

# Roseville Housing Redesign Program

## Resource Book

June 2005



The housing projects in this book were made possible by contributions from the City of Roseville and the Roseville Housing & Redevelopment Authority (HRA). Special thanks to all the residents and architects that participated in the content of the book. Book design, cover, and page layout was done by Brian G. Johnson of Minneapolis College of Art and Design.



## Housing Redesign Projects

## 1159 Autumn Street

**Applicant Name:** Doug & Lisa LeMay

**Address:** 1159 Autumn Street

**Date Application Received:** 5-30-03

**Plans Received:** 9-18-03

**Estimated Improvement Costs:** \$150,000 plus

**Development Review Committee Approval:** 9-23-03

**Prequalify:** Yes, project meets public purpose criteria for use of funds. However, funds not available until 2004 with approved HRA budget.

**Completion Date:** Spring 2004

“We like the neighborhood and wanted to stay.”

“Another reason we wanted to stay is my husband grew up in this house”

“The program also gave us great information on good architects”  
–Doug and Lisa LeMay

## SMR Architects: Steven M. Rengel

651-647-0229 1905•Dellwood, Ave. •N. Roseville, MN 55113

**Project Scope:** The rambler styled 1950’s residence was remodeled and expanded. The main level was expanded to the north along the length of the home and garage. A second story was added with a feature window element oriented to the street. The new stairway was built on top of the existing stairway. A new deck and landscape are planned for the future. The homeowner desired “symmetry and simplicity” such a prairie school and arts and crafts architectural styles.

### LeMay Building Program:

A. **MAIN LEVEL:** Expansion to the north backyard along the length of the residence; expanded garage, kitchen, couples bedroom and new family room to the north.

1. **Kitchen:** Expanded to the north to create new counter/cabinet plan with an eating area provided within the space. No separate formal dining area was desired. The kitchen plan featured “Dish Ware Cabinets”, with both sides clear, to be integrated into the new stairway wall. Access to south was incorporated by an open stairwell design to provide sun for the kitchen.

- new cabinets, counters and flooring.
- feature dish ware cabinet
- new appliances

2. **Family Great Room:** New space was created next to the kitchen absorbing the existing den into the space and expanding to the north. A computer work station within the former den was provided which required closing off the existing door to make the space work. The chimney flue and laundry shoot within existing den needed to be relocated to accommodate the new space.

3. **Couples Bedroom:** The existing bedroom on the north east corner was expanded. Closet space in the form of a “walk-in” linear layout was provided. Also a vaulted ceiling in the new bedroom was added.

4. **Garage:** The existing garage was expanded to the north for storage space. Also, an access door to the backyard was provided.



**5. Staircase:** The new staircase to the second story was built over the existing one leading to the basement. The stair was designed to be open and feature cabinets along the common wall of the kitchen. Sunlight can be borrowed from the second story windows for the kitchen/eating area on the north side of the home via the stairway.

**6. Basement:** A full basement was provided under the addition. The space was built to code, but otherwise unfinished. Access was provided via the “old well room” to the new basement area.

**7. Mechanical and Electrical:** A new mechanical system was required for the remodeling project. A central furnace and A/C system was required to handle the additional volume created by the new addition.

B. **SECOND STORY:** Three bedrooms plus full bath were added as part of the second story. The stairway hallway defines the south wall of the second story addition. Windows along the hall provide abundant sunlight for the interior of the home. The bedrooms have clerestory transom windows for sun and ventilation.

C. **DECK:** The main level deck included a plan for access to a potential new deck space off to the north of the second story addition. A doorway with “French Doors” as access to the deck was an option.

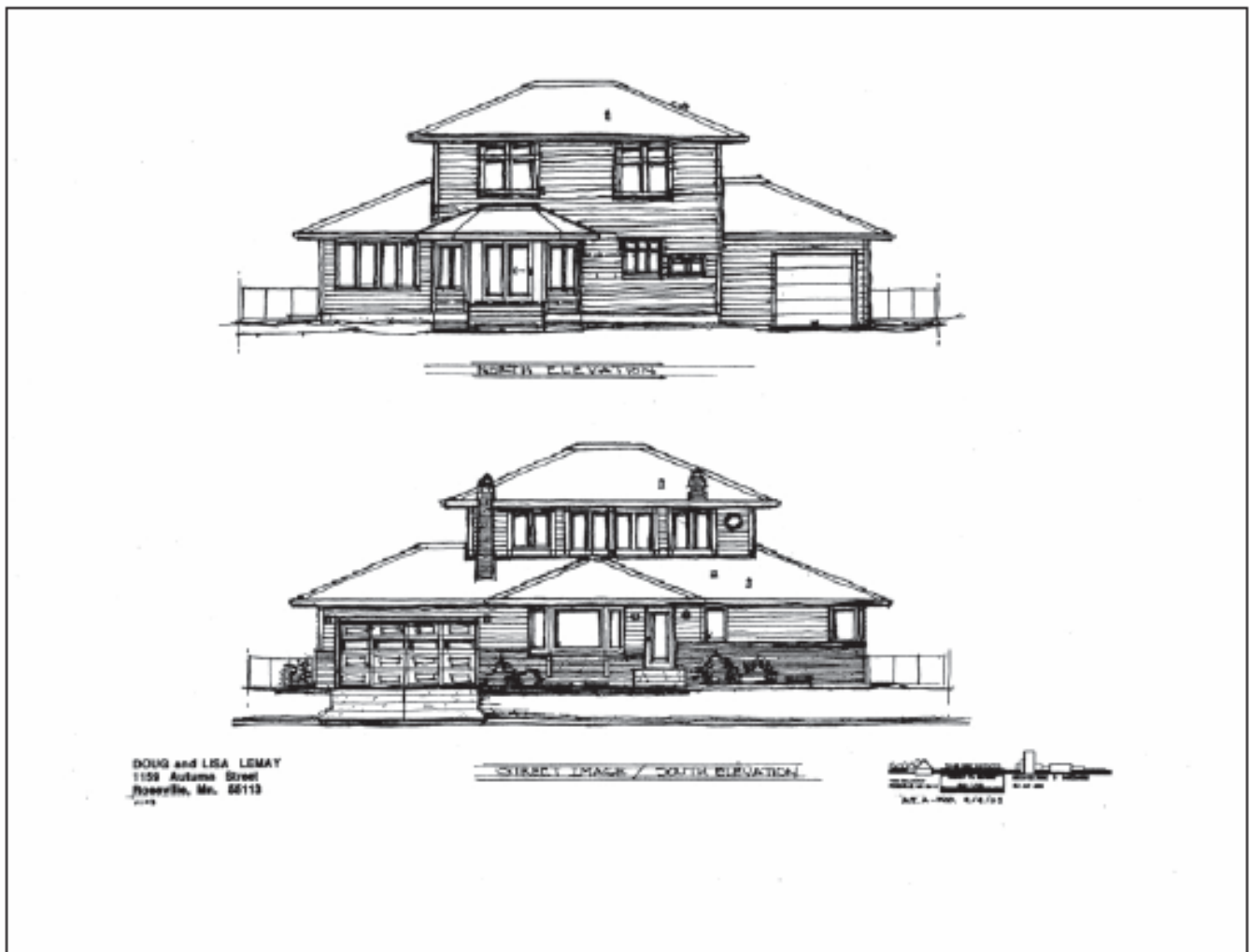
D. **IMAGE:** The new plan for the addition was centered on the existing plan resulting in a symmetrical massing image for the remodeled residence.



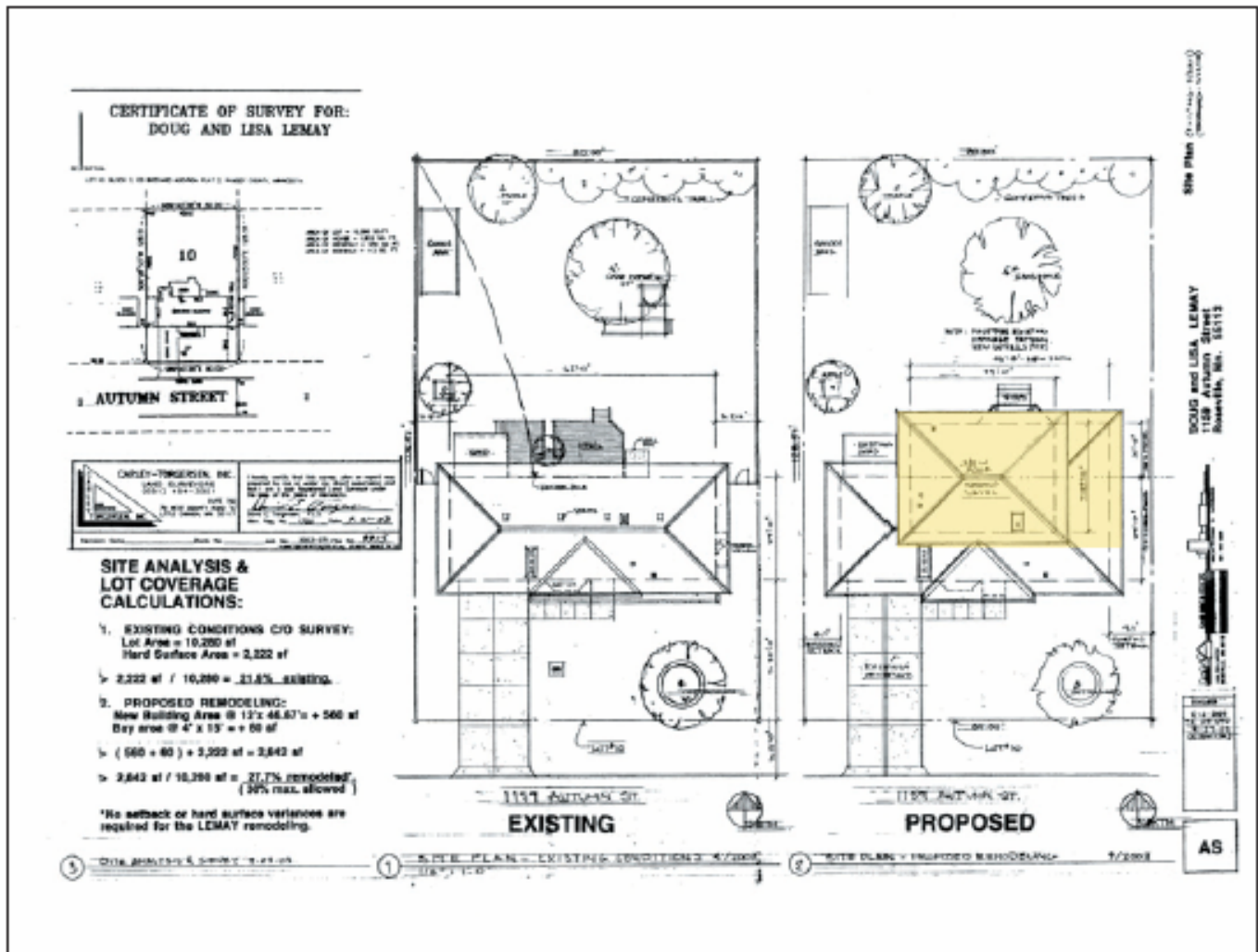
2003 Aerial – Before Addition



2004 Aerial – After Addition



Above: Front and Back Elevation after Remodeling



Above: Before and After site plan with addition highlighted in yellow.

