

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
Community Room, Edina City Hall
Special Meeting
Thursday, June 2, 2022
6:30 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. 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.

- V. Reports/Recommendations
 - A. Update to COA H-20-6: 4630 Drexel Ave, Changes to Building Material and Replacement of Chimney
- VI. Chair And Member Comments
- VII. Staff Comments
- VIII. 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: June 2, 2022

Agenda Item #: V.A.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Update to COA H-20-6: 4630 Drexel Ave, Changes to Building Material and Replacement of Chimney

Action

ACTION REQUESTED:

A case could be made for approval and denial of the replacement of the roofing material. The staff report offers options for the Heritage Preservation Commission to consider.

Approve of the reconstruction of the chimney as presented by the applicant.

INTRODUCTION:

The subject property, 4630 Drexel Avenue is located on the northwest corner of Drexel Avenue and Country Club Road. The home built in 1924 is a Mediterranean style.

A certificate of appropriateness for the project at 4630 Drexel Avenue was approved September 8, 2020. One of the conditions of the original COA was that asphalt shingles were not an allowable roofing material. At that time, the applicant was agreeable to that condition. The original COA listed Brava Tile, Decra Tile or Clay Tile as options for the approved roofing material.

The Heritage Preservation Commission is asked to review the proposed roofing material and how the chimney is replaced and rebuilt.

ATTACHMENTS:

Applicant Submittal-Roof Material

Applicant Submittal-Chimney Replacement

Staff Report

Memo from City Attorney

Memo from Building Official

Consultant Vogel Memo Roofing Material

Consultant Vogel Memo Chimney

Notice Mailed to Properties within 200 feet

David Petrocchi
222 Ferndale Road South, Unit 101
Wayzata, MN 55391

April 20, 2022

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

Subject: Amendment to COA for 4630 Drexel Avenue – Material Change

I am the owner of the home under renovation at 4630 Drexel Avenue. My family and I are very excited to move into the Country Club District and are looking forward to the completion of our renovation project. I am submitting a request to change the roofing material that was submitted with the COA application for the home. The COA application was submitted for a previous homeowner and I subsequently purchased the home after the COA was issued. There were no roof shingles on the home at the time of my purchase as the previous homeowner had removed them for donation to Better Futures Minnesota.

The original COA submittal (attached) included options for roofing material including: Brava Tile, Decra Tile, Clay Tile, or Asphalt Shingles. The COA was issued with the requirement that we use Brava Tile, Decra Tile, or Clay Tile. I am requesting that we have the option to use Camelot Black Roof Shingles. This is an asphalt luxury roof shingle that has been used on many homes in the District. Attached please find several pictures of homes in the District with similar roof shingles (including the home across the street at 4632 Drexel). It is a thicker multi-layer shingle that has authentic depth and dimension as well as the random look of an older home roof. I hope you will agree that it is a very nice look that blends in well with the historic character of the District.

I prefer this roofing material for the following reasons:

- 1) It is more aesthetically appealing to me than the original materials proposed. I think the barrel-look tile, while often found on Spanish Colonial style homes in the District, looks better on the more ornate Spanish Colonial homes such as 4509 Moorland and 4625 Wooddale (see attached photos). 4630 Drexel is a Spanish Colonial home with cleaner lines and a cottage influence.
- 2) Building costs have gone up dramatically since I started this home. Every component has gone up dramatically in price since we started. The Camelot shingle, while a luxury asphalt shingle, is less costly than a tile roof. I understand that cost savings are probably not that important to the Heritage Preservation Committee, but I do have a limited budget and the rising costs are forcing me to make some tradeoffs. I would like to

direct the savings from the roof towards the landscaping, which will have a lasting positive impact on the District.

- 3) Roof access for future improvements. A flat roof that can be walked on will facilitate future improvements such as solar.
- 4) I feel this roof shingle will blend well with the historic character in the district as it is found on many other homes.

I spent time driving through the Country Club District and noticed how common you find asphalt roof shingles like we are proposing. I counted approximately 375 out of 554 homes in the District had some type of asphalt roofing. Even the Historic Baird House has asphalt shingles (see attached photo). In looking at Spanish Colonial homes similar to Drexel, I counted approximately 16 out of 65 that had some type of asphalt roof shingle. I attached photos of the Spanish Colonial homes with asphalt roof shingles.

Thank you for considering this amendment to the COA.

Attachments:

Photos of Home with Similar Roofing

Photos of Spanish Colonial Homes with Asphalt Roofing

Photo of Baird House

Material Selection Board

Elevations of Home

Materials

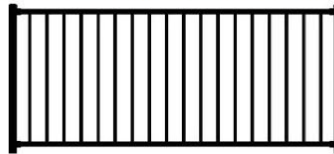
Brava Tile, Decra Tile, Clay Tile, Camelot Asphalt Roofing Options



Fine Texture Stucco



Black Satin Metal Railing



Marvin Ebony-Clad Exterior Windows



Black Painted Steel Garage Doors



Comparing East/Drexel Avenue Elevations (existing, new plan)



Comparing South /fCountry Club Road
Elevations (existing, new plan)



**Comparing West /Facing 4625 Wooddale Garage
Elevations (existing, new plan)**



Comparing North /Facing 4626 Drexel
Elevations (existing, new plan)















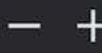








Google













ew - Aug 2021





























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

RESIDENTIAL PROPERTY RECORD AND APPRAISAL CARD

STREET ADDRESS 4630 Drexel Avenue

ASSESSMENT DIST. _____ SCHOOL DIST. NO. 17273-43

LOT 16 BLOCK 7
ADD. COUNTRY CLUB DISTRICT FAIRWAY SECTION (1)

BUILDING PERMIT RECORD

Date	Number	Amount	Purpose
1924			Deary
1-6-78	m-6	1000	new ol closet-play room-Dumblaser

URBAN LOT RECORD

TOPOGRAPHY		IMPROVEMENTS		STREETS		same homestead. List parcel numbers.
Level		Sidewalks	<input checked="" type="checkbox"/>	Asphalt	<input checked="" type="checkbox"/>	
High <i>11776</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		72

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:

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				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 + CER. (6.50) EP				
YARD IMPROVEMENTS	Driveways, Fences, Ret. Walls, Barbecue Pits, Patios, Swimming Pools, Etc.				
Describe: (BSMT) 9x9-SEWING RM. CONC CUR 100. MSY CER. BATH-24X BSMT					
OUT BUILDINGS	Sheds, Cabins, Boathouses, Shops, Greenhouses, Etc.				
Describe: BATH-36X CT. GL SAWY OR BATH 36X CT.					

