

EDINA'S HISTORIC COUNTRY CLUB DISTRICT PLAN OF TREATMENT

PLANNING OBJECTIVE

The primary objective of the Country Club Heritage Landmark District is preservation of the existing historic house facades and streetscapes. Certificates of Appropriateness from the Heritage Preservation Board will be required for demolition, moving buildings, and new construction within the district. In fulfillment of this responsibility, the City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as the basis for the Board's design review decisions. The preferred treatment for heritage preservation resources in the Country Club District is rehabilitation, which is defined as the act or 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.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's standards for rehabilitation are neither technical nor prescriptive, but are intended to promote responsible preservation practices. They are regulatory only with respect to Certificates of Appropriateness for demolition and new construction; for work that is not subject to design review, they are advisory. The standards for rehabilitation are:

- a) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new

feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j) New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness will be required before any City permit is issued for the demolition and new construction of any principal dwelling or detached garage within the district boundaries.

Definitions:

Demolition - For purposes of design review and compliance with City Code §36-722, demolition shall mean the physical alteration of a building that requires a city permit and where:

- (a) 50% or more of the surface area of all exterior walls, in the aggregate, are removed; or
- (b) 50% or more of the principal roof structure is removed, changing its shape, pitch, or height; or
- (c) A front porch, side porch, vestibule, dormer, chimney, attached garage, or porte-cochere is removed or destroyed.

This definition does not include removal of existing siding, roofing, trim, fascia, soffit, eave, moldings, windows, and doors.

Heritage Preservation Resource or Historic Building – Any building, site, structure, or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the district as a whole. Heritage preservation resources may lack individual distinction but must possess historic significance

and integrity of those features necessary to convey their heritage preservation value. An updated inventory of heritage preservation resources in the Country Club District is maintained by the City Planner. Heritage preservation resources include those homes built from 1924 – 1944, the period when the developer enforced rigid architectural standards on new home construction through restrictive covenants.

- 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.
- Except in extraordinary circumstances involving threats to public health or safety, no Certificate of Appropriateness will be issued for the demolition of an existing heritage preservation resource in the district without an approved design plan for new construction.

DESIGN REVIEW GUIDELINES

New home construction will be limited to existing residential lots and their design will be compatible with the original (1924-1944) Country Club District deed restrictions relating to architecture. The following guidelines generally reflect the principles of the deed restrictions and will be applied by the Heritage Preservation Board to design review of plans for new houses:

- **Size, Scale & Massing** - New homes should be compatible in size, scale, massing, orientation, setback, color, and texture with historic buildings in the district constructed prior to 1945. Facades should be architecturally similar to existing historic homes and visually relate to the historic facades of nearby homes; radically contrasting façade designs will not be allowed. 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. Roof forms should be consistent with typical roof forms of existing historic homes in terms of pitch, orientation, and complexity. New homes should be constructed to a height compatible with existing adjacent historic homes, and the maximum height of new construction should be within 10% of the average height of existing homes on adjacent lots, or the average of the block measured from the original surface grade to the highest part of the roof.
- **Exterior Finishes** - Traditional materials and exterior finishes (horizontal lap siding, stucco, brick, false half-timbering, wood shakes, stone) are recommended for use on facades which are visible from the street. The use of non-traditional materials (such as Hardi-Plank siding and steel roofing) should be considered on a case-by-case basis; imitative wood or masonry finishes should duplicate the size, shape, color, and

texture of materials historically used in the District. Aluminum and vinyl siding are not appropriate for street facades.

- **Accessory Mechanical Equipment** - Mechanical equipment, solar panels, air conditioners, satellite dishes, and antennae should be concealed whenever possible or placed in an inconspicuous location so as not to intrude or detract from historic facades and streetscapes.
- **Decks & Accessory Structures** - Contemporary designs are acceptable for decks and accessory structures so long as they are not visible from the street.
- **Landscaping Elements** - Landscaping such as retaining walls, planters, fences, planting beds, and walkways, should be visually compatible with the historic character of the district in size, scale, material, texture, and color. Retaining walls should follow the grade of the lot and blend with the historic streetscape.
- **Impervious Surfaces** - Construction of large areas of impervious surface for driveways, patios, and off-street parking should be discouraged in favor of permeable pavement systems and other “green” alternatives to solid concrete, brick, or bituminous paving.
- **Building Code Requirements** - Building code requirements should be complied with in such a manner that the architectural character of the new home is compatible with the historic character of the neighborhood.
- **Year Built Identification** - New homes should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

GARAGES

Modernistic designs for new detached garages will be discouraged. New detached garages should match the architectural style of the house on the same lot as well as the historic character of the neighborhood. The following guidelines will be applied to design review of plans for new garages:

- The new garage should be subordinate to the house. The preferred placement is at the rear of the lot or set back from the front of the house to minimize the visual impact on adjacent homes and streetscapes. Front facing attached garages are discouraged. No new detached garage should be taller, longer, or wider than the house on the same lot. The roofline should have a maximum height within 10% of the average height of existing detached garages on adjacent lots, or the average of the block.
- Undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.

- New garages should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

DRIVEWAYS

- Driveways should be compatible in width and material with historic driveways in the district and should be designed in such a manner that they do not radically change, obscure, or destroy the historic character-defining spatial organization and landscape features of residential lots, yards, and streetscapes. New curb-cuts should be avoided whenever possible.

CITY RESPONSIBILITIES

- The City will develop and implement plans for the preservation, maintenance, and replacement of all public infrastructure within the district, including streets, trees, sidewalks, street lighting, signs, parks, and open space areas that give the neighborhood its distinguishing character.
- The distinguishing original qualities and historic character of the district will not be damaged or destroyed as a result of any undertaking funded or assisted by the City. The removal or alteration of any historic building or landscape feature should be avoided whenever possible.

VOLUNTARY COMPLIANCE

- The City will promote voluntary compliance with historic preservation standards for the rehabilitation of individual historic properties by encouraging repairs, additions, or alterations which make possible an efficient contemporary use of older homes in the district while preserving those features that are historically and architecturally significant.
- Although not ordinarily subject to Certificates of Appropriateness, small additions or minor alterations should be done in such a manner that they do not destroy historically significant architectural features. New additions should be differentiated from historic architecture and designed to be compatible with the size, scale, color, material, and character of the property.

NATURAL DISASTERS

- When historic properties are impacted by man-made or natural disasters, every reasonable effort will be made to avoid total loss. If demolition must occur, historic buildings should be recorded so that a body of information about them (photographs, drawings, and written data) will be preserved for the benefit of the public.

DISTRICT RE-SURVEY

- The City will arrange for a re-survey of the Edina Country Club District every ten years to document changes in the appearance and historic integrity of historic properties; to revise the list of heritage preservation resources and non-heritage preservation resources present within the district boundaries; and to revise the district plan of treatment as needed. The next re-survey will take place circa 2017.

Resolution No. 2008-41

Adopted: 4-15-2008

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Edina, Minnesota, Code of Ordinances >> Subpart B - LAND DEVELOPMENT REGULATIONS >>
Chapter 36 - ZONING >> ARTICLE IX. EDINA HERITAGE LANDMARKS >>

ARTICLE IX. EDINA HERITAGE LANDMARKS

- Sec. 36-713. Purpose.
- Sec. 36-714. Eligibility criteria.
- Sec. 36-715. Determination of eligibility.
- Sec. 36-716. Nomination of a heritage landmark.
- Sec. 36-717. State historic preservation office review.
- Sec. 36-718. Planning commission review.
- Sec. 36-719. Public hearing.
- Sec. 36-720. City council designation.
- Sec. 36-721. Designation of heritage landmarks on zoning map.
- Sec. 36-722. Review of permits.
- Sec. 36-723. Appeals.
- Sec. 36-724. Violation.
- Sec. 36-725. Maintenance of heritage landmark properties.
- Secs. 36-726—36-748. Reserved.

Sec. 36-713. Purpose.

The zoning classification of Edina Heritage Landmark is established to promote the preservation, protection and use of significant heritage resources in the city. Heritage landmarks shall be nominated by the heritage preservation board and designated by council resolution.

(Code 1970; Code 1992, § 850.20(1))

Sec. 36-714. Eligibility criteria.

The following criteria will guide the heritage preservation board and the council in evaluating potential heritage landmark designations:

- (1) The quality of significance in history, architecture, archeology and culture present in buildings, sites, structures, objects and districts that reflects:
 - a. Association with important events or patterns of events that reflect significant broad patterns in local history;
 - b. Association with the lives of historically significant persons or groups significant;
 - c. Embodiment of the distinctive characteristics of an architectural style, design, period, type or method of construction; or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. Important archeological data or the potential to yield important archeological data.

(2)

The retention of specific aspects of historical integrity, including location, design, setting, materials, workmanship, feeling and association, that convey significance as a heritage resource worthy of preservation.

(Code 1970; Code 1992, § 850.20(2))

Sec. 36-715. Determination of eligibility.

The heritage preservation board shall review the inventory of heritage resources and evaluate the significance of all properties identified by survey. If it determines that a surveyed heritage resource appears to meet at least one of the heritage landmark eligibility criteria, the heritage preservation board may, by majority vote, issue a determination of eligibility for planning purposes.

(Code 1970; Code 1992, § 850.20(3))

Sec. 36-716. Nomination of a heritage landmark.

Nomination of a property to be considered for designation as an Edina Heritage Landmark shall be submitted to the council by the heritage preservation board. Each nomination shall be accompanied by a heritage landmark nomination study prepared by the city planner. This study shall:

- (1) Identify and describe in detail the heritage resource being nominated;
- (2) Explain how the property meets one or more of the heritage landmark eligibility criteria;
- (3) Make the case for historical significance and integrity; and
- (4) Recommend a plan of treatment for the heritage resource, with guidelines for design review and specific recommendations for preservation, rehabilitation, restoration and reconstruction, as appropriate.

The study shall be accompanied by a map that clearly locates the property, a detailed plan of the nominated heritage resource, and archival quality photographs that document significant features of the building, site, structure, object or district.

(Code 1970; Code 1992, § 850.20(4))

Sec. 36-717. State historic preservation office review.

The city planner shall submit all heritage landmark nominations to the state historic preservation officer for review and comment within 60 days.

(Code 1970; Code 1992, § 850.20(5))

Sec. 36-718. Planning commission review.

The city planner shall submit all heritage landmark nominations to the city planning commission for review and recommendations prior to any council action.

(Code 1970; Code 1992, § 850.20(6))

Sec. 36-719. Public hearing.

On receipt of the heritage landmark nomination documents and the comments of the state historic preservation office and the city planning commission, the council shall hold a public hearing to consider the proposed landmark designation.

(Code 1970; Code 1992, § 850.20(7))

Sec. 36-720. City council designation.

The council may designate a property as an Edina Heritage Landmark by resolution.

(Code 1970; Code 1992, § 850.20(8))

Sec. 36-721. Designation of heritage landmarks on zoning map.

The planning commission shall place all designated heritage landmarks on the official city zoning map.

(Code 1970; Code 1992, § 850.20(9))

Sec. 36-722. Review of permits.

- (a) To protect significant heritage resources, the heritage preservation board shall review all applications for city permits for the following types of work in relation to a designated heritage landmark:
 - (1) Demolition of any building or structure, in whole or in part;
 - (2) Moving a building or structure to another location;
 - (3) Excavation of archeological features, grading or earth moving in areas believed to contain significant buried heritage resources; and
 - (4) New construction.
- (b) No city permits for the types of work described in subsection (a) of this section will be issued without a certificate of appropriateness signed by the city planner and approved by the heritage preservation board evidencing compliance with the comprehensive heritage preservation plan. Applications for a certificate of appropriateness shall be made on forms provided by the planning department and shall be accompanied by the fee set forth in [section 2-724](#). The application shall be accompanied by plans and drawings to scale, which clearly illustrate, to the satisfaction of the planner, the work to be undertaken if the permit is granted. Certificates of appropriateness may be granted subject to conditions
- (c) Permit review decisions shall be based on the Secretary of the Interior's Standards for the Treatment of Historic Properties, the comprehensive heritage preservation plan and the heritage landmark preservation study, for each designated property.
- (d) The city planner and the heritage preservation board shall complete their review of applications for city permits requiring certificates of appropriateness within 45 days of the date of application.
- (e) The city planner and the heritage preservation board may issue certificates of appropriateness for work projects submitted voluntarily by owners of heritage resources.
- (f) To ensure compliance with the goals and policies of the comprehensive heritage preservation plan, the heritage preservation board shall review every application for a preliminary plat, conditional use permit, variance or rezoning, in relation to a designated heritage landmark; and the city planning commission shall give the heritage preservation

board a reasonable opportunity to comment on such projects before making its recommendation to the council.

(Code 1970; Code 1992, § 850.20(10))

Sec. 36-723. Appeals.

Any party aggrieved by a decision of the heritage preservation board or an administrative official may appeal such decision by filing a written appeal with the city clerk no later than ten days after the decision of the heritage preservation board or the administrative official. If not so filed, the right of appeal shall be deemed waived and the decision of the heritage preservation board or administrative official shall be final. Upon receipt of the appeal, the city clerk shall transmit a copy of said appeal to the heritage preservation board. The council shall hear and decide all appeals in the manner provided by section 36-100.

(Code 1970; Code 1992, § 850.20(11))

Sec. 36-724. Violation.

Violations of the provisions of this chapter or the conditions of approval granted thereunder shall be a misdemeanor. This chapter may also be enforced by injunction, abatement or any other appropriate remedy, in any court of competent jurisdiction.

