



# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #2  
 December 15, 2015  
 BZH-28953

## HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 3718 Minnehaha Pkwy East  
*Project Name:* 3718 Minnehaha Pkwy East Demolition  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* Robert Schmitt and Gregory Leier  
*Project Contact:* Robert Schmitt  
*Ward:* 12  
*Neighborhood:* Standish-Ericcson Neighborhood Association, adjacent to Nokomis East Neighborhood Association  
*Request:* To demolish the existing single-family dwelling.  
*Required Applications:*

<b>Demolition of a Potential Historic Resource</b>	To allow for the demolition of an existing single-family dwelling in the Minnehaha Parkway Potential Historic District.
--	---

## PROPERTY INFORMATION

<b>Current Name</b>	Not applicable
<b>Historic Name</b>	Not applicable
<b>Historic Address</b>	3718 Minnehaha Parkway East
<b>Original Construction Date</b>	1922
<b>Original Architect</b>	None
<b>Original Builder</b>	Day Labor
<b>Original Engineer</b>	None
<b>Historic Use</b>	Single-Family Dwelling
<b>Current Use</b>	Single-Family Dwelling
<b>Proposed Use</b>	Single-Family Dwelling

<b>Date Application Deemed Complete</b>	November 19, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	January 18, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Local Historic District</b>	Minnehaha Parkway Potential Historic District
<b>Period of Significance</b>	1910 – 1945
<b>Criteria of Significance</b>	Residential development
<b>Date of Local Designation</b>	Not applicable
<b>Date of National Register Listing</b>	Not applicable
<b>Applicable Design Guidelines</b>	Not applicable

**SUMMARY**

**BACKGROUND.** The subject property is a one-story, Craftsman style frame single-family dwelling constructed in 1922, for Arthur Markusen, a carpenter. The main portion of the house has an asphalt shingled hipped roof and a gabled addition on the front, which was originally an enclosed porch. The windows are six-over-one, double-hung sashes surrounded by a wide trim. In 1954, the building was resided with steel siding. In 1960, the living room was expanded into the porch, evidenced by the change in foundation from stone to block. In 1967, the soffit was replaced with aluminum. Finally, in 2011, the basement windows were replaced with glass block.

The building lies on the border of the Minnehaha Parkway Potential Historic District, according to the 2010 reconnaissance survey of the Far South Minneapolis, completed by Mead & Hunt. However, there is some disagreement as to the boundaries of this potential historic district in other studies. A 1999, Section 106 review assessment of significance was completed by Hess, Roise, & Company for the Minneapolis Park and Recreation Board and it was determined that the subject property was outside of the defined boundary of the potential historic district. In 2004-05 a reconnaissance survey of the southwestern portion of the city showed the potential historic district terminating at East Lake Nokomis Parkway and did not include the subject property. Finally, the Grand Rounds National Register of Historic Places nomination, currently in progress, notes that the potential historic district includes the parkway and associated greenspaces, but excludes the adjacent residences, including the subject property.

**APPLICANT’S PROPOSAL.** The dwelling and roof sustained damage during a storm in July 2015 when an oak tree crashed through the roof, damaging the rafters and joists. The applicant received several estimates, one for repairing the structure, a second for repairs to the dwelling with an addition and finally, for new construction of the dwelling. Based on the estimates and need for extensive repair, the applicant has proposed to demolish the existing structure and construct a new one-story, single-family dwelling, with a very similar appearance.

The new dwelling will have clapboard siding, which was the original siding. The front window will have three lights over one, consistent with the original window, as well. The house will be roofed with 3-tab shingles. The applicant is proposing to increase the footprint of the existing dwelling towards the rear, but will appear to be consistent with the existing dwelling as viewed from Minnehaha Parkway East.

**RELATED APPROVALS.**

<b>Planning Case #</b>	<b>Application</b>	<b>Description</b>	<b>Action</b>
BZH-28936	Demolition permit	Demolition review	Demolition denied 11/10/2015.

**PUBLIC COMMENTS.** The applicant has provided a petition signed by several neighbors; a copy is attached to the staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### DEMOLITION OF HISTORIC RESOURCE

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations states that before approving the demolition of a property determined to be an historic resource, the commission shall make findings that the demolition is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the demolition. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for up to 180 days to allow parties interested in preserving the historic resource a reasonable opportunity to act to protect it.

The Department of Community Planning and Economic Development has analyzed the application to allow the demolition of an existing single-family dwelling in the Minnehaha Parkway Potential Historic District based on the following [findings](#):

### SIGNIFICANCE

In CPED's review, the subject property does not appear eligible for local designation.

**Criterion #1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.**

The property is associated with the Minnehaha Parkway Potential Historic District according to the 2010 reconnaissance survey completed by Mead & Hunt. The survey specifically describes residential development as one of the historic themes and how it relates to a broad pattern of population growth for Minneapolis. The identified property types include both single- and multiple-family dwellings, developed around major transportation routes in the late nineteenth and early twentieth century. As working and middle class housing, the dwellings tended to be products of carpenter-builders, with the use of plan books<sup>1</sup>. Staff would speculate that this was the case for the subject dwelling, as the original owner is identified as a carpenter.

The study identifies the following residential architectural types and styles bungalows, Tudor Revival, American Foursquare and Colonial Revival from the early twentieth century and Minimum Traditional and Ranches from the mid-twentieth century. The block where the subject property is located has two bungalows, three Craftsman and one vernacular-styled structure and do not appear to be cohesive and particularly strong representations of the potential historic district. The study

---

<sup>1</sup> Marjorie Pearson and Charlene K. Roise, *South Minneapolis: An Historic Context* (Hess, Roise and Company, 2000), 20-21.

includes photographs of distinctive examples of architectural styles or block faces of the same architectural style and form.

**Criterion #2: The property is associated with the lives of significant persons or groups.**

The property is not associated with the lives of significant persons or groups. The original owner was a carpenter named Arthur Markusen.

**Criterion #3: The property contains or is associated with distinctive elements of city or neighborhood identity.**

The property does not contain, nor is associated with distinctive elements of Minneapolis or the Standish-Ericsson neighborhood identity. The dwelling is a one-story cottage in a Craftsman style; this is a very common building form and architectural style found in South Minneapolis.

**Criterion #4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.**

The property does embody characteristics emblematic of the Minnehaha Parkway Potential Historic District. However, the proposed dwelling is consistent with characteristics that would be representative of the district for new construction. The proposed dwelling would be emblematic of the residential dwellings along Minnehaha Parkway, including the architectural style, window pattern, scale, building design and exterior materials.

**Criterion #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.**

The property does not have a particular landscape design or development pattern that is innovative, rare, unique, or possess a quality that is a standout in design or detail.

**Criterion #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.**

The dwelling is a one-story cottage in a Craftsman style; this is a very common building form and architectural style found in South Minneapolis. The proposed construction has features that would be emblematic of design guidelines for the Minnehaha Parkway Historic District, including: the architectural style, window pattern, scale, building design and exterior materials.

**Criterion #7: The property has yielded, or may be likely to yield, information important in prehistory or history.**

This property is unlikely to yield any information important in prehistory or history.

**INTEGRITY**

The Minneapolis Code of Ordinances, Title 23, Heritage Preservation, Chapter 599 Heritage Preservation Regulations recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. The subject property does not retain the integrity required to be a contributing resource in the Minnehaha Parkway Potential Historic District.

**Location:** The location of the subject property is consistent with the defined boundary of the Minnehaha Parkway Potential Historic District in only one of the four studies and surveys of the area. The 2010 reconnaissance survey conducted by Mead & Hunt included all of the residential

properties adjacent to the Minnehaha Parkway. In this survey, the subject property is a contributing resource based on the location.

**Design:** The dwelling has a cottage form in a Craftsman architectural style. Craftsman is not one of the identified styles in the study, however, the authors indicate that the residential buildings in the potential historic district were for working and middle class households and the dwellings tended to be products of carpenter-builders, with the use of plan books. Staff would speculate that this was the case for the subject dwelling, as the original owner is identified as a carpenter.

**Setting:** The property is approximate to Minnehaha Parkway and is the last residential block in the potential district. The block where the subject property is located has two bungalows, three Craftsman and one vernacular-styled structures and do not appear to be cohesive and particularly strong representations of the potential historic district. The study includes photographs of distinctive examples of architectural styles or block faces of the same architectural style and form.

**Materials:** The main portion of the house has an asphalt-shingled hipped roof and a gabled addition on the front, which was originally an enclosed porch. The windows are six-over-one, double-hung sashes surrounded by a wide trim. In 1954, the building was resided with steel siding. In 1960, the living room was expanded into the porch, evidenced by the change in foundation from stone to block. In 1967, the soffit was replaced with aluminum. Finally, in 2011, the basement windows were replaced with glass block.

The dwelling and roof sustained damage during a storm in July 2015 when an oak tree crashed through the roof, damaging the rafters and joists. The applicant received several estimates, one for repairing the structure, a second for repairs to the dwelling with an addition and finally, for new construction of the dwelling. Based on the estimates and need for extensive repair, the applicant has proposed to demolish the existing structure and construct a new one-story, single-family dwelling, with a very similar appearance.

The new dwelling will have clapboard siding, which was the original siding. The front window will have three lights over one, consistent with the original window, as well. The house will be roofed with 3-tab shingles. The existing floor plan will be consistent with the existing; an addition is proposed at the rear of the structure. Staff finds that the proposed dwelling is consistent with characteristics that would be representative of the district for new construction. The proposed dwelling would be emblematic of the residential dwellings along Minnehaha Parkway, including the architectural style, window pattern, scale, building design and exterior materials.

**Workmanship:** According to the authors of the 2010 reconnaissance survey, many of the residential structures were carpenter-built with the use of plan books. This may have been the case for the subject property. The workmanship is consistent with the area and era of construction, although the dwelling has undergone several remodels and additions.

**Feeling:** The existing structure does not stand out among the other residential structures in the area. Minnehaha Parkway elicits the feeling of a well-maintained linear park with a variety of landscape materials. The demolition and reconstruction of the proposed dwelling will not disrupt the existing feeling of Minnehaha Parkway.

**Association:** The association of the subject property to the potential historic district is due to its proximity to Minnehaha Parkway. The block on which the property is located does not stand out as exemplary in the potential historic district and the pattern, forms and styles are not consistent. The demolition and reconstruction of the proposed dwelling will not result in a loss of the property's association to Minnehaha Parkway.

## **UNSAFE OR DANGEROUS CONDITION**

The existing dwelling sustained damage to the roof, rafters and joists after an oak tree fell on the home in July of this year. The roof has not been repaired and the dwelling has been experiencing water damage since the incident, with the property owners' understanding that the dwelling was to be demolished. In addition, the applicant has identified several other structural issues with the existing dwelling. For example, the existing foundation was only placed 17 inches below the ground and is not below the frost line. This has resulted in cracks in the foundation. The owner has also noted cracks in the walls, as well. The applicant is proposing to pour a new foundation with the proposed dwelling to ensure that these issues will be eliminated in the future. Staff finds that the applicant would be able to repair the roof, but will have on-going issues without a new foundation.

## **REASONABLE ALTERNATIVES TO DEMOLITION**

The applicant received several estimates from their building contractor. The first estimate was just for the necessary repairs to make the dwelling habitable. This option was ruled out by the applicant due to the inadequate foundation depth, which cannot be repaired under the existing dwelling without a great deal of expense. The applicant also explored repairs to the dwelling with the added addition and abandoned this plan again due to the inadequate foundation.

Staff finds that there is not a reasonable alternative to the demolition given the existing depth of the foundation. Further, staff finds that the proposed construction would be compatible with future design guidelines for new residential construction, if a district includes the subject property.

## **ECONOMIC VALUE OR USEFULNESS OF THE EXISTING STRUCTURE**

The total estimated market value, according to Hennepin County Assessors is \$157,500. The applicant received several estimates from their building contractor. The first estimate was just for the necessary repairs to make the dwelling habitable. This option was ruled out by the applicant due to the inadequate foundation depth, which cannot be repaired under the existing dwelling without a great deal of expense. The estimate for this work was \$242,463. The applicant also explored repairs to the dwelling with the added addition and abandoned this plan again due to the inadequate foundation. The estimate for this work totaled \$360,502.

Staff finds that there is not a reasonable alternative to the demolition given the existing depth of the foundation. Further, staff finds that the proposed construction would be compatible with future design guidelines for new residential construction, if a district includes the subject property.

## **FINDINGS**

1. The subject property is located within the boundaries of the Minnehaha Parkway Potential Historic District identified in the 2010 reconnaissance survey conducted by Mead & Hunt.
2. The subject property is not located within the boundaries of the Minnehaha Parkway Potential Historic District, according to the 1999 Section 106 review, the 2004-05 reconnaissance survey or in the current study of the Grand Rounds.
3. The subject property does not qualify for individual designation.
4. The subject property is contributing to the potential historic district due to its proximity to Minnehaha Parkway. This block is the last residential block in the potential district. The block where the subject property is located has two bungalows, three Craftsman and one vernacular-

styled structure and do not appear to be cohesive and particularly strong representations of the potential historic district.

5. The dwelling is a one-story cottage in a Craftsman style; this is a very common building form and architectural style and there are other examples in the potential historic district and in South Minneapolis.
6. The proposed dwelling would be emblematic of residential dwellings in the potential historic district, including architectural style, window pattern, scale building design and exterior materials.
7. The structural damage due to the accident involving the tree and subsequent water damage and the inadequate foundation make it impractical and unreasonable to require repairs to the economic value and usefulness of the existing dwelling.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the demolition of a potential historic resource by Robert Schmitt and Gregory Leier for the property located at 3718 East Minnehaha Parkway in the Minnehaha Parkway Potential Historic District:

### A. Demolition of Historic Resource.

Recommended motion: **Approve** the demolition of historic resource application for the property located at 3718 East Lake Minnehaha Parkway, subject to the following conditions:

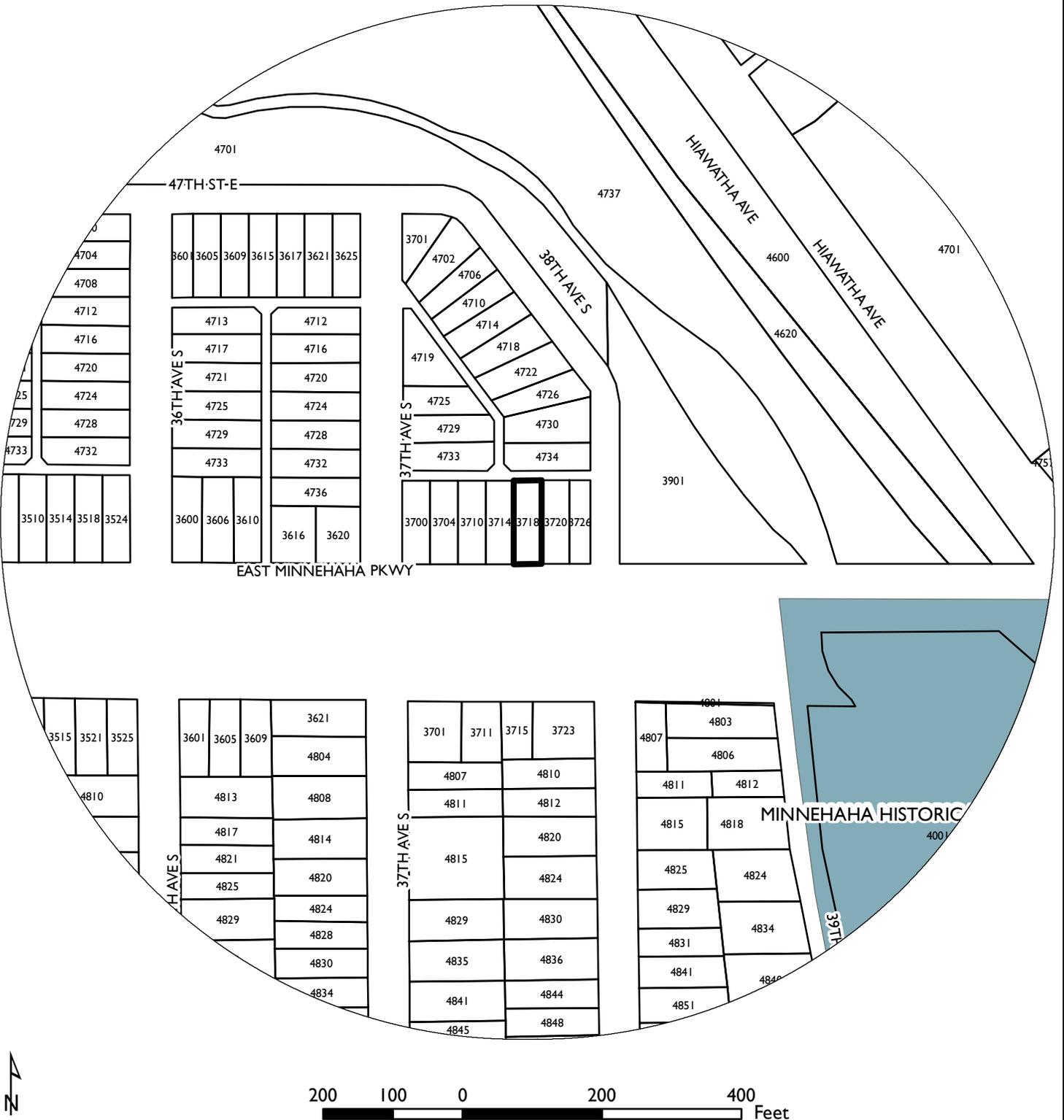
1. The Department of Community Planning and Economic Development staff shall review and approve the final site plan, building elevations and floor plans.
2. The proposed structure shall comply with the administrative design review standards required by Chapter 530 of the zoning code.

## ATTACHMENTS

1. BZH Map
2. Written description and findings submitted by applicant
3. Site plan
4. Plans
5. Building elevations
6. Renderings
7. Photos
8. Block survey
9. Excerpts from the 2010 reconnaissance survey of the Far South Minneapolis, completed by Mead & Hunt
10. Correspondence

NAME OF APPLICANT

WARD

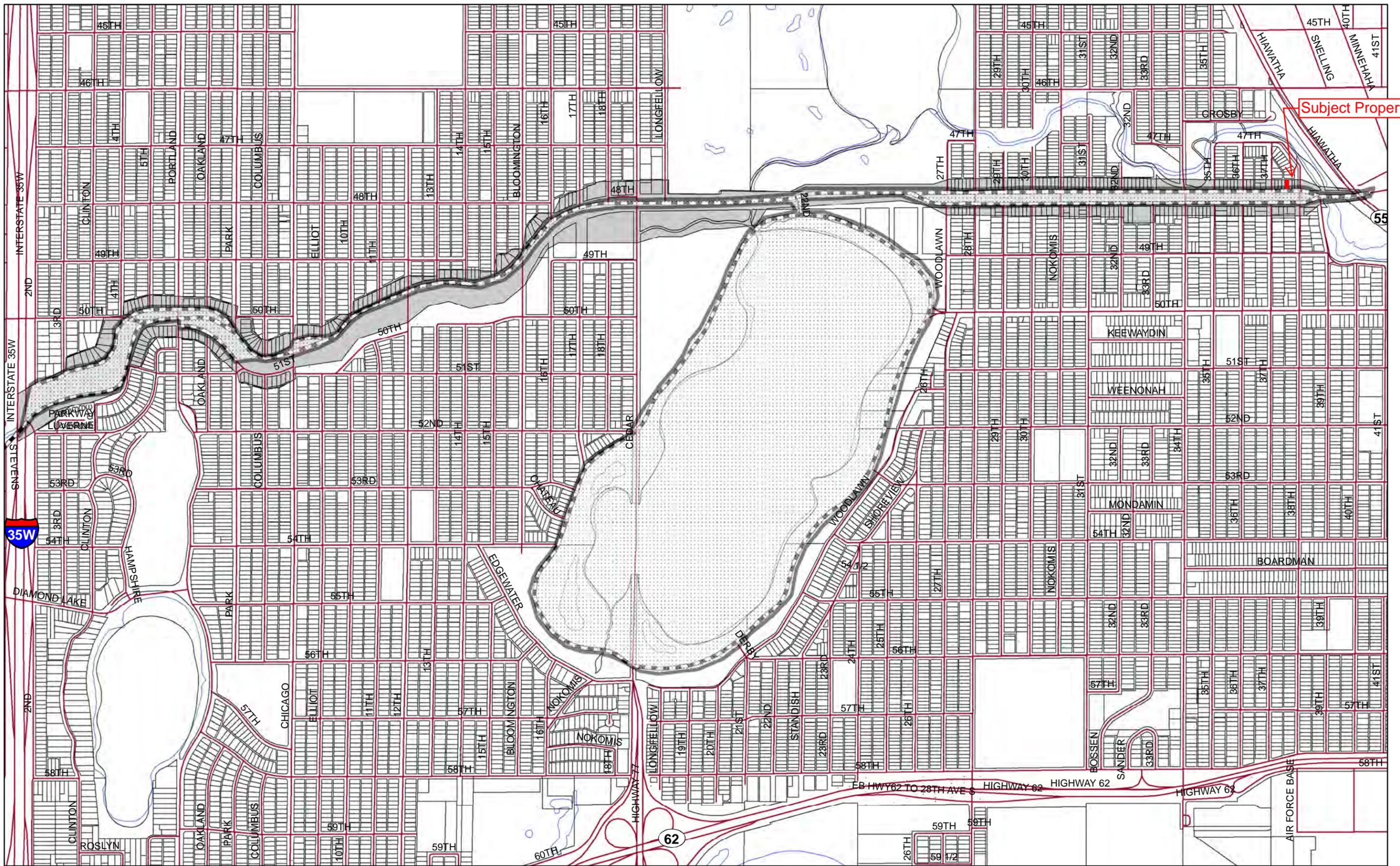


PROPERTY ADDRESS

**3718 Minnehaha Parkway East**

FILE NUMBER

**BZH-28953**



Previously Determined Eligible Historic Districts



0.3 0.15 0 0.3 Miles

Source: City of Minneapolis; Mead & Hunt, Inc. 2010.



