



To: Mayor & City Council

Agenda Item #: VIII.A.

From: Joyce Repya, Senior Planner

Action

Discussion

Date: April 22, 2014

Information

Subject: Appeal of the Certificate of Appropriateness issued for a new detached garage and changes to the street facing façade of the home at 4505 Arden Avenue. File # H-Resolution No. 2014-43

Action Requested:

Adopt the attached Resolution upholding the March 11, 2014 decision of the Heritage Preservation Board approving a Certificate of Appropriateness for a new detached garage and changes to the street facing façade of the home at 4505 Arden Avenue.

Information / Background:

4505 Arden Avenue built in 1926 is a Tudor style and considered a heritage preservation resource in the Country Club District since it was built during the district's period of significance, from 1924 -1944. The District's plan of treatment specifies that "No Certificate of Appropriateness will be approved for the demolition, in whole or in part, of any heritage preservation resource in the District unless the applicant can show that the subject property is not a heritage preservation resource, or no longer contributes to the historical significance of the District because its historic integrity has been compromised by deterioration, damage or by inappropriate additions or alterations."

The Heritage Preservation Board has concluded that the request before the Council is not a demolition; it is a rehabilitation to maintain the original 1926 home.

Over the past several years, the property owner has made several requests to the Heritage Preservation Board, including: Opinions, Removal of the Historic Classification, Sketch Plan Review and a Whole House Rehabilitation.

A chronology of Heritage Preservation Board review of the property follows:

2009: Request for an Opinion - NO ACTION TAKEN

In November, 2009, prospective buyers (now current owners) Tim and Michele Pronley requested an opinion from the HPB as to whether the home which is considered a heritage preservation resource could be demolished making way for a new home to be built on the site. Mr. Scott Busyn, representing the Pronley's provided photos of the home supporting their contention that a state of disrepair had risen to the level that the home's historic integrity was compromised, and it should no longer be considered a heritage preservation resource; thus making way to apply for a Certificate of Appropriateness application for a new home.

The board responded that the photos submitted did not provide sufficient data supporting the contention that

the home had deteriorated to the point that it could not be rehabilitated, and needed to be demolished. In order to make an informed decision, the board suggested a registered architect or structural engineer attest to the condition of the home. (Attachments: M & N)

2010: H-10-1 Request to remove historic resource classification from the home to allow for it's demolition - DENIED

The applicant provided reports from an engineer and environmental company outlining the deterioration to the home. The reports were reviewed by the city's chief building official, Steve Kirchman who provided an opinion in a memo dated January 11, 2010 that "Rehabilitation of the dwelling will require demolition of a great deal of the existing home, but is possible. I do have concerns about the structural integrity of the foundation. Most residential dwelling foundations are over-designed and a limited amount of deterioration is not structurally significant, but I don't know the extent of damage to the foundation at 4505 Arden Avenue. I do not believe evidence has been presented to render a judgment the home is unsafe or uninhabitable". The board observed that most of the deterioration identified in the reports was attributed to the additions on the rear of the home which may comprise 50% or more of the total structure, but are not part of the original 1926 home, nor subject to same regulations as the original home; and could be removed and replaced. However the original home would not qualify for demolition. (Attachments: K & L)

2011: Optional Sketch Plan Review - NO ACTION TAKEN

The applicant requested the HPB review a sketch plan of a proposal for changes to the front elevation of the home. The plan was identical to that which was presented with the COA application on 2-11-2104. While no action was taken, the HPB provided general support for the project. (Attachment: I)

2014: H-14-2 A Whole House Rehabilitation, Changes to the Street Facing Façade, and Construction of a New Detached Garage- APPROVED

The initial COA request presented at the February 11, 2014 meeting included the following request:

1. The construction of a new detached garage in the southeast corner of the rear yard, and converting the attached garage to 2 stories of living space;
2. A whole house rehabilitation entailing removal of all exterior materials from the original home which would then be rebuilt to the exact dimensions with respect to the height, form and mass of the 1926 home; and
3. Changes to the front façade to include moving the front entry and chimney to the center of the home to provide for entry to the home from the street elevation; as well as adding more Tudor detailing with half-timbering, stonework, and natural stucco.

At that time the HPB agreed that the "whole house rehabilitation" described was in essence a demolition of the original 1926 home, thus voted to continue the request to the March 11th meeting to afford the board an opportunity to receive an update of the past environmental and engineer's report provided with the 2010 COA request to allow demolition of the house, as well as information regarding the current condition of the home, to determine if the home's historic integrity had been further compromised.

At the March 11, 2014 HPB meeting plans for the new detached garage and conversion of the flat roofed attached garage to 2 stories of living space remained unchanged. Revisions to the plan included the rehabilitation process which no longer called for the removal of the original building materials from the home, but rather the careful evaluation of materials with replacing only that which was determined to be deteriorated. Also, the front stone covered entry which originally projected five feet beyond the front setback of the subject home as well as the homes on either side was removed - replaced with a stone concave entrance maintaining a consistent setback with the homes on the block. As requested at the February meeting, the board received the 2010 environmental and engineer's evaluation of the home, however a report on the current condition of the home was not undertaken since the applicant was no longer requesting a demolition

of the home.

The HPB voted to approve the Certificate of Appropriateness subject to the following conditions:

- The plans dated March 4, 2014.
- A year built plaque attached to the exterior of the detached garage.

Findings supporting the approval included:

- The new detached garage and changes to the street facing façade were consistent with the Tudor design of the home.
- The proposed detached garage would complement the architectural style of the home and not be detrimental to the adjacent historic structures.
- The proposed changes to the front façade preserved the essential character of the property and contributed to the heritage value of the district as a whole.
- The plans provided with the subject request clearly illustrated the scale and scope of the proposed project.
- The information provided supporting the subject Certificate of Appropriateness met the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

(Attachments: F, G, H & I)

On March 17, 2014 an appeal of the Heritage Preservation Board's decision to approve the COA, File # H-14-2 was received from Joyce Mellom, 4506 Arden Avenue.

ATTACHMENTS:

- A. Notice of Appeal from Joyce Mellom, 4506 Arden Avenue
- B. Resolution 2014 - 43 Upholding the Certificate of Appropriateness approved on March 11, 2014 for the home at 4505 Arden Avenue
- C. Certificate of Appropriateness for changes to the front façade and a new detached garage at 4505 Arden Avenue
- D. Map showing 4505 Arden Avenue in the Country Club District
- E. March 11, 2014 HPB Minutes - Final Plans - **Approved**
- F. March 11, 2014 Staff Report and Revised/Final Plans
- G. February 11, 2014 HPB Minutes - Initial Plans - Continued for Additional Information
- H. February 11, 2014 Staff Report and Initial Plans Including Whole House Rehabilitation
- I. January 11, 2011 HPB Minutes from Sketch Plan Review - **No Action**
- J. January 11, 2011 Request for a Sketch Plan Review
- K. January 12, 2010 HPB Minutes - Remove Heritage Resource Classification - **Denied**
- L. January 12, 2010 - Staff Report - Request to Remove Heritage Resource Classification
- M. November 10, 2009 HPB Minutes - Request for HPB Opinion Re: Potential for Demolition
- N. November 10, 2009 Staff Memorandum Re: Request for HPB Opinion - **No Action**
- O. Country Club District Plan of Treatment, Adopted 4-15-2008
- P. Edina City Code Chapter 36, Article IX. Edina Heritage Landmarks
- Q. Correspondence

"A"

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March 17, 2014

Ms. Deb Mangen
City of Edina
4801 West 50th St.
Edina, MN 55424

Dear Ms. Mangen:

Please accept this letter as my request to appeal the Certificate of Appropriateness (COA) award to 4505 Arden Av at the 3/11/2014 Edina Heritage Preservation Board (HPB) meeting. The basis for the appeal is as follows:

1. Whether the application for COA (H-14-2) at 4505 Arden Av. is, in essence, a whole house teardown.
2. Whether the COA award violates the Edina City Code and the Edina Comprehensive Plan, Chapter 6, as well as the HPB's own Plan of Treatment which has adopted the Secretary of Interior's standards.
3. Whether the HPB's Plan of Treatment (adopted 2008) is inconsistent with the Edina City Code and the Edina Comprehensive Plan, and as such, is arbitrary and capricious when relied upon for reviewing COA applications.
4. Whether the Heritage Preservation Board (HPB) exceeded its authority in awarding COA (H-14-2) on 3/11/2014.

Please let me know the deadline for submitting written material to the Edina City Council.

Thank you.

Sincerely,



Joyce Mellom
Attorney at Law

JAM/com

RESOLUTION NO. 2014-
UPHOLDING THE HERITAGE PRESERVATION BOARD'S
APPROVAL OF A CERTIFICATE OF APPROPRIATENESS
FOR CHANGES TO THE STREET FACING FAÇADE AND A NEW DETACHED GARAGE
AT 4505 ARDEN AVENUE

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

" B "

Section 1. BACKGROUND

- 1.01 Scott Busyn, on behalf of the current property owners Tim and Michelle, requested a Heritage Preservation Board (HPB) Opinion as to whether he should pursue a tear down and rebuild of the existing home at 4505 Arden Avenue due to the poor condition of the home. No action was taken.
- 1.02 On January 12, 2010 a request was made to remove the historic resource classification from the home to allow for it to be demolished. The HPB denied the request.
- 1.03 On January 11, 2011, the HPB considered a Sketch Plan Review of a proposal to change the front elevation of the home.
- 1.04 On February 11, 2014, the HPB considered a Certificate of Appropriateness for whole house rehabilitation, a change to the street facing façade and a new detached garage. The item was continued to March 11, 2014, as the HPB considered the whole house rehabilitation to be a demolition of the original 1926 home.
- 1.05 On March 11, 2014, the Heritage Preservation Board approved a Certificate of Appropriateness to build a new detached garage and make changes to the street facing façade. The plans did not include a request for the whole house rehabilitation.
- 1.06 On March 17, 2014, Joyce Mellom, 4506 Arden Avenue appealed the decision of the Board to the City Council.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The plans submitted with the subject Certificate of Appropriateness request dated March 4, 2014, and approved by the Heritage Preservation Board on March 11, 2014 do not entail a demolition of the original 1926 home.
2. The new detached garage and changes to the street facing façade are consistent with the Tudor design of the home, and meet the standards of the Edina City Code Chapter 36, Article IX. Edina Heritage Landmarks; Edina Comprehensive Plan Chapter 6 Heritage Preservation, as well as the Country Club District's Plan of Treatment.

3. The Country Club District's Plan of Treatment is consistent with the Edina City Code Chapter 36, Article IX. Edina Heritage Landmarks and the Edina Comprehensive Plan Chapter 6 Heritage Preservation; providing sound guidance for the Heritage Preservation Board when reviewing Certificate of Appropriateness applications.
4. The Heritage Preservation Board acted within their authority in awarding the Certificate of Appropriateness for 4505 Arden Avenue (H-14-02) on March 11, 2014.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, to uphold the decision of the Heritage Preservation Board to approve the Certificate of Appropriateness for construction of a new detached garage and changes to the street facing façade at 4505 Arden Avenue, legally described as Lot 2, Block 2, Country Club District, Fairway Section, subject to the following conditions:

1. The plans dated March 4, 2014.
2. A year built plaque attached to the exterior of the detached garage.

"C"



**EDINA HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS**

Pursuant to the requirements of Chapter 36, Article IX. of the City Code of the City of Edina, no owner or contractor shall demolish any building in whole or in part; move a building or structure to another location; excavate archeological features, grade or move earth in areas believed to contain significant buried heritage resources, or commence new construction on any property designated as an Edina Heritage Landmark without a Certificate of Appropriateness. The Heritage Preservation Board reviews applications for City permits in relation to designated heritage landmarks. Criteria and guidelines used in reviewing applications for Certificate of Appropriateness are contained in Chapter 36, Article IX. Sec. 36-722 of the City Code. Issuance of this Certificate of Appropriateness is subject to the plans approved. Any change in the scope of work will require a new Certificate of Appropriateness. A final inspection by the City Planner is required when the work is completed.

File #: H-14-2

Historic Property: 4505 Arden Avenue

Property Owner: Tim & Michele Pronley

Proposed Work: Certificate of Appropriateness for a new detached garage and changes to the front façade

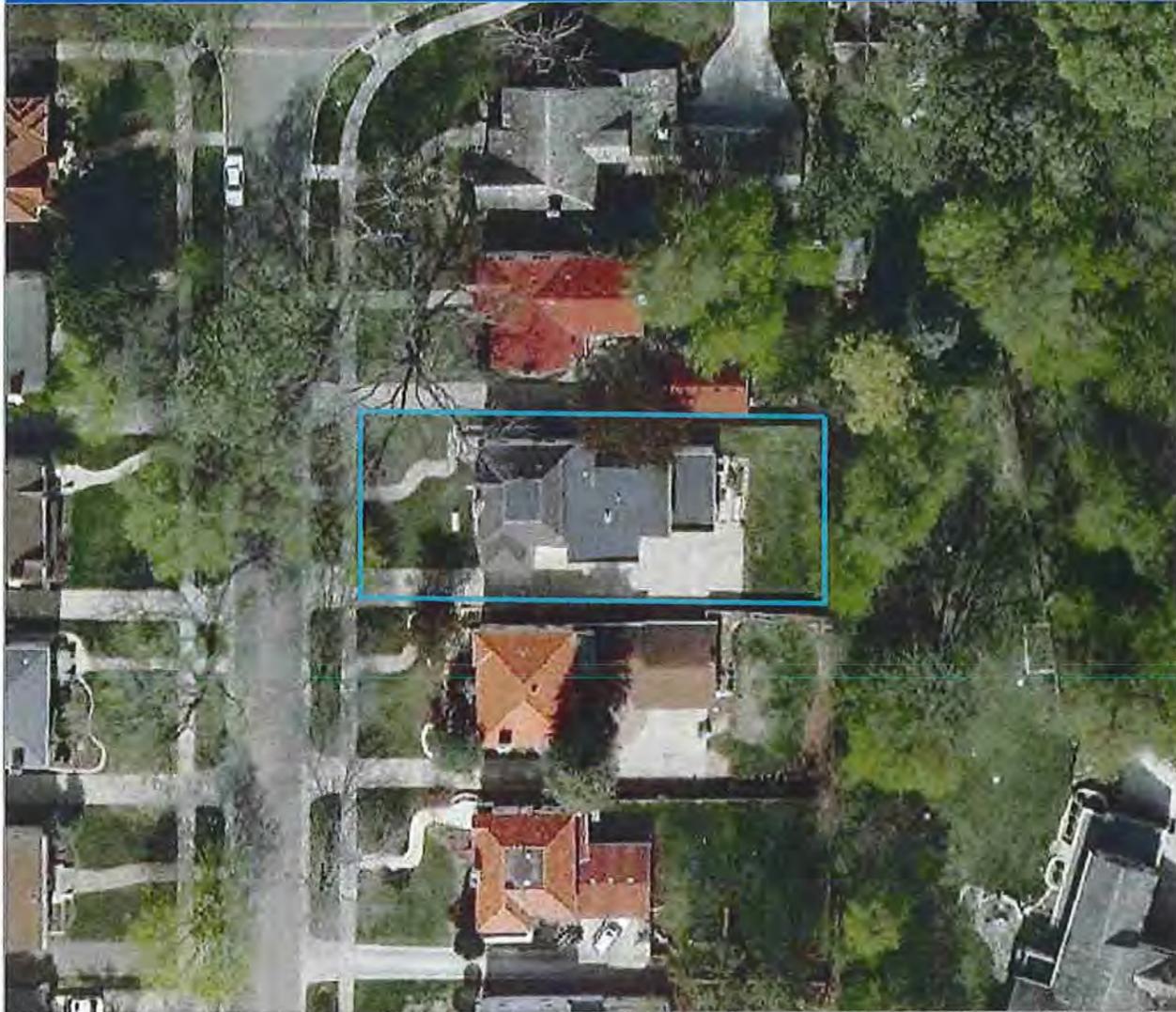
Decision: Approved

Conditions: Subject to the plans presented dated March 4, 2014, and a year built plaque displayed on the exterior of the garage

Date: March 11, 2014

**Joyce Repya
Senior Planner**

"D"



Parcel ID: 18-028-24-12-0016	A-T-B: Abstract	Map Scale: 1" = 50 ft.	
Owner Name: T J Pronley & M P Pronley	Market Total: \$602,400	Print Date: 3/21/2014	
Parcel Address: 4505 Arden Ave Edina, MN 55424	Tax Total: \$10,391.14 (Payable: 2013)	This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown. COPYRIGHT © HENNEPIN COUNTY 2014 	
Property Type: Residential	Sale Price: \$440,000		
Home-stead: Non-Homestead	Sale Date: 05/2010		
Parcel Area: 0.18 acres 7,634 sq ft	Sale Code:		

"E"

MINUTES
Regular Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Community Room
Tuesday, March 11, 2014
7:00 p.m.

I. CALL TO ORDER 7:00 P.M.

II. ROLL CALL

Answering roll call was Chair Moore and Members Mellom, Weber, Sussman, O'Brien, Birdman, Christiaansen, McDermott and Brandt. Absent was Member Johnson. Staff present was Senior Planner, Joyce Repya.

III. APPROVAL OF MEETING AGENDA

Member O'Brien moved to approve the meeting agenda. Member Birdman seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES February 11, 2014

Member Ryan asked to clarify his nay vote under the COA for 4505 Arden Avenue on page 9, by adding that that he would have preferred to separate the proposed detached garage and addition to the home from the whole house renovation on the original home that was in question. Member Mr. O'Brien then moved approval of the February 11, 2014 minutes subject to adding Member Weber's proposed addition. Member Birdman seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT – None

VI. REPORTS & RECOMMENDATIONS

A. H-14-2 4505 Arden Avenue - Change to Street Facing Façade, and new detached garage

Planner Repya explained that this request was initially heard by the board at the February meeting when the proposal entailed a new detached garage and conversion of the attached garage to living space, as well as a "whole house rehabilitation" which included removal of all the original materials of the home and replacement with new to the exact scale as the historic home. Board members commented that by removing all of the original building materials from the home, the "whole house rehabilitation" was in essence a demolition, which in a 2010 COA request was denied. The board voted to continue the request to the March meeting to allow the applicant an opportunity to provide justification that conditions to the home had changed to now warrant its demolition and "whole house rehabilitation".

Taking into consideration board comments from the February meeting, the applicant has now chosen not to propose the "whole house rehabilitation" The plans for the new detached garage and addition to the rear of the home remain unchanged from the initial submission. Relative to the changes to the front façade of the home, the proposed changes entail the following:

- Moving the front entry to the center of the front façade to provide an entrance on the first floor level of the home, thus eliminating an awkward step-down transition from the entryway to the living room, and also provide for improved accessibility into and within the home.
- The new entry will maintain a gable peak, but will be clad in stone like the proposed chimney. The plan has changed from front entry canopy open on the sides that projected 5 feet from the front building wall that was presented at the February meeting. In keeping with the plan of treatment guidance that "Entrances, porches, and other projections should relate to the pattern of existing adjacent historic homes and respect the rhythm and continuity of similar features along the street", the front entry canopy has been removed, replaced with an entrance that remains consistent with the front setback of the homes on either side.
- The existing undersized chimney that has been deteriorating to the point that it is now pulling away from the structure. It will be rebuilt and moved slightly to the south to accommodate the relocated entry. The new chimney will be enhanced with stone and brick, and topped off with a clay or copper chimney cap - consistent with Tudor design. Also, the roof structure on the south side of the home will be slightly altered to accommodate the new chimney location.

Ms. Repya continued by explaining that the proposed 2-car detached garage measures 520 square feet in area and is consistent with the scale and massing of surrounding detached garages and other garages approved through the COA process in the district. She added that the exterior finishes proposed for the garage are shown to match the Tudor design of the house including natural stucco, Miratec half-timbering and asphalt shingles.

Ms. Repya pointed out that plans for the conversion of the flat roofed additions and attached garage to two stories of living space at the rear of the home were provided for the Board's information. The addition has been designed to provide a compatible use of the home while at the same time compliment the home's overall Tudor design and historic character - utilizing natural stucco siding with Miratec half-timbering, brackets, and asphalt shingles as depicted on the proposed detached garage.

Preservation Consultant Robert Vogel provided a comment on the revised plans stating that the proposed detached garage appears to be compatible with the house in scale, size, and building materials and should not detract from the neighborhood's historic character. Furthermore, the proposed structural additions should not significantly alter the scale and character of the historic façade. Since the home would not be eligible for heritage landmark designation on its own, the changes proposed to the front façade will not have a detrimental effect on the home's historic integrity.

In Summary, Planner Repya recommended approval of the subject Certificate of Appropriateness revised to include the new detached garage and changes to the street facing facade. Findings supporting the approval recommendation included:

- The new detached garage and changes to the street facing façade are consistent with the Tudor design of the home.
- The proposed detached garage will complement the architectural style of the home and not be detrimental to the adjacent historic structures.
- The proposed changes to the front façade preserve the essential character of the property and contribute to the heritage value of the district as a whole.
- The plans provided with the subject request clearly illustrate the scale and scope of the proposed project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Ms. Repya added that the approval recommendation would be subject to:

- The plans dated March 4, 2014.
- A year built plaque attached to the exterior of the detached garage.

Applicant Presentation:

Scott Busyn, 4615 Wooddale Avenue of Great Neighborhood Homes, representing property owners Tim and Michele Pronley explained the details of the proposed plans noting that the design was created using the tool box provided in the district's plan of treatment. Mr. Busyn pointed out that the proposal includes 4-sided Tudor architectural detailing, rather than an architectural emphasis on only the front façade. Addressing the changes to the plan from the February meeting, Mr. Busyn pointed out that the previous projecting front covered entry has been pulled back to the front façade of the home, now providing a concave front entry, more in keeping with the Tudor style. Mr. Busyn also added that they are no longer proposing the "whole house rehabilitation" practice of removing all of the original building materials on the historic home; rather they will leave the frame of the home and carefully evaluate the condition of the structure correcting deteriorated elements when necessary.

Mr. Busyn concluded that his firm received a COA for a project at 4620 Moorland Avenue in 2012, which the HPB has touted as being a successful rehabilitation of a home in the district. He added that the work planned for the subject home will follow the same careful rehabilitation practices. He then thanked the HPB for considering the COA application, and offered to provide additional information they may need.

Public Comments:

Jane Lonnquist, 4510 Drexel Avenue commented that she thought the proposed changes to the subject home were beautiful and well done for the replacement of a non-historic home. However she believed there were too many changes being proposed to the front façade of the historic home. Ms. Lonnquist cautioned that this decision could be precedence setting - citing that since the revised plan of treatment was adopted in 2008 only one historic home has been lost; speaking to the dedication of the volunteers. Ms. Lonnquist also asked to go on record

requesting that when discussing the proposal, the board use terminology found in the district's plan of treatment; pointing out that she found the applicant's use of the term "whole house rehabilitation" for the plan reviewed in February to be a creative invention of the applicant and an oxymoron.

Ms. Lonquist concluded by observing that while the proposed changes to the front façade may compliment the design of the home, she questioned how many changes can be made to a façade before the home no longer resembles the original historic structure.

Edward Hancock, 4503 Arden Avenue explained that his property is to the north of the subject home and he considers the proposed plans to be a dream-come-true. He stated that living next door to this home for 25 years has been depressing - the state of neglect is a shame; and he added that he couldn't say enough good things about what is being proposed. Mr. Hancock added that he liked the changes proposed for the front of the home, especially the front door being moved to the center of the front façade; pointing out that he has been concerned about children darting out of the existing front door which is very close to the property line and his driveway. Mr. Hancock concluded his comments by encouraging the HPB to approve the proposed changes to the home.

Cheryl Dulas, 4609 Bruce Avenue since 1998 stated that she was involved in the 2008 revision to the district's plan of treatment and is concerned about maintaining the historic character of the district. She cited that over the years she has observed changes to the street scape of homes that are identified as historic resources. Ms. Dulas then provided the board with a sheet depicting before and after photos of 4 homes where the front facades of the homes had been changed (All 4 projects were undertaken by Scott Busyn, Great Neighborhood Homes). The first 3 properties were from 2005 - 2006, prior to the revised plan of treatment in 2008 (all but the 2005 project received a COA). The fourth property at 4620 Moorland Avenue received a COA in 2012 and was subject to the 2008 plan of treatment. Ms. Dulas concluded by stating she believed the proposed changes to the front façade of the subject home do not preserve its original character, thus are not fitting in the district. She asked the board to carefully evaluate the changes proposed to the home.

Kitty O'Dea, 4610 Bruce Avenue asked for clarification on the foundation, roof height and scale of the front door. Mr. Busyn responded that the original foundation will remain. Depending upon what they discover relative to the roof's stability, they intend to keep the existing roof joists and tie the new roof structure onto the existing. He concluded that the door height will not change, however it will appear somewhat larger due to it moving to the center of the home and the added stone surround. Ms. O'Dea concluded that she would encourage that they include gutters and downspouts on the home to deflect water run-off from adjacent properties.

Board Comments:

Member Sussman commented that the plans for the home are somewhat elaborate for

Arden Avenue, but very handsome. Relative to the detached garage design, he observed that the gables on all elevations are symmetrical to the structure, whereas the gables found on the home are more offset. He also inquired about the materials proposed for the garage doors. Mr. Busyn responded that they plan on installing steel doors were also installed on the new detached garage at 4620 Moorland Avenue. He added that they prefer steel because it is a sturdier product that takes well to the dark paint proposed.

Member Christiaansen commented that she was not at the February meeting, but found the proposed plan to be really beautiful, and very fitting for the feel of the district. She added that the HPB needs to look at the district as a whole, not each individual home, since it is the district that has the landmark designation, not each individual home.

Addressing the removal of deteriorated portions of the original home, Ms. Christiaansen stressed that with homes that have been subject to years of deferred maintenance, it is difficult to determine how much of the structure is deteriorated and in need of replacement; and there is the possibility that the amount of deterioration could add up to 50% of the original structure, which under the plan of treatment definition is considered a demolition. Mr. Busyn agreed that the amount of deterioration is an unknown, however they will be using the same approach used on the rehabilitation of 4620 Moorland Avenue, and will hopefully find minimal deterioration. He added that fortunately the infrastructure of the home is Douglas Fir which is known for its durability.

Member Christiaansen also noted that this home could become precedence setting. The question regarding how to treat a home that has fallen into a state of disrepair is an important issue. It is not good for the community to have historic homes that are "band-aided" together - that would be irresponsible. We need to look to the future, remembering that 20th century structures were not built to last forever.

Member Mellom commented that the plans for the home are lovely, but not in compliance with the District's plan of treatment nor the Secretary of the Interior's standards. She agreed with the comments from Jane Lonquist and Cheryl Dulas that the proposed changes to the streetscape are excessive. She asked Mr. Busyn to elaborate on the changed plans. Mr. Busyn reiterated the rehabilitation approach proposed for the home. Ms. Mellom commented that the changed plan is what should have been proposed at the February meeting. She added that she believed the home could be remodeled without making changes to the front façade - the changes proposed are too drastic, and she still considered the project a tear down.

