

## **B.L.E.N.D. Award 2012**

Residential Remodeling / Addition

### **Background:**

The original single family two and a half story Tudor styled home was constructed in 1914 and the current reverse corner lot is approximately 44' – 6" x 93' – 0". The existing home had a curb cut / concrete driveway for surface parking at the West side of the property with no garage (except a metal storage shed since removed at the South East corner of the property) and approximately a 59% hardcover surface area ratio to overcome.

The home had been converted over the years to a duplex and triplex, ultimately changing hands to the current owners in 2006. The current owners both in the military had purchased the home to renovate and move back to Minnesota with their family. The B.L.E.N.D. Award applicant / Architect was contacted in the spring of 2009 to evaluate the property to see what could be done to restore the home and figure out if a garage addition was possible.

It was determined that a variance would be required to do any remodeling to the existing non-conforming structure due to the restrictive building setbacks on all sides of this reverse corner lot. Ultimately a Variance was applied for and granted in January 2010 to construct a new one story North facing two car tuck under garage with a roof patio above, a new South East two story / bedroom addition, a new North two story addition / West facing front entry / stairway addition and a new West facing deck /porch area off the existing Living room which was the existing front entry of the home.

### **Scope:**

Design and restore an existing dysfunctional non conforming older home that had received many unwarranted renovations over the last almost 100 years. Respect the homes original forms, structure, location and history within the Linden Hills neighborhood and restore the homes connection to its adjacent neighbors and the largely pedestrian neighborhood.

### **Solution:**

Once a variance was granted, the final solutions incorporated a new open floor plan on all levels. The revised Lower Level spaces now included a new heated two car tuck under garage with additional storage at the South East corner of the new addition, a new mudroom entry, future ¾ bathroom, a new mechanical area with a new energy efficient heating and cooling system for the lower and main level areas, a new laundry room was incorporated in the new North front entry addition and a new family room / television area with new egress windows were incorporated into the existing lower level. All existing ductwork was removed and relocated into the floor joists to gain additional headroom. A new driveway incorporates a trench drain which feeds into an underground cistern / storage tank to handle surface rain water.

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### **Solution:**

The remodeled Main Level gained a new roof top patio area over the top of the new tuck under garage off the new East sunroom / dining room spaces and provides a new East yard access, a new half bath was incorporated into the new North front entry two story addition with a new relocated front entry access from the existing West living room area and the existing front entry door at the West living room side was refurbished and now is connected to a new wood deck / porch area overlooking the new landscaping and West lawn area for the children to play on. The existing site hardcover surface area was also reduced by 20%.

The Upper levels were remodeled to gain additional bedrooms, office and storage areas with a new owners' bathroom. The attic level was also remodeled to gain additional headroom at the existing stairway, incorporate new egress windows and include a new energy efficient heating and cooling system to service the attic and upper levels.

Care was also taken to refurbish all of the original main level doors and in-swing casement / cottage windows with new weather-stripping and installing new clad historic storm and screen windows in a matching bronze color for energy efficiency. All of the other existing wood double hung windows and aluminum storm windows were removed and new energy efficient clad double hung windows with insulated glazing and historically correct divided lite muntins were installed in the matching bronze color.

The existing stucco finishes were also duplicated on all the new additions and windows fill-ins as well as taking great care in matching the new brickwork at the additions and the new engaged garage brick piers to the existing brickwork that was re-tuck pointed. New exterior retaining walls and landscaping complete the final exteriors and provide a pedestrian friendly interaction with the homes occupants.

### **Fulton Neighbor Design Guidelines:**

Great care was taken with the existing home to **Blend** all aspects of the homes new exteriors, finishes and additions with the historic spirit of the original 1914 home while providing a natural interaction with neighbors and the folks that walk by on a daily basis.