(Code 1970; Code 1992, § 850.20(12))

Sec. 36-725. Maintenance of heritage landmark properties.

Every owner or person in possession of a designated heritage landmark shall keep the property in good repair.

(Code 1970; Code 1992, § 850.20(13))

Secs. 36-726—36-748. Reserved.

Examples of Heritage Resource Homes in the CCD with Changes to Front Facade (GNH)
as of March 11, 2014

*presented by Cheryl
Dulas
4009
Bruce
Ave.*

4523 Arden Avenue

1924 English cottage with cream stucco, brown trim
steep interior gables, cream stucco, brown trim



2005 - renovation



4527 Casco Avenue

1935 English cottage with projecting steep gable,
wood siding and stucco, decorative stonework



2006 - changed included
projecting covered front entryway



4512 Drexel Avenue

1925 Mediterranean design
Stucco exterior, tile roof, gabled roof-shape



2006 - changed to English cottage style,
boulder stone base, added gables, asphalt
shingled roof



4620 Moorland Avenue

1934 Tutor-style home with hip roof,
slate materials



2012 - removed 2nd story oriel window,
replaced with cantilevered bay and 3 sets of
doublehung windows covered by shed roof



Joyce Repya

From: joanne.farley@comcast.net
Sent: Tuesday, March 11, 2014 3:50 PM
To: Joyce Repya
Subject: This evening's meeting

Dear Joyce,

It doesn't seem that we can go very long in the Country Club without trying to defend the nature of our homes and the preservation of them. Those of us who have cared for so long, and engaged in these discussions seem always to be making the same arguments and rationale for what we thought had been resolved. Substantially changing the outside of the homes is what we have worked against but always there are others who believe to be above the regulations and want to be handled with priority ruling.

I have lived at 4615 Bruce for nearly 30 years and here we go again. Please know that I am for our preservation and against those who do not value it...Thank you!

JoAnne M.Farley
4615 bruce ave.

Joyce Repya

From: Miriam Stake <stakefam@gmail.com>
Sent: Tuesday, March 11, 2014 8:02 AM
To: Joyce Repya
Subject: Arden Ave remodel

Dear Joyce,

I am a resident of the country club district Unfortunately I am out of town but I want to be sure that my voice of concern is heard prior to the meeting tonight.

It is important that strict design measures and guidelines are met for builders. If the HPC 's guidelines are not met the request must not be allowed to go through. I have heard from others that this builder can be unethical and deceiving. This is not acceptable and the letter of the law as well as the spirit of the law must be met. Country Club district needs to conserve and preserve its charm and diversity of old style architecture. No leeway should be allowed that harms this mission.

Miriam Stake
4617 Edina Blvd
952 221 1005

Sent from my iPhone

Joyce Repya

To: Jane Lonquist
Subject: RE: Question on 4505 Arden

Hi Jane –

In addition to removing the front entry protrusion, they are no longer proposing the “whole house rehabilitation” that entailed removal of all the original building materials. The Certificate of Appropriateness that was considered in 2009/2010 was to remove the heritage resource status of the home since it was built during the period of significance (1924-1944). Since that request was denied, they never reached the point of presenting a plan for a new home. That being said, a year later, in January 2011 they did present a sketch plan for the HPB to comment on. It included only the front elevation which depicted moving the chimney and front entrance and the addition of stone & half timbering. The elevation drawing did not provide the perspective of the protruding front entry, thus the board was not aware of that. The purpose of a sketch plan review is to provide a resident the opportunity to run an idea past the HPB to determine if it is a plan worth pursuing. In 2011, the response of the board to the front elevation plan was favorable, telling the owners that they were headed in the right direction and the board looked forward to receiving a COA for the project.

You’re asking some very good questions.....thanks for your interest, and do let me know if I can provide any further information. – Joyce



Joyce Repya, Senior Planner

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JRepya@EdinaMN.gov | www.EdinaMN.gov/Planning

...For Living, Learning, Raising Families & Doing Business

From: Jane Lonquist [<mailto:jjlonquist@earthlink.net>]
Sent: Monday, March 10, 2014 8:00 AM
To: Joyce Repya
Subject: Question on 4505 Arden

Good morning, Joyce,

Cheryl Dulas filled me in on her conversation with you about 4505 Arden. Sounds like they removed the protruding entry, but kept the rest of the plans the same as their February application. Is that correct? I also would like to know if these plans are the same as those submitted in 2009/2010. Do you have those on record?

I appreciate your help on this, Joyce, since it is such an important test of how the new guidelines are applied. I know this must be taking up more of your time than it should.

Thanks,
Jane Lonquist

Joyce Repya

From: daniel and cheryl dulas <dulas001@msn.com>
Sent: Wednesday, February 12, 2014 8:25 AM
To: Joyce Repya; Edina Mail
Subject: Heritage Preservation Board Meeting

Dear Edina Heritage Preservation Board,

Thank you for your thoughtfulness in discussing the COA presented last night regarding 4505 Arden Avenue. I appreciate your voting to table a decision until the next meeting in order to gather more information. The issue of "whole house rehabilitation" is a critical one, and what the Board decides will set a precedent on the issue of declassifying heritage resources in the future.

As I recall, the Edina City Council charged the Heritage Preservation Board with revising the 2002 Plan of Treatment to define more clearly and specifically the guidelines for preservation, rehabilitation, and teardown. I appreciate the current board for being thoughtful, deliberate, and thorough in its work to interpret the 2008 guidelines.

I look forward to continued discussion on this issue. Thanks again for serving our community!

Sincerely,
Cheryl Dulas
4609 Bruce Avenue

Joyce Repya

To: Edina Mail
Subject: RE: Note for Heritage Preservation Board members

From: Jane Lonnquist [<mailto:jjlonnquist@earthlink.net>]
Sent: Thursday, February 06, 2014 8:14 AM
To: Edina Mail
Cc: Cindy Larson
Subject: Note for Heritage Preservation Board members

Dear HPB Members,

I plan to attend your meeting on Tuesday the 11th at 7:00, but since my schedule is uncertain, I am forwarding my note to Joyce Repya about the COA for 4505 Arden. Thank you for considering these questions in advance of the meeting. My concern is that the particulars of a potential new house will take precedent over the process outlined in the Plan of Treatment. The proposal uses a new term "whole house rehabilitation" that isn't defined in the Plan.

Thank you for volunteering your time to support the responsible preservation of the Country Club District. Hope to see you soon.

Jane Lonnquist
4510 Drexel Avenue
952-926-3725

-----Forwarded Message-----

From: Jane Lonnquist
Sent: Feb 5, 2014 10:40 PM
To: Joyce Repya
Subject: 2 questions on 4505 Arden

Hi Joyce,

Thanks for filling me in on the proposal for 4505 Arden today. I understand that this sketch plan review is a non-binding process as you explained, but I have two questions to understand the next steps:

1) Is this a demolition or a rehabilitation? You likened this to a rehabilitation done on Moorland, but when you read the phrase, "remove all material and rebuild the original structure" that sounds like a demolition based on the 50% definition in the Plan of Treatment. Or is it a rehabilitation that will be using "repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values?"

2) Did the applicant already show that this site is suitable for demolition based on the conditions in the Plan of Treatment or is that process yet to come? Please let me know if the HPB already made that decision and when so I can look up the minutes.

The plans sound like they suit the style and scale of the neighborhood and would be a great replacement for a non-historic, post-1944 home in Country Club. If this is indeed selected to be the first historic home to be demolished since the 2008 preservation guidelines were implemented, the neighborhood will look closely at the particulars and process to see what precedent is set. Thanks for helping interested residents to be accurate on the above questions for this property.

Jane Lonnquist
4510 Drexel Avenue
952-926-3725

JOYCE MELLOM
ATTORNEY AT LAW
PO Box 24068
MINNEAPOLIS, MINNESOTA 55424

TEL. (952) 920-3002 | FAX (952) 915-4413
WWW.MELLOMLAWOFFICE.COM
JMELLOM@LAWYER.COM

January 15, 2010

Edina Heritage Preservation Board
4801 West 50th St.
Edina, MN 55424

RE: 4505 Arden Av.

Dear Edina Heritage Preservation Board, Joyce Repya and Robert Vogel:

Please accept my sincere thanks for your recent votes in favor of preservation of 4505 Arden. I realize that preservation of old buildings is a thorny issue but I heartily believe in such a cause and believe the HPB came to the right result.¹ 4505 Arden is built like a fortress and will be beautiful with a little TLC.

I appreciate the Edina City Council's recognition that preservation of our heritage is a legitimate responsibility of government and enhances quality of life.

I appreciate the many months of work and commitment by the HPB that went into the drafting of the Plan of Treatment and for faithfully attending HPB meetings every month.

I appreciate Chairman Rofidol's attempts to maintain the integrity of the process by allowing everyone to speak even while moving the meeting forward.

I appreciate Joyce Repya and Robert Vogel's knowledge of the Plan of Treatment, their knowledge of neighborhood history and their willingness to share this knowledge.

Thank you so much.

Sincerely,

Joyce Mellom
Attorney at Law

JAM/com

¹ The 1/14/10 Stat Tribune discussed the reopening of the Forum Cafeteria! Thankfully the interior of that great space still exists. A new Forum will do so much for dull, drab 7th St. and make our central city a much better place. Let's also exhume the old Nankin! No need to escape to Chicago if we remain vigilant in keeping our city and neighborhoods intact and interesting.

From: Derek Pitt [dpitt@wayzpartners.com]
Sent: Tuesday, January 12, 2010 3:35 PM
To: Joyce Repya
Subject: Comment for tonight's HPB meeting - Jan 12, 2010

Joyce:

I am writing in support of an agenda item for tonight's Heritage Preservation Board meeting. Specifically, the motion by Scott Busyn of Great Neighborhood Homes Inc. on behalf of Tim and Michele Pronley (4515 Arden), seeking to permit a demolition and rebuilding of the property at 4505 Arden.

Great Neighborhood Homes recently completed a successful demolition and rebuilding of the property at 4615 Wooddale Ave, essentially across the street from my residence – 4616 Wooddale. As you can imagine, as a close proximity resident, I took great interest in the design and approval process. I believe it is fair to say that the 'finished product' left at 4615 Wooddale is an unqualified success in terms of preserving the beauty and neighborhood integrity of Wooddale avenue and the Country Club district in general. Great Neighborhood's approach to the project was collaborative and in keeping with the best interests of the HPB's mission in my opinion.

As the HPB discusses the proposal this evening, I hope the committee will keep in mind the capital re-investment that the Pronley's are making directly into the Country Club District. Against the backdrop of a severe recession and unprecedented housing value declines, it is my hope that the HPB will continue to find the right balance between genuine historical preservation oversight and not hindering capital re-investment from being made within the Country Club District. Despite the vast majority of homeowners within the district that maintain their properties to high standards, unfortunately, certain homes in the district will succumb to weather related damage and/or neglect. No one has to look further than 4615 Wooddale for proof that the Plan of Treatment can be adhered to and our neighborhood enhanced.

In closing, I'd like to thank the HPB for their time volunteered on behalf of the all country club district residents and the Edina community at large. Your efforts are much appreciated.

Regards,

Derek P. Pitt
4616 Wooddale Ave.

From: cikoppel@aol.com
Sent: Tuesday, January 12, 2010 4:53 PM
To: Joyce Repya
Subject: Demotion and Rebuild of 4505 Arden Ave.

To the Heritage Preservation Board, % Joyce Repya;

I am the owner of 4507 Arden Ave., a next-door neighbor to 4505 Arden Ave. I understand there will be a meeting this evening regarding demolition and rebuild of 4505 Arden Ave. I would like to note for the record that I have seen many successful demolition/rebuilds not only in our Twin Cities, but in other cities and historic towns. I believe it can be done well and have no issue if the current owners or a new buyer would wish to do so. I care greatly about preserving our history and architecture--but also realize there are instances when an historic reproduction or design complementary to the neighborhood architecture is a better solution for all.

My best regards,
Christine Koppel (owner)
4507 Arden Avenue
Edina, MN 55424

JOYCE MELLOM
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PO Box 24068
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January 11, 2010

Edina Heritage Preservation Board
4801 West 50th St.
Edina, MN 55424

RE: 4505 Arden Av.

Dear Edina Heritage Preservation Board:

Please accept this letter in opposition to the COA as submitted by Great Neighborhood Homes (GNH) and Tim and Michele Pronley which seeks removal of the heritage resource classification of 4505 Arden Av. to make way for its demolition. I incorporate by reference all arguments raised in my November 9, 2009 brief.

Applicants have attached the 12/10/09 report of Jared K. Larson of Larson Associates, Inc., who, after a Summary of Observations, recommends "the complete removal of the existing structure." Mr. Larson notes cracks in the driveway, cracks in the stucco, rotting wood, water staining, leaky roof, use of foam sealant, settling of concrete slabs, deteriorating garage door, low ceilings, narrow doors, sagging floors, peeling paint, poorly patched plaster, old wiring and asbestos insulation on the piping. Sounds like my house! Every condition described in Mr. Larson's report was present in my house and **has been corrected**. In fact, most houses in Country Club have or have had the problems he describes since they were built as part of a common scheme and may have "deferred maintenance" issues.

Mr. Larson's recommendation for "the complete removal of the existing structure" should not be given any weight and should not be the basis for a demolition. Mr. Larson's Summary of Observations lacks objectivity, is clearly biased, and panders to the view of GNH. Mr. Larson expressly states, "The purpose of this report is to outline the condition of the existing home and to confirm and reiterate many items contained in [GNH] review." Mr. Larson makes no mention of preservation as an option and does not consider it at all in arriving at his conclusion.