Legend

— Lake Nokomis Parkway and East Minnehaha Parkway

Minnehaha Parkway Historic District (includes Minnehaha Parkway)

Grand Rounds Historic District (Minnehaha Parkway and Lake Nokomis Parkway)

## Statement of proposed use and description of the project.

The intent of this project is to balance the need to maintain the residential qualities intended to be preserved with the potential Minnehaha Parkway Historic District, the needs of existing city building codes, the needs of contemporary commitments to energy conservation, and the specific needs of the property owner, a senior and practicing artist with a limited income, who wishes to stay in his home and to optimize the use of the space within a very limited footprint (current: 899 sq. ft., to proposed 1,190 sq. ft.).

This house was built in 1922 as a cottage (see illus 1). It is not a bungalow nor a craftsman structure. It is a simple one story cottage with a hardwood floor and painted pine millwork (see illus 2). The house does not have a true basement. When built, this house had a foundation suitable for a seasonal residence (foundation number 1) (see illus 3). It is not a frostline foundation. **This foundation extends only 17 inches below grade** (see illus 4). At the point that central heat was desired, the basement was dug out and an inner foundation was added, not to support the house, but to hold the dirt back to make room for a furnace (see illus 5). The inner foundation provides no support to the structure of the house. The inner foundation creates a half basement, with the remainder of the under side of the house being an open dirt crawl space 2 feet from floor joists. The presence of moisture, mold and rodents makes it an uninhabitable space. Heat for the house only extends to the area above the inner foundation.

The house has been significantly altered since it was built. The southeast corner of the house that serves as a living room had been a porch with no foundation under it (illus 6). This corner is outside the area of the crawl space and is inaccessible and unheated.

Currently the house is sheathed in heavy steel siding (see illus 7), the front of the house sports a non period suburban picture window (see illus 8a), a front entry porch had been created with a slap dash addition to the house (see illus 8b). On the rear of the house is an addition of a porch cuts across the view from the north windows (see illus 9). The walls of the house are uninsulated.

### Feasible Alternatives

The owner began this process with the intent to renovate the current structure and add a room off the back of the house for a painting studio. Closer examination revealed that the building was in need of extensive repair. The building needs insulation in the walls, new siding, new windows, a new roof, new electrical, new plumbing (there is not enough water pressure to run an oscillating hose), new heating including asbestos abatement. The builder's estimate for only remodeling the structure with the existing foundation totalled above \$240,000. (see attachment Schmitt/Leier remodel) The estimate for a total rebuild with full basement, the addition of a studio room to the rear of the house, plus new garage totalled at \$360,000. (see attachment Schmitt/Leier construction) To fully rehab the exterior and interior of this property and still not have a habitable basement moved the owner to exploring new construction on the site. The fact that this foundation only goes 17" below grade reaffirms the owner's commitment to rebuild.

An oak tree fell on the house in July 2015, causing \$18,000 of damage to the roof, effecting the rafters and joists (see illus 10 and State Farm claims attachment). (The roof has not been repaired due to the expectation that demolition and construction would commence fall of 2015. Water damage continues. The house was vacated in October with the expectation that demolition would come in late 2015.)

Even without knowing the Historic Resource designation, the owner was committed to maintaining the historic look of the house as a cottage. The owner was committed to maintaining its one story presence on the street. The owner was committed to creating a residence that would not harm “the setting and sense of enclosure along the parkway established by the houses and other buildings as an example of late nineteenth- and early twentieth-century urban parkway design.” (source: *Historic Resources Inventory: Historic Resources in the Hale, Keewaydin, Ericsson, Field, Page, Minnehaha, Diamond Lake, Wenonah, Morris Park, Regina, Northrop, Corcoran, Bryant, Bancroft, and Standish Neighborhoods Report prepared for City of Minneapolis, Minnesota Report prepared by Mead & Hunt, August 2010*)

The intent of this plan is to create a home that will be more faithful to the original than the current building is. The importance of this house is not its individual value but its context on a block within a potential historic district. This house when completed will add value to the potential Minnehaha Parkway Historic District. This is a plan that will restore an integrity to the property and to the potential Minnehaha Parkway Historic District.

This plan will restore the clapboard treatment that was original to the house. This plan will maintain the window style of 3 lights over 1. The house will be roofed with 3 tab shingles, more authentic to the style than contemporary architectural shingles. It will maintain the existing floorplan with the addition of a workspace at the rear of the house (not visible nor compromising the street view). It will continue to be a one story, clapboard sheathed simple cottage.



Robert W. Schmitt

submitted 11.18.2015

*experience.*



*the power of the brush.*

Bob Schmitt

*brush painting  
art instruction  
art performance*



612/333-1881

Laughing Waters Studio  
3718 Minnehaha Parkway East  
Minneapolis, MN 55406-3872  
USA

*email:*

bob@laughingwatersstudio.com

*web:*

www.laughingwatersstudio.com  
www.shopatlaughingwatersstudio.com  
www.cafepress/laughingwaters

Andrew Johnson  
Council Member  
Ward 12  
City of Minneapolis  
350 S. 5th St., Room 307  
Minneapolis, MN 55415  
(612) 673-2212

November 17, 2015

Andrew,

I am writing this letter as part of the formal process in making a Heritage Preservation Application related to my plans to construct a new home on my property at 3718 Minnehaha Parkway East, Minneapolis, MN 55406.

I have appreciated your support when I spoke to you in June 2015 and at the Neighborhood Night Out event last August when I was able to share my plans with you and with all of my neighbors residing on the 3 blocks from 35th Avenue to 38th Avenue, from the creek to the Parkway.

I was quite surprised to learn last week from CPED that my house is considered an Historic Resource for a potential Minnehaha Parkway Historic District. This designation has been in place since 1999 and includes 6 of 7 of the houses on my block as well as over 150 homes on the Parkway from Hiawatha Avenue to Lake Harriet.

Fortunately I was already committed to maintaining as much of the historic context of this house as I could. I am now engage in the application process with CPED to petition for the approval to be able to demolish my current house and replace it with an almost identical house that will have a full basement, energy efficiency with new windows and rigid insulated walls while restoring its look to what it was intended to be when built.

Please find enclosed my narrative of this project, and a pdf of the plans.

Sincerely,

A handwritten signature in blue ink that reads "Bob Schmitt".

Bob Schmitt

*experience.*



*the power of the brush.*

Bob Schmitt

*brush painting  
art instruction  
art performance*



Bob Kambeitz  
Neighborhood Coordinator  
SENA Office  
1830 East 42nd Street  
Minneapolis, MN 55407  
(612) 6721-1601

November 17, 2015

Bob,

I am writing this letter as part of the formal process in making a Heritage Preservation Application related to my plans to construct a new home on my property at 3718 Minnehaha Parkway East, Minneapolis, MN 55406.

I appreciated your guidance when I corresponded with you last June about my plans to rebuild on my property on Minnehaha Parkway.

At that time I knew I wasn't proposing anything that required a variance since I was keeping the same footprint and keeping it a one story house.

I was quite surprised to learn last week from CPED that my house is considered an Historic Resource for a potential Minnehaha Parkway Historic District. This designation has been in place since 1999 and includes 6 of 7 of the houses on my block as well as over 150 homes on the Parkway from Hiawatha Avenue to Lake Harriet.

Fortunately I was already committed to maintaining as much of the historic context of this house as I could. I am now engage in the application process with CPED to petition for the approval to be able to demolish my current house and replace it with an almost identical house that will have a full basement, energy efficiency with new windows and rigid insulated walls while restoring its look to what it was intended to be when built.

Please find enclosed my narrative of this project, and a pdf of the plans.

Sincerely,

A handwritten signature in blue ink that reads "Bob Schmitt".

Bob Schmitt

*experience.*



*the power of the brush.*

Bob Schmitt

*brush painting  
art instruction  
art performance*



612/333-1881

Laughing Waters Studio  
3718 Minnehaha Parkway East  
Minneapolis, MN 55406-3872  
USA

*email:*

bob@laughingwatersstudio.com

*web:*

www.laughingwatersstudio.com  
www.shopatlaughingwatersstudio.com  
www.cafepress/laughingwaters

Becky Timm  
Executive Director  
Nokomis East Neighborhood Association  
3000 East 50th St.  
Minneapolis, MN 55417  
(612) 724-5652

November 18, 2015

Becky,

I am writing this letter as part of the formal process in making a Heritage Preservation Application related to my plans to construct a new home on my property at 3718 Minnehaha Parkway East, Minneapolis, MN 55406.

I was quite surprised to learn last week from CPED that my house is considered an Historic Resource for a potential Minnehaha Parkway Historic District. This designation has been in place since 1999 and includes 6 of 7 of the houses on my block as well as over 150 homes on the Parkway from Hiawatha Avenue to Lake Harriet.

Fortunately I was already committed to maintaining as much of the historic context of this house as I could. I am now engage in the application process with CPED to petition for the approval to be able to demolish my current house and replace it with an almost identical house that will have a full basement, energy efficiency with new windows and rigid insulated walls while restoring its look to what it was intended to be when built.

Please find enclosed my narrative of this project, and a pdf of the plans.

Sincerely,

A handwritten signature in blue ink that reads "Bob Schmitt".

Bob Schmitt

November 2, 2015

TL Erickson Enterprises  
13170 Gemstone Ct  
Apple Valley MN 55124

640 East Main Street  
Anoka, MN 55303  
Phone 763.712.9502  
Fax 763.712.9504

www.techtron.biz

Project Location: 3718 East Minnehaha Parkway, Minneapolis, MN 55406

Techtron Job #: PLM-15-22695  
Date Samples Received: 11/2/15  
Date Samples Analyzed: 11/2/15  
Number of samples submitted: 10  
Number of samples analyzed: 11  
Analyzed by: C. Berg

### Test Report: Asbestos Bulk Materials Identification by PLM

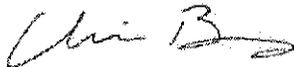
Following are the results of material samples obtained for asbestos identification analysis. Samples were observed at 30X and suspect fibers were picked from the bulk samples and observed under polarized light microscopy. The fibers were then evaluated under crossed polars for extinction angle, sign of elongation, and morphology. Dispersion staining techniques using different Cargille liquids and observing colors at two different orientations of the crystal were then performed.

Analysis was performed according to EPA method 600/R-93/116. This method detects asbestos in volumetric concentrations of 1% or greater. Bulk samples were checked for the following types of asbestiform minerals: chrysotile, amosite, crocidolite, anthophyllite, and tremolite-actinolite.

Client #	Lab ID #	Sample Location	Sample Description	Asbestos Results
1A	76406A	Main Floor, Wall	White Skim Coat Plaster	NAFD
1B	76406B	Main Floor, Wall	Gray Plaster	NAFD
2	76407	Bedroom	Register Head Paper	80-90% Chrysotile
3	76408	Kitchen	Black with White Surface Flooring, Bottom Layer	NAFD
4	76409	Bedroom	Gray Window Glaze	NAFD
5	76410	Bathroom	Off-white Flooring, Bottom Layer	NAFD
6	76411	Back Porch	White Ceiling Texture	NAFD
7A	76412A	Back Porch	Tan Floor Tile	4-5% Chrysotile
7B	76412B	Back Porch	Black Mastic	NAFD
8	76413	Basement	Light Gray Flue Pack	8-10% Chrysotile
9	76414	Basement	Light Gray Paper on Furnace	90-100% Chrysotile

NAFD = No Asbestos Fibers Detected

Laboratory Manager,



Chris Berg

Reporting Limit: 1%. Some samples reported as NAFD may contain asbestos fibers in quantities below 1%. Detection limits are dependent upon the sample size, matrix, and any interferences that may be present in the sample. Point counting is recommended for samples that require more precise quantification when samples contain low volumes of asbestos fibers (i.e. 1-5%). Results are based on field sampling information provided by the client and are only valid for samples tested. Samples are stored for 30 days unless other arrangements are made by the client. Samples received in good condition unless otherwise noted. This report shall not be reproduced except in full, without the written approval of Techtron Engineering. AIHA Lab #101106.



**State Farm**  
**P.O. Box 106169**  
**Atlanta, GA 30348-6169**  
**Phone: 1-866-787-8676**  
**Fax: 1-844-236-3646**

## **Structural Damage Claim Policy**

When you have a covered structural damage claim to your real property, you should know:

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- If you select a contractor whose estimate is the same as or lower than our estimate, based on the same scope of damages, we will pay based upon their estimate. If your contractor's estimate is higher than ours, you should contact your claim representative prior to beginning repairs.
- State Farm® cannot authorize any contractor to proceed with work on your property. Repairs should proceed only with your authorization.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you - not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.

State Farm

SCHMITT, ROBERT

23-693V-632

Insured: SCHMITT, ROBERT  
 Property: 3718 E Minnehaha Pkwy  
 Minneapolis, MN 55406-3872  
 Business: 612-333-1881  
 Type of Loss: Wind Damage  
 Deductible: \$500.00  
 Date of Loss: 7/18/2015  
 Date Inspected: 7/25/2015

Estimate: 23-693V-632  
 Claim Number: 23693V632  
 Policy Number: 23-GV-0554-2  
 Price List: MNMN28\_JUL15  
 Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 35 Windstorm and Hail

Line Item Total	15,712.42
Matl Sales Tax Reimb	204.68
Subtotal	15,917.10
General Contractor Overhead	1,094.03
General Contractor Profit	1,094.03
Replacement Cost Value (Including General Contractor Overhead and Profit)	18,105.16
Less Depreciation (Including Taxes)	(4,146.98)
Less General Contractor Overhead & Profit on Recoverable & Non-recoverable Depreciation	(829.50)
Less Deductible	(500.00)
Net Actual Cash Value Payment	\$12,628.68

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	4,146.98
General Contractor O&P on Depreciation	829.50
Replacement Cost Benefits	4,976.48
Total Maximum Additional Amount Available If Incurred	4,976.48
Total Amount of Claim If Incurred	\$17,605.16

\_\_\_\_\_  
 Bodden, Jacob  
 866-787-8676 x 11497

**ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.**

Please be advised any legal action concerning this claim must be initiated within 2 years from the date of loss. Any person who submits an application or files a claim with intent to defraud or helps commit a fraud against an insurer is guilty of a crime.

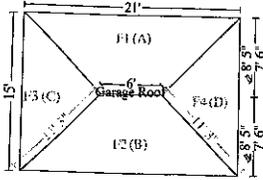


State Farm

SCHMITT, ROBERT

23-693V-632

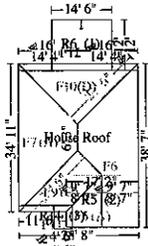
Source - Eagle View 1  
Siding



Garage Roof

352.18 Surface Area	3.52 Number of Squares
72.00 Total Perimeter Length	6.00 Total Ridge Length
45.00 Total Hip Length	

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
No storm related damage.							
<b>Totals: Garage Roof</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>



House Roof

1,389.57 Surface Area	13.90 Number of Squares
185.45 Total Perimeter Length	18.49 Total Ridge Length
73.19 Total Hip Length	

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
1. Remove Tear off, haul and dispose of comp. shingles - 3 tab							
13.90 SQ	50.03	0.00	139.08	834.50			834.50
2. R&R Sheathing - plywood - 1/2" CDX							
249.05 SF	2.60	14.91	132.48	794.93		(397.50)	397.43
					Avg.	50.00%	
3. R&R Rafters - 2x6 - 16" OC (3-5/12 Gable, per SF of floor)							
249.05 SF	3.46	17.23	175.78	1,054.73		(527.38)	527.35
					Avg.	50.00%	
4. 3 tab - 25 yr. - composition shingle roofing - incl. felt							
16.00 SQ	222.05	111.75	732.92	4,397.47		(2,198.74)	2,198.73
					Avg.	50.00%	
5. Ice & water shield							
727.13 SF	1.63	17.53	240.54	1,443.29		(721.66)	721.63
					Avg.	50.00%	
<b>Totals: House Roof</b>		<b>161.42</b>	<b>1,420.80</b>	<b>8,524.92</b>		<b>3,845.28</b>	<b>4,679.64</b>

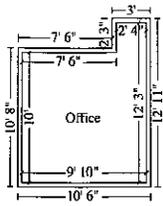
Area Totals: Siding



**State Farm**

SCHMITT, ROBERT

23-693V-632



**Office**

**Height: 8' 8"**

383.28 SF Walls	103.78 SF Ceiling
487.06 SF Walls & Ceiling	103.78 SF Floor
44.22 LF Ceil. Perimeter	44.22 LF Floor Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
12. R&R Crown molding - 3 1/4"							
44.22 LF	6.22	4.33	55.86	335.24		(167.64)	167.60
					Avg.	50.00%	
13. Seal & paint crown molding - two coats							
44.22 LF	1.08	0.38	9.64	57.78		(28.89)	28.89
					Avg.	50.00%	
14. Paint the walls and ceiling - one coat							
487.06 SF	0.49	4.17	48.58	291.41		(145.72)	145.69
					Avg.	50.00%	
<b>Totals: Office</b>		<b>8.88</b>	<b>114.08</b>	<b>684.43</b>		<b>342.25</b>	<b>342.18</b>

Area Totals: Office

383.28 SF Walls	103.78 SF Ceiling	487.06 SF Walls and Ceiling
103.78 SF Floor	118.97 Total Area	44.22 LF Floor Perimeter
103.78 Floor Area	46.89 Exterior Perimeter of Walls	44.22 LF Ceil. Perimeter
453.28 Exterior Wall Area		383.28 Interior Wall Area

<b>Total: Office</b>	<b>8.88</b>	<b>114.08</b>	<b>684.43</b>	<b>342.25</b>	<b>342.18</b>
----------------------	-------------	---------------	---------------	---------------	---------------

Area Totals: Source - Eagle View 1

952.39 SF Walls	349.11 SF Ceiling	1,301.51 SF Walls and Ceiling
349.11 SF Floor	386.63 Total Area	109.89 LF Floor Perimeter
349.11 Floor Area	115.22 Exterior Perimeter of Walls	109.89 LF Ceil. Perimeter
3,129.94 Exterior Wall Area		952.39 Interior Wall Area
1,741.75 Surface Area	17.42 Number of Squares	514.89 Total Perimeter Length
24.49 Total Ridge Length	118.19 Total Hip Length	

<b>Total: Source - Eagle View 1</b>	<b>186.27</b>	<b>1,836.98</b>	<b>11,021.91</b>	<b>4,352.66</b>	<b>6,669.25</b>
-------------------------------------	---------------	-----------------	------------------	-----------------	-----------------

**Front Elevation**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
----------	------------	-----	-------	-----	-----------------------	------------------	-----

**State Farm**

SCHMITT, ROBERT

23-693V-632

**CONTINUED - Front Elevation**

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
<b>15. R&amp;R Soffit - vinyl</b>							
61.33 SF	4.90	6.49	61.42	368.43		(184.23)	184.20
					Avg.	50.00%	
<b>16. R&amp;R Wrap custom fascia with aluminum (PER LF)</b>							
30.67 LF	15.38	4.44	95.22	571.36		(285.69)	285.67
					Avg.	50.00%	
<b>17. R&amp;R Fascia - 1" x 8" - #1 pine</b>							
30.67 LF	8.19	5.27	51.30	307.76		(153.90)	153.86
					Avg.	50.00%	
Wood fascia was underneath metal fascia.							
<b>18. R&amp;R Siding - vinyl</b>							
21.67 SF	4.07	2.21	18.10	108.51			108.51
For damaged siding above front door and living room windows.							
<b>Totals: Front Elevation</b>		<b>18.41</b>	<b>226.04</b>	<b>1,356.06</b>		<b>623.82</b>	<b>732.24</b>

**Right Elevation**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
No storm-related damage.							
<b>Totals: Right Elevation</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>

