

Agenda
Heritage Preservation Board
City Of Edina, Minnesota
Wooddale Park Shelter
4500 West 50th Street Edina, MN 55424
Monday, August 8, 2016
6:30 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Heritage Preservation Board Minutes, July 12, 2016
- V. Community Comment

During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

- VI. Reports/Recommendations
 - A. Summer Tour - Country Club District - West
- VII. Correspondence And Petitions
- VIII. Chair And Member Comments
- IX. Staff Comments
- X. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: August 8, 2016

Agenda Item #: IV.A.

To: Heritage Preservation Board

Item Type:

Minutes

From: Joyce Repya, Senior Planner

Item Activity:

Subject: Heritage Preservation Board Minutes, July 12, 2016

Action

ACTION REQUESTED:

Approve the minutes from the July 12, 2016 meeting

INTRODUCTION:

July 12, 2016 minutes are attached

ATTACHMENTS:

Heritage Preservation Board Minutes, July 12, 2016



Minutes
City Of Edina, Minnesota
Heritage Preservation Board
Edina City Hall Community Room
July 12, 2016 at 7:00 p.m.

I. Call To Order:

Chair Birdman called the meeting to order at 7:00 p.m.

II. Roll Call:

Answering rollcall were Chair Birdman and Members Moore, Christiaansen, McLellan, Kelly, Nymo, Pearson, Loving, and Student Member Puerzer. Absent were Member Sussman and Student Member Otness. Staff Liaison, Senior Planner Joyce Repya and Preservation Consultant Robert Vogel were also in attendance.

III. Approval Of Meeting Agenda:

Motion was made by Moore and seconded by McLellan to approve the meeting agenda.

All voted aye. The motion carried.

IV. Approval Of Meeting Minutes:

Motion was made by Kelly and seconded by McLellan to approve the minutes from the June 14, 2016 meeting. All voted aye. The motion carried.

V. Community Comment: None

VI. Reports/Recommendations:

A. Certificate of Appropriateness: 4229 Country Club Road - New Entry & Addition

Planner Repya explained that the proposed Certificate of Appropriateness (COA) application is comprised of two-parts, including the addition of a 24 square foot front entry portico; and additions to the rear of the home that are visible from Wooddale Avenue which is the side street.

The proposed 24 square foot front entry canopy requires a COA because it is a structural change to the street facing façade of the home. The new portico is designed to provide protection from the elements at the front entry; and is proportional to the front façade of the home measuring approximately 3.5 feet by 6.75 feet. The design of the portico is consistent with those previously approved for Colonial Revival homes in the district with an arched gable front, two - 10" supporting posts and asphalt shingles to match the house.

The proposed additions to the rear of the home include three components:

1. A single stall tandem garage/laundry & mud room on the west side
2. A 2-story addition - 1st floor family room/2nd floor guest bedroom/bath
3. A single story pass-thru from the living room to the dining room on the east side.

The design of the additions is compatible with the existing home including the 8" smooth cedar lap siding, Marvin double hung windows, window trim, shutters, as well as asphalt shingles to match the existing home.

Repya concluded that because the proposed exterior alterations and additions will not destroy important details and the loss of historic fabric will be minimal, approval of the COA is recommended subject to the plans presented dated June 24, 2016.

Applicant representative: Mark A. Jones, Jones & Company for owners Sandra & Sylvain Lesenfants

Motion was made by Moore and seconded by Christiaansen to approve the COA for the new front entry portico, and additions to the rear of the home visible from the side street, subject to the plans presented dated June 26, 2016. All voted aye. The motion carried.

B. Certificate of Appropriateness: 4621 Browndale Avenue - Change to Plan

Planner Repya reminded the board that on November 9, 2015 a COA was approved for a new detached garage on the subject property. Now, as they are under construction, the homeowner has requested the following changes to the plan:

1. Remove a roof-top dormer on the front elevation, and the dormer's window relocated to the upper level of the south elevation.
2. Replace the limestone window trim proposed with wood/painted trim (except the front elevation where the limestone trim will remain).

Planner Repya recommended approval of the revised plan noting that the changes cited would not alter the architectural integrity of the new detached garage.

Applicant representative: Jon Linde, Refined Remodeling for Jason & Josie Tabor

Motion was made by Kelly and seconded by Nymo to approve the proposed changes to the previously approved detached garage. All voted Aye. The motion carried.

