

# ARCHOS

ARCHITECTURE & DESIGN, P.A.

DECEMBER 19, 2022

HERITAGE PRESERVATION COMMISSION  
THE CITY OF EDINA  
4801 WEST 50<sup>TH</sup> STREET  
EDINA, MN 55424

EMILY BODEKER, ASSISTANT CITY PLANNER

## PROJECT NARRATIVE

THIS LETTER IS TO INFORM YOU OF THE DEMOLITION OF THE EXISTING GARAGE AND PROPOSED NEW CONSTRUCTION OF A DETACHED GARAGE AT 4909 BRUCE AVENUE, EDINA, MN. WE ARE REQUIRED TO SUBMIT TO THE HERITAGE PRESERVATION COMMISSION FOR EDINA HERITAGE LANDMARK APPROVAL.

THE PROPOSE OF THIS NARRATIVE IS TO EXPLAIN HOW THE PROPOSED PROJECT MEETS THE CITY OF EDINA'S, HISTORIC COUNTRY CLUB DISTRICT, PLAN OF TREATMENT.

## PLANNING OBJECTIVE:

THE PROPERTY OWNERS INTEND ON MAINTAINING THE HISTORIC HOME FAÇADE BY CONSTRUCTING A NEW GARAGE. THE INTENT IS TO MATCH THE CHARACTER OF THE EXISTING FRONT OF THE HOME AND APPLY THAT AESTHETIC TO THE GARAGE FRONT FAÇADE.

## SECRETARY OF INTERIOR'S STANDARDS:

THE NEW DETACHED GARAGE IS SLIGHTLY LARGER THAN THE EXISTING STRUCTURE. IT WILL BE LOCATED IN THE SAME POSITION AS THE EXISTING GARAGE. IT WILL BE PLACED FURTHER FROM THE EAST AND SOUTH PROPERTY LINES, BUT IT WILL COMPLY WITH THE CITY SETBACKS AND BUILDING LOT COVERAGE REQUIREMENTS. THE CHARACTER OF THE EXTERIOR IS TO MATCH THE HISTORIC STYLE OF THE FRONT FAÇADE OF THE EXISTING HOME AND USE SIMILAR EXTERIOR MATERIALS. THE PROPORTIONS OF THE NEW STRUCTURE ARE INTENDED TO COMPLEMENT THE EXISTING HOME.

## CERTIFICATE OF APPROPRIATENESS:

THE OWNER ARE SEEKING APPROVAL FOR CERTIFICATE OF APPROVAL. THE EXISTING GARAGE WILL BE DEMOLISHED FOR A NEW GARAGE STRUCTURE. THE EXISTING GARAGE IS TOO SMALL FOR MODERN DAY USE AND IS BEYOND REPAIR.

## DESIGN REVIEW GUIDELINES:

IN THE SUBMITTAL PACKET, INCLUDED ARE PHOTOS OF THE EXISTING HOMES FRONT FAÇADE, THE EXISTING GARAGE, EXISTING PATIO AND PHOTOS OF THE ADJACENT PROPERTIES, DETACHED GARAGES. THIS EVIDENCE IS DOCUMENTATION OF SIZE, SCALE AND MASSING OF THE CHARACTER OF THE ADJACENT STRUCTURES. THE ARCHITECTURAL PLANS AND EXTERIOR ELEVATIONS SHOW THE EXTERIOR FINISHES THAT ARE TRADITIONAL, COMPLIMENTARY AND MATCHING THE EXISTING HOME. THE INCLUDED SITE PLAN/ SURVEYS SHOW THE EXISTING AND PROPOSED MODIFICATION FOR BUILDING LOT COVERAGES AND IMPERVIOUS SURFACE CALCULATIONS.

## EXTERIOR BUILDING MATERIALS:

THESE EXTERIOR MATERIALS THAT MATCH THE EXISTING HOME INCLUDE:

- ASPHALT ROOF SHINGLES (COLOR AND TEXTURE)
- STUCCO SIDING (COLOR AND TEXTURE)
- LIMESTONE BASE AT THE FRONT (WEST) FAÇADE (MATCHING THE EXISTING FRONT FAÇADE OF THE HOME)
- WINDOW AND DOOR STYLES (COLOR, GRIDS AND PROFILE)
- WINDOW SHUTTERS (STYLE, SIZE AND COLOR)
- WINDOW AND DOOR TRIM (COLOR AND PROFILE).

**GARAGES:**

THE PROPOSED STRUCTURE IS MEANT TO BE SUBORDINATE TO THE EXISTING HOME AND PLACED ACCORDANCE WITH THE CITY REQUIREMENTS. A PLAQUE WITH THE YEAR OF CONSTRUCTION WILL BE PLACED FACING THE STREET.

**GARAGE HEIGHT:**

THE PROPOSED GARAGE IS A STORY AND A HALF STRUCTURE ALLOWABLE BY THE CITY REQUIREMENTS. THE ATTIC/ SECOND LEVEL IS FOR STORAGE AND DOES NOT EXCEED THE ALLOWABLE 60% OF THE GARAGE FOOTPRINT.

THE AVERAGE GRADE (887.76') AT THE EXISTING GARAGE DETERMINES THE ALLOWABLE (18') BUILDING HEIGHT (905.76').

**DRIVEWAYS:**

THE CURRENT DRIVEWAY WILL BE MODIFIED ONLY SLIGHTLY FOR THE PLACEMENT OF THE NEW GARAGE. THE EXISTING GRADES TO BE REMAIN AT THE EXISTING CONTOUR, 887.9'. THE AVERAGE GRADE IS 887.76'.

WE LOOK FORWARD TO PRESENTING THE PLANS TO THE HERITAGE PRESERVATION COMMISSION, SHOULD YOU SO DESIRE OR REQUIRE. FEEL FREE TO CONTACT ME WITH ANY QUESTIONS YOU MAY HAVE ABOUT THIS PROJECT.

SINCERELY,



MICHAEL J. ECKARDT,  
ARCHITECT/ OWNER:

**ARCHOS**  
*ARCHITECTURE & DESIGN, P.A.*

ON BEHALF OF:  
SHAELYN & DANIEL ANNUNZIATA  
4909 BRUCE AVENUE  
EDINA, MN  
55424

# ANNUNZIATA RESIDENCE:

CUSTOM HOME:  
DETACHED GARAGE

SHAEYLN & DANIEL ANNUNZIATA

4909 BRUCE AVENUE  
EDINA, MN 55424

REVISED- CERTIFICATE OF  
APPROPRIATENESS DOCUMENTS

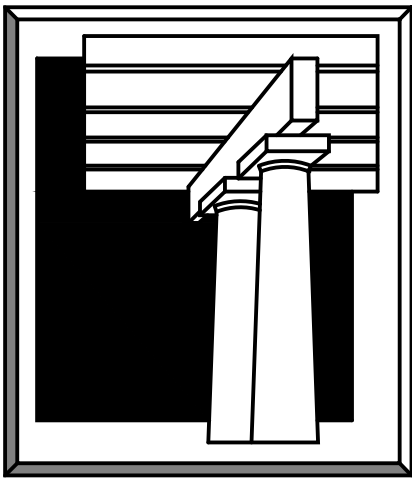
12 - 15 - 2022

## Drawing Index:

- A1.1. Title Sheet, First Floor & Second Floor Plan
- A2.1. Roof Plan & Option
- A3.1. Exterior Elevations
- A3.1-A. Exterior Elevations- Options
- A3.2. Exterior Elevations
- A3.2-A. Exterior Elevations- Options
- A4.1. Building Sections

ALLOWABLE LOT COVERAGE:	
EXISTING PROPERTY AREA-	
65' X 137' =	8,924 SQ. FT.
ALLOWABLE (BUILDING) LOT COVERAGE-	
8,924 SQ. FT. X 30%=	2,677 SQ. FT.
MAXIMUM ALLOWED	2,250 SQ. FT.
EXTG. HOUSE -	1,664 SQ. FT.
PROPOSED GARAGE -	484 SQ. FT.
STOOPS (OVER 50 SF.)	0 SQ. FT.
PATIO (OVER 150 SF.) -	101 SQ. FT.
TOTAL-	2,249 SQ. FT.

ALLOWABLE AREA OVERAGES:  
50 SQ. FT. ALLOWED FOR STOOPS. 150 SQ. FT. ALLOWED FOR SURFACE PATIO. CONCRETE WALKS NOT INCLUDED. DRIVEWAY NOT INCLUDED. OVERHANGS AND CANOPIES NOT INCLUDED.



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55117

MICHAEL J. ECKARDT,  
OWNER/ ARCHITECT

2022

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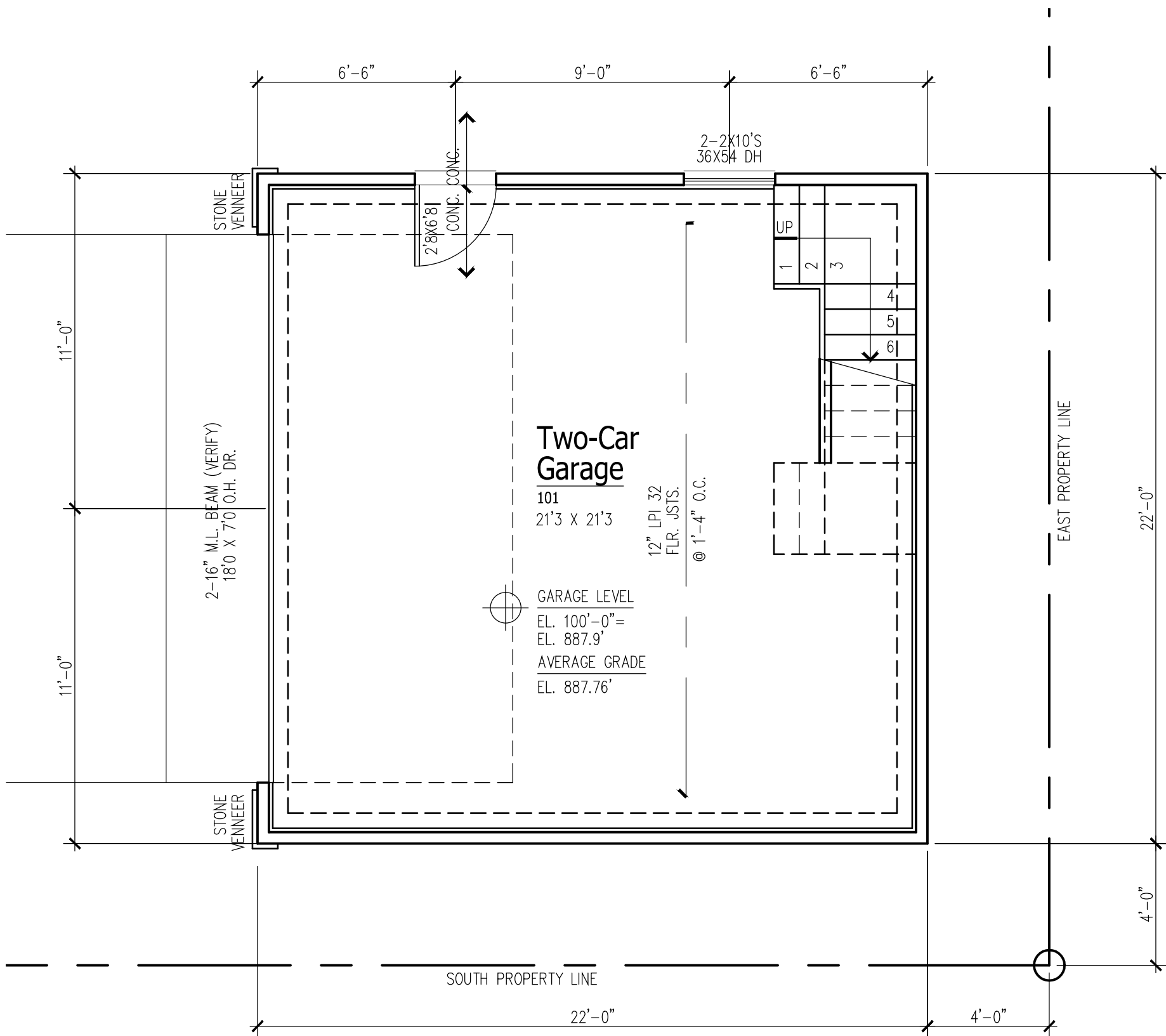
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SHEET:

A1.1

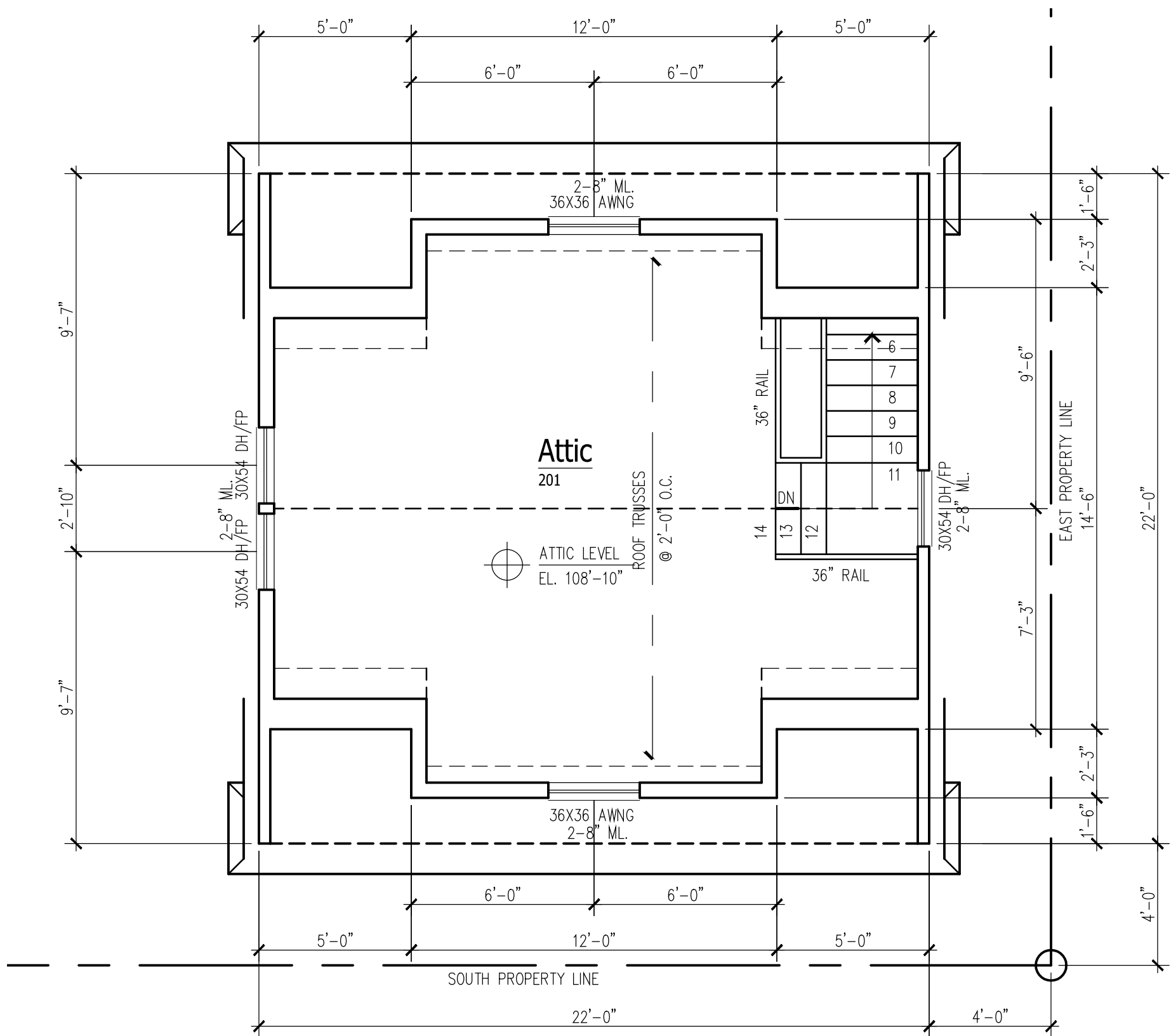


1

First Floor Plan

1/4" = 1' - 0"

484 SQ. FT.



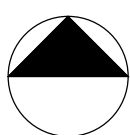
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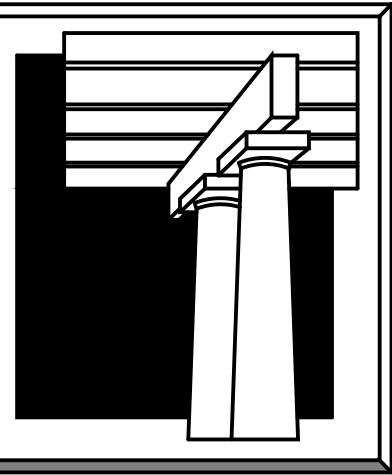
Second Floor Plan

1/4" = 1' - 0"

ALLOWABLE AREA ABOVE 5'-0"  
484 SQ. FT. X 60%= 290 SQ. FT.  
ATTIC LEVEL AREA= 288 SQ. FT.

North





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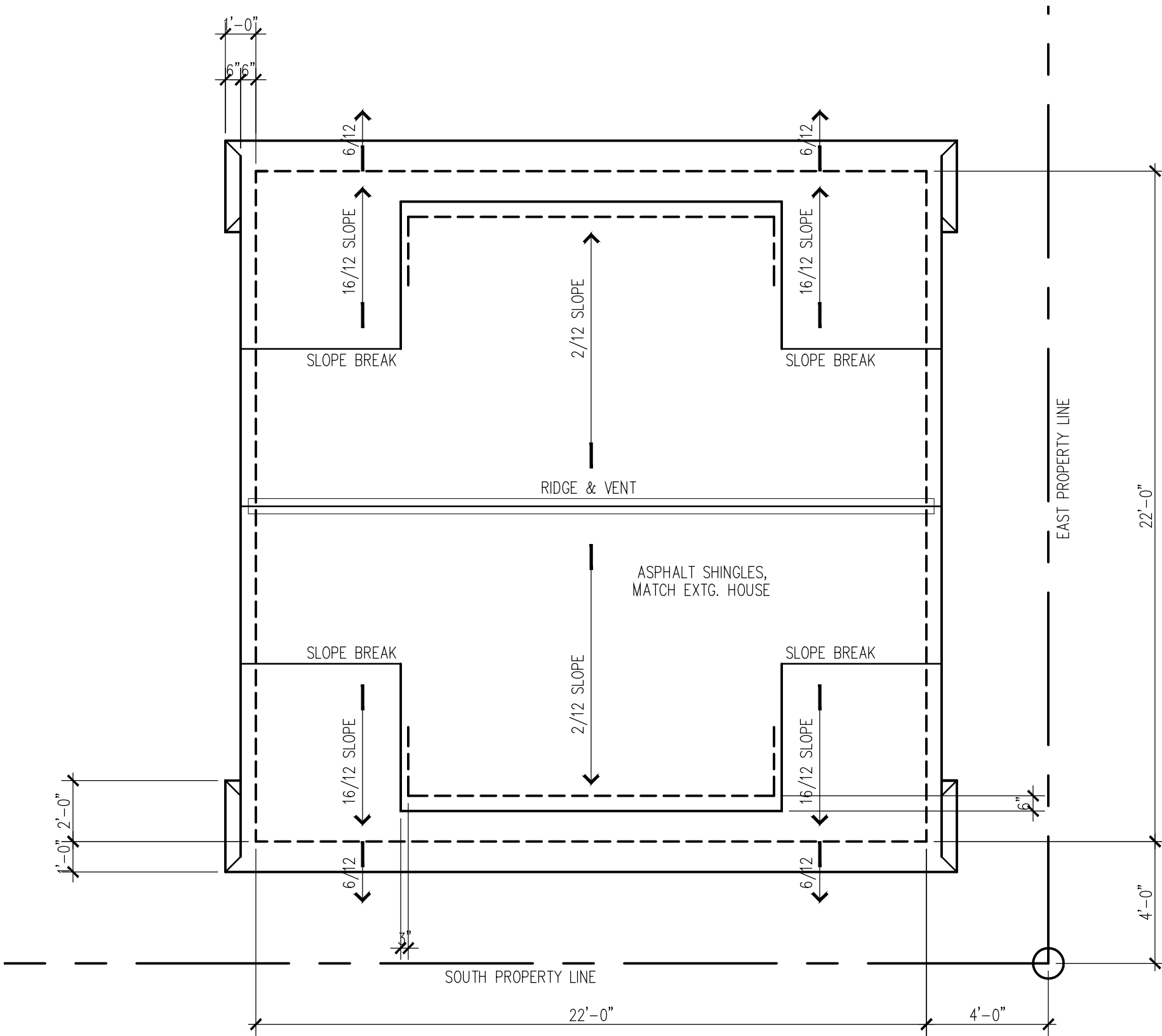
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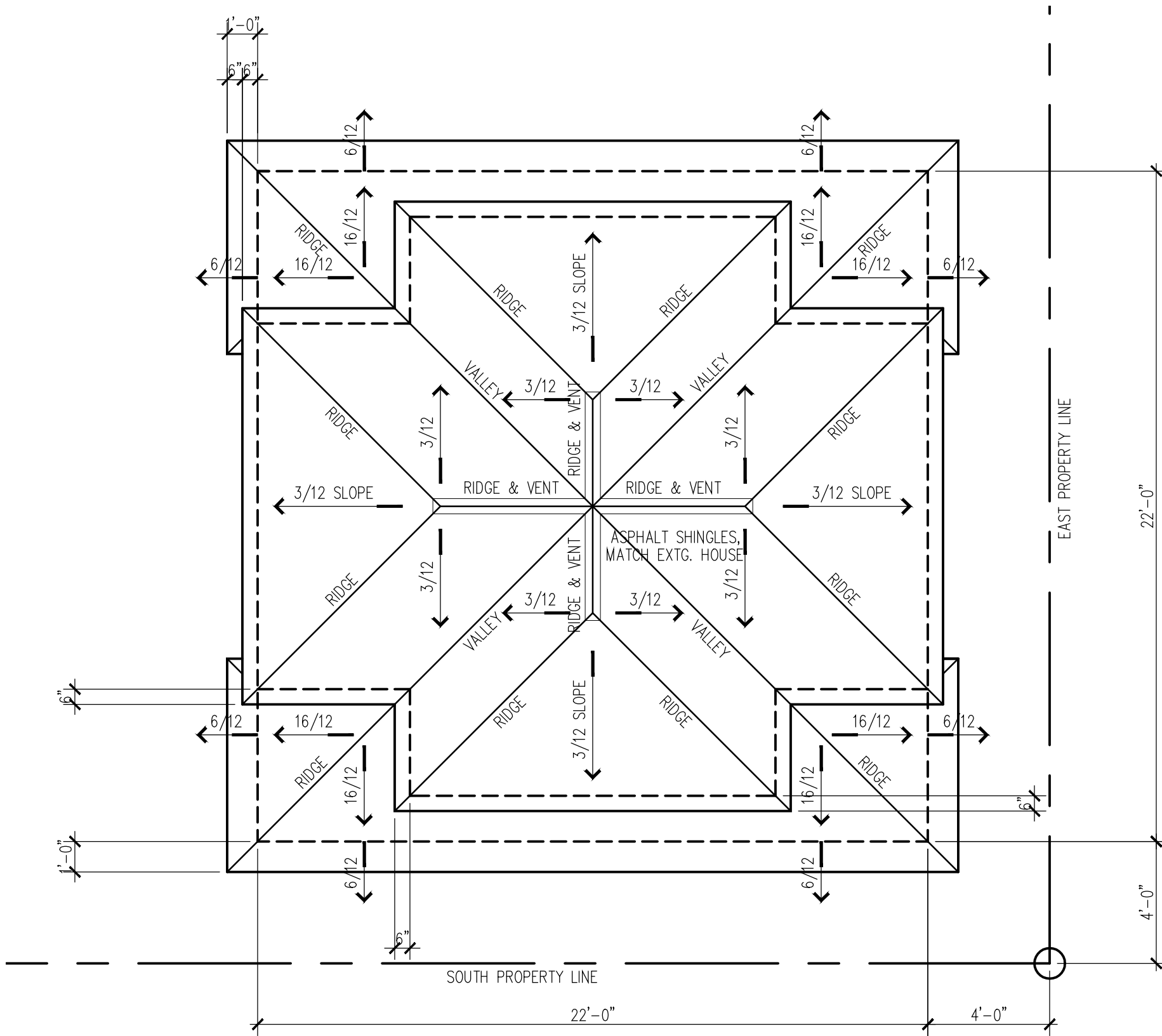
A2.1



