

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

May 4, 2022

Heritage Preservation Commission c/o Emily Bodeker – Assistant City Planner
City of Edina
4801 West 50th 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

18-028-24-13-0014

RESIDENTIAL PROPERTY RECORD AND APPRAISAL CARD

STREET ADDRESS 4630 Drexel Avenue
 ASSESSMENT DIST. _____ SCHOOL DIST. NO. 17 273-413
 LOT 16 BLOCK 7
 ADD. COUNTRY CLUB DISTRICT FAIRWAY SECTION (1)

BUILDING PERMIT RECORD

Date	Number	Amount	Purpose
<u>1924</u>			<u>Demolish</u>
<u>1-6-78</u>	<u>m-6</u>	<u>1000</u>	<u>remod. front porch - Dumbell</u>

URBAN LOT RECORD

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

Parcels covered by same homestead. List parcel numbers.



PLAT NO. 74830 PARCEL NO. 3825

LAND VALUE COMPUTATIONS

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

SALES INFORMATION

Date	Consideration	Kind of Inst.	Remarks
<u>2/59</u>	<u>27,900</u>		<u>c/b</u>
<u>6-6-57</u>	<u>26,000</u>	<u>MCS</u>	<u>5000 (R)</u>

Contract for Deed held by:

ASSESSMENT SUMMARY

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

YEAR	MARKET VALUE OF LAND	MARKET VALUE OF STRUCTURES	TOTAL MARKET VALUE	FULL VALUE OF LAND	FULL VALUE OF STRUCTURES	TOTAL VALUE OF LAND AND STRUCTURES	HOME-STEAD		ASSESSED VALUES		
							Yes	No	HOMESTEAD 25%	REMAINDER @ 40%	TOTAL
<u>1992</u>	<u>70900</u>	<u>161200</u>	<u>232100</u>								
<u>1993</u>	<u>70900</u>	<u>170500</u>	<u>241400</u>								
<u>1994</u>	<u>70900</u>	<u>190800</u>	<u>261700</u>								
<u>1995</u>	<u>70900</u>	<u>196000</u>	<u>266900</u>								
<u>1996</u>	<u>70900</u>	<u>198600</u>	<u>269500</u>								
<u>1997</u>	<u>70900</u>	<u>212000</u>	<u>282900</u>								
<u>1998</u>	<u>70900</u>	<u>226100</u>	<u>297000</u>								

1978 25000 59300 84300

DESCRIPTION OF PRINCIPAL STRUCTURE

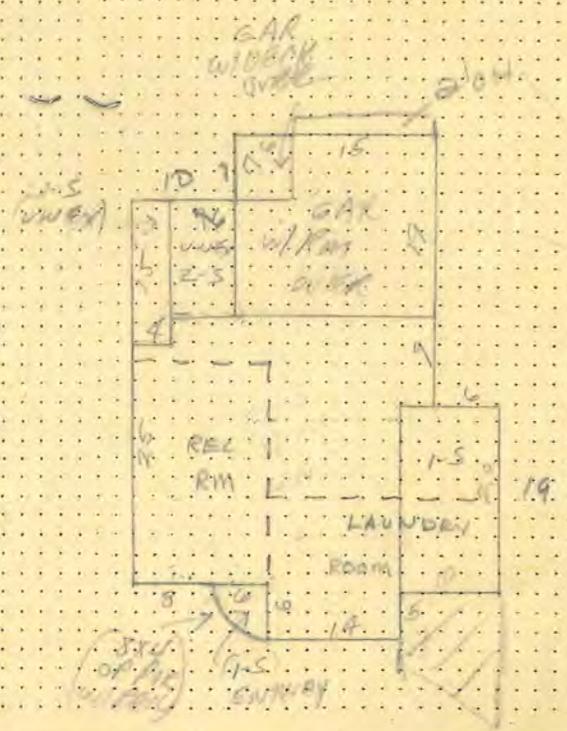
SINGLE DWLG. Yr. Built <u>19</u> Grade <u>AA</u> No. of Stories <u>2</u> Const. Cost				
MULTI DWLG. Observed Physical Condition: Good Normal <input checked="" type="checkbox"/> Fair Poor Mo. Rental				
FOUNDATION	ROOF	PLUMBING	ROOMS	WIRING
Concrete	Flat	City Water	Living Room <u>FR</u>	BX CABLE
Conc. Bk.	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 ₂ O 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: <u>Rec Rm 24x12, KIT PLST WALLS + CABIN. (6.50) EP</u>				
YARD IMPROVEMENTS	Describe: <u>(BSMT) Patios, Swimming Pools, Etc.</u> <u>9x9-SEWING RM. CONC CUR 10A. KIT CABIN</u> <u>BATH-24x BSMT</u>				
OUT BUILDINGS	Describe: <u>Sheds, Cabins, Boathouses, Shops, Greenhouses, Etc.</u> <u>BATH 36x CT. GL SHWR DR</u> <u>BATH 36x CT.</u>				