C. Sketch Plan Review: 4608 Casco Avenue

Planner Repya explained that the existing home at 4608 Casco Avenue is a 1977 Contemporary style. A new owner is interested in demolishing the home and constructing a new one. Because the home was constructed after the district's period of significance (1924-1944), it is not classified as an historic resource, thus it may be demolished; however plans for the replacement home must meet the criteria of the district's plan of treatment and receive a Certificate of Appropriateness.

Currently, the concept for a replacement home has been created; and feedback from the HPB is requested prior to completing the plans to submit with a Certificate of Appropriateness application.

Property Owner: Dan Schaefer

Mr. Schaefer explained that the architect Andrea Snow was unable to attend the meeting; however in her absence he provided the following explanation of the plan:

- A 2-story, Italianate style, garage in front of the home - side loading creating a front courtyard, with a bedroom above garage.
- The street facing façade of the garage will have a single window with pilasters on both side; and a Juliette balcony above on the second floor.
- Since the plan of treatment does not prohibit, but simply discourages front loading garages, the garage in the front of the home is shown to preserve an Ash tree in the rear yard and Maple tree in the front yard, maximize the size of the home, and reduce the amount of impervious surface on the property.

Mr. Schaefer concluded that he believed the plan provides for a quality, high-style Italianate home with a quaint courtyard that will fit in well with the neighborhood.

Board members provided Mr. Schaefer with the following feedback:

- The plan of treatment discourages front loading garages, thus the proposal could set an undesirable precedence unless strong justification for why a rear garage cannot be designed is provided.
- The front loading garage/courtyard is not a design seen in the Country Club District; and would be more suitable for a suburban neighborhood such as Bearpath.
- Balance of fenestration is important - front window on the garage lacks symmetry
- The canopy for the Ash tree in the rear yard overlaps with the footprint of the structure, causing concerns for the survival of the tree due to the root system being compromised during construction.
- Italianete style is a good choice, however question the wisdom of planning the design of the home around a questionable tree (both because it is an Ash which are being removed

citywide; and due to the potential damage construction would impose on the tree's root structure).

Mr. Schaefer thanked the board for their input.

D. Historic Context Study Update:

Consultant Robert Vogel explained that the Historic Context Study provides the HPB with the basic foundation for decision making by generating scholarship to substantiate decisions. Mr. Vogel elaborated on the work he has undertaken relative to the four following themes:

1. Churches
2. Cold War Fall-out Shelters
3. WPA Federal Relief Construction
4. American Four-Square Houses

Mr. Vogel pointed out that when completed, a result of adding these new themes to the Historic Context Study will provide the board with necessary information to add new properties under those categories to the list of those that could be eligible for landmark designation. The board thanked Mr. Vogel for the update. No formal action was taken.

1. Correspondence and Petitions: None

VII. Chair And Member Comments:

- A. Chair Birdman welcomed new member Scott Loving**

VIII. Staff Comments:

- A. Next Meeting Date - August 8, 2016 (MONDAY)**
B. Summer Tour 2016 - July 20, 2016, 6:30 p.m. (Special Meeting)
C. 2016 Preservation Conference - Sept. 8 & 9 in Hastings.
D. Joint Meeting with City Council - September 20, 2016

IX. Adjournment: 8:20 p.m.

Respectfully submitted

Joyce Repya



CITY OF EDINA

4801 West 50th Street

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Date: August 8, 2016

Agenda Item #: VI.A.

To: Heritage Preservation Board

Item Type:
Report and Recommendation

From: Joyce Repya, Senior Planner

Item Activity:
Information

Subject: Summer Tour - Country Club District - West

ACTION REQUESTED:

None

INTRODUCTION:

The board will take a tour of the west side of the Country Club District to see examples of historic architectural styles and review homes that have received a Certificate of Appropriateness. The tour will include the following streets:

Browndale Avenue, Moorland Avenue, Edina Boulevard and Wooddale Avenue

ATTACHMENTS:

Summer 2016 Tour - Country Club District (west side)

Summer 2016

Edina Country Club District Walking Tour

Welcome to the Historic Edina Country Club District. This walking tour is intended to acquaint you with Edina's noted Period Revival neighborhood, and provide you with an introduction to the characteristic design features of several of the most common architectural styles represented in this historic district. The walking tour will take approximately one hour. The map on page 4 of this guide indicates the suggested route, which begins at the south end of Browndale Avenue, turns right (east) on Sunnyside Road, continues from north to south on Moorland Avenue, then south to north on Edina Boulevard, and finishes north to south on Wooddale Avenue. Homes of particular interest are numbered on the map*, with a brief discussion of each featured house on pages 5-13 of this guide. The guide concludes with a list of the references consulted in assembling this guide, and suggestions for further reading. We hope you enjoy the tour!