Applicants have also attached the 11/23/09 report of Slade K. Smith of BEM Corp., whose nine Recommendations are actually creative and constructive suggestions for preservation.

No one is suggesting that 4505 Arden is in turnkey condition. The structure, **like all houses old and new**, is a wasting asset and will always need maintenance, repair, and upkeep. Such is the privilege of ownership. The cost of rehabilitation of 4505 Arden is not known to us and should not be a factor in the HPB decision-making. Since the HPB is not safeguarding taxpayer dollars or public money, the cost of rehabilitation versus cost of a new home **is irrelevant**.¹

¹ Many Country Club residents have gone to great cost and effort to protect the historic character of a house even while making it more livable. For example, a family on Drexel dug out the basement floor to increase basement ceiling height and then added a tennis court.... in the basement.

However, taking the long view, it is said the greenest building is the one that already exists. As Richard Moe, president of the National Trust for Historic Preservation, recently said, "You use a whole lot more energy to destroy a building and replace it, and new buildings aren't necessarily more energy-efficient. When it comes to reducing energy costs and consumption, you will almost inevitably do that more effectively by retrofitting an old building."²

As for GNH argument that requiring the new owners, as part of a remodel, to "bring the house up to code" places undue hardship on them I say, why so? To the extent that today's building code is imposed on an old house remodel I again note that most of us have rewired, replumbed, reroofed, put in new furnaces and central air, and etc.

GNH states it prefers to "exercise our rights as the homeowner to demolish the existing home." To that I say private property rights are not absolute. There are many legal constraints on use of private property including zoning, city codes, and state statutes. Commercial and industrial property owners must abide by complicated state and federal laws. Adjacent property owners may have competing interests and communities may impose an overriding interest on a property for the common good. Preservation of our heritage landmarks is for the common good and is supported by the 13-page publication *Historic Districts are Good for your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina*.³

I consider my client to be "the house" and the preservation of it and other historic houses in the Country Club District. Should the HPB authorize the demolition of 4505 Arden, I intend to file for injunctive relief which will move jurisdiction of the demolition issue to Hennepin County District Court. I have associated with Matthew Drewes of Thomsen & Nybeck, 952-835-7000, who stands ready to file for a temporary restraining order. We will hire experts to rebut those quoted above which will result in a battle of the experts and drive up costs.

I respectfully request that the COA for removal of heritage resource classification and demolition of 4505 Arden Av. be denied in its entirety.

Sincerely,

Joyce Mellom
Attorney at Law

4506 Arden Av.
Edina, MN 55424
Tel: (952) 920-3002
Fax: (952) 915-4413
www.MellomLawOffice.com
jmellom@lawyer.com

² Star Tribune, 11/8/2009

³ South Carolina Dept. of Archives & History. The publication is available online.

From: The Wares [gardenware@comcast.net]
Sent: Sunday, January 10, 2010 5:29 PM
To: Joyce Repya
Subject: 4505 Arden Avenue

Dear Joyce,

My name is Amy Ware and I am a resident in the Country Club district, 4403 Country Club Road. I am writing to support the Pronley's request that the house at 4505 Arden Avenue be torn down as long as a new home is built that fits the historic character and scale of the neighborhood. While I believe in preservation and the integrity of the Country Club district, I do not support preservation at the expense of safety or health. Evidence shows that 4505 Arden poses significant health concerns. As such, I support the Pronleys and Great Neighborhood homes in replacing the existing home with a historically correct new home. Thank you,
Amy Ware

From: Don Mulligan [Don.Mulligan@genmills.com]
Sent: Sunday, January 10, 2010 4:45 PM
To: Joyce Repya
Subject: 4505 Arden Avenue

Joyce,

As a resident of the Country Club neighborhood, I'm writing you in regards to the proposed replacement of the house at 4505 Arden Avenue. I understand the Heritage Preservation Board is considering this proposal so I wanted to let you know that I support replacement of the existing home with a historically-correct new home, provided the work is done by Great Neighborhood Homes who I trust to build a new home with a design that is compatible in size, scale, color, and texture with the period revival style houses that give the district its identity of time and place.

Thank you.

Sincerely,

Don

Donal L. Mulligan
4406 Sunnyside Road
285-9471

January 8, 2010

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

Re: 4505 Arden Avenue South
Edina, Minnesota 55424
Joseph P. Engel Trust

Dear Board Members:

This letter is in regard to the property at 4505 Arden Avenue, Edina Minnesota. Elaine Bolland and Daniel Engel are Co-Trustees for the Joseph P. Engel Trust which holds title to the property. As Trustees, we want to provide the Heritage Preservation Board and the City of Edina some additional background and perspectives on this property.

Joseph and Mary Engel moved into 4505 Arden Avenue in 1959, raising three other children in addition to Elaine Bolland and Dan Engel. Mary Engel passed away in August 2008 at the age of 87, and Joseph passed in September 2009 just shy of his 92nd birthday. Due to a number of circumstances including lifelong medical issues, Joseph and Mary never made the necessary investments that would have insured the long term structural integrity and aesthetic appeal of the property. It is very unfortunate that more than 50 years of deferred maintenance manifested itself in roofs that have leaked for decades, internal plumbing problems, rodent infestations, electrical infrastructure failings, rotting and unworkable windows and doors, sinking floors, leaking foundations, and unusable areas of the house, to site just a few issues.

As Trustees for the property we want to relay the following to the Board Members:

- The Trust does not have the assets to correct even a small portion of the severe structural, internal and external defects, and general cosmetics to market the property as being 'move-in-ready'.

Page 2

January 8, 2010

4505 Arden Avenue South

- The monthly operating expenses for the property including a large outstanding mortgage debt service continue to present financial challenges and hardship for the Trust.
- The marketability of the house has been compromised by deterioration, damage, and the flat roofed addition which represents a sizeable percentage of the square footage of the house.
- Real estate professionals have informed us that the market lacks buyers who would be attracted to a home in this condition in the Country Club district, with the intention of immediate occupancy.
- Obtaining mortgage financing will most likely pose a substantial challenge to any potential buyer due to the deterioration of the home.

For these reasons, we believe that the only way the Trust can avoid financial hardship is to sell the house for the land value and retire the outstanding debt, with the understanding that it can be replaced with a home that will match the appeal of the immediate neighboring homes and others in the Country Club district.

The children of Joseph and Mary Engel care about the neighborhood where they grew up and the city of Edina where they all graduated from high school. We are very supportive of a new home that can contribute to the value and beauty of the neighborhood, instead of a property that will continue to detract from the value and appeal of other homes on Arden Avenue.

Sincerely,

Elaine Bolland, Trustee (320-444-0187)

Daniel Engel, Trustee (612-889-2711)

Cc: Neal Engel
Joanne Imel
Laurie Engel

From: Todd Olson [todd.d.olson@gmail.com]
Sent: Wednesday, January 06, 2010 11:39 AM
To: Joyce Repya
Subject: Regarding 4505 Arden Avenue

Dear Ms. Repya:

I am contacting you on behalf of Tim and Michele Pronley at 4515 Arden Avenue and Scott Busyn of Great Neighborhood Homes, Inc. regarding the potential demolition and rebuilding of 4505 Arden Avenue. As a resident of the Country Club district, on Arden Avenue, I am keenly aware of the importance of maintaining the design integrity of our neighborhood and when possible would prefer improvements to the existing housing stock rather than demolition and rebuilding. However, in the case of 4505 Arden Avenue I am of the opinion that demolition and rebuilding is the best course of action. My background as a commercial and residential interior designer with experience working on projects in Rolling Green and with ESG Architects and Ryan Companies on the Westin Edina Galleria informs my opinion with the importance of accessibility and life safety when considering design and construction decisions.

While the vast majority of homes in the Country Club District, and along Arden Avenue in particular, have been faithfully and lovingly maintained there are properties that have fallen into disrepair and are no longer an asset to the adjacent neighbors or to the neighborhood as a whole. From my direct observations and discussions with Mr. Busyn, 4505 Arden falls into this category. While I agree that it will be sad to see a house torn down, I also fully understand that houses have a finite life expectancy that, if not carefully maintained, can be shortened by neglect.

The positive of this situation is that the Pronley's are current residents on Arden Avenue and have great affection for the area and their neighbors. Additionally, their selection of Great Neighborhood Homes, Inc. to design and build a new home for them further shows their interest in maintaining the design aesthetic that is so unique and important to the other residents of the Country Club District. Mr. Busyn's company has built many houses in the area - two of their finest examples are 4615 Wooddale Avenue and 5420 Park Place - that fit within the scale and design language of the existing neighborhood. I can think of no company better qualified to translate the design cues of the Country Club District into a tasteful new addition to the Arden Avenue neighborhood that will be an asset to the neighbors and Edina as a whole.

I fully support the proposal of the Pronley's and Great Neighborhood Homes, Inc. to completely demolish the existing structure at 4505 Arden Avenue and replace it with new construction.

Please feel free to contact me with any additional questions.

Sincerely,

Todd Olson
4914 Arden Avenue
Edina, MN 55424

p: (612) 481-6692
email: todd.d.olson@gmail.com

From: Keith White [keith@marketplacehome.com]
Sent: Tuesday, January 05, 2010 10:52 AM
To: Joyce Repya
Cc: scott.busyn@comcast.net; carrie white
Subject: 4505 Arden Ave.

I support the best interests of the CC neighborhood preservation but agree that not all homes have been maintained over the past ~100 years, in a fashion that warrants their individual preservation.

I know Scott Busyn to be a contractor/designer that has advised his clients in a manner that is consistent with the intent of the Heritage Preservation Board's quest. Based on the information presented, I would be in support of the request of the Pronleys to replace the existing structure at 4505 Arden Ave.

Respectfully,

Keith and Carrie White
4509 Drexel Ave.
Edina, MN.



3600 Minnesota Drive
Suite 150
Edina, MN 55435

952 831 3111 | Main
952 831 1999 | Fax

keith@marketplacehome.com
www.marketplacehome.com

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From: Tim Hayden [thayden@casecap.com]
Sent: Tuesday, January 05, 2010 10:49 AM
To: Joyce Repya
Subject: Pronley's new construction

I am writing to support the Pronley's request to tear down their home at 4505 Arden. I do feel in special circumstances the preclusion of teardowns in the Country Club neighborhood harms our property values. Scott Busyn and his Great Neighborhood Homes, Inc. have done well in creating a new look to existing homes and adding new homes in the classic style of the Country Club neighborhood that actually enhance the neighborhood character and value. I am an opponent of other structures that have brought up the "massing" issue which are large boxes with no breaks in walls that look out of character with the neighborhood and purely maximize space with no architectural merits. Great Neighborhood Homes has proven to be a valuable asset to the neighborhood in their ability to upgrade tired houses while understanding the neighborhood's architectural balance.

Thank you,

Timothy Hayden
4215 Country Club Rd.
Edina, MN 55424
952-924-4977

Timothy Hayden
Case Capital Management
90 South Seventh Street
Suite 5125
Minneapolis, MN 55402
thayden@casecap.com
Work: 612-332-4600
Cell: 612-804-8504
Fax: 612-332-4620

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December 1, 2009,

Memo:

To: Joyce Repya, City of Edina

Re: 4505 Arden Ave So

Subject: Proposed Demolition and New Home Construction

My name is Jeffery Sweitzer. My wife, Virginia, and I live at 4514 Arden Avenue South, directly across the street from the Pronley's current home at 4515 Arden. Last Sunday (12/29/09) I was outside stringing Holiday lighting and Tim and Michele came over to say hi and ask if we had heard any of the discussion about 4505 Arden.

I indicated that I had however it was limited. They told me of their interest in wanting to have the existing home demolished so that they could have a new home built. Being aware of some of the guidelines pertaining to modifications to homes in the designated Heritage District we chatted about the rules/guidelines and how they might apply to this particular home given the current condition of the home. As I understand there are a number of structural deficiencies as identified by a structural engineer, moisture related issues such as mold and rot in parts of the building (some of which are embedded within the building framing) and water infiltration through areas in the stucco and around the exterior window trim and the roof. Again as I understand all of these issues have been documented by a consultant.

We also chatted about their intent to have a home designed and constructed in character with the neighborhood and the streetscape from a scale, detailing, massing, materials selection, etc. As we were chatting I referenced the newer home at 4523 Arden, a few doors to the south of them that was constructed by the same Developer/Builder they plan to use, Great Neighborhood Homes, and we both noted how well the home fits with the rest of the homes on the block.

Although I support the concept/principal of utilizing, when technically, environmentally, aesthetically and economically feasible parts of a building when considered for remodeling and addition, I feel that to apply Heritage Preservation Guidelines to determine whether this home must be reused and remodeled is inappropriate due to the condition of the home. I also feel that to add new building materials to the existing conditions thus potentially encapsulating some of the health and safety hazards is unwise and unhealthy regardless of the age of any new home-owners.

Therefore I would like to add my support to the Pronley's efforts to have the existing home demolished and a new home constructed with the character and charm characteristic of the Country Club neighborhood.

Respectfully submitted,
Jeffery Sweitzer AIA CID

JOYCE MELLOM
ATTORNEY AT LAW
PO Box 24068
MINNEAPOLIS, MINNESOTA 55424

TEL. (952) 920-3002 | FAX (952) 915-4413
WWW.MELLOMLAWOFFICE.COM
JMELLOM@LAWYER.COM

November 9, 2009

Dear Edina Heritage Preservation Board:

Please accept this amicus brief in opposition to the proposed demolition of 4505 Arden Av.