**1159 Autumn Street: after**



**1159 Autumn Street: before**



**Bottom:** After picture of the front side of the housing with garage addition.

## 2020 County Road B

**Applicant Name:** Carl and Cynthia Albing

**Address:** 2020 W. County Rd. B

**Date Application Received:** 3-15-99

**Plans Received:** Yes

**Estimated Improvement Costs:** \$125,000+

**Development Review Committee Approval:** 4-13-99

**Prequalify:** Yes

**Completion Date:** Fall 2001

“We liked the location and wanted to add value to our house.”  
–Carl and Cythia Albing

## **Nesting Design:** James K. Nestingen

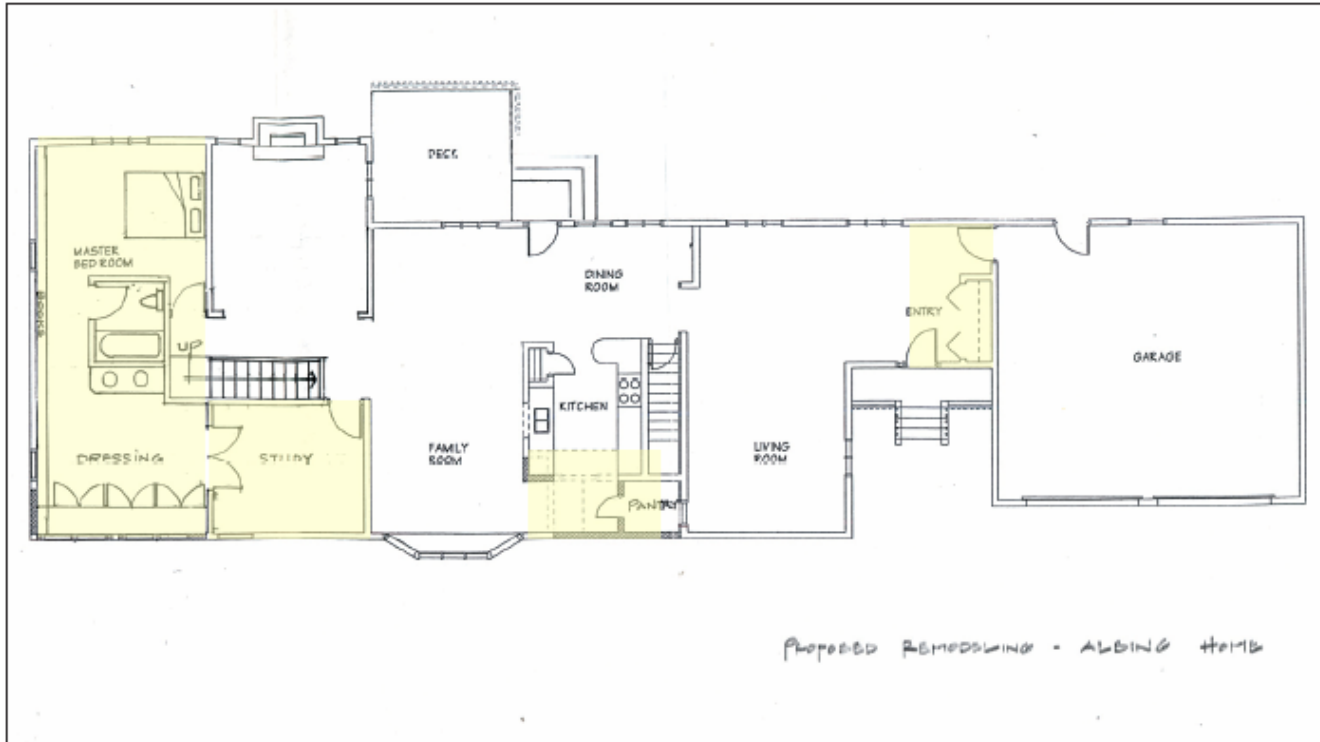
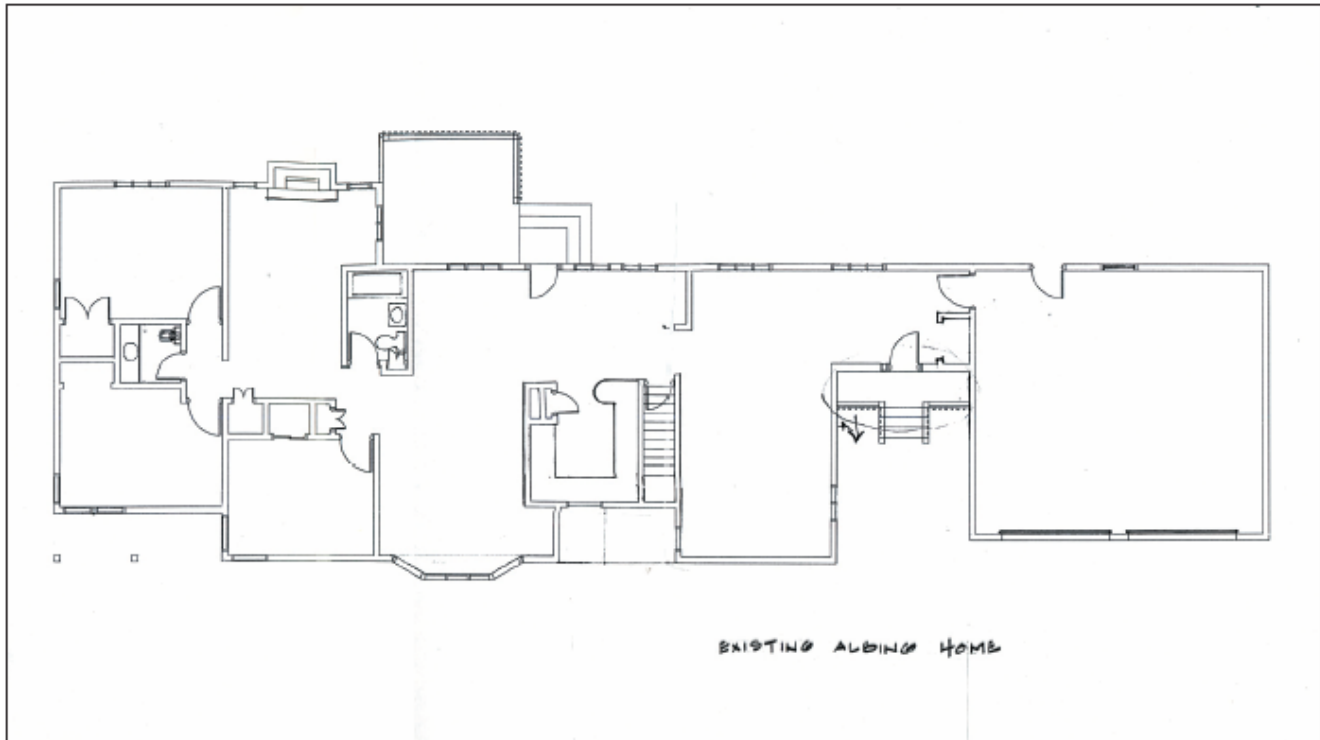
612-724-6213 • 3749 47th Ave. South Minneapolis, MN

**Project Scope:** The Carl and Cindy Albing home, County Road B near Cleveland, was a rambling, scrambled Rambler. Several additions over the years, while adding much needed space, had confused the circulation routes and created many small, random and consecutive rooms. The house was tight up against busy County Road B, but opened south to a beautiful large lot with mature trees and a grassy slope. Somehow, to accommodate a family of three growing boys, there needed to be a major addition that would also transform the whole house.

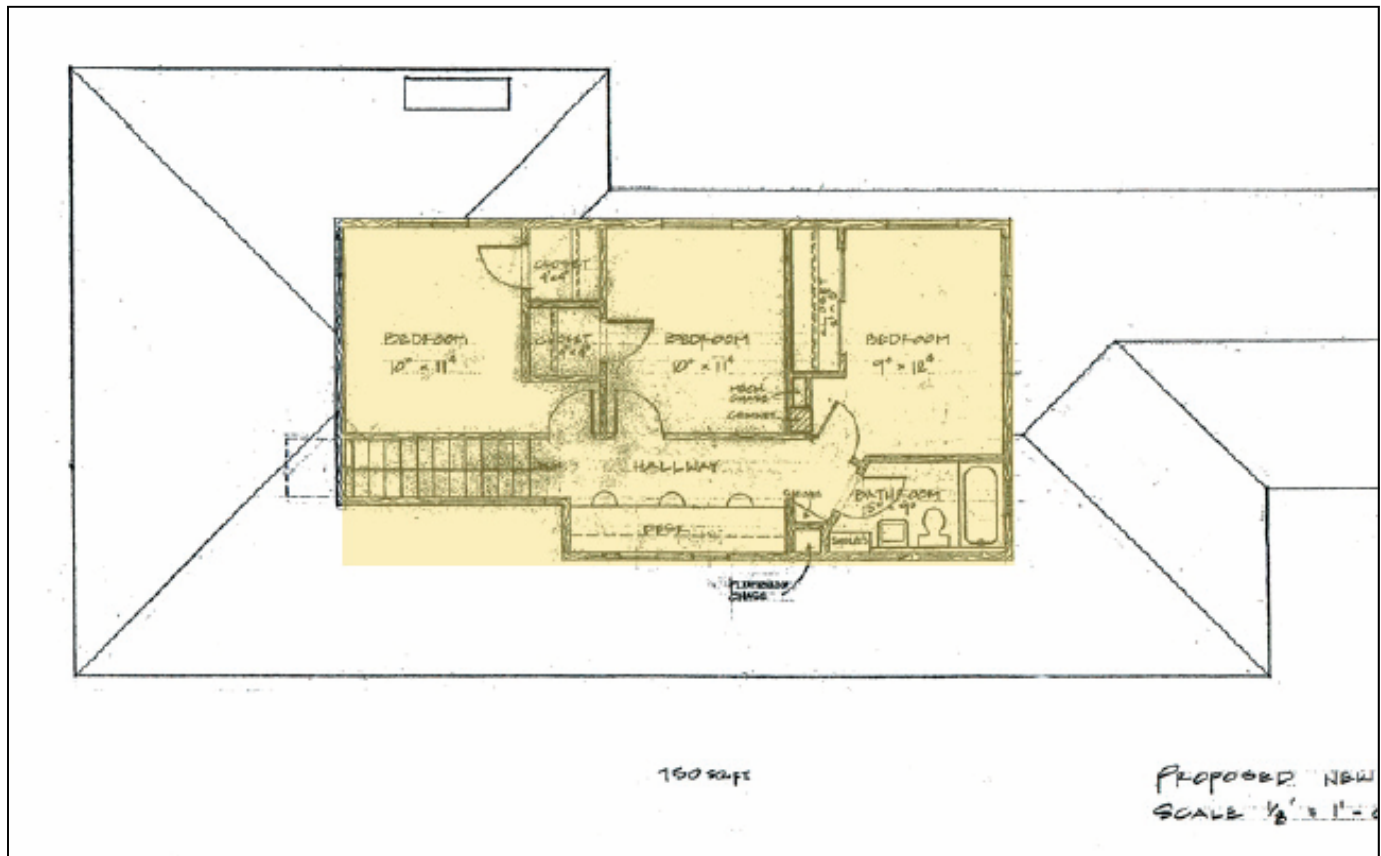
### **The architect tasks were to:**

- Design separate, new bedrooms for the sons on a new second level.
- Remodel existing space for the parents’ master suite on the main level.
- Bring openness and cohesiveness to the whole house but eliminating, combining or shuffling the rooms and/or their functions.
- Strengthen the house’s focus to the south with the large backyard and bring in the sunlight into the home.