Please respect the privacy of neighborhood residents by viewing all homes from the sidewalk

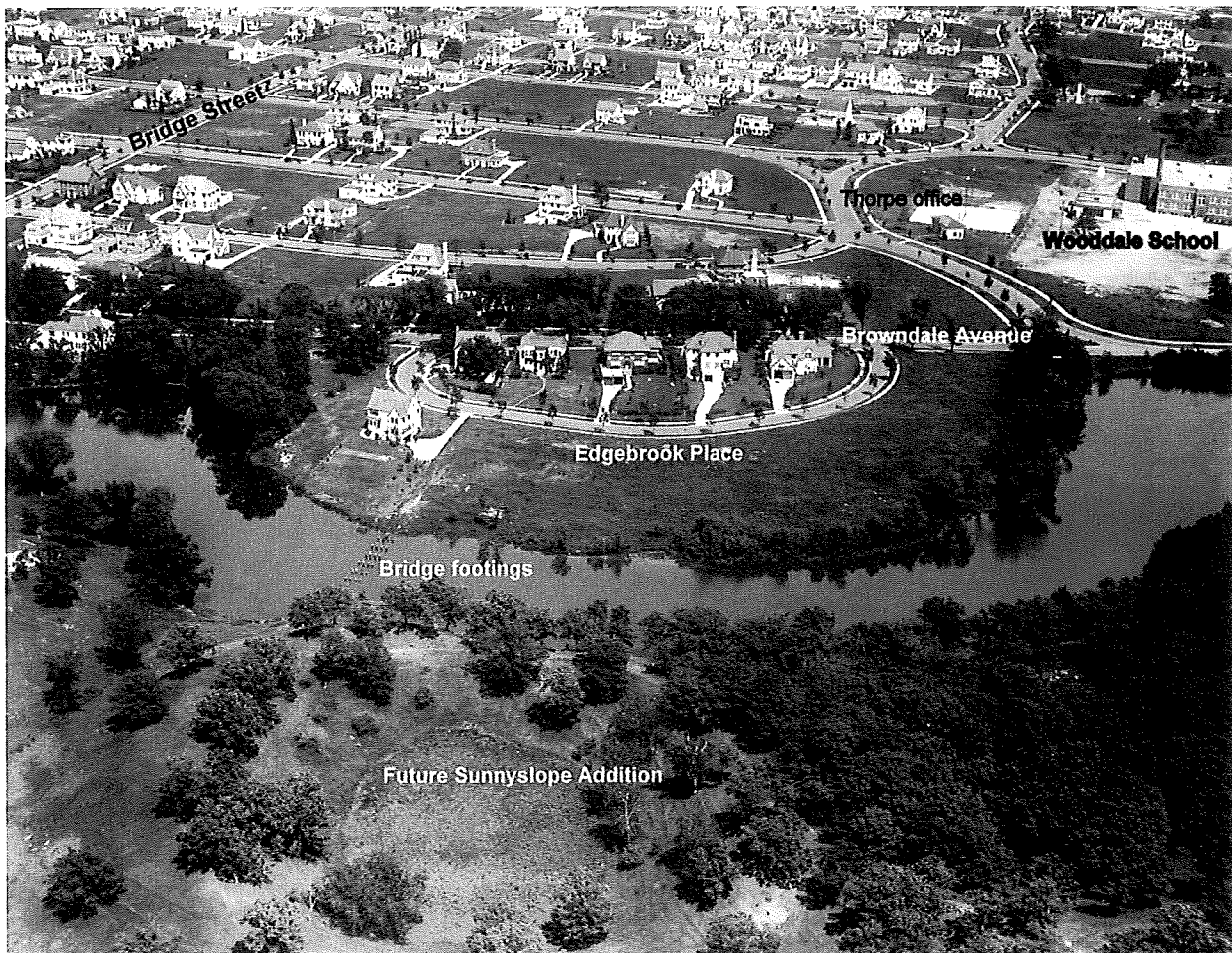
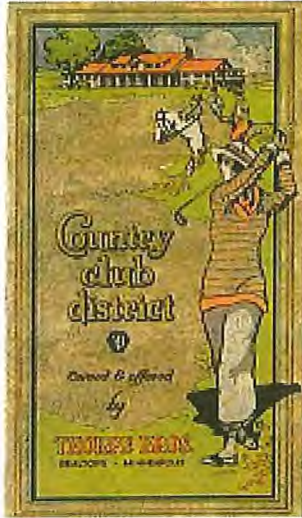


Photo: Edina Historical Society Blog; Country Club District in the 1930s

* Homes that have received a Certificate (COA) of Appropriateness have also been included.