4505 Arden Av. falls squarely within the purview of protection afforded by the Edina Comprehensive Plan, Edina City Codes §801 and §850.20, and the purpose and objective of the Edina Heritage Preservation Board and the Certificate of Appropriateness/Application for Demolition as requested by Great Neighborhood Homes and Tim and Michele Pronley must be denied.

The Edina Comprehensive Plan, Edina City Codes §801 and §850.20 and the Plan of Treatment of the Edina Heritage Preservation Board (HPB) all impose the highest standard of care **for the preservation** of Edina's cultural heritage.

The 2008 Edina Comprehensive Plan, Chapter 6, entitled Heritage Preservation, is replete with goals, objectives, rules, concerns and policies governing the preservation of Edina heritage landmarks.

The Edina Heritage Preservation Board exists pursuant to Edina City Code §801.01 which states:

801.01 Policy and Establishment. The City Council finds that historically significant buildings, sites, structures, objects **and districts** represent scarce, non-renewable heritage resources that are critical assets for community development; that heritage preservation is an important public service and a legitimate responsibility of City government; and that the preservation, protection and enhancement of significant heritage resources for the benefit of present and future citizens is a public necessity. Therefore, pursuant to Minnesota Statutes §471.193, the City Council continues the Heritage Preservation Board (the "Board") as the City's heritage preservation commission.

There is no ambiguity in the above language. Preservation and protection of heritage landmarks is a public necessity.

Likewise, the Comprehensive Plan states the demolition of an Edina Heritage Landmark is to occur only **"when demolition or site destruction cannot be avoided."**

In 2002 the city of Edina **zoned** the Country Club District ¹ as an Edina Heritage Landmark giving it protected status. The protected status is defined in City Code §850.20 which states "the zoning classification of Edina Heritage Landmark is established to promote the preservation, protection, and use of significant heritage resources in the City."

¹ The Edina HPB defines the protected Country Club District as those homes built between 1924 and 1944.

The Country Club neighborhood was granted heritage landmark status **as a district** because, as the HPB's own website states, "it was a planned community – individual houses' high architectural design values, as well as their relationship to each other and their environment, reflected conscious decisions made during the original conception and planning of the subdivision...the developers of the Country Club District adopted measures to restrain property owners from using their property in ways that would cause injury to others or the community. " In other words, the original homes had to adhere to a common and uniform scheme and to consider the land upon which they were built. Demolition of Country Club homes, one by one, flies in the face of the original intent of the planners and does not comport with the express purpose of the Edina Heritage Preservation Board which is preservation of our heritage.

To fulfill the mission of preservation, the HPB was granted authority to review all applications for city [demolition] permits in relation to a designated heritage landmark. However, given the essential purpose of the HPB, **any demolition** recommended by it is inconsistent with the Comprehensive Plan, in violation of the City Code, and an abuse of authority. To restate, the Edina Heritage Preservation Board does not have authority under the Comprehensive Plan or City Code to recommend the demolition of 4505 Arden Av. **or any home within the protected Country Club district**. Furthermore, because the Country Club neighborhood is zoned and protected **as a district**, review by the HPB for demolition of homes **on a case by case basis** is inappropriate, unlawful, and an abuse of authority.

The HPB website states that a landmark designation affects property values in a positive way:

Generally, properties that have been designated Heritage Landmarks acquire additional prestige and distinction that is reflected in increased re-sale value. Studies conducted in other communities suggest that landmark designation may boost the re-sale value of a home by as much as 20-30 percent. The local market for preserved, historically distinguished homes and commercial buildings is very strong.

Thus the demolition of yet another house in Country Club may very likely have a negative impact on the property values of the other homes within the historic district, today and in the future.

Specifically, the house at 4505 Arden was built in 1929, is an original Thorpe house, and is part of a row of houses with identical eave lines, window lines and setbacks. The houses on the east side of Arden Avenue sit on a ridge and have aged well together. That kind of quality will be destroyed by the addition of new houses. Laurie Engel and the Engel family have been good land stewards. The house is solid and the exterior looks exactly as it did in a 1959 photograph. Even the boxy 2 story addition has been there since the '30's and is a very pleasant second floor room. With every passing year and with the exit of the old families it becomes ever more important to protect the Country Club homes from demolition. The old Engel house is a perfect candidate for restoration, rehabilitation and remodeling.

It is very fortunate that most of the old Country Club houses still stand and that the district is relatively intact. Nearly every house in Country Club has been rehabbed and most of us have lived with the construction dust for months at a time. To restate in plain language: you don't get a new house in old Country Club. There are no exceptions for cigarette smell, doggie smell, or "bad floor plan". Keep the old homes standing and exhibit a good land ethic. My grandchildren will thank you.

Sincerely,

Joyce Mellom
Attorney at Law

JAM/com

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JOYCE.MELLOM@MELLOMLAWOFFICE.COM

April 16, 2014

To: Mayor & City Council

From: Joyce Mellom, HPB member and resident at 4506 Arden

Date: 4/22/2014

Subject: Appeal of the Certificate of Appropriateness issued for changes to the street facing façade at 4505 Arden Av. and request for revision of the 2008 Plan of Treatment to better protect the Heritage Preservation Resources of Edina

Introduction and background

Edina applied for and was granted Certified Local Government (CLG) status on 8/26/1993. Edina is one of 44 CLG's in Minnesota. There are presently 1892 CGL's nationwide. The CLG Program is a partnership between local, state, and federal government working together in the Federal Preservation Program, through the National Park Service, to help communities save the irreplaceable historic character of places. Certification opens doors to funding, technical assistance, disaster recovery grants for historic properties, and other preservation successes. In fiscal year 2014 Minnesota is slated to receive \$713,557.00 in historic preservation funds. As a CLG, the city of Edina has received grant money and, likely, will receive additional grant money for historic preservation. (See generally App. Exh. A, pages 1-7) All Historic Preservation Fund (HPF) assisted activities must meet standards set by the Secretary of the Interior. The city of Edina and the Heritage Preservation Board/Country Club Plan of Treatment have adopted the Secretary of Interior Standards. (Exh. 2, pages 1-4)

Further, the Edina Heritage Preservation Board is governed by Minn. Stat. 471.193 (Exh. 3); the 2008 Comprehensive Plan, Chap. 6; and Edina City Code Chapter 2, Article III, Div. 5. These provisions, separately and together clearly outline and define the duties of historic preservation within the community.

Procedural History of 4505 Arden Av.

On 11/10/2009 contractor Scott Busyn, d/b/a/ Great Neighborhood Homes (GNH) and Tim and Michele Pronley, prospective buyers of the property, approached the Heritage Preservation Board (HPB) with a request to demolish the home at 4505 Arden Av. so they could build a new home. The Pronley's argued that the home was unsafe and uninhabitable, even though Ms. Laurie Engels was living there, as she had since 1950. (For background see letters written by me and labeled Exh 4 and Exh. 5) 4505 Arden Av. is a very desirable property. Though it's on a busy street for traffic, the back yard abuts the White Oaks fen and is thus very private for a small city lot.

On 1/12/2010 the HPB denied the request for total demolition relying, in part, on the 1/6/2010 and 1/11/2010 recommendations of Steve A. Kirchman, Chief Building Official who stated "the [GNH] 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." (Exh 6 and Exh 7)

The 1/12/2010 Minutes of the HPB meeting contains discussion by community and board members. (Exh 8, pgs 1-8) The 1/12/2010 HPB/COA/Staff Report sets forth the Recommendation & Findings and the basis of the denial indicating that “[t]he subject property is a heritage preservation resource and contributes to the historical significance of the Country Club District... [t]he street facing façade is preserved intact, despite some deterioration caused by weathering and apparent deferred maintenance....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.” (Exh 9, pgs 1-4)

And “the preferred preservation treatment of 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...” (Exh. 9, p.4)

Despite the denial of a total demolition, the Pronley’s purchased the house in May 2010. (Exh. 10) From 5/2010 until present, they have continuously leased the house to different tenants, including a mother and little girl.

On 1/11/2011, GNH and the Pronleys presented a “sketch review for exterior changes” to the HPB. Notice was not sent to the adjacent neighbors for comment. As pertained in the minutes, then member Chris Rofidol commented “due to the changes outlined it would appear that in the end the home would essentially be new.”

On 2/11/2014, GNH and the Pronley’s approached the HPB with a request for a COA for a “Whole house rehabilitation including change to street facing façade and new detached garage.” (Exh.11, pgs 1-8) The request for COA was denied based on the Staff Recommendation that “removing all materials from the original home” in essence is a demolition of the original home.” Staff recommended continuance of the request to the March 11th affording the applicant the opportunity “to provide plans that [1)] Do not include demolition of the original home.” (Exh. 12, pgs 1-5)

On 3/11/2014 GNH and the Pronley’s again approached the HPB with a request for a COA now called for “Construction of a new detached garage; convert attached garage to living space; and changes to the street facing façade.” The same plans were submitted as at the 2/11/2014 meeting, the only difference being removal of the language seeking “whole house rehabilitation.” At the 3/11/2014 HPB meeting, GNH could not articulate the difference between the original plan for “whole house rehabilitation” and the new plan. Staff recommended approval of the COA, including changes to the front façade, and the HPB agreed.

Issues

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.

The changes to the front façade met with Staff approval and was authorized by the HPB. It is this aspect of the COA that is primarily the basis for this appeal.

The plans submitted by GNH on 2/11/2014 included front façade changes of 1) **moving** the front door to the center of the house; 2) **adding stone** around the door and in the door peak which extends to the roof; 3) **moving and enlarging the chimney** to accommodate the new location of the front door; 4) **rebuilding the chimney of stone** which is presently under stucco, consistent with most houses in Country Club; 5) **moving placement of and enlarging all front windows** and; 6) in addition to adding stone GNH desires to **add half-timber** to the front façade.

Everyone agrees that the proposed new house and façade is a lovely design, indeed one HPB member stated the plan was like "accessorizing." Everyone also agrees that 4505 Arden is in need of attention. However, the proposed design and front façade changes are so drastic that it is, fundamentally, a new house and beyond the scope of changes allowed to a historic preservation resource.

The Secretary of the Interior has ten basic Standards for Rehabilitation (SISR) which are set forth below.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Likewise, the Secretary of the Interior has guidelines for treatment of exterior materials, such as masonry and wood; and features, such as doors and windows. Cutting new entrances on a primary elevation, changing masonry features, and removing or radically changing windows in **not recommended**. (See generally Exh.13)

The façade changes proposed by GNH for 4505 Arden, discussed above, radically departs from the rehabilitation guidelines recommended by the Secretary of the Interior and must be denied.

In its Country Club District Plan of Treatment, the HPB has adopted the Secretary of the Interior's Standards for Treatment of Historic Properties as the basis for the Board's design review decisions.

The Plan of Treatment also indicates that a Certificate of Appropriateness (COA) is required in cases of demolition involving "50% or more of the surface area of all exterior walls, in the aggregate, are removed. A COA is also required when a front porch, side porch, vestibule, dormer, chimney, attached garage, or porte-cochere is removed or destroyed.

The Plan of Treatment indicates a COA is **not** needed for "removal of existing siding, roofing, trim, fascia, soffit, eave molding, windows, and doors." This would **seem to mean** a COA is not needed when those materials or features are being **replaced**. Certainly when those materials are being **physically moved** to a new location of the building, a COA is necessary to be in compliance with the Plan of Treatment; Edina Comprehensive Plan; Edina City Code, section 2-184 which governs the HBP; Minn. Stat. 471.193; and the Secretary of the Interior Standards for Rehabilitation.

This appellant seeks an Order from the City Council for review by the HPB of this inconsistency and amendment of the Plan of Treatment to regulate review of a COA in cases where the materials or features are being physically moved or enlarged on the structure. Failure to do so violates the SISR #10 which states "**New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**" (Exh. 13)

Failure to amend the 2008 Plan of Treatment to require COA's for moving or adding of materials or architectural features to a different location of the structure, as argued above, also renders it ineffective in enforcing its own planning objective and protection of a heritage resource. The Plan of Treatment states:

Heritage Preservation Resource or Historic Building – Any building, site, structure, or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the district as a whole. Heritage preservation resources may lack individual distinction but must possess historic significance and integrity of those features necessary to convey their heritage preservation value.

Conclusion

The application for COA (H-14-2) at 4505 Arden radically alters the front façade and is, in essence, a teardown. Many houses in Country Club have been successfully rehabilitated, remodeled, and restored. The HPB and the city should deny the COA, protect this heritage preservation resource, and not allow a new house exception for 4505 Arden.

The Plan of Treatment is internally inconsistent when its objective is protection of a heritage preservation resource or historic building yet it does not better regulate front façade changes.

Certified Local Government Program

Preservation through Partnership: this is the goal of the Certified Local Government (CLG) Program. Local, State, and Federal governments work together in the Federal Preservation Program to help communities save the irreplaceable historic character of places. Through the certification process, communities make a local commitment to historic preservation. This commitment is key to America's ability to preserve, protect, and increase awareness of our unique cultural heritage found in the built environment across the country.

How

Jointly administered by the National Park Service (NPS) and the State Historic Preservation Offices (SHPOs), each local community works through a certification process to become recognized as a Certified Local Government (CLG). Once certified CLGs become an active partner in the Federal Historic Preservation Program. Each community gains access to benefits of the program and agrees to follow required Federal and State requirements. The [How To Become a CLG](#) page will help you get started.

Why

Community certification opens doors to funding, technical assistance, and other preservation successes.