Member Birdman pointed out that the focus of the February review was the demolition of the historic home. The plan currently being considered is different. It appears the question at hand is "What are acceptable changes to the front façade?" There appear to be differing opinions. Reciting the changes, Mr. Birdman noted the following:

- A 2010 environmental report indicated that the chimney needs to be replaced. Should the board require a stucco chimney in the same place; or is the proposed stone chimney

- moved several feet to the south to accommodate a revised front entry appropriate?
- Moving the front entry may be a bigger issue since the added stone surround alters its scale.
- Preservation of the historic homes entails maintaining the original when you can. The current condition of the home relative to deterioration is an unknown, and can't be clearly defined until the home is opened up.

Member McDermott explained that although she was unable to attend the February meeting, after reading the minutes from the meeting, she was very impressed with the board's thoughtful consideration of the plan. She also commended the applicant for listening to the comments from the board and providing changes to the plans reflecting the issues identified. Ms. McDermott added that she agreed with Member Christiaansen's point on rehabilitating homes which have fallen into a state of disrepair. She added that the proposed plan demonstrates good design - the changes aren't a mish-mash; and she would be in favor of approving the COA.

Member Weber explained that he evaluated the changes proposed to the original home and determined that less than 50% of the original materials will be removed. He pointed out that it appears that the home's foundation, studs, floors and as much of the roof as possible will remain. Mr. Busyn agreed, but pointed out that if extensive deterioration is found the responsible thing to do will be to replace those failing systems. Mr. Weber wondered if the board has ever addressed a request to move an entry; commenting that he understood from a design standpoint the reasons for wanting to move the front entry and chimney - it makes sense from a floor plan perspective.

Mr. Weber observed that the proposed design is attractive and matches the form and design of the original Tudor home. The question is "What is the purpose of the plan of treatment?" Is it strictly to preserve the existing houses as they were originally built, or is the goal to preserve the historic character of the neighborhood? If the goal is to preserve the historic character of the neighborhood, the proposed plan does a very good job of maintaining the form and basic design of the original home. Mr. Weber concluded that he believed the plan to be appropriate, noting that other homes have received COA's for changes to the front facades, and he did not consider approval of this request to be precedence setting.

Member O'Brien stated that he was disappointed not to receive a report regarding the current condition of the home. The difference between the February request for a "whole house rehabilitation" versus the change in plans to a "rehabilitation" appears to be a change in vernacular. While it is the builder's goal not to remove solid portions of the historic home, the unanticipated condition of the structure leaves a question regarding whether the project will evolve into a demolition due to the potential of excessive deterioration. This project has gone through a 4 year continuum - starting with a request to allow the demolition of the home, then a whole house rehabilitation, and now a change to the front façade and rehabilitation. Mr. O'Brien concluded that the unknown status of the structural deterioration of the home is a

concern to him.

Member McLellan observed that this is his first meeting, and as he was reviewing the plans, some questions came to mind. Through his research he discovered that the preservation goal in the district is to preserve its architectural integrity. Is the emphasis on each individual home or the district as a whole? Mr. McLellan pointed out that very old homes can be preserved as evidenced in areas like Williamsburg, Virginia. He also questioned what portions of the home were included in the definition of "demolition", replacing stucco, roofing materials? Also, he wondered if the interior of the home was included within the demolition calculations.

Student Member Brandt stated that he thought the proposed design for the home fits the neighborhood. He added that he can see a problem with defining a point where a home has deteriorated to a level where preservation is no longer an option.

Member Moore commented the charge of the HPB is to determine if the proposed plan appropriately conveys the intent of the district's design framework, and he believed this plan does just that. Mr. Moore pointed out that in January 2011; the HPB entertained a sketch plan review of the same front elevation currently being considered. At that time, comments from the board were very favorable. Taking into consideration the positive feedback, the owners took that direction and proceeded to create the plan currently under consideration.

Mr. Moore added that this project is similar to the COA that was approved for the home at 4620 Moorland Avenue. As the project commenced, discoveries were made that were unanticipated, however the overall outcome was very positive for the neighborhood. We do want people to invest in their homes and for the homes to be well built so they will last for another 100 years.

Board Discussion:

Regarding the difference in the plans from last month, Member Weber observed that the biggest difference is in the process. The initial plan called for removing all of the building materials and starting over, replicating the historic home. The current plan entails a very different, deliberate process regarding the care that will be taken, evaluating the home piece by piece, and only replacing deficient materials. Member Birdman agreed that was the exact difference between the previous plan and the revised plan under consideration. Mr. Birdman added that because the plans for the home no longer include a removal of all the building materials, to the point that Member O'Brien was concerned that a report on the current condition of the home was not provided as requested at the February meeting, he did not believe that a current evaluation of the home was needed because with the proposed process, the builder will be undertake a close evaluation of the home while under construction.

Mr. Birdman added that it appears the biggest issue with the proposal is whether or not the proposed changes for the front facade run a fowl from the district's plan of treatment. He added that last home shown in the handout provided by Ms. Dulas, 4620 Wooddale Avenue is

an example of a COA for changes to the front façade that was approved in 2012, after the 2008 revision to the plan of treatment. The board agreed that the quality of the design was improved from the homes changed prior to 2008, and a testimony that the revised plan of treatment is working.

Motion: Member Christiaansen moved approval of the COA to build a new detached garage and make the proposed changes to the front façade of the home subject to the plans dated March 4, 2014 and a year built plaque be applied to the exterior of the garage. Member McDermott seconded the motion. Members Birdman, Weber, Sussman, Moore, McLennan, McDermott and Christiaansen voted aye. Members O'Brien and Mellom voted nay. The motion carried.

VII. OTHER BUSINESS

A. Explore the History of Your Home - Committee Report

Committee member Birdman thanked the board members who completed the "History of Your Home" questionnaire; and explained that since the February HPB meeting, the committee has reevaluated the questionnaire and categorized the questions into required information, volunteered information and requested information. Committee member Moore pointed out that the intent is to define priorities and to gain a more colorful picture of a property for the property owners.

Member McDermott observed that some of the questions appeared more demographic in nature - duplicating information such as "Why did you choose to live in Edina?" already gathered from the citywide survey. She added that it appears the questions require answers that are more narrative in nature which are difficult to quantify in a survey. She added that perhaps asking less open-ended questions would be helpful. Committee member Moore appreciated Ms. McDermott's insights suggesting that choices within each field be provided, thus making it easier to sort.

A general discussion ensued regarding ways to fine-tune the questionnaire. Responding to a question regarding the survey's goals, Committee Member Weber responded that the Heritage Preservation section of the Comprehensive Plan calls for a survey of residential properties in the city by 2030 - this survey will provide data which can be utilized and expanded upon. Also, it will provide a way to identify potential properties which may qualify to be determined eligible for heritage landmark status. The vision is to provide an interactive map on the order of Wikipedia where residents can access information and provide input as well.

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**HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Originator Joyce Repya Senior Planner	Meeting Date March 11, 2014	Agenda # VI. A. 1. H-14-2
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OWNER: Tim & Michele Pronley

LOCATION: 4505 Arden Avenue

PROPOSAL: Certificate of Appropriateness for:

- New detached garage and converting the attached garage to 2-stories of living space
- Changes to the street facing facade

RECOMMENDED ACTION: Approval subject to the plans dated March 11, 2014

BACKGROUND:

The initial COA request was presented at the February 11, 2014 meeting and included:

1. The construction of a new detached garage in the southeast corner of the rear yard, and converting the attached garage to 2 stories of living space;
2. A whole house rehabilitation entailing removal of all exterior materials from the original home which would then be rebuilt to the exact dimensions with respect to the height, form and mass of the 1926 home; and
3. Changes to the front façade to include moving the front entry and chimney to the center of the home to provide for entry to the home from the street elevation; as well as adding more Tudor detailing with half-timbering, stonework, and natural stucco.

At the February, 11, 2014 meeting the HPB determined that the "whole house rehabilitation" described was in essence a demolition of the original 1926 home, thus voted to continue the request to the March 11th meeting to afford them the opportunity to receive an update of past information provided with the 2010 COA request that which had been denied; as well as a possible site visit by the board.

SUBJECT REQUEST:

The current plans presented for review no longer include a "whole house rehabilitation", but rather construction of a new detached garage; converting the attached garage to 2 stories of living space; and changes to the street facing façade of the home. Due to the deferred maintenance of the home, there may be the need to replace rotted/deteriorated materials on the exterior of the home, as was the case

with a similar project completed at 4820 Moorland Avenue.

Details of the proposed work include:

Detached Garage

The proposed 520 square foot, 2-car detached garage measures 26' x 20' feet in area. Access to the garage will be obtained through an overhead door on the west elevation from the existing driveway. A service door is also provided on the west side, and windows are shown on all elevations.

The design of the structure is proposed to compliment the Tudor style of the home. The peak height of the garage is shown at 18', height at mid-point of the roof is 13.5'; height at the eave is 9'; ridge length is 18'; and the pitch provided is 9.5/12 for the main structure and 19.5/12 for the gable sections on the east and west elevations. The exterior finishes proposed for the garage are shown to match the house with natural stucco, Miratec half-timbering and asphalt shingles.

Attached Garage Conversion to Living Space

Plans for the conversion of the flat roofed additions and attached garage to two stories of living space at the rear of the home have been provided for the Board's information. The addition has been designed to provide a compatible use of the home while at the same time compliment the home's overall Tudor design and historic character - utilizing natural stucco siding with Miratec half-timbering, brackets, and asphalt shingles.

Front Façade Changes

Changes proposed to the front façade include:

- Moving the front entry to the center of the front façade to provide an entrance on the first floor level of the home, thus eliminating an awkward step-down transition from the entryway to the living room.
- The new entry will maintain a gable peak, but will be clad in stone like the proposed chimney. The plan has changed from front entry canopy open on the sides that projected 5 feet from the front building wall that was presented at the February meeting. In keeping with the plan of treatment guidance that "Entrances, porches, and other projections should relate to the pattern of existing adjacent historic homes and respect the rhythm and continuity of similar features along the street", the front entry canopy has been removed, replaced with an entrance that remains consistent with the front setback of the homes on either side.
- The existing undersized chimney that has been pulling away from the structure will be rebuilt and moved slightly to the south to accommodate the relocated entry. The new chimney will be enhanced with stone and brick, and topped off with a clay or copper chimney cap - consistent with Tudor design. Also, the roof structure on the south side of the home will be slightly altered to accommodate the new chimney location.

PRESERVATION CONSULTANT ROBERT VOGEL'S COMMENTS:

Robert Vogel evaluated the plans and observed that the new architectural details reflect a contemporary, 21st century approach to old house rehabilitation and the proposed exterior work has been designed so that the remodeled house will be compatible in size, scale, color, and texture with other Tudor style homes in the district. The proposed structural additions should not significantly alter the scale and character of the historic façade. Furthermore, since the home would not be eligible for heritage landmark designation on its own, the changes proposed to the front façade will not have a

detrimental effect on the home's historic integrity.

STAFF RECOMMENDATION:

Taking into consideration board comments from the February meeting, the applicant has chosen not to propose the "whole house rehabilitation" of the home. The plans for the new detached garage and addition to the rear of the home remain unchanged from the initial submission. The proposed changes to the front façade relative to the chimney and slight changes to the rooflines on the south side to accommodate the chimney also remain unchanged. However, the applicant has proposed to remove the front entry canopy which had been open on the sides and projected 5 feet in from the front building wall and beyond the front setback of the homes on either side. A new stone entrance is proposed that does not project beyond the front street setback of the homes on either side, and ultimately respects the rhythm and continuity of the street scape along Arden Avenue.

Staff recommends approval of the subject Certificate of Appropriateness for the new detached garage and changes to the street facing facade. Findings supporting the approval recommendation include:

- The new detached garage and changes to the street facing façade are consistent with the Tudor design of the home.
- The proposed detached garage will complement the architectural style of the home and not be detrimental to the adjacent historic structures.
- The proposed changes to the front façade preserve the essential character of the property and contribute to the heritage value of the district as a whole.
- The plans provided with the subject request clearly illustrate the scale and scope of the proposed project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

The approval recommendation is subject to:

- The plans dated March 4, 2014.
- A year built plaque attached to the exterior of the detached garage.

Deadline for City Action: April 21, 2014

(Additional background information relative to the condition of the home from the 2010 COA request has been provided for your information.)

March 11, 2014
Plans



EXISTING ENTRY / WEST ELEVATION
1/8" = 1'-0"

- ASPHALT SHINGLE ROOF
- EXISTING & PROPOSED OVERHANDS
- MIRATEC FACIA 6" TYP OR MATCH EXISTING
- MIRATEC SOFFIT
- MIRATEC 1/2" TIMBER TRIM BOARDS & WINDOW TRIM
- NATURAL STUCCO
- SYNTHETIC BRACKETS PAINTED TO MATCH TRIM & 1/2" TIMBER
- MARVIN CLAD WINDOWS
- NATURAL STONE @ ENTRY & CHASE
- WOOD / STAINED ENTRY DOOR
- CONCRETE ENTRY STOOP W/ BRICK EDGING



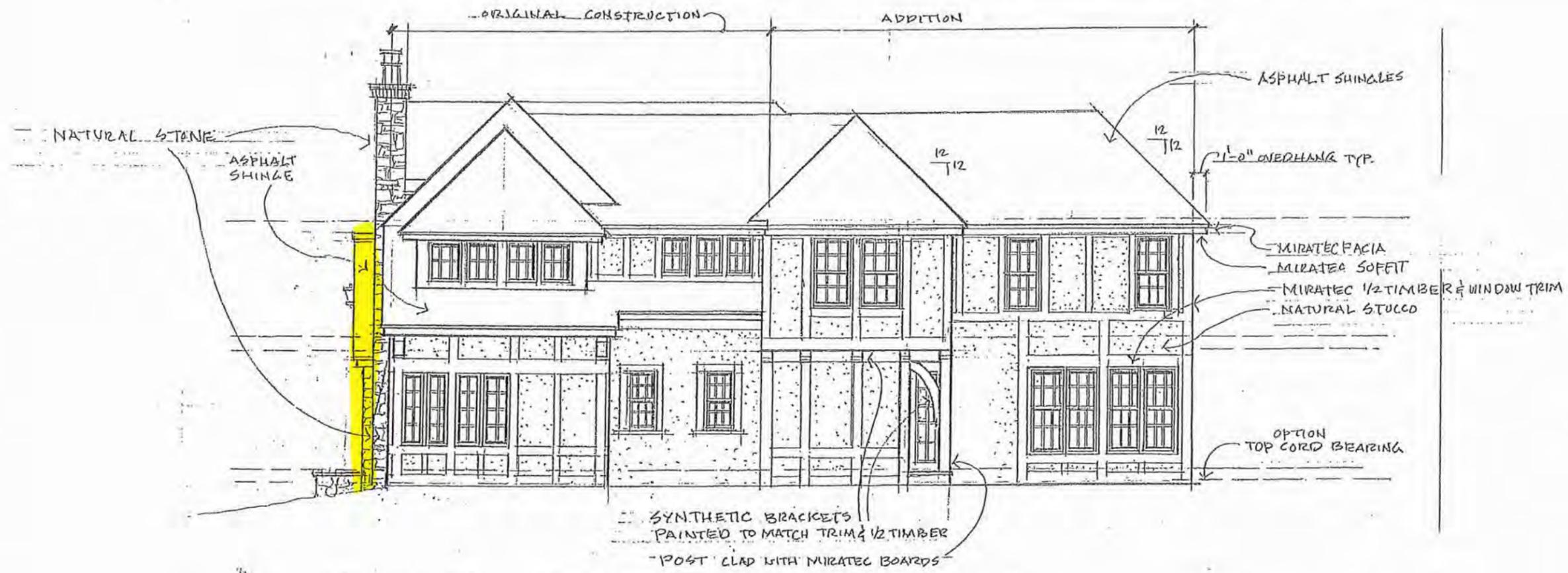
- OPTION COPPER OR CLAY CHIMNEY CAPS
- BRICK
- SYNTHETIC BRACKET PAINTED TO MATCH TRIM & 1/2" TIMBER
- EXISTING ROOF

EXIST. TYP 8'-4"
EXIST. TYP 10" 8'-1"

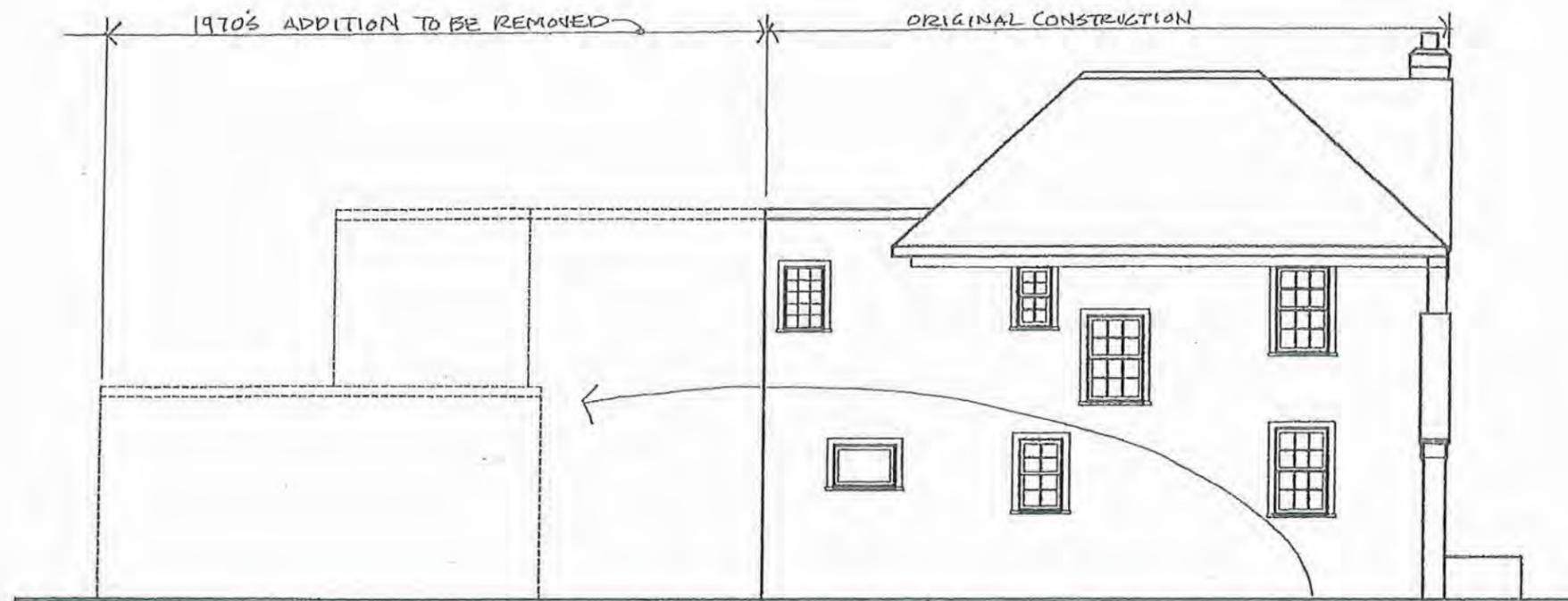
PROPOSED WEST ELEVATION
1/4" = 1'-0"



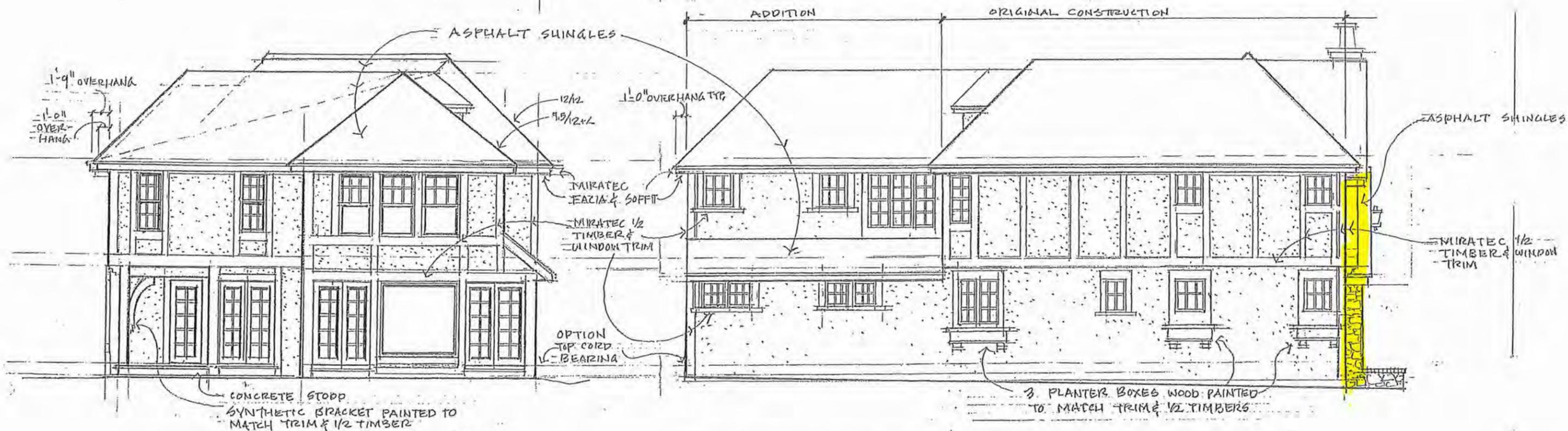
EXISTING SOUTH ELEVATION (WITH EXISTING 1970S FLAT ROOF ADDITION)
 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
 1/8" = 1'-0"

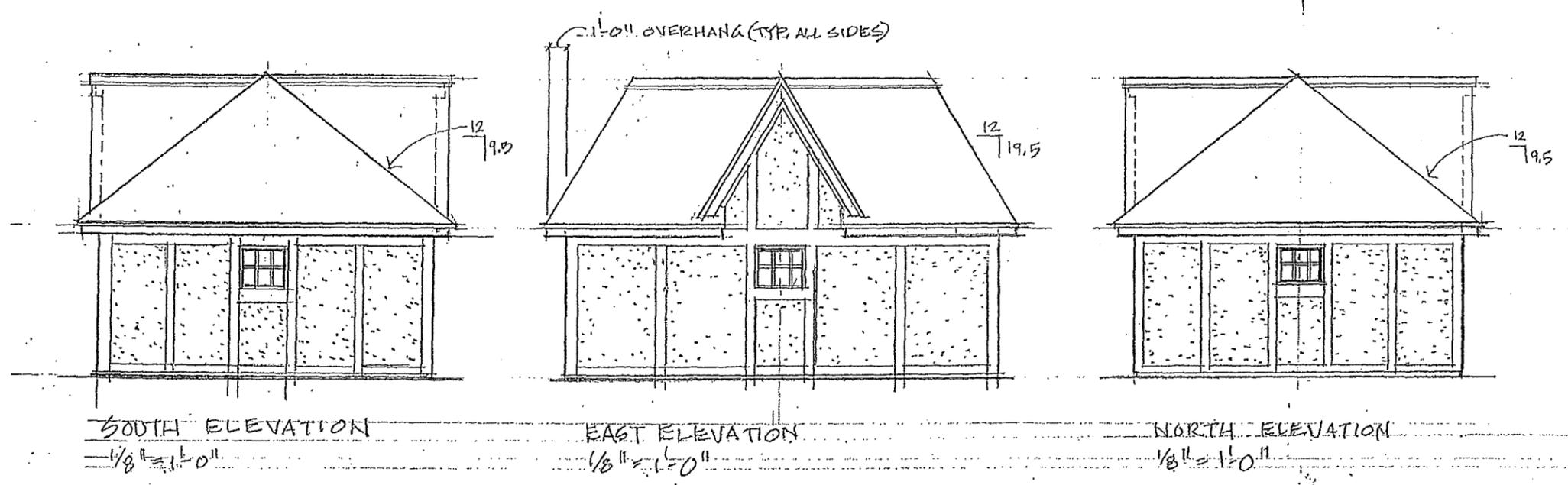
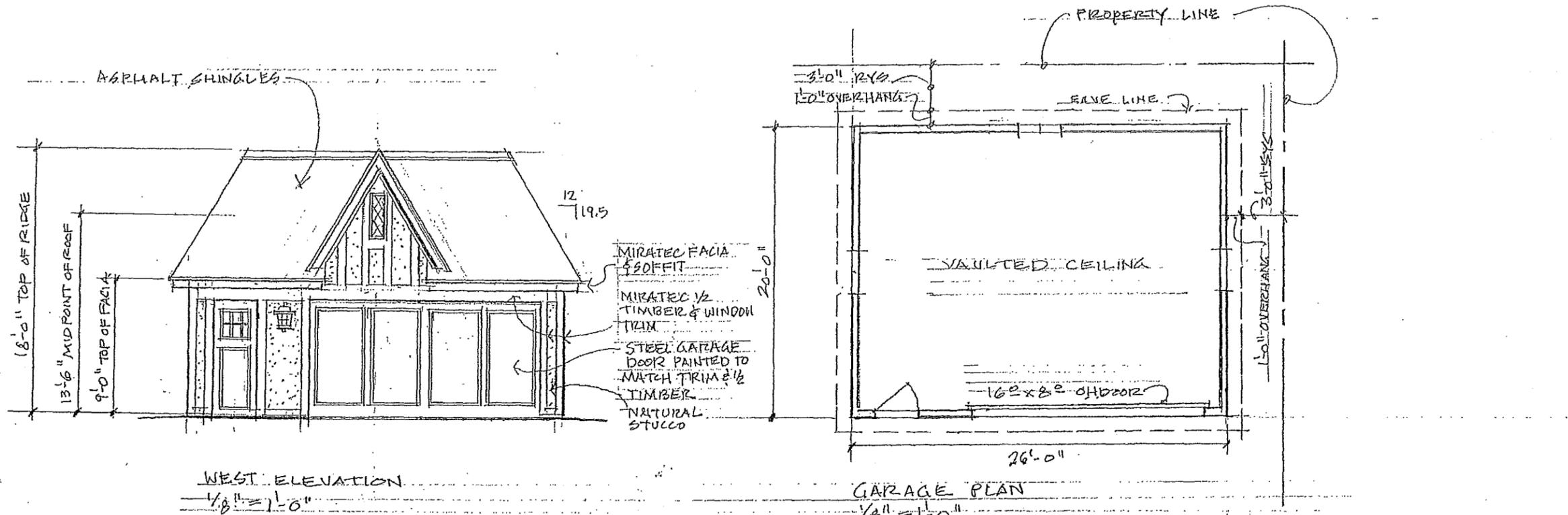


EXISTING NORTH ELEVATION (WITH EXISTING 1970S FLAT ROOF ADDITION)
 $\frac{1}{8}'' = 1'-0''$



PROPOSED EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

PROPOSED NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$



PROPOSED NEW DETACHED GARAGE

4505 ARDEN AVE

COUNTRY CLUB DISTRICT, EDINA

GREAT NEIGHBORHOOD

3-4-14

1-18-14

ARDEN AVENUE

R=7585.92
C.BRG.=NORTH
C.=55.10 MEAS.