1

Roof Plan

1/4" = 1' - 0"

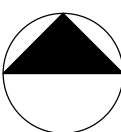


2

Roof Plan- Option

1/4" = 1' - 0"

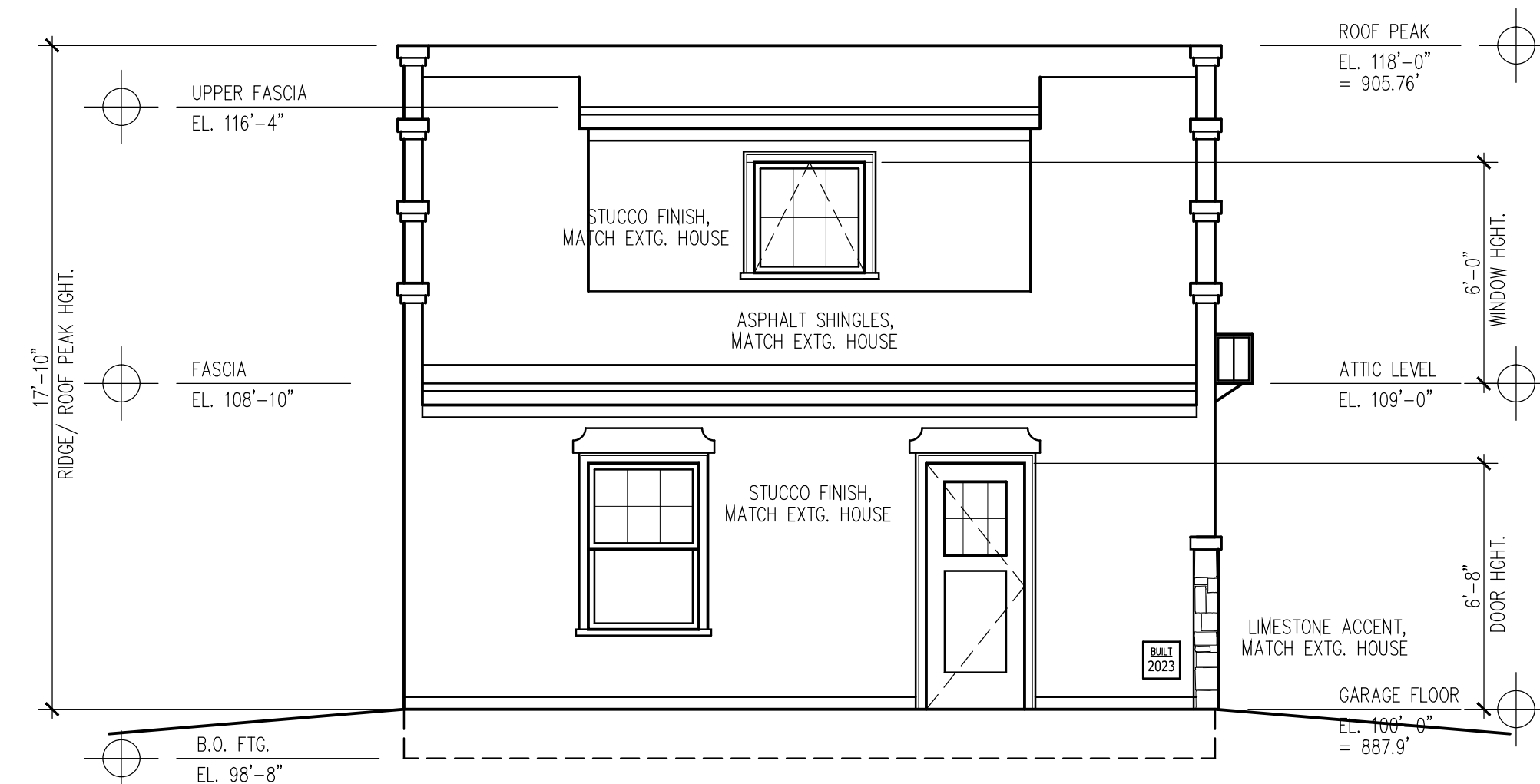
North



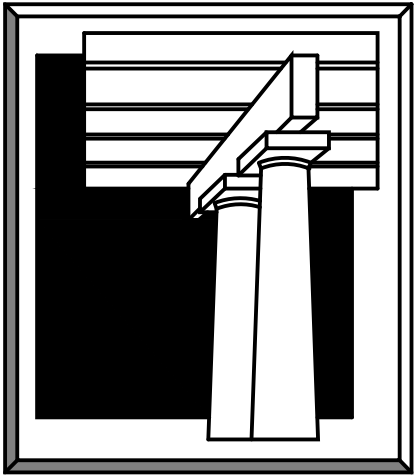




1 West/ Front Elevation  
1/4" = 1' - 0"



2 North Elevation  
1/4" = 1' - 0"



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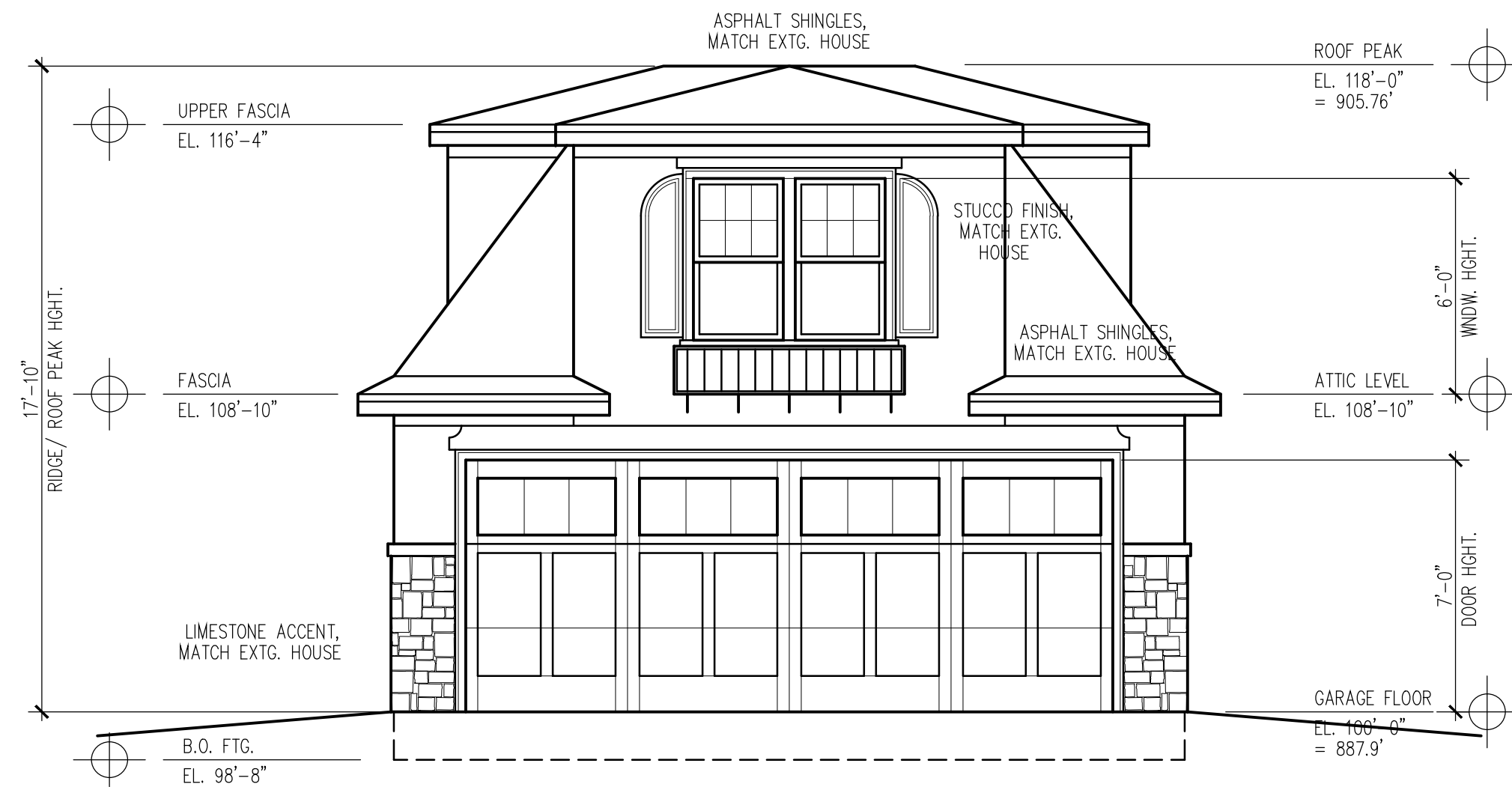
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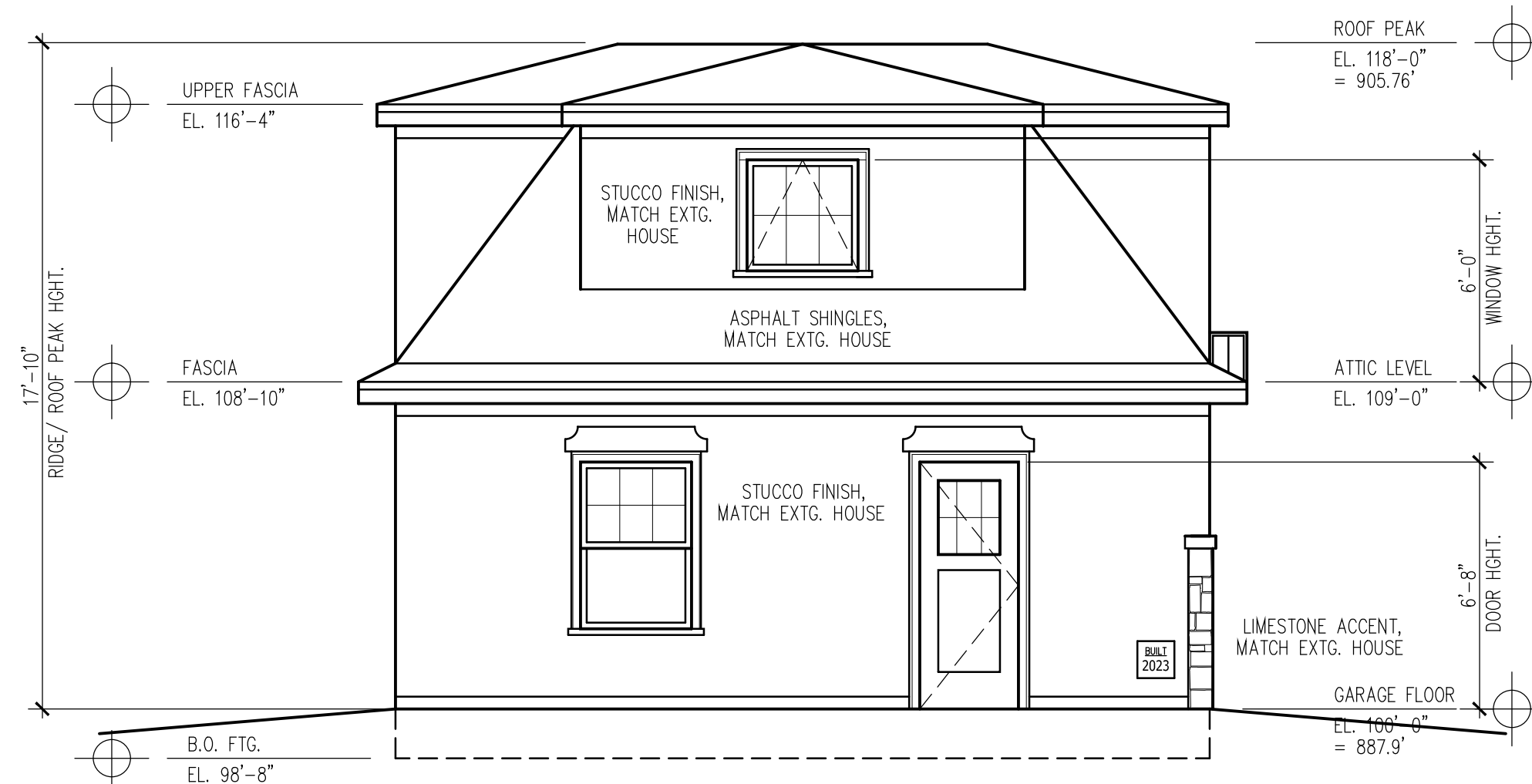
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1