- **Funding:** States receive annual appropriations from the Federal Historic Preservation Fund. States are required to give at least 10% of their funding to CLGs as subgrants. These grants can fund a wide variety of projects including: surveys, National Register nominations, rehabilitation work, design guidelines, educational programs, training, structural assessments, and feasibility studies, to name a few.
- **Technical Assistance:** As a CLG, communities have direct access to SHPO staff for assistance with their commission, building assessments, surveys and nominations, and general preservation assistance. State staff and NPS offer regular training for CLGs as well, an added benefit of the partnership. Each SHPO has a designated CLG Coordinator.
- **Sustainability:** Historic preservation has proven economic, environmental, and social benefits. Studies show that historic districts maintain higher property values, less population decline, more walkability and greater sense of community.

Being a CLG demonstrates your community's commitment to saving what is important from the past for future generations. As a certified community it becomes easy to demonstrate a readiness to take on successful preservation projects, making your community able to compete for new opportunities!

- [How to Become a CLG](#)
- [Find a CLG: \(CLG Database\)](#)
- [For State Coordinators](#)
- [CLG Annual Reporting Forms](#)

Exh A p.1

Become a Certified Local Government (CLG)

How to Become a Certified Local Government (CLG)

Is your community ready to enhance their commitment to historic preservation? Then now is the time to become a Certified Local Government (CLG) and an active partner in the Federal Preservation Program.

What Does a CLG Do?

A Certified Local Government must meet the following minimum goals:

- Establish a qualified historic preservation commission.
- Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
- Maintain a system for the survey and inventory of local historic resources.
- Facilitate public participation in the local preservation, including participation in the National Register listing process.
- Follow additional requirements outlined in the State's CLG Procedures. Each state has *Procedures for Certification* that may establish additional requirements for becoming a CLG in that State.

How to get certified?

Certification happens jointly through steps by local, State, and Federal Governments:

1. Contact your State Historic Preservation Office (SHPO) and ask for the CLG Coordinator. They will assist your community in understanding the requirements and application process.
2. Submit completed application to the SHPO, who will approve and forward to the National Park Service (NPS).
3. Certification occurs with NPS approval and written notification to the State and the Local Government.

Local Preservation

Why is Local Preservation Important?

Local preservation is the most powerful expression of a community's history—a history that is felt, seen, and heard every day by its citizens and visitors. Preservation efforts help define the community's identity and the way that people live in the community. Preservation ensures that the special places that tell the stories of a community's past and present are used, revitalized, and carefully tended for the future. Well-planned and implemented local preservation work results in economic, social, and environmental benefits that can transform communities into more prosperous, healthier places to live, work, and grow.

NPS & Your Community: What is NPS role in assisting Local Preservation?

NPS provides information about preservation planning, heritage tourism development, training for local preservation commissions, historic resource surveys and technologies, documenting and designating local resources, and preservation laws, regulations, and standards.

The Historic Preservation Planning Program

How does local historic preservation happen? It all starts by identifying existing historic resources and determining how those resources relate to current community values and needs. Understanding both is critical to improving the condition of historic places and increasing livability within a community. The Historic Preservation Planning Program provides guidance about strategies that protect irreplaceable places using local planning tools—such as zoning, design review, GIS, and public engagement techniques—and best practices in resource stewardship.

The Certified Local Government Program: Connecting Federal, State, & Local Efforts

Currently there are 1,867 municipalities across the nation that are Certified Local Governments (CLGs), communities recognized by the NPS for their commitment to historic preservation. This designation makes communities eligible for federal funding and focused assistance from their State Historic Preservation Office.

The National Park Service supports community preservation efforts through a variety of outreach [programs](#). Our sister program Technical Preservation Services has a number of [how-to guides](#) and how preservation is part of a [sustainability strategy](#). In addition to working with local officials, NPS also networks with the National Alliance of Preservation Commissions, the National Trust for Historic Preservation, and the National Main Street Center to assist communities with historic preservation. To learn more about our partners and local preservation programs follow the link on the right-hand side.

State Historic Preservation Office Grants

Since 1970, the State and Tribal Historic Preservation Offices have received up to \$46.9 million in annual matching grants through the Historic Preservation Fund (HPF) to assist in expanding and accelerating their historic preservation activities.

Funding is used to pay part of the costs of staff salaries, surveys, comprehensive preservation studies, National Register nominations, educational materials, as well as architectural plans, historic structure reports, and engineering studies necessary to preserve historic properties.

The All HPF-assisted activities must meet standards set by the Secretary of the Interior, and at least 10 percent of the allocations to the States are subgranted to assist Certified Local Governments for locally based activities.

Exh A PY

Release Date: March 6, 2014
Contact(s): Mike Litterst, mike_litterst@nps.gov, 202-513-0354
Hampton Tucker, hampton_tucker@nps.gov, 202- 354-2067

National Park Service Awards Historic Preservation Grants of Nearly \$34 million to States, the District of Columbia and Territories

Report: Historic Preservation Fund provided nearly \$53 million in 2013 to states, tribes

WASHINGTON – National Park Service Director Jonathan B. Jarvis today awarded more than \$33.8 million in grants from the Historic Preservation Fund to help states and territories preserve and protect our nation’s historic sites. The grants – provided under the Consolidated Appropriations Act of 2014 – augmented those previously awarded to states under the Continuing Resolution that funded federal agencies from October through mid-January.

“From community preservation planning to the bricks-and-mortar restoration of threatened historic properties, grants from the Historic Preservation Fund are helping communities preserve their social, cultural and ethnic heritage that enriches all of America,” Jarvis said. “These grant programs help states and territories to tell the stories of their people and places while promoting heritage tourism, preserving state and local historic sites, and providing a boost to local economies.”

The Historic Preservation Fund is supported by revenue from federal oil leases on the Outer Continental Shelf, providing assistance for a broad range of preservation projects without expending tax dollars. These projects range from surveys and inventories of historic properties to National Register of Historic Places nominations, preservation education, and rehabilitation and repair to buildings. The projects are paid for with 60 percent federal and 40 percent state funding.

Examples of recent projects funded by National Park Service Historic Preservation Grants include:

- When their National Historic Landmark designated church, the Santuario de Chimayo, was threatened by growth, the Latino community of Chimayo, New Mexico rallied, teamed with partners, and used Historic Preservation Funds to conduct community forums, document oral histories, and inventory cultural resources. The result was a preservation plan for the community’s unique cultural lands, adobe architecture, and acequia water ways, which will also be adopted into Santa Fe County’s Master Plan.
- Morgantown, North Carolina, used Historic Preservation Fund grant funds on a feasibility study for a historic silo barn located on the campus of the local community college and within a National Register historic district. The study helped match the college’s need for more space for its professional crafts program with the vacant barn. Plans for the barn to house the local traditions of pottery, metal, and woodworking are now being developed and have become a priority of the college’s facility plan.

-More-

Exh A P.5

Also this week, the National Park Service released the 2013 Historic Preservation Fund annual report. Program highlights for the year include:

- \$52.7 million distributed to state and tribal historic preservation offices for support of a wide variety of programs that include the survey and nomination of historic properties to the National Register, historic preservation planning, rehabilitation of historic properties, education, disaster relief, and grant and technical assistance to local governments, States, and Tribes
- Approximately 16.3 million acres surveyed for cultural resources, with over 135,300 properties evaluated for their historical significance and added to state inventories. Approximately 196,000 acres surveyed by tribes, adding 1,300 properties and 7,000 archeological sites to tribal inventories.
- Four states, New York, New Jersey, Connecticut, and Rhode Island, received \$38 million in disaster recovery grants for historic properties damaged by Hurricane Sandy. Grants totaling \$9 million will be awarded to eight additional states and four tribes in the disaster area in 2014.

Historic Preservation Fund grants and programs leverage private and nonfederal investment, while creating jobs that expand and accelerate historic preservation activities. The National Park Service administers the fund and distributes matching grants to state and tribal historic preservation officers as one of more than a dozen programs that provide states and local communities technical assistance, recognition, and funding to help preserve their own history and create close-to-home recreation opportunities

For more information on the Historic Preservation Fund: <http://www.nps.gov/history/hpg/>

<http://nps.gov>

**FISCAL YEAR 2014
HISTORIC PRESERVATION FUND APPORTIONMENT TO STATES
under Public Law 113-76**

ALABAMA	\$594,356	MONTANA	\$557,066
ALASKA	\$784,531	NEBRASKA	\$557,478
AMERICAN SAMOA	\$167,803	NEVADA	\$517,737
ARIZONA	\$629,005	NEW HAMPSHIRE	\$392,143
ARKANSAS	\$525,195	NEW JERSEY	\$696,254
CALIFORNIA	\$1,265,779	NEW MEXICO	\$559,770

Gen A. G.

COLORADO	\$656,768	NEW YORK	\$1,132,610
CONNECTICUT	\$506,870	NORTH CAROLINA	\$697,733
DELAWARE	\$299,801	NORTH DAKOTA	\$452,701
DIST. OF COLUMBIA	\$296,905	CNMI	\$182,373
FLORIDA	\$803,374	OHIO	\$877,334
FSM	\$297,605	OKLAHOMA	\$601,992
GEORGIA	\$683,242	OREGON	\$636,855
GUAM	\$180,665	PALAU	\$172,470
HAWAII	\$346,488	PENNSYLVANIA	\$972,284
IDAHO	\$503,789	PUERTO RICO	\$416,615
ILLINOIS	\$915,509	RHODE ISLAND	\$350,472
INDIANA	\$687,798	SOUTH CAROLINA	\$532,053
IOWA	\$618,865	SOUTH DAKOTA	\$476,196
KANSAS	\$612,395	TENNESSEE	\$621,663
KENTUCKY	\$585,628	TEXAS	\$1,106,432
LOUISIANA	\$600,287	UTAH	\$544,243
MAINE	\$480,615	VERMONT	\$345,577
MARSHALLS	\$172,470	VIRGINIA	\$666,952
MARYLAND	\$569,339	VIRGIN ISLANDS	\$186,658
MASSACHUSETTS	\$688,809	WASHINGTON	\$694,700
MICHIGAN	\$885,024	WEST VIRGINIA	\$478,163
MINNESOTA	\$713,557	WISCONSIN	\$721,915
MISSISSIPPI	\$515,618	WYOMING	\$460,431
MISSOURI	\$706,860		
		TOTAL	\$33,884,000

www.nps.gov

EXPERIENCE YOUR AMERICA™

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Ed A. F.

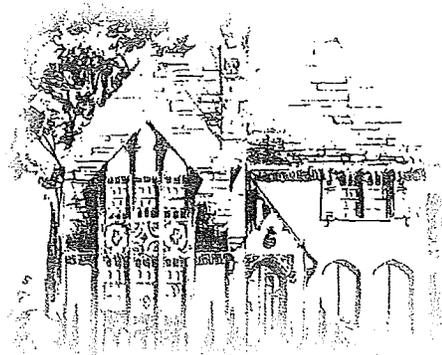


Plan of Treatment

Planning Objective

The primary objective of the Country Club Heritage Landmark District is preservation of the existing historic house façades and streetscapes. Certificates of Appropriateness will be required for demolition, moving buildings, and new construction within the district. By ordinance, the Heritage Preservation Board is responsible for approving Certificates of Appropriateness for work in the district that requires a city permit. In fulfillment of this responsibility, the City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as the basis for the Board's design review decisions. The preferred treatment for heritage preservation resources in the Country Club District is rehabilitation, which is defined as the act or 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.

Exh 2, p. 1



► Secretary of The Interior's Standards

The Secretary of the Interior's standards for rehabilitation are neither technical nor prescriptive, but are intended to promote responsible preservation practices. They are regulatory only with respect to Certificates of Appropriateness for demolition and new construction; for work that is not subject to design review, they are advisory. The standards for rehabilitation are:

- a) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j) New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

► Certificates of Appropriateness

A Certificate of Appropriateness will be required before any City permit is issued for the demolition and new construction of any principal dwelling or detached garage within the district boundaries.

Definitions:

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

- (a) 50% or more of the surface area of all exterior walls, in the aggregate, are removed; or
- (b) 50% or more of the principal roof structure is removed, changing its shape, pitch, or height; or
- (c) A front porch, side porch, vestibule, dormer, chimney, attached garage, or porte-cochere is removed or destroyed.

This definition does not include removal of existing siding, roofing, trim, fascia, soffit, eave moldings, windows, and doors.

Heritage Preservation Resource or Historic Building – Any building, site, structure, or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the district as a whole. Heritage preservation resources may lack individual distinction but must possess historic significance and integrity of those features necessary to convey their heritage preservation value. An updated inventory of heritage preservation resources in the Country Club District is maintained by the City Planner. Heritage preservation resources include those homes built from 1924 – 1944, the period when the developer enforced rigid architectural standards on new home construction through restrictive covenants.

- 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.
- Except in extraordinary circumstances involving threats to public health or safety, no Certificate of Appropriateness will be issued for the demolition of an existing heritage preservation resource in the district without an approved design plan for new construction.