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	28 X 10 = 540 4 X 9	892	23.20	+32 TRK ROOF +39 INS	23.91	21330
Flat Charges	4 X 25					
Basement Finished	14 X 34					
Attic Finished	15 X 12		15.15			
Extra Plumbing	4 X 15	144	-1.92	+26 INS	13.49	1945
Built-ins & Misc.	± 8 X 6					
Porches	10 X 20	218	15.15	+26 INS	15.41	3360
TOTAL \$	2475	TOTAL FLAT CHARGES				2475
GARAGE	21 X 19	399	4.62			1845
BREEZEWAY	X					2400
YARD IMP.		126	.24			300
						53555
OUTBUILDINGS				DEP 38	33%	12750
						20905

19 TOTAL MARKET VALUE OF STRUCTURES \$

Future Adjustments: 1-2-79: N/A

1630 Diver

1924 A-15 No. of Stories 2 Const. Cost

FOUNDATION	ROOF	PLUMBING	ROOMS	WIRING
Concrete	Flat	City Water	Living Room <u>F.P.A.</u>	W. X. CABLE
Foundation	Gable	Well & Pump	Dining	Rigid Conduit
	Shingle	Sewer	Kitchen	BUILT-INS
	Asph. Flt.	Septic Tank	Bedrooms	Breakfast Nook
EXTENSION WALLS	Single Asphalt	C-Wood	Den or Study	Bookcases
Clay and Shingles	Shingles, wood	batts (3 Fixt.)	Rec. Room <u>F.P.A.</u>	Ching Closer
Wood Shakes	Slate	HCl Gate (2 Fixt.)	Utility	Extra Kit. Cabs.
Composition Shakes	Tile	Single Fixtures		Refrigerator
Redwood	Roll, Composition	Hot W.—Elec.—Gas—		Range & Oven
Mosaic	Shingles	Water Joliner		Dishwasher
Brick Veneer	Ins. and Gravel		INTERIOR FINISH	Garbage Disp.
Con. or Pl.	Insulated	HEATING	Hardw. Floors	
Barium or Face		Fireplaces Inside	Concrete Floors	TILING (Sq. Ft.)
Strand	BASEMENTS	Fireplaces Outside	Limestone Floors	Cer. Plat.
	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	
Unfinished	Partitioned	Steam	Plastered Int.	MISCELLANEOUS
Screen:	Finished %	H. Water or Vapor	Drywall Int.	Incinerator
Queen:	Walkout %	Radiant Concealed	Laminated	Swim. Pool
		Oil—Cool—Gas—		

OTHER STRUCTURES
 GARAGE: Grade, Yr. Built, AIL, B.I., Det., Bmt.
 Found, Floor, Roof, Exterior
 Finish: PLAST Overhead Door: LL Auto Control
 BREEZEWAY Describe: 15 x Rest of front 4.50/ft
14x23 REC 3.50/ft
 YARD IMPROVEMENTS Driveways, Fences, Ret. Walls, Barbecue Pits,
 Describe: Patios, Swimming Pools, Etc.
2 FIX VAN - MN FLR.
 OUT BUILDINGS Sheds, Cabins, Booths, Shops, Greenhouses, Etc.
 Describe: 3 FIX C.T. SZ + ODRN VAN
3 FIX C.T. MBR

BUILDING DIAGRAM AND OUTBUILDINGS
 Draw to scale and show dimensions

1127
1395
2522

740
70
310

350
30
476
105
200
60
336
1557

SEE SKETCH -

2-STY EXC -
 4x25 = 100
 10x28 = 280
 14x34 = 476
 3x9 = 27
 883

2-STY UNEX
 7x12 = 84

1STY EXC
 10x20 = 200

1STY UNEXC
 4x15 = 60

ROOM OVER GAR
 6x12 = 74
 15x19 = 285
 359

TOTAL MF 1586 FIN-2553

STRUCTURAL VALUE COMPUTATIONS

STRUCTURES	DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE
HOUSE	2) 14x25 10x33 14x34	856	36.75			31460
Flat Charges	Repl. Cost: <u>2 UNEX 15x7</u> Basement Finished <u>2520</u> <u>2 BATH FP 1150</u> <u>9 Extra Plumbing C.T. 2330</u> <u>2 Built-ins & Misc. 300</u>	441	33.75			14985
	1-5 10x20	200	22.63			4525
	1-5 UNEX (6x2) 1/2 4x15	79	19.63			1530
	1575					
TOTAL \$	6300	TOTAL FLAT CHARGES				6300
GARAGE	B. I.	21x19	399	-8.83		-3525
BREEZEWAY	X					
YARD IMP.						55175
OUTBUILDINGS						
TOTAL MARKET VALUE OF STRUCTURES \$						
Future Adjustments.						

Active

4901 ARDEN AVE

5313 WOOD DR

4624 ARDEN AVE

"S" EDIN CT

4530 ARDEN - 18-12-44

4908 ARDEN 14-13-127

- ANN BEITER - EDINA PARK

DENI COYNE - BANKE

- 920-1224 BUS

922-7418-

Table with columns for numbers and calculations, including 'RD' and 'RE' labels.

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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.

ADDRESS

DESCRIPTION OF PRINCIPAL STRUCTURE

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 trafficed 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.

PLAT NO.

OTHER STRUCTURES

PARCEL NO.