**Rear Elevation**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
No storm-related damage.							
<b>Totals: Rear Elevation</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>

**State Farm**

SCHMITT, ROBERT

23-693V-632

**Left Elevation**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
No storm-related damage.							
<b>Totals: Left Elevation</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>

**Garage**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
No storm-related damage.							
<b>Totals: Garage</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>

**Tree debris removal**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
19. Tree - removal - 24" to 36" diameter / large canopy							
1.00 EA							PER BID
20. Tree - removal and disposal - per hour including equipment							
20.00 HR							PER BID
Additional labor hours to remove tree from home.							
21. General Demolition (Bid Item)							
1.00 EA	4,349.88 *EN	0.00	0.00	4,349.88			4,349.88
22. General Demolition (Bid Item)							
1.00 EA	500.00 EN	0.00	0.00	500.00			500.00
<b>Totals: Tree debris removal</b>		<b>0.00</b>	<b>0.00</b>	<b>4,849.88</b>		<b>0.00</b>	<b>4,849.88</b>

**Temporary Repairs**

Date: 7/29/2015 1:07 PM

Page: 8

**State Farm**

SCHMITT, ROBERT

23-693V-632

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
23. Temporary Repairs - per hour							
2.00 HR	63.53 N	0.00	0.00	127.06			127.06
Labor hours insured spent drying up water in living room.							
<b>Totals: Temporary Repairs</b>		<b>0.00</b>	<b>0.00</b>	<b>127.06</b>		<b>0.00</b>	<b>127.06</b>

**Debris Removal**

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
24. Dumpster load - Approx. 20 yards, 4 tons of debris							
1.00 EA	385.00	0.00	77.00	462.00			462.00
<b>Totals: Debris Removal</b>		<b>0.00</b>	<b>77.00</b>	<b>462.00</b>		<b>0.00</b>	<b>462.00</b>

**Labor Minimums Applied**

QUANTITY	UNIT PRICE	TAX	GCO&P	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
* 25. Drywall labor minimum							
1.00 EA	204.94	0.00	40.98	245.92			245.92
* 26. Temporary repair services labor minimum							
1.00 EA	35.27	0.00	7.06	42.33			42.33
<b>Totals: Labor Minimums Applied</b>		<b>0.00</b>	<b>48.04</b>	<b>288.25</b>		<b>0.00</b>	<b>288.25</b>

<b>Line Item Totals: 23-693V-632</b>	<b>204.68</b>	<b>2,188.06</b>	<b>18,105.16</b>	<b>4,976.48</b>	<b>13,128.68</b>
--------------------------------------	---------------	-----------------	------------------	-----------------	------------------

**State Farm**

SCHMITT, ROBERT

23-693V-632

**Grand Total Areas:**

952.39 SF Walls	349.11 SF Ceiling	1,301.51 SF Walls and Ceiling
349.11 SF Floor		109.89 LF Floor Perimeter
		109.89 LF Ceil. Perimeter
349.11 Floor Area	386.63 Total Area	952.39 Interior Wall Area
3,129.94 Exterior Wall Area	115.22 Exterior Perimeter of Walls	
1,741.75 Surface Area	17.42 Number of Squares	514.89 Total Perimeter Length
24.49 Total Ridge Length	118.19 Total Hip Length	

## Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
<b>DMO GENERAL DEMOLITION</b>						
General Demolition (Bid Item)	1.00 EA	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00
General Demolition (Bid Item)	1.00 EA	\$4,349.88	\$0.00	\$4,349.88	\$0.00	\$0.00
Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	\$462.00	\$77.00	\$462.00	\$0.00	\$0.00
Tree - removal - 24" to 36" diameter / large canopy	1.00 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tree - removal and disposal - per hour including equipment	20.00 HR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL GENERAL DEMOLITION</b>		<b>\$5,311.88</b>	<b>\$77.00</b>	<b>\$5,311.88</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>DRY DRYWALL</b>						
R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF	\$75.91	\$12.66	\$37.94	\$0.00	\$37.97
Drywall labor minimum	1.00 EA	\$245.92	\$40.98	\$245.92	\$0.00	\$0.00
<b>TOTAL DRYWALL</b>		<b>\$321.83</b>	<b>\$53.64</b>	<b>\$283.86</b>	<b>\$0.00</b>	<b>\$37.97</b>
<b>FCW FLOOR COVERING - WOOD</b>						
Add for dustless floor sanding	213.33 SF	\$255.99	\$42.66	\$255.99	\$0.00	\$0.00
<b>TOTAL FLOOR COVERING - WOOD</b>		<b>\$255.99</b>	<b>\$42.66</b>	<b>\$255.99</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>FNC FINISH CARPENTRY / TRIMWORK</b>						
R&R Crown molding - 3 1/4"	44.22 LF	\$335.24	\$55.86	\$167.60	\$0.00	\$167.64
<b>TOTAL FINISH CARPENTRY / TRIMWORK</b>		<b>\$335.24</b>	<b>\$55.86</b>	<b>\$167.60</b>	<b>\$0.00</b>	<b>\$167.64</b>
<b>FRM FRAMING &amp; ROUGH CARPENTRY</b>						
R&R Rafters - 2x6 - 16" OC (3-5/12 Gable, per SF of floor)	249.05 SF	\$1,054.73	\$175.78	\$527.35	\$0.00	\$527.38
<b>TOTAL FRAMING &amp; ROUGH CARPENTRY</b>		<b>\$1,054.73</b>	<b>\$175.78</b>	<b>\$527.35</b>	<b>\$0.00</b>	<b>\$527.38</b>
<b>INS INSULATION</b>						
R&R Batt insulation - 10" - R30 - unfaced batt	32.00 SF	\$55.91	\$9.32	\$27.95	\$0.00	\$27.96
<b>TOTAL INSULATION</b>		<b>\$55.91</b>	<b>\$9.32</b>	<b>\$27.95</b>	<b>\$0.00</b>	<b>\$27.96</b>
<b>PNL PANELING &amp; WOOD WALL FINISHES</b>						
R&R T & G paneling - v-joint paneling (unfinished)	32.00 SF	\$198.38	\$33.06	\$99.18	\$0.00	\$99.20
<b>TOTAL PANELING &amp; WOOD WALL FINISHES</b>		<b>\$198.38</b>	<b>\$33.06</b>	<b>\$99.18</b>	<b>\$0.00</b>	<b>\$99.20</b>
<b>PNT PAINTING</b>						
Seal & paint crown molding - two coats	44.22 LF	\$57.78	\$9.64	\$28.89	\$0.00	\$28.89
Paint the walls and ceiling - one coat	487.06 SF	\$291.41	\$48.58	\$145.69	\$0.00	\$145.72

Note: Slight variances may be found within report sections due to rounding

Date: 7/29/2015 1:07 PM

Page: 11

## Trade Summary

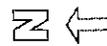
Includes all applicable Tax, General Contractor O&P, and Labor Minimums

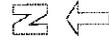
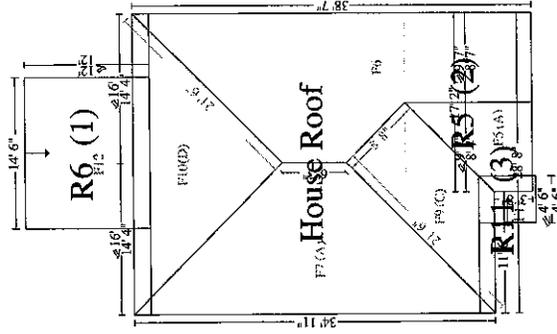
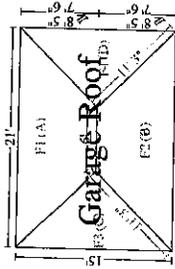
DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	GCO&P	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
<b>PNT PAINTING</b>						
Sand wood - interior	213.33 SF	\$859.19	\$143.20	\$859.19	\$0.00	\$0.00
Stain & finish wood siding	245.33 SF	\$367.18	\$61.20	\$367.18	\$0.00	\$0.00
<b>TOTAL PAINTING</b>		<b>\$1,575.56</b>	<b>\$262.62</b>	<b>\$1,400.95</b>	<b>\$0.00</b>	<b>\$174.61</b>
<b>RFG ROOFING</b>						
3 tab - 25 yr. - composition shingle roofing - incl. felt	16.00 SQ	\$4,397.47	\$732.92	\$2,198.73	\$0.00	\$2,198.74
Remove Tear off, haul and dispose of comp. shingles - 3 tab	13.90 SQ	\$834.50	\$139.08	\$834.50	\$0.00	\$0.00
Ice & water shield	727.13 SF	\$1,443.29	\$240.54	\$721.63	\$0.00	\$721.66
R&R Sheathing - plywood - 1/2" CDX	249.05 SF	\$794.93	\$132.48	\$397.43	\$0.00	\$397.50
<b>TOTAL ROOFING</b>		<b>\$7,470.19</b>	<b>\$1,245.02</b>	<b>\$4,152.29</b>	<b>\$0.00</b>	<b>\$3,317.90</b>
<b>SDG SIDING</b>						
R&R Siding - vinyl	21.67 SF	\$108.51	\$18.10	\$108.51	\$0.00	\$0.00
<b>TOTAL SIDING</b>		<b>\$108.51</b>	<b>\$18.10</b>	<b>\$108.51</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>SFG SOFFIT, FASCIA, &amp; GUTTER</b>						
R&R Fascia - 1" x 8" - #1 pine	30.67 LF	\$307.76	\$51.30	\$153.86	\$0.00	\$153.90
R&R Soffit - vinyl	61.33 SF	\$368.43	\$61.42	\$184.20	\$0.00	\$184.23
R&R Wrap custom fascia with aluminum (PER LF)	30.67 LF	\$571.36	\$95.22	\$285.67	\$0.00	\$285.69
<b>TOTAL SOFFIT, FASCIA, &amp; GUTTER</b>		<b>\$1,247.55</b>	<b>\$207.94</b>	<b>\$623.73</b>	<b>\$0.00</b>	<b>\$623.82</b>
<b>TMP TEMPORARY REPAIRS</b>						
Temporary Repairs - per hour	2.00 HR	\$127.06	\$0.00	\$127.06	\$0.00	\$0.00
Temporary repair services labor minimum	1.00 EA	\$42.33	\$7.06	\$42.33	\$0.00	\$0.00
<b>TOTAL TEMPORARY REPAIRS</b>		<b>\$169.39</b>	<b>\$7.06</b>	<b>\$169.39</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTALS</b>		<b>\$18,105.16</b>	<b>\$2,188.06</b>	<b>\$13,128.68</b>	<b>\$0.00</b>	<b>\$4,976.48</b>

Note: Slight variances may be found within report sections due to rounding

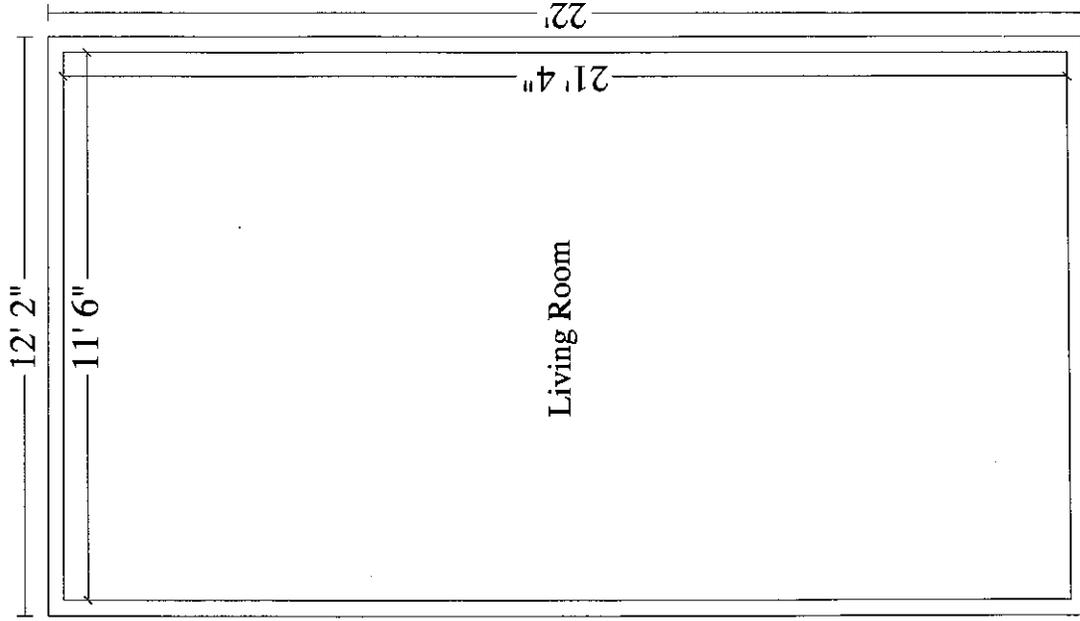
Date: 7/29/2015 1:07 PM

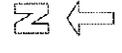
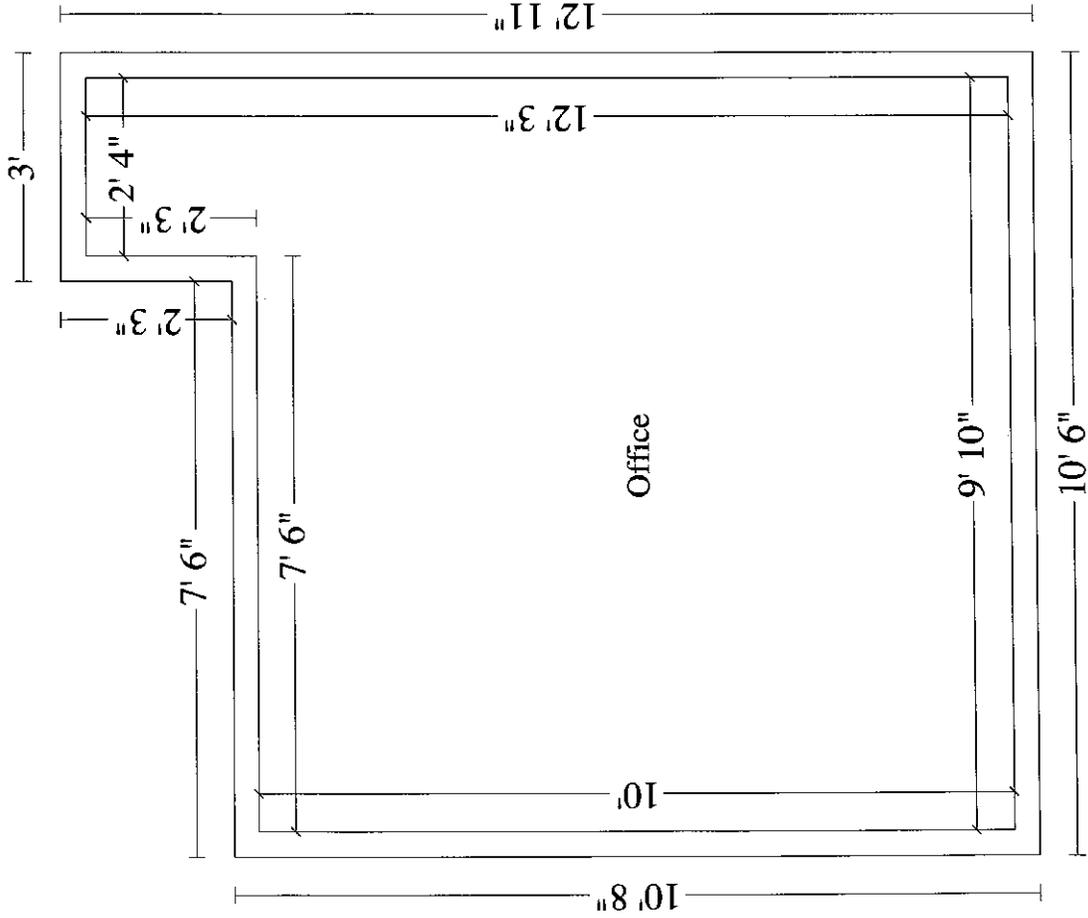
Page: 12





Siding





Office

D.T. Carlson Co.  
 3609 East 47th Street, Minneapolis, MN 55406  
 O: 612.721.2128 | F: 612.721.2150

Construction estimate

August 27, 2015

Clients: Bob Schmitt & Greg Leier

Job location: Minnehaha Pkwy, Mpls.

**RE: Construction Pricing**

1. Permits	6,014.00
2. Survey (building permit survey & final as-built)	1,150.00
Drainage & erosion control	500.00
Foundation as built	200.00
Final grade as built	300.00
Shoring Design and engineer report	N/A
3. Architectural fees	N/A
4. Interior designer fees	N/A
5. Demo house & garage	8,895.00
Demo permit	430.00
Dumpsters for above grade (6)	2,730.00
Dumpsters for foundation and garage slab (7)	1,925.00
Hazardous test report	350.00
Hazardous waste removal	4,000.00
Pre-demoliation rodent baiting report and control	205.00
Excavation	1,400.00
Export fill	1,880.00
Import fill	N/A
Excavate new garage area for slab on grade	680.00
Frost ripping	N/A
Back fill	1,720.00
Fill and pack garage	N/A
Supply and delivery sand	N/A
Clear lot and dig out stumps	N/A
Place and compact fill	N/A
Install silt fence & bio logs	1,015.00
Radon rock	1,250.00
Rough grade	775.00
Demo fence	Option
Haul away stumps and misc. bushes- dump site	430.00
Compaction test	N/A
Temp driveway	385.00
Plywood for sidewalk/ install for heavy equipment	525.00
Xcel reconnection charges (\$800 + \$250 off season)	1,050.00
6. Sewer and water connection (up to 60 In.ft.)	7,000.00
Demo existing water/ sewer lines	2,200.00

Sidewalk repair allowance	1,550.00
7. Foundation (8' poured)	13,510.00
Poured wall bracing	Included
Add two #4	N/A
Additional frost walls/ footings	N/A
Post footings	N/A
8. Slabs (home & garage) & stoops	12,021.00
Pump truck for L.L. slab	850.00
2" rigid insulation under slab (gallery shop)	Option
Garage slab	Included
Garage concrete piers to support slab (2)	N/A
Garage steps (2)	N/A
Front stoop	Included
Rear stoop	Included
Stoop protection coverage 1/2 osb (front/ rear)	150.00
Sidewalk	Option
Rear patio pad (code)	N/A
Garage service door pad (code)	Included
Concrete Driveway- 240 sf x \$5	1,200.00
Winter charges (5% 11/1 - 4/15)	N/A
Winter charge for L.L. slab @ 6.5%	347.00
9. Water proofing (Tuff-n-Dri/ Warm-n-Dri)	5,117.00
Sealed drain tile basket	103.00
2" foam walk out wall	N/A
Exterior draintile	698.00
Interior draintile	Option
10. Lumber load	14,999.00
Tall Timberstands for middle stairway wall	N/A
Floortrusses	3,045.00
Roof trusses	3,052.00
Treated 4x6 interior curbs for load bearing walls	170.00
I-joist	N/A
Andersen 100 Windows	8,895.00
Window jambs	1,693.00
Front door Allowance	1,139.00
Rear door	694.00
Garage door	456.00
Rear L.L. door with mini blind insert	N/A
Mudroom fire rated door	N/A
Permacast Columns	N/A
Screen door & hardware	N/A
11. Framing	17,020.00
Frame 1/2 walls for staircase	N/A
Install house wrap	540.00
Frame stoop/ entry	Included
Frame garage steps and finish	N/A
Stoop materials	N/A
Garage step materials	N/A
L.L. F/P box framing	N/A

F/P fire blocking	N/A
Screen installation on site	N/A
Screen porch stairway system	N/A
Crane	750.00
Frame detached garage	3,670.00
12. Roofing labor (house/ garage)	1,404.00
Roofing nails and staples	Included
Roofing materials	4,076.00
13. Siding labor (Hardie)- home	7,050.00
Siding labor (Hardie)- garage	Included
Siding nails/ brackets	230.00
Siding materials (Hardie)	9,464.00
Stoop t/g ceiling installation	N/A
Install double horizontal trim	130.00
Stoop t/g ceiling materials	N/A
Cedar brackets (1)	N/A
Screen porch siding labor	N/A
House numbers (8 @ \$5)	40.00
House numbers installation	65.00
14. Stone décor (labor/ materials)	N/A
Stone corners	N/A
Indiana limestone	N/A
Mortair Venting	N/A
Address Stone	N/A
Iron railing on stoop	N/A
15. Plumbing	11,710.00
Rough-in plumb for wet bar in L.L.	N/A
Lower Level Completion	Included
16. HVAC	13,350.00
Furture rough-in (vent and gas line): garage	N/A
Gas line to range	Included
Gas line to dryer	Included
Gas line to f/p	N/A
L.L. F/P gas line	N/A
Lower Level Completion	Included
17. Electrical	8,883.00
Mult-medias (cables/ phone/ Cat5)	N/A
Recessed lighting	N/A
L.L. F/P electrical	N/A
Install wire for future garage heat	N/A
Screen porch (fan, 2 recess cans)	N/A
Code light by screen door	N/A
18. Insulation	4,790.00
Sound deadening insulation	Option
Foam doors/ windows	Included
Install foam boxes to recess cans (\$35 each)	210.00
Garage attic	N/A
Garage walls	N/A
19. Drywall	8,289.00