5' SIDEWALK

#4503
FRONT ENTRY=897.0
TOP OF BLOCK=896.2
PEAK HEIGHT=25.3'

MAX HARD COVER 2250 SF
EXIST ORIGINAL HOUSE = 911 SF
TO REMAIN
PROPOSED ADDITION = 752
FRONT & BACK ENTRIES = 0
E.A.C. 50 SF OR LESS
NEW DETACHED GAR. = 580
NEW PATIO = 0
200 SF MAX - 50 SF
TOTAL PROPOSED
HARD COVER = 2249 SF

SITE PLAN
1/8" = 1'-0"
PROPOSED WHOLE HOUSE REMODELING/ADDITION
4500 ARDEN AVE
COUNTRY CLUB DISTRICT, EDINA
GREAT NEIGHBORHOOD
HOMES
2.10.14
1.18.14
NRDI
3.4.14

S89°53'35"E
139.20 MEAS.

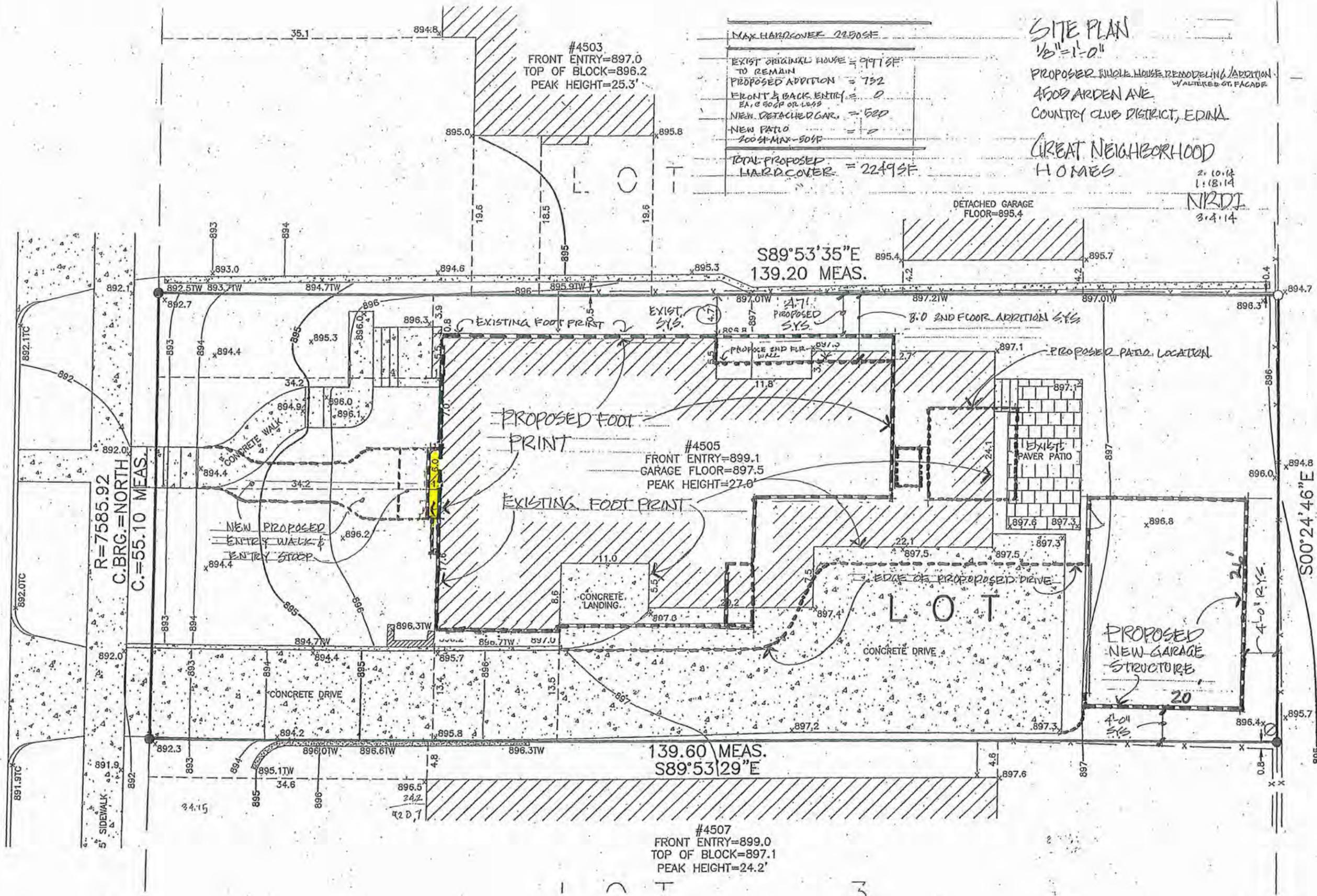
#4505
FRONT ENTRY=899.1
GARAGE FLOOR=897.5
PEAK HEIGHT=27.0'

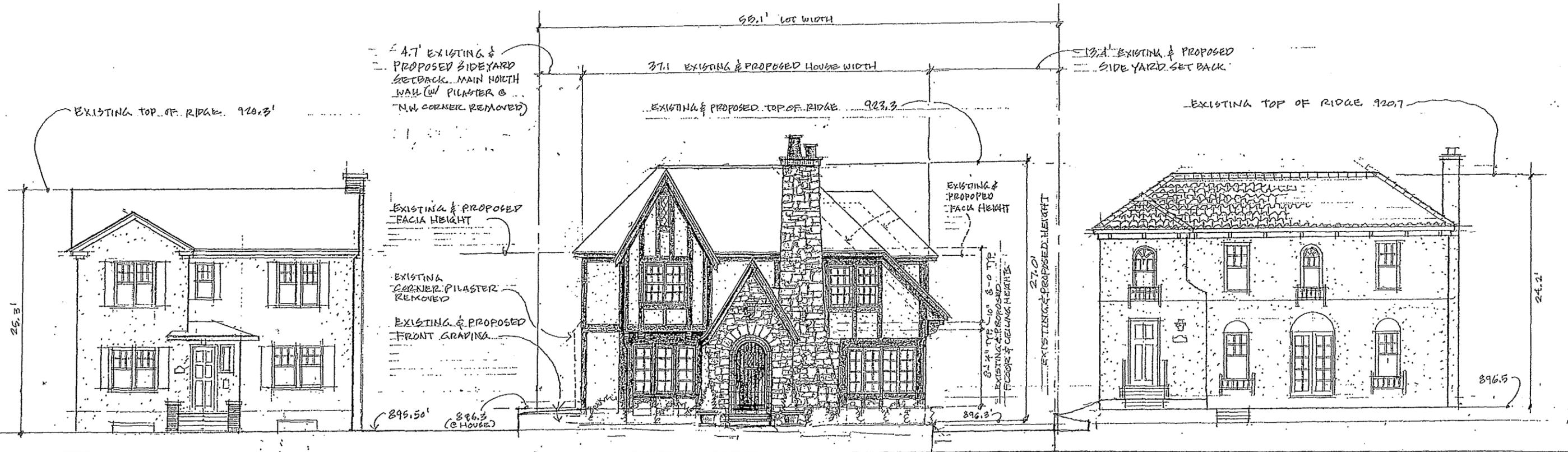
139.60 MEAS.
S89°53'29"E

#4507
FRONT ENTRY=899.0
TOP OF BLOCK=897.1
PEAK HEIGHT=24.2'

LOT 3

S00°24'46"E
55.11 MEAS.





4503 ARDEN AVENUE (EXISTING HOME)

PROPOSED 4505 ARDEN AVE
STREET ELEVATION 18"=1'-0"

4622 ARDEN AVE (EXISTING HOME)

PROPOSED WHOLE HOUSE REMODELING/ADDITION w/ ALTERED STREET FACADE

4505 ARDEN AVE
COUNTRY CLUB DISTRICT, EDINA

3.4.14
2.10.14
1.18.14

GREAT NEIGHBORHOOD HOMES

NRDZ

"G"

be detrimental to the adjacent historic structures.

- The proposed work preserves the essential character of the property and contributes to the heritage values of the district as a whole.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

The approval recommendation was also subject to:

1. The plans presented, and
2. The placement of a year built plaque on the exterior of the new detached garage.

Applicant Comments:

Scott Waggoner, 5619 Bernard Place, from w.b.builders, representing the property owners explained that his client was struggling with the need for more efficient living spaces for their family as well as a more functional garage. They agreed upon the proposed plan because it will not only enhance the historic home, but also provide for a more livable home for their family.

Board Comments:

Board members asked for and received clarification of the plans. After which Consultant Vogel commented that it was nice to see a clean addition - simple and elegant; the essence of the Colonial Revival style.

Member Mellom agreed with Mr. Vogel's observations adding that she was glad that changes were not proposed for the facades of the original home, other than the minor front entry overhang.

Members Birdman, O'Brien and Weber also commented that they were pleased with the plans which were very clear - depicting a good design for the home.

Motion: Member Birdman moved approval of the Certificate of Appropriateness for a new detached garage and front entry overhang subject to the plans presented and a year built plaque installed on the exterior of the new detached garage. Member O'Brien seconded the motion. All voted aye. The motion carried.

B. H-14-2 4505 Arden Avenue - Whole House Rehabilitation, Change To Street Facing Façade, and New Detached Garage

Planner Repya reported that the subject property is located on the east side of the 4500 block of Arden Avenue. The existing home, a Tudor style constructed in 1926, currently has a two story 2-car attached garage accessed by a driveway on the south side of the property.

The Certificate of Appropriateness request entails the construction of a new detached garage in the southeast corner of the rear yard. Several flat roofed additions to the rear of the original home which include a 2-stall attached garage are proposed to be removed and replaced with a new 2 story addition to increase the living space of the home.

The rehabilitation work proposes removal of all material from the original home which the applicant indicates will then be rebuilt to the exact dimensions with respect to the height, form

and mass of the 1926 home. Changes to the front façade include moving the front entry and chimney to the center of the home to provide for entry to the home from the street elevation. Also, the plan proposes more Tudor detailing with the addition of half-timbering, stonework, and natural stucco.

Providing the board with background information on this property, Planner Repya explained that on January 12, 2010, the HPB heard a request to remove the historic resource classification of this 1926 home to provide for the introduction of a COA application to build a new home on the site. At that time, information attesting to the degradation of the home's structure justifying removing its historic status was presented to the board; to include several inappropriate additions to the rear; as well potentially dangerous environmental issues. The decision of the board was that the additions to the rear of the home did detract from the original structure and could be removed, however the board concluded that information presented did not support rationale to declassify the heritage resource status of the home.

Ms. Repya added that a year later, at the January 11, 2011 HPB meeting, the applicant returned for a sketch plan review of proposed changes to the front façade of the home. The front façade plan reviewed by the HPB was identical to the subject front façade plan under consideration. At that time, the applicants explained that their goal for the renovation would be to maintain the essential form and integrity of the original home - staying true to the historic character of Arden Avenue and the district, while providing spaces that would be more compatible for their family's needs. The response of the board was favorable.

Ms. Repya then provided a breakdown of the work proposed relative to the subject COA application to include:

Front Façade Changes & Rehabilitation of Original Home

Changes proposed to the front façade include:

- Moving the front entry to the center of the front façade to provide entry on the first floor level of the home, thus eliminating an awkward step-down transition from the entryway to the living room.
- The new entry will project 5 feet from the front building wall, be constructed of stone, and will be open on the sides.
- The undersized chimney will be moved slightly to the south to accommodate the relocated entry. The rebuilt chimney will be enhanced with stone and brick, and topped off with a clay or copper chimney cap - consistent with Tudor design.

The rehabilitation of the original home entails:

- Addition of stone to the front façade and half-timbering is also proposed to replace the bare stucco areas of the original home.
- Removal of all materials from the original home.

Attached Garage Conversion to Living Space

Plans for the conversion of the flat roofed additions and attached garage to two stories of living space at the rear of the home have been provided for the Board's information. The addition has been designed to provide a compatible use of the home while at the same time compliment

the home's overall Tudor design and historic character - utilizing natural stucco siding with Miratec half-timbering, brackets, and asphalt shingles.

Detached Garage

The proposed 520 square foot, 2-car detached garage is proposed to be accessed from the existing driveway on the south side of the property. An overhead door is proposed on the west elevation from the existing driveway. A service door is also provided on the west side, and windows are shown on all elevations.

Ms. Repya observed that the design of the proposed garage is intended to compliment the Tudor style of the home with exterior finishes shown to match the house with natural stucco, Miratec half-timbering and asphalt shingles. The height and mass of the proposed structure is well within the dimensions of new detached garages previously approved in the district, and the 18' height to peak is actually 2 feet shorter than the detached garage to the north at 4503 Arden Avenue. The exterior finishes proposed for the garage are shown to match the house with natural stucco, Miratec half-timbering and asphalt shingles.

Ms. Repya provided a summary of Preservation Consultant Robert Vogel's written evaluation of the project by pointing out the following:

- The home, built in 1926 embodies some of the distinctive characteristics of the Tudor style and has been evaluated as a contributing heritage resource within the Country Club District; however, the house lacks historical distinction and is not individually eligible for designation as an Edina Heritage Landmark.
- The new garage proposed for 4505 Arden Avenue appears to be compatible with the house in scale, size, and building materials and should not detract from the neighborhood's historic character. Based on the plans presented with the COA application, he recommended approval of the COA for construction of the detached garage subject to the plans presented and a year built plaque being displayed on the exterior of the structure.
- The proposed changes to the exterior of the house (what the applicant describes as a "whole house rehabilitation") amounts to a teardown and total reconstruction of the historic structure. The argument that the house as it exists today is not worthy of preservation is not substantiated by historical, physical, or pictorial evidence.
- The house retains sufficient historic integrity to convey its historic significance in its existing condition; and is a good candidate for respectful rehabilitation, including repairs, alterations, and the removal of inappropriate structural elements, however, he struggled to see how a teardown would meet the city's heritage preservation policy objectives.
- The district plan of treatment clearly states that the primary preservation goal of the Country Club District is "preservation of the existing house facades and streetscapes" and specifies rehabilitation as "the preferred treatment for heritage preservation resources." Both the plan of treatment and the Secretary of the Interior's Standards for the Treatment of Historic Properties (which are, by ordinance, the required basis for COA decisions) define rehabilitation as ***the process of making possible a compatible use for a property through repair, alterations and additions, while preserving those***

portions or features which convey its historical, cultural or architectural values.

Rehabilitation does not encompass demolition of a historic resource and reconstruction of the entire structure—the goal of rehabilitation is the conservation of significant historic features, not their replacement.

- To meet the standards for rehabilitation and the COA guidelines in the district plan of treatment, the applicant should be required to make a reasonable effort to preserve as much original historic fabric as possible. Therefore, unless the applicant can make a strong case for demolition of the existing house, Mr. Vogel concluded in his comments that he would recommend denial of the COA for demolition of the existing house.

Planner Repya concluded that the subject COA request includes some of the direction provided by the 2010 Heritage Preservation Board with the removal of the later additions/attached garage; and the construction of a new detached garage, and 2 stories of living space to the rear of the original home. However, the 2010 HPB also provided very clear direction to the applicant in their determination that the original structure was to remain a heritage resource in the district, and thus would not be eligible for demolition. While the plans provided attest to maintaining the original home's height, mass and setback; "removing all materials from the original home" as proposed, in essence is a demolition of the original home.

Ms. Repya then recommended a continuance of this request to the March 11th meeting affording the applicant the opportunity to provide plans that do not include demolition of the original 1926 home. Since the deadline for action on this request is prior to the March 11th meeting, the applicant should request in writing a continuance of the COA request. Ms. Repya added that if the applicant is not agreeable to a continuance to the March 11th meeting, staff would recommend denial of the COA request.

Applicant Presentation:

Scott Busyn, 4615 Wooddale Avenue of Great Neighborhood Homes, representing property owners Tim and Michele Pronley provided the board with a PowerPoint presentation in support of the COA request. The following information was provided:

- Background on the 2010 HPB review of the home.
- Cited problems including bat infestation in the front wall; strong urine smell from numerous pets; major roof leaks - Thus, don't want to remodel, but prefer rehabilitation through reconstruction.
- Explained that although original building materials are proposed to be removed, the HPB will retain the ability to control the new construction to ensure that it replicates the height, scale and mass of the original home. - Equated the process to the reconstruction of the district's streets, sewer and storm water systems in 2008.
- Recited the history of the 2008 plan of treatment update approved by the City Council, and opined that the proposal complied with the plan for the following reasons:
 - ❖ Continue Tudor design of the home
 - ❖ Street scape will be maintained
 - ❖ Deteriorated/damaged materials will be removed

- ❖ Original floor & eave heights will be maintained using GPS technology
- ❖ Structural changes will include a deeper basement allowing for taller ceilings, and better articulation on the north and south (side) facades of the home.

Mr. Busyn asked the board what they were attempting to preserve in the district - pointing out that the significance is derived from the themes of community development and planning. He pointed out that the subject application will provide the HPB maximum control of "new" construction in the district, and provide a voluntary pathway for owners who feel their homes are beyond the tipping point. He concluded that history is changing, and rather than freeze drying the neighborhood; approving this proposal will be a step toward writing a new history for the district.

Public Comments:

Jane Lonquist, 4510 Drexel Avenue, explained that she is an interested preservationist who lives in the neighborhood, and was an active participant in the 2008 revision of the district's plan of treatment. She thanked the Pronley's for their desire to invest in the neighborhood; and asked the HPB to carefully consider the process the applicant is proposing - pointing out that they are using many new terms that are not clearly defined. Ms. Lonquist added that she is also concerned about the final product, questioning at what point changes to a historic façade go the extreme of affecting the structure's historic integrity.

Cheryl Dulas, 4609 Bruce Avenue, explained that she too was involved in the 2008 revision to the district's plan of treatment which included a great deal of input from the residents of the neighborhood. She added that she believes it is important to maintain the front façade of the historic homes; and cautioned the board that if the plans are approved as proposed, such approval could have precedence setting ramifications for other homes in the district.

Matt Abroe, 4507 Arden Avenue, explained that he lives next door to the subject home on the south side, and expressed his support of the plans. He expressed his opinion that the existing home is completely dilapidated, and the proposed changes for the home look good. He added that just because a home is old doesn't mean it is worthy of being preserved.

Board Comments:

Member Mellom explained that she lives across (4506 Arden Avenue) from the subject property, and while not a member of the HPB in 2010, was pleased with the board's decision at that time to not remove the heritage resource status of the home, thus making way for demolition and construction of a new home.

She added that the 2010 reports from the environmental and engineering teams commissioned by the applicant did not present a structure that was uninhabitable and in need of demolition when reviewed by the City's chief building official as well as the city engineer. Consequently, unless the home has deteriorated significantly since 2010, (which is questionable since there

have been renters living in the home since that time), she could not support a plan that included removal of all building materials.

Member Birdman agreed with Ms. Mellom's comment that the current status of the original home should be provided. Apparently, in 2010 the home was deemed habitable by the city's building official. If the condition of the home has changed since then, evidence to the changes in the home's habitability should be provided.

Member Moore stated that the plan as proposed should require a re-evaluation of the home's historic status since it was constructed during the district's period of significance (1924-1944) and is not eligible to be torn down unless the applicant can prove it no longer adds to the historic significance of the district- which is the process entertained and denied by the HPB in 2010. He added that he too would like to see up to date information regarding the current condition of the original home - questioning whether the entire structure was unsalvageable.

Member Weber observed that the district's plan of treatment is supported by the Secretary of the Interior's Standards for Rehabilitation, and the language in the plan of treatment is very clear, "No COA will be approved for the demolition, in whole or in part of any heritage preservation resource unless the applicant can show that the property is not a heritage resource."...that is a rule, not a suggestion. He added that it appears that the plans proposed for the original home are attempting to create a false sense of historic development.

Member Weber wondered if the new window placement proposed on the north and south elevations of the existing home, as well as the changes to the front façade weren't creating the need to remove a majority of the original building materials. Mr. Weber also asked if it is technically feasible to do the rehab work with the existing structure; and whether the house is structurally sound - questions that need to be answered. That being said, Mr. Weber indicated that he could support the proposed detached garage and addition to the rear of the home.

Member Sussman questioned whether this home is in such an extreme state of disrepair that it cannot be rehabilitated, adding that old historic homes in much worse condition than the subject property are rehabilitated without tearing them down. Mr. Sussman pointed out that he is also concerned about the broader application of the applicant's expressed need to construct the historic home to new building standards. He also opined that the additional half-timbering and stone work proposed on the front façade appeared more in keeping with the historic homes on the west side of the Country Club District, and less applicable to the homes on the Arden Avenue.

Mr. Sussman concluded that he agreed with the 2010 HPB determination that the additions to the rear of the home were not significant to the historic integrity of the original home and could be removed/replaced without having a detrimental effect on the historic home.

Member O'Brien observed that the applicant's description of the proposal as a "whole house rehabilitation" is a play on words - clearly the proposal calls for a demolition of the original historic home. Mr. O'Brien pointed out that he would be in favor of delaying a decision on this request until more information on the current condition of the home is provided, and also potentially visiting the home as well. He added that he lives in the Country Club District and knows that these historic homes need continual maintenance.

Preservation Consultant Vogel agreed with the board member's request for more information relative to the current status of the original home - stressing that it is important to evaluate all the data from the applicant relative to the amount of material that is deemed deteriorated and in need of replacement. He added that in 2010 the board visited the home, and it might be beneficial to again have the board view the property to gain a better perspective of the issues cited by the applicant.

Motion: Member Moore moved to continue this item until the March 11th meeting to afford the board the opportunity to receive an update of past information provided for the 2010 COA request; as well as a possible site visit by the board. Member O'Brien asked Member Moore if he would accept an amendment to the motion to include that "the HPB must receive a letter from the applicant requesting a 60 day continuance of the COA request - If a continuance letter is not received, the COA request shall be denied". Member Moore agreed to Member O'Brien's suggested amendment to the motion. Member O'Brien then seconded the motion. Members Mellom, Birdman, O'Brien, Sussman and Moore voted aye. Member Weber voted nay, commenting that he would prefer to separate the proposed detached garage and addition from the whole house rehabilitation that is in question. The motion carried.

C. Disaster Management Plan

Planner Repya reminded the board that their 2014 work plan included the creation of a disaster management plan for the city's historic resource properties. She pointed out that since this plan needs to dovetail with the city's existing emergency management plan it will be important to have the city's fire chief who oversees the city's plan involved with this project. Ms. Repya added that the new fire chief, Tom Schultz will begin work on February 17th; and once he has settled in, she will introduce him to this project.

In the meantime, Consultant Vogel who will be instrumental in drafting the plan presented an outline of the important components to consider with the disaster management plan. He added that the creation of the plan will be beneficial to city officials and property owners alike by focusing on procedures for emergency response and damage assessment. Interestingly, once the disaster management plan has been adopted, Edina will be the second city in Minnesota to have

"H"



**HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Originator Joyce Repya Senior Planner	Meeting Date February 11, 2014	Agenda # VI. A. 2. H-14-2
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OWNER: Tim & Michele Pronley

LOCATION: 4505 Arden Avenue

PROPOSAL: Certificate of Appropriateness for:

- Whole house rehabilitation
- Change to street facing façade
- New detached garage

RECOMMENDED ACTION: Continuation to the March 11, 2014 Meeting

INTRODUCTION:

The subject property is located on the east side of the 4500 block of Arden Avenue. The existing home, a Tudor style constructed in 1926, currently has a two story 2-car attached garage accessed by a driveway on the south side of the property.

The Certificate of Appropriateness request entails the construction of a new detached garage in the southeast corner of the rear yard. Several flat roofed additions to the rear of the original home which include a 2-stall attached garage are proposed to be removed and replaced with a new 2 story addition to increase the living space of the home.

The rehabilitation work proposes removal of all material from the original home which will then be rebuilt to the exact dimensions with respect to the height, form and mass of the 1926 home. Changes to the front façade include moving the front entry and chimney to the center of the home to provide for entry to the home from the street elevation. Also, the plan proposes more Tudor detailing with the addition of half-timbering, stonework, and natural stucco. The applicant has cited that a similar whole house rehabilitation was completed for the home at 4620 Moorland Avenue which received a COA from the HPB on January 10, 2012. (Minutes attached as Exhibit "A" which indicate that the HPB approved changes to the building facades, not removal of all material from the original home.)

BACKGROUND:

In January 12, 2010, the HPB heard a request to remove the historic resource classification of this 1926 home to provide for the introduction of a COA application to build a new home on the site (Minutes Attached as Exhibit "B"). At that time, information attesting to the degradation of the home's structure justifying removing its historic status was presented to the board; to include several inappropriate additions to the rear; as well potentially dangerous environmental issues. The decision of the board was that the additions to the rear of the home did detract from the original structure and could be removed, however the board concluded that information presented did not support rationale to declassify the heritage resource status of the home.

A year later, at the January 11, 2011 HPB meeting (Minutes attached as Exhibit "C"), the applicant returned for a sketch plan review of proposed changes to the front façade of the home. (During a sketch plan review, the HPB provides their opinions, however no binding decisions are made.) The plan reviewed by the HPB was identical to the subject front façade plan under consideration. The property owners explained that their goal for the renovation would be to maintain the essential form and integrity of the original home - staying true to the historic character of Arden Avenue and the district, while providing spaces that would be more compatible for their family's needs. The response of the board was favorable.

SUBJECT REQUEST:

Detached Garage

The proposed 520 square foot, 2-car detached garage measures 26' x 20' feet in area. Access to the garage will be obtained through an overhead door on the west elevation from the existing driveway. A service door is also provided on the west side, and windows are shown on all elevations.

The design of the structure is proposed to compliment the Tudor style of the home. The peak height of the garage is shown at 18', height at mid-point of the roof is 13.5'; height at the eave is 9'; ridge length is 18'; and the pitch provided is 9.5/12 for the main structure and 19.5/12 for the gable sections on the east and west elevations. The exterior finishes proposed for the garage are shown to match the house with natural stucco, Miratec half-timbering and asphalt shingles.

Attached Garage Conversion to Living Space

Plans for the conversion of the flat roofed additions and attached garage to two stories of living space at the rear of the home have been provided for the Board's information. The addition has been designed to provide a compatible use of the home while at the same time compliment the home's overall Tudor design and historic character - utilizing natural stucco siding with Miratec half-timbering, brackets, and asphalt shingles.