▶ Design Review Guidelines

New home construction will be limited to existing residential lots and their design will be compatible with the original (1924-1944) Country Club District deed restrictions relating to architecture. The following guidelines generally reflect the principles of the deed restrictions and will be applied by the Heritage Preservation Board to design review of plans for new houses:

- **Size, Scale & Massing** - New homes should be compatible in size, scale, massing, orientation, setback, color, and texture with historic buildings in the district constructed prior to 1945. Façades should be architecturally similar to existing historic homes and visually relate to the historic façades of nearby homes; radically contrasting façade designs will not be allowed. 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. Roof forms should be consistent with typical roof forms of existing historic homes in terms of pitch, orientation, and complexity. New homes should be constructed to a height compatible with existing adjacent historic homes, and the maximum height of new construction should be within 10% of the average height of existing homes on adjacent lots, or the average of the block measured from the original surface grade to the highest part of the roof.
- **Exterior Finishes** - Traditional materials and exterior finishes (horizontal lap siding, stucco, brick, false half-timbering, wood shakes, stone) are recommended for use on façades which are visible from the street. The use of non-traditional materials (such as Hardi-Plank siding and steel roofing) should be considered on a case-by-case basis; imitative wood or masonry finishes should duplicate the size, shape, color, and texture of materials historically used in the District. Aluminum and vinyl siding are not appropriate for street façades.
- **Accessory Mechanical Equipment** - Mechanical equipment, solar panels, air conditioners, satellite dishes, and antennae should be concealed whenever possible or placed in an inconspicuous location so as not to intrude or detract from historic façades and streetscapes.
- **Decks & Accessory Structures** - Contemporary designs are acceptable for decks and accessory structures so long as they are not visible from the street.
- **Landscaping Elements** - Landscaping such as retaining walls, planters, fences, planting beds, and walkways, should be visually compatible with the historic character of the district in size, scale, material, texture, and color. Retaining walls should follow the grade of the lot and blend with the historic streetscape.
- **Impervious Surfaces** - Construction of large areas of impervious surface for driveways, patios, and off-street parking should be discouraged in favor of permeable pavement systems and other "green" alternatives to solid concrete, brick, or bituminous paving.
- **Building Code Requirements** - Building code requirements should be complied within such a manner that the architectural character of the new home is compatible with the historic character of the neighborhood.
- **Year Built Identification** - New homes should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

Eyk 2 p3

► Garages

Modernistic designs for new detached garages will be discouraged. New detached garages should match the architectural style of the house on the same lot as well as the historic character of the neighborhood. The following guidelines will be applied to design review of plans for new garages:

- The new garage should be subordinate to the house. The preferred placement is at the rear of the lot or set back from the front of the house to minimize the visual impact on adjacent homes and streetscapes. Front facing attached garages are discouraged. No new detached garage should be taller, longer, or wider than the house on the same lot. The roofline should have a maximum height within 10% of the average height of existing detached garages on adjacent lots, or the average of the block.
- Undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.
- New garages should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

► Driveways

- Driveways should be compatible in width and material with historic driveways in the district and should be designed in such a manner that they do not radically change, obscure, or destroy the historic character-defining spatial organization and landscape features of residential lots, yards, and streetscapes. New curb-cuts should be avoided whenever possible.

► City Responsibilities

- The City will develop and implement plans for the preservation, maintenance, and replacement of all public infrastructure within the district, including streets, trees, sidewalks, street lighting, signs, parks, and open space areas that give the neighborhood its distinguishing character.
- The distinguishing original qualities and historic character of the district will not be damaged or destroyed as a result of any undertaking funded or assisted by the City. The removal or alteration of any historic building or landscape feature should be avoided whenever possible.

► Voluntary Compliance

- The City will promote voluntary compliance with historic preservation standards for the rehabilitation of individual historic properties by encouraging repairs, additions, or alterations which make possible an efficient contemporary use of older homes in the district while preserving those features that are historically and architecturally significant.
- Although not ordinarily subject to Certificates of Appropriateness, small additions or minor alterations should be done in such a manner that they do not destroy historically significant architectural features. New additions should be differentiated from historic architecture and designed to be compatible with the size, scale, color, material, and character of the property.

► Natural Disasters

- When historic properties are impacted by man-made or natural disasters, every reasonable effort will be made to avoid total loss. If demolition must occur, historic buildings should be recorded so that a body of information about them (photographs, drawings, and written data) will be preserved for the benefit of the public.

► District Re-survey

- The City will arrange for a re-survey of the Edina Country Club District every ten years to document changes in the appearance and historic integrity of historic properties; to revise the list of heritage preservation resources and non-heritage preservation resources present within the district boundaries; and to revise the district plan of treatment as needed. The next re-survey will take place circa 2017.

Resolution No. 2008-41

Adopted: 4-15-2008



City of Edina
Heritage Preservation Board
4801 West 50th Street
Edina, MN 55424
www.CityofEdina.com

471.193 MUNICIPAL HERITAGE PRESERVATION.

Subdivision 1. **Policy.** The legislature finds that the historical, architectural, archaeological, engineering, and cultural heritage of this state is among its most important assets. Therefore, the purpose of this section is to authorize local governing bodies to engage in a comprehensive program of historic preservation, and to promote the use and conservation of historic properties for the education, inspiration, pleasure, and enrichment of the citizens of this state.

Subd. 2. **Heritage preservation commissions.** The governing body of a statutory or home rule charter city, county, or town may establish a heritage preservation commission to preserve and promote its historic resources according to this section.

Subd. 3. **Powers.** The powers and duties of any commission established pursuant to this section may include any power possessed by the political subdivision creating the commission, but shall be those delegated or assigned by the ordinance establishing the commission. These powers may include:

(1) the survey and designation of districts, sites, buildings, structures, and objects that are of historical, architectural, archaeological, engineering, or cultural significance;

(2) the enactment of rules governing construction, alteration, demolition, and use, including the review of building permits, and the adoption of other measures appropriate for the preservation, protection, and perpetuation of designated properties and areas;

(3) the acquisition by purchase, gift, or bequest, of a fee or lesser interest, including preservation restrictions, in designated properties and adjacent or associated lands which are important for the preservation and use of the designated properties;

(4) requests to the political subdivision to use its power of eminent domain to maintain or preserve designated properties and adjacent or associated lands;

(5) the sale or lease of air rights;

(6) the granting of use variations to a zoning ordinance;

(7) participation in the conduct of land use, urban renewal, and other planning processes undertaken by the political subdivision creating the commission; and

(8) the removal of blighting influences, including signs, unsightly structures, and debris, incompatible with the physical well-being of designated properties or areas.

No power shall be exercised by a commission which is contrary to state law or denied a political subdivision by its charter or by law. Powers of a commission shall be exercised only in the manner prescribed by ordinance and no action of a commission shall contravene any provision of a municipal zoning or planning ordinance unless expressly authorized by ordinance.

Subd. 4. **Exclusion.** If a commission is established by the city of St. Paul, it shall for the purpose of this section exclude any jurisdiction over the Capitol Area as defined in section 15B.03, subdivision 1.

Subd. 5. **Commission members.** Commission members must be persons with demonstrated interest and expertise in historic preservation and must reside within the political subdivision regulated by the ordinance establishing the commission. Every commission shall include, if available, a member of a county historical society of a county in which the municipality is located.

Exh 3 p.1

Subd. 6. **Communication with state historic preservation officer.** Proposed site designations and design guidelines must be sent to the state historic preservation officer at the Minnesota Historical Society, who shall review and comment on the proposal within 60 days. By October 31 of each year, each commission shall submit an annual report to the state historic preservation officer. The report must summarize the commission's activities, including designations, reviews, and other activities during the previous 12 months.

History: 1971 c 128 s 1; 1973 c 123 art 5 s 7; 1985 c 77 s 1; 1989 c 9 s 2; 2003 c 17 s 2

lxh 3 p2

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JMELLOM@LAWYER.COM

November 9, 2009

Dear Edina Heritage Preservation Board:

Please accept this amicus brief in opposition to the proposed demolition of 4505 Arden Av.

4505 Arden Av. falls squarely within the purview of protection afforded by the Edina Comprehensive Plan, Edina City Codes §801 and §850.20, and the purpose and objective of the Edina Heritage Preservation Board and the Certificate of Appropriateness/Application for Demolition as requested by Great Neighborhood Homes and Tim and Michele Pronley must be denied.

The Edina Comprehensive Plan, Edina City Codes §801 and §850.20 and the Plan of Treatment of the Edina Heritage Preservation Board (HPB) all impose the highest standard of care **for the preservation** of Edina's cultural heritage.

The 2008 Edina Comprehensive Plan, Chapter 6, entitled Heritage Preservation, is replete with goals, objectives, rules, concerns and policies governing the preservation of Edina heritage landmarks.

The Edina Heritage Preservation Board exists pursuant to Edina City Code §801.01 which states:

801.01 Policy and Establishment. The City Council finds that historically significant buildings, sites, structures, objects **and districts** represent scarce, non-renewable heritage resources that are critical assets for community development; that heritage preservation is an important public service and a legitimate responsibility of City government; and that the preservation, protection and enhancement of significant heritage resources for the benefit of present and future citizens is a public necessity. Therefore, pursuant to Minnesota Statutes §471.193, the City Council continues the Heritage Preservation Board (the "Board") as the City's heritage preservation commission.

There is no ambiguity in the above language. Preservation and protection of heritage landmarks is a public necessity.

Likewise, the Comprehensive Plan states the demolition of an Edina Heritage Landmark is to occur only **"when demolition or site destruction cannot be avoided."**

In 2002 the city of Edina **zoned** the Country Club District¹ as an Edina Heritage Landmark giving it protected status. The protected status is defined in City Code §850.20 which states "the zoning classification of Edina Heritage Landmark is established to promote the preservation, protection, and use of significant heritage resources in the City."

Exh 4 p.1

¹ The Edina HPB defines the protected Country Club District as those homes built between 1924 and 1944.

The Country Club neighborhood was granted heritage landmark status **as a district** because, as the HPB's own website states, "it was a planned community – individual houses' high architectural design values, as well as their relationship to each other and their environment, reflected conscious decisions made during the original conception and planning of the subdivision....the developers of the Country Club District adopted measures to restrain property owners from using their property in ways that would cause injury to others or the community." In other words, the original homes had to adhere to a common and uniform scheme and to consider the land upon which they were built. Demolition of Country Club homes, one by one, flies in the face of the original intent of the planners and does not comport with the express purpose of the Edina Heritage Preservation Board which is preservation of our heritage.

To fulfill the mission of preservation, the HPB was granted authority to review all applications for city [demolition] permits in relation to a designated heritage landmark. However, given the essential purpose of the HPB, **any demolition** recommended by it is inconsistent with the Comprehensive Plan, in violation of the City Code, and an abuse of authority. To restate, the Edina Heritage Preservation Board does not have authority under the Comprehensive Plan or City Code to recommend the demolition of 4505 Arden Av. **or any home within the protected Country Club district**. Furthermore, because the Country Club neighborhood is zoned and protected **as a district**, review by the HPB for demolition of homes **on a case by case basis** is inappropriate, unlawful, and an abuse of authority.

The HPB website states that a landmark designation affects property values in a positive way:

Generally, properties that have been designated Heritage Landmarks acquire additional prestige and distinction that is reflected in increased re-sale value. Studies conducted in other communities suggest that landmark designation may boost the re-sale value of a home by as much as 20-30 percent. The local market for preserved, historically distinguished homes and commercial buildings is very strong.

Thus the demolition of yet another house in Country Club may very likely have a negative impact on the property values of the other homes within the historic district, today and in the future.

Specifically, the house at 4505 Arden was built in 1929, is an original Thorpe house, and is part of a row of houses with identical eave lines, window lines and setbacks. The houses on the east side of Arden Avenue sit on a ridge and have aged well together. That kind of quality will be destroyed by the addition of new houses. Laurie Engel and the Engel family have been good land stewards. The house is solid and the exterior looks exactly as it did in a 1959 photograph. Even the boxy 2 story addition has been there since the '30's and is a very pleasant second floor room. With every passing year and with the exit of the old families it becomes ever more important to protect the Country Club homes from demolition. The old Engel house is a perfect candidate for restoration, rehabilitation and remodeling.

It is very fortunate that most of the old Country Club houses still stand and that the district is relatively intact. Nearly every house in Country Club has been rehabbed and most of us have lived with the construction dust for months at a time. To restate in plain language: you don't get a new house in old Country Club. There are no exceptions for cigarette smell, doggie smell, or "bad floor plan". Keep the old homes standing and exhibit a good land ethic. My grandchildren will thank you.

Sincerely,

Joyce Mellom
Attorney at Law

JAM/com

Expn 4 p2

JOYCE MELLOM
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January 11, 2010

Edina Heritage Preservation Board
4801 West 50th St.
Edina, MN 55424

RE: 4505 Arden Av.

Dear Edina Heritage Preservation Board:

Please accept this letter in opposition to the COA as submitted by Great Neighborhood Homes (GNH) and Tim and Michele Pronley which seeks removal of the heritage resource classification of 4505 Arden Av. to make way for its demolition. I incorporate by reference all arguments raised in my November 9, 2009 brief.

Applicants have attached the 12/10/09 report of Jared K. Larson of Larson Associates, Inc., who, after a Summary of Observations, recommends "the complete removal of the existing structure." Mr. Larson notes cracks in the driveway, cracks in the stucco, rotting wood, water staining, leaky roof, use of foam sealant, settling of concrete slabs, deteriorating garage door, low ceilings, narrow doors, sagging floors, peeling paint, poorly patched plaster, old wiring and asbestos insulation on the piping. Sounds like my house! Every condition described in Mr. Larson's report was present in my house and **has been corrected**. In fact, most houses in Country Club have or have had the problems he describes since they were built as part of a common scheme and may have "deferred maintenance" issues.

Mr. Larson's recommendation for "the complete removal of the existing structure" should not be given any weight and should not be the basis for a demolition. Mr. Larson's Summary of Observations lacks objectivity, is clearly biased, and panders to the view of GNH. Mr. Larson expressly states, "The purpose of this report is to outline the condition of the existing home and to confirm and reiterate many items contained in [GNH] review." Mr. Larson makes no mention of preservation as an option and does not consider it at all in arriving at his conclusion.