A Walk Through the Historic Country Club Neighborhood



Edina, Minnesota

The Edina Country Club District is a residential suburban neighborhood covering a 14-block area bounded by Minnehaha Creek to the west, Sunnyside Road to the north, Arden Avenue to the east, and W. 50th Street to the south. The District encompasses approximately 555 dwellings and a City park.

History

The Edina Country Club District, platted in 1924 by Thorpe Brothers Realty Company, was one of the first modern planned communities in Minnesota. A majority of the homes were constructed between 1924 and 1941 on land originally serving the Browndale Farm (Henry Brown's land) and the old Baird farm (George Baird). Samuel Thorpe carefully designed every aspect of the neighborhood to include heavily tree-lined streets and parks, as well as uniform building and design restrictions. Unique to the times, Thorpe ensured that all of the major utilities were installed before the lots were placed on market, thus ensuring that the neighborhood was developed according to his plan.

Care was also taken to protect the property values in the form of deed restrictions, valid for 40 years, which were enforced by the Country Club Neighborhood Association led by Thorpe. The regulations were strictly adhered to and dictated, among other things, what kind of trees could be planted and where garbage cans should be placed. In addition to the 40-year usage restrictions, perpetual covenants were included in the deeds prohibiting non-whites from owning or residing in the District. It was expressly stated that "no lot shall ever be sold, conveyed, leased or rented to any person other than of the white or Caucasian race ..." Such private deed restrictions were found to be unenforceable by the U.S. Supreme Court in 1948.

Thorpe's historic Country Club District was added to the National Park Service's National Register of Historic Places in 1980, recognizing the neighborhood as one of the first planned communities in the United States.

Ninety-one percent, or 507 of the 555 homes in the district were built between 1924 and 1944, when Thorpe Bros. Realty controlled the Country Club development and enforced rigid architectural standards on new home construction through restrictive covenants. Overall, the level of preservation of historic facades in the district is outstanding, particularly in comparison with other neighborhoods of similarly-aged homes (including those in historic districts) in the Twin Cities. The loss of historic integrity (i.e., the ability to visually convey historical significance) caused by inappropriate remodeling and additions has been proportionally small: fewer than 5 percent of the homes more than 50 years old have been torn down or renovated to the point that they no longer resemble the original home.

[Source: Edina Heritage Preservation website]