Front Façade Changes & Rehabilitation of Original Home

Changes proposed to the front façade include:

- Moving the front entry to the center of the front façade to provide entry on the first floor level of the home, thus eliminating an awkward step-down transition from the entryway to the

living room.

- The new entry will project 5 feet from the front building wall, be constructed of stone, and will be open on the sides.
- The undersized chimney will be moved slightly to the south to accommodate the relocated entry. The rebuilt chimney will be enhanced with stone and brick, and topped off with a clay or copper chimney cap - consistent with Tudor design.

The rehabilitation of the original home entails:

- Addition of stone to the front façade and half-timbering is also proposed for the bare stucco areas of the original home.
- Removal of all materials from the original home.

PRESERVATION CONSULTANT ROBERT VOGEL'S COMMENTS:

Robert Vogel reviewed the proposed plans and provided the following evaluation:

I have reviewed the Certificate of Appropriateness application and supporting documents submitted in relation to 4505 Arden Avenue in the Country Club District. The COA is required for construction of a new detached garage. The owner also proposes to rehabilitate the exterior of the house and the plans indicate alteration of the primary (street facing) façade as well as the secondary elevations.

Built in 1926, the subject property embodies some of the distinctive characteristics of the Tudor style and has been evaluated as a contributing heritage resource within the Country Club District; however, the house lacks historical distinction and is not individually eligible for designation as an Edina Heritage Landmark. Although the house has been altered from its historical appearance, in its present condition it continues to illustrate the land use and architectural controls imposed by the developer Samuel S. Thorpe during the district's period of historical significance (1924 to 1944). Put another way, it may not look pretty, but it is as historically significant as any of the other 500 contributing properties in the Country Club District.

Both the Secretary of the Interior's standards for rehabilitation and the district plan of treatment allow for construction of new detached garages and other accessory structures at historic properties, provided the new construction is architecturally compatible with the historic house and the neighborhood environment. The new garage proposed for 4505 Arden Avenue appears to be compatible with the house in scale, size, and building materials and should not detract from the neighborhood's historic character. Based on the plans presented with the COA application, I recommend approval of the COA for construction of the detached garage with the usual conditions applicable to new garages.

The proposed changes to the exterior of the house (what the applicant describes as "a whole house rehabilitation") amounts to a teardown and total reconstruction of the historic structure. The documentation submitted with the COA application does not address the historic integrity of the house with respect to design, materials, etc. The argument that the house as it exists today is not worthy of preservation is not substantiated by historical, physical, or pictorial evidence. As I indicated above, in my professional opinion the house retains sufficient historic integrity to convey its historic significance in its existing condition. The subject property is a

good candidate for respectful rehabilitation, including repairs, alterations, and the removal of inappropriate structural elements, but it is hard for me to see how a teardown would meet the city's heritage preservation policy objectives.

The district plan of treatment clearly states that the primary preservation goal of the Country Club District is "preservation of the existing house facades and streetscapes" and specifies rehabilitation as "the preferred treatment for heritage preservation resources." Both the plan of treatment and the Secretary of the Interior's Standards for the Treatment of Historic Properties (which are, by ordinance, the required basis for COA decisions) define rehabilitation as ***the process of making possible a compatible use for a property through repair, alterations and additions, while preserving those portions or features which convey its historical, cultural or architectural values***. Rehabilitation does not encompass demolition of a historic resource and reconstruction of the entire structure—the goal of rehabilitation is the conservation of significant historic features, not their replacement. To meet the standards for rehabilitation and the COA guidelines in the district plan of treatment, the applicant should be required to make a reasonable effort to preserve as much original historic fabric as possible. Therefore, unless the applicant can make a strong case for demolition of the existing house, I recommend denial of the COA for demolition of the existing house.

STAFF RECOMMENDATION:

On January 12, 2010, the Heritage Preservation addressed a request to declassify the heritage resources status of this home to make way for its demolition, and at that time determined that the original 1926 structure should maintain the heritage resource status. The board also determined that the later additions to the rear of the home were not significant to the heritage resource and could be replaced pending COA approval.

Viewing the subject request staff finds there are 3 components to consider:

1. Rebuilding the 1926 structure, replicating the height, pitch, scale and mass, but removing all material from the original home.
2. Removal of the attached 2-car garage and additions on the rear of the home deemed insignificant to the heritage resource status of the home, and constructing a new addition.
3. Constructing of a new detached garage to replace the attached garage being removed.

Rebuilding Original 1926 Home:

In 2010 the Heritage Preservation Board provided clear direction to the applicant that the original structure was to remain a heritage resource in the district, and thus would not be eligible for demolition. While the plans provided attest to maintaining the original home's height, mass and setback; "removing all materials from the original home", in essence is a demolition of the original home.

Addition & New Detached Garage:

The plans provided for the addition to the historic home and the new detached garage are consistent with the Tudor style of the original home. However, since the addition to the home is considered new construction, the plans should be able to be designed to meet the setback

COA H-14-2
4505 Arden Avenue
February 11, 2014

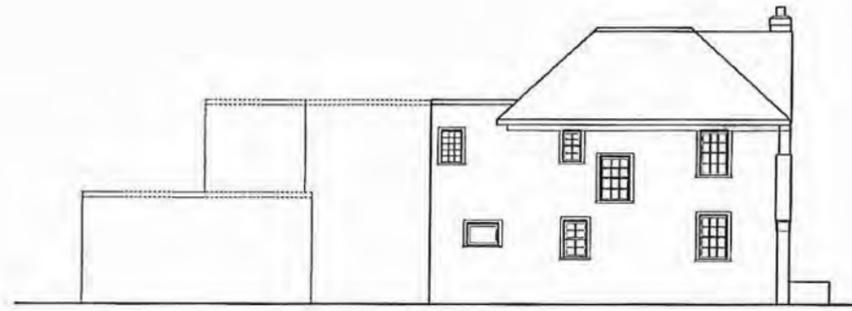
requirements of the zoning ordinance, and a variance should not be necessary.

Staff recommends continuance of this request to the March 11th meeting affording the applicant the opportunity to provide plans that 1) Do not include demolition of the original home, and 2) Address the non-conforming setback on the north elevation of the proposed addition. Be advised that the applicant should request in writing a continuance of the COA request. If the applicant is not agreeable to the continuance, staff would recommend denial, as the proposed plans appear to be a demolition of the original home.

Deadline for City Action: March 10, 2014

As Built Drawings

February 11, 2014
Plans



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

D.F.P. PLANNING & DESIGN
2000 BALTIMORE ST. NE. SUITE 100 BLAKE, MN.
WEB: WWW.DFPDESIGN.COM E-MAIL: INFO@DFPDESIGN.COM
PHONE: 763-780-8004 FAX: 763-780-8005



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OR REPRODUCTION OF THE U.S.
COPYRIGHT ACT



GREAT NEIGHBORHOOD HOMES

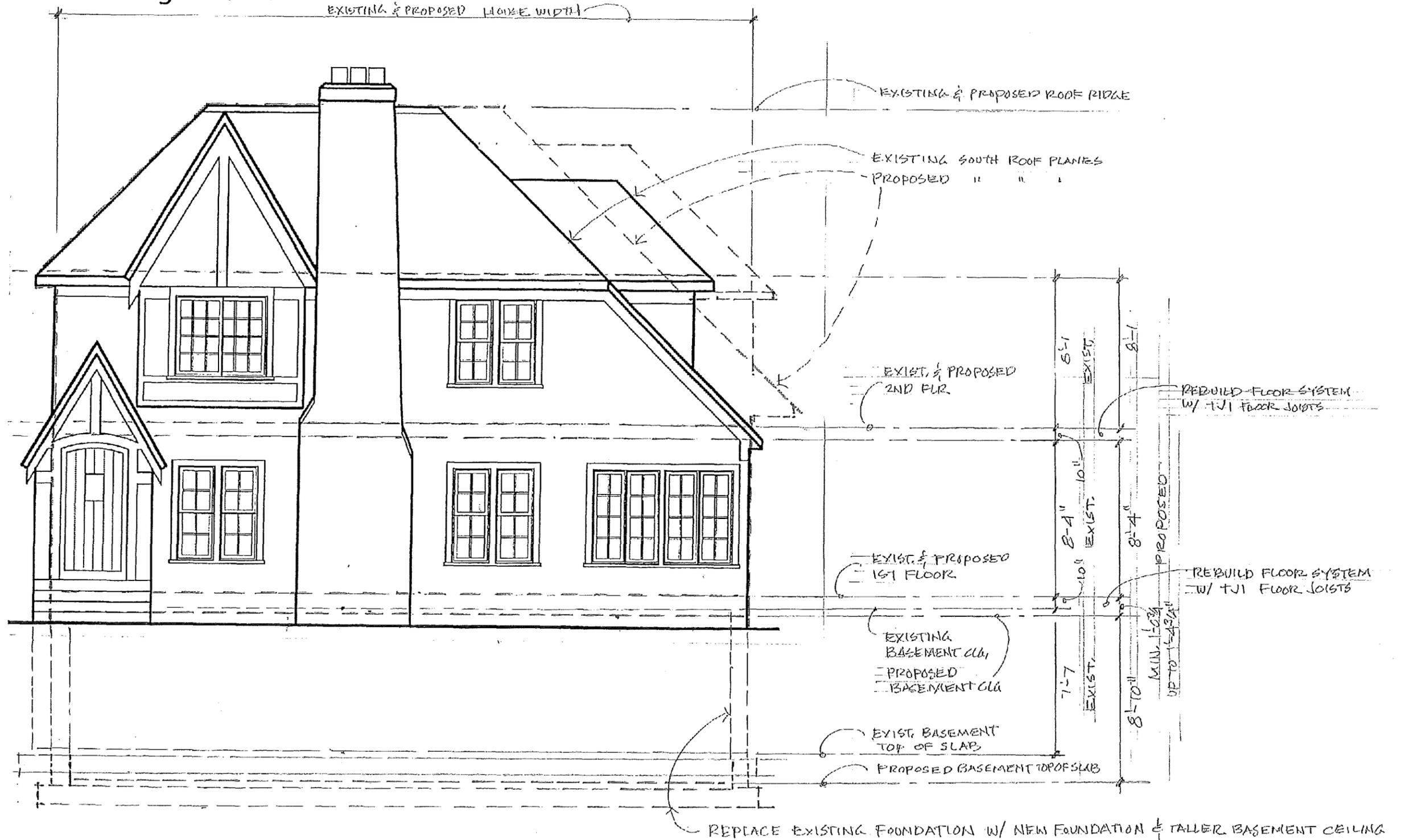
DATE:
3-8-10
REVISIONS:

DRAWN BY:
CD
COMM NO.
210141
SHEET NO.
1

012614

AS BUILT DRAWING
4605 ARDEN AVE, EDINA, MN.

Original Home Rehabilitation



COMPOSITE EXISTING & PROPOSED REBUILDING DRAWING
 3/16" = 1'-0"

PROPOSED RECONSTRUCTION/ADDITION
 WITH ALTERED STREET FACADE;
 4505 ARDEN AVE. COUNTRY CLUB DISTRICT, EDINA

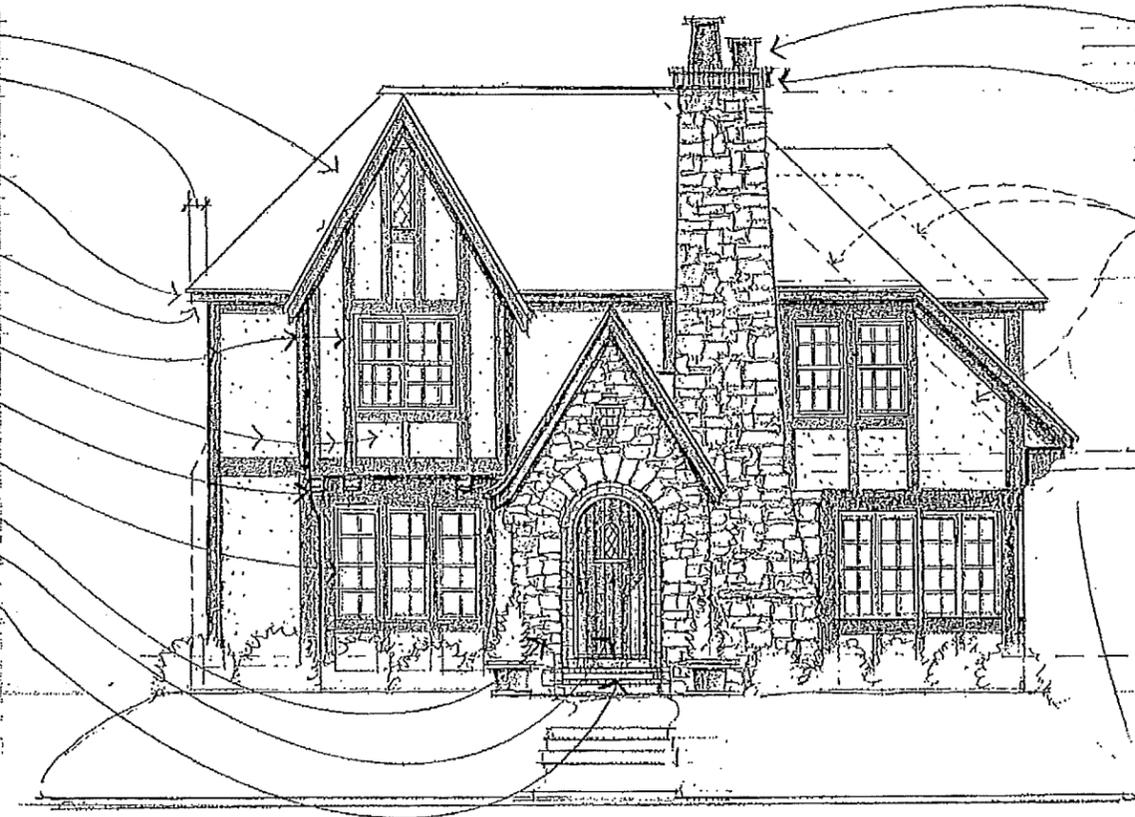
GREAT NEIGHBORHOOD
 HOMES

1.18.14
 NRDI



EXISTING ENTRY / WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

- ASPHALT SHINGLE ROOF
- EXISTING & PROPOSED OVERHANDS
- MIRATEC FACIA 6" TYP OR MATCH EXISTING
- MIRATEC SOFFIT
- MIRATEC 1/2" TIMBER TRIM BOARDS & WINDOW TRIM
- NATURAL STUCCO
- SYNTHETIC BRACKETS PAINTED TO MATCH TRIM & 1/2" TIMBER
- MARVIN CLAD WINDOWS
- NATURAL STONE @ ENTRY & CHASE
- WOOD / STAINED ENTRY DOOR
- CONCRETE ENTRY STOOP W/ BRICK EDGING

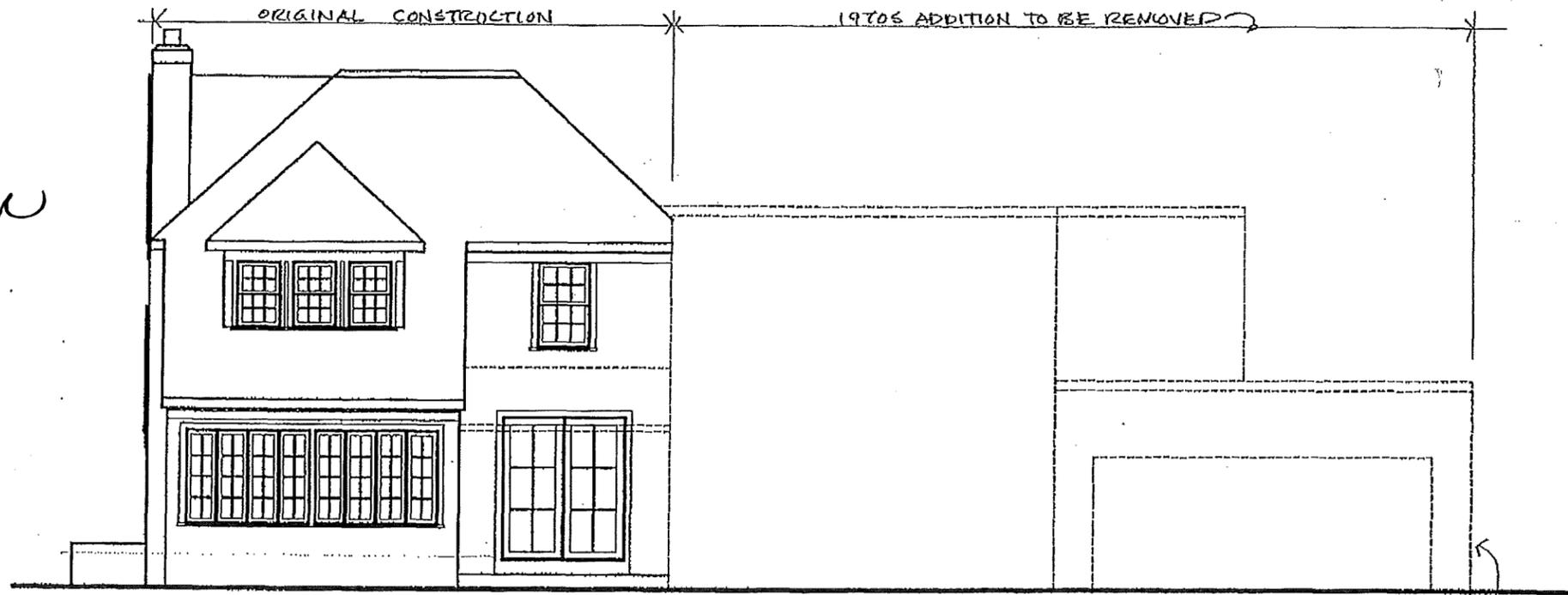


- OPTION - COPPER OR CLAY CHIMNEY CAPS
- BRICK
- SYNTHETIC BRACKET PAINTED TO MATCH TRIM & 1/2" TIMBER
- EXISTING ROOF

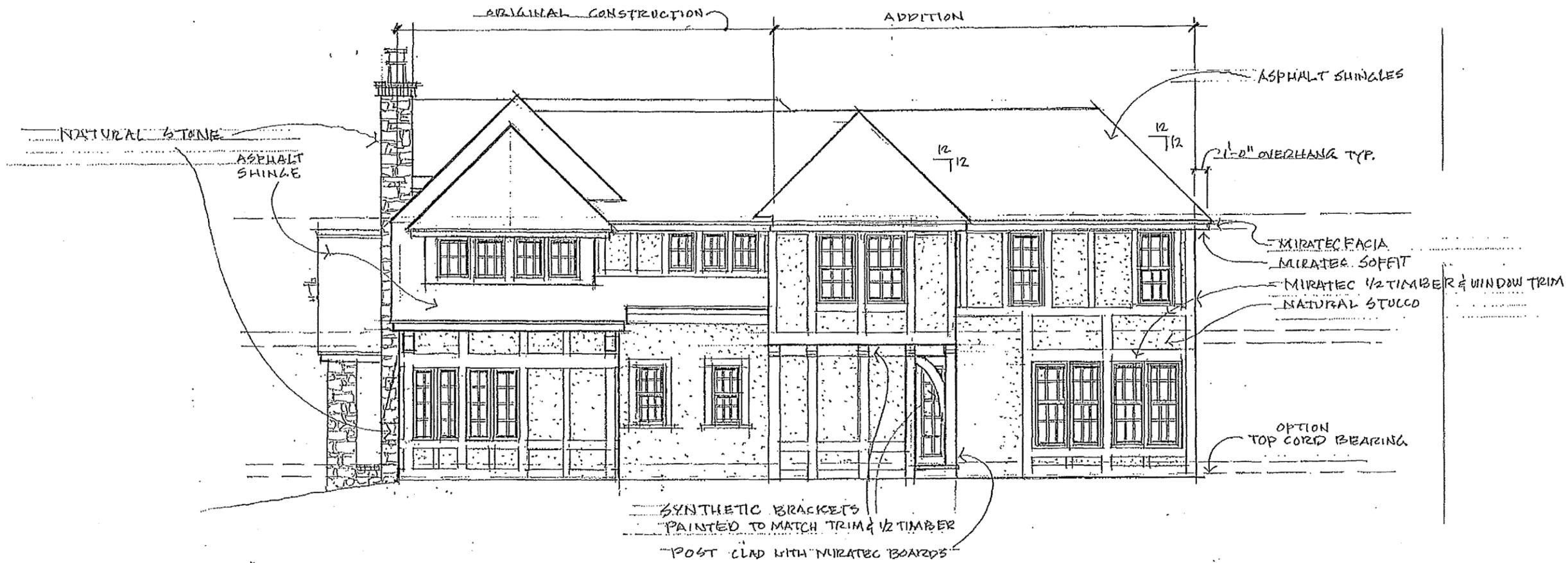
EXIST. TYP 8'-11"
 10"
 EXIST. TYP 8'-4"

PROPOSED WEST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

South Elevation



EXISTING SOUTH ELEVATION (WITH EXISTING 1970S FLAT ROOF ADDITION)
 $\frac{1}{8}'' = 1'-0''$



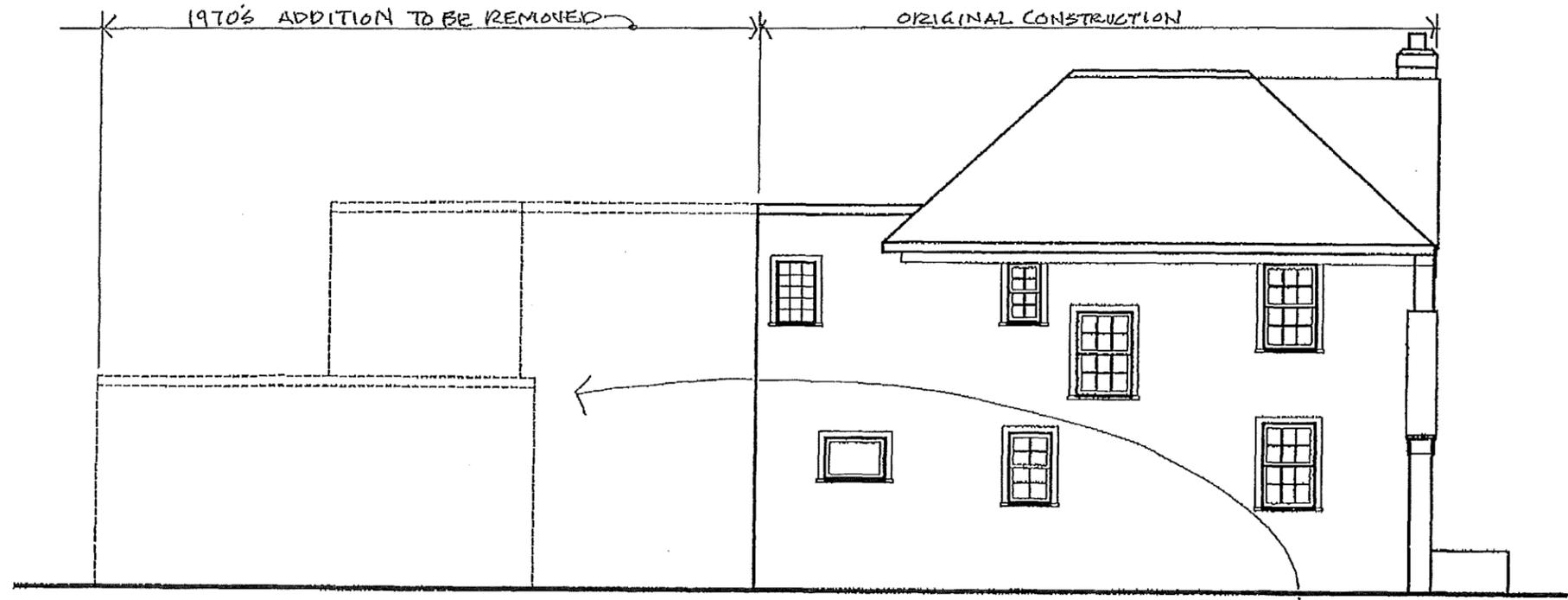
PROPOSED SOUTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

PROPOSED RECONSTRUCTION / ADDITION FOR 4505 ARDEN AVE
 W/ ALTERED STREET FACADE COUNTRY CLUB DISTRICT, EPINA

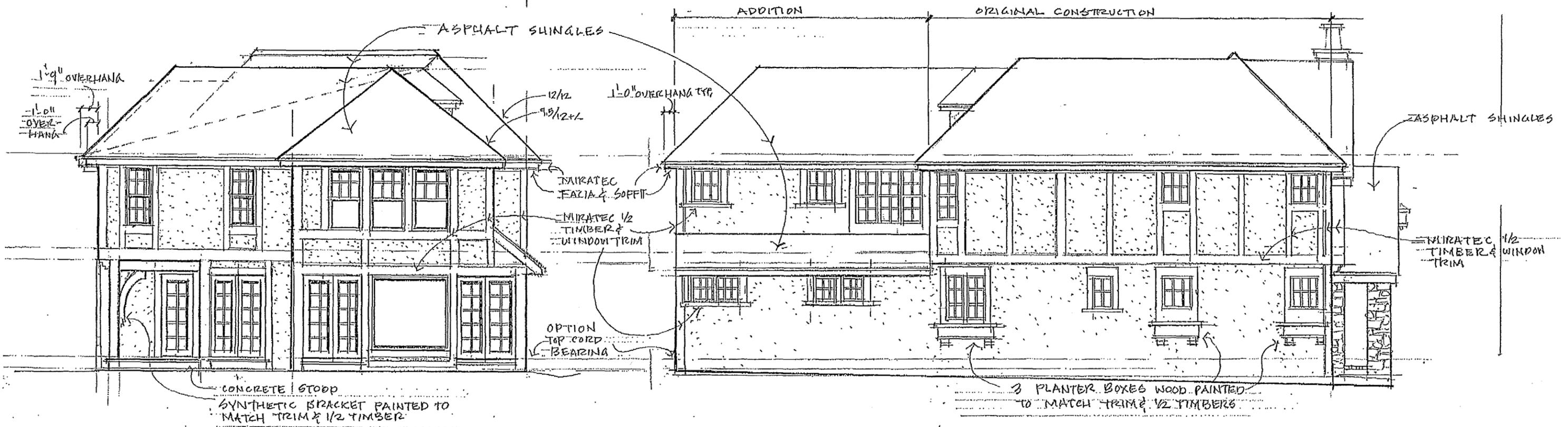
GREAT NEIGHBORHOOD
 HOMES

1.18.14
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North and East Elevations



