



Blend Award Submission

2722 West 47th Street

Lake Harriet Transitional Cottage

Entry Type: New Construction

Property Type: Residential

Architect: Ben Nelson/DFP

Builder: Scott Busyn-Great Neighborhood Homes-3939 West 50th Street, Edina MN 55424
scott@greatneighborhoodhomes.com

Property Owners: David Sampsell and Kathy Heafey
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2722 West 47th Street is a very visible location on the corner of 47th Street and Upton Avenue, one block from Lake Harriet. The property is also closely adjacent to three homes and across the street from five others. With this in mind, the homeowners were very concerned for how the home blended into the fabric of these eight homes.

The size and mass of the home was designed to be well below what is allowed by zoning code, and the floor area of the new home is 2,722 square feet. This is well below the allowable FAR of 7,102 square feet. In addition, the height of the home is below the 30' maximum required by code, and the height of the new home is well below the 35 foot average of the adjacent homes. Variances were obtained to move the home away from the homes to the east.

The exterior of the new home was designed to have two streetscapes, on both Upton Avenue and 47th Street. Careful articulation of these wall planes includes strategically placed windows, bump-outs, covered entries, roof gables and a front porch pergola. The front door has a height of 6'8" to achieve a human scale.

A new detached garage was built to reflect the urban character of the neighborhood, and to avoid the much maligned snout house look. A drainage plan was used to keep water off neighbor's properties and to flow into a rain garden/fish pond in the backyard to filter storm water and prevent silt from running into nearby Lake Harriet. Tree protection was used to protect the basswood tree in the front yard. In addition an active bird nest was rescued prior to demolition and placed in historic basswood tree.