**Top:** Site plan on main level before remodel.  
**Bottom:** Site plan on main level after remodel with areas of change highlighted.



**Above:** Layout of second level addition which includes three bedrooms, connected by a hallway and a full bath.

**2020 County Road B: before**



**Above:** Street view of home before remodel. **Middle:** Side view of home before remodel. **Above:** Garage view of home before remodel.



1159 Autumn Street: after



**Top:** Front street view after remodeling. **Bottom:** Back yard views after remodeling.

## 2465 Churchill Street

**Applicant Name:** John and Julie Huppertz

**Address:** 2465 Churchill

**Date Application Received:** 2-10-02

**Plans Received:** Yes

**Estimated Improvement Costs:** \$175,000

**Development Review Committee Approval:** 2-18-02

**Prequalify:** Yes

**Completion Date:** Summer 2003

“It was a better idea financially to stay and remodel our own home. We also like the area and don’t want to leave.”

“The program really improved our property value.”  
–John & Julie Huppertz

## SMR Architects: Steven M. Rengel

651-647-0229 1905•Dellwood, Ave. •N. Roseville, MN 55113

**Project Scope:** The project included a remodeled main entry, kitchen and dining area. Expansion off the west side of home includes a family room, entry/deck and couples suite. Along the south side of the existing home a new three stall garage with two stalls in tandem was added to accommodate storage.

### Huppertz Building Program:

**1. Site Planning:** The site improvements included several additions as follows:

- a) A retaining wall was constructed parallel to the north property line to deal with a 5” drop in elevation. This was done to increase the usable property in this location.
- b) In conjunction with the retaining wall a pool area was developed in the rear yard area.

**2. Main Entry:** The entry was expanded out toward the street, adding a foyer and porch creating a sense of entry. This approach required a minor front yard setback permit from the City. The setback is now similar to the neighbor’s garage addition to the north.

**3. Three Stall Tandem Garage:** The existing garage at the rear of the property was demolished. The new garage was built approximately in line with the front facade of the home bringing the entrance closer to the street and attaching itself to the south side of the existing home at the living room/kitchen areas.

**4. Mud Room:** A mud room with a 3/4 bath was added in conjunction with the new garage, family room and kitchen remodel.

**5. Kitchen:** This area was remolded and expanded into a new area adjacent to the family room and took over a portion of the existing play room space. The play room was sacrificed to accommodate a new hallway leading to the couple’s suite.

**6. Family Room:** This function was newly constructed to extend to the rear of the property and be adjacent to the kitchen/dining area as well as having access to the new mud room and 3/4 bath area. The functions within the new family room are TV viewing, sound system and fireplace area.

## 2465 Churchill Housing Plans

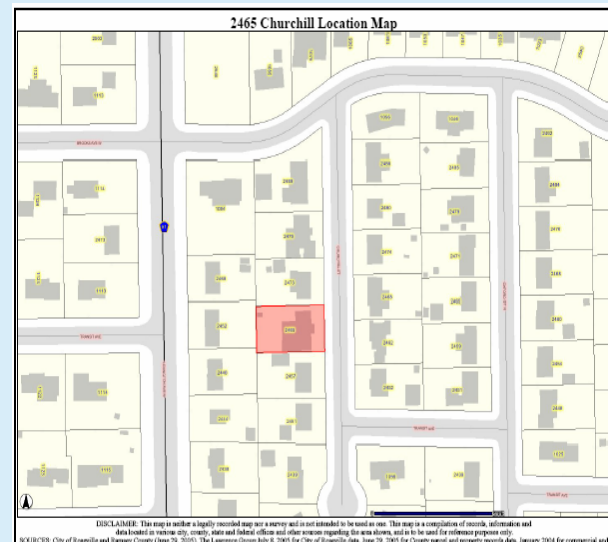
**7. Deck Areas:** The decks were designed to provide access to the backyard. The deck extension leading out from the family room connects to the new pool area.

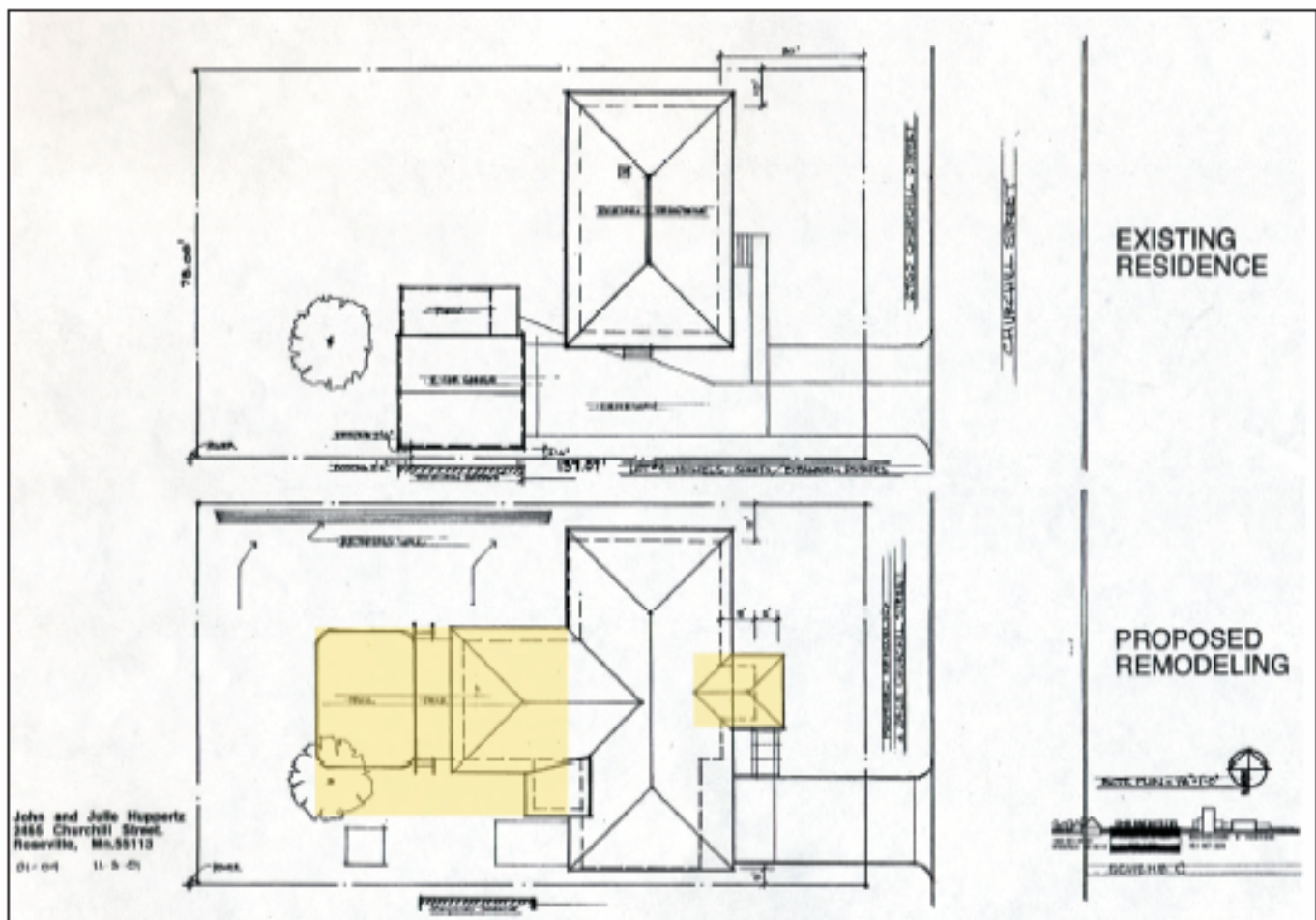
**8. Couples Suite:** A new couples suite was added. It was designed to utilize some existing space such as the play room to provide access from the existing hallway and extend into the northwest portion of the rear property. Elements of the addition included a computer desk, TV entertainment station, one dresser and a queen size bed and side tables. A walk-in/linear closet system was provided as an alternative to the couples suite.

**9. Couples Bath:** The bath shall be directly accessible from the bedroom area. Other elements of the couples bath include:

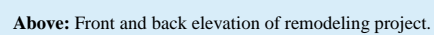
- a) Two-sink counter top w/ mirrored medicine cabinet
- b) Platform Whirlpool Bath
- c) 4'x4' stand up shower
- d) New toilet
- e) Vanity with lighted mirror

**10. Full Basement:** A fully excavated basement level was provided under the new expansion area but was unfinished.





Above: Before and after site plan with changes highlighted.



**Above:** Front and back elevation of remodeling project.



**Back View: Before**



**Front View: Before**



**Back View: After**



**Front View: After**



**Above:** Comparison of the front and back before and after pictures of the home.

## 424 Glenwood Street

**Applicant:** Mark Fausner and Ruth Ellen Luehr

**Address:** 424 Glenwood Ave W.

**Date Application Received:** 3-12-99

**Plans Received:** Yes

**Estimated Improvements Costs:** \$206,000

**Development Review Committee Approval:** 4-13-99

**Prequalify:** Yes

**Completion Date:** 9-15-99

“We wanted to stay and liked the neighborhood.”

“Every house we looked at needed a lot of work like ours, but the price was right to stay in the same house.”