EXISTING NORTH ELEVATION (WITH EXISTING 1970S FLAT ROOF ADDITION)
 $\frac{1}{8}'' = 1'-0''$

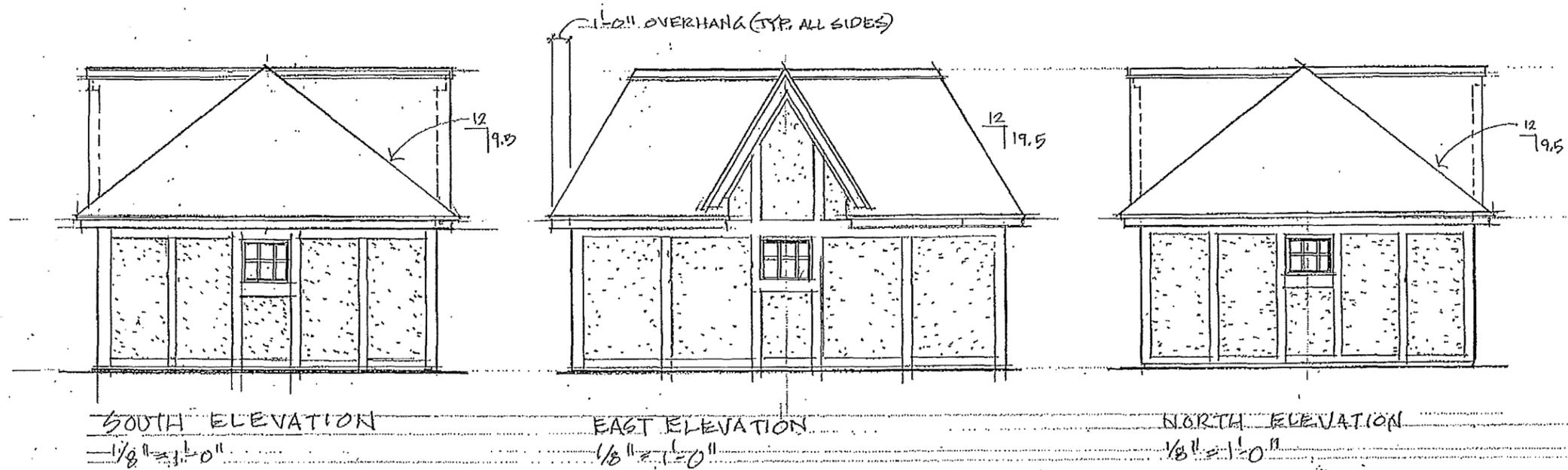
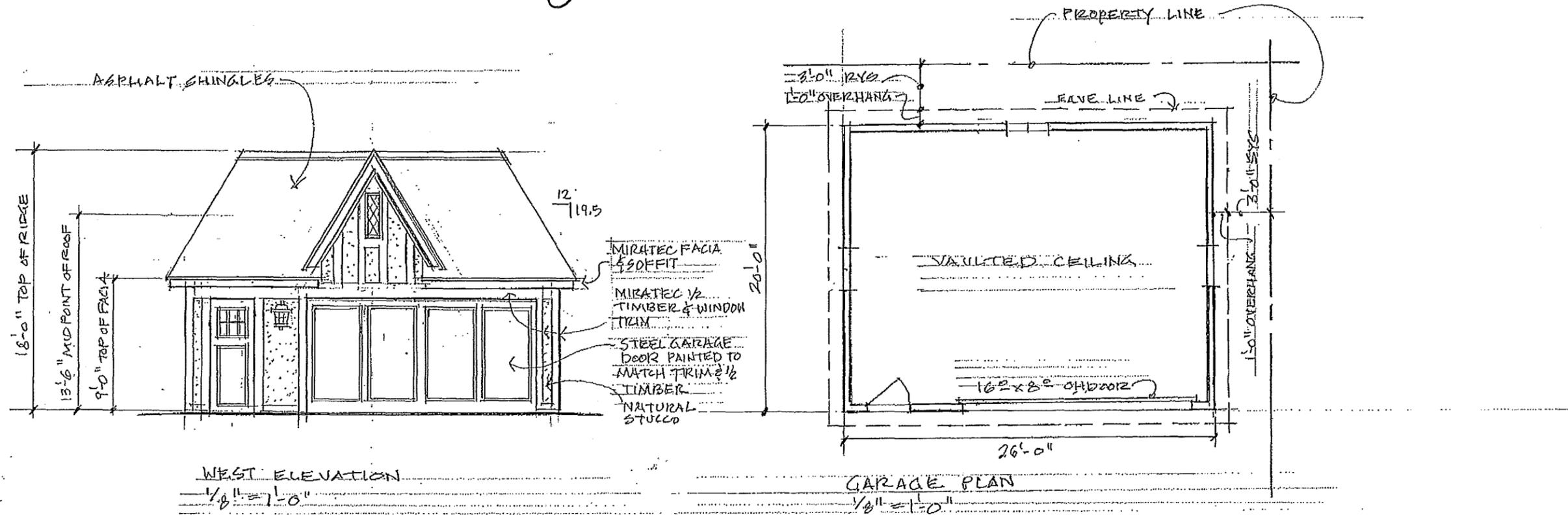


PROPOSED EAST ELEVATION
 $\frac{1}{8}'' = 1'-0''$

PROPOSED NORTH ELEVATION
 $\frac{1}{8}'' = 1'-0''$

PROPOSED RECONSTRUCTION / ADDITION FOR 4505 ARDEN AVE, GREAT NEIGHBORHOOD HOMES 1.18.14
 W/ ALTERED STREET FACADE COUNTRY CLUB DISTRICT, EDINA NRDL

Detached Garage



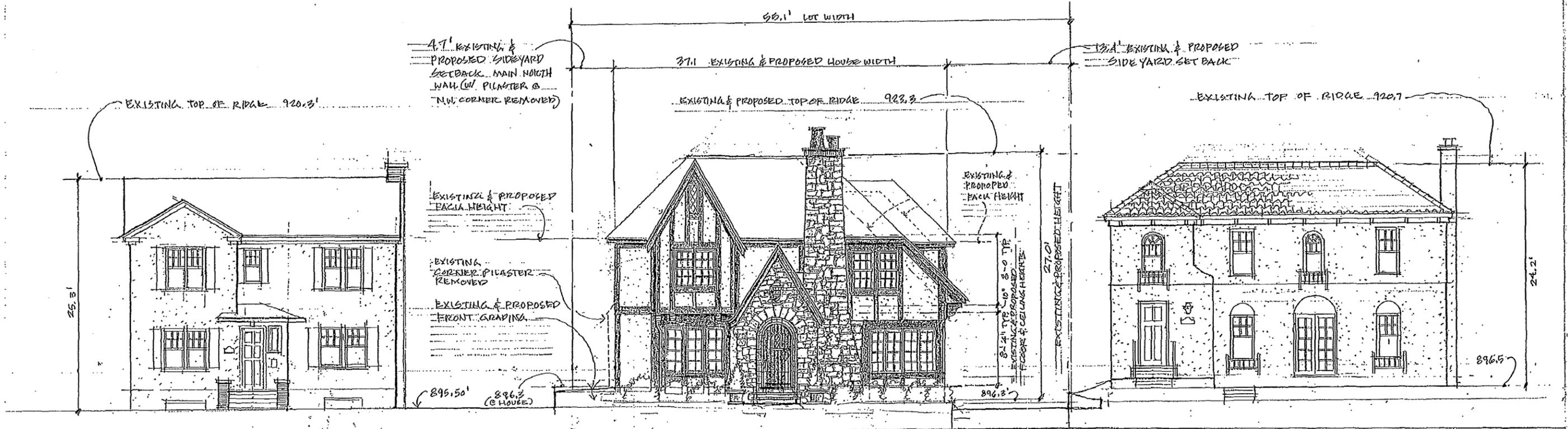
PROPOSED NEW DETACHED GARAGE:

4505 ARDEN AVE
COUNTRY CLUB DISTRICT, EDINA

GREAT NEIGHBORHOOD
H.O.M.E.S

1.18.14
NRDI

Streetscape



4503 ARDEN AVENUE (EXISTING HOME)

PROPOSED 4605 ARDEN AVE

4622 ARDEN AVE (EXISTING HOME)

STREET ELEVATION 1/8" = 1'-0"

PROPOSED RECONSTRUCTION/ADDITION W/ALTERED STREET FACADE

4605 ARDEN AVE

COUNTRY CLUB DISTRICT, EDINA

GREAT NEIGHBORHOOD HOMES

1.18.14

NIRDZ

Members Rofidal and Carr asked Member. Rehkamp Larson if the placement of the windows is problematic. Ms. Rehkamp Larson stated that as the architect on the Board, she feels a responsibility to address all aspects of the proposed home's design. She added that while she believes the plan has room for improvement, as currently designed, the home will be compatible with the surrounding historic homes.

Member Forrest asked Mr. Porter if he would be able to save the existing trees on the lot. Mr. Porter pointed out that they will make every effort to protect the healthy trees; however there are a few trees that are not the healthiest, and may not survive. Ms. Forrest also observed that while she appreciated the landscape plan provided for the south elevation, she had expected to see the landscape plan for all four elevations. She then encouraged Mr. Porter to utilize as much mature vegetation with the project on all the elevations as possible.

Members Stegner and Davis stated that they appreciated the 3 dimensional elevations provided, noting that the questions they had during the preliminary review have been answered.

Following a brief discussion, **Member Schwartzbauer** moved approval of the COA to construct a new home at 4408 Country Club Road subject to the conditions recommended by Staff. **Member Rofidal** seconded the motion. All voted aye. The motion carried.

B. 4505 Arden Avenue – Sketch Review for Exterior Changes

Planner Repya explained that in January 2010, the HPB heard a request to remove the "Historic Resource" classification from the subject home (built in 1926) to enable the applicant to proceed with presenting the HPB with plans for a replacement home. At that time, the HPB voted not to remove the historic resource classification for the home, thus the project did not proceed. However, the HPB did observe that the home had several large flat-roofed additions to the rear which were not significant to the original historic house, and if removed would not undermine the historic integrity of the original home.

Ms. Repya pointed out that the proposed front elevation provided for comment demonstrates a potential upgrade and addition to the home. Photographs of the current home attest to the fact that the exterior of the original home is very plain and lacks much of the architectural detailing of similar English Tudor style homes in the District. It is the hope of the property owners to enhance the façade by adding stone and half timbers to provide the missing details. They are also proposing to lower the front entry to be on the same plane as the first floor of the home; and to rebuild the deteriorated chimney several feet south of its existing location to accommodate the revised front entry.

Ms. Repya concluded that the plan of the front façade also included the side (south) elevation that would be visible from the street – demonstrating the removal of the "box-style" flat roofed additions, and replacing them with an addition providing appropriate rooflines, gables, dormers and half-timbering, consistent with the English Tudor style of the home.

Tim & Michele Pronley, owners of the property thanked the HPB for the opportunity to gain their opinion of the proposed project. Mr. Pronley pointed out that the goal of the renovation would be to maintain the essential form and integrity of the original home; provide his family with a home that would be compatible with their needs, while also consistent with the historic character of Arden

Avenue and the District.

Board Comments

Member Rofidal questioned the process involved with the potential COA request and wondered if due to the changes outlined it would appear that in the end the home would essentially be new. Planner Repya explained that the plans propose changes to the front façade and an addition to the rear of the home, a 2-step COA process would be required with the 4500 block of Arden Avenue being included in the meeting notice.

Member Rehkamp Larson observed that she was not worried about whether or not this would be considered a new home - the new windows, siding, and other exterior materials are allowed for historic resources. She added that the project appears to maintain the scale and mass of the original home relative to its surroundings. Maintaining the bones of the original home is of value. Ms. Rehkamp Larson also encouraged the Pronley's to take as much care with the side and rear elevations of the home as they have with the front.

Member Carr opined that the home as it exists needs work, and it appears that the homeowner is headed in the right direction with the plan provided for review.

Member Forrest stated that she liked the added English Tudor detailing which provides much more balance for the home.

Following a brief discussion, Board members agreed that they liked the direction that the Pronley's have chosen for their home, and added that they looked forward to receiving the COA application.

III. MORNINGSIDE BUNGALOW STUDY:

Morningside "Bulletin"

Planner Repya explained that the final revisions have been made to the Morningside neighborhood "Bulletin" which Member Carr created to explain the Morningside Bungalow Study and the potential for homeowners to designate their bungalow properties Edina Heritage Landmarks. Jennifer Bennerotte, the City's Communications Director recommended that it will be much more cost effective to have the bulletin sent to a printer since the plan is to mail a copy to each home in Morningside, which number over 700. The intent is to mail the bulletin prior to the neighborhood open house. The project is currently in the bidding process.

The Board discussed other likely publications that could promote the Morningside Bungalow story – some of those included the Edina Sun Current, the Edina's About Town magazine, the Edina magazine. The HPB also suggested sending out a City Extra blurb which has quite a list of recipients, as well as possible promotions on the state level through the Preservation Alliance or the Minnesota Historical Society.

Morningside Neighborhood Association – Helen Burke, 4246 Grimes Ave.

Planner Repya introduced Helen Burke, 4246 Grimes Avenue representing the Morningside Neighborhood Association. Ms. Repya reminded the Board that Ms. Burke had accompanied the HPB on the walking tour of Morningside last summer, and has now graciously agreed to represent

December 21, 2010

"J"

Edina Heritage Preservation Board
City of Edina
4801 West 50th Street
Edina, MN 55424

Re: 4505 Arden Avenue Remodel Sketch Review

Dear Heritage Preservation Board:

Please find attached elevations for our proposed remodeling of 4505 Arden Avenue. We are submitting these for your review as we will be proposing demolition of more than 50% of all exterior walls, removal of the attached garage, and removal and replacement of the existing front chimney. We plan on presenting these sketches at your next HPB meeting on January 11th, 2011 at 7:00 p.m.

We are pursuing renovation of the existing structure as we were denied the right to demolish the existing home. Renovation of the existing home will require replacement of almost the entire structure to abate the significant deterioration and damage present in the structure. We would also like to correct the many safety issues with the home such as the low headroom in the front entry.

The existing home lacks much of the architectural detailing of similar English Tudor Homes in the district. For some reason, the exterior was never finished or lacked the building budget of the other homes. As you can see in the elevations, we will be adding stone, half-timbering, and other architectural details to the front of the house.

The side elevation (south side) shows how we will be improving the streetscape by removing the "box" addition and adding correct rooflines, gables, dormers, and half-timbering details.

The essential form and integrity of the home will be unimpaired. The goal of these renovations is to provide our family with a compatible use of the home while maintaining the historic character of Arden Avenue and the district.

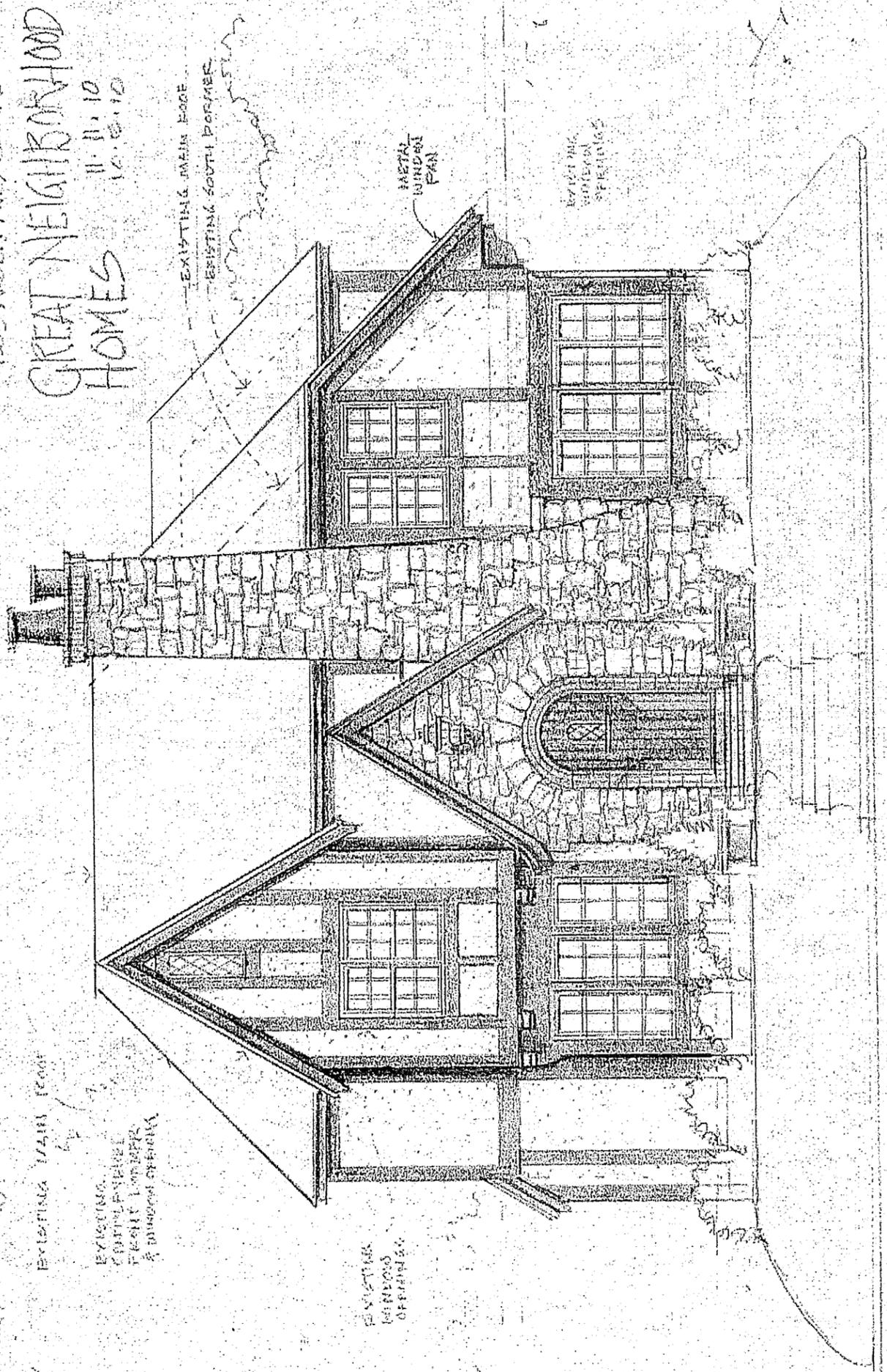
Thank you for taking the time to review these sketches. Please let us know if you have any questions.

Sincerely,

Tim and Michele Pronley
4515 Arden Avenue
Edina, MN 55424

7/6 11.10

FRONLEY RESIDENCE
4505 ALDEN AVE, EDINA
GREAT NEIGHBORHOOD
HOMES 11.11.10
12.6.10



EXISTING MAIN ROOF

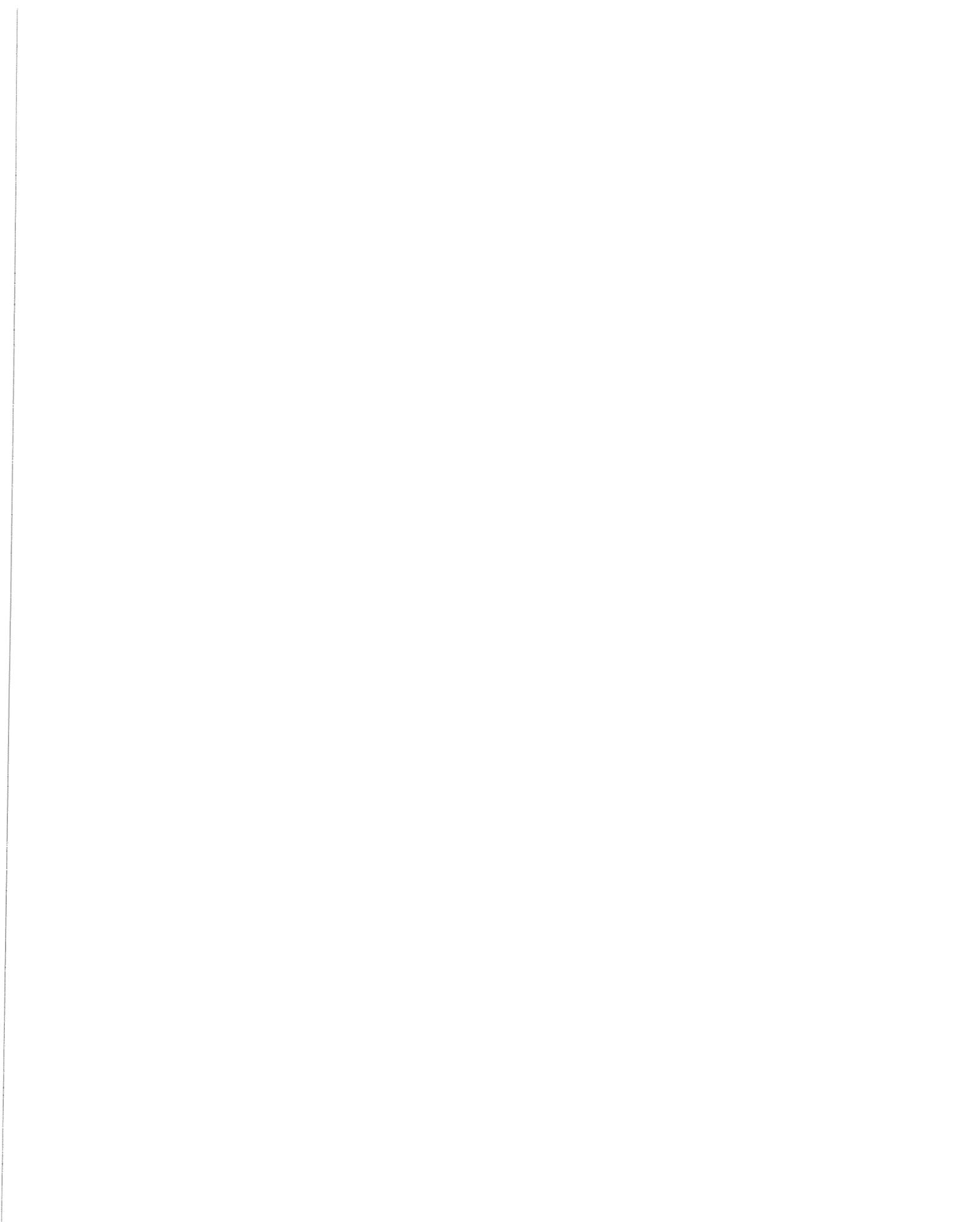
EXISTING
CORNER
FRONT
& REAR

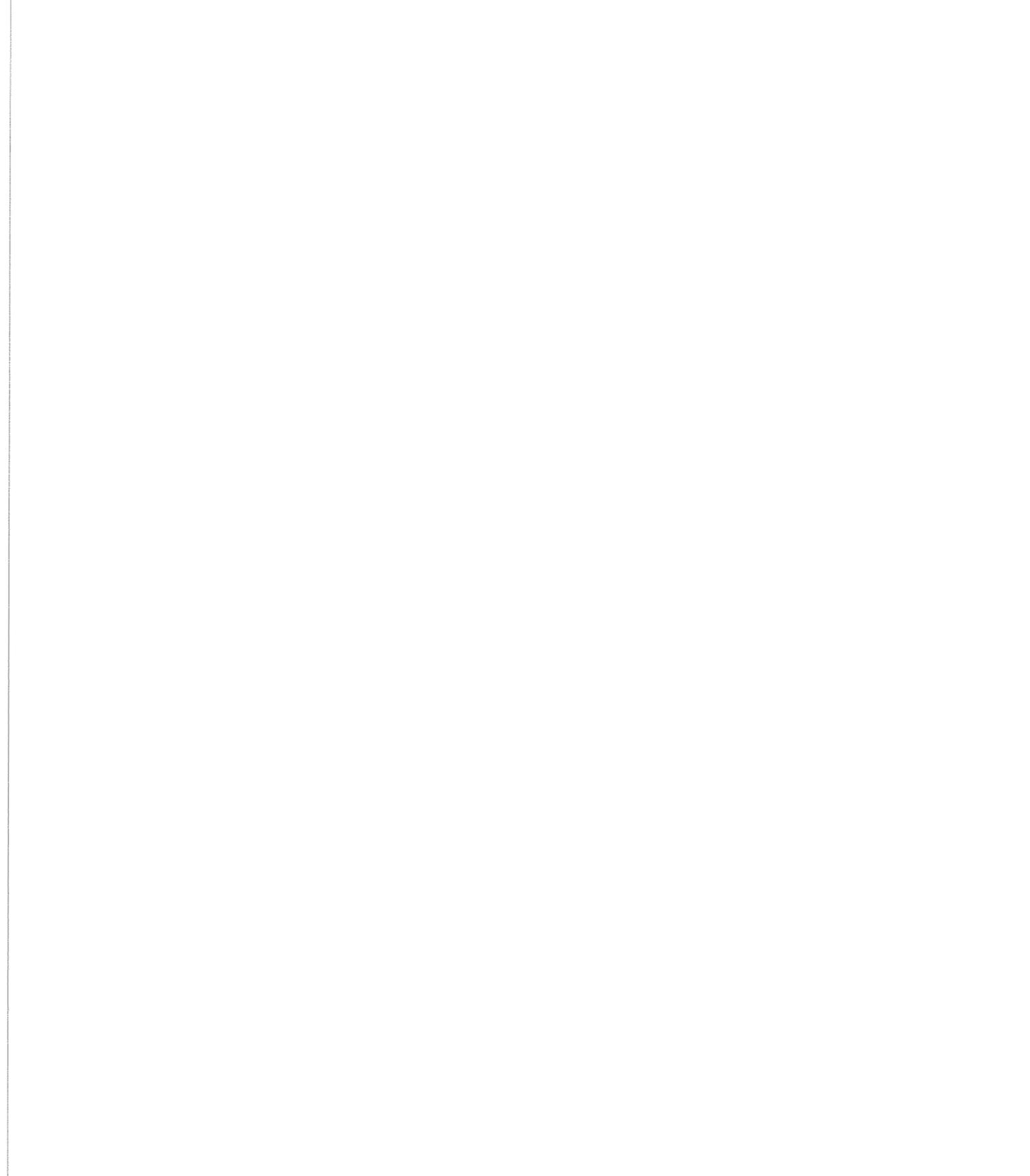
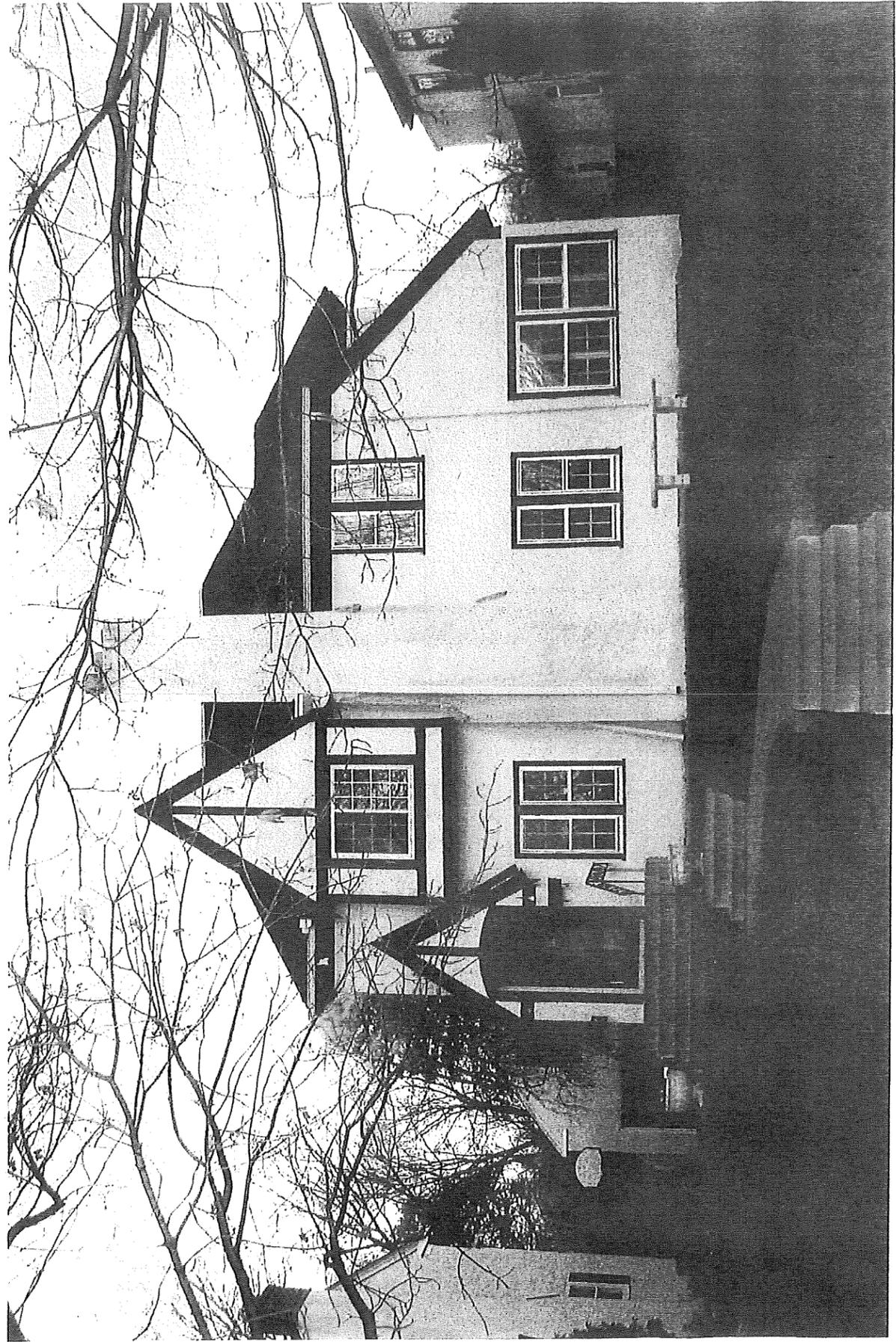
EXISTING MAIN ROOF
EXISTING SOUTH PORCH