Applicants have also attached the 11/23/09 report of Slade K. Smith of BEM Corp., whose nine Recommendations are actually creative and constructive suggestions for preservation.

No one is suggesting that 4505 Arden is in turnkey condition. The structure, **like all houses old and new**, is a wasting asset and will always need maintenance, repair, and upkeep. Such is the privilege of ownership. The cost of rehabilitation of 4505 Arden is not known to us and should not be a factor in the HPB decision-making. Since the HPB is not safeguarding taxpayer dollars or public money, the cost of rehabilitation versus cost of a new home **is irrelevant**.¹

¹ Many Country Club residents have gone to great cost and effort to protect the historic character of a house even while making it more livable. For example, a family on Drexel dug out the basement floor to increase basement ceiling height and then added a tennis court... in the basement.

Exh 5 p1

However, taking the long view, it is said the greenest building is the one that already exists. As Richard Moe, president of the National Trust for Historic Preservation, recently said, "You use a whole lot more energy to destroy a building and replace it, and new buildings aren't necessarily more energy-efficient. When it comes to reducing energy costs and consumption, you will almost inevitably do that more effectively by retrofitting an old building." ²

As for GNH argument that requiring the new owners, as part of a remodel, to "bring the house up to code" places undue hardship on them I say, why so? To the extent that today's building code is imposed on an old house remodel I again note that most of us have rewired, replumbed, reroofed, put in new furnaces and central air, and etc.

GNH states it prefers to "exercise our rights as the homeowner to demolish the existing home." To that I say private property rights are not absolute. There are many legal constraints on use of private property including zoning, city codes, and state statutes. Commercial and industrial property owners must abide by complicated state and federal laws. Adjacent property owners may have competing interests and communities may impose an overriding interest on a property for the common good. Preservation of our heritage landmarks is for the common good and is supported by the 13-page publication *Historic Districts are Good for your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina*. ³

I consider my client to be "the house" and the preservation of it and other historic houses in the Country Club District. Should the HPB authorize the demolition of 4505 Arden, I intend to file for injunctive relief which will move jurisdiction of the demolition issue to Hennepin County District Court. I have associated with Matthew Drewes of Thomsen & Nybeck, 952-835-7000, who stands ready to file for a temporary restraining order. We will hire experts to rebut those quoted above which will result in a battle of the experts and drive up costs.

I respectfully request that the COA for removal of heritage resource classification and demolition of 4505 Arden Av. be denied in its entirety.

Sincerely,

Joyce Mellom
Attorney at Law

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Edina, MN 55424
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www.MellomLawOffice.com
jmellom@lawyer.com

² Star Tribune, 11/8/2009

³ South Carolina Dept. of Archives & History. The publication is available online.

Sxh 5 p. 2



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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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. 

Exh 7

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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.

47h Rpl

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.

2/12/10

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.

Exh 8 p 3

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

Exn 8 p4

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

Exp 8 p5

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.

EXH 8p.6

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,

Exh 8 A7

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

exh 8 p. 8



**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

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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

Exh 9 p 2

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

Jan 9 13

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

Lph9 04

[Home](#)



[Residents](#)

Information and services



[Business](#)

Regulations and opportunities



[Your government](#)

Leadership and engagement



[Online services](#)

Transactions and applications

[Search tips](#)

Property information search result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

Parcel Data for Taxes Payable 2014

[Print \(printdetails.jsp?pid=18028241200\)](#) [View map](#) [Taxes due](#) [Payment options](#) [Current year values](#) [Prior year taxes](#)

Property ID

Property ID: 18-028-24-12-0016

Address

Address: 4505 ARDEN AVE

Addition name

Municipality: EDINA

Interactive map

School Dist: 273 Construction year: 1938

HOUSE or BUILDING #:

4505

Watershed: 3 Approx. Parcel Size: 55 X 139.14

STREET NAME:(at least first 3 characters)

arden av

Sewer Dist:
Owner Name: T J PRONLEY & M P PRONLEY

Taxpayer Name & Address: TIMOTHY & MICHELE PRONLEY

4505 ARDEN AVE

UNIT # (if applicable)

EDINA MN 55424

Sale Information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Search Clear

Sale Date: May, 2010

Sale Price: \$440,000

Transaction Type:

records per page

Tax Parcel Description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition Name: COUNTRY CLUB DISTRICT FAIRWAY SECTION

Lot: 002

Block: 002

54h 10A1

First Line Metes & Bounds:

Full Metes & Bounds:

Note: To read full tax parcel description, [click here](#).

Abstract or Torrens:

ABSTRACT

Value and Tax Summary for Taxes Payable 2014
Values Established by Assessor as of January 2, 2013

Estimated Market Value:	\$602,400	
Taxable Market Value:	\$602,400	
Total Improvement Amount:		
Total Net Tax:	\$8,782.62	Expand for details
Total Special Assessments:	\$1,608.52	
Solid Waste Fee:		
Total Tax:	\$10,391.14	Taxes due https://www.16.co.hennepin.mn.us/taxpayments/taxesdue.jsp?pid=1802824120016

Property Information Detail for Taxes Payable 2014
Values Established by Assessor as of January 2, 2013

Values:

Land Market	\$398,200
Building Market	\$204,200
Machinery Market	
Total Market:	\$602,400

Qualifying Improvements

Veterans Exclusion

Homestead Market Value
Exclusion

Classifications:

Property Type	RESIDENTIAL
Homestead Status	NON-HOMESTEAD
Relative Homestead	
Agricultural	
Exempt Status	

Hennepin County is providing this information as a public service.
Tax related questions: taxinfo@hennepin.us (<mailto:taxinfo@hennepin.us>)

EXH 101 D



**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.)

Exh 11 p.1

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

Exh 11 p. 2

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

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

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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

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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

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January 24, 2014

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

Re: 4505 Arden Avenue Whole House Rehabilitation, Change to Exterior Façade and New Detached Garage

Dear Heritage Preservation Board:

The Tudor style home at 4505 Arden Avenue has been compromised by significant deterioration, damage, and inappropriate alterations and additions. Joyce Repya can provide the detailed documentation of the present state of the home that was presented at a previous HPB meeting. In keeping with the Country Club District Plan of Treatment, we are proposing a whole house rehabilitation, a change to the exterior façade, and a new detached garage. This project provides a compatible use for a new family while preserving the historic character of the property and the District.

The existing home lacks much of the architectural detailing of similar 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. We completed a similar whole house rehabilitation, façade change, and new detached garage project at 4620 Moorland Avenue (before and after pictures attached).

Attachment A shows as-built drawings of the existing structure. Rehabilitation will include removal of all material from the original home as well as the inappropriate addition. The original structure will then be rebuilt to the exact dimensions of the as-built drawings. All setbacks, floor heights, window heights, roof peaks, pitches and exact massing will be maintained. A historically-appropriate addition will then be added to the rear of the home. Finally, a new detached garage will be built that reflects the historic character of the home.

Attachment B shows the building plan for the original home rehabilitation. Wall locations, floor heights, window heights, wall heights, eave heights, roof pitches, roof peaks and overall mass will be rebuilt to the as-built drawings. The rehabilitation will be done using advanced building technologies including TJI floor joists for improved floor deflection, poured concrete basement walls, drain tile, exterior insulation, roof trusses, energy efficient mechanical equipment and insulation, weather resistant barriers, and code-current electrical. Goal is to achieve a HERS score in the low 50s. We feel it is important to rehabilitate the entire structure of the home rather than just fix the cosmetic deterioration. This whole house rehabilitation approach is analogous to the street renovation project in the District. We didn't redo the streets, the streetlights, and

Exh 11 pt

sidewalks without also opening up the streets and replacing the structural framework of the sewers, storm sewers and water mains,

Attachment C shows the change to the exterior façade. While the original mass, dominant steeply pitched gable, and historic presence of the home will be maintained, we will enhance the homes character by adding many of the missing details that were not included with the original home. The doorway will be moved toward the center of the home to eliminate the awkward two-step down foyer to house transition. The undersized, bare stucco chimney will be enhanced with stone and brick, and topped off with a clay or copper chimney cap, a classic Tudor treatment. Half-timbering will be added to the bare stucco areas of the original home. Full divided light windows will match the original architecture. Natural stucco will complete the exterior.

Attachment D shows the original south elevation and the enhanced rehabilitation and addition. 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. Heavy sidewall articulation including bump outs, brackets, half timbering, and natural stucco will provide a pleasing improvement from the current exterior.

Attachment E shows the original north elevation and the enhanced rehabilitation and addition. Again, heavy sidewall articulation including bump outs, brackets, half timbering, and natural stucco will provide a pleasing improvement from the current exterior.

Attachment F shows the new detached garage. At 18' high, it is lower than the detached garage to the north (attachment G) and similar in height to the garages at 4517 (21.5') and 4519 (17.5'). The new garage will be subordinate to the house while matching its historic character. The garage will be set back on the site (see attachment I) and has rooflines that slope away from all 4 sides, minimizing visual impact. All exterior walls of the garage will be articulated with half timbering and windows.

Attachment H is a streetscape showing how the completed project is compatible with the neighboring homes on the block and will maintain the historic character of the district.

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Case Number: H-14-2
Date: 1-24-14
Fee: \$600 -

EDINA HERITAGE LANDMARK

Planning Department

4801 West Fiftieth Street * Edina, MN 55424 * (952) 826-0462 FAX (952) 826-0389

Application for : CERTIFICATE OF APPROPRIATENESS

FEE: \$600.00

\$1,200.00 New House

Property Address: 4505 Arden Avenue

APPLICANT:

Name: Great Neighborhood Homes Scott Busby

Address: 3989 West 50th St. Suite 103A Phone: 952-807-8765

PROPERTY OWNER:

Name: Tim & Michele Pronley

Address: 4515 Arden Avenue

Phone: _____

Legal Description Of Property: Lot 2, Block 2, Country Club District Fairway Section

Zoning: R-1

P.I.D.#: 18-028-24-12-0016

Explanation Of Request Whole house rehabilitation including change to street facing facade and new detached garage

(Use Reverse Side Or Additional Pages If Necessary)

Is A Variance Required:

Yes

No

Architect Name: Ben Nelson

Phone: 763-717-1907

Surveyor Name: Woodrow Brown

Phone: 952-854-4055

Michele Pronley 1-24-14
Property Owner's Signature (Date)

[Signature] 1-24-14
Applicant's Signature (Date)



**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.)

Eph 12 p.1

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

Exh 12 p 2

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

Exh 12 p3

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

eph12 p4

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

Exh 12 p. 5

<photo>Detail of window arches above a rehabilitated storefront; Link to National Park Service



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

standards for rehabilitation



1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

-GUIDELINES-

The Approach

Exterior Materials

Masonry

Wood

Architectural Metals

Exterior Features

Roofs

Windows

Entrances + Porches

Storefronts

Interior Features

Structural System

Spaces/Features/Finishes

Mechanical Systems

Site

Setting

Special Requirements

Energy Efficiency

New Additions

Accessibility

Health + Safety

THE STANDARDS

Guidelines for Rehabilitation-->

HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING

main - credits - email

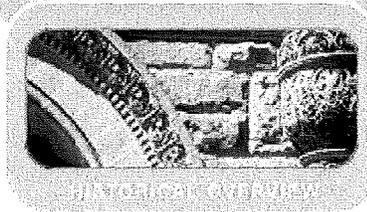
EXH 13



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

EXTERIOR MATERIALS

masonry



-GUIDELINES-

The Approach

Exterior Materials

Masonry
Wood
Architectural Metals

Exterior Features

Roofs
Windows
Entrances + Porches
Storefronts

Interior Features

Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements

Energy Efficiency
New Additions
Accessibility
Health + Safety

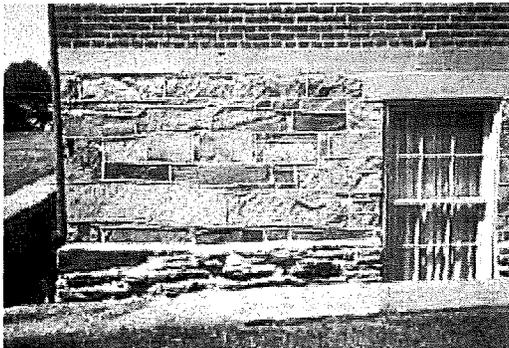
THE STANDARDS

Identify Protect Repair Replace Missing feature

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.



The variety and arrangement of the materials is important in defining the historic character, starting with the large pieces of broken stone which form the projecting base for the building walls, then changing to a wall of roughly rectangular stones which vary in size, color, and texture, all with projecting beaded mortar joints. Changing the raised mortar joints, for example, would drastically alter the character. Photo: NPS files.

NOT RECOMMENDED

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

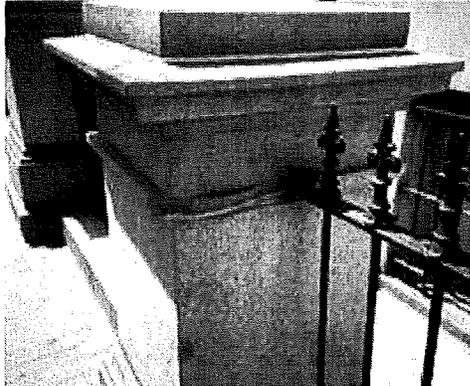
Protect and Maintain

RECOMMENDED

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.