## West/ Front Elevation- Option

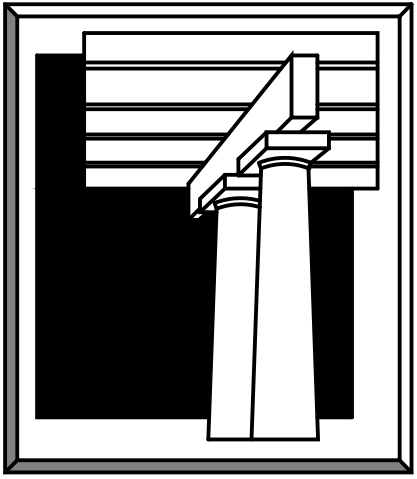
1/4" = 1' - 0"



2

## North Elevation- Option

1/4" = 1' - 0"



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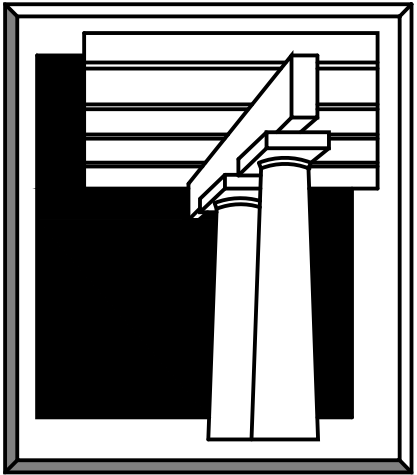
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**A3.1-A**



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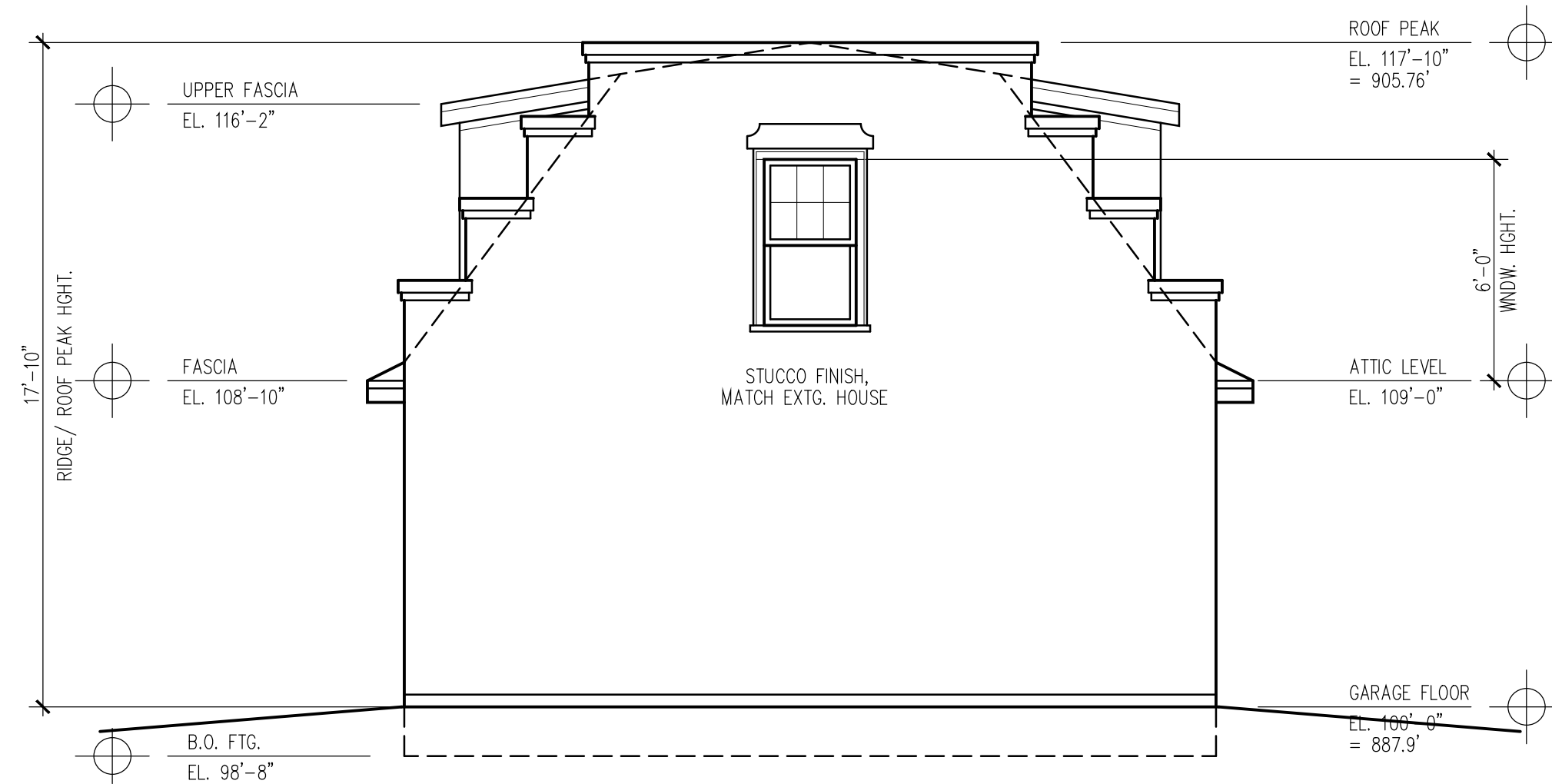
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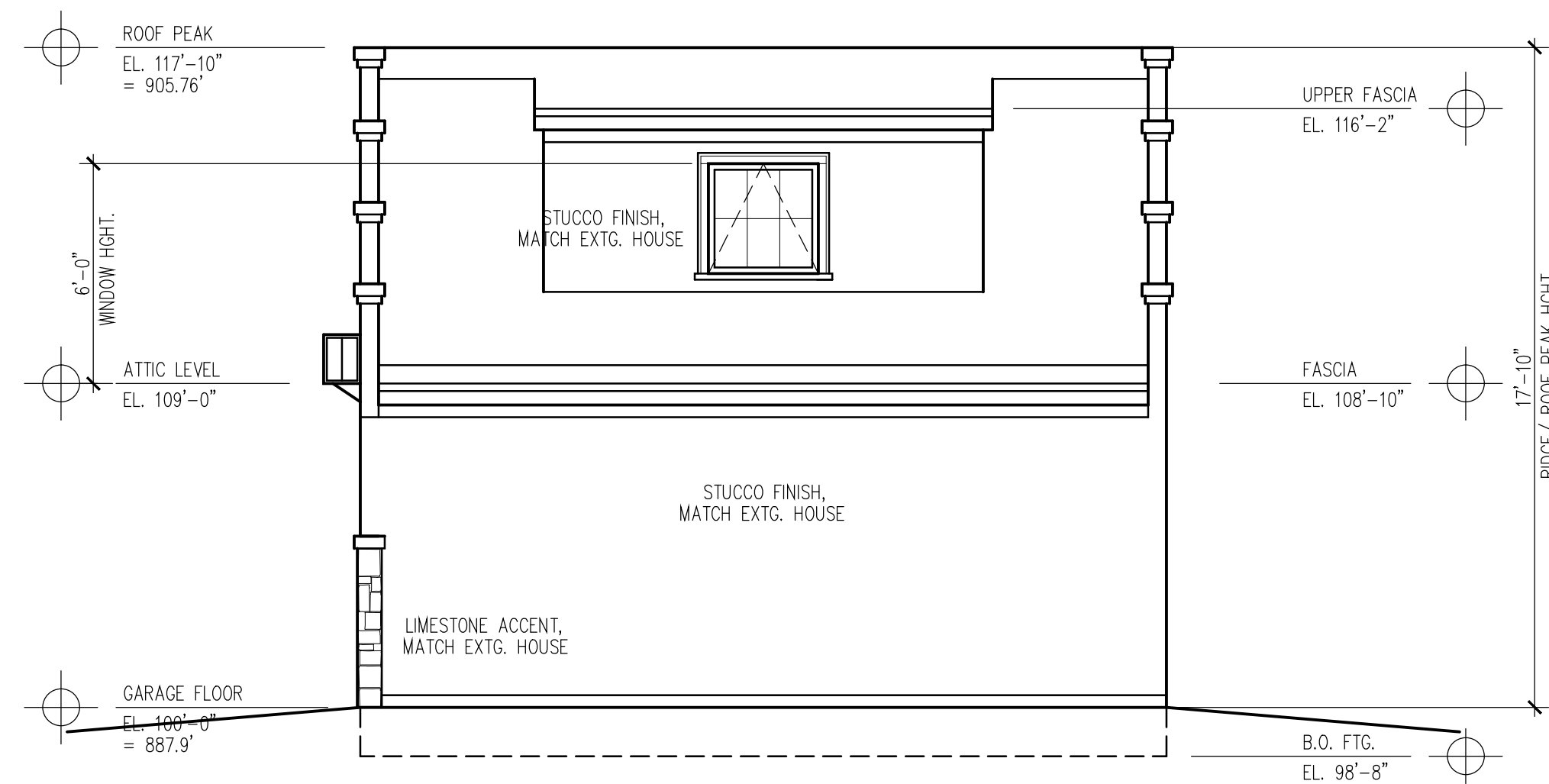
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1