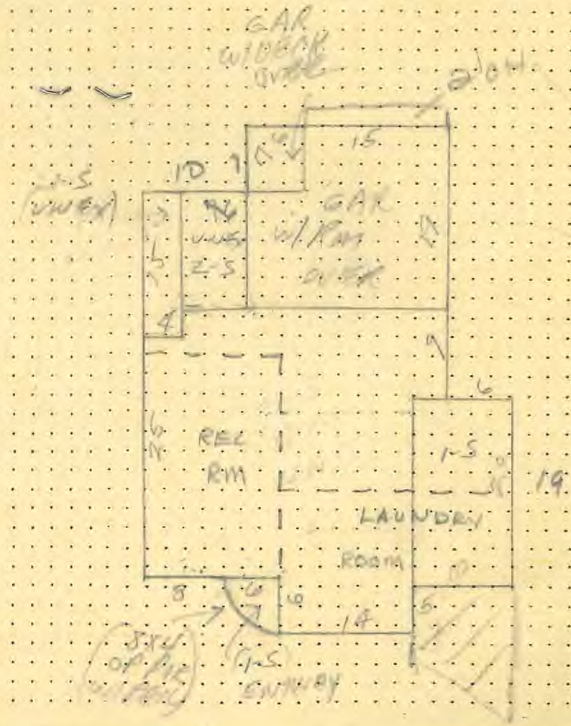
BUILDING DIAGRAM AND OUTBUILDINGS

Draw to scale and show dimensions

Date of Appraisal 8/16/61 By: J. J. ... Interior Inspected Yes ✓ No

STRUCTURAL VALUE COMPUTATIONS

STRUCTURES	DIMENSIONS	AREA SQ. FT.	RATE/S.F.	DEP. & OBS. % OFF	NET RATE/S.F.	MARKET VALUE
HOUSE	361 X 150 = 540	2510 X 28				
Flat Charges	Repl. Cost	4 X 9	892	23.20	+32 TLE ROOF	21330
Basement Finished	540	4 X 25			+39 INS	2391
Attic Finished	960	14 X 34				
Extra Plumbing	975	15 X 12	144	15.15	+26 INS	13.49
Built-ins & Misc.		4 X 15		-1.92		1945
Porch		± 6 X 6				
		10 X 20	218	15.15	+26 INS	15.41
TOTAL \$	2475	TOTAL FLAT CHARGES				3360
		AREA =				2475
GARAGE	21 X 19	399	4.62			1845
BREEZEWAY	Rm over Hwy	X				2400
YARD IMPS.	Platd Hwy	126	.24			200
						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	Shingle	Sewer	Kitchen	BUILT-INS
	Asphalt	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
Mucro	Shingles	Water Softener		Dishwasher
Brick Veneer	Asph. and Gravel		INTERIOR FINISH	Garbage Disp.
Clay or Tile	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	
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		

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: Pettis, Swimming Pools, Etc.

2 FIX VAN - MN FLR

OUT BUILDINGS Sheds, Cabins, Boothouses, 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						

12 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 -		
	4x25 =	100
	10x28 =	280
	14x34 =	476
	3x9 =	27
		883
2-STY UNEX		
	7x12 =	84
1STY EXC		
	10x20 =	200
1STY UNEXC		
	4x15 =	60
ROOM OVER BAR		
	6x12 =	74
	15x19 =	285
		359

TOTAL MF 1586 FIN-2553

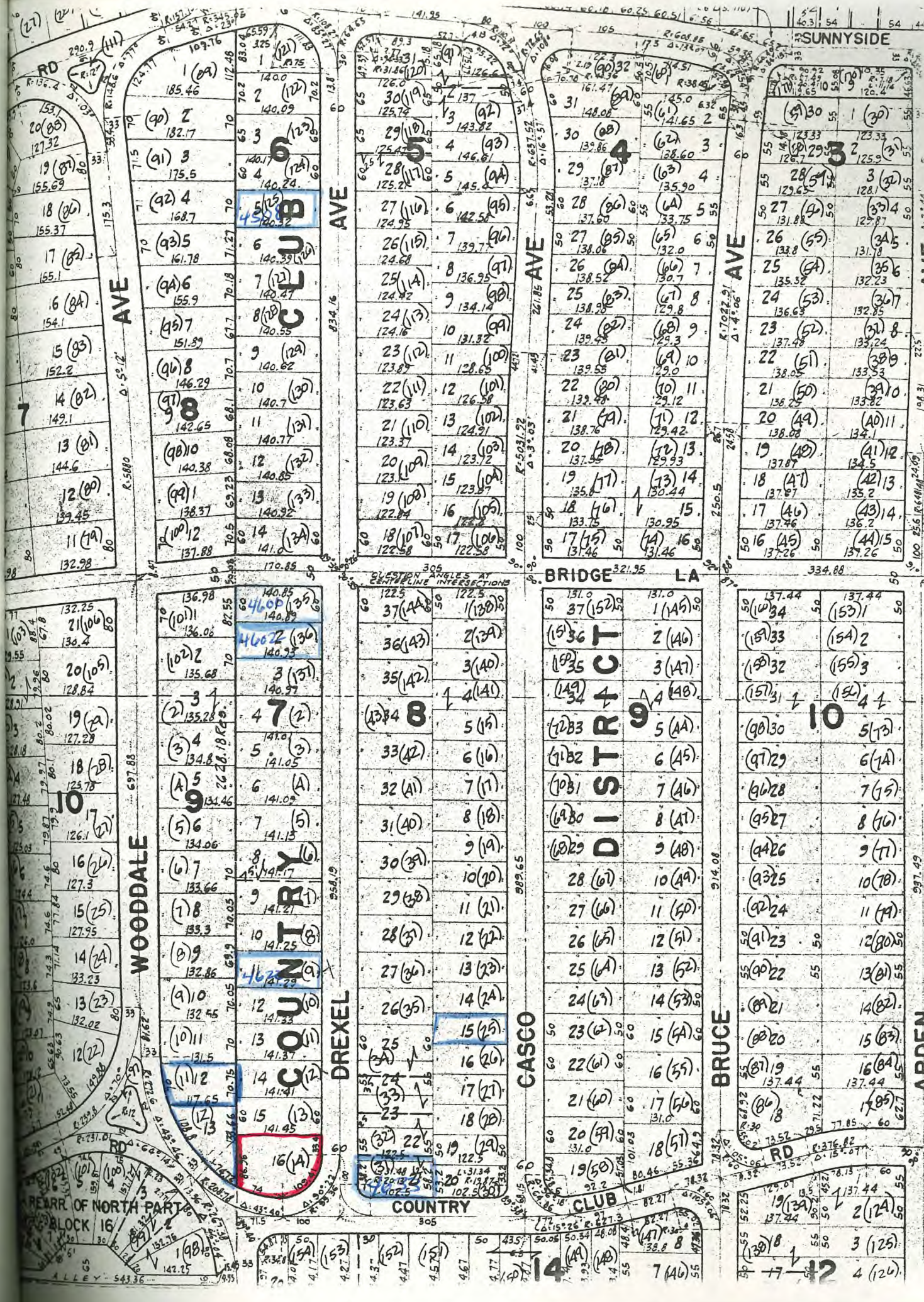


Table of lot and house numbers along the left side of the map, adjacent to Ave.

153	20(88)	12732
19(87)	155.69	
18(86)	155.37	
17(85)	155.1	
6(84)	154.1	
5(83)	152.2	
4(82)	149.1	
13(81)	144.6	
12(80)	139.45	
11(79)	132.98	

Table of lot and house numbers along the top side of the map, adjacent to Ave.