Drywall to mechanical ceiling	Included
Drywall 1/2 walls for stairway	N/A
Dumpster for gypsum	210.00
Drywall garage- rock and fire tape	N/A
20. Finish carpentry	2,621.00
Cabinetry installation	1,800.00
Stairway/ handrail build-out	350.00
Pine board ceiling installation	1,065.00
Install 1x4 pine boards for wood ceiling	Included
Install wood top materials for stairway	Included
Install window jambs	360.00
Screen porch interior completion	N/A
Drill out for hardware and install	190.00
21. Millwork	5,560.00
412 side casing additional cost	234.00
714 base additional cost	138.00
Pine board ceiling materials	798.00
1x4 pine boards for wood ceiling	172.00
Wood top materials for stairway	164.00
Interior doors	Included
F/P materials	N/A
Newel posts	N/A
F/P mantel build-out and materials	N/A
Shims, glue, nails, sand paper	175.00
22. Cabinets:	14,094.00
Cabinet delivery	Included
Kitchen tops	2,562.00
Master top- granite	N/A
Powder bathroom- granite top	N/A
Main bathrm top- standard cultured marble	196.00
L.L. master vanity top- standard cultured	N/A
L.L. bathrm top- standard cultured marble	209.00
Cultured top installation	150.00
Laundry Formica top	295.00
L.L. wet bar top- granite	N/A
23. Fireplace unit	N/A
Décor stone wrapping f/p	N/A
24. Painting- interior	11,750.00
Staining 1/2 wall wood tops	N/A
Additional colors (total 3 interior colors)	N/A
Screen porch (stain interior cedar)	N/A
Front door (interior/ exterior)	300.00
Painting exterior	N/A
Touch up paint for hardie (2 x \$32)	64.00
25. Flooring- Wood (311 sq. ft.)	2,812.00
Wood floor vents (\$50)	Included
Carpet installation labor- L.L. office	131.00
Carpet steps- labor: waterfall	192.00
Install tack strips on concrete	150.00

Provide and install metal	30.00
Carpet ramping (2 @ \$15)	30.00
Carpet materials (carpet- stairway and L.L. office)	941.00
Carpet materials (pad)	320.00
Carpet delivery	54.00
Tile labor: Kitchen floor	768.00
Tile labor: Studio floor	2,352.00
Tile labor: master bath floor	N/A
Tile labor: master shower surround	N/A
Tile labor: main bathroom floor	N/A
Tile labor: fire place surround	N/A
Tile labor: kitchen backsplash	300.00
Tile labor: mudroom/ laundry floor	N/A
Tile labor: main bathroom tub surround	N/A
Tile labor: L.L. bathroom floor (main)	N/A
Tile labor: L.L. bathroom floor (guest bedroom)	N/A
Tile labor: L.L. bedroom shower surround	N/A
Tile labor: L.L. F/P & Hearth	N/A
Tile labor: Wet bar floor	N/A
Tile labor: L.L. rear entry	N/A
Tile labor: wet bar back splash	N/A
Tile materials: Kitchen floor (105 sq. ft. x \$5)	525.00
Tile labor: Studio floor (323 sq. ft. x 5)	1,615.00
Tile materials Mudroom/ laundry	N/A
Tile materials Master bathroom floor	N/A
Tile materials Master shower surround	N/A
Tile materials Main bathroom floor	N/A
Tile materials Kitchen back splash (33 sf x \$8)	264.00
Tile materials F/P surround	N/A
Tile materials main bathroom tub surround	N/A
Tile materials L.L. main bathroom floor	N/A
Tile materials guest bathroom floor	N/A
Tile materials L.L. bathroom shower surround	N/A
Tile materials wet bar floor	N/A
Tile materials L.L. rear entry	N/A
Tile materials wet bar back splash	N/A
Tile Materials- prism grout/ sealer	197.00
Vinyl installation- 2 bathrooms	196.00
Vinyl under layment installation- Main bathroom	185.00
Vinyl materials + glue- bathrooms	472.00
Floor protection covering finished flooring (RAM board 8 rolls @ \$33 each and 5 rolls of duct tape @ \$4)	284.00
Installation of RAM board	140.00
26. Hardware- cabinets	225.00
Hardware- doors	700.00
Hardware- bathroom	200.00
27. Appliance allowance	3,962.00
Vent-a-hood	473.00

Microwave trim kit	331.00
28. Light fixtures	1,800.00
Undermount light fixtures	N/A
Screen porch fan allowance	N/A
Light fixture for screen door per code	N/A
29. Closet shelving- Free-slide tight mesh wire	450.00
Melamine: master and pantry	N/A
Melamine: L.L. master	N/A
Master shower- glass door	N/A
L.L. bedroom shower glass door	N/A
Shower curved rods (2) & install	130.00
Mirrors	105.00
30. Garage door 9x8 model 450 flush non insulated	500.00
Garage door 9'x8'	N/A
Garage windows for 16'x8'	N/A
Garage windows for 9'x8'	N/A
Garage door brackets/ handles	N/A
Garage door opener and 2 remotes	327.00
Keyless pad	Option
31. Driveway- concrete: 240 sq. ft. @ \$5)	1,200.00
32. Sod/final grade allowance	1,903.00
33. Final clean	595.00
Window cleaning (46 @ \$6)	276.00
34. Gutter Allowance	1,235.00
35. Portable toilet	875.00
36. Dumpster (4)	1,680.00
37. Tree preservation fence install with materials	N/A
38. Temp furnace	600.00
39. LP gas over winter	1,430.00
40. Dehumidifier (4 weeks @ \$135)	540.00
41. Construction Overhead (12.5%)	36,030.00
42. GC and gross profit (12.5%)	36,030.00
Discount	(2,000.00)
43. Contingency (2 % @ \$288,242)	5,765.00
44. Builder's Risk Insurance	670.00
<b>Total Construction Cost:</b>	<b>359,816.00</b>

**Added Options & Deleted/ Changed Allowances:**

1. Remove and haul away fence	390.00
2. Cut down trees and haul	425.00
3. Spray foam exterior walls	984.00
4. Deleted main bathroom faucet	(433.00)
5. Deleted studio faucet	(433.00)
6. Change main bath faucet to Delta foundations	112.00
7. Change studio faucet to Delta foundations	112.00
8. Wood floors in master bedroom	786.00
9. Wood floors in office/ guest bedroom	652.00
10. Removed pine ceiling in studio; Bob to provide	(798.00)
11. Removed kitchen back splash allowance	(264.00)
12. Changed kitchen back splash allowance to	60.00

13. Master bathroom mirror credit	(42.00)
14. Removed sod allowance	(1,903.00)
15. Added 2 cable and 2 phone lines	240.00
<b>Revised Total Construction Cost:</b>	<b><u>359,704.00</u></b>
Add back pine wood ceiling in Studio per homeowner	<u>798.00</u>
<b>Revised Total Construction Cost 9/16/15:</b>	<b><u><u>\$360,502.00</u></u></b>

D.T. Carlson Co.  
 3609 East 47th Street, Minneapolis, MN 55406  
 O: 612.721.2128 | F: 612.721.2150

Remodel estimate

Clients: Bob Schmitt

Job location: 3718 E. Minnehaha Pkwy, Mpls.

**RE: Demo/ Remodeling Estimate**

1. Roof removal: Aluminum fascia & soffit, 1st layer of asphalt shingles, roof sheathing, damaged roof trusses, and attic insulation	7,841.00
2. 1st layer siding removal: Aluminum siding	1,550.00
3. 2nd layer siding removal: Wood lap siding	1,930.00
4. Window removal	690.00
5. Removal of millwork (trim and doors)	365.00
6. Plaster, lath, and wall insulation removal to studs	4,680.00
7. Cabinetry removal	230.00
8. Hazardous test report	350.00
9. Asbestos removal (L.L. insulated piping and VCT flooring)	4,400.00
10. Wood floor removal	1,420.00
11. Plumbing: Removal of existing plumbing lines	990.00
12. Electrical: Removal of remaining electrical lines	885.00
13. Dumpsters 7 (demo)	3,010.00
14. Permits	6,100.00
15. Lumber load	3,347.00
New roof trusses (6) and repairs	1,035.00
Andersen 100 Windows	8,895.00
Window jambs	1,693.00
Front door Allowance	1,139.00
Rear door	694.00
16. Framing	8,893.00
Install house wrap	540.00
Frame stoop/ entry	Included
17. Roofing labor	1,004.00
Roofing nails and staples	Included
Roofing materials	3,676.00
18. Siding labor (Hardie)	6,050.00
Siding nails/ brackets	230.00
Siding materials (Hardie)	8,873.00
Install double horizontal trim	130.00
House numbers (8 @ \$5)	40.00
House numbers installation	65.00
19. Plumbing	10,310.00
20. HVAC	11,750.00
21. Electrical	6,983.00

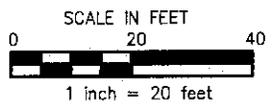
22. Insulation	3,890.00
Install foam boxes to recess cans (\$35 each)	210.00
23. Drywall	6,989.00
Dumpster for gypsum	210.00
24. Finish carpentry	2,021.00
Cabinetry installation	1,500.00
Pine board ceiling installation	1,065.00
Install window jambs	360.00
Drill out for hardware and install	190.00
25. Millwork	4,860.00
412 side casing additional cost	234.00
714 base additional cost	138.00
Pine board ceiling materials	798.00
1x4 pine boards for wood ceiling	172.00
Wood top materials for stairway	164.00
Shims, glue, nails, sand paper	175.00
26. Cabinets:	13,794.00
Kitchen tops	2,562.00
Main bathrm top- standard cultured marble	196.00
Cultured top installation	75.00
Laundry Formica top	295.00
27. Painting- interior	9,850.00
Front door (interior/ exterior)	300.00
Touch up paint for hardie (2 x \$32)	64.00
28. Flooring- Wood (311 sq. ft)	4,250.00
Wood floor vents (\$50)	Included
Tile labor: Kitchen floor	768.00
Tile labor: Studio floor	2,352.00
Tile labor: kitchen backsplash	300.00
Tile materials: Kitchen floor (105 sq. ft. x \$5)	525.00
Tile labor: Studio floor (323 sq. ft. x 5)	1,615.00
Tile materials Kitchen back splash (33 sf x \$8)	264.00
Tile Materials- prism grout/ sealer	197.00
Vinyl installation- 1 bathroom	106.00
Vinyl under layment installation- Main bathroom	185.00
Vinyl materials + glue- bathroom	236.00
Floor protection covering finished flooring (RAM board 8 rolls @ \$33 each and 5 rolls of duct tape @ \$4)	235.00
Installation of RAM board	140.00
29. Hardware- cabinets	225.00
Hardware- doors	590.00
Hardware- bathroom	200.00
30. Appliance allowance	3,962.00
Vent-a-hood	473.00
Microwave trim kit	331.00
31. Light fixtures	1,500.00
32. Closet shelving- Free-slide tight mesh wire	450.00
Shower curved rod & install	65.00

Mirror	55.00
33. Final clean	435.00
Window cleaning (46 @ \$6)	276.00
34. Gutter Allowance	1,235.00
35. Portable toilet	875.00
36. Dumpster (4)	1,680.00
37. Temp furnace	600.00
38. LP gas over winter	1,430.00
39. Dehumidifier (4 weeks @ \$135)	540.00
40. Construction Overhead (12.5%)	23,249.00
41. GC and gross profit (12.5%)	23,249.00
42. Contingency (5% @ \$185,995)	9,300.00
43. Builder's Risk Insurance	670.00
<b>Total Demo/ Remodel Estimate</b>	<b>\$ 242,463.00</b>

Construction Note:

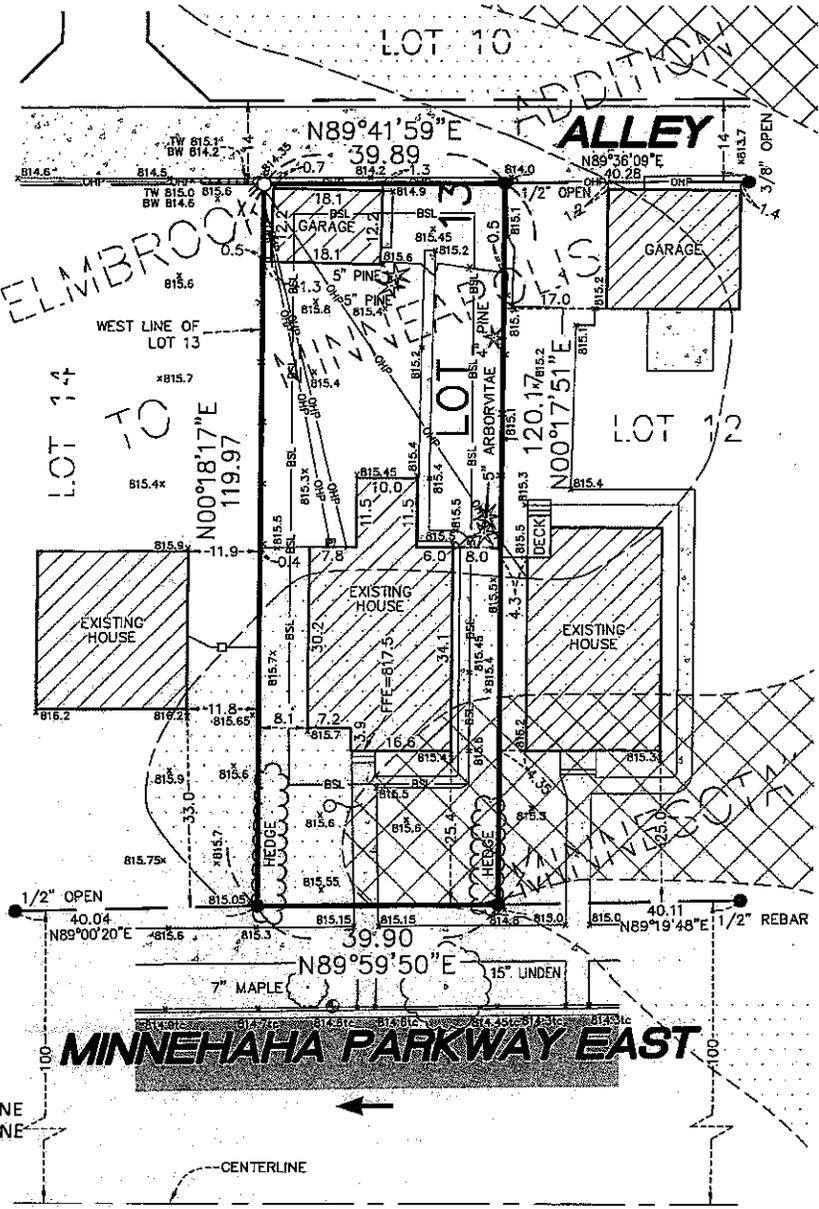
- Existing foundation is 17" deep from top of grade; inadequate frost footings.

B



**LEGEND**

- IRON SET
- IRON FOUND
- POWER POLE
- ELECTRIC METER
- CURB STOP
- 9 FLAGPOLE
- TOP OF CURB
- x 900 EXISTING ELEVATION
- DECIDUOUS TREE
- ★ CONIFEROUS TREE
- [Pattern] ZONE X
- [Pattern] ZONE AE
- [Pattern] CONCRETE SURFACE
- [Pattern] ASPHALT SURFACE
- BSL BUILDING SETBACK LINE
- OHP OVERHEAD POWER LINE
- CHAIN LINK FENCE
- WOOD FENCE



**PROPERTY DESCRIPTION**

Lot 13, "ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA", Hennepin County, Minnesota.

**NOTES**

1. Subject property's address is 3718 Minnehaha Parkway East, Minneapolis, its property identification number is 18-028-23-21-0016.
2. The bearing system is based on the West line of Lot 13, "ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA" which is assumed to bear North 00 degrees 18 minutes 17 seconds East.
3. Field work was completed 08/29/2015.
4. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
5. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
6. The subject property lies within Flood Plain Zone X and Zone AE per FIRM, Community Panel No. 0387, Map No. 27053C0387E dated September 2, 2004.
7. Current Zoning for Lot 13, ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA is R1A (Single-Family District) per City of Minneapolis Zoning Plate 34, last amended April 13, 2012.
8. The gross area of the subject property is 0.1100 Acres or 4,790 square feet.

**BENCHMARK**

The vertical datum is based on NGVD29 datum.

**Benchmark #1**  
City of Minneapolis Survey Monument 2108 (Minnehaha Parkway East and 38th Avenue South). Elevation = 812.977

**Benchmark #2**  
City of Minneapolis Survey Monument 211C (Minnehaha Parkway East and Hiawatha Avenue). Elevation = 818.728

**EXISTING HARD COVER CALCULATIONS**

Lot	= 4,790 sq. ft.
House	= 899 sq. ft.
Garage	= 221 sq. ft.
Sidewalk	= 297 sq. ft.
Concrete (Garage)	= 16 sq. ft.
Total Impervious	= 1,433 sq. ft. or 29.92 % of lot

**SURVEYOR'S CERTIFICATE**

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 1st day of September, 2015

*Marcus F. Hampton*  
Marcus F. Hampton MN L.S. No. 47481

**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS  
2500 WEST COUNTY ROAD 42, SUITE 120  
BURNSVILLE, MN 55337  
PHONE: (952) 890-6044 FAX: (952) 890-6244

---

**EXISTING CONDITIONS FOR D.T. CARLSON, Co.**  
Lot 13, "ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA", Hennepin County, Minnesota.

---

**DRAWN BY**  
SHP

**DATE**  
9/01/15

**REVISIONS**  
9/29/15 Client  
10/01/15 Client  
10/21/15 City

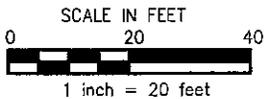
---

**CAD FILE**  
Civil 3D\23206m

**PROJECT NO.**  
23206

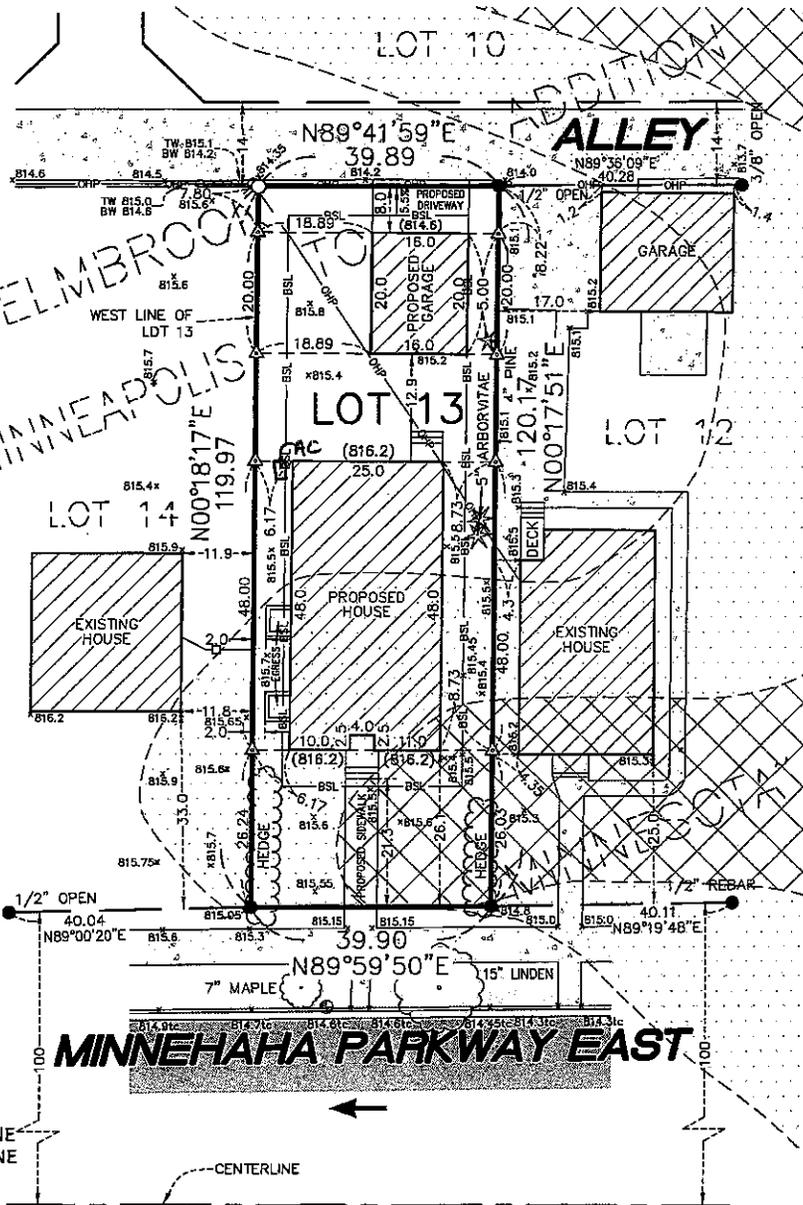
**SHEET 1 OF 3**

142204 BINB T 2531



**LEGEND**

- IRON SET
- IRON FOUND
- ⊙ POWER POLE
- ⊙ CURB STOP
- ⊙ TOP OF CURB
- x 900 EXISTING ELEVATION
- ⊙ DECIDUOUS TREE
- ★ CONIFEROUS TREE
- [Pattern Box] ZONE X
- [Pattern Box] ZONE AE
- [Pattern Box] CONCRETE SURFACE
- [Pattern Box] ASPHALT SURFACE
- BSL BUILDING SETBACK LINE
- OHP OVERHEAD POWER LINE
- WOOD FENCE



**PROPERTY DESCRIPTION**

Lot 13, "ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA", Hennepin County, Minnesota.

**NOTES**

1. Subject property's address is 3718 Minnehaha Parkway East, Minneapolis, its property identification number is 18-028-23-21-0016.
2. The bearing system is based on the West line of Lot 13, "ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA" which is assumed to bear North 00 degrees 18 minutes 17 seconds East.
3. Field work was completed 08/29/2015.
4. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
5. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
6. The subject property lies within Flood Plain Zone X and Zone AE per FIRM, Community Panel No. 0387, Map No. 27053C0387E dated September 2, 2004.
7. Current Zoning for Lot 13, ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA is R1A (Single-Family District) per City of Minneapolis Zoning Plate 34, last amended April 13, 2012.
8. The gross area of the subject property is 0.1100 Acres or 4,790 square feet.

**BENCHMARK**

The vertical datum is based on NGVD29 datum.

**Benchmark #1**

City of Minneapolis Survey Monument 210B (Minnehaha Parkway East and 38th Avenue South). Elevation = 812.977

**Benchmark #2**

City of Minneapolis Survey Monument 211C (Minnehaha Parkway East and Hiawatha Avenue). Elevation = 818.728

**PROPOSED HARD COVER CALCULATIONS**

Lot	= 4,790 sq. ft.
House	= 1,190 sq. ft.
Garage	= 320 sq. ft.
Sidewalk	= 114 sq. ft.
Driveway	= 129 sq. ft.
Porch (Front/Rear)	= 36 sq. ft./27 sq. ft.
Total Impervious	= 1,816 sq. ft. or 37.91 % of lot

**FLOOR ELEVATIONS**

Garage Floor @ Front	Proposed = 814.9
Garage Top of Block	= 815.3
House Top of Block	= 816.9
Lowest Floor	= 809.23
Top of Block at Egress Window	= 812.43

**SURVEYOR'S CERTIFICATE**

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 1st day of September, 2015

*Marcus F. Hampton*  
 Marcus F. Hampton MN L.S. No. 47481

**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2500 WEST COUNTY ROAD 42, SUITE 120,  
 BURNSVILLE, MN 55337  
 PHONE: (952) 890-6044 FAX: (952) 890-6244

---

**CERTIFICATE OF SURVEY**  
 FOR  
**D. T. CARLSON, Co.**  
 Lot 13, "ELMBROOK ADDITION TO MINNEAPOLIS MINNESOTA", Hennepin County, Minnesota.

---

**DRAWN BY**  
 SHP

---

**DATE**  
 9/01/15

---

**REVISIONS**  
 9/29/15 Client  
 10/01/15 Client  
 10/21/15 City

---

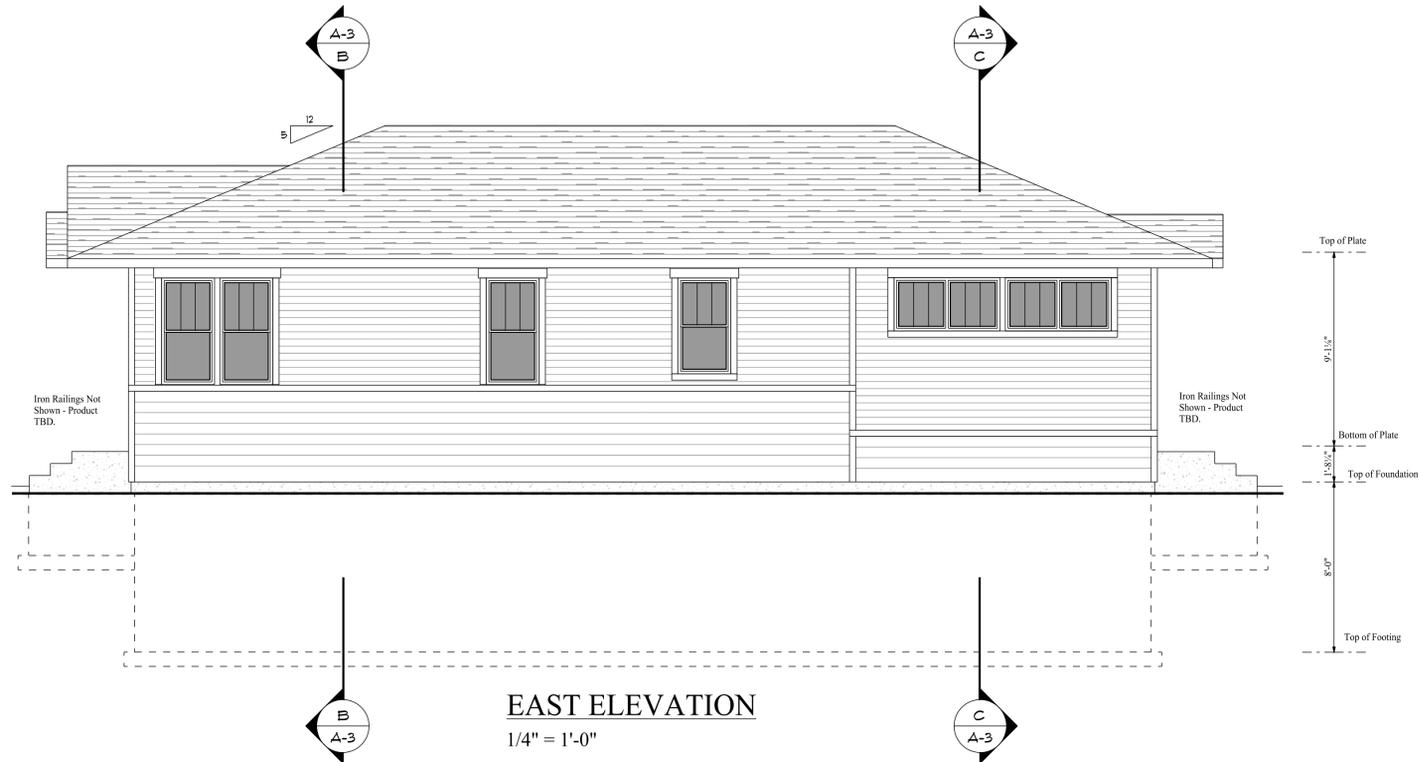
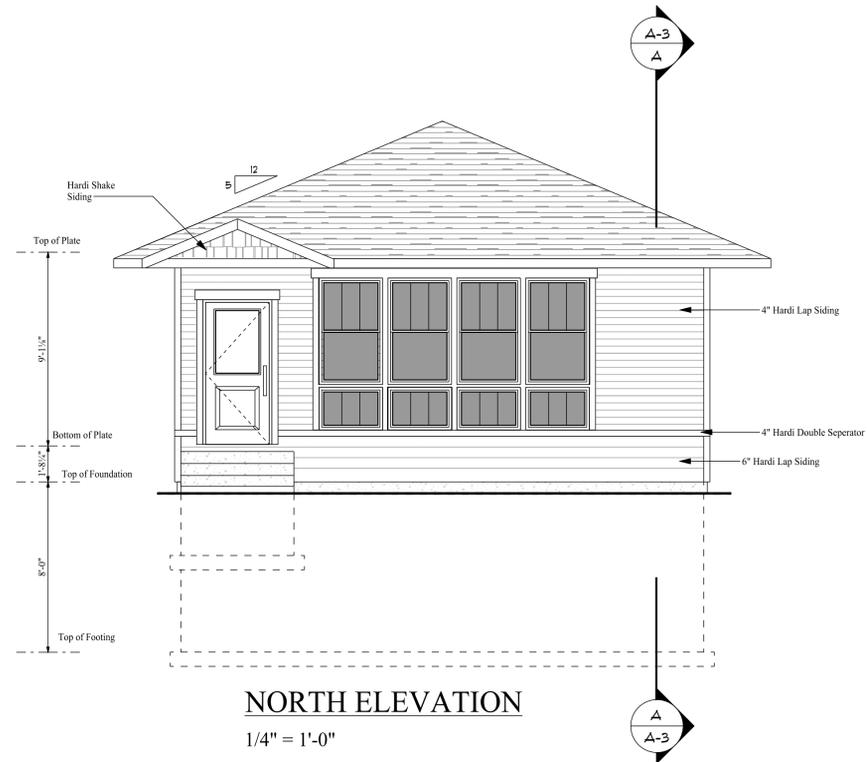
**CAD FILE**  
 Civil 3D\23206LLS

---

**PROJECT NO.**  
 23206

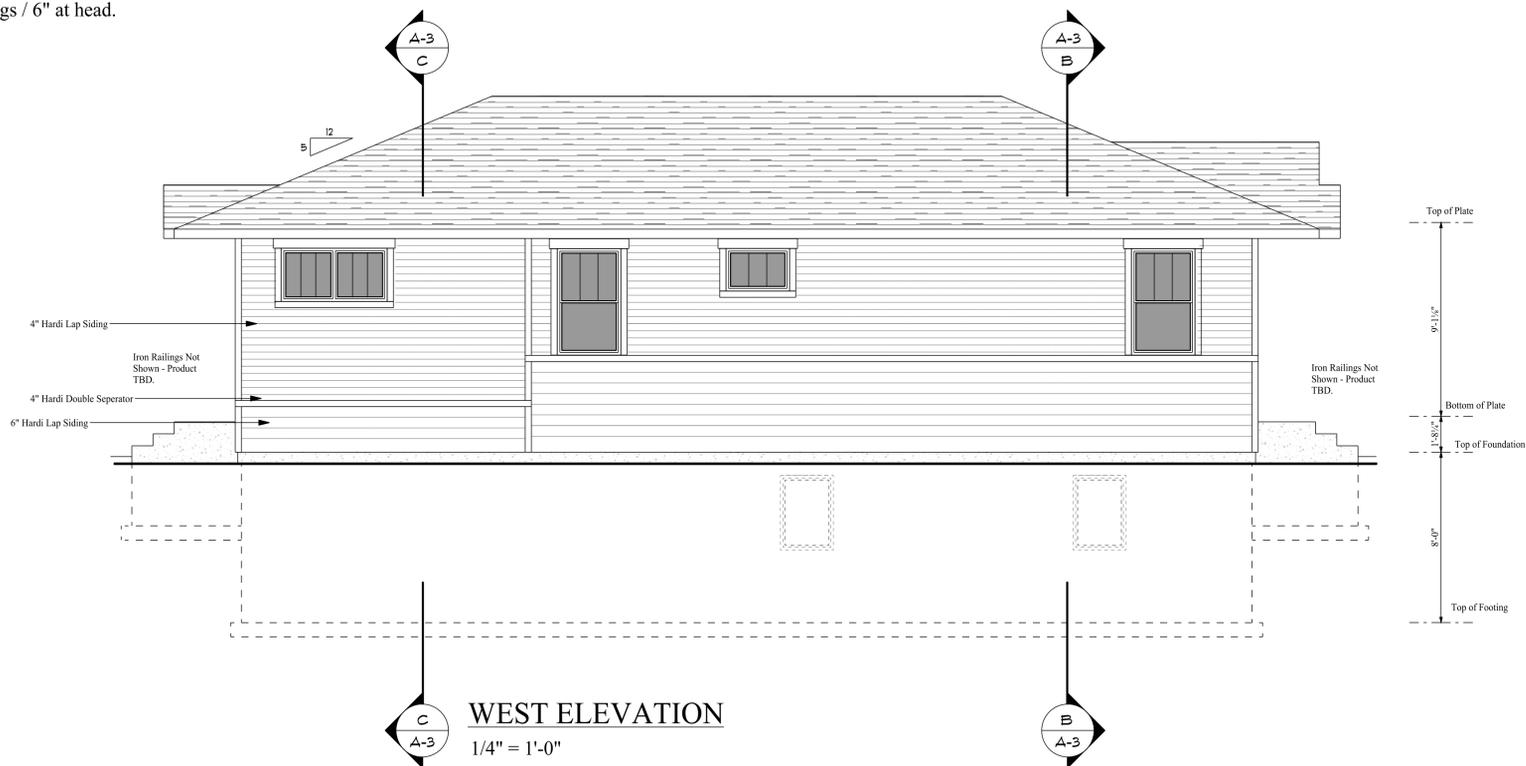
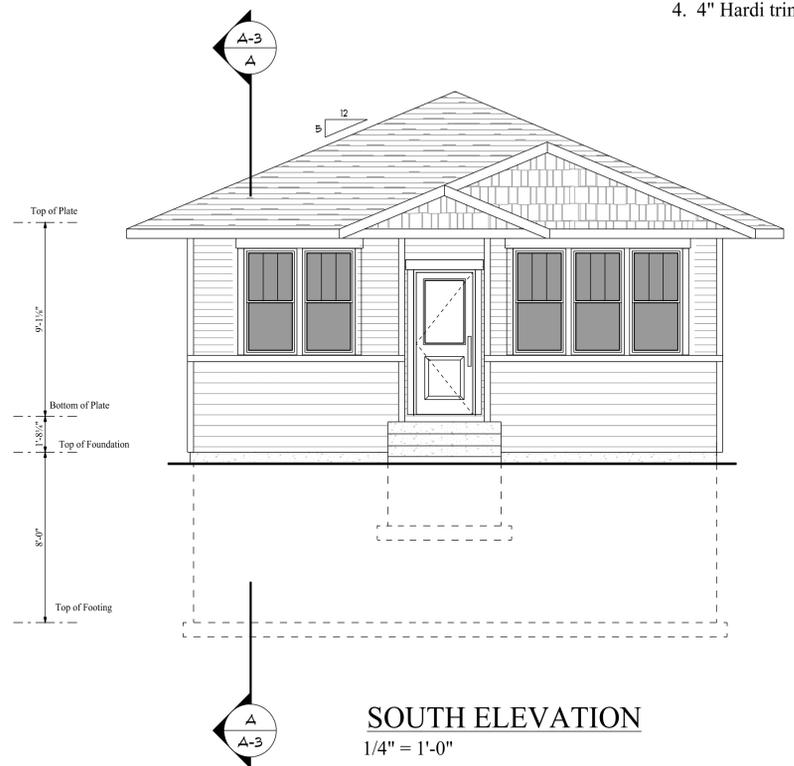
---

**SHEET 2 OF 3**



**GENERAL NOTES:**

1. Hardi shingles at gable areas (where shown).
2. 4" Smooth Hardi lap siding (where shown).
3. 6" Smooth Hardi lap siding (where shown).
4. 4" Hardi trim at sides of openings / 6" at head.



\*\*\*COPYRIGHT NOTE\*\*\*  
ALL RIGHTS RESERVED

MEYER DESIGN SERVICE  
THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED FOR ANY OF THE PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, COPIED, OR CURED IN ANY FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE DESIGNER.

**OWNER:**  
SCHMITT / LEIER  
3718 Minnehaha  
Parkway East  
Minneapolis, MN 55406

**CLIENT RELEASE:**  
SIGNATURES & DATE: / / 2015

**DRAWN BY:**  
VINCE C. MEYER

ELEVATIONS

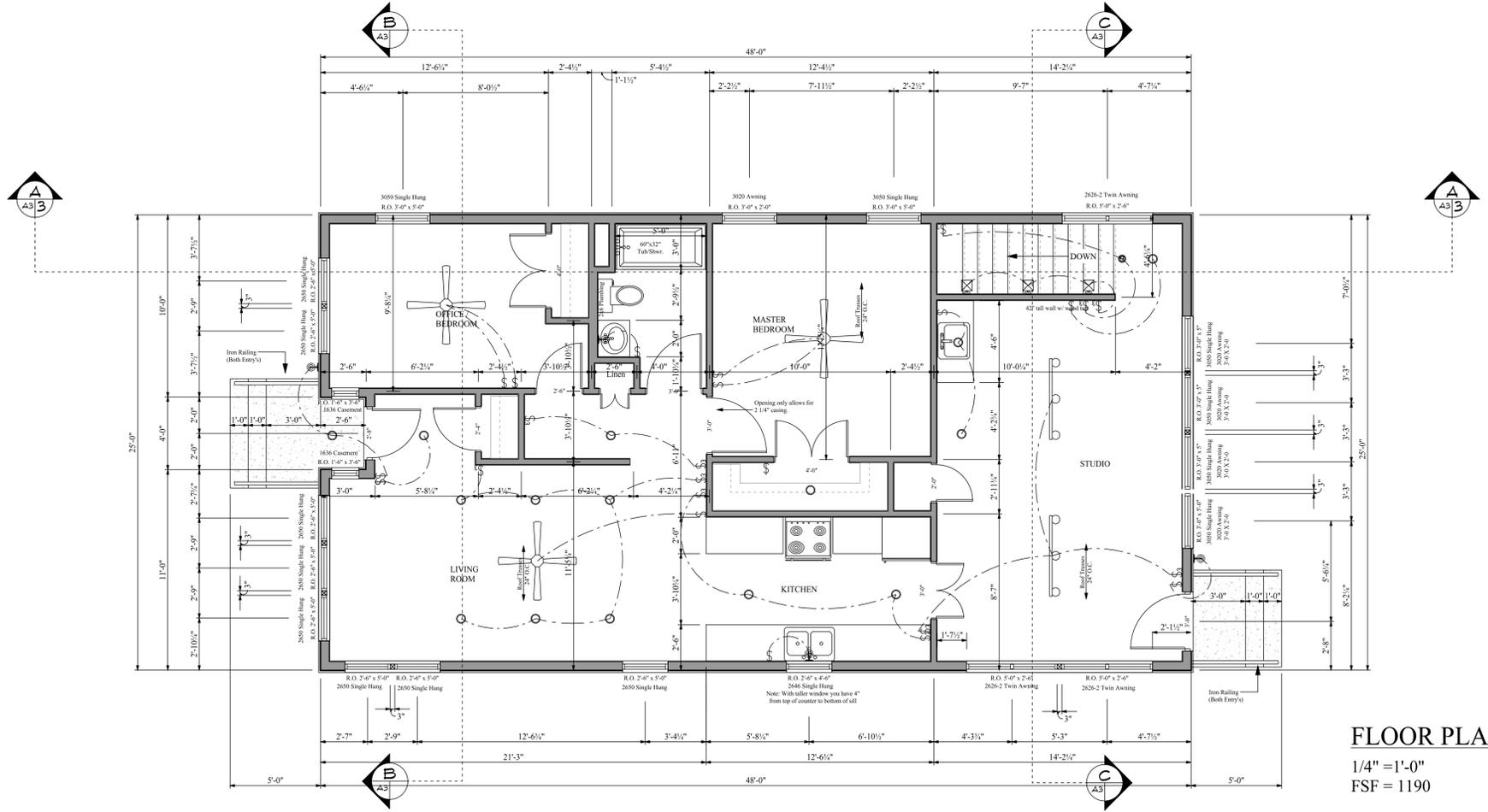
SHEET NUMBER:

A-1

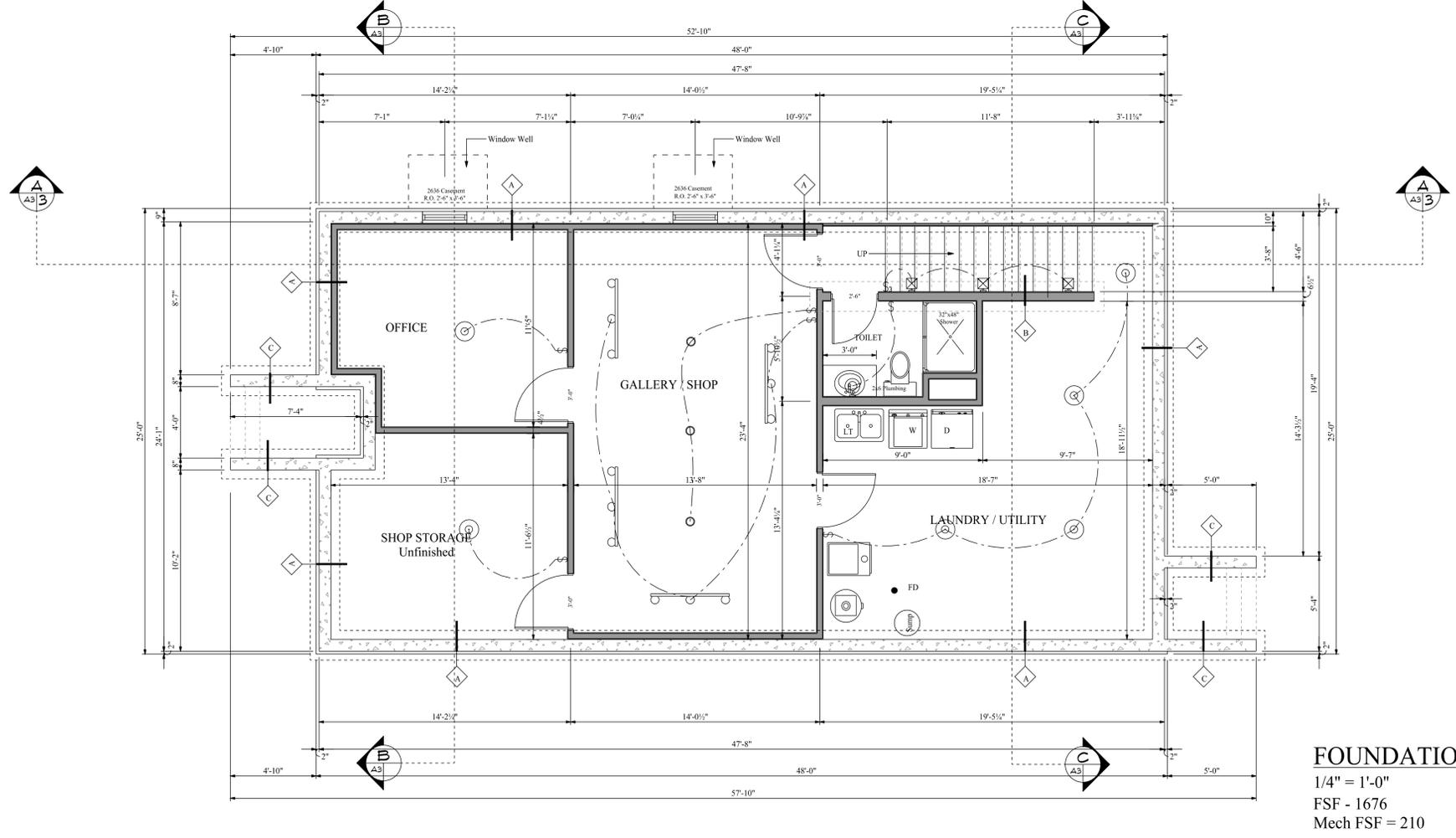
JOB NUMBER:

1853

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING ACCEPTED BUILDING PRACTICES. HOWEVER STATE AND FEDERAL REGULATIONS CONCERNING CONSTRUCTION SERVICE SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS. USE ONLY THE PRINTED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.



