

Scott Busyn  
Great Neighborhood Homes, Inc.  
3939 West 50<sup>th</sup> Street, Suite 103A  
Edina, MN 55424

May 4, 2022

Heritage Preservation Commission c/o Emily Bodeker – Assistant City Planner  
City of Edina  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424

**Subject: Deteriorated Chimney at 4630 Drexel Avenue**

Thank you to Chief Building Official Dave Fisher and yourself for meeting us at the 4630 Drexel Avenue job site to review the existing chimney. Recapping our discussion, we pointed out to you and Dave that the existing chimney was structurally unstable due to decades of water intrusion from the top of the chimney and improper flashing. We pointed out that the structural brick was mushy and crumbly throughout the chimney structure. There were also structural cracks throughout the chimney. One of our workers stated he could move the chimney by leaning on it while working on the roof. Dave Fisher inspected the chimney and ruled that the chimney was structurally unsafe and should be removed due to it being a hazard. I attached photos of the deterioration as well as an inspection report from the mid-1980s (source Edina Historical House Record Card) that that basement had a “Severe, very noticeable water problem, very frightening to a prospective buyer.” The inspection report also stated the windows had “some rotted wood.” Dave Fisher also stated at the meeting that he would be issuing a recap of his observations.

Our plans are to rebuild the chimney to the exact measurements per the attached schematic drafted by DFP Planning and Design (attached). The chimney will be reconstructed with framing materials and finished with stucco and stone fireplace surround per the schematic to match the original structure. The homeowner will be installing an exterior gas fireplace in the location of the fireplace surround as this area will be landscaped as an exterior terrace per the survey. The homeowner will also be planting trees to create privacy for the terrace.

Obviously, removing and rebuilding this chimney creates significant unintended costs for the homeowner. The intent of replacing the chimney is to create a safe and functional structure while making a compatible use of the chimney that meets the objectives of Edina’s Historic Country Club District Plan of Treatment.

Please let me know if you have any questions.

Thank you.

Cc: Dave Fisher – Chief Building Official

Attachments:

Photo of original chimney

Photos of chimney deterioration

Photos of existing chimney measurements used for schematic

Schematic of rebuilt chimney

## RESIDENTIAL PROPERTY RECORD AND APPRAISAL CARD

STREET ADDRESS 4630 Drexel Avenue  
ASSESSMENT DIST. \_\_\_\_\_ SCHOOL DIST. NO. 17 273-45  
LOT 16 BLOCK 7  
ADD. COUNTRY CLUB DISTRICT FAIRWAY SECTION ①

## BUILDING PERMIT RECORD

Date	Number	Amount	Purpose
1924			Pay
1-6-78	m-6	1000	normal heart - play room - Dumbbells

## URBAN LOT RECORD

TOPOGRAPHY		IMPROVEMENTS		STREETS		same homestead. List parcel numbers.
Level		Sidewalks	<input checked="" type="checkbox"/>	Asphalt	<input checked="" type="checkbox"/>	
High <i>1400</i>	<input checked="" type="checkbox"/>	Curb & Gutter	<input checked="" type="checkbox"/>	Concrete		
Low		City Water		Brick		
		Sanitary Sewer		Gravel		
DRAINAGE		Storm Sewer		Dirt		
Good-Fair-Poor		Nat'l Gas		with alley		
LOCATION		ZONING OR USE				
Corner Lot	<input checked="" type="checkbox"/>	Residential		Commercial		
Inside Lot		Dbl. Bung.		Industrial		
		Multi-Family				
General Desirability:		Good	Fair	Poor		
Other:						

## LAND VALUE COMPUTATIONS

Frontage Figured	Average Depth	Unit Price	Unit Percent	Front. Ft. Price	Top. Infl.	Total
87	141	100	83	83		70

## SALES INFORMATION

Date	Consideration	Kind of Inst.	Remarks
2/59	22,900		C/D
6-6-67	26,000	MCS	SOLD (R)

Contract for Deed held by:

PLAT NO 74830

PARCEL NO 3825



## ASSESSMENT SUMMARY

Valuation changes to be entered on next line. Indicate year and authority — Assessor, Final Equalized, Abatement, etc.

[illegible]

1978	25000	59300	84300
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FLAT NO. 74030

PARCEL NO. 3925

DESCRIPTION OF PRINCIPAL STRUCTURE

SINGLE DWLG. Yr. Built 19 Grade AA No. of Stories 2 Const. Cost  
MULTI DWLG. Observed Physical Condition: Good Normal Fair Poor Mo. Rental

FOUNDATION	ROOF	PLUMBING	ROOMS	WIRING
Concrete	Flat	City Water	Living Room	BX CABLE
Conc. Blk.	Gable	Well & Pump	Dining	Rigid Conduit
Brick	Hip	Sewer	Kitchen	BUILT-INS
	Irregular	Septic Tank	Bedrooms	Breakfast Nook
EXTERIOR WALLS	Shingle, Asphalt	Cesspool	Den or Study	Bookcases
Siding and Sheathing	Shingle, Wood	Baths (3 Fixt.)	Rec. Room	China Closet
Wood Shakes	Slate	Half Bath (2 Fixt.)	Utility	Extra Kit. Cabts.
Composition Shakes	Tile	Single Fixtures		Refrigerator
Redwood	Roll, Composition	Hot W. Elec. Gas		Range & Oven
Stucco	Shakes	Water Softner	INTERIOR FINISH	Dishwasher
Brick Veneer	Tar and Gravel		Hdwd. Floors	Garbage Disp.
Com. or Rug.	Insulated	HEATING	Softwood Floors	
Roman or Face		Fireplaces Inside	Concrete Floors	TILING (Sq. Ft.)
Stone	BASEMENT	Fireplaces Outside	Linoleum Floors	Cer. Plas.
	None Full	Hot Air: Pipeless	Carpeted Floors	Bath Hall
Insulated Yes No	Partial %	Piped (Gravity)	Hardwood Trim	Kitchen
PORCHES	Unfinished	Forced Circul'tn	Softwood Trim	
Glazed:	Partitioned	Steam	Plastered Int.	MISCELLANEOUS
Screen:	Finished %	H. Water or Vapor	Drywall Int.	Incinerator
Open:	Walkout %	Radiant Concealed	Laminated	Swim. Pool
		Oil—Coal—Gas		

OTHER STRUCTURES

GARAGE Grade Yr. Built Att. Det. Bsmt.  
Found. Floor Roof Exterior  
Finish Overhead Door Auto Control

BREEZEWAY Describe: Rec Rm 24x12, 1st flst walls & floor (4.50) EP

YARD IMPROVEMENTS Driveways, Fences, Ret. Walls, Barbecue Pits,  
Describe: (BSMT) Patios, Swimming Pools, Etc.  
9x9-SEWING Rm. CONC CUR 10A. 1st flst  
BATH-24x BSMT

OUT BUILDINGS Sheds, Cabins, Boathouses, Shops, Greenhouses, Etc.  
Describe: BATH-36x CT. 66 SAWN DR  
BATH-36x CT.