—Ruth Luehr

## Mulfinger, Susanka, Mahady & Partners, Inc.

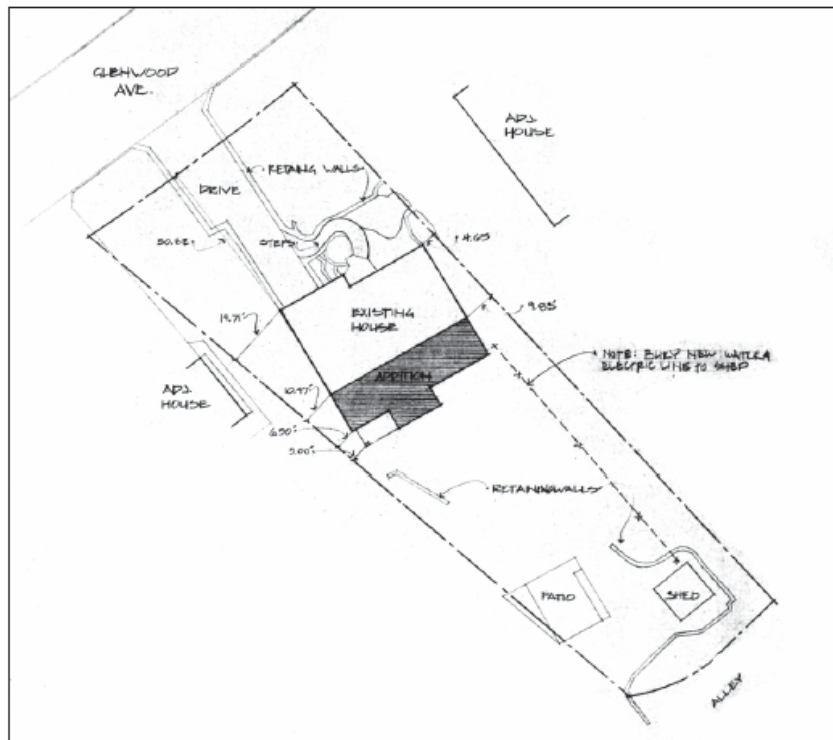
Timothy Fuller:

612-379-3037 • 43 Main Street, Suite 410 • Minneapolis, MN 55414

**Project Scope:** The existing house was a three bedroom, one level rambler, with a tuck-under garage. The major portion of the addition is on the back side of the house and includes a new family room, a master bedroom, a new bath, and a laundry area on the main level. In addition, a loft space over the family room was added with future plans for a bedroom over the existing structure of the house was provided on the new second level. There is also additional storage and work space provided on the basement level.

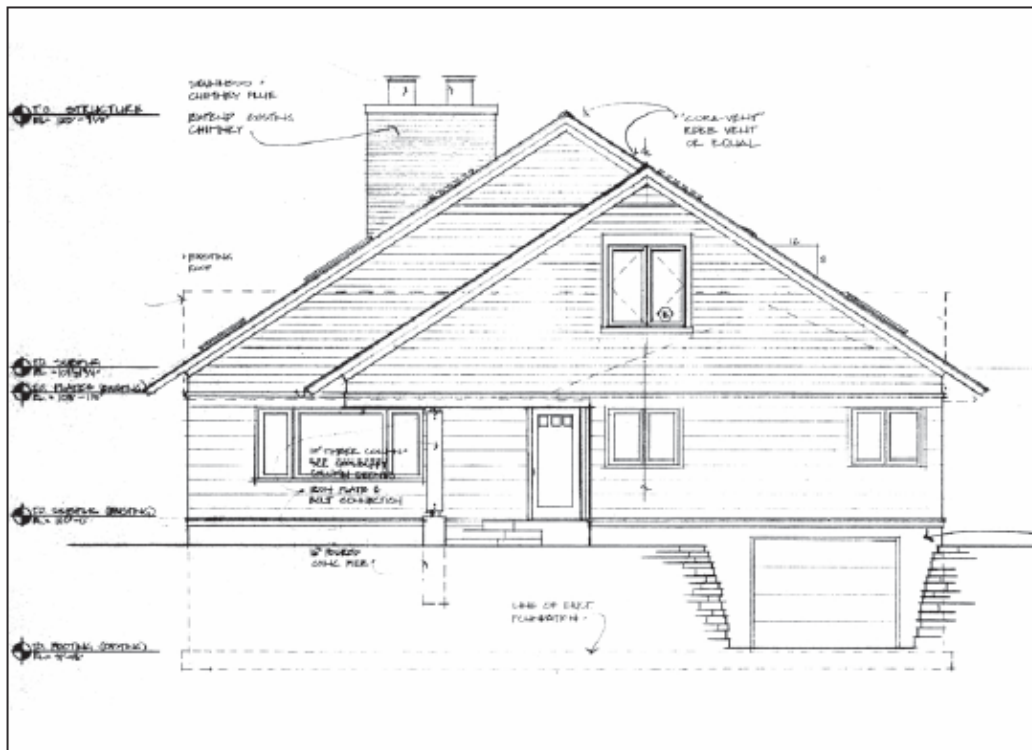
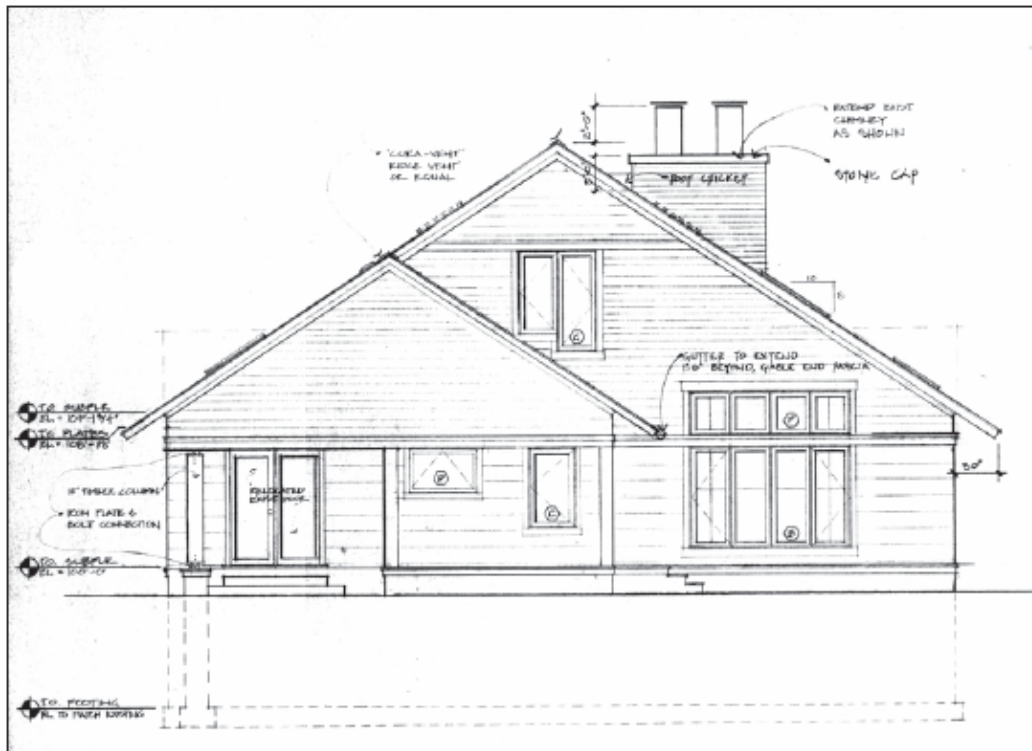
In addition to the new spaces, work was done on the existing space on the main level. The existing kitchen was fully remodeled and refocused toward the new family room. An existing bedroom and an existing bath were provided with new surfaces and fixtures and the existing entry was remodeled to better protect visitors from the elements as they approach the house.

Viewed from the street, the most dramatic and noticeable change is the removal and replacement of the existing roof (which had a low pitch with it's ridge running parallel to the street), with a new roof which is much higher in profile to accommodate the new second level and has a ridge that runs perpendicular to the street creating a larger front to the house. Also noticeable, the existing siding was reused where possible with the addition of wood lap siding on the new portions of the house.



**Above:** Main level demolition plan with the removal of walls, windows, doors, shelves, and stairs. **Bottom:** Aerial view of the plan showing the new addition.





**Above:** New elevation of the back of the house along with the relocated door and windows. **Bottom:** The new elevation of the front of the house with new roof and windows.

424 Glenwood: before



**Upper Left:** Back view before construction.  
**Lower Left:** Front view before construction.  
**Bottom Right:** The four pictures show the home under construction.



**424 Glenwood: after**



**Upper Left:** Back view after remodeling. **Lower Left:** Front view after remodeling. **Upper Right:** Remodeled kitchen. **Lower Right:** Remodeled Family Room.

## 699 Heinel Street

**Applicant Name:** Peter and Bev Vesterholt

**Address:** 699 Heinel Circle

**Date Application Received:** February 12, 2001

**Plans Received:** Yes

**Estimated Improvement Costs:** \$150,000

**Development Review Committee Approved:** February 20, 2001

**Prequalify:** Yes

**Completion Date:** January 2002

“We like living by the lake and wanted to stay.”

“It was great move for us financially to remodel our house.”

–Peter and Bev Vesterholt

## **Newland Architecture:** Scott J. Newland, AIA

612-926-2424 • 5217 James Ave. South • Minneapolis, MN 55419-1136

**Design Statement:** The Vesterholts were attracted to this house because of its site on a quiet cul-de-sac and with lakeshore frontage on Lake Owasso and because of its simple one-level living configuration. The house had several functional drawbacks, however, and suffered from poor curb appeal. With ideas of their own, the Vesterholts hired Newland Architecture to assist them with updating and improving the house. Design work began in the spring of 2001, and construction began that September. By January 2002, most work was complete.

**Goals:** There were two main goals in the remodeling of this house.

1. There was the goal to significantly upgrade the image from its plain, monochrome look to something much more varied, interesting and substantial. The new look is still very compatible with the general rambler style, maintaining its strong horizontal presence, but includes multiple exterior materials and colors along with breaks and accents in the long roof line. The main exterior materials are stucco and horizontal wood siding, along with a pair of custom wood garage doors. In order to improve energy efficiency, the existing windows were replaced with contemporary, triple-pane, maintenance-free windows.

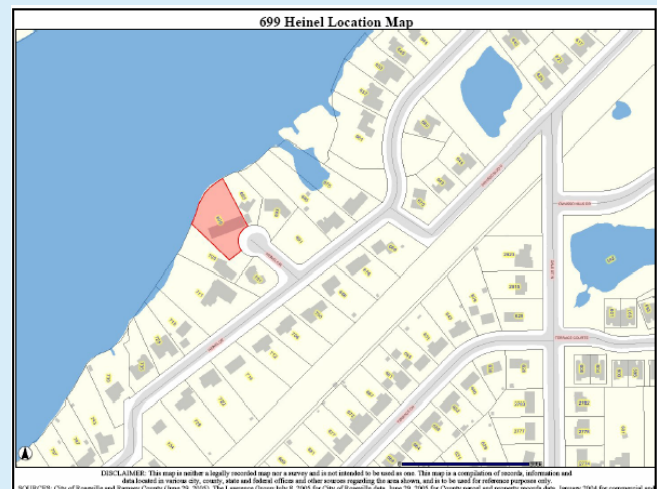
2. The second overall design goal was to improve house's functionality; add living space to a very tight family room, update the kitchen, bring the laundry room up from the basement, provide for a mudroom between the garage and the living areas, and to add a 3rd garage stall. A total of 534 square feet was added to the 2485 square foot existing house; most of the new area was added to the garage. A variance was required to accomplish this addition.