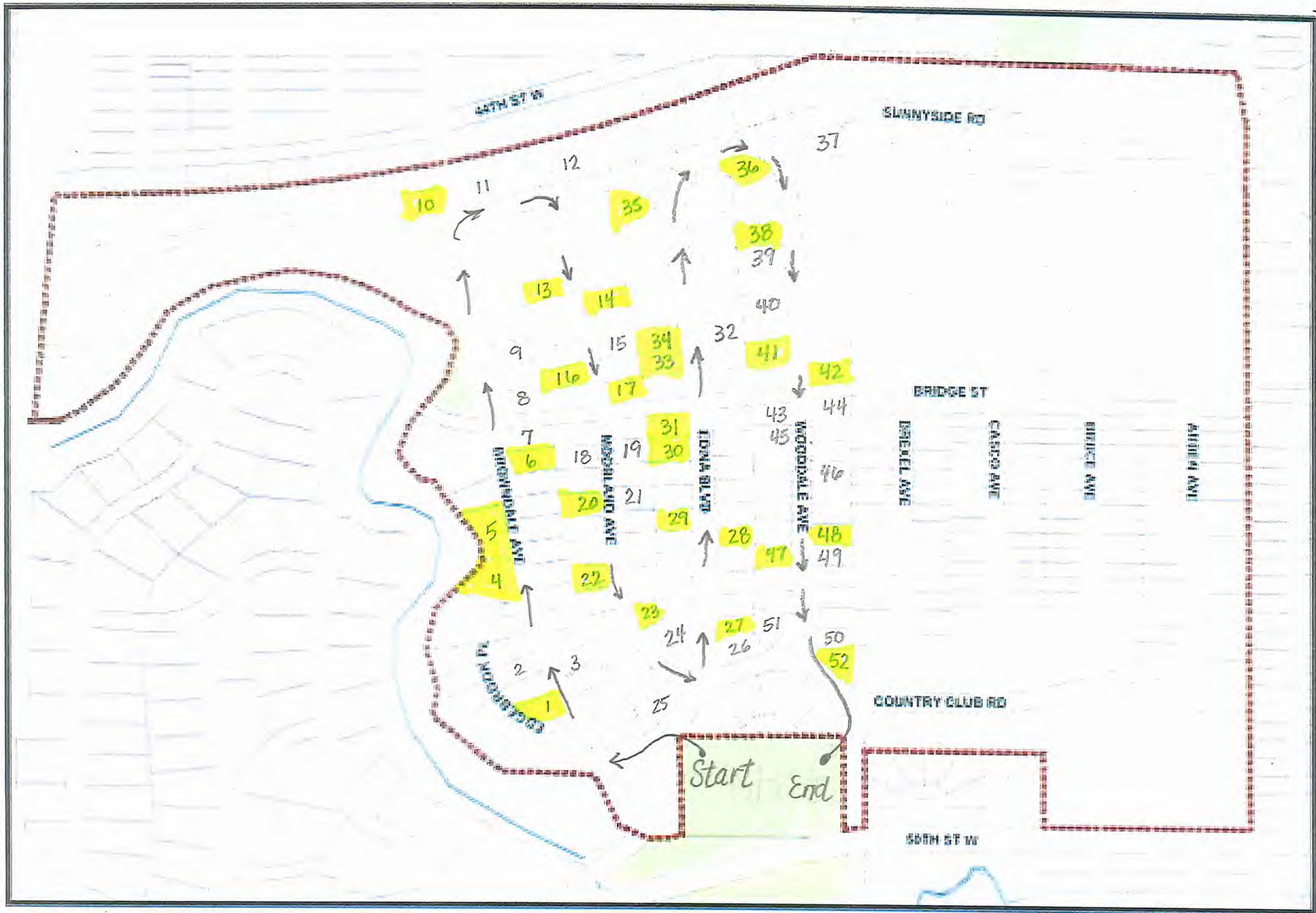
Characteristics of Common Architectural Styles Represented in the Country Club District

Period House Revival: Edina's Country Club District was constructed during the period house revival movement of the first third of the 20th century. Architectural historians Poppeliers and Chambers note that "the horrors of [World War I] convinced many Americans that styles reflecting their own past, with attributes of comfort, familiarity, safety and honesty were worth emulating." Each period revival house followed one particular design heritage, but in planned developments such as the Country Club District, the scale and orientation on site of such houses were generally consistent. In designing a period house, architects reviewed reference works and authentic examples in order to approximate appropriate proportions, materials and details. However, most of the homes in the Country Club District are not pure examples of any particular style. For example, shutters are a traditional feature of Colonial Revival architecture, but in the District non-functional shutters on Tudor and Spanish-style houses are often seen. Three of the most common period house revival styles in the Country Club District are the American Colonial or Colonial Revival style, the English Tudor or English Cottage style, and the Mediterranean or Spanish Colonial style. The attributes of each of these styles are summarized below, and characteristic examples of each type in the District are identified on the following pages.

American Colonial and Colonial Revival Style: Colonial Revival houses typically have a rectangular footprint and may be one, one-and-a-half, or two stories. They may have either a hipped or gabled roof with a medium pitch. The façade is generally symmetrical, which gives it formality and balance. Side porches are common. Double-hung, multi-paned windows with shutters are arranged symmetrically, frequently in pairs. The front door is centered and often accentuated with a combination of pediment, pilasters, columns, fanlight, or sidelights. Other common design elements are dormers, classical columns, pilasters, and dentils under the eaves. Siding is frequently clapboard, but many Colonial Revivals have facings of brick over their wooden framing. Roofing material is typically wood shingles, with slate tile common in the Northeast. White was the preferred color for many homes, with trim painted in green, black, or other dark hues. [From *Antique Home*]

English Tudor and English Cottage Style: The Tudor and English Cottage style is distinctive for its steeply pitched, cross-gabled roof. Houses in this style are generally one- and one-half to two stories. Decorative half timbering is common in the gable and second story. The windows are relatively tall and slender with multi-pane glazing separated by either wood or lead muntins. Chimneys are large and often decorated with ornate chimney pots and decorative brickwork. Several different siding treatments are common including brick, stucco, stone, and wood shingle or clapboard. Roofs are found in most roofing materials. Windows, another distinctive feature, are often casement types opening out as well as the more common double-hung window. Multiple windows are arranged in ribbons across the façade. In the English Cottage style in particular, a steeply gabled, enclosed entry is common. [From *Antique Home*]

