

November 21, 2022

Mulligan Residence

4604 Browndale Avenue

Edina MN 55424

To the Edina Heritage Preservation Commission:

We appreciate the due diligence of the HPC in doing a final follow-up on the compliance of our project, because we value the historical significance of the Country Club neighborhood. We believe, over our 24 years of residence, that we have contributed to its character. We remodeled our first home (4406 Sunnyside Road) three times during our 22 years of ownership, and we then invested significantly to bring our current home, a house that had fallen into serious disrepair, back to its proper stature. To get the right look and feel for our current home, we worked with best-in-class talent who have also contributed to enhancing Country Club's ambience - (Rehkamp Larson Architects and Dovetail Construction).

We are requesting approval of a certificate of appropriateness for our home as built, without the tiles wrapping the front door, the two accent tiles on the second level north wing and the window boxes.

The renovation of 4604 Browndale is based on the original form and façade. The center volume was preserved with existing window sizes, chimney, front door opening and roof line. The additions to the north and south extend the original roof line and the final house maintains the exterior historic finishes of stucco, red clay roof tiles and windows with muntins.

We acknowledge making the decision not to put the decorative tiles around the door. As we reviewed the final exterior design, we didn't realize the specific location of the decorative tiles was mandatory and believed that we incorporated sufficient accent tiles on the front facade to address the design goal. As for the window boxes, we intended to install them, but the subcontractor suffered health issues and shut down his business. Since this was in the very late stages of a two-year construction and in the midst of the pandemic, when the supply chain was in disarray, we were grateful to move in and set up our home. We have now concluded we prefer not to add these window boxes.

Throughout our remodel, we strived to maintain the overall historic character of the house through the major design elements of massing, proportion, rooflines, exterior materials and character of window openings. The house includes decorative tiles, shutters and iron railings. Given the house is not individually designated but part of a historic district, we respectfully request to forego the additional secondary decorative items of tile around the front door and window boxes, which are items any future homeowner could have removed given their preference. We hope you agree that the house, as is, is a good steward of the historic neighborhood and continues to be a contributing asset.

In closing, we want you to know that we are committed neighbors and citizens of Edina. For example, we cooperated when Edina's Engineering Department approached us about moving the storm drain on Browndale Avenue to be on our property line. While this request would cost us money, kill an elm tree in our backyard and delay our project, we agreed. More recently, the City asked the property owners on the Mill Pond to form an association to ease the City's planning burden in maintaining the Mill Pond. Not only did we partner with two neighbors to create the requested association, Don is serving as its President. We also respect the role of the Heritage Preservation Commission. We lived in a neighborhood in Dallas that didn't have the same oversight, and we saw the negative consequences. We are grateful that our home has received innumerable, unsolicited compliments from neighbors and people just walking by on the terrific job we did in beautifying the house and maintaining its historic character.

Respectfully,

A handwritten signature in black ink that reads "Don + Diane Mulligan". The script is fluid and cursive, with the first names written in a larger, more prominent style than the last name.

Donal and Diane Mulligan



Minimum 4" high, contrasting building address numbers, visible from the street, required on the building

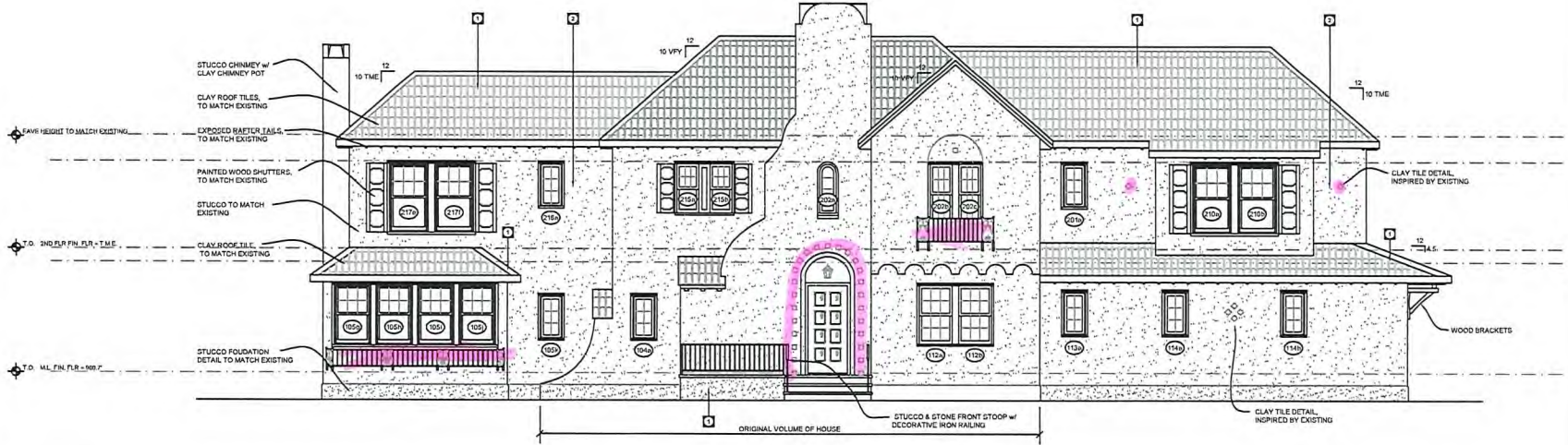
THIS PLAN MUST BE MAINTAINED AND ACCESSIBLE ON THE CONSTRUCTION SITE

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

PROJECT PHASE:
PERMIT
SET
PROJECT NUMBER:
18-003
ISSUE DATE:
JUNE 17, 2019
DRAWN BY:
JRL, STN

A20
ELEVATIONS



1 EAST ELEVATION
1/4" = 1'-0" on 24 x 36 or 18" on 11 x 17

1st FLR FIN. LVL = 100.7
2nd FLR FIN. LVL = 111.42
3rd FLR FIN. LVL = 122.14
4th FLR FIN. LVL = 132.86



2 SOUTH ELEVATION
1/4" = 1'-0" on 24 x 36 or 18" on 11 x 17

1st FLR FIN. LVL = 100.7
2nd FLR FIN. LVL = 111.42
3rd FLR FIN. LVL = 122.14
4th FLR FIN. LVL = 132.86

EXTERIOR MATERIALS KEY:
1 CLAY ROOF TILES, TO MATCH EXISTING, VERIFY SELECTION W/ OWNER & ARCHITECT
2 STUCCO, TO MATCH EXISTING
3 CONCRETE STOOP
EXTERIOR TRIM NOTES:
• ALL WINDOW TRIM TO MATCH EXISTING, U.N.O.
• SHUTTERS TO BE RAISED PANEL (TBD)
• V.F.Y IF SHUTTER HARDWARE BY TIMBERLANE SHUTTERS- V.F.Y SPECS WITH ARCHITECT
NOTE:
• HALF ROUND COPPER CUTTERS & DOWNSPOUTS - V.F.Y LOCATIONS W/ ARCHITECT
• FASCIA, SOFFIT, EXPOSED RAFTERS TO MATCH EXISTING