BUILDING DIAGRAM AND OUTBUILDINGS

Draw to scale and show dimensions

STRUCTURAL VALUE COMPUTATIONS

STRUCTURES	DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE
HOUSE	2510 X 28 4 X 9	892	23.20	+32 TLR ROOF +39 INS	23.91	21330
Flat Charges	Repl. Cost 4 X 25					
Basement Finished	540 14 X 34					
Attic Finished	960 15 X 12	144	15.15			
Extra Plumbing	975 4 X 15		-1.92	+26 INS	13.49	1945
Built-ins & Misc.	± 8 X 6					
Porch	10 X 20	218	15.15	+26 INS	15.41	3360
TOTAL \$	2475	TOTAL FLAT CHARGES				2475
		AREA =				2475
GARAGE	21 X 19	399	4.62			1845
BREEZEWAY	Rm over Hwy X					2400
YARD IMPS.	Platd Hwy	126	.24			300
						33555
OUTBUILDINGS				DEP 38 33%		12750
						20905
19 TOTAL MARKET VALUE OF STRUCTURES \$						
Future Adjustments: 1-2-79: N/A						





1638 Diver

1924 2 No. of Stories 2 Const. Cost 100

Physical Condition: Good ☒ Normal ☐ Fair ☐ Poor ☐ Mo. Rental

FOUNDATION	ROOF	PLUMBING	COOKS	WIRING
Concrete	Flat	City Water	Living Room <u>F.P.A.</u>	W. X. CABLE
Brick Box	Gable	Well & Pump	Dining	Rigid Conduit
Brick	Hip	Sewer	Kitchen	BUILT-INS
	Asph. Flt.	Septic Tank	Bedrooms	Breakfast Nook
EXTENSION WALLS	Single Asphalt	Cesspool	Den or Study	Lockers
Clay and Shingles	Shingles, wood	Baths (3 Fixt.)	Rec. Room <u>F.P.A.</u>	Ching Closer
Wood Shakes	Slates	Hall Bath (2 Fixt.)	Utility	Extra Kit. Cabinets
Composition Shakes	Tile	Single Fixtures		Refrigerator
Redwood	Roll, Composition	Hot W. - Elec. - Gas		Range & Oven
Shakes	Shingles	Water Softener		Dishwasher
Brick Veneer	Asph. and Gravel		INTERIOR FINISH	Garbage Disp.
Gravel on Pav.	Insulated	HEATING	Hardw. Floors	
Barren or Face		Fireplaces Inside	Concrete Floors	TILING (Sq. Ft.)
Stand	BASEMENTS	Fireplaces Outside	Limestone Floors	Cer. Plaz.
	None Full	Hot Air: Pipeless	Carpeted Floors	Bath Hall
Insulated Yes No	Partial %	Piped (Gravity)	Hardwood Trim	Kitchen
PORCHES	Unfinished	Forced Circul'n	Softwood Trim	
Screened	Partitioned	Steam	Plastered Int.	MISCELLANEOUS
Screened	Finished %	H. Water or Vapor	Drywall Int.	Incinerator
Open	Walkout %	Radiant Concealed	Laminated	Swim. Pool
		Oil - Coal - Gas		

Date of Appraisal 8/19/72 By: Sam Interior Inspected Yes ☒ No ☐

OTHER STRUCTURES

GARAGE: Grade Asl. B.I. Vn. Det. Roof Asl. Exterior Asl.

Finish PLAST Overhead Door 1L Auto Control Asl.

BREEZEWAY Describe: 15 x Rest of front 4.50/ft  
14x23 REC 3.50/ft

YARD IMPROVEMENTS Driveways, Fences, Ret. Walls, Barbecue Pits, etc.  
Describe: Potliss, Swimming Pools, Etc.

2 FIX VAN - MN FLR.

OUT BUILDINGS Sheds, Cabins, Boothhouses, Shops, Greenhouses, Etc.  
Describe: 3 FIX C.T. 52' - 00' VAN  
3 FIX C.T. MBR