The **formal main entrance** is located in the center of the house, oriented toward the living room. This virtual main entrance, however, was always the one at the garage end of the house, being closest to Heinel Circle and the driveway. In the old layout, family and guests entered through the garage, and the interior door led directly into the family room with no closet or buffering area. A key feature of the redesign was to incorporate a new entrance space in this area. This space (a mudroom of sorts) separates the garage from the living areas and also has a new, welcoming door to the exterior.

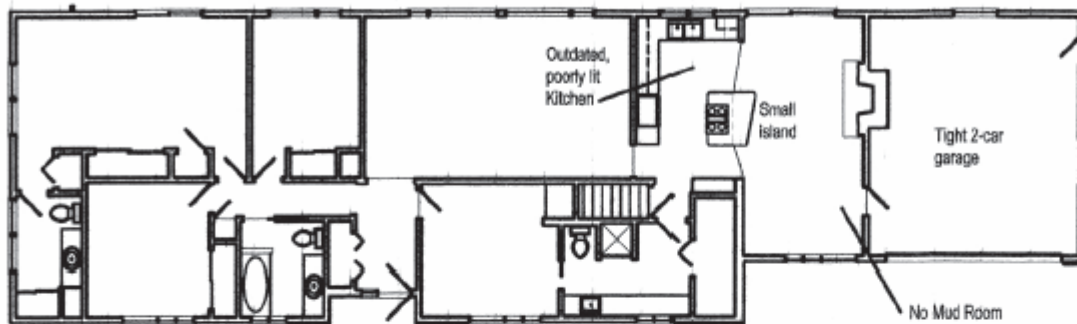
This new entrance room, while not large, features a place to sit down and remove / put on boots, hooks to hang coats, and a cabinet to store hats, gloves, etc. It is a bright room, as both the interior and exterior doors have windows in them and there are small interior windows on the wall between it and the family room. The house in general and the mud room, specifically, are designed with long-term accessibility in mind, incorporating wide doors and paths accessible to a wheelchair. Also, there is no step between the driveway, garage, sidewalk, mudroom or interior living areas.

The **family room** was expanded slightly toward the street, providing room for a new seating area off of the main room. This small space is defined with both a dropped lattice ceiling and carpet, reinforcing the sense of being a separate space despite the fact that it is open to the main room. The larger space is a combination family room and kitchen. The old kitchen cabinets were replaced with new wood units, featuring counter tops of polished black granite. The island was expanded to include space for numerous stools. It incorporates a new cook top with a downdraft vent. The entire kitchen features new lighting throughout. Finally, large new windows and a patio door allow the kitchen and family room to connect with the backyard and the view of Lake Owasso. The Vesterholts created a large new patio space here along with a rambling, country-style fence to enhance this view and allow for comfortable gatherings outdoors.

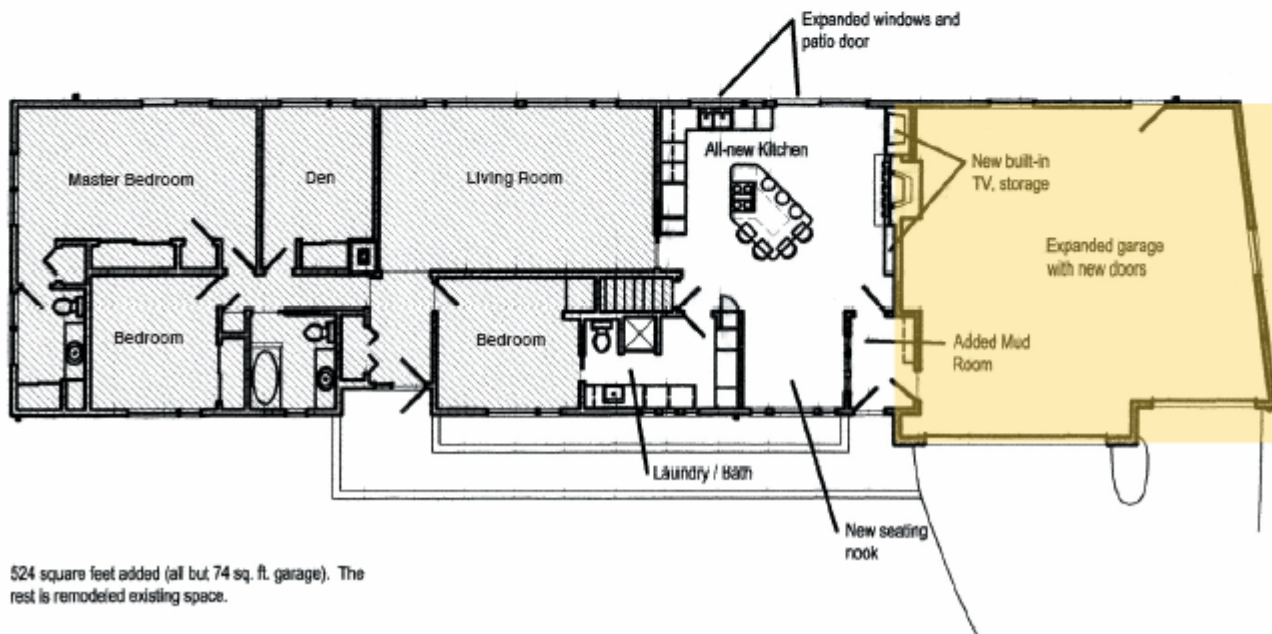
Along with the house expansion and enhancements, **landscape improvements** were made to allow better drainage away from the house. New walkways to the formal entrance and around the garage were added, and new plant materials were provided to complete the house transformation and image upgrade.







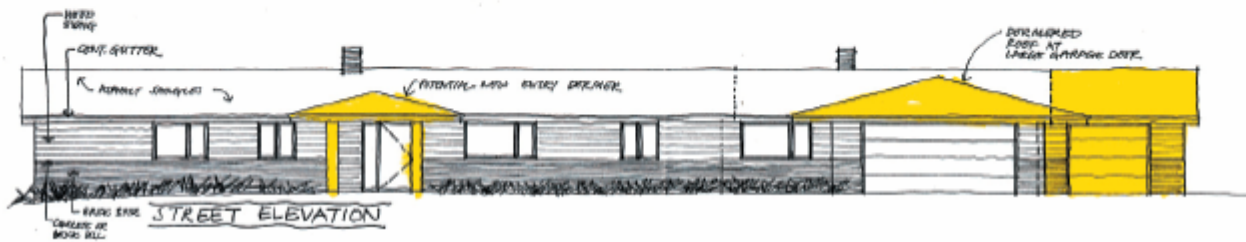
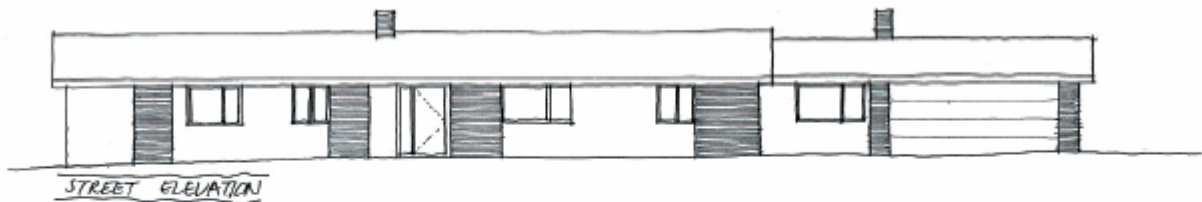
Floor Plan: "BEFORE"



524 square feet added (all but 74 sq. ft. garage). The rest is remodeled existing space.

Floor Plan: "AFTER"

**Above:** Floor plan of home before remodeling.  
**Bottom:** Floor plan showing addition and interior changes.



**Above:** Front elevation before remodeling.  
**Bottom:** Front elevation after remodeling with areas of change highlighted.

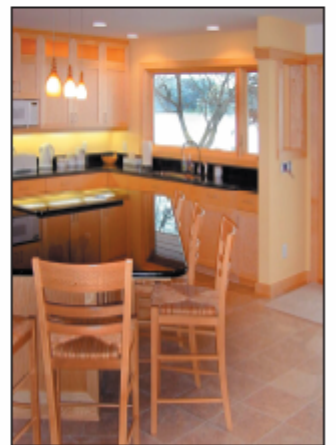
**699 Heinel: before**



**Upper Left:** Before picture of the back side of the house.  
**Upper Right:** Before picture of the front of the house.  
**Bottom Left:** View of living room and bathroom before remodeling. **Bottom Right:** View of kitchen before remodeling.



**699 Heinel: after**



**Above:** View of exterior front after remodeling.  
**Bottom Left:** View of back of home with new Scandinavian fence design. **Left:** Interior views of living room, mud room, and kitchen after remodeling.

## 817 West County Rd. B

**Applicant Name:** Carl & Teresa Madison

**Address:** 817 West County Rd. B

**Date Application Received:** 6-11-99

**Plans Received:** Yes

**Estimated Improvement Costs:** \$130,000

**Development Review Committee Approval:** 6-15-99

**Prequalify:** Yes

**Completion Date:** 2-1-00

“We wanted to stay because Carl was raised in the house.”

“The price was right”.

–Carl and Teresa Madison

### **SMR Architects:** Steven M. Rengel

651-647-0229 1905•Dellwood, Ave. •N. Roseville, MN 55113

#### **Carl & Teresa Madison Building Program:**

##### **1. Family Room:** (“Great Room concept”)

A 20’ x 30’ great room was added that included the following:

- a) Visual and spatial connection between kitchen and family room.
- b) Entertainment center that includes audio and visual elements with hard wired surround sound system.
- c) Vaulted ceiling space with natural light/daylight features.
- d) Fireplace (wood burning, “heat-tilator type”) hearth with “Field Stone and Mantle “appearance.
- e) Seating areas for fun and conversation.

##### **2. Kitchen Remodeling:**

The Kitchen remodel includes the following:

- a) A computer station/desk for homework and reference.
- b) A pantry for convenient storage.
- c) Pass through window from kitchen through common wall to dining room with the ability to close off visually.
- d) View to back yard and children’s play area.
- e) New Dishwasher
- f) Island/bar with 4 seats
- g) Commercial-style range and wall oven.
- h) Preparation sink
- i) Room for two cooks at once.
- j) Well lit up space with lots of light.
- k) Open up outside wall.
- l) Lots of Cabinets and Counter tops.

