

## **BLEND 2015**

'Lake Harriet Charmer Revitalized'

The new owners of a 1909 home near Lake Harriet loved the location for their young family. The existing home had 3 small bedrooms that would work well for their children, but they needed a master suite and a guest bedroom.

A prior garage addition provided a wonderful area for a deck, but created challenges to design possibilities of adding on to the home due to hard surface coverage, height, & setback restrictions on an undersized lot.

### **Neighborhood Restitching:**

Located in a beloved Minneapolis neighborhood, the sensitive addition and remodel seamlessly fits into its neighborhood scale and context. Natural materials, high quality details, and charming character in the design show an understanding of the home's heritage. Future plans to remodel the deck rail and garage façade will enhance the character further. Strengthening the traditional Minneapolis neighborhood character on the exterior, the interior design completes the transformation into a family home for generations to come.

### **Restoring Character:**

The original home had a front porch that had since been enclosed with casement windows, an entry door and sidelight, and midcentury veneer stone. It had lost the sense of the home's original character. The feel of the porch was restored by using double hung windows, paneling and trim to create a lighter, porchier structure. The dormer was fitted with glass and paneling to create a more animated feel while adding light and meeting code requirements. Removing existing aluminum siding and carrying new shingle siding around the second floor brought a cohesive sense of style to the entire home.

### **Reinventing the Porch:**

The enclosed porch on the first floor was a long narrow space with no definition that retained a 3" floor height difference and different flooring from the main house, significantly interrupting the flow. Irregular arched openings had no relationship to the connection of spaces, and a gas fireplace floated between rooms adjacent to sliding doors. In the kitchen a tight layout, glass block windows and a small opening connecting to the front of the house made the space feel isolated.

### **Light, Flow and Frames:**

The porch floor was raised so continuous new hardwood floors could create continuity throughout the home. The creation of thick gyp board and millwork frames at the entry to define a dining room, entry and sitting room defines layered spaces while allowing light to permeate the open interior. Adding a deep baseboard and millwork trim to match the historic character further enhances a cohesive feeling.

### **A Small Addition for Maximum Usage:**

By removing an existing first floor sunroom to the south, a new 225 sf addition added only 120 square feet to the footprint but provided for a highly useful three story space with a first floor family room, a second floor master suite, and a lower level guest room and bath. Redesigning second floor spaces allowed for a master closet and bath to be added, as well as a closet with stacked laundry. A small addition maximizes long-term usability of the home.

### **Family Life:**

A new gas fireplace is surrounded by painted millwork and high windows for privacy with neighbors, becoming a focal point for the living room and kitchen. New, wide openings to the front strengthen the sense of connection and flow. In the new kitchen layout, built in cabinet space was carved out of an existing powder room, opening up the kitchen and allowing for a large island and seating for casual dining. Removing the glass block window and realigning work spaces transforms the room into a functional space for modern living while embracing its historic sensibility.