4620 Drexel
renovated
price real

These below
locations
If 4610
in present
work to
if it is
list at

PLAT NO. _____ PARCEL NO. _____

DESCRIPTION OF PRINCIPAL STRUCTURE

SINGLE DWLG. Yr. Built _____ Grade _____ No. of Stories _____ 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
Lucco	Shakes	Water Softner	INTERIOR FINISH	Dishwasher
Brick Veneer	Tar and Gravel		Hdwd. Floors	Garbage Disp.
Tom. or Rug.	Insulated	HEATING	Softwood Floors	
Man 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
Green:	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 _____

Describe:

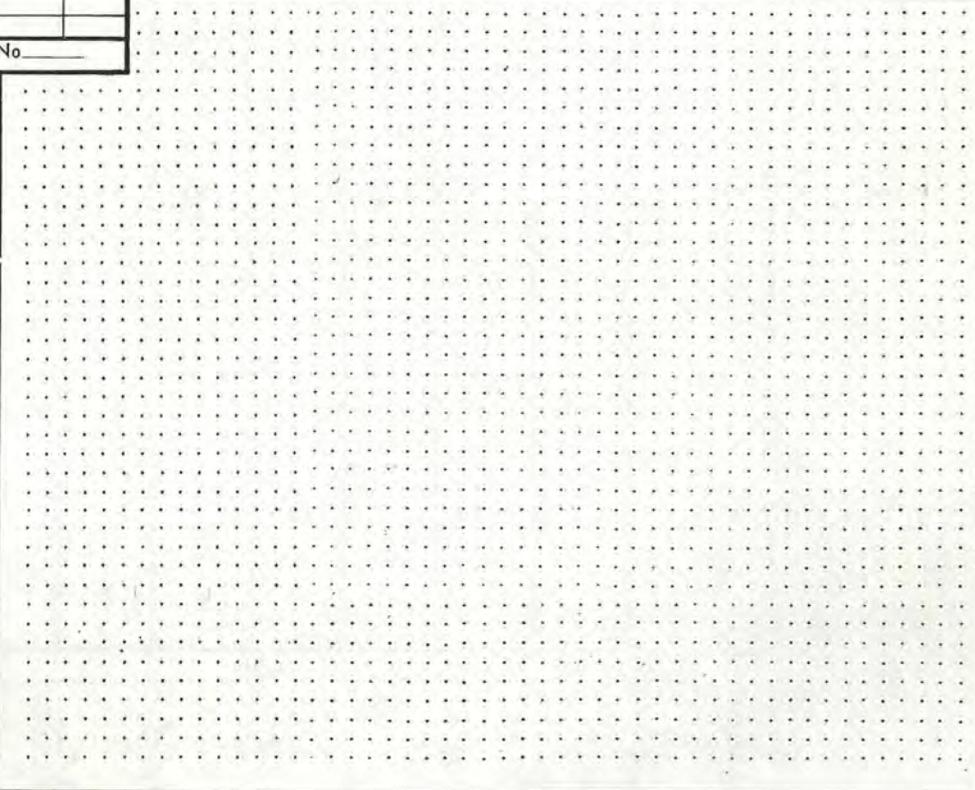
BUILDING DIAGRAM AND OUTBUILDINGS

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.						
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 Drexel	4116 Semaside Rd	4530 Ardren	
Sale Price	172,500	172,500		
Date	5/86	4/86		
# main	1104	807		
Bed #	+10000 2082#	+25000 1580#		
Bed/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 *1000	1 1/2 +1000		
Kpls	2	2		
Cont In	Rec Rn	Rec Rn		
Porchs	—	GL2		
Pools	—	—		
	NEED LUK -			
	183500	197500		
	70.55	107.05		
		- Rndd 20,000 177500		
		94.43		
	133.04	134.84		

76.92
 23200
 Rec Rn
 2
 7
 888
 1361
 7c
 1107
 587c
 1276
 58-5
 0270
 1123
 July

8-86

	Subject	Comp #1	Comp #2	Comp #3	Comp
Address	4630 Drexel	4625 Woodside	4633 Drexel	4900 Sunnyside (24)	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 [#]	1276 [#]
Total #	2489 [#]	1722 [#] <small>+18,000</small>	2365 [#] <small>+3,000</small>	2327 [#] <small>+3,500</small>	2489 [#]
Lat/Location	42560	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/P	DBL DET	DBL att	DBL B/P	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	2	2	2	2
Bent In	(MIN) Rec Km	—	Rec Km	Rec Km	Rec Km
Porch	—	—	—	—	—
Pools	—	—	—	—	—
		Sand corner infl		NEEDED	
		Narrow Stairway TO 3 rd FLR		TOTAL RESTORE	
	220,000 210,000	196500	196500	213500	232000
		94.36	67.	76.75	76.85
		? Kit Bndle (600) -2000 82-52			
		151149	152,800	132,39	149

RESIDENTIAL PROPERTY RECORD AND APPRAISAL CARD

NEEDS: Kd - MODERNIZATION
 - CARPET OR LINOLEUM
 - PT -

ADDRESS 4630 DREXEL AVE

PLAT NO. _____ PARCEL NO. _____

DESCRIPTION OF PRINCIPAL STRUCTURE *Stucco*

OTHER STRUCTURES

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 _____

18-028-24-13-0014
 BRIGHT M. DORNBLASER
 4630 DREXEL AVE
 EDINA MN 55424

terior _____
 Bsmt.
 CT - good
 2nd - China
 CT (good)
 MAIN: 2 Fix (good) CT
 Cave ceilings throughout - 4 skylights & detail around - some cracks in plaster 2nd floor -