**FLOOR PLAN**  
 1/4" = 1'-0"  
 FSF = 1190



**FOUNDATION / LOWER LEVEL**  
 1/4" = 1'-0"  
 FSF - 1676  
 Mech FSF = 210

- A 2" Tuff & Dry Dampproofing  
 8"x8" Conc. Fnd.  
 1" Thermax Insulation  
 #1 D.I.  
 20"x8" Conc. Footing  
 (2) #4 Re-bar Cont.
- E 1/2 Crs. 6" Blk.  
 2x6 Bearing Wall @ 16" O.C.  
 20"x8" Conc. Footing W/  
 (2) #4 Re-bar Cont.
- C 8"x48" Conc. Fnd.  
 Drop Stoop Footing 8" From  
 Top Of House Fnd.  
 20"x8" Conc. Footing W/  
 (2) #4 Re-bar Cont.

\*\*\*COPYRIGHT NOTE\*\*\*  
 ALL RIGHTS RESERVED

MEYER DESIGN SERVICE  
 THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED FOR ANY OF THE PROJECTS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. YOU ARE TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE DESIGNER.

OWNER:  
 SCHMITT / LEIER  
 3718 Minnehaha  
 Parkway East  
 Minneapolis, MN 55406

CLIENT RELEASE  
 SIGNATURE & DATE: / / 2005

DRAWN BY:  
 VINCE C. MEYER

MAIN FLOOR  
 FOUNDATION

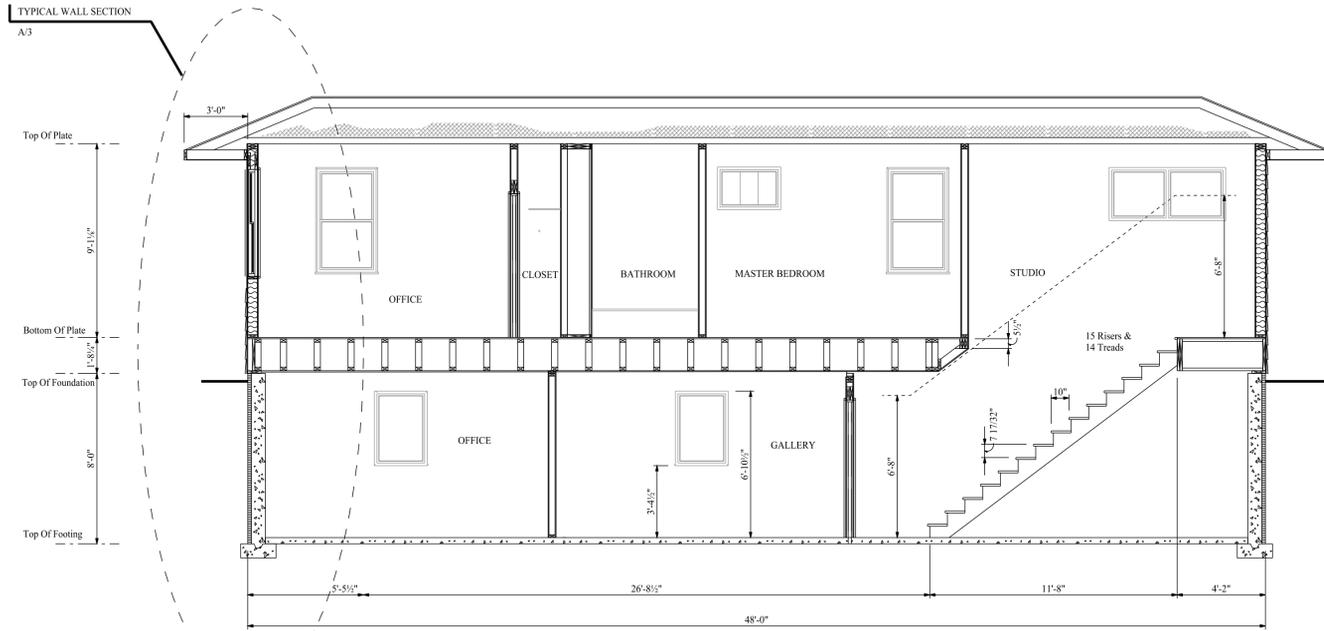
SHEET NUMBER:

A-2

JOB NUMBER:

1853

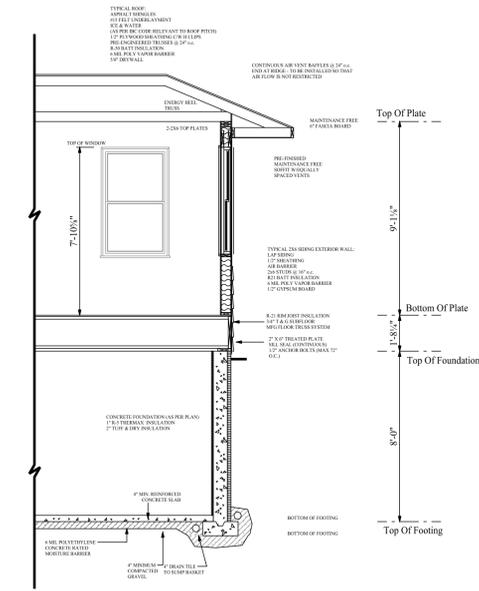
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS, CONTRACTOR SHALL VERIFY ALL BEAT AND HEADER SIZES FOR CODE COMPLIANCE. ACCEPTED BUILDING PRACTICES: HOWEVER STATE AND LOCAL CODES REQUIREMENTS, ALL DIMENSIONS ARE TAKEN FROM TOUGH STUDS OF EITHER 3/4" (2x4 STUDS) 3/4" (2x4 STUDS) 3/4" (2x4 STUDS) OR TO THE OUTSIDE OF MASONRY. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES.



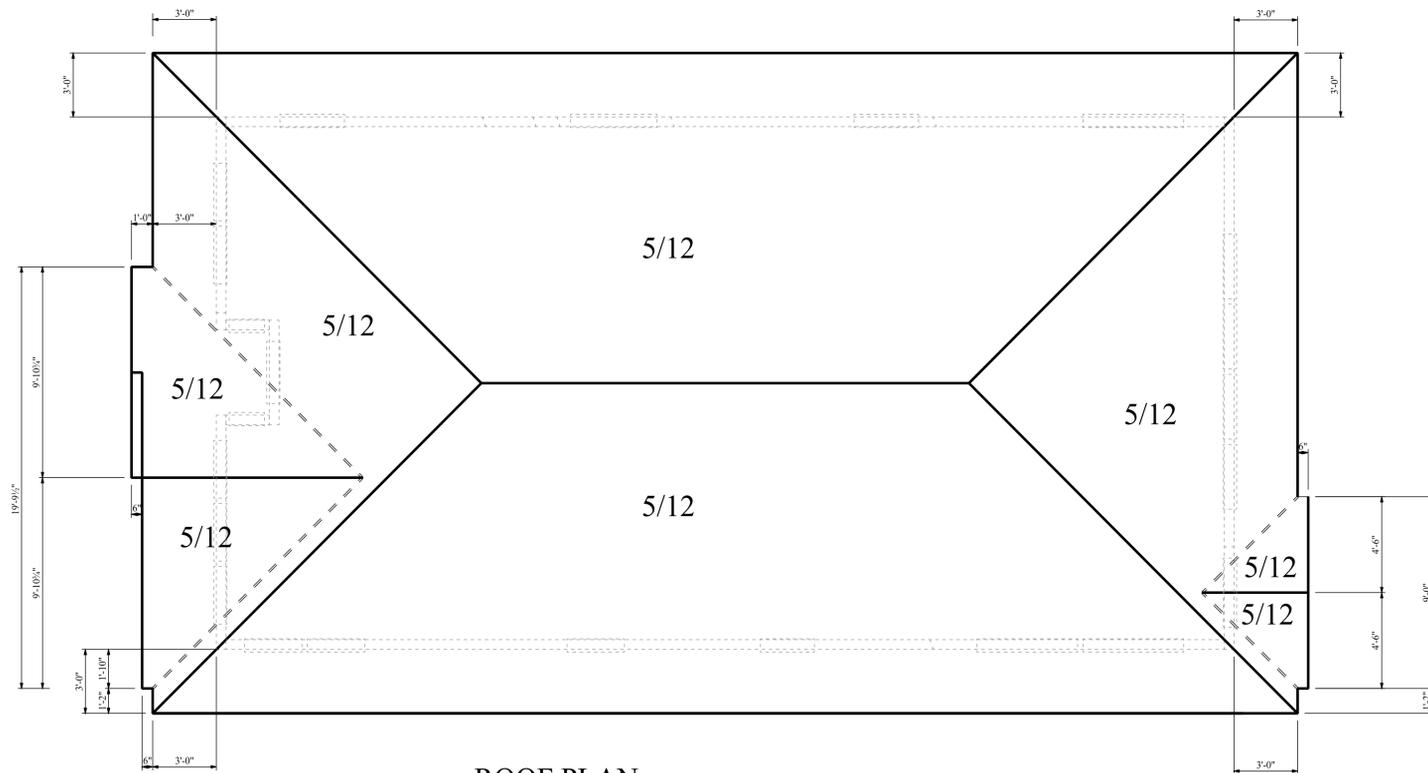
**CROSS SECTION A**  
1/4" = 1'-0"



**CROSS SECTION B**  
1/4" = 1'-0"

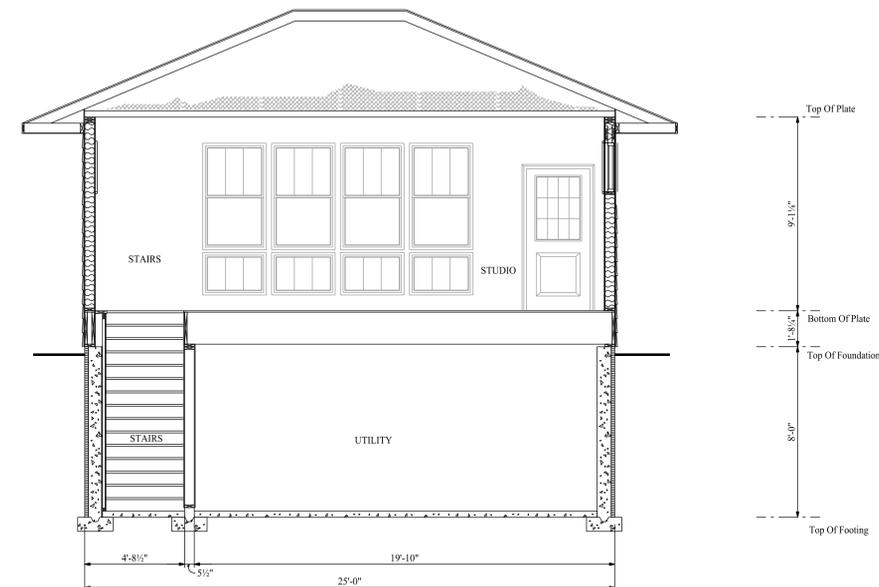


**TYPICAL WALL DETAIL**



**ROOF PLAN**  
1/4" = 1'-0"

Provide ice & water @ all eaves and valleys.  
Provide roof vents per MN code.  
Truss provider to verify all heel heights with exterior design prior to ordering trusses. Contact MDS with any discrepancies.



**CROSS SECTION C**  
1/4" = 1'-0"

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL GOVERNING CODES AND BUILDING REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL MEMBERS, ROOF TRUSSES, AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL MEMBERS, ROOF TRUSSES, AND MECHANICAL SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL MEMBERS, ROOF TRUSSES, AND MECHANICAL SYSTEMS.

\*\*\*COPYRIGHT NOTE\*\*\*  
ALL RIGHTS RESERVED  
MEYER DESIGN SERVICE  
THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF THE DESIGNER.

OWNER:  
SCHMITT / LEIER  
3718 Minnehaha  
Parkway East  
Minneapolis, MN 55406

CLIENT RELEASE  
SIGNATURE & DATE: 1/12/05

DRAWN BY:  
Vince C. Meyer

SECTIONS  
ROOF PLAN  
SHEET NUMBER:  
**A-3**  
JOB NUMBER:  
**1853**





# Illus 15: proposed elevations



west elevation



east elevation



north elevation



**Illus 1: existing/proposed**

existing



3700 block (north side) Minnehaha Parkway E.



3718 Minnehaha Parkway E.

3700 block (north side) Minnehaha Parkway E.

3718 Minnehaha Parkway E.



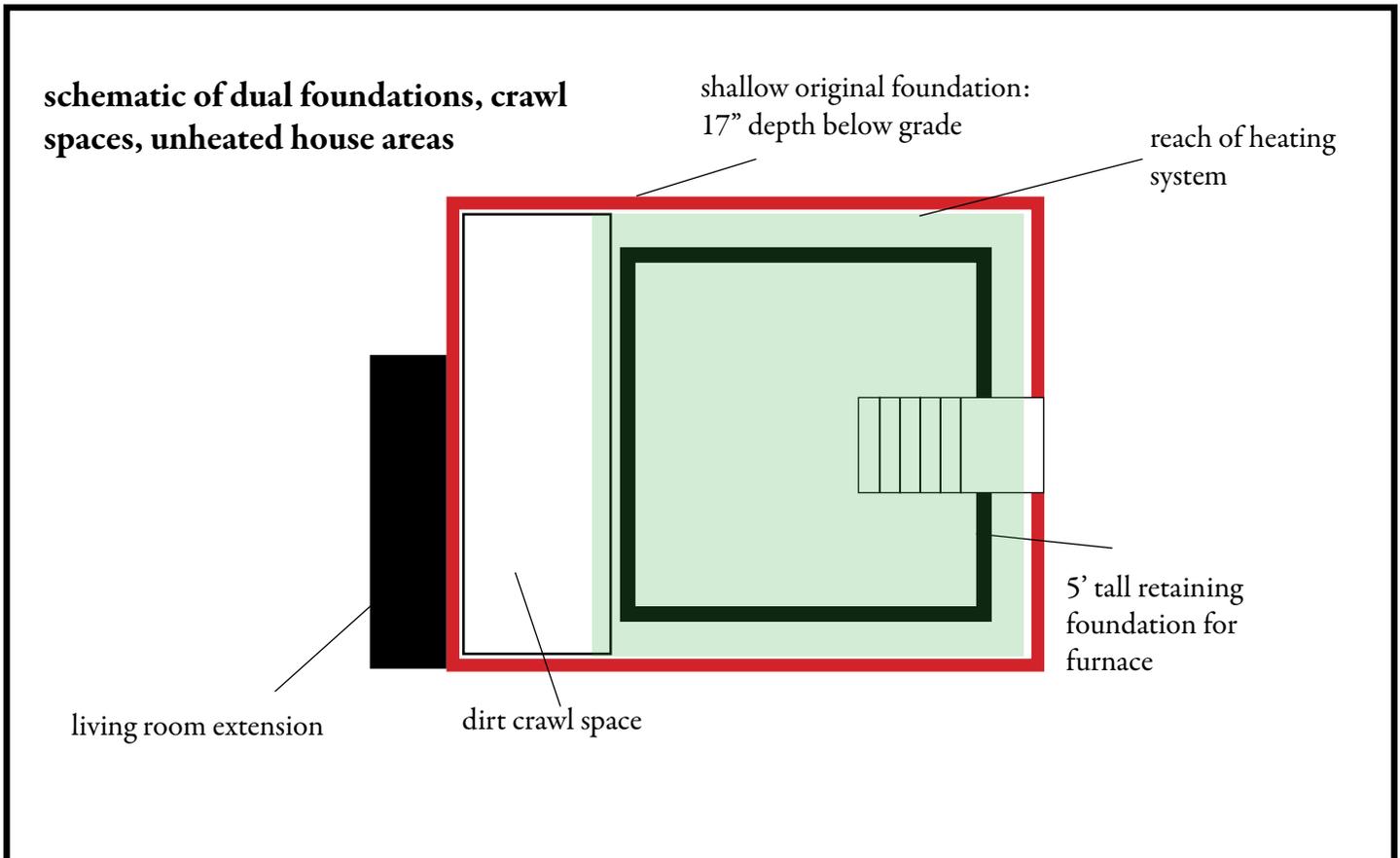
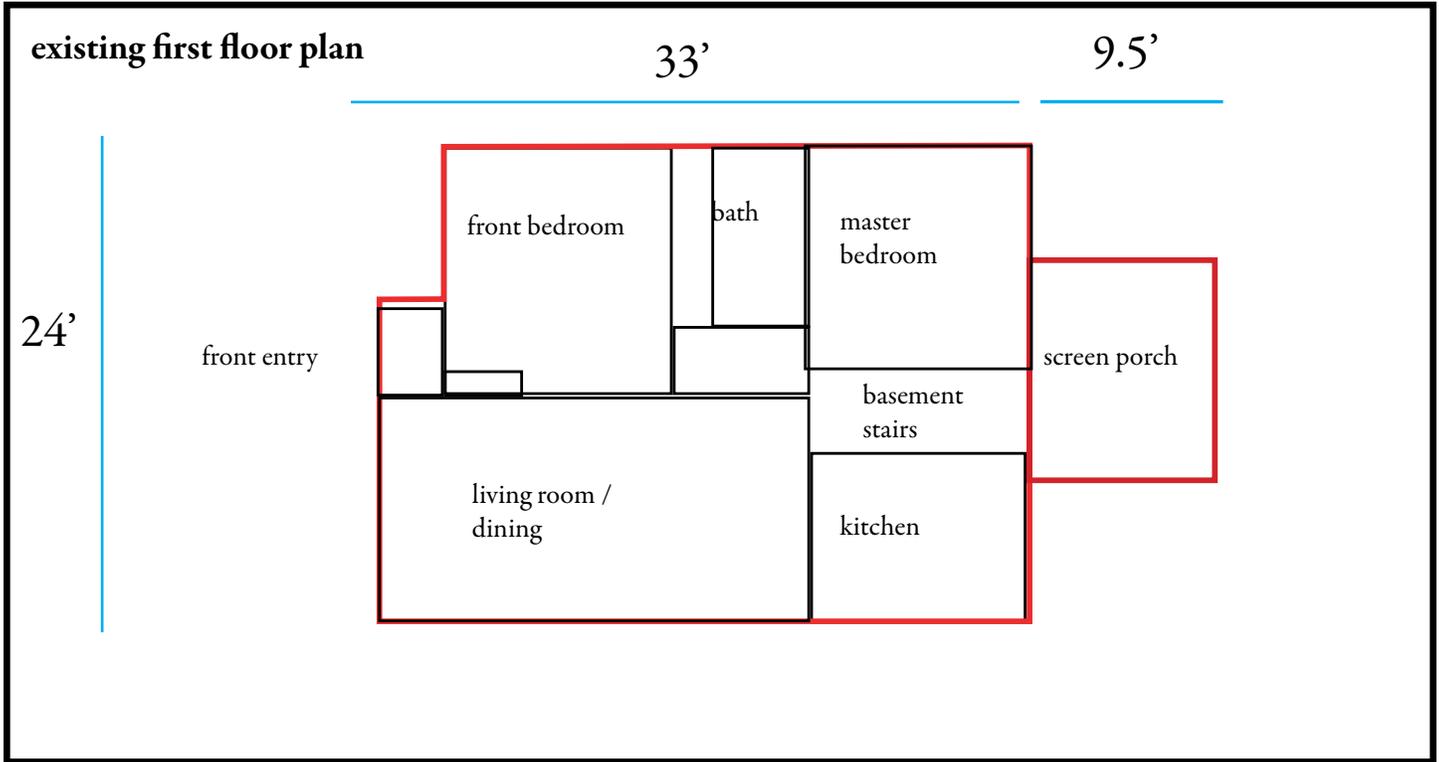
proposed



## **Illus 2: existing interior detail**



### Illus 3: existing outer and inner foundation and crawl space



**Illus 4: house outer foundation depth: extends 17 inches below grade**



## Illus 5: existing outer and inner foundations and crawl space

partial wall interior foundation



dirt crawl space



dirt crawl space  
with support timber



## **Illus 6: extension from original foundation to add living room**





## INSPECTOR OF BUILDINGS

LOCATION 3718 E. Minnehaha Blvd.