EXISTING
WINDOWS
OPERABLE

EXISTING
METAL
WINDOW
PAN

EXISTING
METAL
WINDOW
SPRINGS

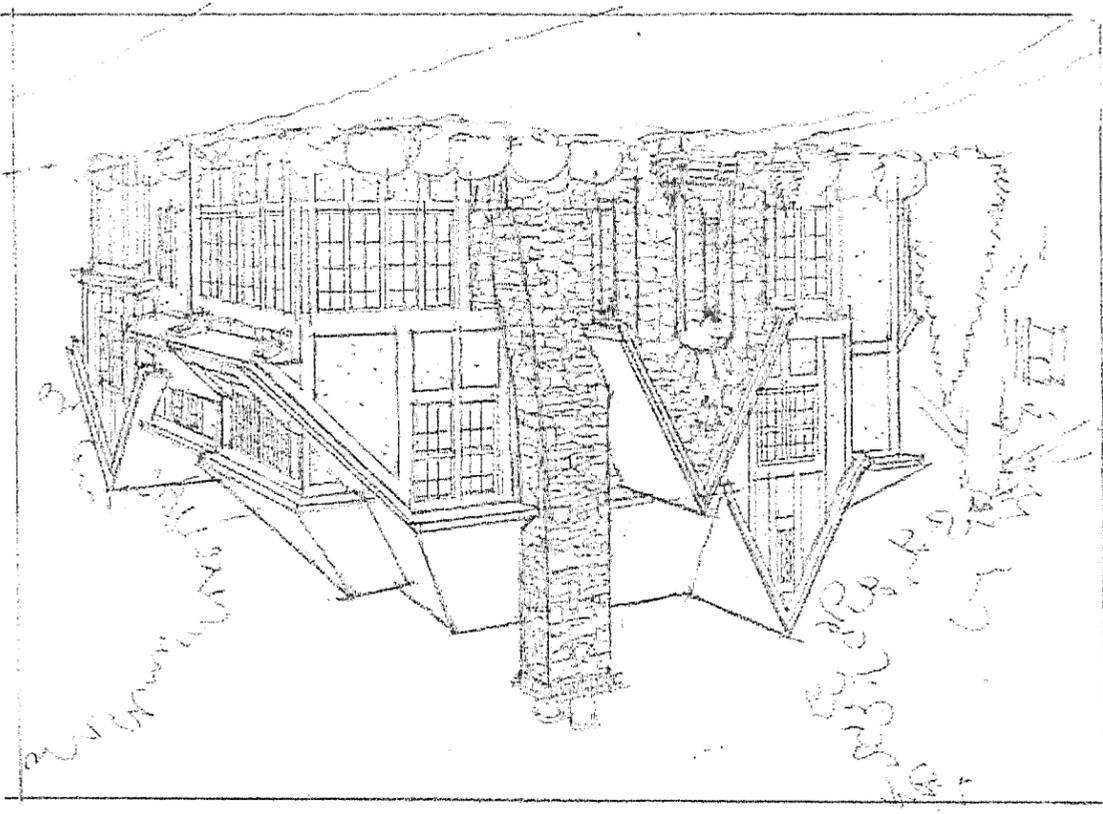








FRONLEY RESIDENCE
2-D CONCEPT SKETCH
4505 ARDEN AVE, EDINA
GREAT NEIGHBORHOOD HOMES
11.11.18
NRDI



"K"



MINUTES

Regular Meeting of the Heritage Preservation Board
Tuesday, January 12, 2010, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT:

Chair Chris Rofidal, Lou Blemaster, Arlene Forrest, Connie Fukuda, Bob Kojetin, Jean Rehkamp Larson, Bob Schwartzbauer, Joel Stegner and Elizabeth Montgomery

STAFF PRESENT:

Joyce Repya and Jackie Hoogenakker

I. APPROVAL OF THE MINUTES:

The minutes of the December 8, 2009, meeting were filed as submitted.

II. COUNTRY CLUB DISTRICT: Certificate of Appropriateness

A. H-10-01 4505 Arden Avenue, Edina, MN

Remove home's heritage resource classification to enable demolition of home and construction of a new home.

Staff Presentation

Planner Repya explained that the Country Club District Plan of Treatment, as revised in 2008, stipulates that houses which the HPB determines to be heritage preservation resources will be protected against teardowns "unless the applicant can show that the subject property is not a heritage preservation resource, or no longer contributes to the historical significance of the District because its historic integrity has been compromised by deterioration, damage or by inappropriate additions or alterations."

For planning purposes, a house in the Country Club District is considered to be a heritage preservation resource if (a) it was built during the district's period of historical significance (1924-1944) and (b) it embodies the distinctive architectural features that characterize one or more of the "period revival" styles (Colonial, Tudor, etc.).

Planner Repya reported that the subject property at 4505 Arden Avenue is located on the east side of the 4500 block of Arden Avenue. The existing home is a Tudor style constructed in 1926, and thus categorized a heritage resource which precludes the home from being torn down. Tim and Michele Pronley have entered into a purchase agreement for the property with the intention of demolishing the home and building a new home that meets the design review guidelines in the Country Club District's Plan of Treatment.

Planner Repya reminded the Board that at the November HPB meeting, Scott Busyn of Great Neighborhood Homes represented the Pronleys in requesting opinions from the Board as to the likelihood the home could be reclassified a non-historic resource and hence qualify for demolition. At that time, Mr. Busyn provided photographic evidence supporting his contention that the home at 4505 Arden Avenue no longer contributes to the historical significance of the Country Club District because its historic integrity has been compromised by deterioration, damage, and inappropriate additions and/or alterations.

Once Mr. Busyn concluded his presentation, members of the Heritage Preservation Board shared their opinions. The general consensus of the group was that if the Pronleys chose to pursue declassifying the home a heritage resource they would have to make a very strong case that the home suffers from deterioration, damage, and/or inappropriate additions or alterations that cannot be rehabilitated. The Board stressed that information provided should be supported by the technical evaluation of a registered architect or engineer.

Planner Repya pointed out in his letter to the HPB dated November 9, 2009; Mr. Busyn stated that the subject property "no longer contributes to the historical significance of the Country Club District because its historic integrity has been compromised by deterioration, damage, and by inappropriate additions or alterations." In his opinion, these defects have rendered the existing home "unsafe and uninhabitable" and therefore unworthy of preservation.

Mr. Busyn has now provided 2 extensive reports of the subject home. The first, by Building Environmental Management, Corp. evaluated the home with respect to mold and moisture. The second report by structural engineer and architect Jared Larson provided an evaluation of his visual inspection of the home, including a list of the existing deficiencies and building code violations found in both the interior and the exterior of the home. Both reports were presented to support Mr. Busyn's contention that the existing house should be demolished.

In an evaluation of the reports, Preservation Consultant Robert Vogel observed that missing from both assessments of the property was consideration of the subject property's location within a designated heritage preservation district. Also, neither report referenced the relevant historic preservation standards or heritage resource management practices. Much of the information presented related to the condition of the interior of the house which would be irrelevant when assessing its historic integrity. Mr. Vogel also pointed out that regarding the exterior conditions of the home, the observations and recommendations were presented out of context, having little bearing on the question of whether or not the house possesses historic integrity.

Edina's chief building official, Steve Kirchman reviewed the reports provided by Mr. Busyn and determined that while there are numerous components of the dwelling requiring repair or replacement, that would not be unusual for a home built in the 1920's. He pointed out that while rehabilitation of the home would require demolition of a great deal of that which currently exists, it is possible.

Mr. Kirchman added that the architect's report raised concern as to the structural integrity of the foundation, however no evidence was provided relative to the extent of the foundation's deterioration. Furthermore, Mr. Kirchman pointed out that most residential dwelling foundations are over-designed and a limited amount of deterioration is not structurally significant.

Lastly, Mr. Kirchman observed that he did not believe that the reports provided evidence to render a judgment that the home is unsafe or uninhabitable.

RECOMMENDATION & FINDINGS:

Planner Repya concluded that taking into consideration the property reports provided by the applicant; the evaluation by Steve Kirchman, Edina's Chief Building Inspector; and the recommendation from Robert Vogel, the Board's Heritage Preservation Consultant, Staff recommends denial of the application for a Certificate of Appropriateness to remove the heritage resource classification of the home at 4505 Arden Avenue. Findings supporting the recommendation include:

1. The subject property is a heritage preservation resource and contributes to the historical significance of the Country Club District.
2. Built in 1926, the core of the house is a representative example of the Tudor Revival style homes constructed in the District during its period of historical significance (1924-1944). The street façade is preserved intact, despite some deterioration caused by weathering and apparent deferred maintenance.
3. The City's chief building official reviewed the submitted reports and opined in his memos dated January 6, 2010 and January 11, 2010 that based on information in the reports the home at 4505 Arden Avenue could be rehabilitated, and is "safe and habitable".
4. The structural additions made to the house in 1938 and 1948 are architecturally incompatible with the Tudor style façade, but have not destroyed the distinguishing original qualities and historic character of the property. Structural additions are a common feature of historic homes in the Country Club District and document the history of the neighborhood and individual properties. In this case, although the additions are over fifty years old, they lack architectural distinction and have no preservation value in their own right.
5. The physical condition of the core of the house makes it a good candidate for preservation. The original street façade has survived largely intact and the visual impact of the inappropriate structural additions (located on the rear) is reversible.
6. The deteriorated condition of some of the property's historic character-defining exterior features does not justify demolition. The preferred treatment is rehabilitation, encompassing repair or replacement of the deteriorated features, construction of an architecturally appropriate rear addition and garage, and abatement of serious building code problems. Compliance with modern energy efficiency, drainage, and accessibility standards should not endanger the architectural integrity of the façade and modifications to the historic appearance of the house from the street should be minimal.

7. The owners of 4505 Arden Avenue could rehabilitate the core section of the historic house. This may result in demolition of the 2-story addition and attached garage, which would require a Certificate of Appropriateness; the new construction would need to meet the Secretary of the Interior's standards for rehabilitation and follow the design review guidelines in the Country Club District Plan of Treatment. A Certificate of Appropriateness would not be required for work that would not result in the removal of more than 50% of the surface area of all exterior walls or the principal roof.

The preferred preservation treatment for the house at 4505 Arden Avenue is rehabilitation, which is also the recommended treatment strategy for the Country Club District as a whole. Rehabilitation is the act or process of making possible a compatible use for a heritage preservation resource through repairs, alterations, and/or additions, while preserving those portions or features which convey the property's historical, cultural and architectural values. The underlying reason for rehabilitating rather than tearing down the house is the recognition that the older homes give the Country Club District its special character and cultural depth. Once a heritage resource is demolished, it cannot be replaced, and architecturally compatible new homes are not an appropriate substitute for preserved historic homes, regardless of how attractive they look to the modern eye. In more utilitarian terms, rehabilitation of older homes also saves energy and raw materials, to say nothing of time and money, over new construction.

Applicant Presentation

Mr. Busyn thanked everyone for attending the meeting and told the Board in his opinion the subject home is in the worse condition he's seen. Mr. Busyn stated over the years the home has suffered tremendous deterioration and damage. Mr. Busyn also pointed out the inappropriateness of the additions and "other" alterations to the home. Mr. Busyn delivered a power point presentation cataloging the deterioration to the home. Mr. Busyn pointed out the following issues found with the house:

- Widespread exterior and interior water damage
- Mold growth contamination
- Structural deterioration and failure
- Overall deterioration of exterior and interior finishes.
- Roof failure
- Multiple code violations to include a stairway that is too narrow, no handrail, unsafe landings, no fire protection between garage and home, exposed electrical, exposed asbestos
- Chimney deterioration. The chimney should be removed and replaced.
- Settling
- Too many dogs in the home
- Mice

Mr. Busyn stated these deficiencies have been confirmed and documented by licensed architects/engineers and residential environmental health experts. Mr. Busyn further

explained that a thermal imaging camera was used to detect moisture intrusion inside the walls.

Continuing, Mr. Busyn clarified that Mr. and Mrs. Pronley do not own the property; they are the applicant and have entered into a Purchase Agreement with the home's Trustees. Mr. Busyn said the Pronleys are not against historic preservation, they believe in it. Mr. Busyn referred to the Plan of Treatment and noted that it states the City promotes voluntary compliance with historic preservation as long as it is possible to make an efficient, contemporary use of older homes. Mr. Busyn alleged that this isn't possible with 4505 Arden Avenue. He added that the property has suffered so badly from deferred maintenance that it has gone past the tipping point. Mr. Busyn said a reasonable person would allow the property owners to have the choice to either rehabilitate the home or raze the home and replace the home with a new home. Mr. Busyn asked the Board for their support.

Public Comment

Carol Hancock, 4503 Arden Avenue, addressed the Board and pointed out that in the Country Club District there are numerous homes with additions to the original house. She said in her opinion the "non-historic" additions of the subject house could be removed and the core of the original house preserved. Continuing, Ms. Hancock referred to Mr. Busyn's comments on mold found in the house and asked if the mold growth had been documented. Ms. Hancock commented on the thermal photos presented of the interior of the house adding she would have liked to see thermal images of a "normal" house for comparison. Concluding, Ms. Hancock pointed out the property next door is for sale, adding she is sure all historical houses have some code deficiencies.

Joyce Mellom, 4506 Arden Avenue, asked the Board if they received her two letters. Chair Rofidal responded in the affirmative.

Dan Engel, Florida, informed the Board he is one of the Co-Trustees of the property, informing the Board his parents purchased their home in 1959. Mr. Engel acknowledged his parents were poor stewards of the property, adding the Trust as it's established doesn't have the assets to improve the home. Continuing, Mr. Engel stated the Trust is in a dire situation and the alternatives are limited. Concluding, Mr. Engel stated in his opinion there aren't many options available for this property; sell the house to Mr. and Mrs. Pronley, or rent the house and leave the key with the bank.

Steve Lundberg, 4517 Arden Avenue, stated in his opinion "The horse is out of the barn." Pointing out there are a large number of homes in the district that have already been modified without HPB review. Mr. Lundberg said forcing rehabilitation isn't even common sense because in reality if the house is "rehabilitated" the majority of home will be "gone" and what's left is just façade rehabilitation.

Kathie Cerra 4522 Arden Avenue, addressed the Board and stated over the past 10 years there has been continuous construction noise in her neighborhood from

teardowns and additions to existing homes. This constant noise and construction vehicle traffic has completely disrupted the tranquility of the neighborhood. Ms. Cerra suggested that the Board deny the request and recommend that the City purchase the property to create a small park or an oasis of open space.

Lee McGrath, 4619 Moorland Avenue, stated he is a believer in the 5th Amendment and the individual rights of property owners. Mr. McGrath said in his opinion the current recommendation infringes on those rights, adding an individual's property right vs. the community should be balanced. Concluding, Mr. McGrath encouraged the Board to uphold the rights of the property owner by allowing them to tear down the house and build a new house.

Chair Rofidal asked if anyone else would like to speak to the topic. Being none; Member Forrest moved to close the public meeting. Member Blemaster seconded the motion. All voted aye; motion approved.

Discussion, comments, questions from the Board

Chair Rofidal asked if the mold growth had been documented. Planner Repya responded and acknowledged that mold was found in the home; however, no toxicity report was presented on the type(s) of mold found or exact location.

Chair Rofidal suggested that Mr. Busyn consider providing a thermal image of a different house for comparison purposes. Member Forrest agreed that would be a good idea, adding winter and summer thermal imaging photos can be different and could also indicate a lack of insulation. Mr. Busyn agreed.

Member Kojetin commented that he can't speak to the 5th Amendment; however, he believes that the majority (if not all) people living in the District are aware of its landmark designation and the restrictions placed on the District. Member Kojetin said the intent of the landmark designation is to preserve the look of the neighborhood; which in part is preservation of the front façade of the home. Member Kojetin said the Plan of Treatment doesn't prevent a homeowner from maintaining their house or adding on to it, reiterating that preserving the front façade and its scale is of the utmost importance. Concluding, Member Kojetin stated he believes the subject house can be rehabilitated leaving the front façade intact, adding in his opinion the house as it exists today does have value.

Member Schwartzbauer asked Member Kojetin if he would be in favor of the applicant keeping the front façade as is, and building back or tearing down the existing house and rebuilding the house with an identical front façade. Member Kojetin said he thinks he would be in favor of either, adding maintaining the front streetscape is important to him.

Member Rehkamp Larson said in her opinion the Board is preserving more than just the front façade, adding old houses have smaller pieces and parts of significance. It isn't only the façade one has to maintain. Member Rehkamp Larson said she believes there is an audience for restoring old houses, adding she has worked with these clients.

Member Schwartzbauer observed if this request is considered a "whole house issue" in his opinion it has been demonstrated that extensive deterioration has occurred. Member Schwartzbauer referred to language in the Plan of Treatment that indicates "unless the applicant can show that the subject property is not a heritage preservation resource, or no longer contributes to the historical significance of the District because its historic integrity has been compromised by deterioration, damage or by inappropriate additions or alterations." Member Schwartzbauer said in reading that language one must also believe that the additions made to the home are inappropriate and would qualify the house for demolition. Concluding, Member Schwartzbauer reiterated that in his opinion the integrity of the house at 4505 Arden Avenue has been compromised and if any home in the District is a candidate for demolition this one is.

Member Rehkamp Larson commented that in her opinion "the horse isn't out of the barn", adding there's a lot to preserve in the District. Member Rehkamp Larson said the District consists of 550 strings that together hold up the landmark designation.

Member Forrest stated as she understands the Plan of Treatment, the job of the Heritage Preservation Board is to preserve not only the façade of District houses, but to preserve the entire building and its place in the District. Member Forrest agreed significant "issues" were found with the house; however, the City's building official didn't render the building uninhabitable. Continuing, Member Forrest also pointed out economics is not the charge of the Board. Member Forrest concluded that in her opinion there is no evidence addressing the lack of historic significance of the home, adding people preserve old houses all the time, it's a fact of life. Concluding, Member Forrest said she agrees with City staff and Consultant Vogel that the house can be rehabilitated, adding she can't support the request to remove the heritage resource classification of the house.

Member Blemaster said the role of the Board is to preserve and protect the historic features of homes in the District. She added the Board needs to be aware of the "slippery slope", and shouldn't consider economics in the decision making process. Member Blemaster stated she believes this particular home can be rehabilitated; the additions could be eliminated leaving the original house intact.

Member Schwartzbauer stated he doesn't believe anyone is disputing the relevancy of the Plan of Treatment. It is relevant; however the argument this evening is with the application to declassify the house to facilitate its removal to make way for a new house. Continuing, Member Schwartzbauer referred to the two reports presented that indicate the additions aren't historically significant and are not appropriate and the house is in a serious state of deterioration. Member Schwartzbauer said if the Board is viewing the house "as a whole" the additions compromised the historic relevancy of the house "as a whole".

Member Blemaster pointed out the additions were added to the core of the home and if removed the "historic home" would remain.

Member Montgomery commented that there may be historic integrity in the additions,

pointing out they were constructed in the 1930's and 1940's.

Member Forrest stated that the architecture of the home was significant and if one looks at the Secretary of Interior's standards, the core of the house as it exists today continues to maintain its historic significance.

Chair Rofidal said to the best of his knowledge the significance of the streetscape has been discussed many times by this Board, adding it's his understanding that the street scape is what can be seen from the front street. Continuing, Chair Rofidal acknowledged a recent teardown in the District at 4615 Wooddale Avenue that received a Certificate of Appropriateness to rebuild a new home in its place, adding these two cases are different in a number of ways. 1) The process was different, 2) Consultant Vogel recommended approval, and 3) The house at 4615 Wooddale was not an historic resource and would not qualify for its own designation. Continuing, Chair Rofidal stated this request is a struggle, acknowledging the property at 4505 Arden has deteriorated, and the additions added to the home are not appropriate. Member Forrest also added with regard to 4615 Wooddale that Thorpe used different standards for that house.

Member Stenger told the Board at the last meeting when this issue was raised, he had expressed concern regarding safety; however, those concerns have been answered and the building inspector has indicated that the house is habitable. Member Stenger acknowledged that rehabilitation is inconvenient and expensive, but the charge of the HPB is to preserve.

Member Rehkamp Larson noted the Plan of Treatment was revised recently, acknowledging there is a learning curve to the process. Member Rehkamp Larson thanked Mr. Busyn for his excellent presentation, which was clear, and the issues were thoroughly documented; however, she added that she could not support the request to declassify the historic significance of the house to make way for its removal.

Action

Member Forrest moved denial of the Certificate of Appropriateness to remove the heritage resource classification from the home based on staff and consultant findings. Member Rehkamp Larson seconded the motion. Ayes; Fukuda, Montgomery, Rehkamp Larson, Kojetin (want front façade maintained), Forrest, Blemaster, Stegner, Rofidal. Nay; Schwartzbauer. Motion carried.

III. COMMUNITY COMMENT: None.

IV. CORRESPONDENCE:

Chair Rofidal reported he has been participating in the review process to appoint new members to fill the vacancies left by members Fukuda, Blemaster and Kojetin, and has found during the process that Edina has some very talented and interesting residents

"L"



**HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Originator Joyce Repya Associate Planner	Meeting Date January 12, 2010	Agenda # II A. H-10-1
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APPLICANT: Tim & Michele Pronley

LOCATION: 4505 Arden Avenue

REQUEST: Certificate of Appropriateness to remove the home's heritage resource classification to enable the demolition of the home and construction of a new home.

RECOMMENDED ACTION: Denial of the Certificate of Appropriateness request

INTRODUCTION:

The subject property is located on the east side of the 4500 block of Arden Avenue. The existing home is a Tudor style constructed in 1926, and thus is categorized a heritage resource which precludes the home from being torn down. Tim and Michele Pronley have entered into a purchase agreement for the property with the intention of demolishing the home and building a new home that meets the design review guidelines in the Country Club District's Plan of Treatment.

At the November HPB meeting, Scott Busyn of Great Neighborhood Homes represented the Pronley's in requesting the opinion of the Board as to the likelihood the home could be reclassified a non-historic resource and hence qualify for demolition. At that time, Mr. Busyn provided photographic evidence supporting his contention that the home at 4505 Arden Avenue no longer contributes to the historical significance of the Country Club District because its historic integrity has been compromised by deterioration, damage, and inappropriate additions and/or alterations.

Once Mr. Busyn concluded his presentation, members of the Heritage Preservation Board shared their opinions. The general consensus of the group was that if the Pronley's chose to pursue declassifying the home a heritage resource they would have to make a very strong case that the home suffers from deterioration, damage, and/or inappropriate additions or alterations that cannot

be rehabilitated. The Board stressed that information provided should be supported by the technical evaluation of a registered architect or engineer.

BACKGROUND:

Built in 1926, the subject property is a representative example of the Tudor style house type associated with residential development in the Country Club District, and classified as a heritage preservation resource. In 1938 a bedroom and bathroom were added above the attached rear garage; and in 1948 the original attached garage was converted to living space and a new attached garage was added on the back side of the house.

The Country Club District Plan of Treatment, as revised in 2008, states as a matter of city policy that houses which the HPB determines to be heritage preservation resources will be protected against teardowns "unless the applicant can show that the subject property is not a heritage preservation resource, or no longer contributes to the historical significance of the District because its historic integrity has been compromised by deterioration, damage or by inappropriate additions or alterations."

EVALUATION OF HISTORICAL SIGNIFICANCE & INTEGRITY:

For planning purposes, a house in the Country Club District is considered to be a heritage preservation resource if (a) it was built during the district's period of historical significance (1924-1944) and (b) it embodies the distinctive architectural features that characterize one or more of the "period revival" styles (Colonial, Tudor, etc.). To retain historic integrity, older homes in the district will always possess several, and usually most, of the historic architectural character-defining features commonly associated with a particular period revival house style, which in this case is Tudor.