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>11x12</i>	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 <i>11x12</i>	China Closet
Wood Shakes	Slate	Half Bath (2 Fixt.)	Utility	Extra Kit. Cabts.
Composition Shakes	Tile	Single Fixtures	<i>Parlor (11x12)</i>	Refrigerator
Redwood	Roll, Composition	Hot W.—Elec.—Gas	INTERIOR FINISH	Range & Oven
Stucco	Shakes	Water Softner	Hwd. Floors	Dishwasher
Brick Veneer	Tar and Gravel		Softwood Floors	Garbage Disp.
Com. or Rug.	Insulated	HEATING	Concrete Floors	TILING (Sq. Ft.)
Man or Face		Fireplaces Inside	Linoleum Floors	Cer. Plas.
Stone	BASEMENT	Fireplaces Outside	Carpeted Floors	Bath Hall
	None Full	Hot Air: Pipeless	Hardwood Trim	Kitchen
Insulated Yes- No	Partial %	Piped (Gravity)	Softwood Trim	MISCELLANEOUS
PORCHES	Unfinished	Forced Circul'tn	Plastered Int.	Incinerator
Glazed:	Partitioned	Steam	Drywall Int.	Swim. Pool
Screen:	Finished %	H. Water or Vapor	Laminated	
Open:	Walkout %	Radiant Concealed		
		Oil—Coal—Gas		

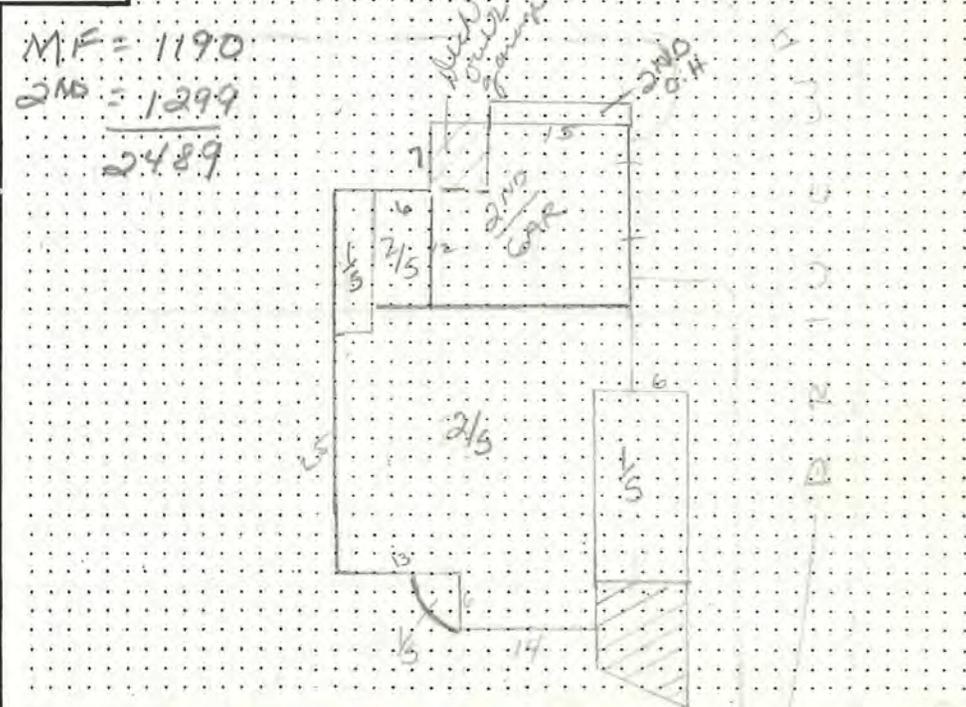
BUILDING DIAGRAM AND OUTBUILDINGS

Draw to scale and show dimensions *Some cracks outside*

Date of Appraisal 7-31-86 By: [Signature] Interior Inspected Yes No _____

STRUCTURAL VALUE COMPUTATIONS

	DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE
	<i>2 1/2</i> x <i>6</i> x <i>14</i>					
	<i>25</i> x <i>27</i> X	840				
Basement Finished	<i>6</i> x <i>12</i> X	72				
Extra Plumbing	<i>2 1/2</i> x <i>15</i> x <i>19</i> + <i>6</i> x <i>12</i>	357				
Built-ins & Misc.	<i>3</i> x <i>6</i> x <i>14</i> X <i>2</i> x <i>15</i>	30				
Porch	<i>18</i> x <i>6</i> x <i>20</i> X <i>6</i> x <i>12</i> x <i>2</i>	200				
	<i>4</i> x <i>12</i> X <i>6</i> x <i>12</i> x <i>2</i>	78				
TOTAL \$	TOTAL FLAT CHARGES	AREA =				
	<i>19</i> x <i>21</i>	<i>399</i>				
	X					



19 _____ TOTAL MARKET VALUE OF STRUCTURES \$

18-028-24-13-0014

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

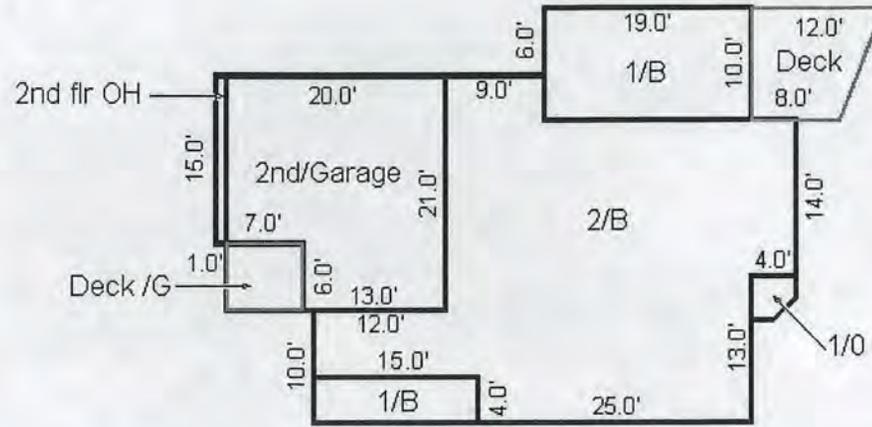
Land	Exterior 1	Pool	1st Baths (#/Quality)	3rd Floor	Total Rooms	Dimensions		
						Length	Width	Sq Ft
Zoning: R-1 Area Rating: Very Good Site Rating: Good Land Quality: Contamination: Flood Plain Map Ref: PUD Ref: Allowable Units: Excess Land (SqFt): Zoning Variance: N Frontage: 87 Left Side: Rear Side: Right Side: 141 Effective Width: 87 Effective Depth: 141 Effective Water: 0 Property Area (SqFt): 12,923 Acreage: Park: Park Quality: On Lake: Lake Quality: On River: River Quality: Landscape Quality: Average	Partial Const (%): Model: 009-004-140 Dwelling Type: Single Family Adjacent Property: Equal View: Equal Arch./Appeal: Average Quality: B01 Shape: Square Style: Two Story Construction: Wood Frame Exterior Walls: Stucco Exterior Trim: Roof Type: Gable Roof Cover: Slate Tile Window Type 1: Double Hung Window Type 2: Air Conditioning: No Dormer Length: Dormer Quality: # Patio Doors:	Pool 1 Area: Quality: Pool 2 Area: Quality: Amenities Sprinkler Systems Basement Area (SqFt): 1,158 Type: Regular Finished (%): 80 Quality: Fair # of Fireplaces: 1 Fplc. Quality: Average Avg. Clear. Height: Elec. Svc: Standard Htg. Svc: Hot water, gas fired W.O. Type: W.O. Quality:	Spa: / Dlx: / Full: / 3/4: / 1/2: 1 / Fair 1st Room Count Bedrooms: 1 Baths: 1 Family: 1 Living: 1 Dining: 1 Kitchen: 1 Other: 1 Total Rooms: 4 2nd Floor Interior: Plaster Trim: Painted Floor: Wood Avg. Clear. Height: # of Fireplaces: Fplc. Quality:	Interior: Trim: Floor: Avg. Clear. Height: # of Fireplaces: Fplc. Quality: 3rd Baths (#/Quality) Spa: / Dlx: / Full: / 3/4: / 1/2: / 3rd Room Count Bedrooms: Baths: Other: Total Rooms: Totals Res. Cond: Fair Int. Layout: Standard Manual Assess: N Actual Age: 1924 Effective Age: 1960 Renovated Age: Functional %: Economic %: Building Areas Unfin. 1st GBA: Unfin. 2nd GBA: Unfin. 3rd GBA: Unfin. GBA: 1st Floor Area: 1,172 2nd Floor Area: 1,301 3rd Floor Area: Total GBA: 2,473	Bedrooms: 4 Baths: 4 Family: 1 Living: 1 Dining: 1 Kitchen: 1 Other: 2 Total: 10 Last Sale Date: Price: Code: Desc: Last Inspection Appraiser ID: RCN Appraisal Date: 05/16/2006 Reason: Quintile Review Result: Interior Current Inspection Appraiser ID: Appraisal Date: Reason: Result: Left Tag: Yes / No Flat Value Value: Desc:			
Attributes Curbs Gas Gutter Paved Street Sewer Available Sidewalk Water Available	Exterior 2 Garage #1 Placement: Built-In # of Cars: 2 Floor Area: 420 Condition: Average Exterior Walls: Stucco Garage #2 Placement: # of Cars: Floor Area: Condition: Exterior Walls:	Basement Baths (#/Qual.) Spa: / Dlx: / Full: / 3/4: / 1/2: 1 / Fair Basement Room Count Bedrooms: Baths: 1 Family: 1 Kitchen: Other: 1 Total Rooms: 2	2nd Baths (#/Quality) Spa: / Dlx: / Full: 1 / Fair 3/4: 1 / Fair 1/2: / 2nd Room Count Bedrooms: 4 Baths: 2 Other: Total Rooms: 4					
Influences Thru Street	Porch Glazed Area: Quality: Screened Area: Quality: Open Area: Quality: Patio Patio 1 Area: Quality: Patio 2 Area: Quality: Deck Deck 1 Area: 142 Quality: Average Deck 2 Area: Quality:	1st Floor Kitchen Rating: Substandard Interior: Plaster Trim: Painted Floor: Wood Avg. Clear. Height: # of Fireplaces: 1 Fplc. Quality: Average						
			Comments MEDITERRAINIEN STYLE.					