**3. Main Level -** A 3/4 bathroom with a shower stall was added as well as a laundry room.

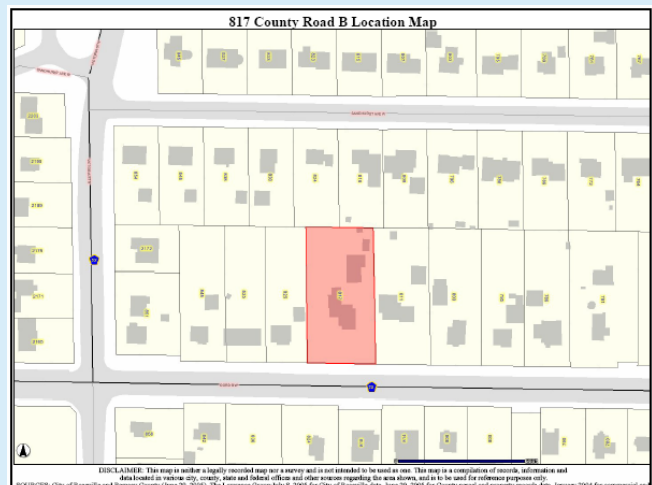
**4. Existing Porch:** The existing porch was torn down to accommodate the new expansion.

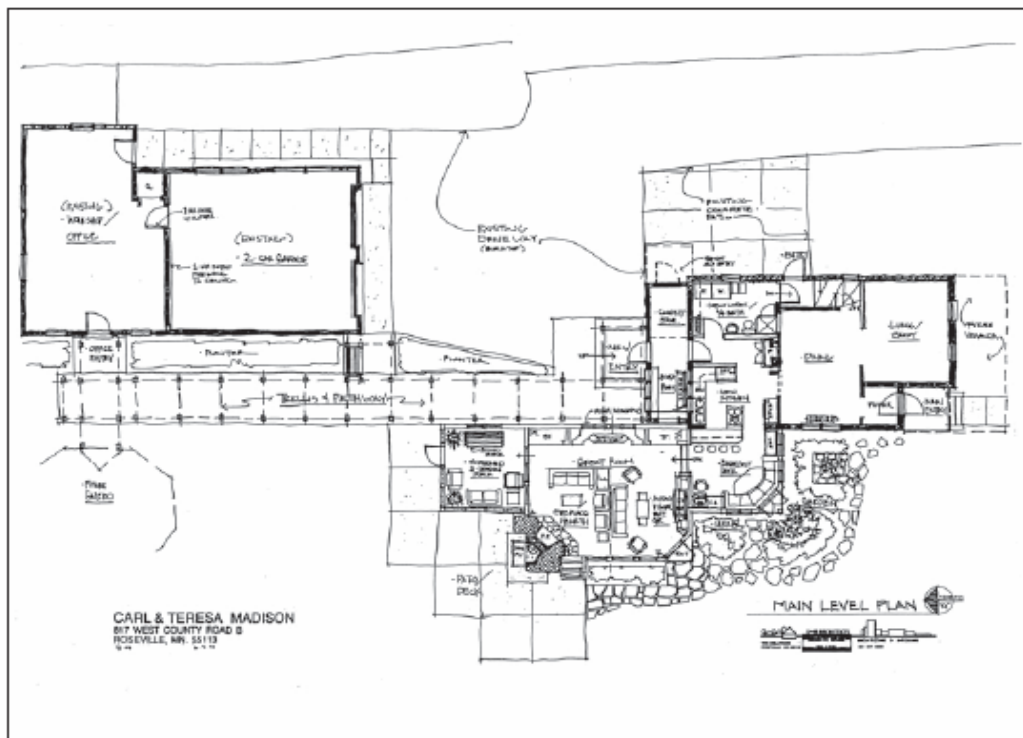
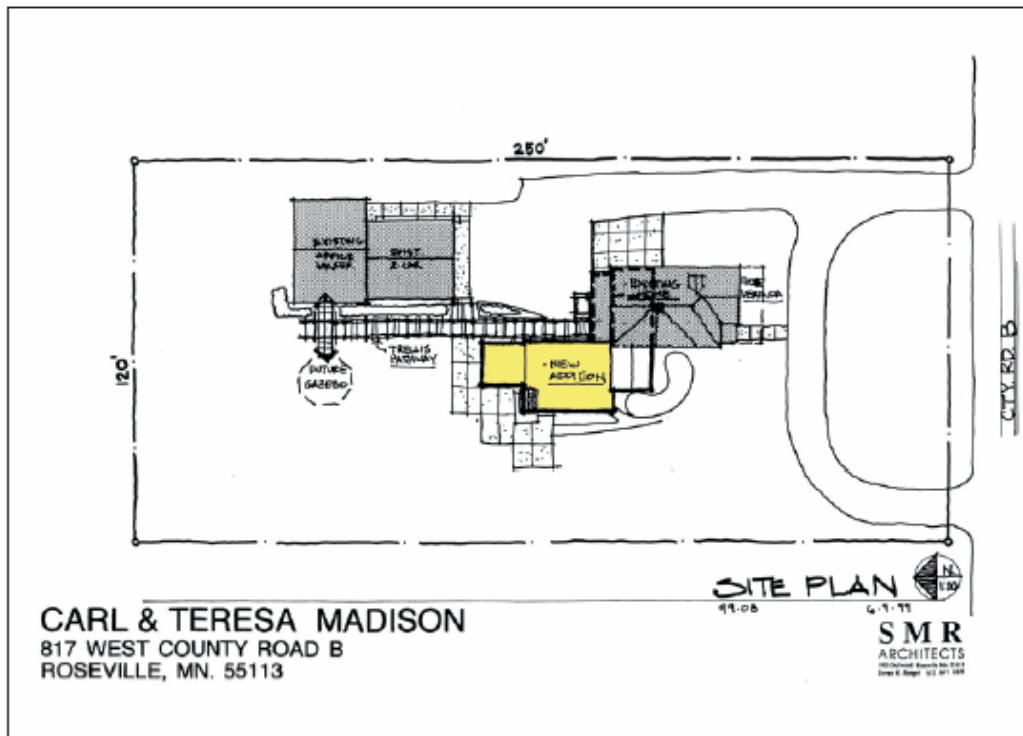
**5. Mud Room with Closet:** A room at the existing porch location was added to serve as entry area for daily use.

**6. Front Entry:** To create a street image a new front entry was added with a veranda.

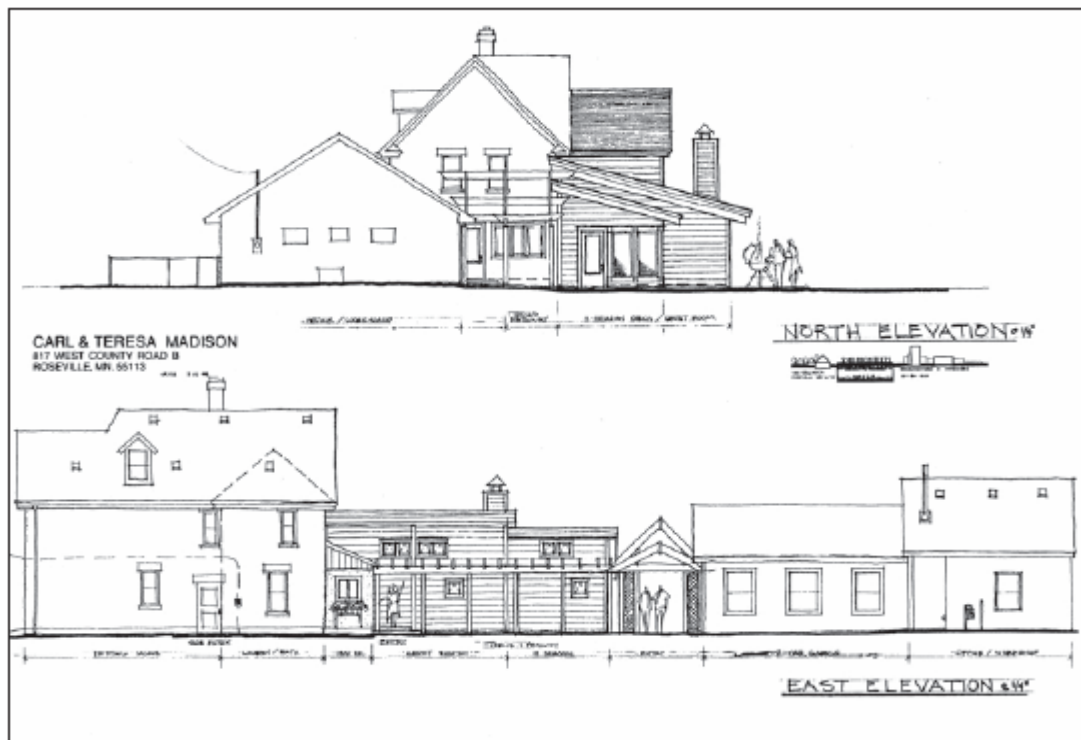
### 817 West County Rd. B Housing Plans

**7. Second Level:** Addition was provided to expand the couples suite floor area to include a new bath, closet area and bed space as well as keeping the existing bath for children's use.





Above: Site plan showing the new addition in yellow. Bottom: Detailed plan of the main level changes.