**East Elevation**

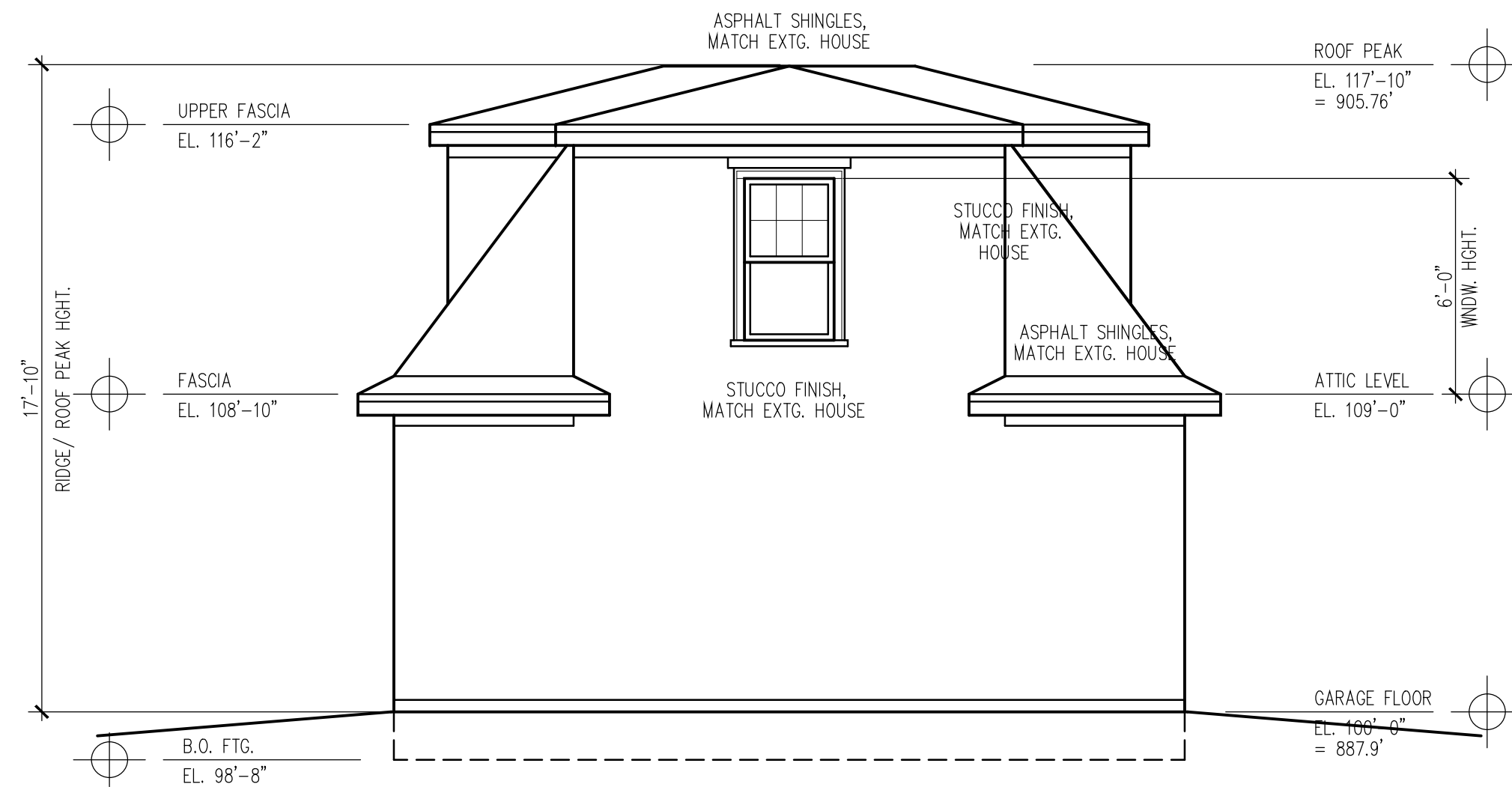
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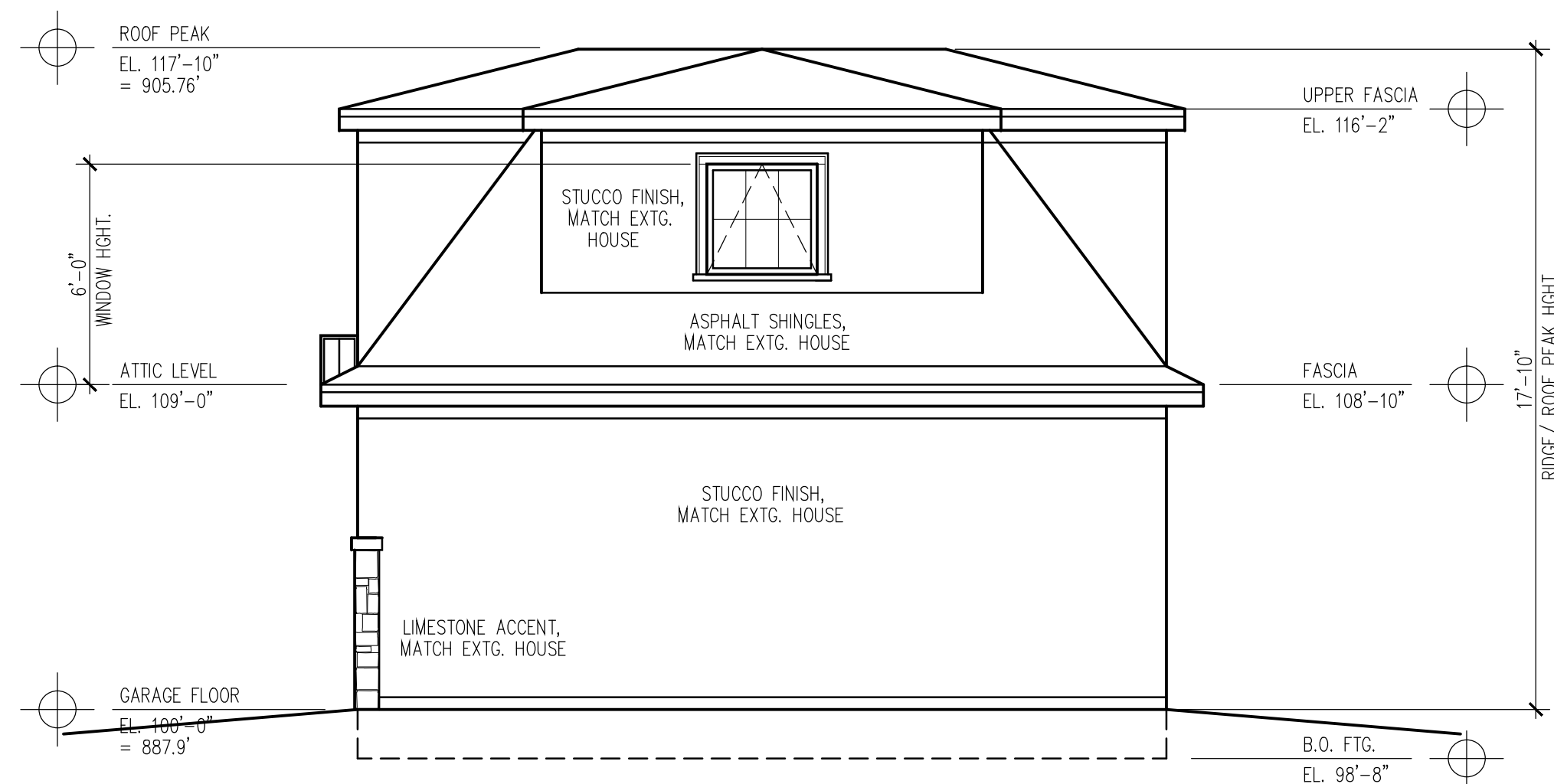
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**South Elevation**

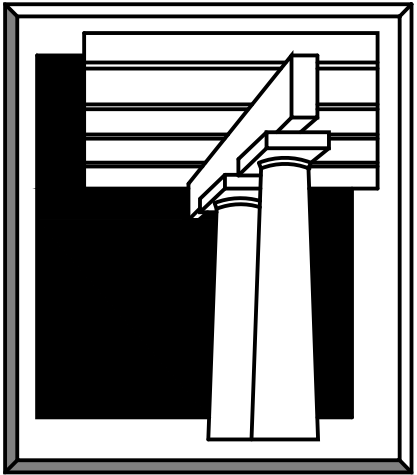
1/4" = 1' - 0"