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
C.C. Fairway
Owner: Bright Dornblaser Occupant:
Use: Residence Condition: Excellent

Date of Construction: 1924 - 1926 - 1927 Architect/Builder: 1930 Earl Hennigan (Dayton Co.)
Original Owner: Subsequent Owners: 1931 - J. L. Gannick
Richard J. Butterfield
1968 - Bright Dornblaser
Original Use: Residence
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 play room - \$1,000 -

Status within District:

Pivotal_____

Complementary X

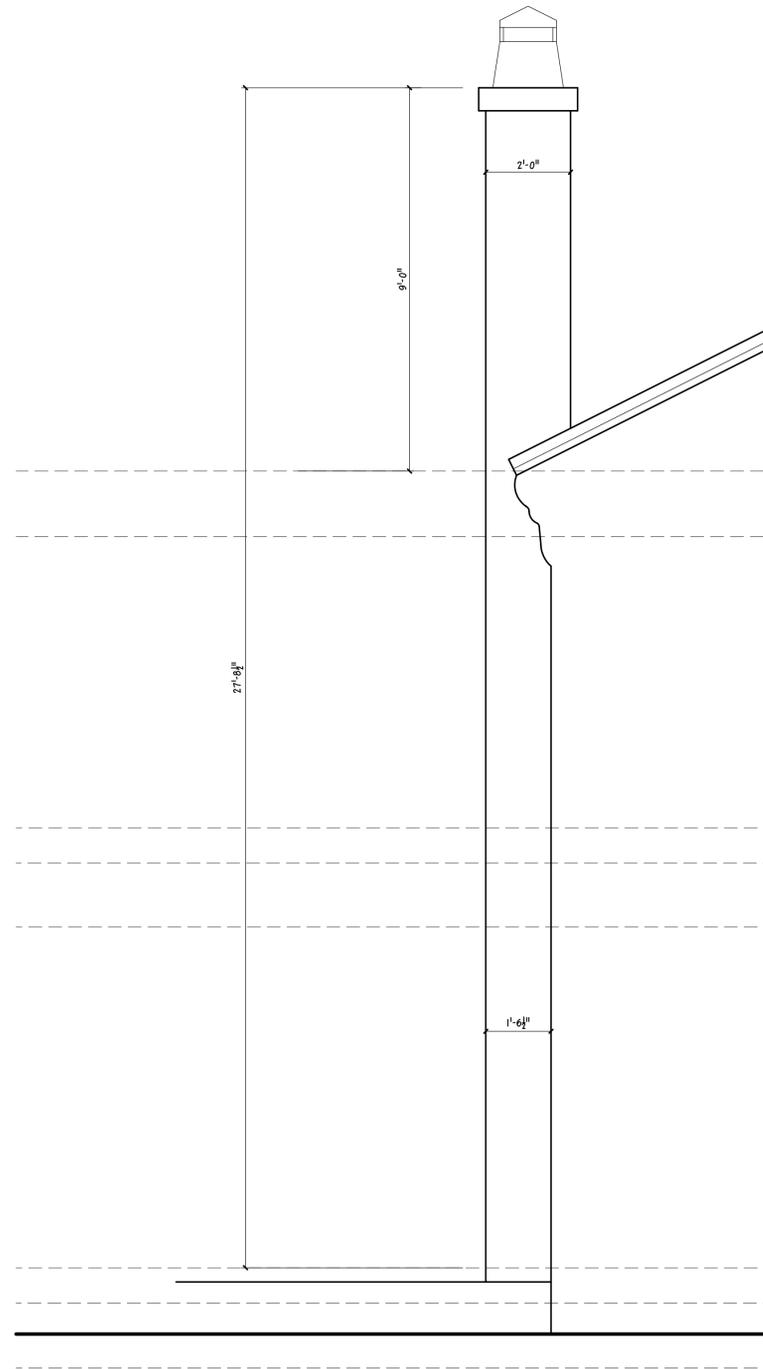
Intrusion_____

Photographs

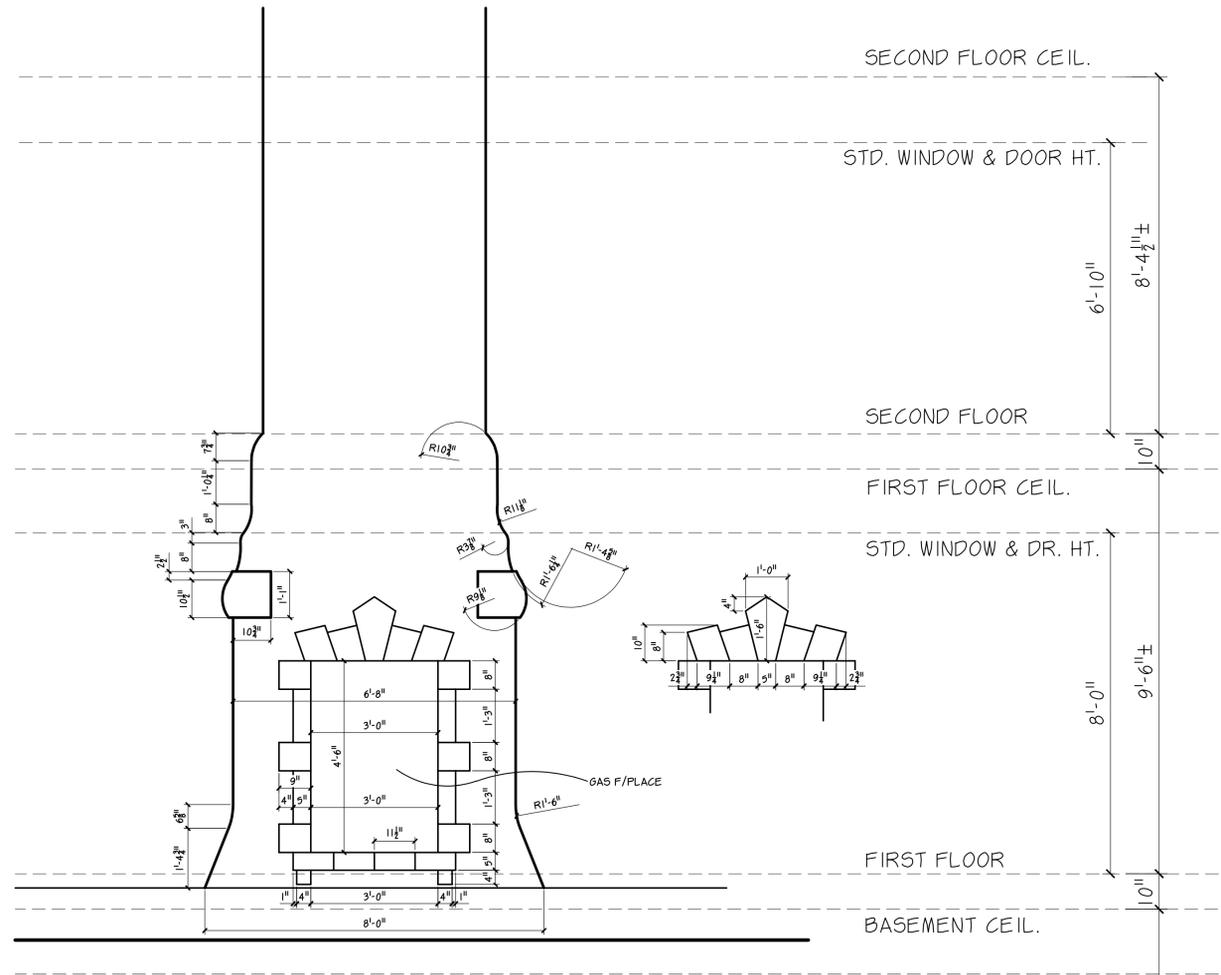
Roll#: 12

Frame#: 10





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



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





5' X 20"
24"

7' X 20"
W
11" Tail

W
5' X 20"
24"

7' X 20"
W
11" TAIL









5'-5"
X 20"
2 1/4"