LOT 0111 <sup>BLOCK</sup> 2289 <sup>ADD</sup> 0083 0954

PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
M-36898	Gas Burner	1-15-48	Burns P&H Co.	100.	
D-389202	Gas water htr.	1-22-48	do	135.	
F-403230	Transf.-gas	1-27-48	Henry J. Mester	15.	
D-437694	Rpl. servel	7-7-50	M. Mattson	395.	
B338800	Reside dwlg	1-8-54	Universal Constr	790.	
D 550924	Rpl g w htr	5-1-57	Harvey P&H	135.	
B 370611	Int.alts.to dwlg.enl.living rm.to ft.porch,remodel same &misc.alts.&reprs.	6-6-60	Emil Styrlund	1,500.	
P 42353	Vent. sys.	7-12-60	Ray N. Welter Htg. Co.	200.	
D 595393	repl g rge	7-11-60	Mpls Gas	10.	
B 401564	Repairs to soffit & casing of dw	4-27-67	Exteriors Incorporated	500.	

## **Illus 7: existing siding**



**Illus 8a: current front window detail: suburban picture window**



**Illus 8b: current front add on entry**



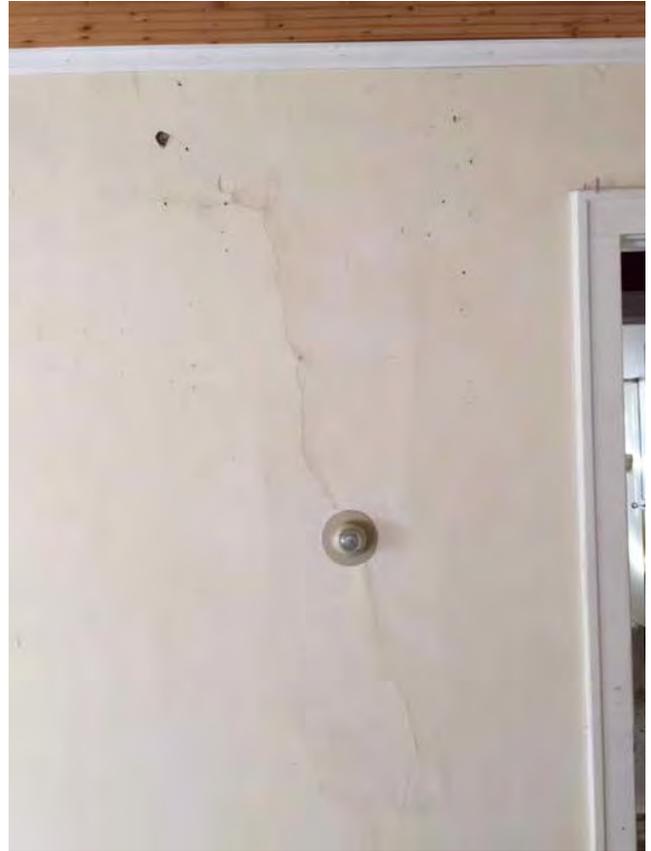
**Illus 9: added 3 season porch abutting north side of house**



# Illus 10: oak tree falls on house, July 2015



# Illus 11: assorted plaster crack lines



## Illus 12: assorted foundation cracks



## **Illus 13: assorted foundation cracks**



# Illus 14: existing elevations

south elevation

blue tarp covers damage to roof from an oak tree falling on it.



west elevation



east elevation



north elevation



# Illus 16: 6 designated historic resources on 3700 block north Minnehaha Parkway East



1

1 noncontributing resource





3700 Minnehaha Pkwy E

Contributor  
Style: Bungalow  
Built: 1930  
Architect: None  
Contractor: None



3704 Minnehaha Pkwy E

Contributor  
Style: <remodeled 1983>  
Built: 1922  
Architect: Unknown  
Contractor: Unknown



3710 Minnehaha Pkwy E

Contributor  
Style: Craftsman  
Built: 1921  
Architect: None  
Contractor: Day Labor



3714 Minnehaha Pkwy E

Contributor  
Style: Craftsman  
Built: 1921  
Architect: None  
Contractor: Day Labor



3718 Minnehaha Pkwy E

Contributor  
Style: Craftsman  
Built: 1922  
Architect: None  
Contractor: Day Labor



3720 Minnehaha Pkwy E

Non-contributor  
Style: Vernacular  
Built: 1922  
Architect: None  
Contractor: Day Labor



3726 Minnehaha Pkwy E

Contributor  
Style: Bungalow  
Built: 1922 – office (demo)& dwelling  
Architect: None  
Contractor: Day Labor



*Hale Elementary School (HE-MPC-4409) located at 1210 13<sup>th</sup> Avenue South*

### **2.B.5. Residential development**

The residential development context relates to broad patterns of population growth. Associated property types include single- and multi-unit dwellings associated with development patterns extending from major late nineteenth and early twentieth century transportation routes. Residential development throughout the survey area was primarily for the working and middle classes. The survey area was fully platted by the 1920s although there are areas, particularly in the southern section, that were not developed until the years following World War II.

As working and middle class housing, the residences tended to be the products of carpenter-builders who used plan books.<sup>4</sup> Common residential types and styles throughout the survey area include bungalows, Tudor Revival, American Foursquare, and Colonial Revival from the early twentieth century and Minimal Traditional and Ranches from the mid-twentieth century. Residences constructed since the 1980s are not prevalent in the survey area and tend to be infill development.

Single-family homes make up the vast majority of property types in the survey area. Multi-family dwellings, such as duplexes, four-plexes, eight-plexes, and large complexes, are interspersed throughout the survey area along major transportation routes and at the edges of neighborhoods.

---

<sup>4</sup> Marjorie Pearson and Charlene K. Roise, *South Minneapolis: An Historic Context* (Hess, Roise and Company, 2000), 20-21.

Section 2  
Historic Themes and  
Bibliography



*Example of Colonial Revival-style house located at 5400 Edgewater (HE-MPC-4294)*



*Period Revival houses located on the east side of Oakland Avenue South near the intersection with 45<sup>th</sup> Street East*

Section 2  
Historic Themes and  
Bibliography



*Vernacular house located at 3126 23<sup>rd</sup> Avenue South (HE-MPC-9712)*



*Bungalow located at 3336 22<sup>nd</sup> Street East (HE-MPC- 9716)*

Section 2  
Historic Themes and  
Bibliography



*Period Revival house located at 3908 11<sup>th</sup> Avenue South (HE-MPC-4437)*



*Group of bungalows located on 24<sup>th</sup> Avenue South near the intersection with 40<sup>th</sup> Street East*

Section 2  
Historic Themes and  
Bibliography



*Group of Period Revival houses located on the west side of 19<sup>th</sup> Avenue South between 38<sup>th</sup> Street East and 39<sup>th</sup> Street East*



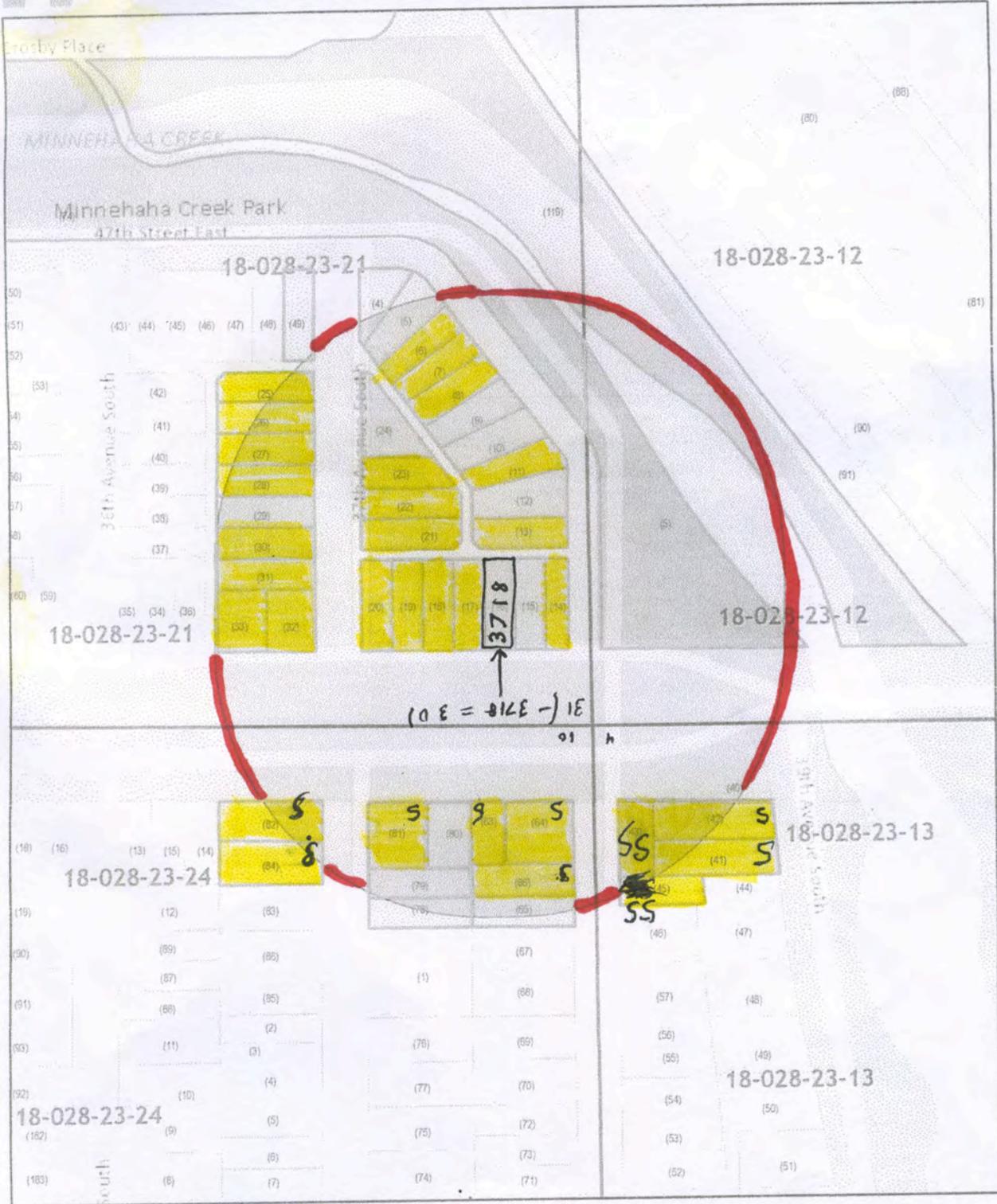
*Group of Tudor Revival houses located on the east side of Oakland Avenue South near the intersection with 46<sup>th</sup> Street East*



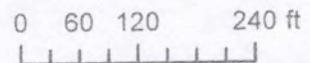
# Hennepin County Locate & Notify Map

Provided By: Resident and Real Estate Services Department

Date: 11/13/2015



Buffer Size: 350 feet

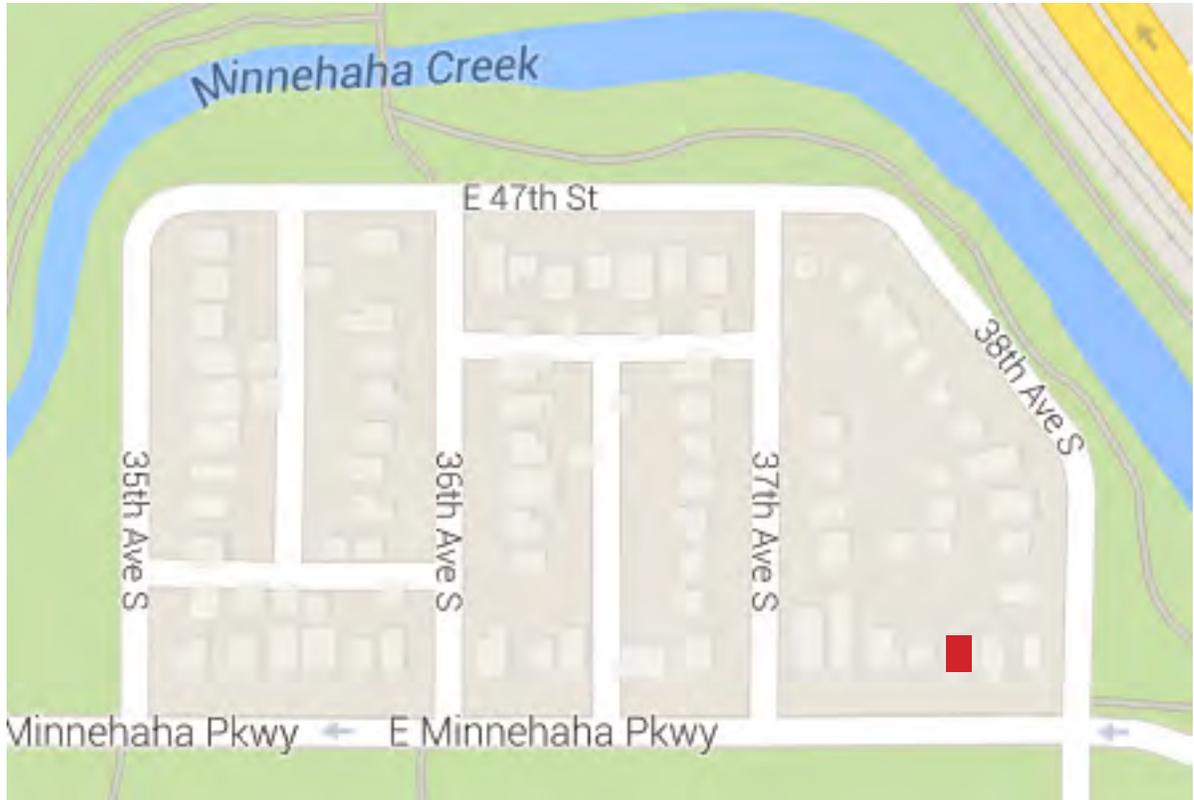


### Map Comments:

3718 MINNEHAHA PARKWAY EAST  
 MINNEAPOLIS  
 MN 55406  
 PID NO. 18-028-23-21-0016

For more information contact:  
 Hennepin County GIS Division  
 300 6th Street South  
 Minneapolis, MN 55487  
 gis.info@hennepin.us

**T** = Signed Petition, 31 addresses (people living at the address)  
**T** = 350ft Target area, 44 addresses (excluding 3718)



Here is a summary of the canvass performed Friday through Sunday, Nov. 27-29, 2015.

**Canvass area**

83 property addresses near 3718 Minnehaha Pkwy E.

Of these, 44 are on the Locate and Notify Map in the 350ft Target area (excluding 3718).

**Petition**

A total of 50 people living at 41 addresses in the 83-address canvass area signed the petition.

Of these, 39 people living at 31 addresses in the 44-address 350ft Target area signed.



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

B.S.+G.L.  
2015

NOV. 27 Name (print) Signature Address Phone or Email

T  
T  
T  
T  
T  
T  
T  
T  
T  
T

MARY E. S. Brown Mary E. S. Brown 3714 - E. Minnehaha Parkway brown.maryes@yahoo.com

Janice Kersten Janice D Kersten 4726 - 38th ave so MPLS, MN

Charles C. Kersten Charles R. Kersten 4726 - 38th Ave So MPLS, MN

Eanl Bach EMB 4710 38th Ave S Mpls MN

Lannette Hulberty LANNETTE HUBERTY 4729 37th AVE S. MPLS, MN.

Jay Whitney Greg Whitney 4733 37th Ave S Mpls MN

Darel Melrose 4720 37th ave s mpls, MN.

Christine Jensen Christine Jensen 4732 37th Ave So

ALEJANDRO PRIETO Alja 4736 37th Ave So

Cindy Greenlaw Benton Cindy Benton 3616 East Minnehaha Parkway 612-729-3184

Jean Benton Jean Benton 3616 East Minnehaha Parkway 612-729-3184

Melanie Carlson M. Law Carlson 3500 E. Minnehaha Parkway 612-227-0441

WERNER KOEHLER Werner Koehler 4717-35th AVE. S. MPLS 612-824-1103

total - 13 signatures / 11 addresses

T - 11 signatures / 9 addresses





I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

T  
T  
T  
T  
T

Name (print)	Signature	Address	Phone or Email
Rob Davis		4725 37 <sup>th</sup> Ave S	612-423-4576
Liza Davie		" "	612-423-4800
Eric Rogosen		3620 E Minnehaha Pkwy	612-248-4210
Courtney McElroy		3621 E Minnehaha Pkwy	646-200-9824
Lisa Bauer Williams		4812 38 <sup>th</sup> Ave S.	724-7037

total - 26 signatures / 22 addresses

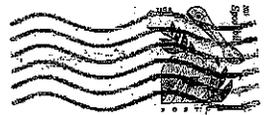
T - 18 signatures / 15 addresses





I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.

MINNEAPOLIS MN 553  
I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.



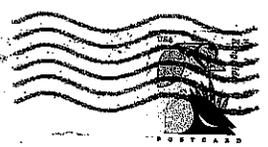
print name Randy Forsted  
signature Randy Forsted  
address 4712 37 Ave So.  
email \_\_\_\_\_

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.



MINNEAPOLIS MN 553  
I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name Allan E Anderson  
signature Allan E Anderson  
address 3701 E. MINNEHAHA PKY  
email allanhasmail@gmail.com

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Mary Witkus  
signature Mary Witkus  
address 4717-35th Ave S  
email marywitkus@yahoo.com

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

MINNEAPOLIS MN 553  
I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.



MINNEAPOLIS MN 553  
I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



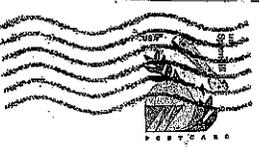
print name RICK D. ANDERSON  
signature Rick Anderson  
address 4716-37th Ave. So. 55406  
email \_\_\_\_\_

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Sharon Anderson  
signature Sharon Anderson  
address 4734 38th Ave So Minneapolis, mn 55406  
email \_\_\_\_\_

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

MINNEAPOLIS MN 553  
I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name Michele Whitely  
signature Michele Whitely  
address 4733 37th Ave S, mn 55406  
email \_\_\_\_\_

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Susan M. Hutterer  
signature Susan M. Hutterer  
address 4715 So. 35th Ave, 55406  
email \_\_\_\_\_

Shanna Sether, Senior City Planner  
Community Planning and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415



I support Bob Schmitt's  
and Greg Leier's plan rebuild their house  
at 3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the  
demolition of the existing building.

MINNEAPOLIS MN 553  
NOV 2015 PM 2 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the demolition  
of the existing building.



print name William Hansen  
signature [Signature]  
address 3723 E. Minneapolis Pkwy

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

email billan26@yahoo.com

MINNEAPOLIS MN 553  
NOV 2015 PM 4 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the demolition  
of the existing building.



MINNEAPOLIS MN 553  
NOV 2015 PM 2 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the demolition  
of the existing building.



print name Denise Goid  
signature [Signature]  
address 3524 E Minnehaha Pkwy

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Lisa Bauer Williams  
signature [Signature]  
address 4812 38th Ave So

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

email lisabawli@aol.com

MINNEAPOLIS MN 553  
NOV 2015 PM 2 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the demolition  
of the existing building.



MINNEAPOLIS MN 553  
NOV 2015 PM 5 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Commission  
allow them to proceed  
with their plan including the demolition  
of the existing building.



print name Charles & Janice Kersten  
signature 4726 - 38 th ave So  
address Janice Kersten

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Penny Kersten  
signature [Signature]  
address 3700 E Minnehaha Pkwy  
Mpls, MN 55406

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

email CRTCMN@MSN.COM

MINNEAPOLIS MN 553  
NOV 2015 PM 4 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the demolition  
of the existing building.



MINNEAPOLIS MN 553  
NOV 2015 PM 4 1  
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the demolition  
of the existing building.



print name Ashley Townhill  
signature [Signature]  
address 4706 38th Ave S, MPLS

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Doug Fries  
signature [Signature]  
address 4815 - 38th Ave So

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

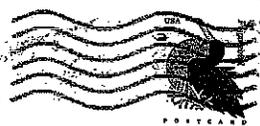
email [Email]

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Jim DeFao  
signature [Signature]  
address 4700 36th Ave So

email 32199



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Eric Krugger  
signature [Signature]  
address 3620 E Minnehaha Blvd

email 32199

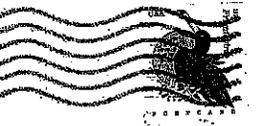


I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Douglas Kersten  
signature [Signature]  
address 3704 E Minnehaha Dr

email kerstenm@dial.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Courtney McElroy  
signature [Signature]  
address 3621 E Minnehaha Pkwy

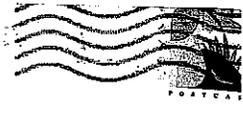
email Courtmcclroy@gmail.com

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Rob Davis  
signature [Signature]  
address 4725 37th Ave S

email 32199

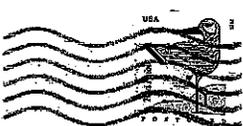


I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name ALFRED TWEET  
signature [Signature]  
address 4733 36th Ave So

email MPLS



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Anthony J. Tennis  
signature [Signature]  
address 4728 36th Ave S

email tony.tennis@att.net



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Liza Davis  
signature [Signature]  
address 4725 @ 37th Ave S

email elizabethingdavis@gmail.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name JAY WALTER  
 signature [Signature]  
 address 4712 36TH AV. S.  
 email hey-itsmejay@hotmail.com

Shanna Sether, Senior City Planner  
 Community Planning and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name ALEJANDRO PRIETO  
 signature [Signature]  
 address 4736 37th Avenue South Minneapolis MN 55406  
 email aprieto@rednet.com

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name Earl + Ginny Bach  
 signature [Signature]  
 address 4710 38th Ave S Minneapolis, MN 55406  
 email bachhouse@yahoo.com

Shanna Sether, Senior City Planner  
 Community Planning and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name Eryk Anderson  
 signature [Signature]  
 address 3606 E Minnehaha Pkwy Mpls, MN 55406  
 email anderson.eryk@gmail.com

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name R. Neal Goman  
 signature [Signature]  
 address 3617 E 47th St  
 email RNGoman@USLWRELESS.COM

Shanna Sether, Senior City Planner  
 Community Planning and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Preservation Commission allow them to proceed with their plan including the demolition of the existing building.



print name Josh & Bonnie Becker  
 signature [Signature]  
 address 3506 E Minnehaha Pkwy  
 email josh.becker@me.com

I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name Darel Melrose  
 signature [Signature]  
 address 4720 37th Ave S, Mpls  
 email

Shanna Sether, Senior City Planner  
 Community Planning and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415



I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

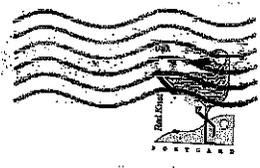
I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



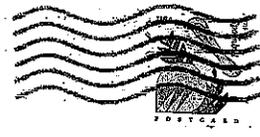
print name LISA FRIEDLANDER  
 signature [Signature]  
 address 3615 E 47th St, Mpls  
 email lsfriedlander@gmail.com

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



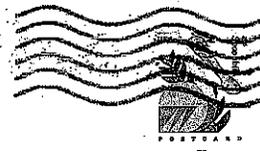
print name Jon Schrader  
 signature [Signature]  
 address 3710 E Minnehaha Pkwy  
 email Schrader.Jon378@gmail.com

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

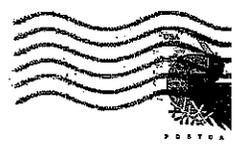
print name IRMA KLEIS  
 signature [Signature]  
 address 3726 E. Minnehaha Pkwy  
 email \_\_\_\_\_

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



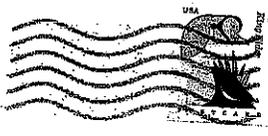
print name George A Bell  
 signature [Signature]  
 address 4714 35th Ave S  
 email MBell@minneapolismn.gov

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

print name Deane & Cindy Benton  
 signature [Signature]  
 address 3616 East Minnehaha Parkway  
 phone 612-729-3184

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



I support Bob Schmitt's and Greg Leier's plan to rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.



print name Rosemary Wentzell  
 signature [Signature]  
 address 4818 39th Ave S  
 email \_\_\_\_\_

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415

print name JOHN NEELY  
 signature [Signature]  
 address 4732 36th Ave S Mpls  
 email \_\_\_\_\_

Shanna Sether, Senior City Planner  
 Community Planning  
 and Economic Development  
 250 South 4th Street, Room 300  
 Minneapolis, MN 55415



I support Bob Schmitt's  
and Greg Leier's plan rebuild their house  
at 3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Commission  
allow them to proceed  
with their plan including the  
demolition of the existing building.

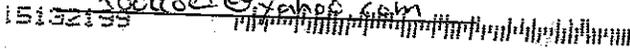
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Commission  
allow them to proceed  
with their plan including the demolition  
of the existing building.



Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Jessica Wyn Miller  
signature Jessica W Miller  
address 4719 37th Ave S

email footloel@yahoo.com



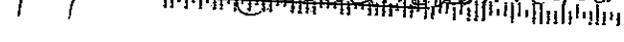
I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Commission  
allow them to proceed  
with their plan including the demolition  
of the existing building.

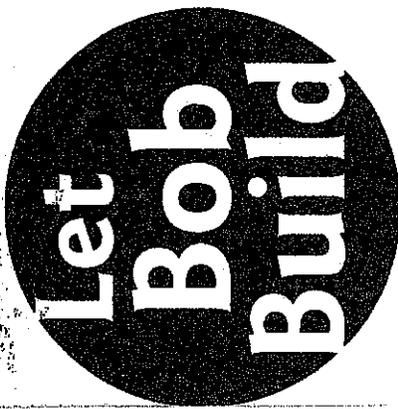


Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name Gary Shantz  
signature G Shantz  
address 4730 38th Avenue South  
Minneapolis, MN 55406

email gary.shantz@idealindustries.com





I support Bob Schmitt's  
and Greg Leier's plan rebuild their house  
at 3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Preservation  
Commission allow them to proceed  
with their plan including the  
demolition of the existing building.

I support Bob Schmitt's and Greg Leier's  
plan rebuild their house at  
3718 Minnehaha Parkway East  
and request that the  
Minneapolis Heritage Commission  
allow them to proceed  
with their plan including the demolition  
of the existing building.

Shanna Sether, Senior City Planner  
Community Planning  
and Economic Development  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

print name LANNETTE HUBERTY  
signature Lanette Huberty  
address 4729 37th AVE. S.

email lanette.huberty@minneapolis.gov

November 30, 2015

Shanna Sether  
Senior City Planner  
Community Planning and Economic Development  
Room 300  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415

Dear Ms. Sether,

I am writing to encourage the Minneapolis Heritage Preservation Commission to accept Bob Schmitt and Greg Leier's petition to replace their badly damaged house at 3718 Minnehaha Parkway East with a new house.

Their design is extremely sympathetic to the character of the original house, maintains the scale and character of the neighborhood and creates a dwelling that will be long lasting, energy efficient and a great asset to the parkway.

Cities evolve and change over time. Keeping our heritage intact while doing that is important. What Bob and Greg are proposing does just that. They are to be commended.

Sincerely,

292DesignGroup

A handwritten signature in black ink, appearing to read "m. wentzell", with a long horizontal stroke extending to the right.

Mark Wentzell, AIA  
Partner



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

We are strongly supportive of Bob and Greg's project, and understand why demolition is required. We've seen the design of the proposed home, and it's going to be great.

The proposed home is totally in character with the neighborhood, and is commendably proportionate in size to other homes in the area.

Bob is a fantastic neighbor, and his new home will be a great addition to the neighborhood.

I hope that this plan will be approved. Feel free to contact us if you'd like to discuss this.

print name Deane Cindy Benton

date 11/20/15

signature Deane Benton / Cindy Benton

address 3616 East Minnehaha Parkway

email Phone: 612-729-3184



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

I believe That Bobs new house plans - resemble the old house and should not defer from the historical resemblance

print name Randy Forsted date 11/30/15  
signature Randy Forsted  
address 4712 - 37<sup>th</sup> AVE - SO. MPIS. MN. 55406  
email Randy.Forsted@gmail



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Dear Shanna,

I live across the alley from the new proposed site. I have known Bob for many years. He is definitely an asset to the Bend Neighborhood.

Please have the ~~Historic~~ Mpls. Heritage Preservation Commission allow Bob, Greg, and ultimately DT Carlson build a new home at the existing site. The proposed plan looks spectacular and extremely similar to the existing house.

DT Carlson will do a wonderful job!

Please let Bob Build! The neighborhood needs him!

Sincerely,

Gary H Shantz  
612-867-7769

print name Gary Shantz date 11/29/15

signature [Handwritten Signature]

address 4730 38th Avenue South, Mpls, MN 55406

email gary.shantz@idealindustries.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

I am in total support of Bob & Greg's plan to improve their home in a

modest respectful way to add character and strength to our neighborhood.

The plan is inline with the character and tenor of our neighborhood.

Let Bob build!

print name Lynn M. Macal

date 11/30/15

signature Lynn M. Macal

address 4712 36<sup>th</sup> Ave S. Maple

email motz4u@gmail.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

We support and would like to see Bob Schmitt's proposed plans to rebuild his home move forward as quickly as possible. Bob is a vibrant and active member of our community. His studio offers artistic opportunities for young and old alike. The loss of either would be a detriment to the neighborhood. His plans to rebuild his home in an appropriate style and manner to the existing structure speaks to his love and desire to maintain the look and feel of Minnehaha Parkway and its historic nature. His plans to increase the energy efficiency of the building and make improvements while keeping a similar facade benefits the neighborhood and the city. Progress and historic conservation are compatible, and Bob's project is a <sup>great</sup> example of how it can be achieved. Please look favorably on Bob's proposal and allow it to proceed without further delay.

print name C. J. Forste

date December 1, 2016

signature Cj Forste

address 3617 East 47th St.

email CJFORSTE@UJWIRELESS.COM



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Bob + Laughing Water Studio are a wonderful asset to the neighborhood. I support the design of his <sup>and Greg's</sup> proposed new home - It fits in beautifully with the context of the adjacent homes of neighborhood. It will be more energy efficient & livable. It's a great example of creating a new residence of a reasonable size - ~~not~~ an overscale residence with little respect for existing style, history & materials, which has occurred in other new homes in the area.

Bob's existing home has served its useful life. I support his desire to create a better new home that will be a welcome improvement. Please vote to approve his demolition + construction plans.

print name Lisa Friedlander Thank you! date NOV 30 2015

signature

address 3615 E 47th St mpls mn 55406

email lfriedlander@gmail.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here: I am Bob and Gregs immediate neighbor to the west.

I support the tear down & rebuild of their South Minneapolis home because:

#1 They have a dirt foundation, and my tree damaged their roof. Therefore, a rebuild is more economical than a major remodel.

#2 They are rebuilding within the same size, look, dimensions of their current house.

#3 Bob is probably the most famous person to live in the home yet and will be more famous than anyone in the near future.

#4 Bob, Greg and anyone owning a home designated as "Historic" interest should know, or been informed of this when it was done and/or <sup>upon</sup> ~~appon~~ any sales transaction. Not at this "last hour".

#5 Bob and Greg are great neighbors attempting to build an updated home, structurally sound, building with the blueprint of our block. Our homes are not built with great materials or structures. ~~They~~ They should be afforded everybody's right to have a nice home.

#6 They want to stay in our neighborhood and make it a great place.

Thank you. I am sorry I can not attend the public hearing due to my job.

print name Mary Brown

date Dec. 1, 2015

signature Mary E S Brown

address 3714 - E. Minnehaha Parkway Mpls 55406

email brownmaryes@yahoo.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Please let Bob and Greg rebuild their home!

I live just down the parkway from this house and saw the damage done to it during a storm earlier this year. From the outside, it is in need of extensive repairs and, from the inside, it needs major updating to the foundation, insulation, water supply lines, among other things. Now is the perfect time to take care of all of that at once. I have looked at the proposed floor plans and house facade and think the proposed house is in keeping with the character of the old structure -- in fact, it improves upon it ~~and~~ and restores some early 1900's charm. Please let this happen!

print name Eryk Anderson

date 12-1-12

signature Eryk Anderson

address 3606 E Minnehaha Pkwy, Minneapolis, MN 55406

email anderson.eryk@parsons.com



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Mrs. Sether and Comm. Plng. + Econ. Development:

I do support Bob and Greg's plan to rebuild their old, rickety house with the following in mind -

- 1) a large tree fell on their roof during a storm in the summer of 2015, leaving it leaking and requiring a tarp; also, the roof over the front entry was damaged and is now supported by two wood posts. The costs of repairing this damage would be immense and out of proportion to the marketable value of the house.
- 2) the basement was never fully built under the house - part of it is just dirt; the foundation is poor and the basement is uninhabitable.
- 3) the house was built as a cabin when the area near Minnehaha Park was "out of town" - not meant for winter use. It's updates have been minor compared to the quality, efficient materials for building today.

Who would want to buy this house if it were for sale? Perhaps the city of Minneapolis should do so and be

print name Susan M. Hutterer date 11/28/15

signature Susan M. Hutterer

address 4715 South 35th Avenue, Dept., 55406

email shutter47@yahoo.com

responsible for the required repairs to make it a livable home.

The drafted plans for the home that is to be built in place of this house are a moderate, simple design to make good use of the space. The new home so closely matches the style of the old house and will be a consistent fit with neighboring houses and in this neighborhood.

Your support and encouragement of this (and others as time goes on) plan would be appreciated. Some old homes reach the point where maintenance isn't sufficient for livability and reasonable, modest replacement is a benefit to all concerned.

Thank you for giving this plan your consideration.



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

I have reviewed plans and after consideration believe this is an obvious benefit to the city and neighborhood. I recommend immediate approval without delay.

print name ALLAN E ANDERSON

date 11/27/2015

signature Allan E Anderson

address 3701 E. MINNEHAHA PKY

email allanhasmail@gmail.com

Minneapolis Heritage Commission

Shanna Sether Senior City planning or Economic planner.

We would like to give our full support of Bob's project to ~~the~~ demolish the existing structure to be able to have a full basement, where there is now only a very small basement and a crawl space. It will be a definite improvement for him and the neighborhood.

I don't understand the delay when a citizen is trying to improve the look of the city of Minneapolis. It will be also an improvement for him in heating as these old houses have nothing but news paper stuffed in the walls for insulation.

We know from tearing out the walls of our own house. When a house needs this much improvement it make no sense to put more money into it. It needs windows also a roof.

I would like to know who designated these houses as Historic Resources. What does your house look like. Bob also had a tree fall on his house this summer. It was a huge oak tree. With the damage why would you try. Where would you start? He has a real mess over there.

Janice Kersten



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

We are in definite favor of Bob & Greg's plans to demolish the existing house at 3718 Minnehaha Parkway and rebuild it will be an improvement for the parkway besides be a more efficient house when it comes to heating it needs windows a roof, insulation, the basement it self is ridiculous. The basement was dug out to accommodate the furnace.

For Bob & Greg to rebuild the house it will also improve the look of the parkway. For what reason are the houses a Historic Resource, are they to stand there till they fall down completely. That makes no sense at all. The way it stands now is detrimental to the neighborhood.

print name Charles & Janice Kersten date 11/29/15  
signature Charles C. Kersten Janice D. Kersten  
address 4726 - 38th ave So  
email



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Mr. Schmidt cares about his community & neighborhood, being involved in an art crawl of our neighborhoods, and bringing positive artistic experience to the area.

As I looked at the pictures of the existing house, and, also, the proposed picture, I had to study & compare pictures to see what was the difference in appearance with some effort. The proposed home would be a comfort to live in, with greater value in many ways (for Bob & Greg, neighbors and neighborhood, and culturally as well). Let their new version of their older home give our neighborhood a possible Historic Resource in the Arts. Let them have their dreams fulfilled, as the members of the city planning would want to fulfill their dreams. Balance mercy & justice without "straining at a gnat." Thankyou for your time.

print name LANNETTE HUBERTY

date 11/29/15

signature Lannette Huberty

address 4729 37<sup>th</sup> Ave. S.

email lannette.huberty@yahoo.com

Dear Ms. Sether,

I am writing to you today on behalf of Bob Schmidt and Greg Leier in regards to their demolition permit request. I'd like to share with you my thoughts on the historic relevance of the properties in this area and, while not directly relevant to the demolition permitting, the positive outcome of this project with the construction of a new home.

At the time the home at 3718 Minnehaha Pkwy E was constructed, Elmbrook addition to Minneapolis was at the far edge of the city. The homes here were small, non-descript and inexpensive. Many do not have full basements and utilize sub-standard building practices such as 2x4 floor joists, poor-to-no footings, and non-standard spacing of wall studs and rafters. I mention these things because they re-enforce my belief that these homes are not of any architectural importance nor do they have the grandeur of homes elsewhere in the city. They lack any cultural, ethnic or social design qualities. These are simple homes, often built by the initial owner and without regard to what we would consider codified building standards.

While I applaud the renewed interest in historic preservation in Minneapolis after decades of careless demolition, I feel that in this case the pendulum has swung too far in the opposite direction. With careful planning, the replacement of a single home is not going to significantly change the character of the neighborhood. While there may be architecturally or historically significant homes along Minnehaha Parkway, I struggle to find any along this particular section since the Longfellow House was moved to the other side of Hiawatha many years ago. If permitted to proceed, Bob Schmidt and Greg Leier's house would be the fourth house on this block to be demolished and replaced since 1990.

Please also consider the impact to the neighborhood of these poorly constructed homes for which restoration is not a financially viable option. The homes will deteriorate and the character of the neighborhood will change for the worse. In my opinion allowing this to happen in order to support an unsound historic classification is far more detrimental to the city and its residents than working with the residents to rebuild and retain, or even enhance, the character of the neighborhood.

Bob Schmidt and Greg Leier's new home will enhance the appearance of the neighborhood and help support property values in the area. It will also likely inspire others to make improvements to their own homes the way replacing my home with new construction in 2002 inspired my neighbors to landscape and repair siding/paint on their own property.

Thank you for your time,

Greg Whitney



4733 37<sup>th</sup> Ave S

Minneapolis MN 55406



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Rebuilding these old Homes will only Increase Value of this Community.

They've become a Fire Hazard, Eye Sore, and Increasingly not safe.

We NEED to rebuild to compete in the 21<sup>st</sup> Century!

Jon

print name

Jon Schrader

date

11-25-18

signature

Jon Schrader

address

3710 E Minnehaha Parkway

email

Schrader.Jon378@gmail



I support Bob Schmitt's and Greg Leier's plan rebuild their house at 3718 Minnehaha Parkway East and request that the Minneapolis Heritage Commission allow them to proceed with their plan including the demolition of the existing building.

add personal testimony here:

Bob is a great asset to our "Bend" neighborhood. We always see him walking his dog Cody, he remembers my grandkids names that are only here once a week. He shares / contributes his art work at our National Night Out. His studio is on many of the artist in residence trails / open houses - It is a shame that when an act of nature damages your home, and you are ready to bring this home into the next century there are too many barriers. We want people to stay in our "Bend" neighborhood - and they do. On 35th two homes were razed and new homes constructed for the same owners. On 36th, one neighbor bought the house next door, razed it, built another one, plus bought another small home on the block for an older relative to live in. We love our close knit "Bend" neighborhood and want Bob & Gary's new home to be part of it.

print name

Dee Neeley

date 11/27/15

signature

Dee

address

4732 36th Ave S MPW MN 55406

email

dee.neeley@gmail.com