1 East Elevation- Option  
1/4" = 1' - 0"



2 South Elevation- Option  
1/4" = 1' - 0"



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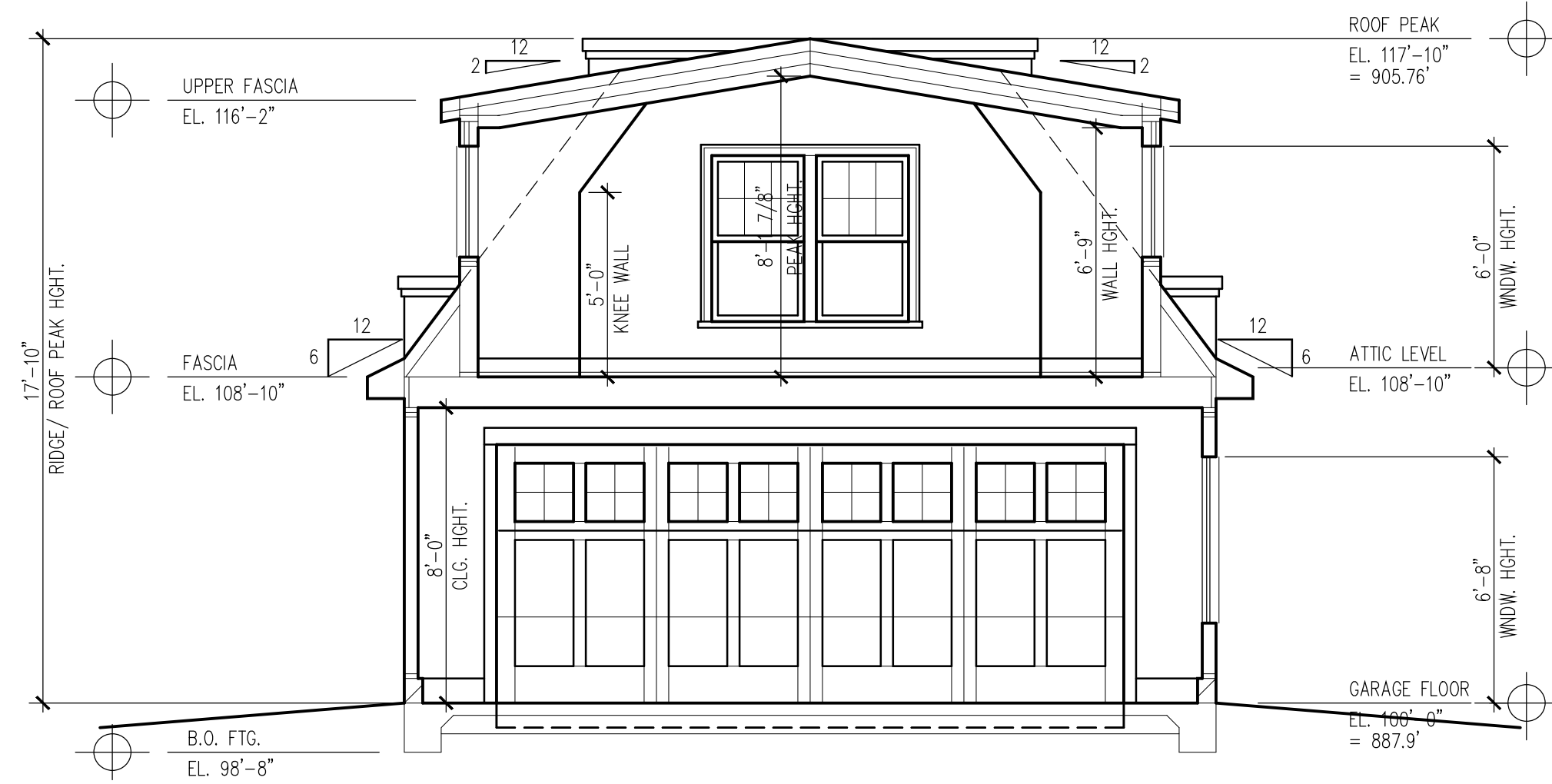
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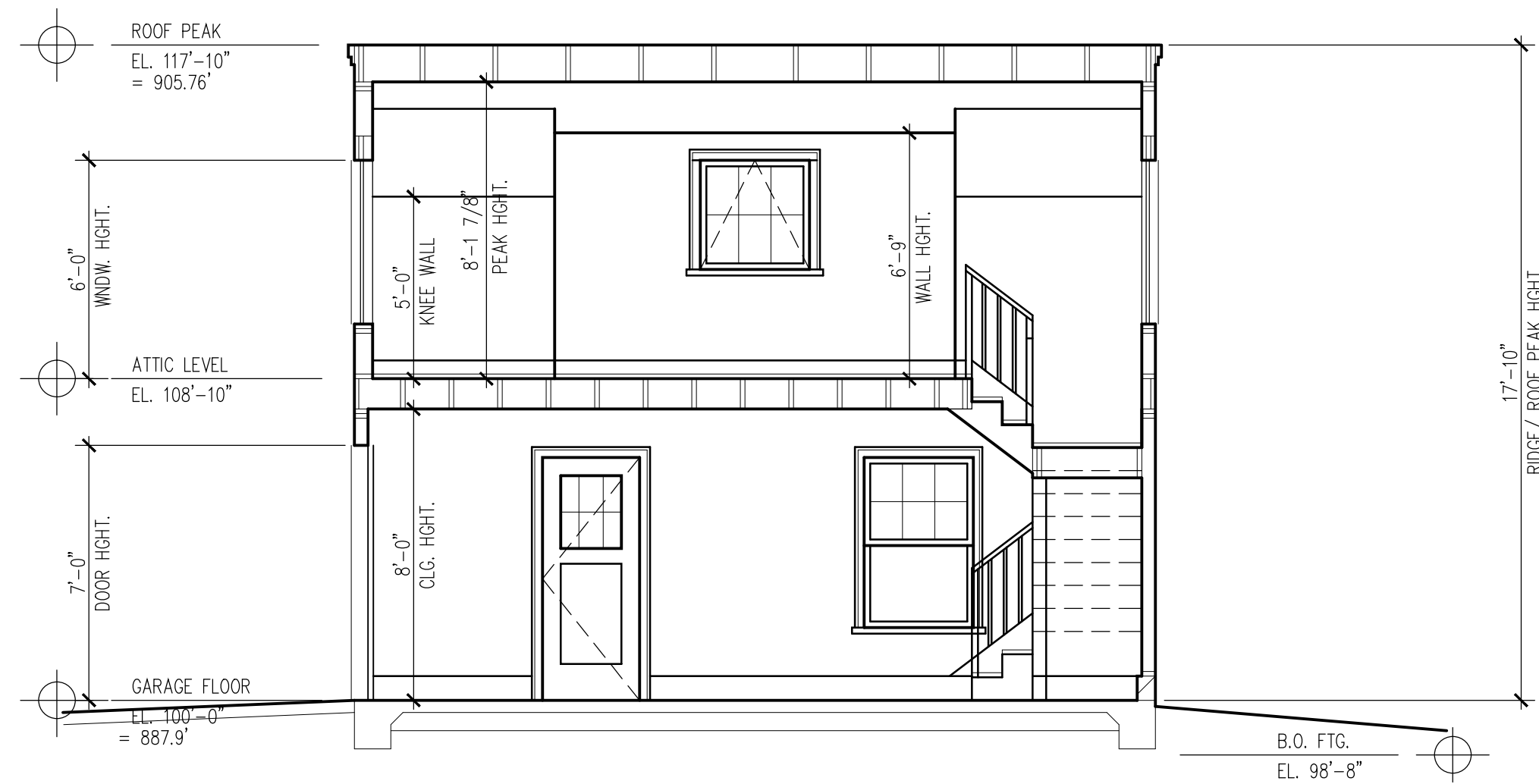
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**A3.2-A**



1

## Building Section

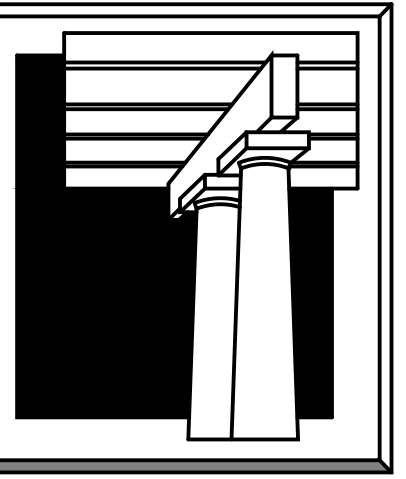
1/4" = 1' - 0"



2

## Building Section

1/4" = 1' - 0"



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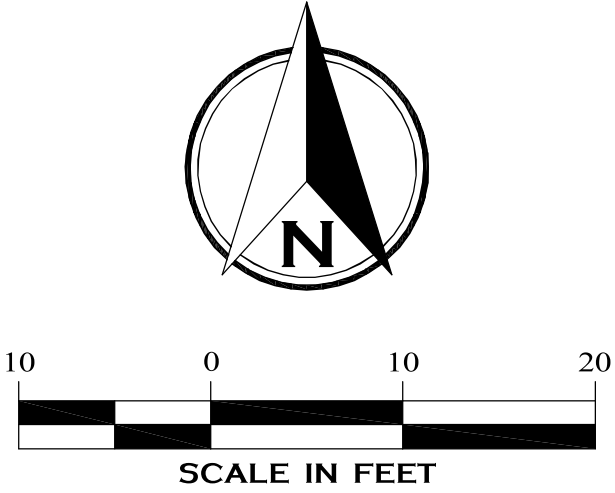








EXISTING CONDITION SURVEY FOR:  
DANIEL & SHAELYN ANNUNZIATA



LEGEND	
	Fence
	Overhead Electric
	Stone Retaining Wall
	Gas Meter
	Power Pole
	Existing Elevation
	Top of Curb Elevation
	Top of Wall Elevation
	Existing Contour
	Found Iron Monument
	Set Iron Monument
	Inscribed R.L.S. 15230

LOT AREA CALCULATION:

Lot Area = 8,924 SF  
EXISTING LOT COVERAGE:  
House w/ Screen Porch = 1,664 SF  
Detached Garage = 447 SF  
Deck (Less 150 SF) = 101 SF  
Total = 2,212 SF  
Existing Lot Coverage = 24.8%

EXISTING IMPERVIOUS SURFACE:  
House w/ Screen Porch = 1,664 SF  
Detached Garage = 447 SF  
Deck w/ Steps = 286 SF  
Front Walk and Stoop = 224 SF  
Driveway = 1,488 SF  
Total = 4,109 SF  
Existing Impervious Surface = 46.0%