185.46	182.17	175.5	168.7	161.78	155.9	151.89	146.29	142.65	140.38	138.37	137.88
(90) 2	(91) 3	(92) 4	(93) 5	(94) 6	(95) 7	(96) 8	(97) 9	(98) 10	(99) 11	(100) 12	

Table of lot and house numbers along the right side of the map, adjacent to Ave.

126.0	125.74	125.28	124.95	124.68	124.42	124.16	123.89	123.63	123.37	123.1	122.84	122.58
30(19)	29(18)	28(17)	27(16)	26(15)	25(14)	24(13)	23(12)	22(11)	21(10)	20(9)	19(8)	18(7)

Table of lot and house numbers along the bottom side of the map, adjacent to Ave.

148.08	137.86	137.60	137.34	137.08	136.82	136.56	136.30	136.04	135.78	135.52	135.26	135.00
31(20)	30(19)	29(18)	28(17)	27(16)	26(15)	25(14)	24(13)	23(12)	22(11)	21(10)	20(9)	19(8)

Table of lot and house numbers along the right side of the map, adjacent to Ave.

123.33	123.07	122.81	122.55	122.29	122.03	121.77	121.51	121.25	120.99	120.73	120.47	120.21
(30) 30	(29) 29	(28) 28	(27) 27	(26) 26	(25) 25	(24) 24	(23) 23	(22) 22	(21) 21	(20) 20	(19) 19	(18) 18

Table of lot and house numbers along the left side of the map, adjacent to Wooddale.

132.25	130.4	128.84	127.29	125.78	124.24	122.69	121.14	119.59	118.04	116.49	114.94	113.39
21(106)	20(105)	19(104)	18(103)	17(102)	16(101)	15(100)	14(99)	13(98)	12(97)	11(96)	10(95)	9(94)

Table of lot and house numbers along the top side of the map, adjacent to Wooddale.

136.98	136.06	135.68	135.28	134.88	134.46	134.06	133.66	133.26	132.86	132.45	132.02	131.5
(101) 1	(102) 2	(103) 3	(104) 4	(105) 5	(106) 6	(107) 7	(108) 8	(109) 9	(110) 10	(111) 11	(112) 12	(113) 13

Table of lot and house numbers along the right side of the map, adjacent to Wooddale.

122.5	122.5	122.5	122.5	122.5	122.5	122.5	122.5	122.5	122.5	122.5	122.5	122.5
37(148)	36(147)	35(146)	34(145)	33(144)	32(143)	31(142)	30(141)	29(140)	28(139)	27(138)	26(137)	25(136)

Table of lot and house numbers along the bottom side of the map, adjacent to Wooddale.

131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0
37(152)	36(151)	35(150)	34(149)	33(148)	32(147)	31(146)	30(145)	29(144)	28(143)	27(142)	26(141)	25(140)

Table of lot and house numbers along the right side of the map, adjacent to Wooddale.

137.44	137.44	137.44	137.44	137.44	137.44	137.44	137.44	137.44	137.44	137.44	137.44	137.44
(153) 34	(152) 33	(151) 32	(150) 31	(149) 30	(148) 29	(147) 28	(146) 27	(145) 26	(144) 25	(143) 24	(142) 23	(141) 22

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.

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	
Stucco		Shakes		Water Softner		INTERIOR FINISH		Dishwasher	
Brick Veneer		Tar and Gravel				Hdwd. Floors		Garbage Disp.	
Com. or Rug.		Insulated		HEATING		Softwood Floors			
Stone 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			
Plastered:		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_____

Describe:

BUILDING DIAGRAM AND OUTBUILDINGS

Draw to scale and show dimensions

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 \$										

19_____ TOTAL MARKET VALUE OF STRUCTURES \$

Subject	Comp #1	Comp #2	Comp #3	Comp #4
Address	4630 Drexel	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		
Age	1930	1941		
Gar	DBL att	B car		
Bedrms	3	3		
Baths	1 1/2	1 1/2		
Appl	2	2		
Ent 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		

76.05
 23000
 Rec Rn
 2
 2
 11
 880
 1361
 7c
 10117
 5875
 1276
 58-5
 2270
 1123
 1000

8-86

	Subject	Comp #1	Comp #2	Comp #3	Comp
Address	4630 Drexel	4625 Woodbine	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 ^P	1276
Total #	2489 [#]	1722 [#] +18,000	2365 [#] +3,000	2327 [#] +3,500	2489
Lat/Location	42500	34400	37800	34900	41100
Type	2/5 Stucco	2/5 Stucco	2/5 Stucco	2/5 BRICK - 5500	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 5TH FLR		TOTAL RESTORE	
	220,000 210,000	196,500	196,500	213,500	232,000
		94.36	67.	76.75	76.85
		? KIT Bndle (600) -20000 82-52			
		151.49	152.80	132.39	149

NEEDS: Kd - MODERNIZATION
- CAPET OR GENERATOR
- PT -

PLAT NO. _____ PARCEL NO. _____

Stucco

MULTI. DWLG. Observed Physical Condition: Good_____ Normal_____ Fair_____ Poor_____ Mo. Rental_____

Bsmnt. ✓

terior

BRIGHT M. DORNBLASER

4630 DREXEL AVE

EDINA


MN 55424

38cm)
CT - Gard
iv. (Shua
+ (gard)

Main: 2 fix (good) CT

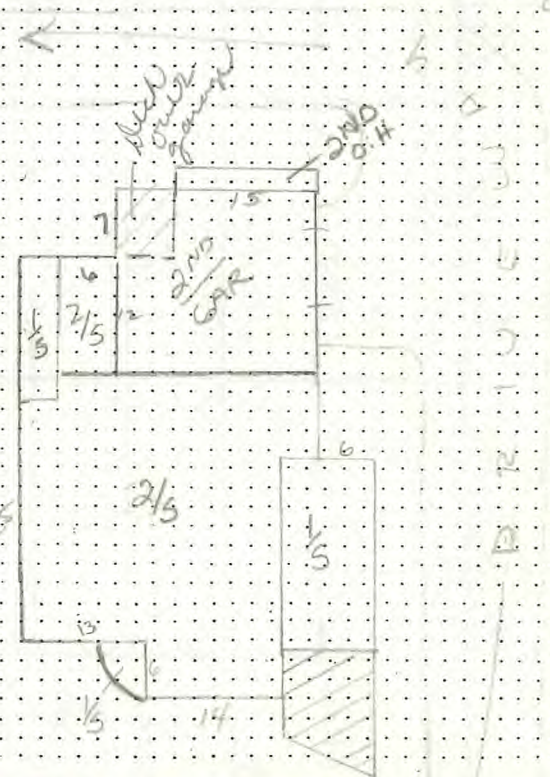
Core Cellings throughout - 4 exellers x
detail around - Some cracks in plaster
2nd floor -

Draw to scale and show dimensions *Some cracks on the side*

Date of Appraisal 7-31-86 By:  Interior Inspected Yes ☒ No ☐

$$\begin{array}{r} MF = 1190 \\ 2ND = 1299 \\ \hline 2489 \end{array}$$
[illegible]