In his letter to the HPB dated November 9, 2009, Mr. Busyn stated that the subject property "no longer contributes to the historical significance of the Country Club District because its historic integrity has been compromised by deterioration, damage, and by inappropriate additions or alterations." In his opinion, these defects have rendered the existing home "unsafe and uninhabitable" and therefore unworthy of preservation. The report prepared for Mr. Busyn by Building Environmental Management Corporation (BEM) documents evidence of water damage and mold growth contamination. The report by Larson Associates, Inc., which presents the results of a visual inspection of the subject property carried out by a structural engineer, describes a range of structural deficiencies and building code violations. Both reports support Mr. Busyn's contention that the existing house should be demolished.

Neither of the consultant assessments appears to have considered the subject property's location within a designated heritage preservation district, nor does either report reference the relevant historic preservation standards or heritage resource management practices. Much of the information presented relates to

the condition of the interior of the house and is therefore irrelevant to assessing its historic integrity. With respect to exterior conditions, the observations and recommendations are quite literally presented out of context and have little bearing on the question of whether or not the house possesses historic integrity.

Edina's chief building official, Steve Kirchman reviewed the reports provided by Mr. Busyn and determined that while there are numerous components of the dwelling requiring repair or replacement, that is not unusual for a home built in the 1920's. He pointed out that while rehabilitation of the home would require demolition of a great deal of that which currently exists, it is possible.

Mr. Kirchman added that the architect's report raised concern as to the structural integrity of the foundation, however no evidence was provided relative to the extent of the foundation's deterioration. Furthermore, Mr. Kirchman pointed out that most residential dwelling foundations are over-designed and a limited amount of deterioration is not structurally significant.

Lastly, Mr. Kirchman observed that he did not believe that the reports provided evidence to render a judgment that the home is unsafe or uninhabitable.

RECOMMENDATION & FINDINGS:

Staff recommends the HPB deny the application for a COA to remove the heritage resource classification of the home at 4505 Arden Avenue, thus allowing for its demolition, based on the memo from the City's Heritage Preservation Planning Consultant dated January 4, 2010, and the following findings:

1. The subject property is a heritage preservation resource and contributes to the historical significance of the Country Club District.
2. Built in 1926, the core of the house is a representative example of the Tudor Revival style homes constructed in the District during its period of historical significance (1924-1944). The street façade is preserved intact, despite some deterioration caused by weathering and apparent deferred maintenance.
3. The City's chief building official reviewed the environmental report from BEM and opined in his memo dated January 6, 2010, that based on the information in the report, the home at 4505 Arden Avenue is "safe and habitable".
4. The structural additions made to the house in 1938 and 1948 are architecturally incompatible with the Tudor style façade, but have not destroyed the distinguishing original qualities and historic character of the property. Structural additions are a common feature of historic homes in the Country Club District and document the history of the neighborhood and individual properties. In this case, although the additions are over fifty

years old, they lack architectural distinction and have no preservation value in their own right.

5. The physical condition of the core of the house makes it a good candidate for preservation. The original street façade has survived largely intact and the visual impact of the inappropriate structural additions (located on the rear) is reversible.
6. The deteriorated condition of some of the property's historic character-defining exterior features does not justify demolition. The preferred treatment is rehabilitation, encompassing repair or replacement of the deteriorated features, construction of an architecturally appropriate rear addition and garage, and abatement of serious building code problems. Compliance with modern energy efficiency, drainage, and accessibility standards should not endanger the architectural integrity of the façade and modifications to the historic appearance of the house from the street should be minimal.
7. The owners of 4505 Arden Avenue could rehabilitate the core section of the historic house. This may result in demolition of the 2-story addition and attached garage, which would require a COA; the new construction would need to meet the Secretary of the Interior's standards for rehabilitation and follow the design review guidelines in the Country Club District Plan of Treatment. A COA would not be required for work that would not result in the removal of more than 50% of the surface area of all exterior walls or the principal roof.

PREFERRED PRESERVATION TREATMENT:

The preferred preservation treatment for the house at 4505 Arden Avenue is rehabilitation, which is also the recommended treatment strategy for the Country Club District as a whole. As defined in the city code and the Secretary of the Interior's standards for the treatment of historic properties, rehabilitation is the act or process of making possible a compatible use for a heritage preservation resource through repairs, alterations, and additions, while preserving those portions or features which convey the property's historical, cultural and architectural values. The underlying reason for rehabilitating rather than tearing down the house is the recognition that the older homes give the Country Club District its special character and cultural depth. Once a heritage resource is demolished, it cannot be replaced, and architecturally compatible new homes are not an appropriate substitute for preserved historic homes, regardless of how attractive they look to the modern eye. In more utilitarian terms, rehabilitation of older homes also saves energy and raw materials, to say nothing of time and money, over new construction.

Deadline for City Action: February 23, 2010



City of Edina

MEMORANDUM

TO: Joyce Repya, Associate Planner
FROM: Steve A. Kirchman, Chief Building Official *A.A.K.*
DATE: January 11, 2010
SUBJECT: 4505 Arden Ave

I've reviewed the BEM report dated 11/23/09, the Larson Associates, Inc letter dated December 10, 2009 and the letter with attachments from Scott Busyn dated January 11, 2010, regarding their inspections of the home on 4505 Arden Ave.

Based on the information submitted and reviewed, I agree there are numerous components of the dwelling requiring repair or replacement; there are some components which are structurally deficient and there are numerous building code violations. However, most, if not all, structures constructed in the early 1900s require repair or replacement of many building components; most, if not all, dwelling structures constructed in the early 1900s would be judged to contain some structurally deficient elements and most, if not all, dwelling structures constructed in the early 1900s don't meet many other requirements of current building codes.

Rehabilitation of the dwelling will require demolition of a great deal of the existing home, but is possible. I do have concerns about the structural integrity of the foundation. Most residential dwelling foundations are over-designed and a limited amount of deterioration is not structurally significant, but I don't know the extent of damage to the foundation at 4505 Arden Ave. I do not believe evidence has been presented to ~~render a judgment the home is unsafe or uninhabitable.~~

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City of Edina

MEMORANDUM

TO: Joyce Repya, Associate Planner
FROM: Steve A. Kirchman, Chief Building Official *A.A.K.*
DATE: January 6, 2010
SUBJECT: 4505 Arden Ave

I've reviewed the BEM report dated 11/23/09 regarding their inspection of the home on 4505 Arden Ave. Based on the information contained in the report, I agree there are numerous components of the dwelling requiring repair or replacement, however, the report contained no evidence indicating any structural deficiencies. Based on what was contained in the report, I cannot state the home is unsafe or uninhabitable.

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ASTM E2418 - 06

ASTM E2418 - 06 Standard Guide for Readily Observable Mold and Conditions Conducive to Mold in Commercial Buildings: Baseline Survey Process

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ASTM E2418

1. Scope

1.1 Purpose The purpose of this guide is to define good commercial and customary practice in the United States of America for conducting a baseline survey for readily observable mold and conditions conducive to mold in a commercial building related to a commercial real estate transaction by conducting: a walk-through survey, document reviews, and interviews as outlined within this guide. This guide is intended to identify observable mold and physical deficiencies conducive to mold as a result of moisture and water infiltration through the commercial buildings envelope or substructure, or generated within the building as a result of processes or mechanical systems, excluding de minimis observable mold and physical deficiencies conducive to mold. This guide is to allow a user to assess the potential need for further assessment or other actions that may be appropriate that are beyond the scope of this guide. For purposes of this guide, the acronym "BSP" or "Baseline Survey Process" is used interchangeably with this guides full title.

1.2 Purpose Limitations While a BSP may be used to survey for readily identifiable mold and physical deficiencies conducive to mold, the BSP is not designed to serve as comprehensive survey for the presence of observable mold and physical deficiencies conducive to mold in all or most areas in a commercial building. It is not intended to reduce the risk of the presence of observable mold and physical deficiencies conducive to mold nor is it to eliminate the risk that observable mold and physical deficiencies conducive to mold may pose to the building or its occupants.

1.3 Considerations Beyond This Scope The use of this guide is strictly limited to the scope set forth in this section. Section of this guide identifies, for informational purposes, certain physical conditions (not an all-inclusive list) that may exist at a property and certain activities or procedures (not an all-inclusive list) that are beyond the scope of this guide but may warrant consideration by parties to a commercial real estate transaction. The need to investigate any such conditions in the consultants scope of services should be evaluated based upon, among other factors, the nature of the property and the reason for conducting the BSP. The scope of such further investigation or testing services should be agreed upon between the user and the consultant as additional services, which are beyond the scope of this guide; prior to initiation of the BSP process. The responsibility to initiate work beyond the scope of this guide lies with the user.

1.3.1 Sampling for mold growth is a non-scope consideration under this guide. As noted by EPA 402-K-01-001, sampling cannot be used to assess whether a commercial building complies with federal standards, since no EPA or other federal standards or Threshold Limit Values (TLVs) have been established for mold spores. And, sampling would only produce results reflecting a specific



moment in time in the best case and could produce inaccurate or misleading results in the worst case.

1.4 Organization of the Guide This guide has 13 sections and three appendices. Section defines the Scope. Section is Referenced Documents. Section is Terminology. Section defines the Significance and Use of this guide. Section describes User Responsibilities. Sections through provide guidelines for the main body of the report, including the scope of the Walk-through Survey and preparation of the report. Section and identifying Out of Scope Considerations. Section lists keywords for Internet reference. provides the user with additional BSP scope considerations, whereby a user may increase this guides baseline scope of due diligence to be exercised by the consultant, provides the user with a suggested Interview Checklist, and provides the user with a suggested Field Checklist.

2. Referenced Documents

ASTM Standards

[E1527](#) Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process

[E2018](#) Guide for Property Condition Assessments: Baseline Property Condition Assessment Process

Other Document

EPA402-K-01-001 U.S. Environmental Protection Agency, Mold Remediation in Schools and Commercial Buildings, March 2001

Index Terms

ICS Number Code 91.040.20 (Buildings for commerce and industry)

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ASTM International, 100 Barr Harbor Drive, PO Box C700, West Conshohocken, PA, 19428-2959 USA



November 23, 2009

Scott Busyn
Great Neighborhood Homes
5018 Arden Avenue
Edina, MN 55424

**RE: FINAL REPORT – Moisture and Mold Evaluation
4505 Arden Avenue, Edina, Minnesota**

Mr. Busyn:

Building Environmental Management Corporation (BEM Corp.) is pleased to provide you with this final report on the conditions assessment performed of the residence located at 4505 Arden Avenue in Edina, Minnesota on November 19, 2009.

The purpose of the conditions assessment was to determine if the home has significant deficiencies related to water intrusion, mold growth contamination or evidence of water damage that may be compromising the integrity of the home as well as the structure. The area of focus for the evaluation was the interior and exterior of the home and included a visual inspection of each room, each floor and the exterior condition of the home. Additionally, thermal imaging of the home was performed on the exterior and interior of the building envelope to identify any areas of water intrusion damage or related concerns that could lead to structural damage or mold growth contamination.

The home has significant deferred maintenance issues related to poor drainage, roof structural damage, stucco related failures, improper or missing flashing details, etc. that all have contributed to the infiltration of water and water damage to specific building systems associated with the property. The resulting water damage has impacted the windows, ceilings, walls and flooring in various areas within the home. The ongoing and continued water intrusion has resulted in visual fungal growth contamination on various building materials in the home as well.

BEM Corp. was hired by Mr. Busyn to perform the conditions assessment, including photographic documentation of the exterior of the home and the indoor environment within the home as well as determine if residual mold contamination issues exist. The inspection procedures were performed consistent with the intent of the ASTM Standard E2418. The following report outlines the findings of the conditions assessment performed on November 19, 2009.

1

2.0: GENERAL OBSERVATIONS - PHOTOGRAPHIC DOCUMENTATION



View of the front elevation of the home.



Front view – chimney – water damaged stucco and wood rot of window soffit.



Front view – chimney – water damaged stucco and wood rot of window soffit.



Front view – chimney / roof intersection – water damaged stucco and wood damage to the fascia.



Front view – front stoop – water damaged stucco and poor seal / flashing at concrete intersection.



Front view – front stoop handrail – water damaged stucco and poor seal / flashing at rail intersection.



Front view – water damaged stucco and no flashing above window. Water damaged wood window framing.



Front view – water damaged stucco and poor flashing at roof intersection.



Front view – window framing water damage.



Front view – water infiltration in lower level window well.



Front view – water damaged stucco and poor water capture of roof. Water damaged and rotted wood soffit and fascia.



Front view – water damaged stucco along chimney.



Front view – water damaged stucco and no flashing above window. Water damaged wood window framing.



Front view – water infiltration in lower level window well. Foundation cracking and slab pulling away from foundation.



Front view – water damaged stucco and no flashing above window. Water damaged wood window framing.



Front view – front stoop – water damaged stucco and poor seal / flashing at concrete intersection.



Front view – front stoop – water damaged stucco and poor seal / flashing at handrail intersection.



North facing view – water damaged stucco and poor seal / flashing at roof / wall intersection.



North facing view – water damaged and rotten wood window frame. This condition was typical for a majority of the windows in the home.



North facing view – poor application of caulk at frame / stucco intersection.



North facing view – water damaged stucco and poor seal / flashing at light fixture intersection.



North facing view – water damaged stucco and grading along home was pulling away from foundation allowing water to infiltrate along foundation wall.



North facing view – water draining from roof to grade and into window well allowing water to infiltrate along foundation wall.



North facing view – water damaged stucco exterior, poor drainage and poor stucco exterior repair.



North facing view – water damaged stucco exterior, poor window flashing and wood frame rot noted.



Northeast facing view – water damaged stucco exterior, poor drainage and poor stucco exterior repair.



Northeast facing view – water damaged stucco exterior, poor drainage and poor stucco exterior repair.



North facing view – water damaged stucco exterior, poor drainage and poor stucco exterior repair.



North facing view – water damaged stucco exterior, poor window flashing and wood frame rot noted.



Northeast facing view – water damaged stucco exterior, poor drainage and poor stucco exterior repair.



North facing view – water damaged stucco exterior, poor flashing and wood soffit / fascia water damage and rot.



North facing view – water damaged stucco exterior, no flashing and wood window frame water damage and rot.



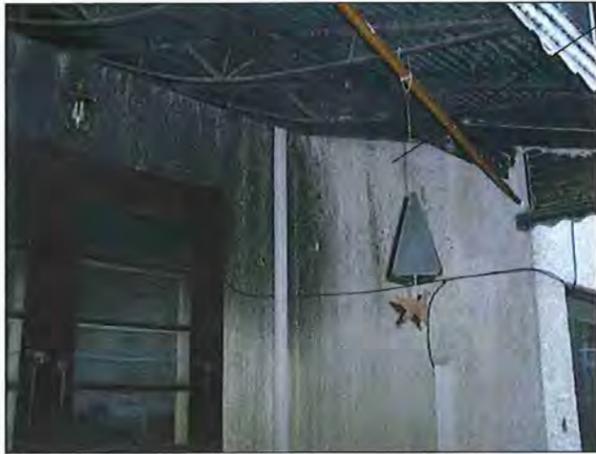
East facing view – water damaged stucco exterior, poor drainage and wood window frame water damage and rot.



South facing view – water damaged stucco exterior, poor flashing and structurally compromised awning.



South facing view – water damaged stucco exterior, poor flashing and structurally compromised awning.



South facing view – water damaged stucco exterior, poor flashing and structurally compromised awning.



South facing view – water damaged stucco exterior, poor flashing and roof water drainage.



Southeast facing view – water damaged stucco exterior, poor flashing and water damaged and rotted soffit / fascia.



Lower level – damaged hot water pipe insulation. Unknown as to what type of materials this may be (asbestos, etc).



Lower level – water damaged subfloor for the main level due to bathroom leaks. Visual mold growth and wood rot identified on the surface of the wood subfloor.



Lower level – water damaged foundation wall along north facing side of home. Visual mold growth identified on the base of the wall near floor.



Lower level – water damaged foundation wall along north facing side of home. Visual mold growth identified on the base of the wall near floor.



Lower level – water damaged foundation wall along north facing side of home. Visual mold growth identified on the base of the wall near floor.



Lower level – water damaged ceiling due to water leaks on main level (bathroom and or kitchen). Visual mold growth identified on the exposed subfloor sections in lower level.



Lower level – water damaged foundation wall and ceiling along north facing side of home. Concrete delamination was noted at the base of the wall.



North facing view – water damaged stucco, poor seal around wall penetration, which is allowing water to infiltrate into building envelope.



North facing view – water damaged stucco, poor flashing at window and wood damage and rot of window frame.



North facing view – water damaged stucco and poor drainage at grade, which is allowing water to infiltrate the foundation wall system.



Northeast facing view – water damaged stucco, poor flashing at windows and wood damage and rot of window frames.



North facing view – water damaged stucco, poor flashing at window and wood damage and rot of window frame.



North facing view – water damaged stucco, poor flashing at window and wood damage and rot of window frame.



North facing view – water damaged stucco, poor flashing at roof details and rotten soffit / fascia along rear porch roof of home.



North facing view – water damaged stucco, poor flashing at window and roof details.



East facing view – water damaged stucco, poor flashing at roof details and rotten soffit / fascia along rear porch roof of home.



East facing view – water damaged stucco, poor flashing at door details and rotten wood framing.



East facing view – water damaged stucco, poor flashing at window details and rotten wood framing.



East facing view – water damaged stucco, poor flashing at roof and parapet details and rotten soffit / fascia along rear porch roof of home.



East facing view – water damaged stucco, poor flashing at roof and parapet details and rotten soffit / fascia along rear porch roof of home.



East facing view – water damaged stucco, poor flashing at roof and parapet details and rotten soffit / fascia along rear porch roof of home.

Also, no safety railing in place above porch.



East facing view – water damaged stucco, poor flashing at roof and parapet details and rotten soffit / fascia along rear porch roof of home.



South facing view – water damaged stucco, poor flashing at window details and rotten wood window framing. Also, poor flashing at roof and parapet details and rotten soffit / fascia along rear porch roof of home.



South facing view – water damaged stucco, poor flashing at window details and rotten wood window framing.



South facing view – water damaged stucco, poor flashing at roof and parapet details and rotten soffit / fascia along rear porch roof of home.



South facing view – water damaged stucco, poor flashing at window details and rotten wood window framing. Also, poor flashing at roof and parapet details and rotten soffit / fascia along south facing side of home.



South facing interior wall – water damaged interior stucco under the windows.



Second floor ceiling – above stairway – water damaged ceiling was patched. There are visual signs of water staining and related damage noted.



Second floor ceiling – above stairway – water damaged ceiling was patched. There are visual signs of water staining and related damage noted.



Second floor – water stains on top of door frame due to infiltration from the roof and attic. There are visual signs of water staining and related damage noted.



Second floor southwest bedroom – west facing wall and ceiling water damage. There are visual signs of water staining and related damage noted due to leakage around the exterior chimney construction.



Second floor southwest bedroom – west facing wall water damage. There are visual signs of water staining and related damage noted due to leakage around the windows.



Second floor southwest bedroom – south facing wall water damage. There are visual signs of water staining and related damage noted due to leakage at the base of the wall.



Second floor southwest bedroom – south facing wall water damage. There are visual signs of water staining and related damage noted due to leakage around the windows.



Second floor southwest bedroom – south facing closet wall water damage. There are visual signs of water staining and related damage noted due to leakage at the base of the wall.



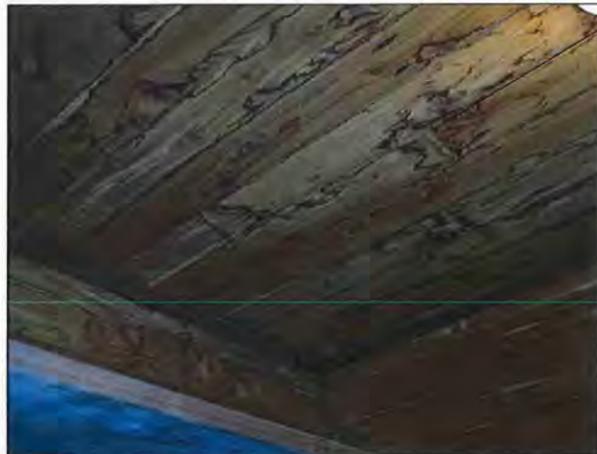
Second floor northwest bedroom – west facing wall water damage. There are visual signs of water staining and related damage noted due to leakage around the windows.



South facing view – water damaged stucco exterior, poor flashing and structurally compromised awning.



Second floor – hallway wall / door frame water damage. There are visual signs of water staining and related damage noted due to water infiltration through the roof and attic systems.



Second floor – southeast bedroom closet water damage. There are visual signs of water staining and related damage noted due to water infiltration through the roof and attic systems.



Second floor – southeast bedroom closet water damage. There are visual signs of water staining and related damage noted due to water infiltration through the roof and attic systems.



Second floor – southeast bedroom flooring water damage. There are visual signs of water staining and related damage noted due to water infiltration through the windows and perhaps hot water radiation system failures.



Second floor – southeast bedroom flooring water damage. There are visual signs of water staining and related damage noted due to water infiltration through the windows and perhaps hot water radiation system failures.



Second floor – southeast bedroom wall water damage. There are visual signs of water staining and related damage noted due to water infiltration through the roof system.



Second floor – southeast bedroom wall water damage. There are visual signs of water staining and related damage noted due to water infiltration through the roof system.



Second floor – southeast bedroom wall water damage. There are visual signs of water staining and related damage noted due to water infiltration through the roof system.



Second floor – east stairway. The door to the second floor east patio / porch opens above the stairway, which is a serious safety hazard for the occupants.



Second floor – east stairway.
The door to the second floor east patio / porch opens above the stairway, which is a serious safety hazard for the occupants.



Second floor – east facing wall and ceiling in porch / patio water damage. There are visual signs of water staining and related damage noted due to water infiltration through the window and roof systems.



Second floor – east facing wall in porch / patio water damage. There are visual signs of water staining and related damage noted due to water infiltration through the window and roof systems.



Second floor – south facing wall in porch / patio water damage. There are visual signs of water staining and related damage noted due to water infiltration through the window and roof systems.



East entry to garage – Note the inadequate clearance into the garage. To improve this condition would require significant structural renovation to repair.



Garage under east side of home – Note the severe and significant visual signs of water staining, wood rot damage and mold growth contamination present on the framing and second floor subfloor systems.



Garage under east side of home – Note the severe and significant visual signs of water staining, wood rot damage and mold growth contamination present on the framing and second floor subfloor systems.



Garage under east side of home – Note the severe and significant visual signs of water staining, wood rot damage and mold growth contamination present on the framing and second floor subfloor systems.



Garage under east side of home – Note the severe and significant visual crack in the structural perimeter wall. The crack is greater than ¼ inch wide and is illustrating failure in the wall system.



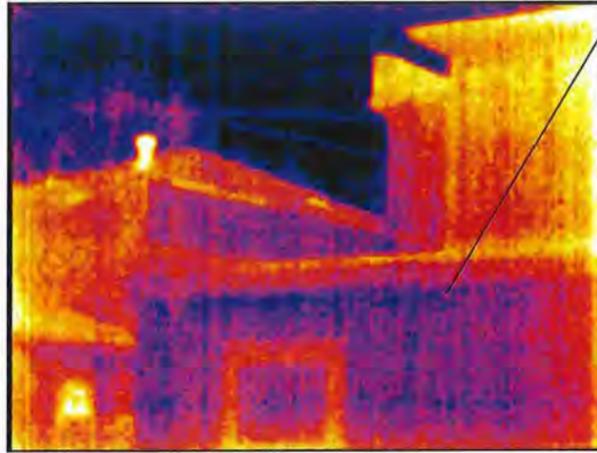
Southeast facing exterior view – Note the severe and significant visual signs of water staining and stucco damage present. The roof drainage is not adequately redirected away from the home, which has led to excess water impaction damage to the stucco wall material.



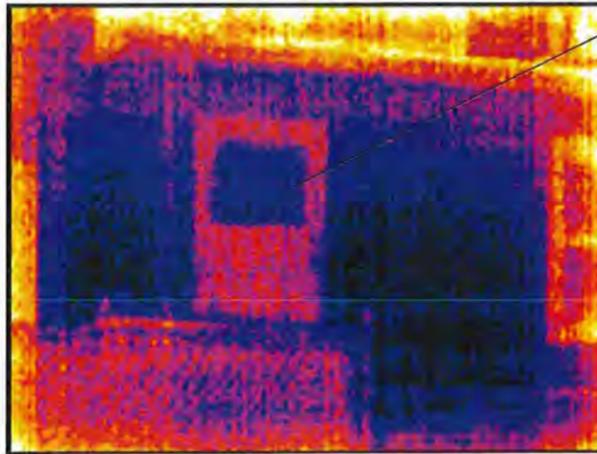
South facing view – water damaged stucco exterior, poor flashing and structurally compromised awning.



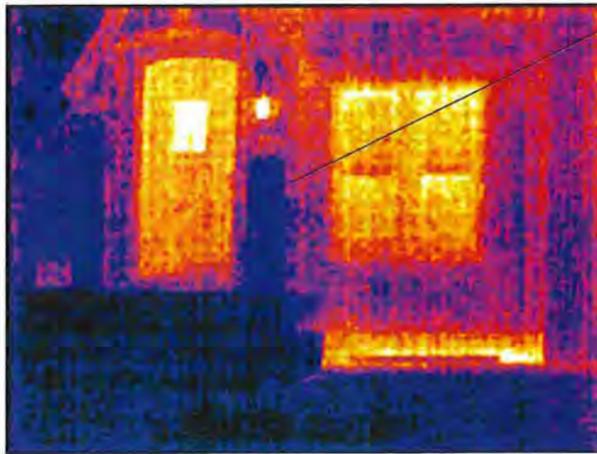
West facing exterior view – Note the severe and significant visual signs of water staining and wood rot damage present. The stucco wall system is also heavy stained and water damaged in this location.