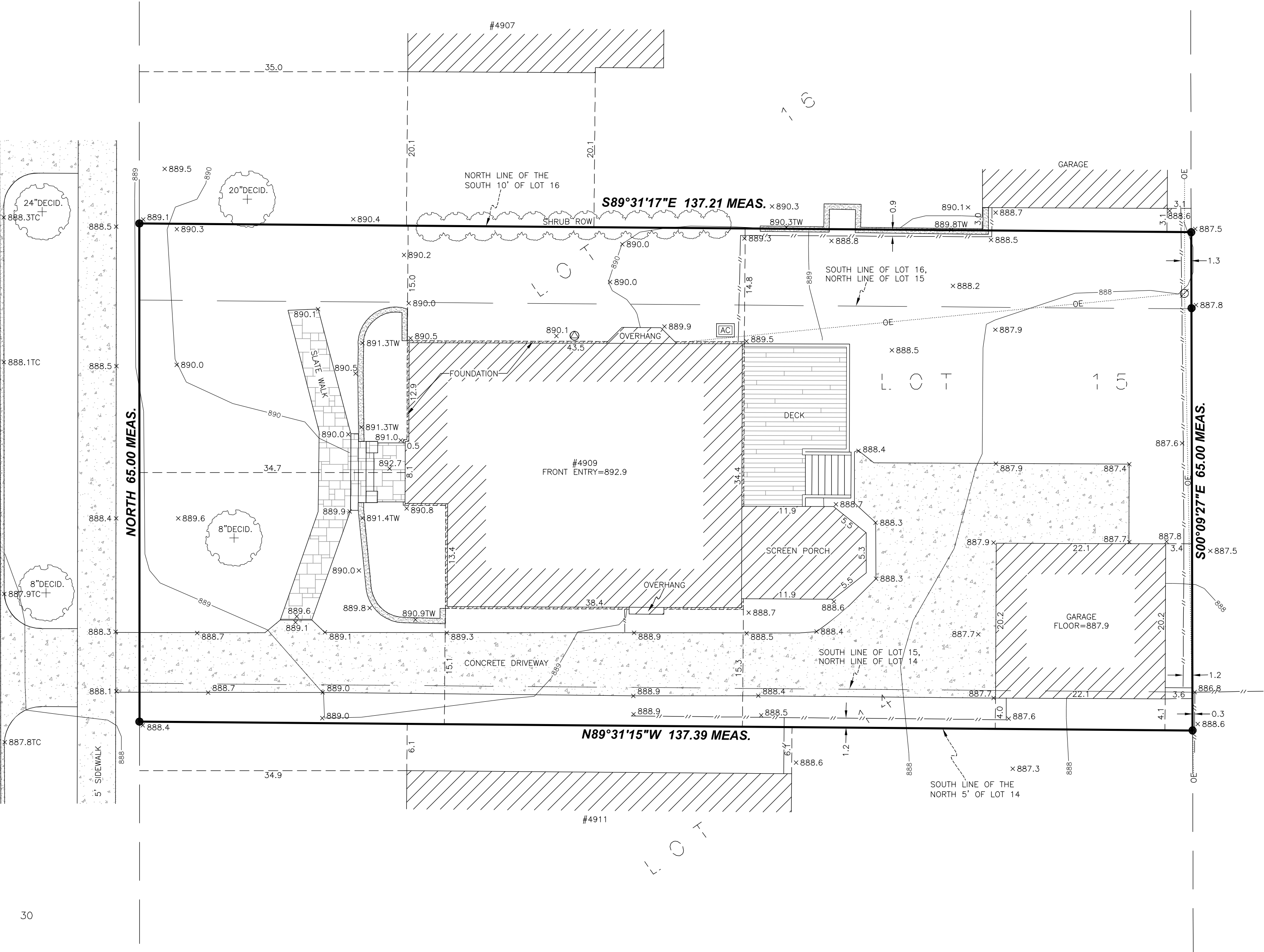
NOTE:  
30% Maximum Allowable Building Coverage  
50% Maximum Allowable Impervious Surface

GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

BRUCE AVENUE

30



JOB NO.	SCALE	REVISIONS	
		DATE	REMARKS
500-22	1" = 10'		
BOOK/PAGE	DRAWN	10-14-2022	Update survey w/ proposed deck dated 05-15-2020. Field work performed 10-13-2022.
SHEET	REFERENCE		
1 of 1	83-20A 173/16		

SITE ADDRESS	
4909 Bruce Ave. Edina, MN 55424	
PROPERTY DESCRIPTION	
Lot 15 and the North 5 feet of Lot 14 and the South 10 feet of Lot 16, Block 12, COUNTRY CLUB DISTRICT FAIRWAY SECTION, Hennepin County, Minnesota.	
BENCHMARK	
T.N.H. at the northeast corner of Bruce Ave. and Country Club Rd. Elevation = 892.95.	

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

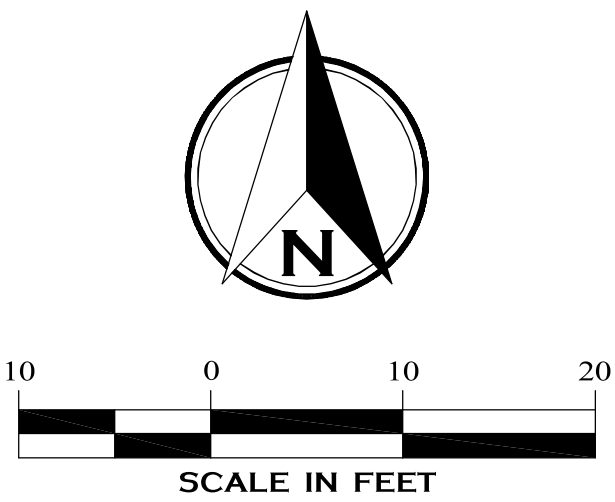
W. BROWN LAND SURVEYING, INC.

DATED: 10-14-2022

WOODROW A. BROWN, R.L.S. MN REG 15230

**W. BROWN LAND SURVEYING, INC.**  
8030 CEDAR AVENUE SO., SUITE 228.  
BLOOMINGTON, MN 55425  
Bus: (952) 854-4055  
Fax: (952) 854-4268  
EMAIL: INFO@WBROWNLANDSURVEYING.COM

SITE PLAN WITH PROPOSED GARAGE FOR:  
DANIEL & SHAELYN ANNUNZIATA



LEGEND	
	Fence
	Overhead Electric
	Stone Retaining Wall
	Gas Meter
	Power Pole
	Existing Elevation
	Top of Curb Elevation
	Top of Wall Elevation
	Existing Contour
	Found Iron Monument
	Set Iron Monument
	Inscribed R.L.S. 15230

LOT AREA CALCULATION:

Lot Area = 8,924 SF

EXISTING LOT COVERAGE:  
House w/ Screen Porch = 1,664 SF  
Detached Garage = 447 SF  
Deck (Less 150 SF) = 101 SF  
Total = 2,212 SF  
Existing Lot Coverage = 24.8%

EXISTING IMPERVIOUS SURFACE:  
House w/ Screen Porch = 1,664 SF  
Detached Garage = 447 SF  
Deck w/ Steps = 286 SF  
Front Walk and Stoop = 224 SF  
Concrete Driveway = 1,488 SF  
Total = 4,109 SF  
Existing Impervious Surface = 46.0%

PROPOSED LOT COVERAGE:  
House w/ Screen Porch = 1,664 SF  
Deck (Less 150 SF) = 101 SF  
Demo Detached Garage = 0 SF  
Proposed Detached Garage = 484 SF  
Total = 2,249 SF  
Proposed Lot Coverage = 25.2%

PROPOSED IMPERVIOUS SURFACE:  
House w/ Screen Porch = 1,664 SF  
Deck w/ Steps = 286 SF  
Front Walk and Stoop = 224 SF  
Concrete Driveway = 1,488 SF  
Demo Detached Garage = 0 SF  
Proposed Detached Garage = 484 SF  
Demo Portion of Concrete Driveway = -41 SF  
Total = 4,105 SF  
Proposed Impervious Surface = 46.0%

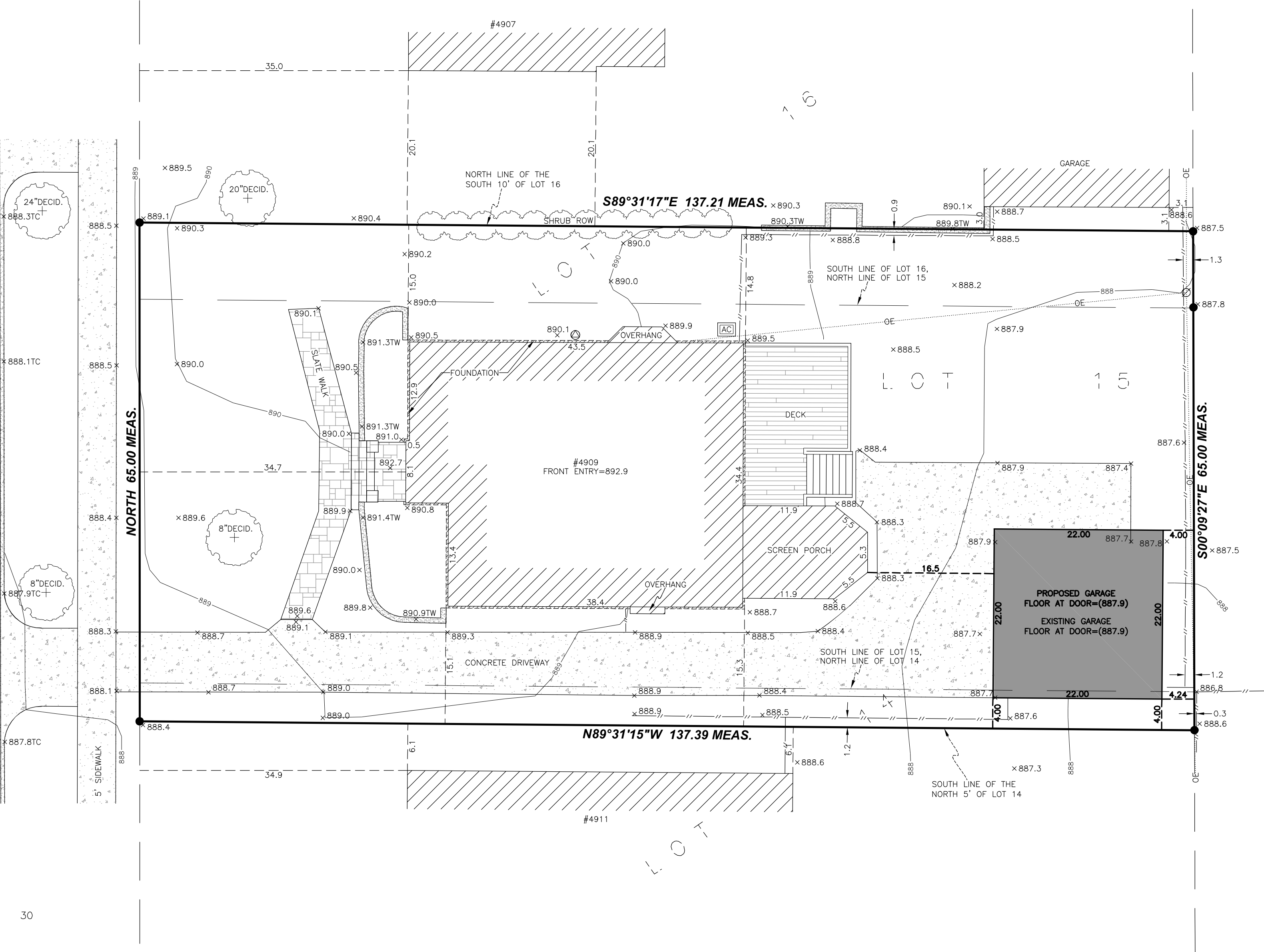
NOTE:  
30% Maximum Allowable Building Coverage  
50% Maximum Allowable Impervious Surface

GENERAL NOTES:

- Existing building dimensions are measured to siding and not building foundation.
- No title commitment was provided and no research was performed for any easements not shown on this survey.
- Location of utilities shown are from observed evidence in the field and/or plans furnished by others and are considered approximate. Gopher State One Call or a private utility locator should be contacted to locate utilities on site before excavation.