19_____ TOTAL MARKET VALUE OF STRUCTURES \$



18-02824-13-0014

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

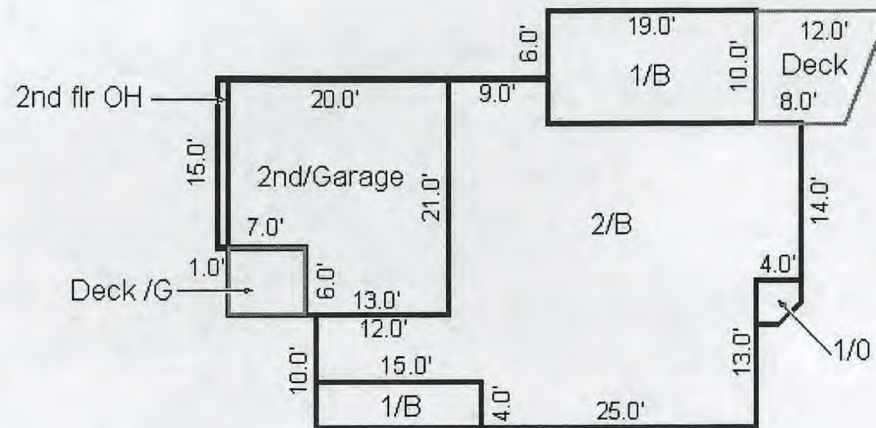
Land Zoning: R-1 Area Rating: Very Good Site Rating: Good Land Quality: Contamination: Flood Plain Map Ref: PUD Ref: Allowable Units: Excess Land (SqFt): Zoning Variance: N Frontage: 87 Left Side: Rear Side: Right Side: 141 Effective Width: 87 Effective Depth: 141 Effective Water: 0 Property Area (SqFt): 12,923 Acreage: Park: Park Quality: On Lake: Lake Quality: On River: River Quality: Landscape Quality: Average	Exterior 1 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: 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: 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:	Pool 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: Basement Baths (#/Qual.) Spa: / Dlx: / Full: 1 / Fair 3/4: 1 / Fair 1/2: / Basement Room Count Bedrooms: Baths: 1 Family: 1 Kitchen: Other: 1 Total Rooms: 2 1st Floor Kitchen Rating: Substandard Interior: Plaster Trim: Painted Floor: Wood Avg. Clear. Height: # of Fireplaces: 1 Fplc. Quality: Average	1st Baths (#/Quality) Spa: / Dlx: / Full: / 3/4: / 1/2: 1 / Fair 1st Room Count Bedrooms: 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: 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	3rd Floor 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	<table><tr><th colspan="2">Total Rooms</th><th colspan="3">Dimensions</th></tr><tr><th></th><th></th><th>Length</th><th>Width</th><th>Sq Ft</th></tr><tr><td>Bedrooms:</td><td>4</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Baths:</td><td>4</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Family:</td><td>1</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Living:</td><td>1</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Dining:</td><td>1</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Kitchen:</td><td>1</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Other:</td><td>2</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Total:</td><td>10</td><td></td><td></td><td></td></tr></table> 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:	Total Rooms		Dimensions					Length	Width	Sq Ft	Bedrooms:	4	0	0	0	Baths:	4	0	0	0	Family:	1	0	0	0	Living:	1	0	0	0	Dining:	1	0	0	0	Kitchen:	1	0	0	0	Other:	2	0	0	0	Total:	10			
Total Rooms		Dimensions																																																					
		Length	Width	Sq Ft																																																			
Bedrooms:	4	0	0	0																																																			
Baths:	4	0	0	0																																																			
Family:	1	0	0	0																																																			
Living:	1	0	0	0																																																			
Dining:	1	0	0	0																																																			
Kitchen:	1	0	0	0																																																			
Other:	2	0	0	0																																																			
Total:	10																																																						
Attributes Curbs Gas Gutter Paved Street Sewer Available Sidewalk Water Available																																																							
Influences Thru Street																																																							
				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#: 18-028-24-13-0014 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