*The iron stain on this granite post may be removed by applying a commercial rust-removal product in a poultice.
Photo: NPS files.*

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

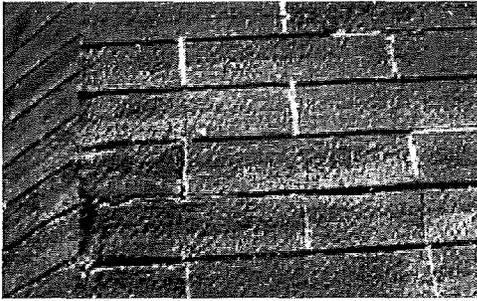
NOT RECOMMENDED

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value. Historic brick damaged by sandblasting.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.



Abrasive cleaning methods include all techniques that physically abrade the building surface to remove soils, discolorations or coatings. Sandblasting has permanently damaged this brick wall.
Photo: NPS files

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the protection of masonry features.

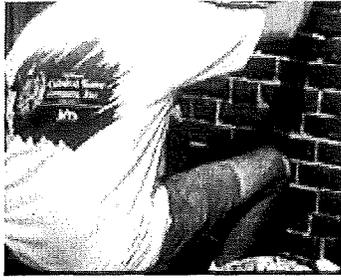
Repair

RECOMMENDED

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.



Mortars for repointing should be softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to



prevent damage to the masonry units. This early 19th century building is being repointed with lime mortar. Photo: John P. Speweik.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete. Replacement stones tooled to match original.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.

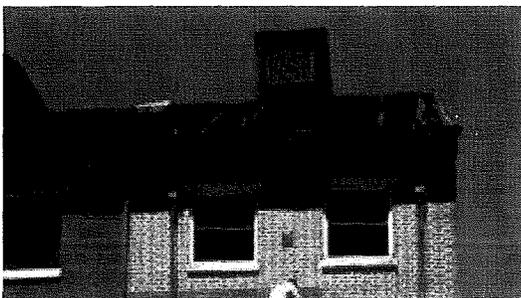
Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

NOT RECOMMENDED

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Some aspects of a building's visual character are fragile and are easily lost. This is true of brickwork, for example, which can be irreversibly damaged with inappropriate cleaning techniques or by insensitive repointing practices. The historic character of this front wall is being dramatically changed from a wall where the bricks predominate, to a wall that is visually dominated by the





mortar joints. Photo: NPS files.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound. Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Replace

RECOMMENDED

Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic

DESIGN FOR THE REPLACEMENT OF MISSING HISTORIC**Features****RECOMMENDED**

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new masonry feature that is incompatible in size, scale, material and color.

[HISTORICAL OVERVIEW](#) - [PRESERVING](#) - [rehabilitating](#) - [RESTORING](#) - [RECONSTRUCTING](#)

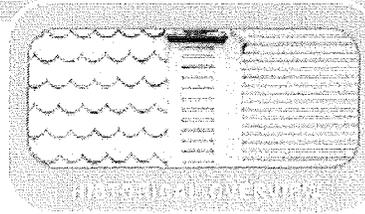
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STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

EXTERIOR MATERIALS

WOOD



Identify Protect Repair Replace Missing feature

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.



The wooden trim on the eaves and around the porch gives this building its special historic character. Loss of the wood trim would destroy much of the character that is so dependent upon craftsmanship for the moldings, carvings, and the see-through jigsaw work. Photo: NPS files.

NOT RECOMMENDED

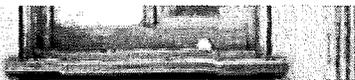
Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance. Wood features inappropriately stripped of traditional painted finish.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grain finish to an exterior wood feature such as a front door.



-GUIDELINES-

The Approach

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

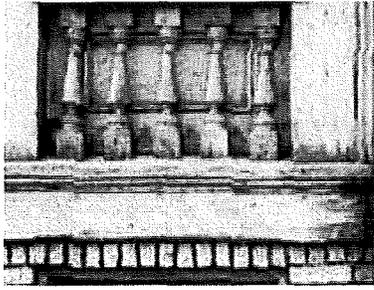
Interior Features
Structural System
Spaces/Features/Finishes
Mechanical Systems

Site

Setting

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS



The distinctive wood features on this historic building have been inappropriately stripped of their traditional painted finish. Photo: NPS files.

Protect and Maintain

RECOMMENDED

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.



The nozzle on the electric heat gun permits hot air to be aimed into cavities on solid decorative surfaces, such as this carriage house door. After the paint has been sufficiently softened, it can be carefully removed with a scraper. Photo: NPS files.

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation. Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required. that is, if repairs to wood features will

preservation and maintenance are required, and, if repairs to wood features will be necessary.

NOT RECOMMENDED

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as a propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork. Using thermal devices improperly so that the historic woodwork is scorched.

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district. Failing to undertake adequate measures to assure the protection of wood features.

Repair

RECOMMENDED

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.



A broken clapboard is easily repaired. This board was replaced

with one that matches the size and type of the neighboring clapboards. With a coat of primer and two topcoats of paint, this repair will last as long



*as the original
clapboards next to it.
Photo: ©John Leeke.*

NOT RECOMMENDED

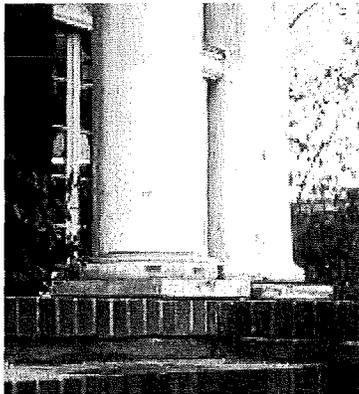
Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Replace

RECOMMENDED

Replacing in kind an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.



*This rotted wood
column base is being
replaced with new
wood. Photo: NPS
files.*

NOT RECOMMENDED

Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that

is compatible with the size, scale, material, and color of the historic building.

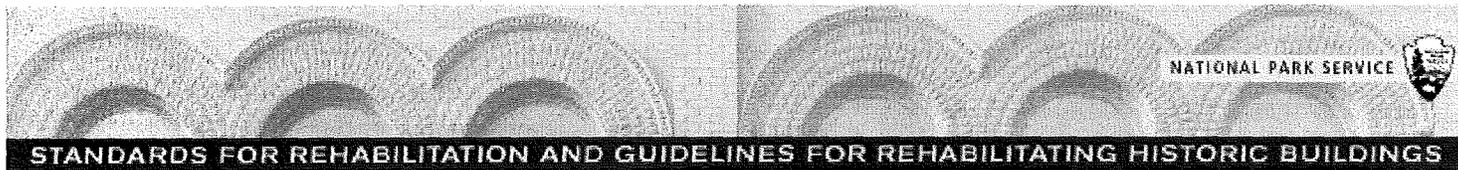
NOT RECOMMENDED

Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material and color.

HISTORICAL OVERVIEW - PRESERVING - **rehabilitating - RESTORING - RECONSTRUCTING**

[main](#) - [credits](#) - [email](#)



EXTERIOR FEATURES

entrances + porches

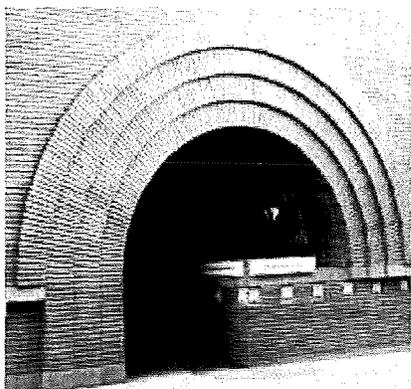


Identify Protect Repair Replace Missing feature Alterations/Additions

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving entrances and porches--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.



*Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations, such as this dramatic brick archway on an early 20th century building.
Photo: NPS files.*

NOT RECOMMENDED

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick.

Removing an entrance or porch because the building has been re-oriented to accommodate a new use.

Cutting new entrances on a primary elevation. Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

NATIONAL PARK SERVICE



STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

-GUIDELINES-

The Approach

Exterior Materials

Masonry

Wood

Architectural Metals

Exterior Features

Roofs

Windows

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Storefronts

Interior Features

Structural System

Spaces/Features/Finishes

Mechanical Systems

Site

Setting

Special Requirements

Energy Efficiency

New Additions

Accessibility

Health + Safety

THE STANDARDS

Protect and Maintain

RECOMMENDED

Protecting and maintaining the masonry, wood, and architectural metals that

comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

NOT RECOMMENDED

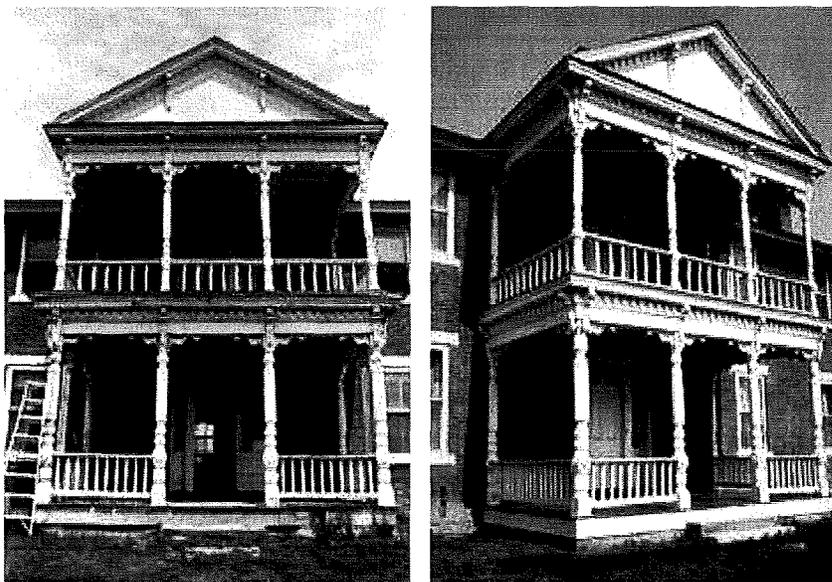
Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the protection of historic entrances and porches.

Repair

RECOMMENDED

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.



In Rehabilitation, deteriorated features should be repaired, whenever possible, and replaced when the severity of the damage makes it necessary. Here, a two-story porch is seen prior to treatment (before). The floor boards are rotted out and the columns are structurally unsound. Other components are in varying stages of decay. Appropriate work on the historic porch (after) included repairs to the porch rails; and total replacement of the extensively deteriorated columns and floor boards. Some dismantling of the porch was necessary. Photos: NPS files.

NOT RECOMMENDED

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically

appearance of the remaining parts of the entrance and porch or that is physically or chemically incompatible.

Replace

RECOMMENDED

Replacing in kind an entire entrance or porch that is too deteriorated to repair--if the form and detailing are still evident--using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and constructing a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Designing enclosures for historic porches on secondary elevations when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character

of the buildings, i.e., limiting such alteration to non-character-defining elevations.

NOT RECOMMENDED

Enclosing porches in a manner that results in a diminution or loss of historic character by using materials such as wood, stucco, or masonry.



As part of a rehabilitation project, a late-19th century produce distribution center (top left) with a utilitarian loading dock (top right) was removed and replaced with a monumental entrance featuring massive formal columns (left). The new addition is incompatible with the simple, industrial character of the building. Photos: NPS files.

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

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STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

EXTERIOR FEATURES

windows



[Identify](#) [Protect](#) [Repair](#) [Replace](#) [Missing feature](#) [Alterations/Additions](#)

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.



This view of a historic building shows how the windows clearly help define its character, partly because of their shape and rhythm. If additional windows were inserted in the gap of the upper floors, the character would be drastically changed, as would painting the window heads to match the color of the brick walls.

Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

NOT RECOMMENDED

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond

-GUIDELINES-

The Approach

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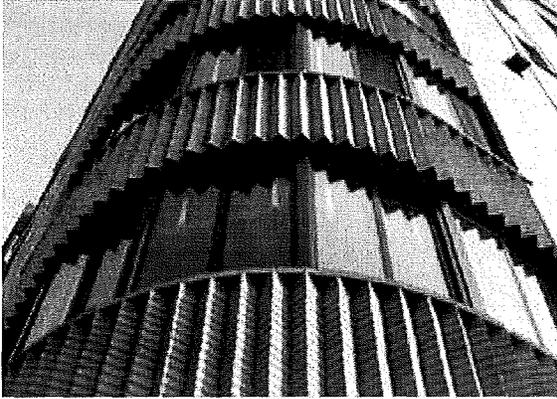
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THE STANDARDS



The historic steel sash has been removed and replaced with modern aluminum sash, resulting in a negative visual impact on the building's historic character. Photo: NPS files.

Protect and Maintain

RECOMMENDED

Protecting and maintaining the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.

NOT RECOMMENDED

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the protection of historic windows.

Repair

RECOMMENDED

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.





These historic steel windows are being prepared for repairs and re-finishing as part of a rehabilitation project. Photo: NPS files.

NOT RECOMMENDED

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Replace

RECOMMENDED

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.



Inappropriate change to a historic building means the loss of its distinctive visual qualities, as well as a lessening of its long-term historical and cultural value. Photo: Martha L. Werenfels, AIA.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for the Replacement of Missing Historic Features

RECOMMENDED

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

NOT RECOMMENDED

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of Rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Alterations/Additions for the New Use

RECOMMENDED

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

NOT RECOMMENDED

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.



In the rehabilitation of a church for offices and apartments, the large open interior space was inappropriately subdivided by inserting a full second floor. Removing the stained glass windows further changed the historic appearance, compromising their size and proportion on the interior. Photo: NPS files.



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