Mediterranean or Spanish Colonial Style: The Mediterranean or Spanish Colonial Style was derived in part from the Beaux Arts style popular at the turn of the 20th century. The style draws on classical design principles and sought to embody Renaissance ideals. Houses in this style are typically two stories. Proportion is very important. Roofs are generally of tile and are balanced and low-pitched; occasionally, roofs in this style may be flat. Eaves are generally widely overhanging with decorative brackets. Exteriors are most often stucco or stone, and sometimes brick. Entries may be slightly recessed, and emphasized by classical columns or pilasters. Doors and windows on the first floor are often arched, with upper story windows usually smaller and simpler. Windows are often casements with minimal wood trim. Decorative design elements include paired French doors, arches, and wrought iron accents. Chimneys are simple and rectangular, often stuccoed or plastered stone or brick. [From *Antique Home Style*]



**2016
TOUR**

Country Club District Boundaries

□ = COA

■ = original tour



1. 4632 Browndale Avenue. 1925.



English Cottage style, Norman influence. Characteristic half-timbering on the gable. Arched windows and small roof over the front door are also characteristic of this style, as is the extended roofline culminating in an arched door to the side yard.

4. 4610 Browndale Avenue. 1933.



English Tudor style, Norman influence. Geometric timbering and decorative stone work on the façade; large brick chimney; characteristic roofline.

COA = front facade

5. 4604 Browndale Avenue. 1925.



Mediterranean style. Characteristic red-tile roof and stucco exterior; large chimney with decorative tilework surrounding arched front door reminiscent of Pueblo style. Decorative wrought ironwork under second-story window is also characteristic of this style.

6. 4603 Browndale Avenue. 1935.



New England Colonial Revival. Characteristic symmetrical façade with decorative shutters. Front door accented by pillars and sidelights. Traditional color scheme of white with dark shutters.

COA = Front Entry

10. 4402 Browndale Avenue. 1927.



Mediterranean Style. Red tile roof, stucco exterior, arched windows on second story with decorative ironwork. Arched front door. The large window above the front door is atypical for this style.

13. 4506 Moorland Avenue. 1930.



English Cottage. Characteristic half-timbering and prominent gable. Decorative stonework on façade. Second-story oriel window is characteristic of this style.

14. 4509 Moorland Avenue. 1929.



Mediterranean. This house displays many typical characteristics of the Mediterranean style: red tile roof, stucco exterior, decorative ironwork and diminutive balconies on the second story, arched window and doorway on first story, smaller second-story windows.

16. 4514 Moorland Avenue. 1935.



New England Colonial Revival. Note the characteristic symmetrical façade, decorative shutters and traditional color scheme. The side porch, which is atypical for this style, is common in the Country Club District, and reflects 1920s-1930s preferences.

17. 4517 Moorland Avenue. 1929.



English Cottage Style. Characteristic half-timbering and decorative stonework on the façade; small-paned windows on the first story. The curved roofline over the sheltered front door gives this house a storybook quality.

20. 4606 Moorland Avenue.* 1927.



American Colonial Revival with English Georgian Revival influence. Fine detailing on the second-story bay window. Front door accented with sidelights; shutters and traditional balanced façade. One of eight original model homes commissioned by Country Club District developer Samuel S. Thorpe.

22. 4612 Moorland Avenue.* 1926.



French Provincial. Characteristic roofline, decorative shutters and arched first floor windows and door. This is one of the eight original model homes designed by the Minneapolis architectural firm of Liebenberg and Kaplan.

23. 4617 Moorland Avenue.* 1926.

English Tudor. The design of this house incorporates the characteristic half-timbering and prominent chimney of the English Tudor style. One of the original eight model homes in this neighborhood, of which seven remain.

Immediately south of this house, at 4619 Moorland Avenue, is the site of the former Bert Gamble residence, built for the founder of the Gambles Department Store chain. The 1936 Mediterranean-style house formerly on this lot has been replaced with a house constructed in 2003.



27. 4619 Edina Boulevard.* 1928.



Mediterranean. This original model house incorporates many typical characteristics of the Mediterranean style, including a red tile roof, ornamental ironwork serving as a decorative balcony over the second-story window, a stucco façade, and prominent chimney. This style was very popular in the 1920s and 1930s.

28. 4611 Edina Boulevard.* 1930.



American Georgian Revival. The hip roof is characteristic of the American Georgian style, as is the symmetrical façade and pedimented doorway. One of the original model houses in the District.

29. 4608 Edina Boulevard.* 1926.