Original Use: Residence

Richard J. Butterfield

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

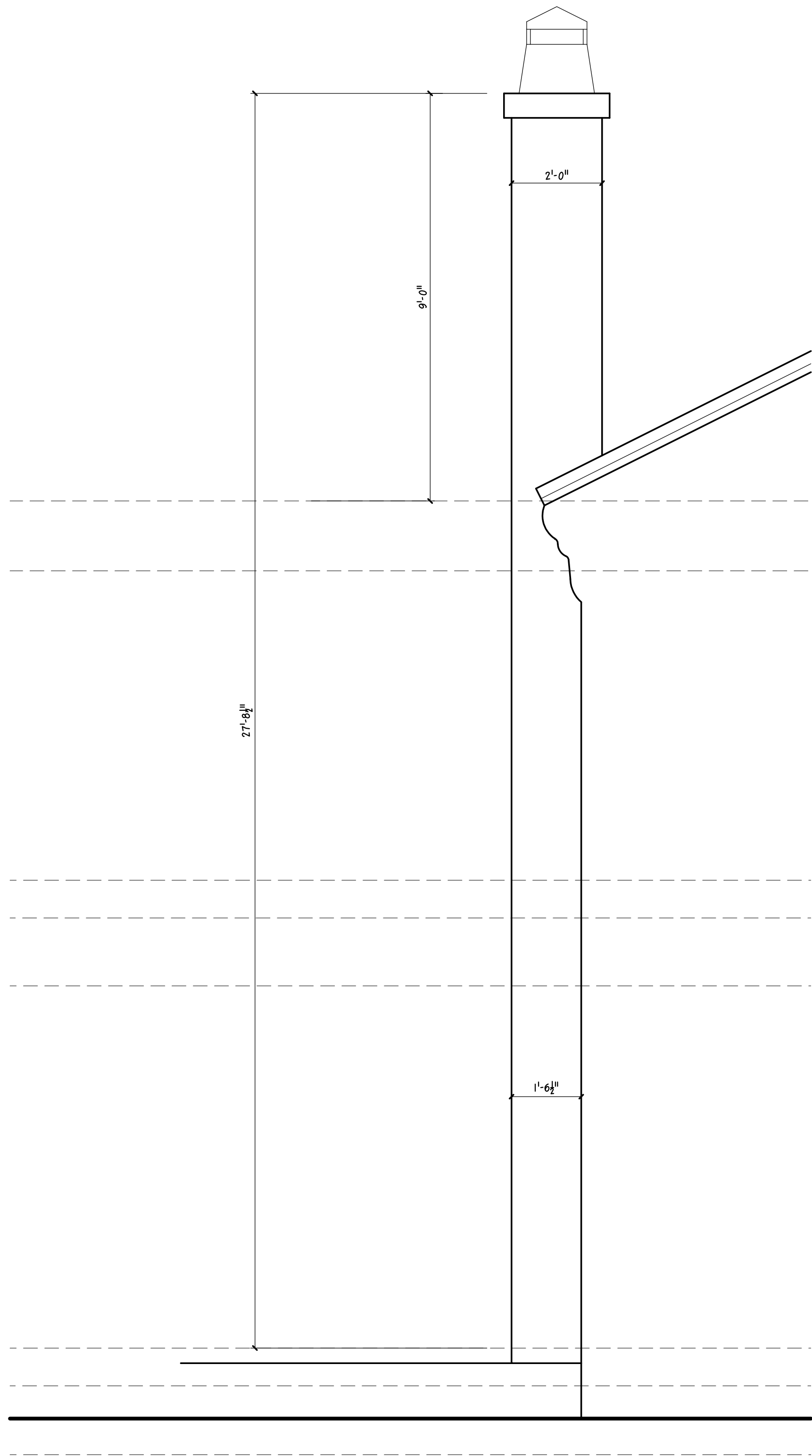
Intrusion_____

Photographs

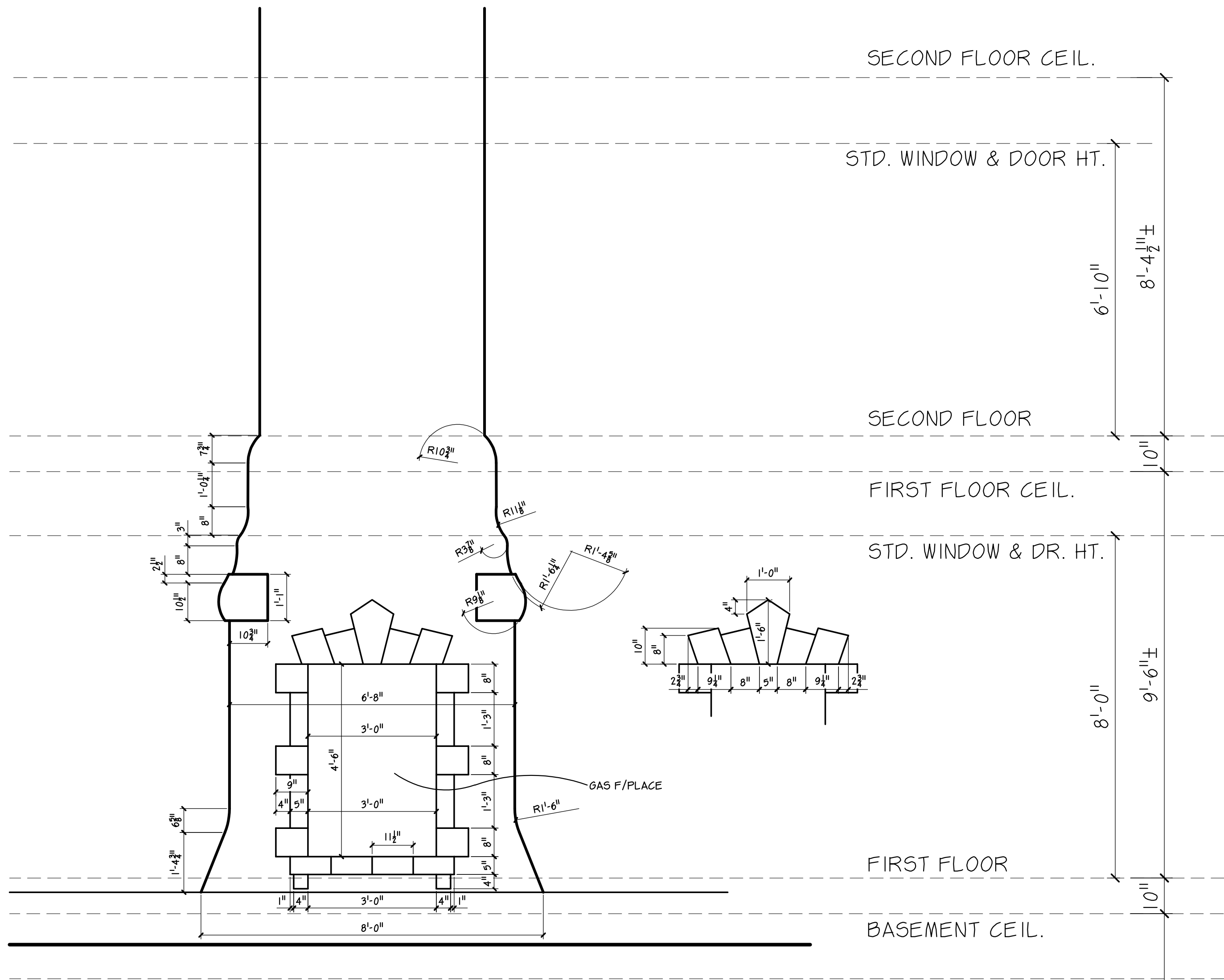
Roll#: 12

Frame#: 10





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



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





5' X 20"
24"

7' X 20"
W
11" TAIL



W
5' X 20'
24"

7' X 20"
W
11" TAIL









5' W
X 20'
24"