BRUCE AVENUE

30



JOB NO.	SCALE	REVISIONS	
		DATE	REMARKS
500-22	1" = 10'		
BOOK/PAGE	DRAWN	10-14-2022	Update survey w/ proposed deck dated 05-15-2020. Field work performed 10-13-2022.
	CME		
	REFERENCE		
	83-20A 173/16		
SHEET			
1 of 1			

SITE ADDRESS	
4909 Bruce Ave. Edina, MN 55424	
PROPERTY DESCRIPTION	
Lot 15 and the North 5 feet of Lot 14 and the South 10 feet of Lot 16, Block 12, COUNTRY CLUB DISTRICT FAIRWAY SECTION, Hennepin County, Minnesota.	
BENCHMARK	
T.N.H. at the northeast corner of Bruce Ave. and Country Club Rd. Elevation = 892.95.	

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

DATED: 10-17-2022

WOODROW A. BROWN, R.L.S. MN REG 15230

W. BROWN LAND SURVEYING, INC.

8030 CEDAR AVENUE SO., SUITE 228.

BLOOMINGTON, MN 55425

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FRONT VIEW



FRONT VIEW - OPTION



# AVERAGE GARAGE (DETACHED) HEIGHTS.

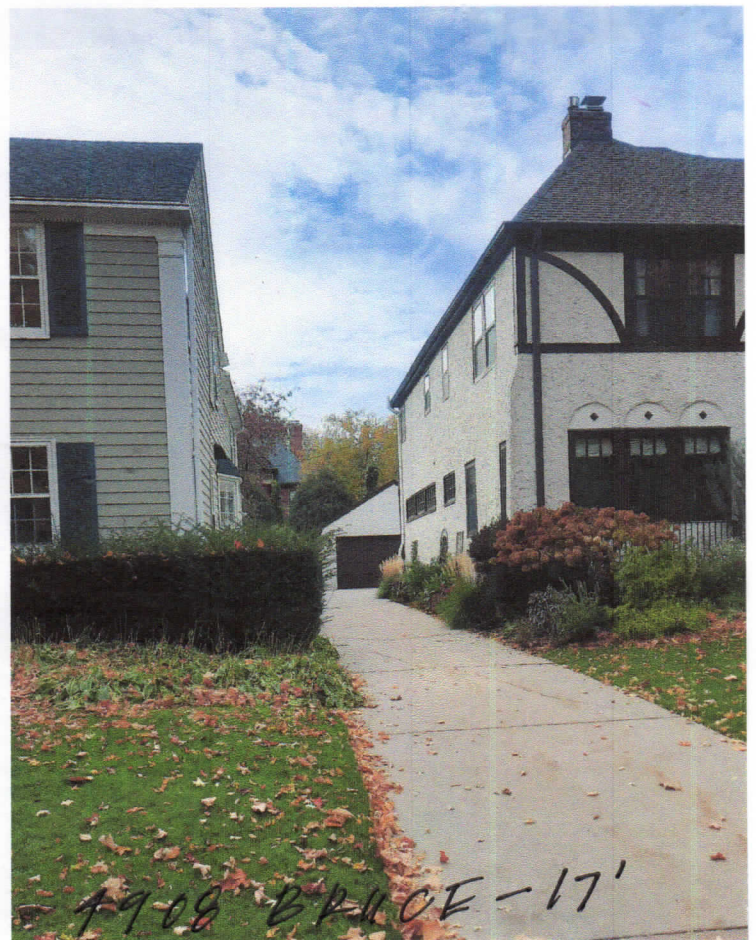
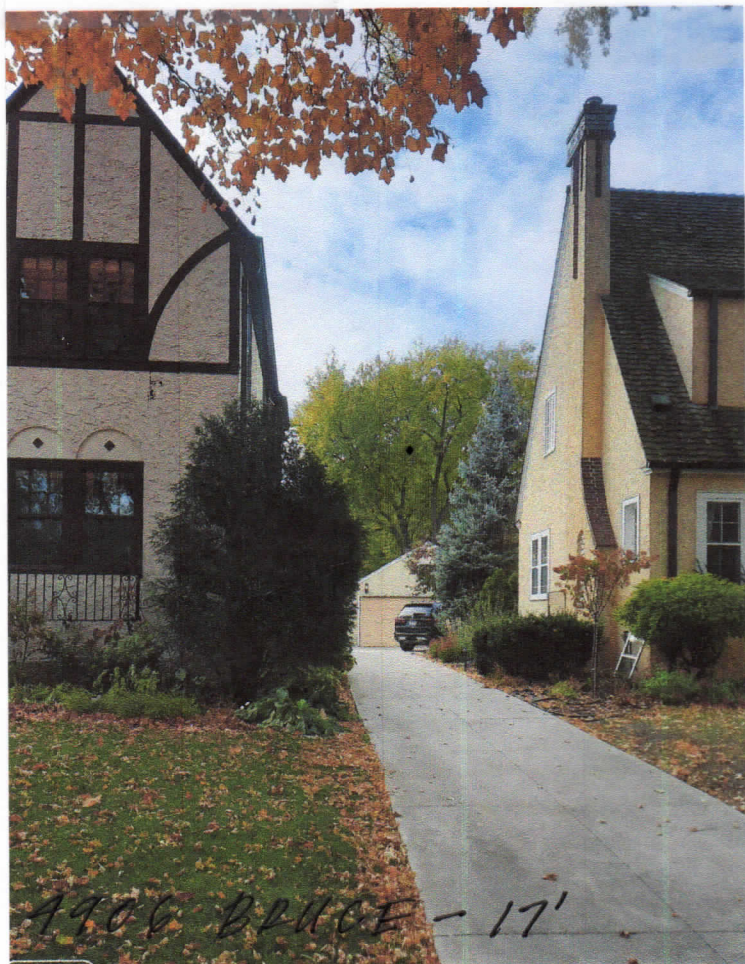


TOTAL - 52'  
AVERAGE  
HEIGHT -  
17.33'

TOTAL - 54'  
AVERAGE  
HEIGHT -  
18'

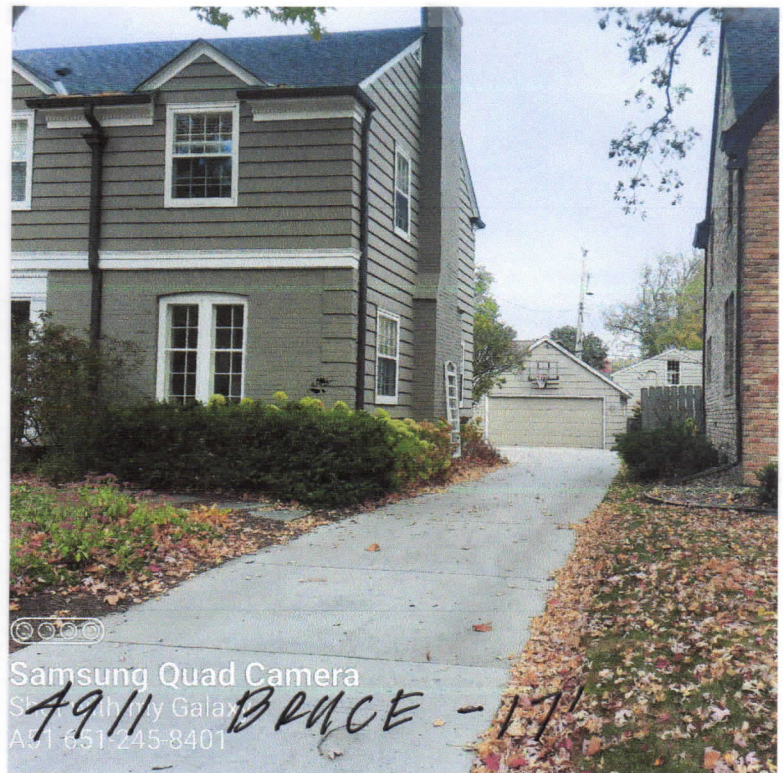
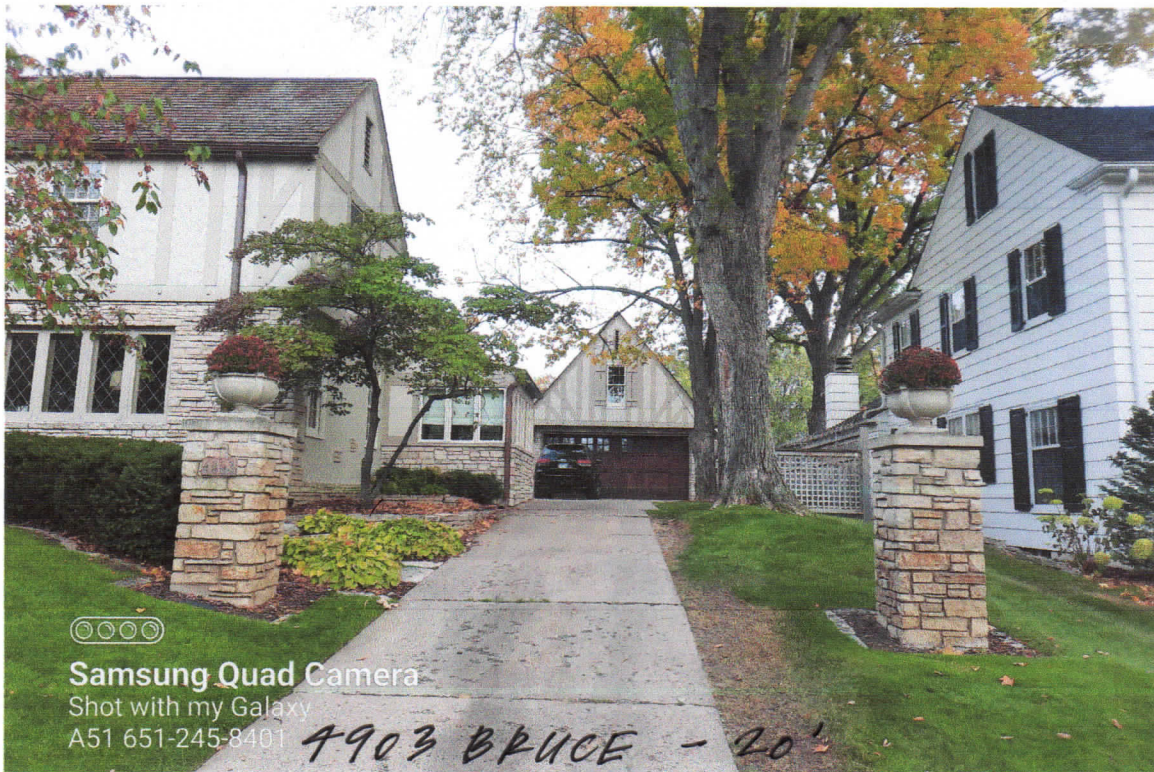
TOTAL - 68'  
AVERAGE  
HEIGHT -  
17'





AVERAGE HEIGHT - 17.33'





AVERAGE HEIGHT - 18'





4910 ARDEN - 17'



Samsung Quad Camera  
Shot with my Galaxy  
1-245-8401

4916 ARDEN - 17'



Samsung Quad Camera  
Shot with my Galaxy  
1-245-8401

4914 ARDEN

4912 ARDEN

-18'

-16'

AVERAGE HEIGHT - 17'