English Cottage style, with Norman influence. An original model house. Characteristic half timbering, large chimney with brick decoration, and decorative stonework surrounding the main door. The tower indicates a Norman influence on the design.

30. 4602 Edina Boulevard. 1931.



English Cottage style, with Norman influence. Decorative stonework surrounding the door, half-timbering, stucco façade and second-story bay window are all characteristic of the English cottage style. The slightly projecting gable adds a Norman influence to this design.

31. 4600 Edina Boulevard.* 1926.



English Cottage, Norman influence. Another of the original model homes, built in 1926 by Britton Goetze, a contractor who in the 1940 census is listed as living in Edina. The design has characteristic half-timbering, stucco walls and a prominent chimney with decorative brickwork. The main entrance is angled to the street, which is common on corner lots in the district.

COA = New Detached Garage

33. 4514 Edina Boulevard. 1935.



New England Colonial Revival; American Georgian Revival influence. The characteristic brick, symmetrical façade, decorative shutters, dormers and pedimented doorway of the Colonial Revival and Georgian Revival styles.

34. 4512 Edina Boulevard. 1930.



Mediterranean. Arched windows on lower left of the façade, with ornamental ironwork; red-tiled roof, and small decorative pseudo-balcony above the door are characteristic of this style.

35. 4500 Edina Boulevard. 1925.



Mediterranean. The open, columned porch over the front door is characteristic of the Spanish Mission style. The house has the typical stucco façade, red tile roof, and smaller second-story windows of the Mediterranean style.

36. 4500 Wooddale Avenue. 1930.



Mediterranean. The characteristic red tile roof and ornamental ironwork can be seen on this house. The rounded doorway is set at an angle to the façade, and the roof has the characteristic low pitch of this style. The Mediterranean or Spanish style, very popular in the 1920s and 1930s, declined in popularity after the Second World War.

38. 4506 Wooddale Avenue. 1934.



Norman; English Tudor influence. Characteristic half timbering and arched door; full-length casement windows (French doors) at lower left.

41. 4516 Wooddale Avenue. 1932.



American Colonial Revival, with New England Colonial Revival Influence. Characteristic symmetrical, balanced façade; paired chimneys, door with fan-shaped pediment and decorative shutters are characteristic of this style.

42. 4523 Wooddale Avenue. 1934.



Norman, with English Tudor influence. Extensive half-timbering on the combination brick, stone and stucco façade, and the prominent chimney with decorative brick detailing, are typical of this style. Note the diamond-paned windows on the lower left. The small rounded roof above the second-story window at the center indicates the Norman influence on this design.

48. 4613 Wooddale Avenue. 1935.



English Cottage. This house illustrates the variety and skillful use of materials often found in the English Cottage style. The covered porch surrounding the front door is typical of the cottage style. This one-and one half story home was built in 1935 by Aarhus Hansen Company for Clifford Ashley.

47. 4612 Wooddale Avenue. 1936.



New England Colonial Revival. Brick façade, decorative shutters, paired chimneys and pedimented front door are characteristic of the Colonial Revival style.

52. 4625 Wooddale Avenue. 1925.

A fine example of the Spanish Colonial or Mediterranean style. Note in particular the low-relief ornament around the arched doorway, shed roof over the center second-story window, the decorative ironwork balcony, characteristic red tile roof, and arched windows with decorative surrounds.