7' X 20"
W
11' TAIL

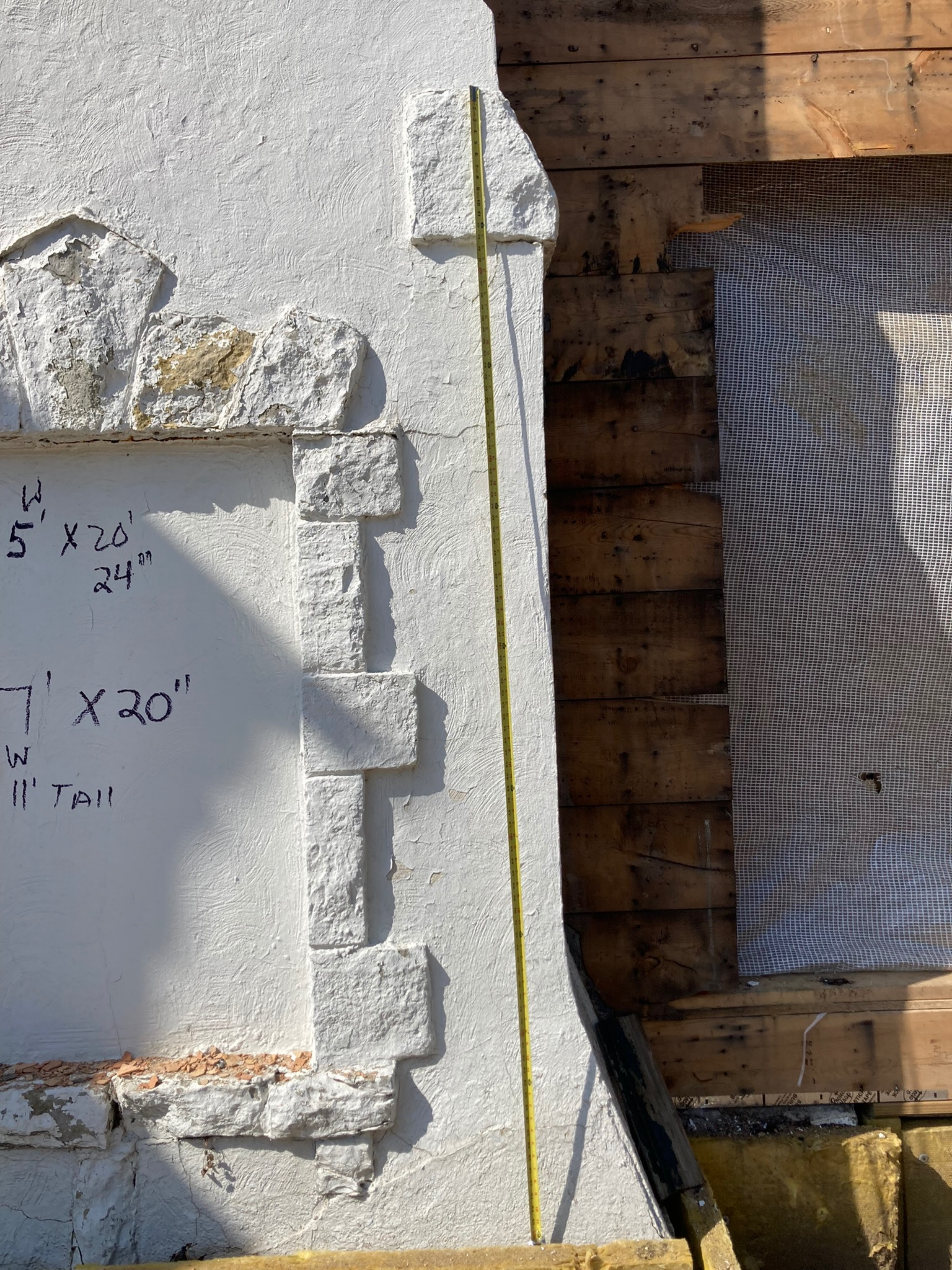






W
5' X 20'
24"

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
15' X 20'
4"

W
11' X 20'
TAI





Date: May 27, 2022

To: Heritage Preservation Commission

From: Emily Bodeker, Assistant City Planner

Subject: Amendment to COA H-20-6, 4630 Drexel Avenue, proposed roof material and replacement/reconstruction of chimney

Information / Background:

The subject property, 4630 Drexel Avenue is located on the northwest corner of Drexel Avenue and Country Club Road. The home built in 1924 is a Mediterranean style.

A certificate of appropriateness for the project at 4630 Drexel Avenue was approved September 8, 2020. One of the conditions of the original COA was that asphalt shingles were not an allowable roofing material. At that time, the applicant was agreeable to that condition. The original COA listed Brava Tile, Decra Tile or Clay Tile as options for the approved roofing material.

Since the original approval of the COA, ownership of the property has changed. The new property owner would like to use Camelot black roof shingles as the roofing material.

Staff was contacted by the contractor on Wednesday, April 27th who requested a meeting on site. Staff met the contractor and site supervisor at the subject property. The contractor pointed out that the existing chimney was structurally unstable. After a review on site, the Chief Building Official deemed the existing chimney a life safety issue and ordered it to be removed. (See memo from Building Official, David Fisher, attached).

Commissioners have raised issues regarding the process and the 50% rule on this site; therefore, staff asked the city attorney to provide a legal opinion. That legal opinion is attached and is the basis for staff's findings.

Primary Issue:

The Heritage Preservation Commission is asked to review the proposed roofing material and how the chimney is replaced and rebuilt.

The objective of the Country Club Landmark District is preservation of the existing historic house facades and streetscapes. The city has adopted the Secretary of the Interior's standards for rehabilitation when reviewing certificate of appropriateness applications.

Staff believes the following standards of rehabilitation are pertinent to the review of the amendment to COA H-20-6:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The HPC approved the removal of the original roofing material with the original COA application approved September 8, 2020.

The existing chimney has been removed from the subject property due to health and safety reasons and the demolition was ordered by the city's Chief Building Official. The applicant is proposing to replace the chimney by constructing the new chimney with framing materials and finish it with stucco and stone to match the original structure.

This house does not meet the definition of demolition in the Country Club plan of treatment. With the order from the Chief Building Official that the chimney be replaced, more than 50% of the walls were removed during construction. However, this project does not meet the definition of demolition due to the fact a large portion of those walls were removed and repaired or replaced in the same location to maintain structural integrity of the house. As advised by the city attorney, staff does not recommend a new home process for this site, even if the 50% rule were exceeded. The country club plan of treatment includes the following definition of demolition:

Demolition –

For purposes of design review and compliance with City Code §850.20 Subd. 10, demolition shall mean the physical alteration of a building that requires a city permit and where:

- (a) 50% or more of the surface area of all exterior walls, in the aggregate, are removed; or
- (b) 50% or more of the principal roof structure is removed, changing its shape, pitch, or height; or
- (c) A front porch, side porch, vestibule, dormer, chimney, attached garage, or porte-cochere is removed or destroyed. This definition does not include removal of existing siding, roofing, trim, fascia, soffit, eave moldings, windows, and doors.

Preservation Consultant Vogel reviewed the application and has written a memo that is attached in the heritage preservation commission packet.

Staff Recommendation & Findings:

A case could be made for approval and denial of the replacement of the roofing material. Below provides options for the heritage preservation commission to consider:

Approval (roofing and chimney)

Approve the amendment to COA H-20-6 allowing the use of Camelot black roof shingles and approval of the reconstruction of the chimney using finishing materials to match the original structure. Approval is based on the following findings:

1. The proposed roofing materials meet the intent of the Secretary of the Interior's standards for rehabilitation.
2. Asphalt shingles are appropriate for both new construction and rehabilitation projects in the country club district.
3. The original shape of the roof is maintained.
4. The finishing materials of the chimney would match the original chimney.
5. The chimney was required to be replaced by the City building official for health and safety reasons.

Denial for Roofing (approval for chimney)

Deny the proposed roofing materials and approval of the reconstruction of the chimney based on the following findings:

1. The existing tile roof was a distinguishing feature of the home. Camelot asphalt shingles do not match the features of the original roof in design, texture, or other visual qualities.
2. The finishing materials of the chimney would match the original chimney.
3. The chimney was required to be replaced by the City building official for health and safety reasons.
4. The chimney materials meet the intent of the Secretary of the Interior's standards for rehabilitation.

Staff recommends the approval of the reconstruction of the chimney to match the materials and detailing of the original chimney as proposed by the applicant based on the findings above.

MEMORANDUM

FROM: DAVID KENDALL, CITY ATTORNEY
TO: HERITAGE PRESERVATION COMMISSION
CC: CITY PLANNING AND BUILDING STAFF
DATE: MAY 25, 2022
RE: PROPERTY AT 4630 DREXEL AVENUE, EDINA



CAMPBELL KNUTSON
PROFESSIONAL ASSOCIATION

FACTS

On September 8, 2020 the City of Edina issued a Certificate of Appropriateness (“COA”) for renovation of the property located at 4630 Drexel Avenue in Edina (the “Property”). This Property includes a Spanish-style home built in the 1920s. This home is located within the Country Club District (“District”) in the City of Edina. Renovations to homes in this District are subject to review by the Edina Heritage Preservation Commission (“HPC”).