# BUILDING DIAGRAM AND OUTBUILDINGS

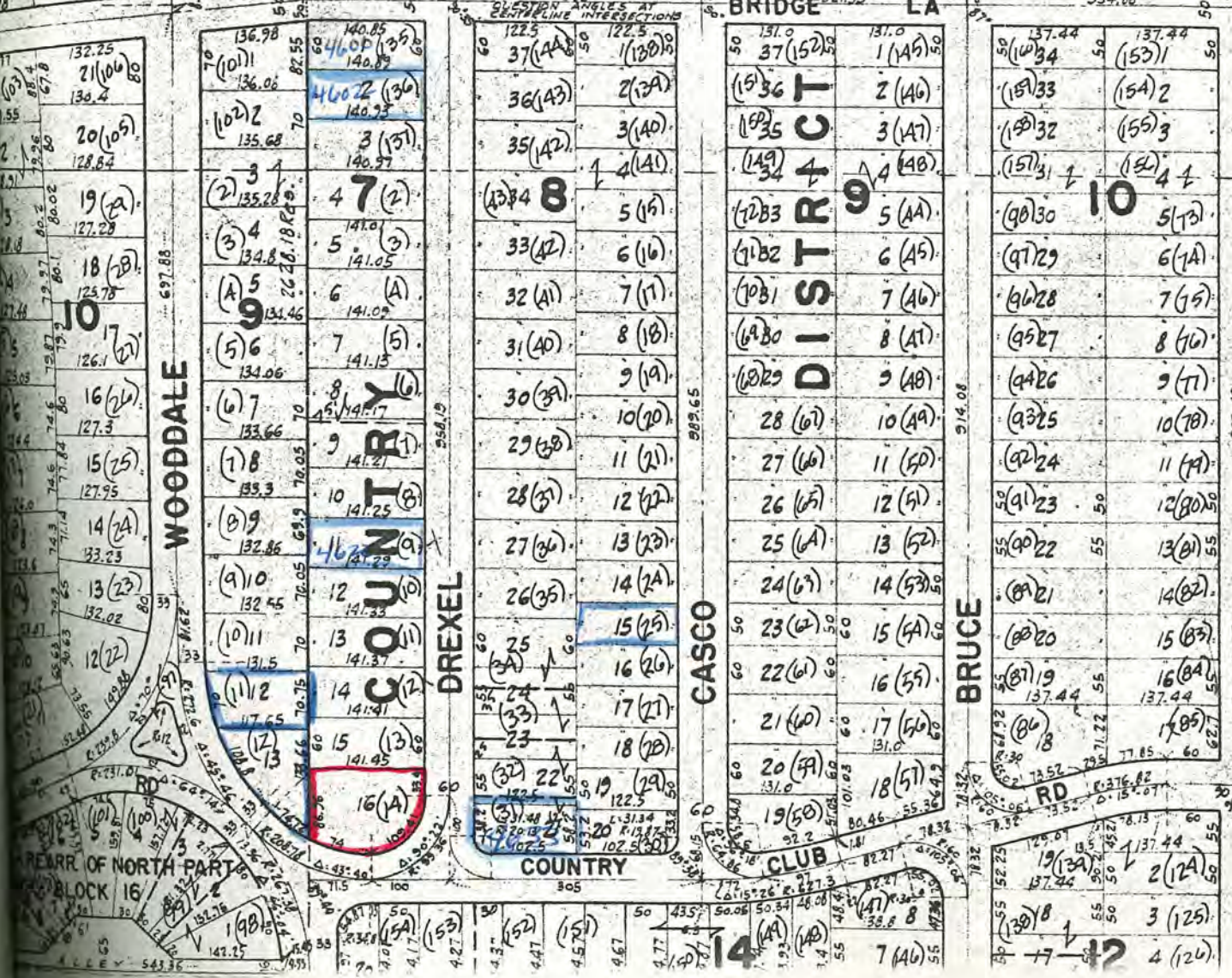
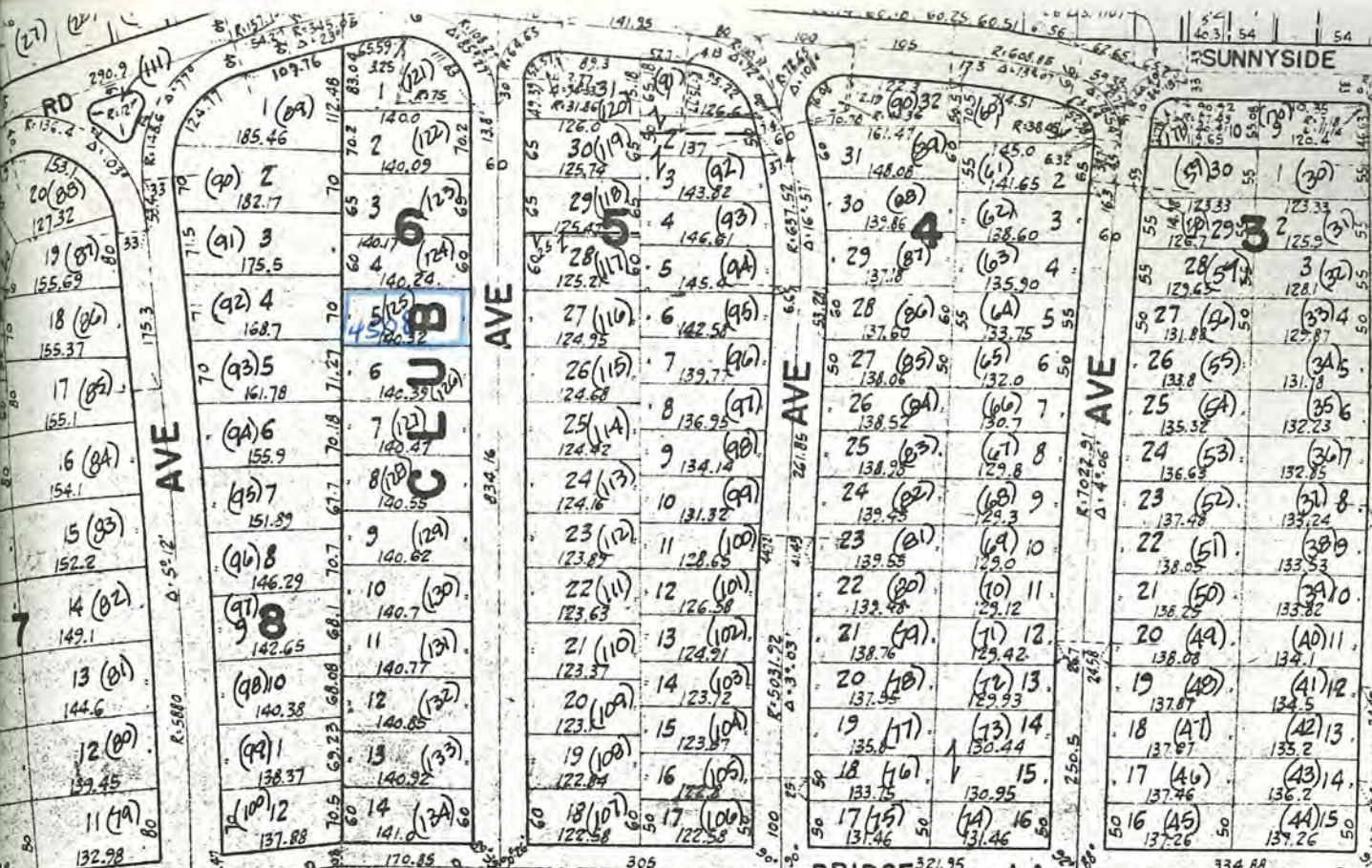
Draw to scale and show dimensions

STRUCTURAL VALUE COMPUTATIONS						
STRUCTURES	DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE
HOUSE	2) 14 x 25 14 x 34	856	36.75			31460
Flat Charges	Repl. Cost: 2 UNEX 15 x 7	441	33.75			14985
Basement Finished	2520	28 x 12				4525
2 Extra Plumbing C.T.	1150	10 x 20	22.63			1530
2 Built-ins & Misc. Porches	2330	1-5 UNEX (6x2) 1/2	79	19.63		6300
	300	4 x 15	1575			3525
TOTAL \$	6300	TOTAL FLAT CHARGES				55175
GARAGE	B.I.	21 x 19	399	-8.83		-3525
BREEZEWAY	X					
YARD IMP.						
OUTBUILDINGS						
TOTAL MARKET VALUE OF STRUCTURES \$						
Future Adjustments.						

1127	240	350
1395	70	30
2522	70	476
18660	310	105
48000		200
		60
		336
		1557
SEE SKETCH -		
2-STY EXC -		
4 x 25 =	100	
10 x 28 =	280	
14 x 34 =	476	
3 x 9 =	27	
	883	
2-STY UNEX		
7 x 12 =	84	
1STY EXC		
10 x 20 =	200	
1STY UNEXC		
4 x 15 =	60	
ROOM OVER GAR		
6 x 12 =	74	
15 x 19 =	285	
	359	

TOTAL MF 1586 FIN-2553







Active

4901 ARDEN AVE

5313 WOOD DR

4624 ARDEN AVE

"S" EDIN CT

4530 ARDC - 18-12-44

4908 ARDEN 14-13-127

- ANN BEITER - EDINA Rmte

DENI COYNE - BANKE

- 920-1224 BUS

922-7418-



LOCATION

4630 Drexel is located in Country Club district of Edina an area designated on the National Registry of Historic Homes. This Property is at the intersection of Wooddale Avenue, Country Club Road and Drexel Avenue. Confluence of roads is a liability to property value because the market is mainly to young families with children. Placement of the house on the lot compounds the difficulty of a lack of play yard protected from streets and traffic. All grassy areas are to the front of this house.

FURNACE

Original oil hot water furnace converted to gas fuel.

ROOF

Tile, original

CONCRETE

Front step, driveway and garage floor are cracked and need to be replaced.

EXTERIOR STUCCO

Acceptable condition with some calking.

WINDOWS

Some rotten wood, most are in acceptable condition, storms and screens are old style wood.

BASEMENT

Severe, noticeable water problem, very frightening to a prospective buyer.