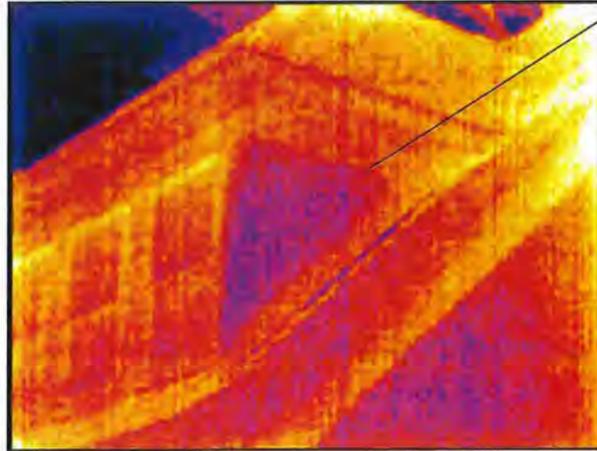
East facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



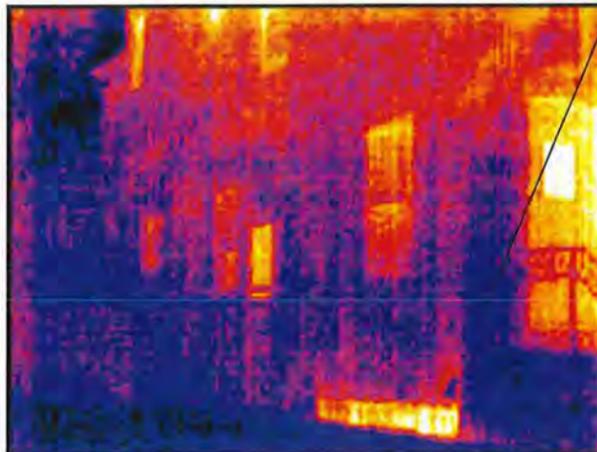
East facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



West facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



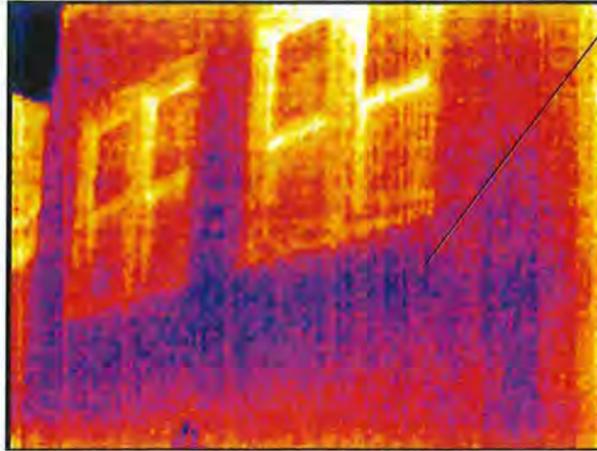
North facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



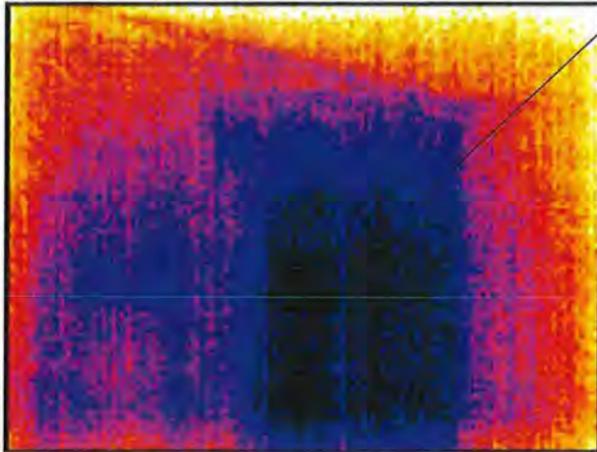
North facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



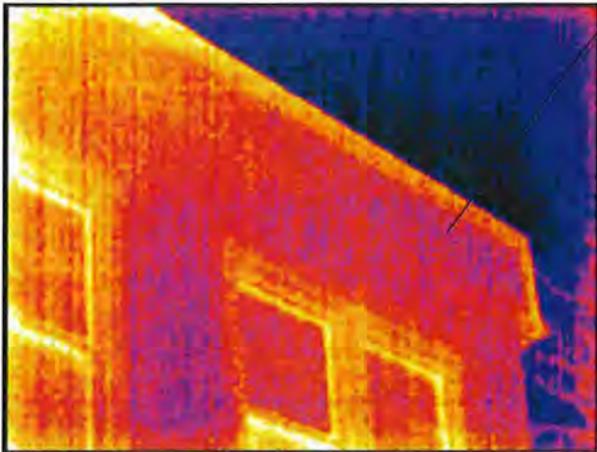
North facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



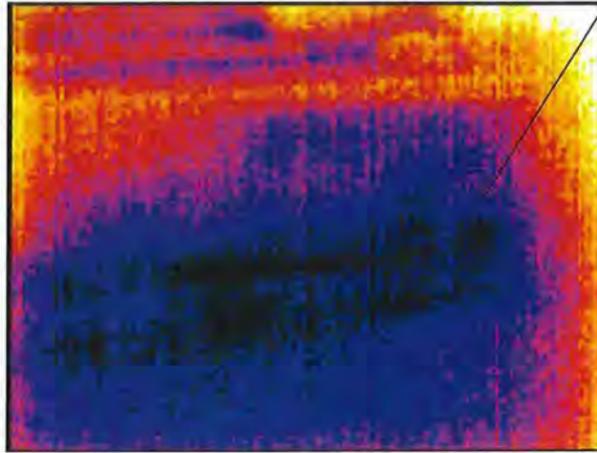
North facing exterior view –
Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



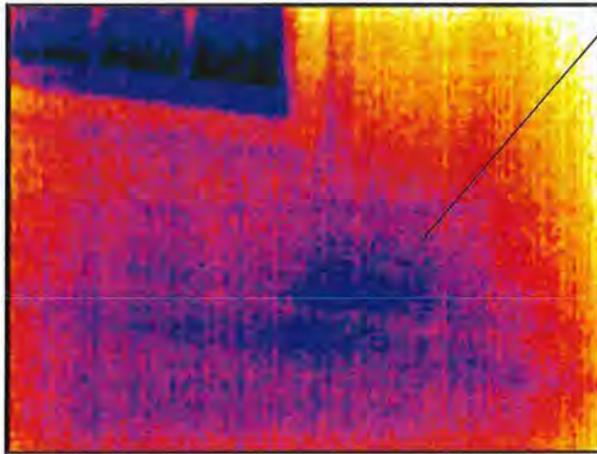
South facing exterior view –
Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



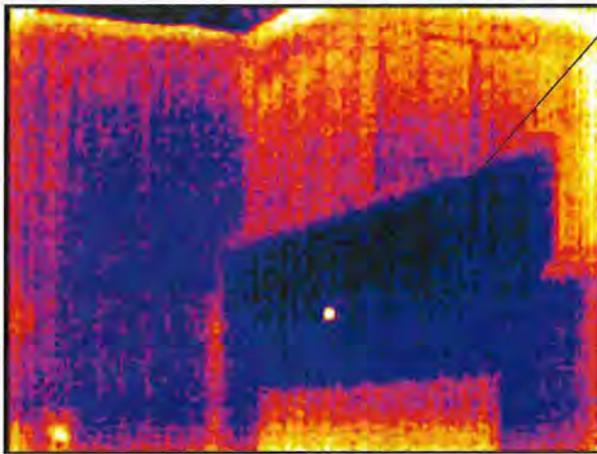
North facing exterior view –
Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



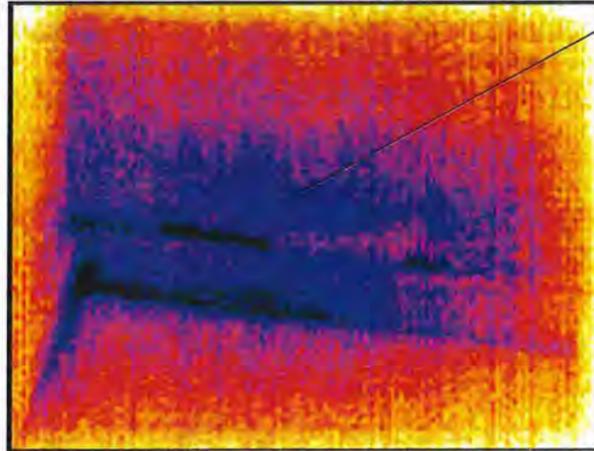
West facing interior view (living room near chimney) – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



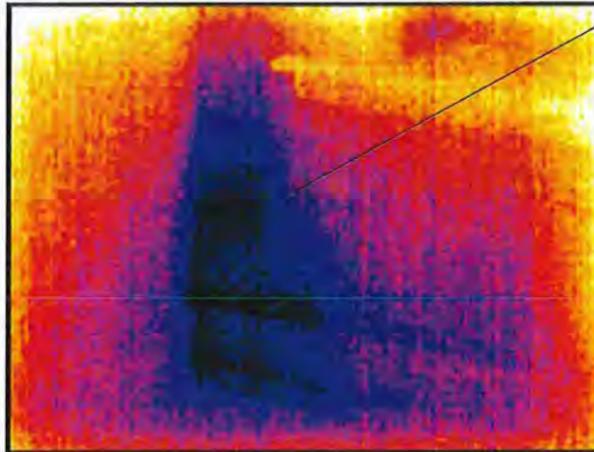
West facing interior view (living room) – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



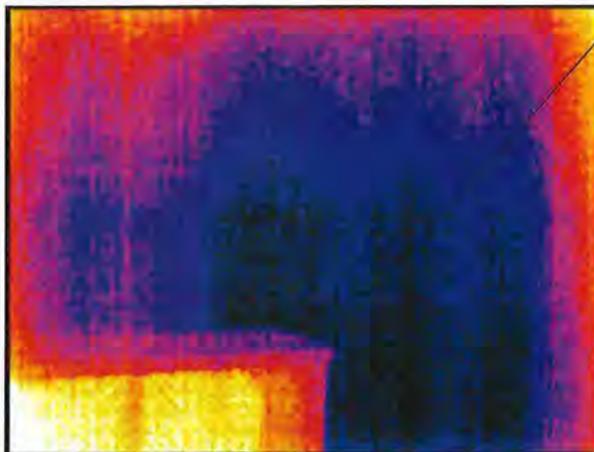
Southeast facing exterior view – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



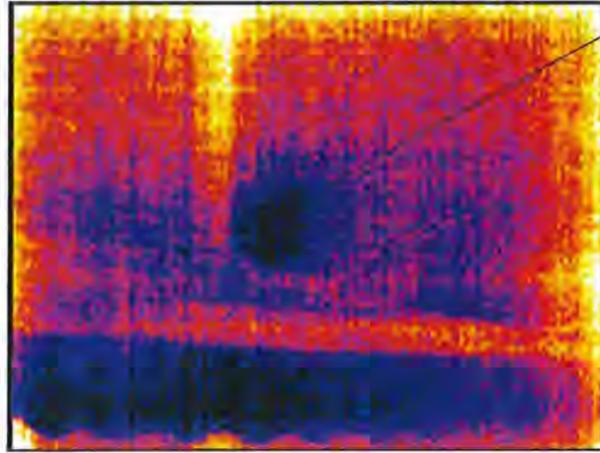
South facing interior view (upper level southwest bedroom) – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



South facing interior view (upper level southwest bedroom) – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



Northwest facing interior view (upper level northwest bedroom) – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.



West facing interior view (upper level southwest bedroom near chimney construction) – Note the dark discolorations (black and blue) are indicative of anomalies that are consistent with water intrusion in the thermal scanned building materials. Continued water incursion in the building envelope can cause mold growth to the structure and wood rot damage.

3.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are outlined specifically to address the conditions assessment performed on November 19, 2009.

- Based on the visual inspection performed on the exterior of the home, BEM concludes there is significant visual evidence of water intrusion damage to the stucco cladding, chimney system, roof system parapet walls, soffits, eaves and fascia. The entire extent of the water damage and potential structural wood damage or rot is unknown at the time of this evaluation; however, the water damage to the stucco is significant and has likely caused extensive damage to the sheathing materials and possibly the wood framing around the entire building envelope located above grade. The photographic documentation supports these findings.
- Based on the visual inspection performed on the interior of the home, BEM concludes there is significant visual evidence of water intrusion damage to the walls, flooring and ceilings throughout the home. Additionally, there is strong evidence of window failures, roof failures and drainage failures that have led to significant and uniform water incursion damage of the interior finish materials. The entire extent of the water damage and potential structural wood damage or rot is unknown at the time of this evaluation; however, the water damage to the interior wall, floor and ceiling systems is significant and has likely caused extensive damage to the entire building envelope located above grade. The photographic documentation supports these findings.
- Based on the visual inspection performed on the interior of the home, BEM concludes there is visual mold growth contamination in the lower level on the exterior foundation walls, the subflooring system in the upper level east facing porch, the ceiling structure of the garage and upper level ceiling associated with the attic and roof leak conditions as noted.

- The thermal imaging evaluation performed as part of this condition assessment indicates there are numerous and uniform anomalies to the building envelope of the home. BEM concludes these anomalies are likely indicative of significant evidence of water intrusion throughout the home. The entire extent of the water damage and potential structural wood damage or rot is unknown at the time of this evaluation; however, the thermal imaging evidence is significant and has likely caused extensive damage to the entire building envelope located above grade. The thermal imaging photographic documentation supports these findings.
- In summary, the overall condition of the home with respect to the building envelope, roof system, drainage, foundation and structure is poor overall. The deferred maintenance and lack of overall care to the property has caused the home to become a potentially unsafe structure. The indoor environmental contamination, water damage as well as structural deficiencies have resulted or potentially resulted in massive deterioration of the property. The home is no longer a representation of the neighborhood in its current condition and is considered to be a safety concern due to excessive water damage and construction defects associated with this property.

Recommendations:

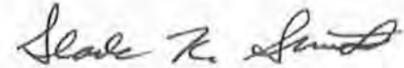
- BEM recommends complete removal of the stucco cladding throughout the entire home. This includes the stucco located above grade and to the roof level. All associated wood sheathing and structural framing, rim joists, etc. should be replaced as needed or throughout if these materials are deemed unrestorable.
- The roof system has a structure failure and should be repaired or replaced if necessary. There is strong evidence the roof has and is leaking so complete removal and reconstruction including structural repair should be performed to properly restore the building.
- The exterior chimney should be removed and replaced. The visual evidence of water damage as noted on both the interior and exterior portions of the building envelope associated with the chimney is indicative of severe water damage.
- The water damaged and mold contaminated interior building materials throughout the home as outline in the above sections should be remediated per the IICRC S520 Standard for Professional Mold Remediation. This includes all water impacted, mold contaminated, water damaged and water stained building materials on the lower, main and upper levels of the home. A professional mold remediation firm should be contracted to perform this work throughout the impacted areas of the home

- The ceiling framing and upper level porch subflooring materials as noted from the garage should be replaced to remove the wood rot and structural damage noted.
- The windows throughout the home should be removed and replaced throughout the home. All wood rot associated with the window wall framing, trim framing and exterior sill and trim framing should be removed and replaced throughout the home.
- The drainage around the entire perimeter of the home should be corrected. The sidewalk or immediate perimeter grade along the foundation should be removed, regraded and replaced throughout. This also includes redirection of the roof drainage away from the foundation.
- The south facing awning should be removed and replaced if desired. This item is clearly an unsafe structure and could collapse under snow load, wind damage, etc. This system is also not properly flashed so this would also have to be corrected.
- Due to the construction deficiencies and outdated building code issues identified during the conditions assessment, BEM recommends correcting all of the applicable building code, state code and / or local code violations and safety hazards that apply. Additionally, due to the extensive recommendations outlined in this section it may be necessary to completely update the building code deficiencies throughout the home per the state and local code requirements.

STANDARD OF CARE

Information provided in this document is based upon current and generally recognized scientific and technical understanding of the issues presented. Indoor air quality problems can have many causes, which are not readily apparent. In addition, some causes may be masked or hidden by conditions or activities within the building. As a result, the conclusions and recommendations do not guarantee that all factors have been identified and that all issues will be resolved if the recommendations are implemented. The conclusions and recommendations made in this document are our professional opinion and are based on the observations made and conditions present at the time of the investigation, discussions with individuals involved, and the results of tests and/or measurements performed. Following or implementing the recommendations does not provide complete protection from future building occupant irritation or possible health consequences that may be caused by indoor environmental conditions. No warranty is implied or intended.

Sincerely,



Slade K. Smith,
Registered Professional Industrial Hygienist (RPIH)
Registered Construction Inspector (RCI)
BEM Corporation

MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, NOVEMBER 10, 2009, AT 7:00 PM
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET

MEMBERS PRESENT: Chair Chris Rofidal, Arlene Forrest,
Bob Kojetin, Jean Rehkamp Larson, Joel Stegner,
Bob Schwartzbauer, Connie Fukuda, and Lou Blemaster

MEMBERS ABSENT: Elizabeth Montgomery

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, HPB Consultant

I. **APPROVAL OF THE MINUTES:** September 8, 2009

Member Forrest moved approval of the minutes from the September 8, 2009 HPB meeting. Member Schwartzbauer seconded the motion. All voted aye. The motion carried.

II. **4505 ARDEN AVENUE: Prospective Owner Requesting HPB Opinion**

Planner Repya explained that the home at 4505 Arden Avenue is for sale and a prospective buyer is interested in the property if the home can be torn down and rebuilt. The buyer would like to discuss the status of the property to determine whether the project is worth pursuing. Scott Busyn with Great Neighborhood homes representing the buyer has researched the condition of the property and will present the results of his research.

As background, Ms. Repya explained that the home, a Tudor style, was constructed in 1926, thus is considered an historic resource as defined by the District's Plan of Treatment. In 1938 a flat-roofed addition was built above the existing attached garage. Then in 1948, the attached garage was converted to living space and a new attached garage with a flat-roof was built abutting the original garage.

Ms. Repya reminded the Board that the Country Club District's Plan of Treatment stipulates that no historic resource (built between 1924 – 1944) will be approved for demolition unless it is shown that the subject property no longer contributes to the historical significance of the District because its historic integrity has been compromised by deterioration, damage or by inappropriate additions or alterations.

Ms. Repya pointed out that an application for a Certificate of Appropriateness to change the historic resource status of the home has not been submitted. As established in the new Certificate of Appropriateness procedures, the prospective buyer and Mr. Busyn are requesting the opinion of board members.

Scott Busyn, Great Neighborhood Homes, 5018 Arden Avenue

Mr. Busyn explained that he was representing Tim and Michele Pronley, 4515 Arden Avenue who have entered into a purchase agreement for the subject home. The Pronleys have done a wonderful renovation of their current home – they love the neighborhood, yet find the need for a larger home for their family.

Regarding the subject home, Mr. Busyn explained that while the home was built in 1926 making it an historic resource, and at first glance has a Tudor façade that is representative of a Country Club home; in his opinion, everything behind the façade would warrant declassifying the home as an historic resource. Supporting this contention, Mr. Busyn explained that he has looked at the home with a professional builder and documented the numerous deficiencies they identified. In addition to the two inappropriate, flat-roofed additions to the rear of the home which appear as two cubes (visible from the front street), Mr. Busyn provided photographic evidence and explained the deficiencies in the following areas:

1. Structural damage and deterioration
2. Safety Issues/Non-compliance with City Building Code
3. Inappropriate Alterations and Additions
4. Inappropriate Landscaping/Lack of Impervious Surface and Drainage
5. Unsafe Living Conditions/Indoor Air Quality Issues
6. Energy Inefficiency

In closing, Mr. Busyn stated that as demonstrated by the evaluation of the home he provided, the home at 4505 Arden Avenue no longer contributes to the historic significance of the Country Club District because its historic integrity has been compromised by deterioration, damage and inappropriate additions and alterations.

Michele Pronley, 4515 Arden Avenue (prospective buyer)

Ms. Pronley explained that her family loves living on Arden Avenue, and while they find they need a larger home, they don't want to move away from the block. She pointed out that the state of the subject home has deteriorated to the point that they feel it is necessary to tear it down and start over. That being said, preserving the streetscape and neighborhood is very important. Ms. Pronley pointed out that their goal is to build a home that would fit into the neighborhood and would not stand out as a new home. She acknowledged that there is some neighborhood opposition, but wanted the Board to know that they approached Mr. Busyn with the best of intentions.

Addressing those opposed to the proposal, Ms. Pronley explained that it is not her

intention to upset the historic nature of the neighborhood; however she and her husband believe that the deterioration of 4505 Arden Avenue has reached a point that renovation is too expensive.

Chair Rofidal announced that the Board received an amicus brief opinion from Joyce Mellom, 4506 Arden Avenue that addressed this issue. He then provided an opportunity for public comment.

Neighborhood Comments:

Joyce Mellom, 4506 Arden Avenue - Ms. Mellom stated that she is opposed to a tear down of 4505 Arden Avenue which she believes to be a beautiful home, representative of the historic Country Club District. She added that just because the home is in need of extensive repairs, that isn't unusual for an 80 year old home – which she knows first-hand, having made extensive repairs to her own home.

Ms. Mellom stressed that the Country Club District was zoned historic to protect the homes from exactly what Mr. Busyn is proposing. She then asked the Board to protect the historic integrity of 4505 Arden Avenue by not allowing it to be torn down.

Ed Hancock, 4503 Arden Avenue - Mr. Hancock explained that he has lived next door to the subject home for 20 years and has been distressed with living next door for 20 years due to the condition of the property. He opined that the home does not have potential to contribute to the historic neighborhood and added that he endorsed the construction of a new home on the site.

Lisa Fittipaldi, 4502 Arden Avenue - Ms. Fittipaldi observed that there is no doubt that 4505 Arden Avenue needs work. When she moved into her home, it too needed a lot of work, as do most 80 year old home. She pointed out that there is nothing historic about the back of the house due to the additions that were made, however, she asked the HPB to preserve the original home by not allowing it to be torn down.

Carol Hancock, 4503 Arden Avenue - Ms. Hancock voiced concern that a tear down and construction of a new home at 4505 Arden Avenue would cause wear and tear on her home that is directly to the north. She also inquired as to what would be considered a tear down – pointing out that the two additions to the rear of the home don't appear appropriate and it would seem reasonable to remove them since they aren't part of the historic home.

Steve Lundberg, 4517 Arden Avenue - Mr. Lundberg opined that he is not philosophically opposed to removing the home at 4505 Arden Avenue. He is opposed to being slavish to preserving homes just because they are old if they prove to be sub-standard. He added that Mr. Busyn has proven that he can build quality homes; and added that he has come to enjoy the new homes recently built in the District.

Consultant Vogel's Opinion:

Consultant Vogel observed that the home at 4505 Arden Avenue is an historic resource in the Country Club District because it was built during the period of significance (1924 – 1944). Having toured the home with Chair Rofidal and Planner

Repya, Vogel pointed out that the major problems with the home appear to be caused by the extensive additions to the rear. Mr. Vogel pointed out that even with a plan to only remove the additions, because they may make up more than 50% of the exterior wall surfaces, a Certificate of Appropriateness could be required.

Addressing the impact of economic feasibility on decisions of the Board, Mr. Vogel explained that while decisions are not based on the economics of a project, common sense should prevail in evaluating whether such an impact is creating an unnecessary or undue hardship.

Mr. Vogel continued by suggesting that the Board require Mr. Busyn has a registered architect or structural engineer certify his assertion that the whole house is uninhabitable and suffers from diminished historic integrity.

Board Member Opinions:

Member Rehkamp Larson - Ms. Rehkamp Larson explained that in her experience as an architect, code deficiencies found in historic homes are not required to be brought into compliance. She added that the Plan of Treatment would allow for a significant transformation of the interior of the home, while maintaining the historic exterior. Ms. Rehkamp Larson then advised Mr. Busyn that in her opinion, if he chose to pursue a tear down of 4505 Arden Avenue, the burden of proof that the home should no longer be classified an historic resource must be very high.

Member Forrest - Ms. Forrest agreed with Member Rehkamp Larson stating that the District's Plan of Treatment sets out an arduous process and requires that an incredibly heavy burden of proof must be provided to declassify a heritage resource. She pointed out that the District's plan does provide for a shell of a home to remain without tearing the house down – adding that the greenest building is an existing building.

Ms. Forrest stated that she lives in a home that was built in 1886, and knows that the maintenance entailed is a matter of priorities, and simply the reality of owning an older home. Ms Forrest added that economics should not enter into the decision as to whether a historic resource in the District should be declassified.

Member Stegner - Mr. Stegner observed that he would like to see an evaluation of the deterioration of the home with respect to its health and safety - pointing out that in his mind, health and safety should supersede preservation.

Member Fukuda - Ms. Fukuda stated that she agreed with Members Rehkamp Larson and Forrest that the burden of proof supporting the necessity to declassify the historic resource status of the home at 4505 Arden Avenue remains very high.

Member Kojetin - Mr. Kojetin stated that he believes 4505 Arden Avenue fits well into the neighborhood, and that neglect is not a reason to justify the tear down of the home. He pointed out that the exterior façade of the home is very important, and if the owner wants to gut the house, remove the additions on the rear and totally renovate the interior of the home, there is a process in place to allow that.

Member Schwartzbauer - Mr. Schwartzbauer stated that he believes that the economic feasibility of a project should enter into the decision making process, stressing that economic realities are part of the balancing act of heritage preservation. He added that it appears that the additions to the rear of the home are inappropriate and should be removed and rebuilt, yet it is not fair to have a different standard for the front of the house.

Member Blemaster - Ms. Blemaster explained that she can see both sides of the issue, however believes that restoration would be preferable. She added that it is the responsibility of the Heritage Preservation Board to preserve the historic neighborhood. Furthermore, it is simply a fact that historic homes cost more money.

Chairman Rofidal - Mr. Rofidal thanked the Board for offering their opinions on Mr. Busyn's proposal to tear down the home. He explained that the Board has worked diligently to establish the processes one must go through when proposing to tear down a home that is classified an historic resource, and the presentation this evening was the first step. He added that if the owner wishes to proceed with the project, a fair and public forum is in place.

Mr. Rofidal added that he toured the home with Consultant Vogel and Planner Repya and found seeing the home first hand to be very helpful. He added that if an application for a Certificate of Appropriateness is submitted, it might be beneficial for the Board to tour the home to get a first hand view. Planner Repya interjected that if such a tour by the Board was scheduled, the procedures for calling a special meeting of the Board would need to be followed.

In closing, Chair Rofidal thanked Mr. Busyn, Ms. Pronley and the neighbors for explaining the project and expressing their opinions. He explained that if an application for a Certificate of Appropriateness is submitted, as is policy, a notice will be sent to neighboring property owners. No formal action was taken.

III. MORNINGSIDE BUNGALOW STUDY: CLG Grant Update

Consultant Vogel explained that October 1st was the starting date for the Morningside Bungalow Study that is being funded by a matching CLG grant from

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MEMORANDUM

TO: Heritage Preservation Board
FROM: Joyce Repya
SUBJECT: 4505 Arden Avenue
DATE: November 10, 2009

The home at 4505 Arden Avenue is for sale and a prospective buyer is interested in the property if the home can be torn down and rebuilt. The buyers would like to discuss the status of the property with you to determine whether this is a project worth pursuing.

Scott Busyn has been researching the property for the couple; however has told them as the buyer, they needed to discuss the property with the HPB.

I have included information we have in the address file. You will note that there have been two additions on the home in 1938 (bedroom and bath over the attached garage), and 1948 (attached garage converted to living space and new attached garage built). Furthermore, comments on the assessor's card indicate that "Entire rear yard used as dog runs - no grass- only indoor/outdoor carpet and patio blocks = functional obsolescence."

Scott Busyn will have more information on the property to share with you Tuesday evening.