When the City issued the existing COA, the COA authorized removal of the old roofing materials and installation of new roofing materials. The new roofing materials approved by the COA issued by the HPC were limited to Brava Tile, Decra Tile, and Clay Tile. Following approval of the existing COA, the applicant removed and donated the existing roofing material, which was permissible under the COA because that COA authorized the use of new roofing material. The City has now received an application to revise the approved roofing materials authorized by the COA. The COA stated that changes to the approved plans would require review by the HPC.

The application to amend the COA states that the home has been sold to a new owner who would like to amend the COA to allow the new owner to use an asphalt shingle product for the roofing material. Use of this roofing material was not authorized by the existing COA, which specifically states that asphalt roofing is not an acceptable roofing material. The new owner of the Property is now applying to use asphalt shingles. This is a change to the approved plans, which requires review by the HPC.

Based on safety concerns, the Chief Building Official has ordered the property owner to remove the fireplace and chimney of the home. Removal of the chimney was not authorized by the COA but was nonetheless required by the Chief Building Official due to health and safety concerns. The Chief Building Official determined the chimney to be structurally unsound and determined that it had to be removed immediately because it could collapse and cause injury to workers onsite or to members of the public.

In addition to the application to add asphalt shingles as an acceptable roofing material, the owner of the Property has applied for review of the proposed replacement materials for the chimney. Orders of the Chief Building Official to preserve health, safety and welfare must take priority over the requirement on the COA that the chimney was not to be removed. Now that the Property owner has removed the chimney under orders from the City, the HPC must determine which replacement materials would be permissible from the perspective of heritage preservation. The

two issues before the HPC in this application are the replacement roofing material and replacement chimney material.

DISCUSSION

1. Timing of Review

Minnesota statutes governing Time Deadline for Agency Action (“The Sixty Day Rule”) applies to this application. Minn. Stat. § 15.99. The HPC must rule on this application within 60 days of the date it was deemed complete by the City, unless the applicant requests an extension or unless the City requires an extension and provides written notice to the applicant stating the reason for the extension and the anticipated length of the extension, which may not exceed 60 days. Minn. Stat. 15.99, subd. 3(f). The Minnesota Supreme Court has determined that an application to a heritage-preservation commission for a certificate of appropriateness is considered a “written request relating to zoning,” which requires the commission to approve or deny the application within 60 days under Minn. Stat. § 15.99, subd. 2(a). *500, LLC v. City of Minneapolis*, 837 N.W.2d 287, 288 (Minn. 2013).

In the present case, the applicant first submitted an application for review of permissible roofing materials but then supplemented their application later when the Chief Building Official ordered the chimney removed on an emergency basis. Following that event, the applicant submitted an amended application to include additional review of proposed materials to replace the chimney. The City deemed the application complete upon receipt of the amended application to replace the chimney and must therefore issue a decision on both the roofing material and the replacement chimney material within 60 days of completion of the application, unless the City requires an extension and gives written notice of the reason for that extension. There is also a City Code provision which states that the city planner and the heritage preservation board shall complete their review of applications for city permits requiring certificates of appropriateness within 45 days of the date of the application. Edina Code of Ordinances Sec. 36-722(d). It is unclear what the remedy would be for violation of City Code 36-722(d). The remedy for violation of the Sixty Day Rule will be automatic approval of the application, unless the City granted a valid extension. If the City fails to act upon an application within the required time, the request is deemed approved without further City action.

2. Application Part 1 to Add Asphalt Shingles as Approved Roofing Material

The first issue raised in this application is whether the list of permitted roofing materials in the COA may be revised to include a luxury asphalt shingle product. The existing tile roof has been removed with permission. Removal of this material and replacement with a different material was

authorized by the City under the existing COA. Both HPC's Plan of Treatment¹ and the Secretary of the Interior's Standards² suggest preservation and retention of original historical features when feasible. When preservation of existing features is not feasible, the Plan of Treatment and the Secretary of the Interior Standards prioritize the shape of the roof being preserved and new roofing material that matches the old in composition, size, shape, color and texture. With respect to approval of roofing materials, the HPC may not make a decision which is arbitrary and capricious. The HPC must apply the standards in the Plan of Treatment.

Under the existing COA the HPC has already elected to authorize removal and replacement of the roofing material and has authorized several different styles and brands of tile for the replacement material. In response to the current application, the City has received an opinion Preservation Consultant Robert Vogel. Mr. Vogel states that after removal of the old roofing material, the preferred approach would be to install new roofing material that matched the old in composition, size, shape, color and texture. The HPC may deny the use of asphalt shingles if the Brava Tile, Decra Tile, and Clay Tile it has already authorized were all historically acceptable materials and these materials complied with the Plan of Treatment, and the proposed asphalt shingles would not be historically acceptable as compared to the roofing materials the HPC authorized. The applicant claims that the material is historically acceptable and has provided examples. The HPC will have to make a determination after weighing these factors.

The consultant opinion from Mr. Vogel further states:

“The subject property has already been substantially altered from its as-built appearance and in my opinion historic architectural integrity has been compromised by the ongoing demolition and renovation work. The applicant (who was apparently not responsible for removing the original roof) is essentially creating a new house, not rehabilitating an old one...”

Mr. Vogel goes on to state that if the HPC accepts this premise that the application should be treated as a new COA for a new project rather than an existing COA for the existing project, asphalt shingles would be an appropriate roofing material. However, I do not recommend that the HPC assume that the existing COA has been somehow eliminated or extinguished based on this observation from Mr. Vogel, nor do I recommend that the HPC approve asphalt shingles as a roofing material on that basis. The HPC should rule on this application by applying the required standard: the roofing material should sufficiently match the historic material in composition, size, shape, color and texture.

3. Application Part 2 to Approve Materials for Reconstruction of Chimney

It appears that Mr. Vogel made this observation based upon the fact that the Chief Building Official ordered the Property owner to remove the chimney, which in turn resulted in a calculation that

¹ <https://www.edinamn.gov/DocumentCenter/View/10454/Country-Club-District-Plan-of-Treatment>

² <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

50% or more of the surface area of all exterior walls, in the aggregate, are removed. This removal of the chimney was not authorized by the existing COA but was ordered by the Chief Building Official of the City of Edina. I understand that the Chief Building Official determined the chimney to be structurally unsound and determined that it had to be removed immediately because it could collapse and cause injury to workers onsite or to members of the public. Therefore, it is appropriate for the Property owner to come back before the HPC and seek guidance on acceptable replacement material for the chimney. In light of the order from the Chief Building Official, compliance with term of the existing COA requiring preservation of the chimney was not an option.

The Chief Building Official ordered the Property owner to remove the chimney to preserve health, safety and welfare of the public, and to preserve the structural integrity of the home. It would be improper and inequitable, and likely a violation of due process, for the City to then count this action against the Property owner and utilize this action as a basis to declare that the Property owner must start their application over and apply for a completely new COA rather than apply to amend their existing COA. It would be unwise for the City to penalize the Property owner for complying with orders from the City necessary to preserve public health, safety, and welfare. The existing COA states that any changes to the proposed plans must come back before the HPC for review. It does not state that any changes to the proposed plans must result in a completely new application as if this were a new project. This could lead to an absurd result. The plain terms of the existing COA should control in this situation.