COA = New Attached Garage




2016 Summer Tour: Country Club District - West

1. 4632 Browndale - 1925 English Cottage
2. 4624 Browndale - COA (rear façade) 1925 Craft./Eng.Tud.
3. 4621 Browndale - COA (front façade/det. garage) 1926 Eng.Cot.
4. 4610 Browndale - 1933 English Tudor - COA (front façade - garage)
5. 4604 Browndale - 1925 Mediterranean
6. 4603 Browndale - 1935 New England Colonial - COA (front entry)
7. 4601 Browndale - COA (front entry) 1925 Med.
8. 4515 Browndale - COA (new det. garage) 1935 NE Col.Rev.
9. 4511 Browndale - COA (front façade) 1924 Prairie/Craft.
10. 4402 Browndale - 1927 Mediterranean
11. 4405 Browndale - COA (new det. garage) 1935 Eng.Cot.
12. 4504 Sunnyside - COA (front entry) 1938 Amer.Col./Eng.Georg.
13. 4506 Moorland - 1930 English Cottage
14. 4509 Moorland - 1929 Mediterranean
15. 4513 Moorland - COA (new det. garage) 1929 Eng.Tud.
16. 4514 Moorland - 1935 New England Colonial
17. 4517 Moorland - 1929 English Cottage
18. 4602 Moorland - COA (new det. garage) 1925 Eng.Cot.
19. 4603 Moorland - COA (new det. garage) 1929 Eng.Cot.
20. 4606 Moorland - 1927 American Colonial Revival*
21. 4607 Moorland - COA (new det. garage) 1930 Norman/Eng.Tud.
22. 4612 Moorland - 1926 French Provincial*
23. 4617 Moorland - 1926 English Tudor*
24. 4619 Moorland - COA (new home - 1st one) was 1936 Med. (2003)
25. 4624 Moorland - COA (new home) was 4408 Country Club - 1950 Rambler (2010)
26. 4621 Edina Blvd - COA (street façade) 1937 Amer.Col.
27. 4619 Edina Blvd - 1928 Mediterranean*
28. 4611 Edina Blvd - 1930 American Georgian Revival*
29. 4608 Edina Blvd - 1926 English Cottage/Norman
30. 4602 Edina Blvd - 1931 English Cottage
31. 4600 Edina Blvd - COA (new det. garage)
32. 4515 Edina Blvd - COA (new det. garage) 1929 Eng.Cot.
33. 4514 Edina Blvd - 1935 New England Colonial
34. 4512 Edina Blvd - 1930 Mediterranean
35. 4500 Edina Blvd - 1925 Mediterranean
36. 4500 Wooddale - 1930 Mediterranean
37. 4501 Wooddale - COA (new home 2nd) was 1936 Norman/Eng.Tud. (2003)
38. 4506 Wooddale - 1934 Norman/English Tudor
39. 4508 Wooddale - COA (new det. garage) 1924 Eng.Cot.
40. 4512 Wooddale - COA (new det. garage) 1924 NE Col.
41. 4516 Wooddale - 1932 American Colonial Revival
42. 4523 Wooddale - 1934 Norman/English Tudor

2016 Summer Tour: Country Club District - West

- 43. 4600 Wooddale - COA (new det. garage) *1934 Amer. Col.*
- 44. 4601 Wooddale - COA (street façade) *1927 Med.*
- 45. 4602 Wooddale - COA (new det. garage) *1937 Norman*
- 46. 4607 Wooddale - COA (street façade/move det. garage) *1930 Amer. Col.*
- 47. 4612 Wooddale - 1936 New England Colonial
- 48. 4613 Wooddale - 1935 English Cottage
- 49. 4615 Wooddale - COA (new home & det. garage) *was 1930 Amer. Col. (2009)*
- 50. 4623 Wooddale - COA (front entry) *1936 Amer. Col.*
- 51. 4624 Wooddale - COA (street façade) *1937 Amer. Col.*
- 52. 4625 Wooddale - 1925 Spanish/Mediterranean - COA (new attached garage)

 Original Tour Homes

* Model Home

Acknowledgements and Further Information

The information in this walking tour guide was compiled by Peter Otness and taken from the following sources:

Antique Home, Colonial Architecture. Web. <http://www.antiquehome.org/Architectural-Style/colonial.htm>.

Antique Home, Colonial Revival Architecture. Web. <http://www.antiquehome.org/Architectural-Style/colonial-revival.htm>.

Antique Home, Tudor Revival and English Cottage Style. Web. <http://www.antiquehome.org/Architectural-Style/tudor.htm>.

Antique Home Style, Italian Style—1890 to 1935. Web. <http://www.antiquehomestyle.com/styles/italian.htm>.

Baker, John Milnes. *American House Styles: A Concise Guide*. New York: Norton. 2002.

Edina Country Club District Walking Tour Guides, 1983 and 1990, prepared by Edina Historical Society and the Edina Heritage Preservation Board.

Edina Heritage Preservation Board Website: Heritage Landmarks, Edina Country Club District, http://edinamn.gov/index.php?section=heritagelandmarks_countryclub.

MacDonald, A.B. "A Home District Beautiful." *Ladies Home Journal*, Vol. 38, February 1921, pages 12-13; 80-82. Kansas City Public Library. Feature article on the Country Club district in Kansas City, Missouri, which served as one of the models for the Edina district.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Knopf. 2014.

Poppeliers, John C. and S. Allen Chambers Jr. *What Style Is It? A Guide to American Architecture*. New York: Wiley. 2003.

United States Department of the Interior Heritage Conservation and Recreation Service: Register of Historic Places Inventory—Nomination Form, Edina, MN Country Club District, 1982.