LANDSCAPING

Needs redoing.

INTERIOR

While offering generous spaces in back room, the house is in need of new window treatment, floor coverings, and paint a total redecorating.

KITCHEN

Obsolete, needs total replacement.



4620 Drexel and 4116 Sunnyside were offered to the market both needing renovations. Some work had already been done in both houses.

Price realized was:

\$155. per main level square foot  
and  
\$156. per main level square foot

These homes are better located than 4630 Drexel offering less trafficked locations and back yards for children.

If 4630 were in perfect condition it would sell at \$183,000. - \$185,000. in present market.

Work needed will cost \$35,000. to \$40,000.

If it were listed today with the basement repainted, we would ask you to list at \$169,000. expecting a sale at \$152,000. - \$155,000.

DESCRIPTION OF PRINCIPAL STRUCTURE

PLAT NO.

OTHER STRUCTURES

PARCEL NO.



These bo				
locations				
If 4610				
in pres				
Work ne				
If it w				
list af				

PARCEL NO. \_\_\_\_\_

## OTHER STRUCTURES

GARAGE	Grade	Yr. Built	Att.	Det.	Bsmt.

Found. \_\_\_\_\_ Floor \_\_\_\_\_ Roof \_\_\_\_\_ Exterior \_\_\_\_\_

Finish \_\_\_\_\_ Overhead Door \_\_\_\_\_ Auto Control \_\_\_\_\_

Describe:

## BUILDING DIAGRAM AND OUTBUILDINGS

Draw to scale and show dimensions

Date of Appraisal \_\_\_\_\_ By: \_\_\_\_\_ Interior Inspected Yes \_\_\_\_\_ No \_\_\_\_\_

## STRUCTURAL VALUE COMPUTATIONS

		DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE			
		X								
Basement Finished	Repl. Cost	X								
Extra Plumbing		X								
Built-ins & Misc.		X								
Porches		X								
TOTAL \$		TOTAL FLAT CHARGES	AREA =							
GARAGE		X								
		X								
19_____ TOTAL MARKET VALUE OF STRUCTURES \$										



Subject	Comp #1	Comp #2	Comp #3	Comp #4
Address	4630 Draxel	4116 Semaside Rd	4530 ADOEN	
Per Price	172,500	172,500		
ate	5/86	4/86		
#main	1104	807		
tal #	+10000 2082#	+25000 1580#		
at/Location	36600	28300		
Type	2/3 Stucco	2/3 FRAME +5000		
Age	1930	1941		
Gar	DBL att	B car		
Bedrms	3	3		
Baths	1 1/2	1 1/2		
Appl	2	2		
Bent In	Rec Rn	Rec Rn		
Porchs	—	GL2		
Pools	—	—		
	NEED LUK -			
	183500	177500		
	70.55	107.08		
		- Rndd 20,000 177500		
		94.43		

133.04

184.84

76.95  
23200  
Rec Rn  
2  
5  
17  
880  
1361  
7c  
4117  
5875  
1276  
58-5  
2270  
1123  
107



8-86

	Subject	Comp #1	Comp #2	Comp #3	Comp
Address	4630 Drexel	4625 Woodside	4633 Drexel	4900 Sunnyside (2A)	4623 W
Sale Price		178,000	195,000	215,000	227,000
Date		4-85	9-85	5-86	5-85
# main	1190	938	1213	1349 <sup>P</sup>	1276
Total #	2489 <sup>P</sup>	1722 <sup>#</sup> +18,000	2365 <sup>P</sup> +3,000	2327 <sup>P</sup> +3,500	2489
Lat/Location	42500	34400	37800	34900	41100
Type	2/5 Stucco	2/5 Stucco	2/5 Stucco	2/5 BRICK - 5000	2/5
Age	1924	1925	1931	1936	1933
Gar	DBL B/F	DBL DET	DBL att	DBL B/F	DBL
# Bedrooms	4 up	3	4	3	4
# Baths	2 + (2 1/2)	2 + 500	2 + (1/2)	2 + 2(1/2)	2 +
Fpls	2 (MIN)	2	2	2	2
Bent in	Rec Rm	—	Rec Rm	Rec Rm	Rec Rm
Porches	—	—	—	—	—
Pools	—	—	—	—	—
		Semi corner infl		NEEDED	
		NARROW STAIRWAY TO 5 <sup>th</sup> FLR		TOTAL RESTORE	
	220,000 210,000	196,500 94.36	196,500 67.1	213,500 76.75	232,500 76.85
		? KIT Bndle (600) -20000 82-52			
		151.49	152.80	132.39	149



# RESIDENTIAL PROPERTY RECORD AND APPRAISAL CARD

ADDRESS 4630 DREXEL AVE

PLAT NO. \_\_\_\_\_

PARCEL NO. \_\_\_\_\_

## DESCRIPTION OF PRINCIPAL STRUCTURE

*Stucco*

SINGLE DWLG. Yr. Built 1924 Grade NA + 5 No. of Stories 2 1/2 Const. Cost \_\_\_\_\_

MULTI. DWLG. Observed Physical Condition: Good \_\_\_\_\_ Normal \_\_\_\_\_ Fair \_\_\_\_\_ Poor \_\_\_\_\_ Mo. Rental \_\_\_\_\_

FOUNDATION	ROOF	PLUMBING	ROOMS	WIRING
Concrete	Flat	City Water	Living Room <i>12x20</i>	BX CABLE
Conc. Blk.	Gable	Well & Pump	Dining	Rigid Conduit
Brick	Hip	Sewer	Kitchen <i>10x12</i>	BUILT-INS
	Irregular	Septic Tank	Bedrooms <i>4</i>	Breakfast Nook
EXTERIOR WALLS	Shingle, Asphalt	Cesspool	Den or Study	Bookcases
Siding and Sheating	Shingle, Wood	Baths (3 Fixt.)	Rec. Room <i>12x12</i>	China Closet
Wood Shakes	Slate	Half Bath (2 Fixt.)	Utility	Extra Kit. Cabts.
Composition Shakes	Tile	Single Fixtures		Refrigerator
Redwood	Roll, Composition	Hot W.—Elec.—Gas	<i>Parlor (12x14)</i>	Range & Oven
Stucco	Shakes	Water Softner	INTERIOR FINISH	Dishwasher
Brick Veneer	Tar and Gravel		Hdwd. Floors	Garbage Disp.
Com. or Rug.	Insulated	HEATING	Softwood Floors	
Stone		Fireplaces Inside	Concrete Floors	TILING (Sq. Ft.)
	BASEMENT	Fireplaces Outside	Linoleum Floors	Cer. Plas.
	None Full	Hot Air: Pipeless	Carpeted Floors	Bath Hall
Insulated Yes No	Partial %	Piped (Gravity)	Hardwood Trim	Kitchen
PORCHES	Unfinished	Forced Circul'tn	Softwood Trim	
Glazed:	Partitioned	Steam	Plastered Int.	MISCELLANEOUS
Green:	Finished %	H. Water or Vapor	Drywall Int.	Incinerator
Open:	Walkout %	Radiant Concealed	Laminated	Swim. Pool
		Oil—Coal—Gas		

## OTHER STRUCTURES

Bsmt. ☒

terior 1

18-028-24-13-0014

BRIGHT M. DORNBLASER

4630 DREXEL AVE

EDINA

MN 55424

*MAIN: 2 Fix (good) CT*

*Cave ceilings throughout - 4 skellets & detail around - some cracks in plaster 2nd floor -*

## BUILDING DIAGRAM AND OUTBUILDINGS

Draw to scale and show dimensions *some cracks outside*

## STRUCTURAL VALUE COMPUTATIONS

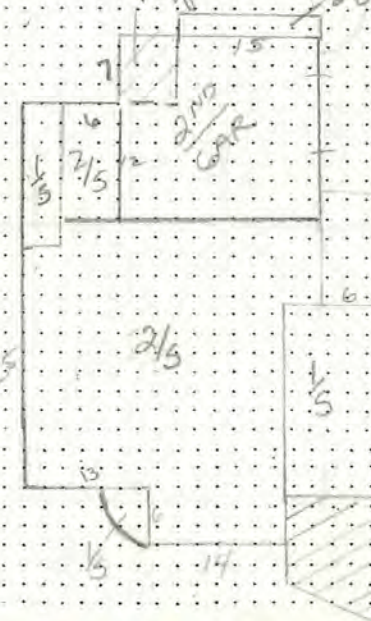
	DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE
	<i>2 1/2 x 14 6x14</i>					
	<i>25x27 X</i>	840				
Basement Finished	<i>6x12 X</i>	72				
	<i>2 1/2 x 14 15x19 + 6x12</i>	357				
Extra Plumbing	<i>13x10 4x X 2x15</i>	30				
Built-ins & Misc.	<i>16x12 10x20</i>	200				
Porch	<i>12x4 12x X 6x10 = 2</i>	78				
TOTAL \$	TOTAL FLAT CHARGES	AREA =				
	<i>19 X 21</i>	399				
	<i>X</i>					

19 TOTAL MARKET VALUE OF STRUCTURES \$

*M.F. = 1190*

*2ND = 1299*

*2489*



18-02824-13-0014



Land		Exterior 1		Pool		1st Baths (#/Quality)		3rd Floor		Total Rooms		Dimensions		
Zoning: R-1		Partial Const (%):		Pool 1 Area:		Spa: /		Interior:		Bedrooms: 4		Length	Width	Sq Ft
Area Rating: Very Good		Model: 009-004-140		Quality:		Dlx: /		Trim:		Baths: 4		0	0	0
Site Rating: Good		Dwelling Type: Single Family		Pool 2 Area:		Full: /		Floor:		Family: 1		0	0	0
Land Quality:		Adjacent Property: Equal		Quality:		3/4: /		Avg. Clear. Height:		Living: 1		0	0	0
Contamination:		View: Equal		<b>Amenities</b>		1/2: 1 / Fair		# of Fireplaces:		Dining: 1		0	0	0
Flood Plain Map Ref:		Arch./Appeal: Average		Sprinkler Systems		<b>1st Room Count</b>		Fplc. Quality:		Kitchen: 1		0	0	0
PUD Ref:		Quality: B01				Bedrooms:		<b>3rd Baths (#/Quality)</b>		Other: 2		0	0	0
Allowable Units:		Shape: Square				Baths: 1		Spa: /		Total: 10				
Excess Land (SqFt):		Style: Two Story				Family: /		Dlx: /						
Zoning Variance: N		Construction: Wood Frame				Living: 1		Full: /						
Frontage: 87		Exterior Walls: Stucco				Dining: 1		3/4: /						
Left Side:		Exterior Trim:				Kitchen: 1		1/2: /						
Rear Side:		Roof Type: Gable				Other: 1		<b>3rd Room Count</b>						
Right Side: 141		Roof Cover: Slate Tile				Total Rooms: 4		Bedrooms:						
Effective Width: 87		Window Type 1: Double Hung				<b>2nd Floor</b>		Baths:						
Effective Depth: 141		Window Type 2:				Interior: Plaster		Other:						
Effective Water: 0		Air Conditioning: No				Trim: Painted		Total Rooms:						
Property Area (SqFt): 12,923		Dormer Length:				Floor: Wood		<b>Totals</b>						
Acreage:		Dormer Quality:				Avg. Clear. Height:		Res. Cond: Fair						
Park:		# Patio Doors:				# of Fireplaces:		Int. Layout: Standard						
Park Quality:		<b>Exterior 2</b>				Fplc. Quality: Average		Manual Assess: N						
On Lake:		<b>Garage #1</b>				Elec. Svc: Standard		Actual Age: 1924						
Lake Quality:		Placement: Built-In				Htg. Svc: Hot water, gas fired		Effective Age: 1960						
On River:		# of Cars: 2				W.O. Type:		Renovated Age:						
River Quality:		Floor Area: 420				W.O. Quality:		Functional %:						
Landscape Quality: Average		Condition: Average						Economic %:						
		Exterior Walls: Stucco				<b>Basement Baths (#/Qual.)</b>		<b>Building Areas</b>						
<b>Attributes</b>		<b>Garage #2</b>				Spa: /		Unfin. 1st GBA:						
Curbs		Placement:				Dlx: /		Unfin. 2nd GBA:						
Gas		# of Cars:				Full: /		Unfin. 3rd GBA:						
Gutter		Floor Area:				3/4: /		Unfin. GBA:						
Paved Street		Condition:				1/2: 1 / Fair		1st Floor Area: 1,172						
Sewer Available		Exterior Walls:				<b>2nd Room Count</b>		2nd Floor Area: 1,301						
Sidewalk		<b>Porch</b>				Bedrooms: 4		3rd Floor Area:						
Water Available		Glazed Area:				Baths: 2		Total GBA: 2,473						
		Quality:				Other:								
<b>Influences</b>		Screened Area:				Total Rooms: 2								
Thru Street		Quality:				<b>1st Floor</b>		<b>Comments</b>						
		Open Area:				Kitchen Rating: Substandard		MEDITERRAINIEN STYLE.						
		Quality:				Interior: Plaster								
		<b>Patio</b>				Trim: Painted								
		Patio 1 Area:				Floor: Wood								
		Quality:				Avg. Clear. Height:								
		Patio 2 Area:				# of Fireplaces: 1								
		Quality:				Fplc. Quality: Average								
		<b>Deck</b>												
		Deck 1 Area: 142												
		Quality: Average												
		Deck 2 Area:												
		Quality:												

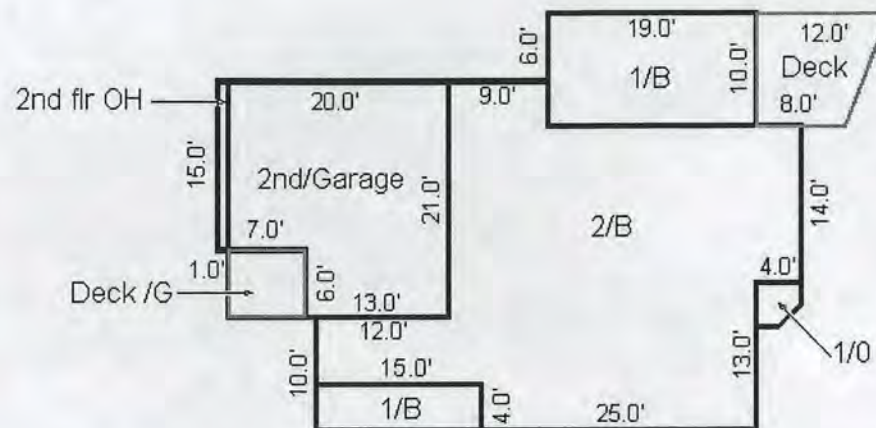


City of Edina  
Residential Field Card

Printed: 06/13/2007  
Assessment Year: 2007  
Version: 2  
Model: 009-004-140

PID: 18-028-24-13-0014  
Property Address: 4630 Drexel Ave  
Lot / Block: 016 / 007  
Addition: Country Club District Fairway Section  
District: 03  
Neighborhood: 0114

Property Type: R - Residential  
Zoning: R-1  
Dwelling Type: Single Family  
Owner(s): Bright M Dornblaser



18-028-24-13-0014

Sketch by Apex IV™



Edina Country Club District: Historic and Architectural Survey Form  
Summer, 1980

Address: 4630 Drexel PIN#: 16-028-24-13-0014 Parcel#: 74830  
3825

Lot: 16 Block: 7

Owner: Bright Dornblaser

Occupant:

C.C. Fairway

Use: Residence

Condition: Excellent

Date of Construction: 1924 - 1926 - 1927

Architect/Builder:

1930 Earl Horrigan (Dayton Co.)

Original Owner:

Subsequent Owners: 1931 - J. L. Garrity

Richard J. Butterfield

Original Use: Residence

1968 - Bright Dornblaser

Historical Information (if available):

Style: Mediterranean

Definitive Style Features: low pitch tile roof, stucco,  
semi-circular door, wrought-  
iron grill work.

Number of Stories: 2

Setback from Sidewalk: Approx. 20'

Roof Shape & Roofing Materials: Gable, red tile

Building Materials & Building Colors: Stucco - white

Additions/Alterations: -

Scale: Similar

Size & Spacing of Windows: Med., vert. sym.

Size & Spacing of Doors: Med., front center

Garage/Outbuildings: Garage attached

Distinctive Landscape Features:

Comments: 1978 - remodel playroom - \$1,000 -



Status within District:

Pivotal\_\_\_\_\_

Complementary X

Intrusion\_\_\_\_\_

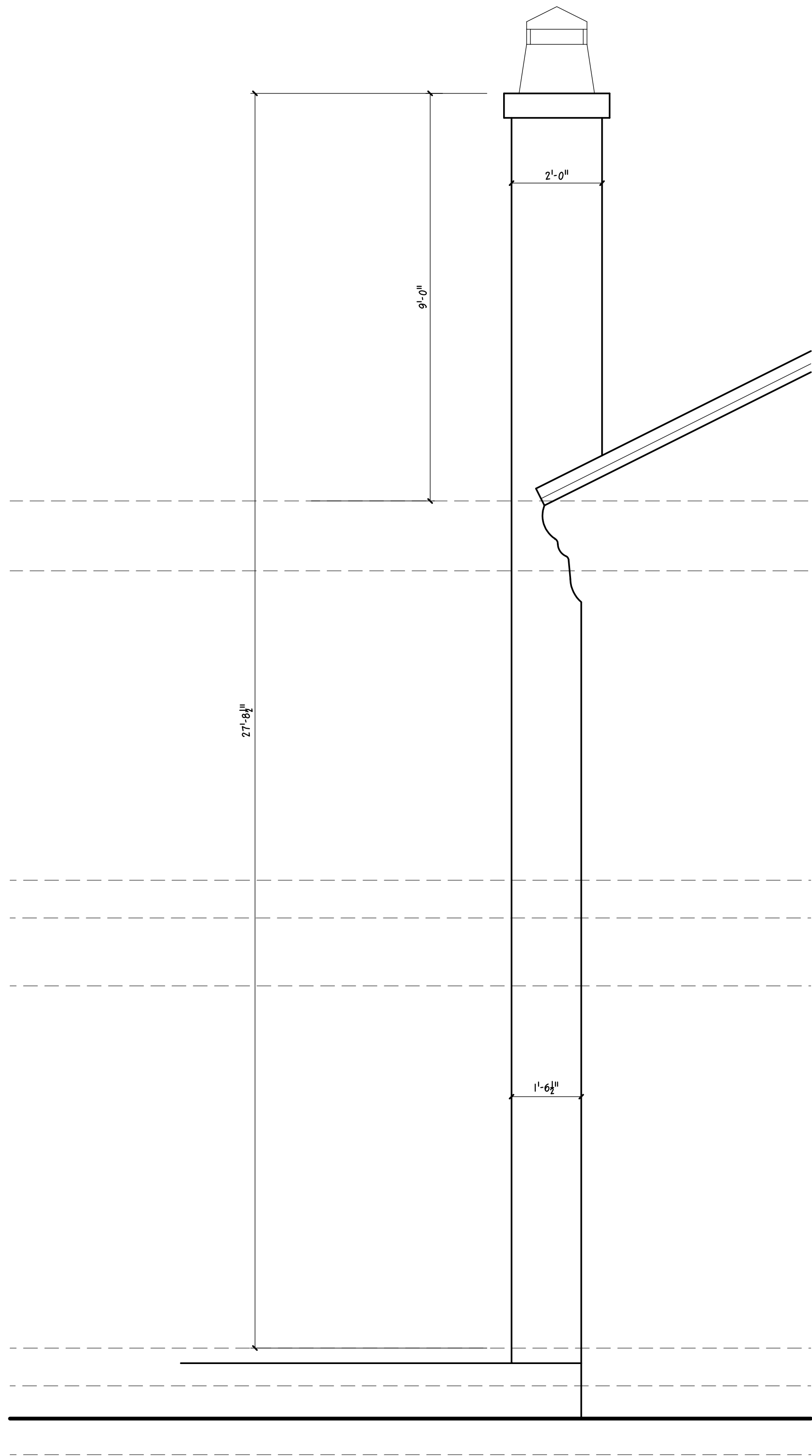
Photographs

Roll#: 12

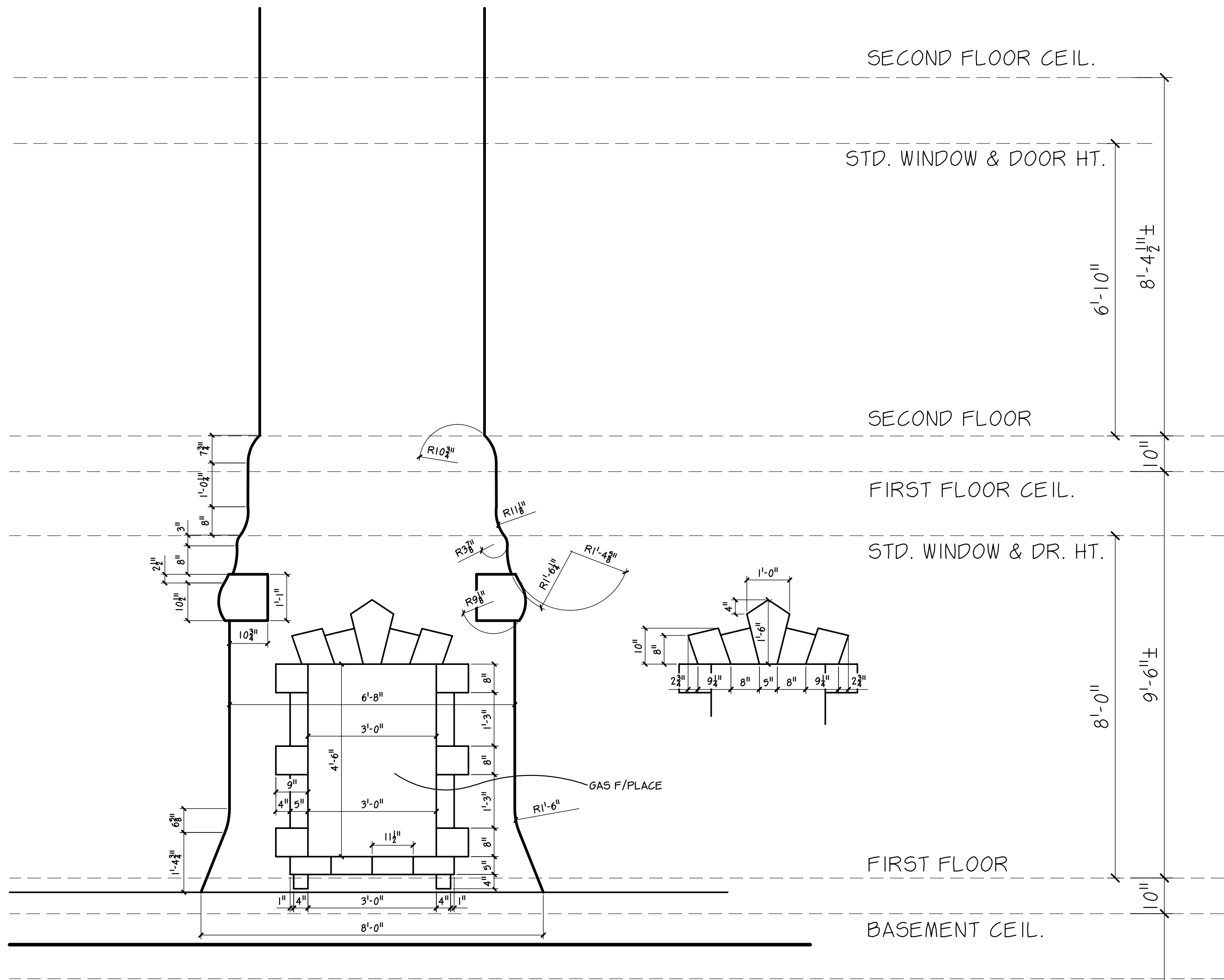
Frame#: 10







SIDE DETAIL  
SCALE: 1/2" = 1'-0"



FRONT DETAIL  
SCALE: 1/2" = 1'-0"













W  
5' X 20'  
24"

7' X 20"  
W  
11' TAIL



















5' X 20"  
24"

7' X 20"  
W  
11' TAIL









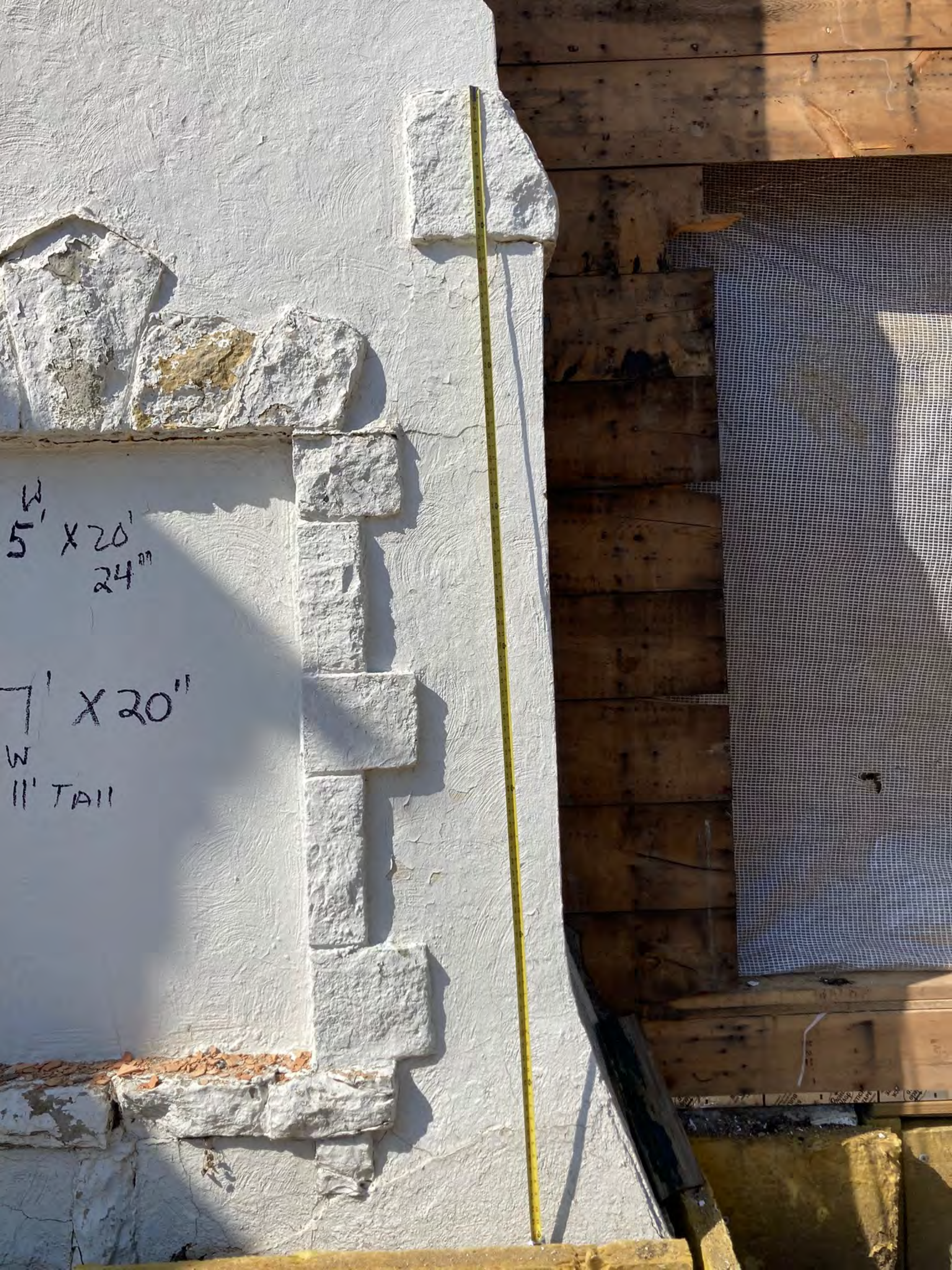






W  
5' X 20'  
24"

W  
11' X 20"  
11' TAIL



















W  
5' X 20'  
24"

7' X 20"

W  
11' TAIL







W  
5' X 20'  
24"

7' X 20"  
W  
11' TAIL









W  
5' X 20'  
4" 22"

W  
11' X 20"  
TAI





## Emily Bodeker

---

**From:** Scott Busyn [REDACTED]  
**Sent:** Wednesday, June 8, 2022 12:45 PM  
**To:** Emily Bodeker  
**Cc:** Cary Teague  
**Subject:** Re: Fireplace Clarification

**EXTERNAL EMAIL ALERT:** This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Emily,

Here is the information on the outdoor fireplace. The original home had a faux fireplace detail on the chimney per the elevations. There is a terrace proposed on the project survey that comes off the doors on either side of the chimney. We would like to add an outdoor gas fireplace in the faux fireplace opening. I attached the brochure of the fireplace, the schematic showing the fireplace in the faux fireplace opening, and a photo of this finished on another Spanish colonial home. The homeowner will also have landscaping and trees to create privacy for the patio and fireplace area.

Please let me know if you have any questions.

Thank you,

SCOTT BUSYN President



3939 West 50th Street, Suite 103A, Edina, MN 55424

[REDACTED] | [greatneighborhoodhomes.com](https://greatneighborhoodhomes.com)





Courtyard 36 shown with standard brick interior and standard logs

## COURTYARD OUTDOOR GAS FIREPLACE

The Courtyard outdoor gas fireplace is the perfect blend of artistry and function: traditional styling with ultra-realistic logs or contemporary glass, that ignite at the flip of a switch. Mesmerizing flames provide instant ambiance and relaxation. Cozy up with the Courtyard.

- Choose from multiple interior options including stainless steel to magnify the flames, traditional brick for a traditional look or premium stacked or herringbone brick for a unique look in neutral tones for your space
- Rust-resistant stainless steel construction
- IntelliFire ignition system with wall switch constantly monitors ignition and ensures safe functioning
- Available in 36" or 42" widths

### Optional feature

- Framed Mesh Barrier



Courtyard 36 shown with contemporary stainless steel interior and crystal glass media

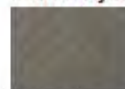
#### Wall Control



#### Framed Mesh Barrier



#### Interior Styles



Premium Herringbone



Premium Traditional

#### Glass Media

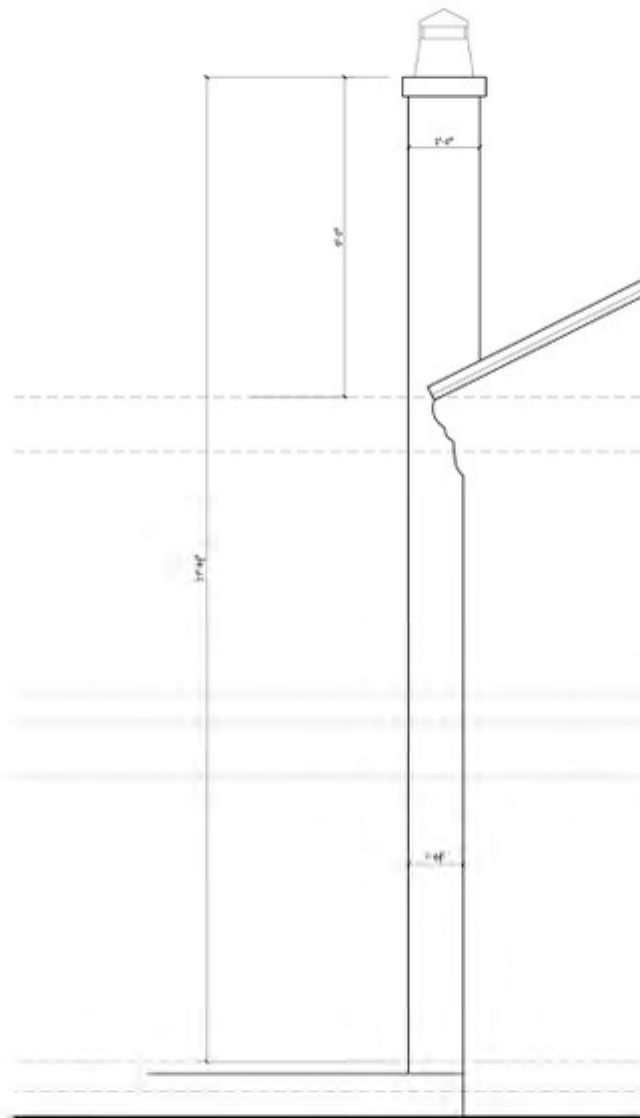


Crystal

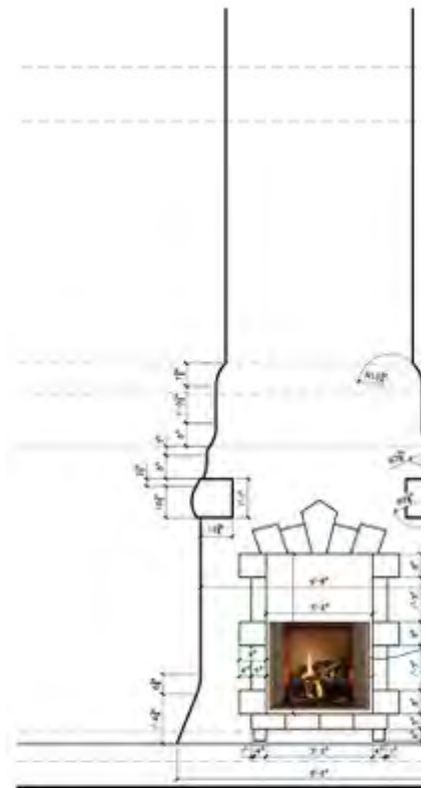


Ebony





**SIDE DETAIL**  
SCALE: 1/2" = 1'-0"



**FRONT DETAIL**  
SCALE: 1/2" = 1'-0"





On Jun 8, 2022, at 8:55 AM, Emily Bodeker <[EBodeker@EdinaMN.gov](mailto:EBodeker@EdinaMN.gov)> wrote:

Scott,

Do you have information clarifying the fireplace request? Can you please have that submitted to us by the end of the day so we can include it for the HPC packet next week? The packet will be posted tomorrow.

Thank you!

**Emily Bodeker, Assistant City Planner**  
<image001.gif> 952-826-0462 | Fax 952-826-0389  
4801 W. 50th St. | Edina, MN 55424  
[EBodeker@EdinaMN.gov](mailto:EBodeker@EdinaMN.gov) | [EdinaMN.gov](http://EdinaMN.gov)