Mr. Vogel's opinion does not address the standard the HPC should apply to the Property owner's application for approval of replacement materials for the chimney. City Staff may not have asked Mr. Vogel that question due to timing issues. It is not clear when City staff asked Mr. Vogel to opine on the roofing material and when City Staff received the amended application to address replacement materials for the chimney, in addition to replacement materials for the roofing. It seems likely that the same standard would apply to the chimney as to the roofing materials: the replacement chimney materials should sufficiently match the historic material in composition, size, shape, color and texture. The HPC should confirm that this is the correct standard to apply to the question of chimney materials as well as roofing materials.

CONCLUSION

I recommend that the HPC rule upon the first portion of the application and either grant or deny permission for the asphalt roofing material. I recommend that the HPC rule on the second portion of the application regarding what type of replacement material is permissible for the chimney. The HPC must rule on this application as required under the deadlines established by Minn. Stat. § 15.99, the "Sixty Day Rule". If the City does not rule on the application within required time frames, the application may be deemed granted without further City action.



Date: May 4, 2022

To: Cary Teague, Community Development Director

From: David Fisher, Chief Building Official

Subject: 4630 Drexel Avenue – Chimney Report for the Heritage Preservation Commission (HPC)

Information / Background:

On April 27, 2022, I was requested to inspect a dilapidated chimney at 4630 Drexel Avenue. I observed the chimney brick that was crumbling and the stucco that was falling down off of the chimney. It appeared that the stucco was installed many years ago to cover the existing spalling brick. In addition, it looked like moisture had been get behind the stucco for years. Some of this can be seen in the photo. The contractor's mason stated, "he could not work with this existing brick because of its crumbling". The chimney also has become unstable because of the crumbling brick and is now a life safety issue. The whole chimney needs to be removed and rebuilt. The contractor has already under pinned the existing chimney foundation and had it inspected so this shouldn't be the reason for the chimney being unstable. It is my responsibility as the Chief Building Official to protect the public from harm from a structure that may fall down and hurt someone. In this case the chimney needs to be removed as soon as possible. In addition to the brick crumbling and being removed there will be some studs and sheathing board that will need to be replaced.

I don't think repairing the chimney is an option and it could be dangerous. The HPC will need to determine how the chimney gets rebuilt. It was stucco. To rebuild the chimney it could be framed with wood, sheathed with wood, lathed, cemented, brown coated with plastered and stucco. When the chimney is complete the chimney will look very close to what it looked like in the past. The chimney could be rebuilt with block or brick then lathed, cemented, brown coated with plastered and stucco. Again, it will look the same as it did in the past.

Because of the shape of this chimney the historical architect was not required to make this discission.



MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: May 2, 2022
SUBJECT: COA change – 4630 Drexel Avenue

I have reviewed the request to amend the COA for 4630 Drexel Avenue to allow for use of asphalt shingles instead of clay tile roofing. The subject property has already been substantially altered from its as-built appearance and in my opinion historic architectural integrity has been compromised by the ongoing demolition and renovation work. The applicant (who was apparently not responsible for removing the original roof) is essentially creating a new house, not rehabilitating an old one; therefore, the design standards for new construction should apply to any COA decisions.

With respect to roofs and roofing materials, the Secretary of the Interior's guidelines require preserving the original roof shape and retaining the original roofing material whenever possible. Ordinarily, if the original roofing has to be removed, the preferred approach would be to install new roofing material that matched the old in composition, size, shape, color and texture; however, if you believe the house at 4630 Drexel no longer qualifies as a heritage preservation resource, it would be appropriate to allow an alternative material that does not match the original roofing but is visually compatible with the historic character of the neighborhood. COAs for homes and garages in the Country Club District have generally treated asphalt or composition shingle roofs as appropriate for both new construction and rehabilitation projects.

MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: May 25, 2022
SUBJECT: COA Amendment for 4630 Drexel Avenue (demolition and reconstruction of chimney)

I have reviewed the information you provided regarding treatment of the chimney on the house located at 4630 Drexel Avenue in the Edina Country Club District. The applicant proposes to demolish the existing chimney, which appears to be original construction and represents a distinctive (i.e., historic character defining) architectural feature, and replace it with a new chimney that matches the original. The photographs and written information provided by the applicant document the extent of physical deterioration and make a strong case for replacement of the old fireplace and chimney. The city's building official has also determined that the existing structure is unsafe. **As we discussed earlier, the chimney and roofing issues can be handled as amendments to the current COA.**

The proposed work is consistent with the Secretary of the Interior's Standards for Rehabilitation, which are the required basis for COA decisions (and are incorporated in the Country Club District Plan of Treatment). The preferred treatment strategy for dealing with failed structural systems is repair rather than replacement; however, in this case it seems clear that total replacement of the chimney is necessary in order to comply with current building safety code requirements. The standards for rehabilitation state that whenever replacement of a deteriorated building feature is necessary, the new construction should match the architectural characteristics of the feature being replaced. The current standard of practice is to retain as much original masonry as possible while replacing the exterior finish (stucco) with new material that duplicates the original as closely as possible.

In my opinion, demolition of the existing chimney is an appropriate treatment for this property. Based on the plans presented, the new chimney will match the original in size, shape, material, and surface finish, restoring an important historical detail that would otherwise have been lost.



Notice of a COA Review through Better Together Edina
Special Meeting Heritage Preservation Commission
Thursday, June 2, 2022, 6:30 PM
Community Room, Edina City Hall, 4801 W 50th Street

An amendment to a certificate of appropriateness application that was previously approved at 4630 Drexel has been submitted with building material changes. Due to life safety issues the existing chimney was removed; the request also includes the replacement of the chimney. Share your thoughts and opinions on the project!

PROPERTY ADDRESS: 4630 Drexel Avenue

CASE FILE: Amendment to H-20-6

TO: Property owners within 200 feet of 4630 Drexel Avenue

APPLICANT: David Petrocchi, property owner

REQUEST: The request includes changes to the proposed roofing material. The proposed material is Camelot Black roof shingles.

The original chimney was removed due to life safety issues. How the chimney is replaced is included in the updated request.

HOW TO PARTICIPATE:

Review the proposed plans at www.BetterTogetherEdina.org/COA

Public participation can be provided in a variety of ways to the Heritage Preservation Commission.

Options 1 and 2 are available now:

- 1) Leave a comment online at www.BetterTogetherEdina.org/COA
- 2) Leave a voicemail at 952-826-0377.

Option 3 is available the night of the meeting:

- 3) Attend the HPC meeting.

MORE INFORMATION:

Contact Assistant City Planner, Emily Bodeker, City of Edina Planning Department, 4801 West 50th Street, Edina, MN 55424, 952-826-0462. Also, you can visit the Better Together Edina website, www.BetterTogetherEdina.org/COA

DATE OF NOTICE: May 24, 2022

COA Process:

