



Stone Arch Bridge, Minneapolis, 2014



4452 Lyndale Avenue South, 2014



Peter Bretl, 2015



Getting ready for winter biking



45th and Lyndale, December 27, 2009



Cold Room (in basement)



Val Escher, 2015

**4452 Lyndale Avenue South; 2003 to time before first-floor home renovation 2015–2016**

We purchased this house in January 2003, and have undergone two major stages of renovation. The first renovation was to the second floor and basement. Two small bedrooms were remodeled into offices, with added electricity and a new roof to keep computers and cameras safe. The offices are used to produce graphic design for advertising, books, and magazines. The basement was made into a photo studio in 2003. The cold room keeps items like wedding cakes, food and flowers cold during photo sessions. It is still a place of business in 2016.



Major house projects were delayed by streetwork in 2005–06 and 2008–10



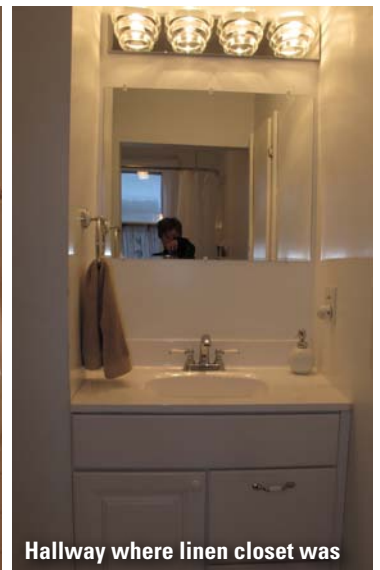
This used to be a small bathroom plus a hallway to a 4th bedroom.



Peter's office, circa 2015



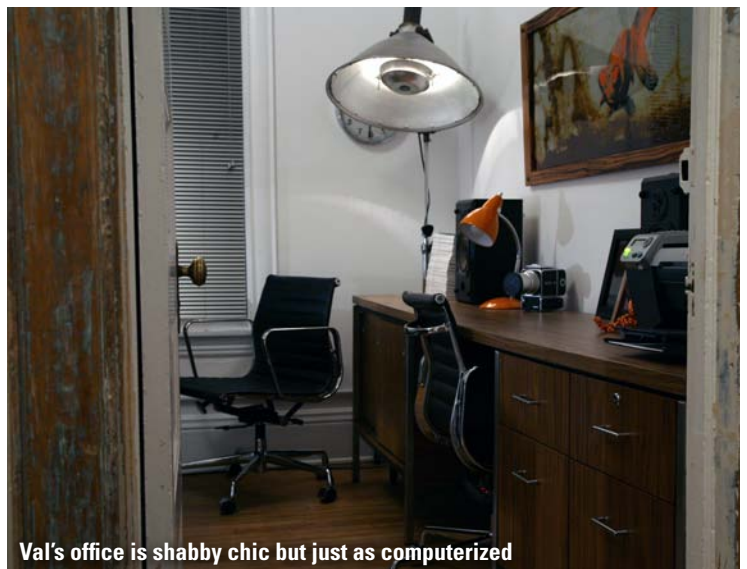
Bathroom tub / window 2003–2011



Hallway where linen closet was



Peter's computers, 2011



Val's office is shabby chic but just as computerized

**Early renovations before conversion 2015–2016**

Our major renovation plans had to wait until several major street projects (45th Street 2005–2006; Lyndale Avenue 2008–2010) were finished. Shaking of the house during streetwork cracked old lath & plaster walls. The offices were reworked 2005–2007. The hallway was stripped in 2009, when Peter suffered from a layoff during a time of global unemployment. Bathroom and bedroom renovations were done in 2011. The closet–dressing area was made from a 4th bedroom, which was originally accessed by a hallway (with linen closet) now in the bathroom.