**Above:** South and west elevation after remodeling. **Bottom:** North and east elevation after remodeling.

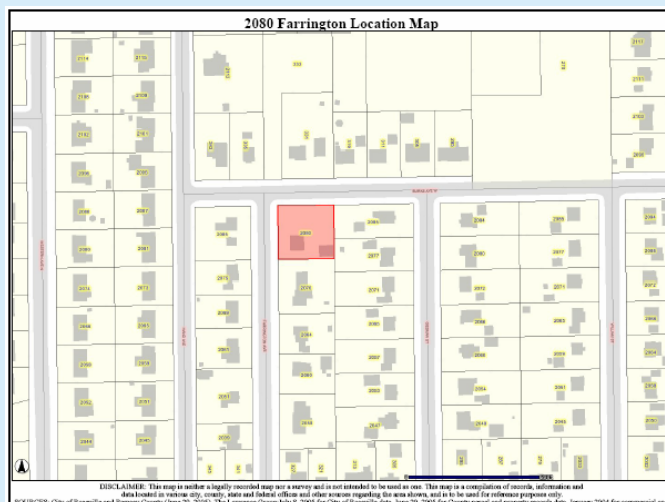




**Above:** Pictures of the house and garage before renovation.

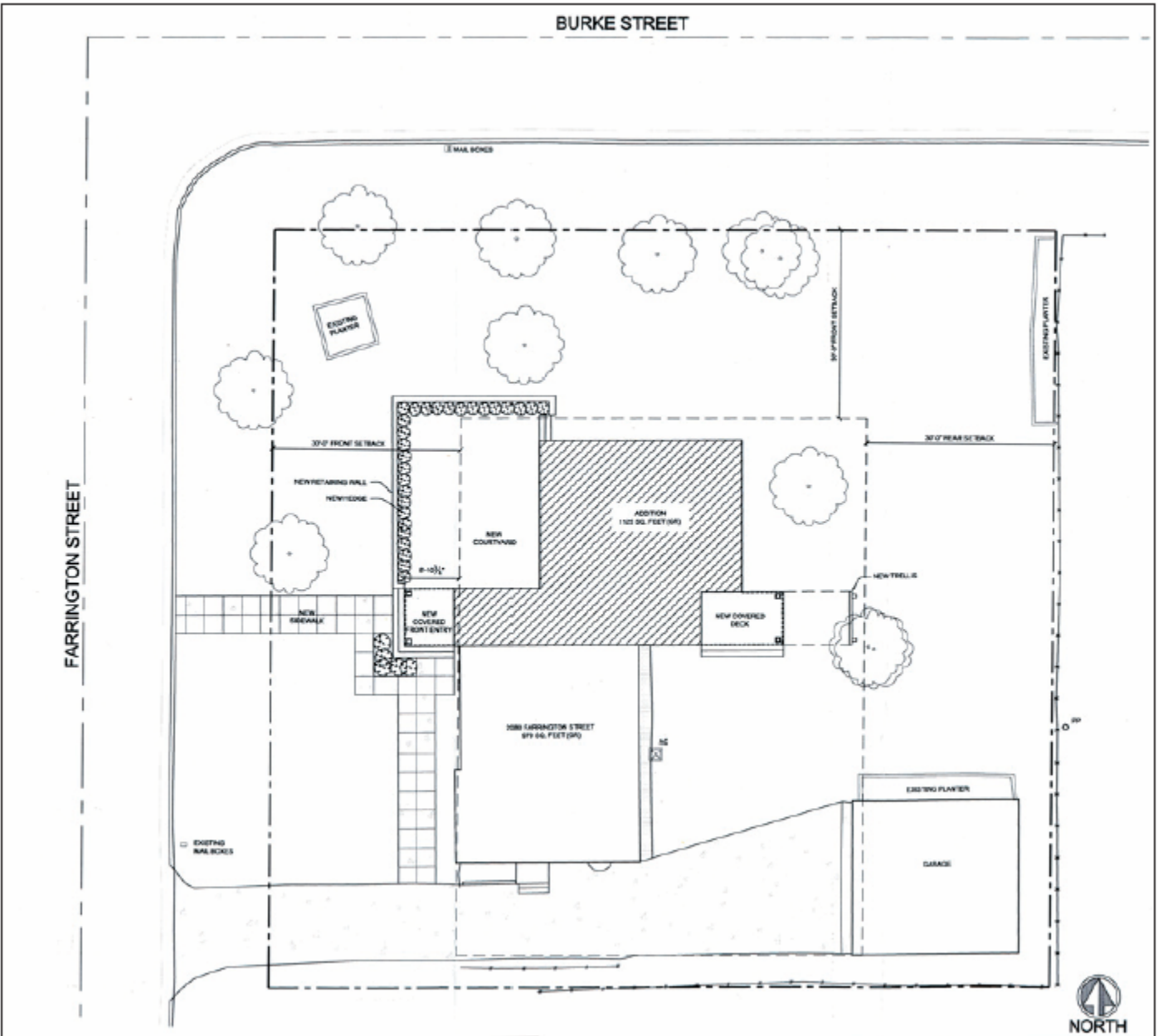


**Upper Left:** Back view of home after remodeling. **Upper Right:** View of new addition shown on the left side of the home. **Lower Left:** Interior remodeling showing the visual connection between the kitchen and family room. **Lower Right:** New Bathroom on second level.



**Exterior:** The stucco was removed from the existing house and was replaced with vinyl siding.

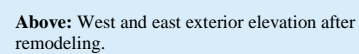




Above: Site Plan showing new addition.



Above: South and north exterior elevation after remodeling.



**Before**



**After**



**Before**



**After**



**Above:** Comparison of the front and back before and after pictures of the home.

### 1418 Belmont Lane West

**Applicant Name:** Michael Burian & Anne Mockovak

**Address:** 1418 Belmont Lane West

**Date Application Received:** 2-28-03

**Plans Received:** Yes

**Estimated Improvement Costs:** \$83,500

**Development Review Committee Approval:** 3-11-03

**Prequalify:** 3-11-03

**Completion Date:** Winter 2003/2004

“We wanted to stay and liked the area”

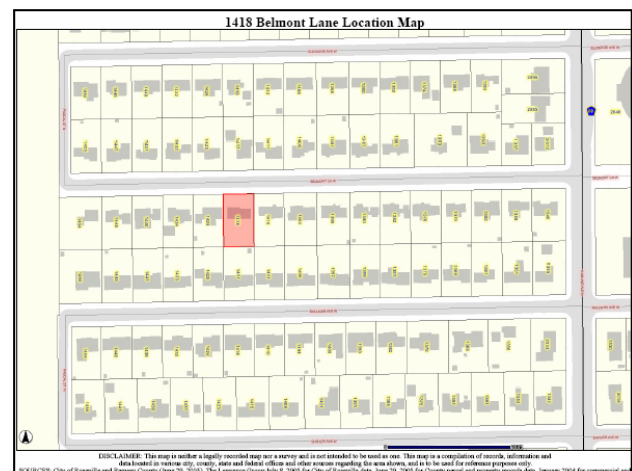
“The program was a great reference to many well experienced architects.”

—Michael Burian and Ann Mockovak

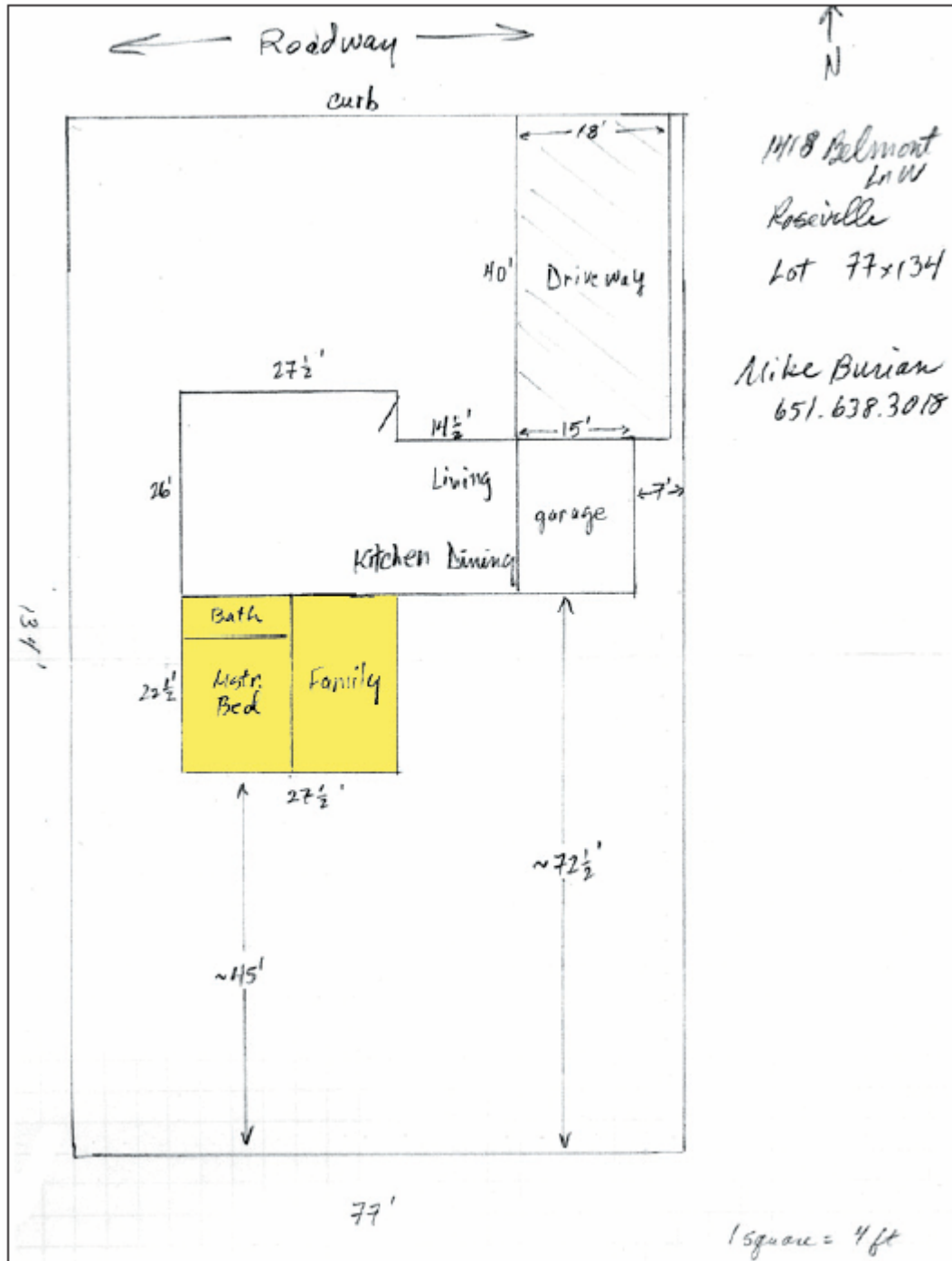
**SALA Architects, Inc.: Tim Fuller**

43 Main Street SE.#410•Minneapolis, MN 55414

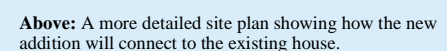
**Project Scope:** The Rambler Styled 1950's residence was be remodeled and expanded. A three room expansion was added to the back of the house. The room expansion includes a bathroom, a bedroom, and a new family room. A new back entry was added to create access to the back yard from the addition. Also, new windows and siding were added.







Above: The site plan showing the new addition which includes a bathroom, bedroom, and family room.



**1418 Belmont Lane West: before**



**Left:** View of the back of the home before addition.  
**Right:** View of the front of the home before remodeling.

**1418 Belmont Lane West: after**



**Upper Left:** Back view of the home showing addition. **Upper Right:** Back view of the home from the side showing addition. **Bottom Left & Right:** Side view of home showing new windows after remodeling.



## 420 Terrace Drive

**Applicant Name:** Sylvia Sieferman

**Address:** 420 Terrace Drive

**Date Application Received:** 4-18-03

**Plans Received:** Yes

**Estimated Improvement Costs:** \$225,000

**Development Review Committee Approval:** 4-22-03

**Prequalify:** 4-22-03

**Completion Date:** 8-22-03

"I like Roseville and the lot my house is located."

"The biggest reason I liked the program was the list of good architects to chose from with experience."