7' X 20"
W
11" TAIL



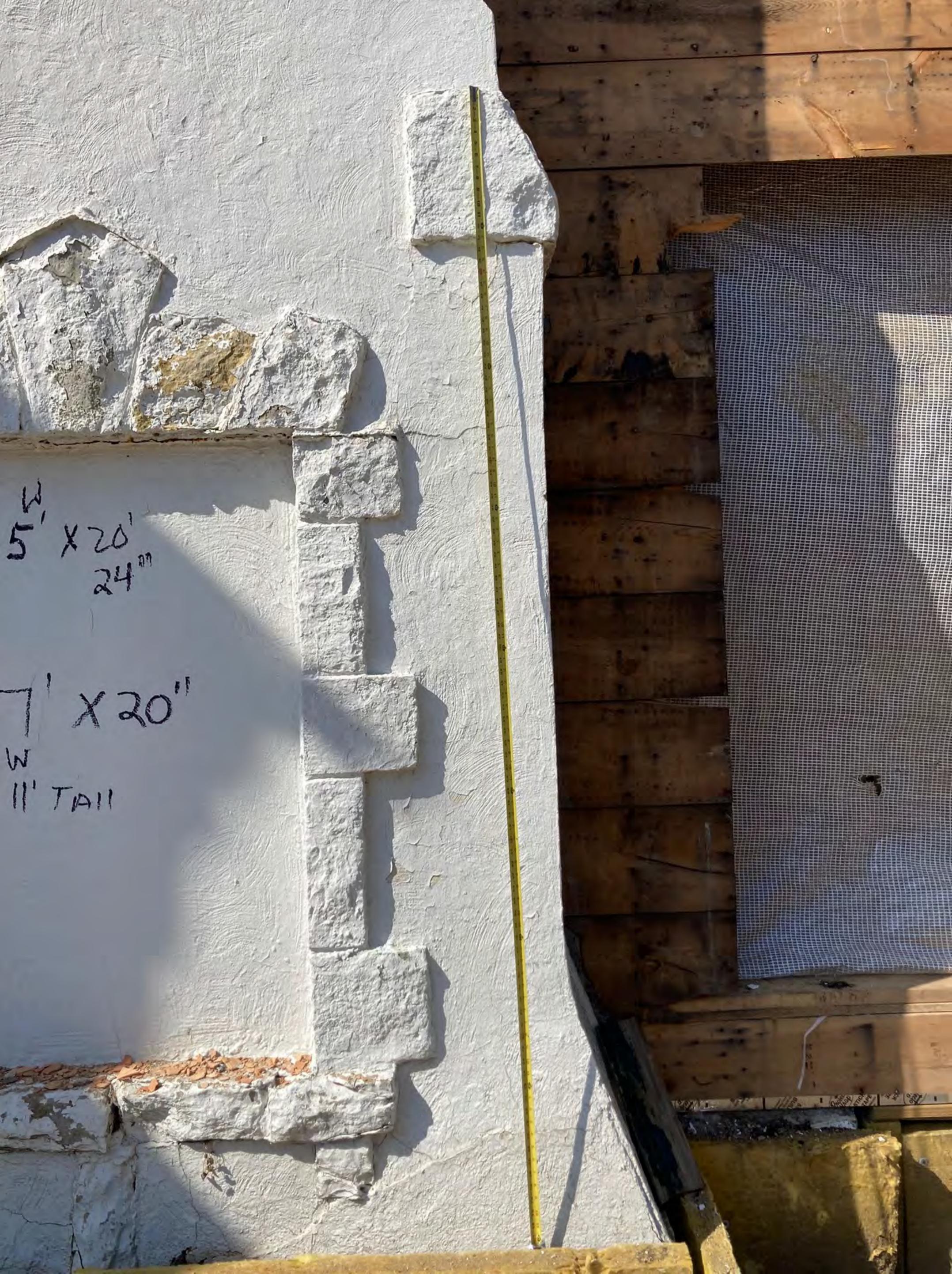






5' W
X 20'
24"

7' W
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
15

X

20"
4"

20"

W

X

20"

W

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



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

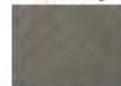
Wall Control



Framed Mesh Barrier



Interior Styles



Premium Herringbone



Premium Traditional

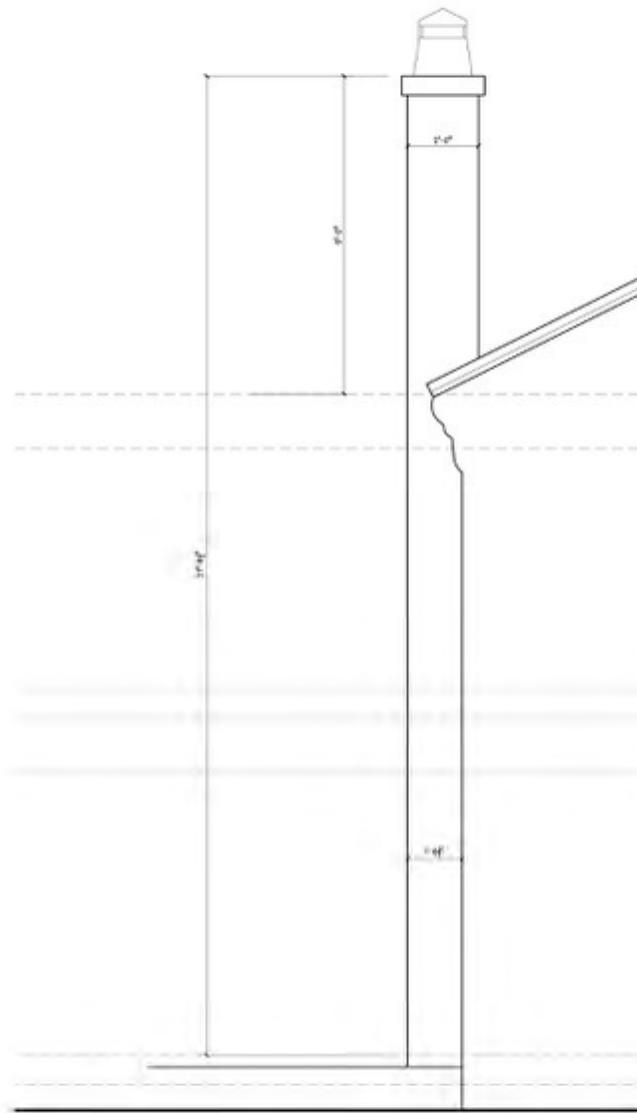
Glass Media



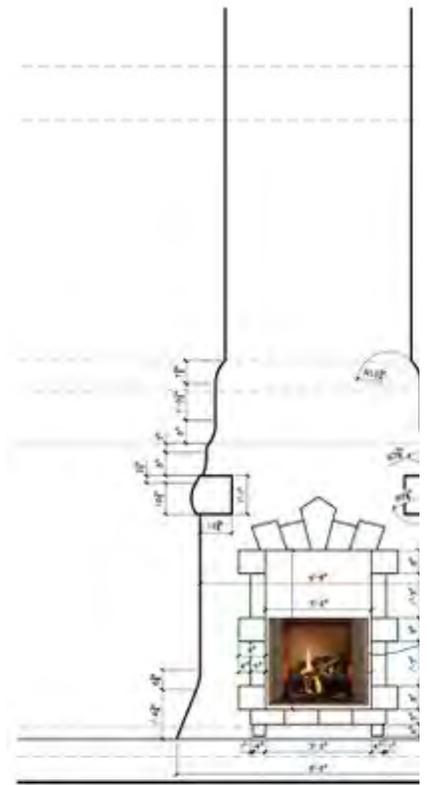
Crystal



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> 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!

<image001.gif> **Emily Bodeker, Assistant City Planner**
952-826-0462 | Fax 952-826-0389
4801 W. 50th St. | Edina, MN 55424
EBodeker@EdinaMN.gov | EdinaMN.gov