Livingroom Christmas 2007



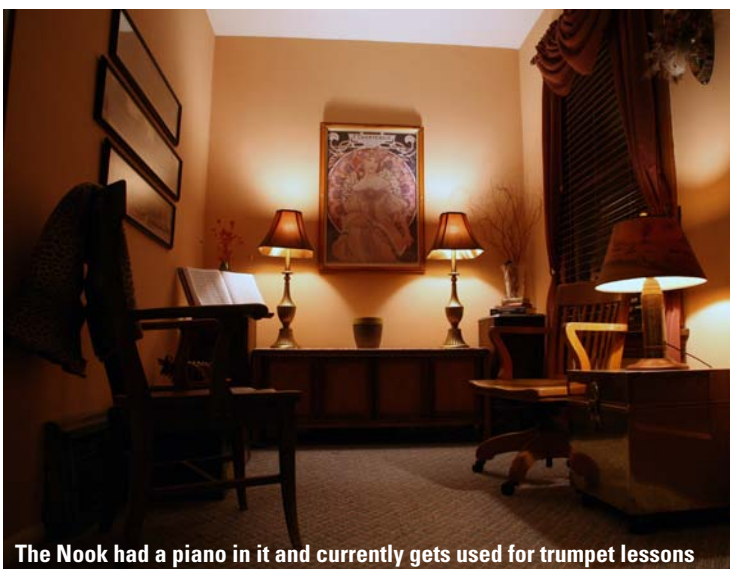
Livingroom Christmas 2010



Thanksgiving 2007



Diningroom Christmas 2010 with new computerized housewide stereo



The Nook had a piano in it and currently gets used for trumpet lessons



Livingroom

### Livingroom and diningroom before conversion 2015–2016

The livingroom had peach colored walls when purchased in 2003; this was not changed but blinds and curtains were added to the windows. The chandelier is supposed to be original to the house. The antiques are mostly from family or from local antique shops. The “Forks and Spoons” piece of wall art and matching mirror by Aaron Brand are very heavy, so supportive braces were put into the walls for hanging.



Christmas cookie making with The Nephews in 2008



Mom and kids making cookies, a tradition we enjoyed many years



Dinner with best friends and their kids, a.k.a. The Nephews, in 2015



Chili night with the guys — kids big enough to help Aunt Val cook, 2014



Halloween pumpkins, 2007



Toddler trying to be scary = complete fail (2007)

### Kitchen moments; before conversion 2015–2016

The first kitchen featured a Roper stove and Kitchen Aid appliances from the 1960s. The refrigerator was Harvest Gold in color—and failing. We added a new fridge in 2004, and used our own kitchen table. An island matching the cabinets was in the house from the 1960s until approximately the year 2000, not long before the house was sold to us in 2003. There was a hole in the floor from the island removal; and The Nephews entertained themselves as small children by tossing foreign coins (from our travels) down the hole, assisted by Uncle Peter.



Garden view outside kitchen windows 2015



Patio, scene of many late-night fires and meals with friends, in 2015



Django, our cat, 2007



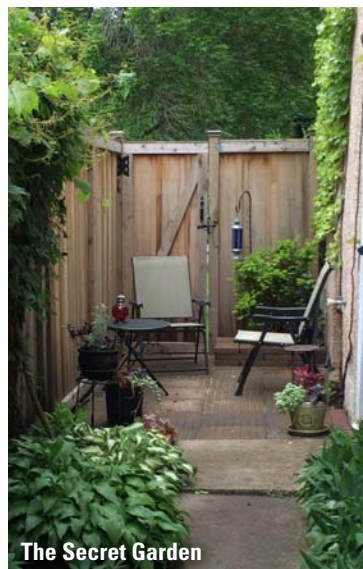
Sculpture by Aaron Brand



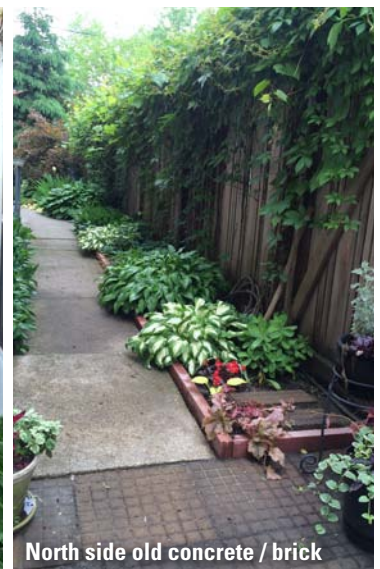
Oriental poppy (original to the house) and west sitting area



North side Minnesota Grape vines, 2015



The Secret Garden



North side old concrete / brick

**Gardens and outdoor spaces; before conversion 2015–2016**

The entire plot's landscaping, turf, and yards were reworked after 2003, except to keep old concrete areas. Most of the brick is rescued discards from neighbors. The sculpture by Aaron Brand was installed approximately 2008. The backyard has a large American Ash Tree, which causes us much grief since it is dying of old age; and has lost limbs on many occasions, in tornados or heavy storms. The backyard has a population of squirrels, chipmunks, raccoons, flying squirrels, cardinals, and is visited by bald eagles and other large birds of prey.



Scott Newland, architect; Edgar Lee Freitag, ELF Construction, contractor



Demolition took twice as long as expected due to double-layered surfaces.



The soffits were reshaped to accommodate new vents and plumbing.



Val works in the bedroom with cat Stephane and stacks of stored artwork.



The kitchen floor was rebuilt and leveled using fluid material from a truck.



Ed and son Lee make room for the new MN-made Marvin windows.

### First floor renovation, 2015–2016

Kitchen appliances were failing, the cabinets wouldn't close, and the screen doors were falling off their hinges; we must remodel. We'll replace items that don't work, upgrade windows and doors, add baseboards, improve floors, add insulation and lighting, and open up the floor plan. Upon demo, we discovered structural problems with the attachment of the back area to the main house, and our plan was altered to provide additional support in the first floor and basement. Val is disabled, so easy-to-use, ADA-compliant appliances were selected.