—Sylvia Sieferman

## SMR Architects: Steven M. Rengel

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**Project Scope:** The scope of the remodeling included a main level expansion to the rear yard from the existing residence along with a second story addition and expansion, beyond the existing foundation. Two existing bedrooms to the south on the main level was absorbed into the new remodeling and new bedroom spaces were added to the second story with a two-story space connecting the second level to the main level. The trees in the rear of the yard were taken down to allow more sunlight into the existing home. Sunlight, "lots of windows and sun from the south", was important to the homeowner. The living room remained formal and separate from the other main level spaces along with the north side bedroom and existing full bath remained. The existing garage and driveway also remain unchanged.

**1. New Family Room/Great Room:** The new room was designed with sunlight in mind and two-story space with connecting stairway to the second level. The main level bedrooms were absorbed into the new family room and kitchen access was provided to the family room. A wood burning fireplace is the focal point for the interior design.

**2. Dining Room:** The dining room became an informal eating area.

**3. Kitchen:** The kitchen upgrade includes efficient "galley" plan and not an island styled kitchen layout. The upgrades included new cabinets, counter tops and finishes. Also, a breakfast bar was added in conjunction with the more informal dining area. A pantry and other upgrades were added to increase storage capacity.

**4. Second Story Addition:** The second story addition provided three bedrooms plus a common full bath. In addition a loft area for exercise equipment was provided within the two-story space over the family room.

**5. New Stairway:** A new stairway was provided to connect the second story bedrooms and exercise space with the new family room/two story space.

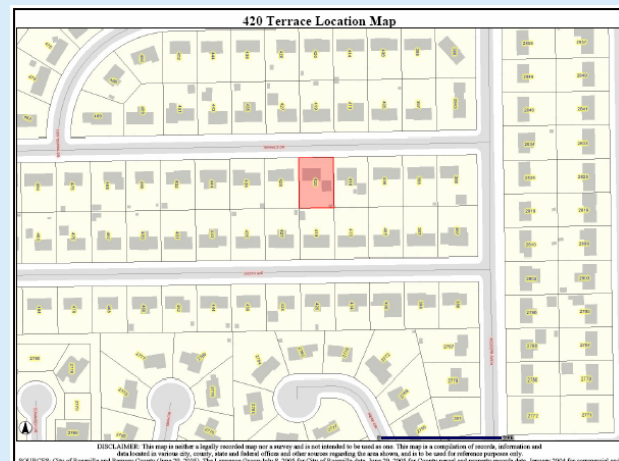


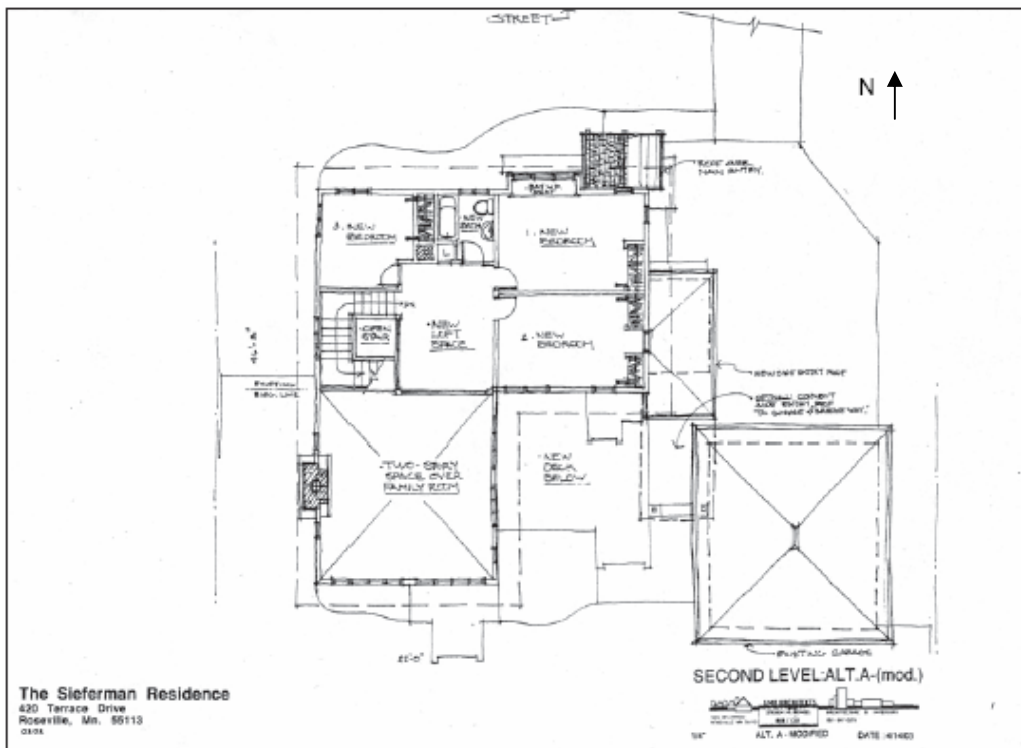
## 420 Terrace Drive

**6. Two- Story Space:** Lots of windows for sun access was provided. A connection between the family room and the kitchen was provided, but also a spatial connection between the upper level loft and the main level family room.

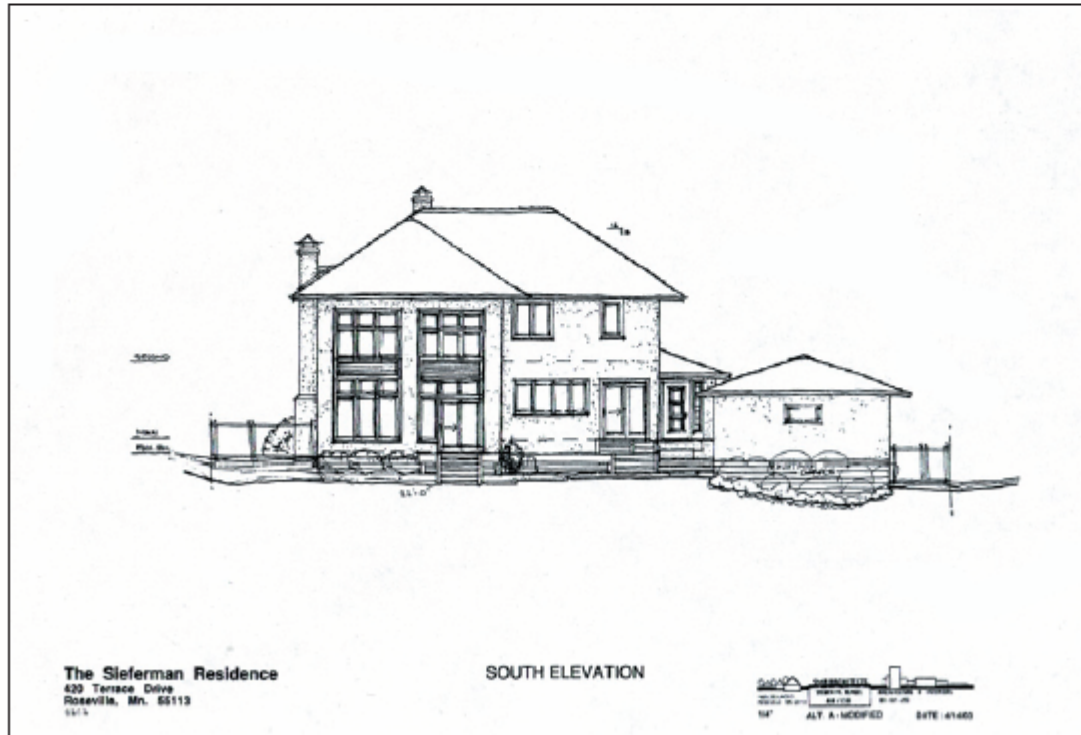
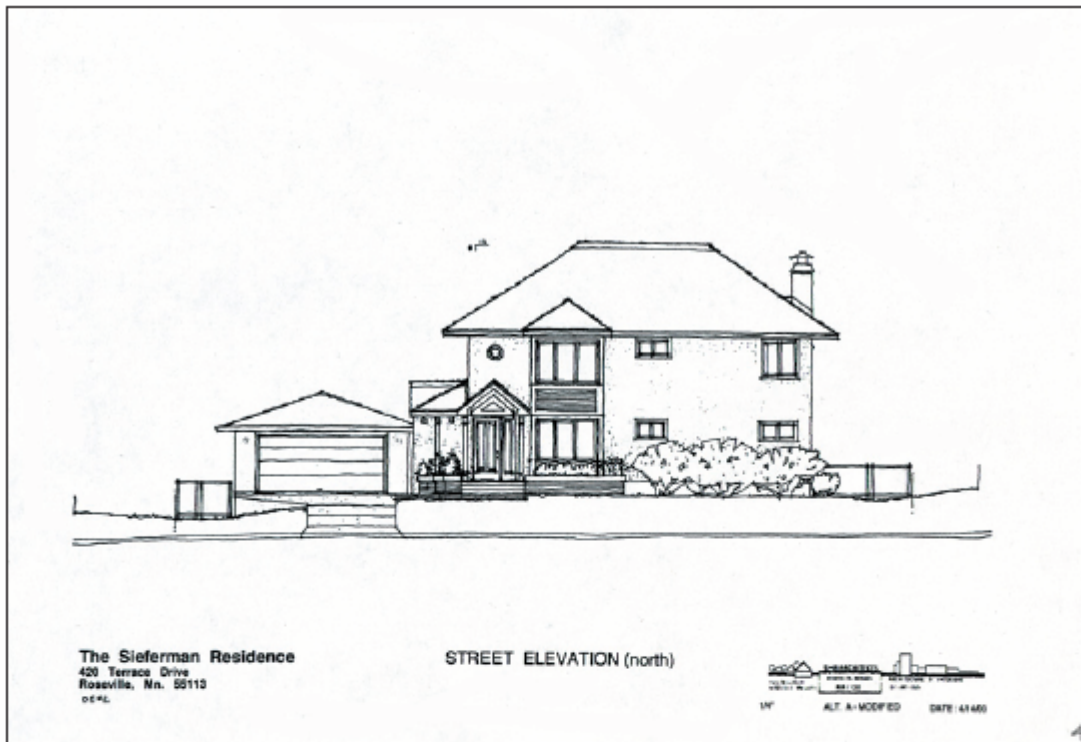
**7. Basement Expansion:** New foundation area was required for the addition. This lower level space was inexpensively finished and will be used as storage space.

**8. New Deck/Patio Space:** The existing deck was removed. The space resulting from the new addition redefines the backyard. The new deck was designed to respond to this newly created environment.





**Above:** Site plan of main level additions including new family room, dining space, remodeled kitchen, deck and side entry. **Bottom:** Site plan of the second story addition.



**Above:** Front elevation after addition. **Bottom:** back elevation after addition.

**420 Terrace Drive: before**



**Upper Left:** Front view of the house before addition.  
**Upper Right:** Back view of the house before remodeling.  
**Bottom:** Front view of the house during the remodeling process.



**420 Terrace Drive: after**



**Above:** Front view of the house after the remodeling.



