

MSP HOME TOUR

REAL HOMES. REAL PEOPLE. REAL IDEAS.

Saturday, April 29 - Sunday, April 30, 2023 | 11 a.m. - 5 p.m.

2023 *guide*



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MSP HOME TOUR

REAL HOMES. REAL PEOPLE. REAL IDEAS.

Welcome to the 2023 MSP Home Tour

Welcome to the MSP Home Tour! We're excited for you to join us on tour this year. If you're returning, welcome back. If you're new, we hope you love it as much as we love the MSP community.

New this year - we changed the name to MSP Home Tour, a nod to the expanding boundaries and to recognize the many homes and buildings in our metropolitan area. Also new this year is our revised website where tour visitors can create a list of favorite homes to visit. Head to msphometour.com to see what else is new. Several homes on this tour have virtual tours online. You can visit these six homes online and then go to the homes to see them in person.

Now in its 34th year this community tour continues to embrace the community feel while recognizing the myriad ways that our community creates space for all of us.

We have a solid mix of homes and buildings on this year's tour. Five are homeowners who have done the work themselves or project-managed the renovations themselves. One spent the pandemic designing and building a new kitchen, staircase, and room dividers. He said, "I needed something to do." We celebrate him and everyone who wants to

improve their living spaces.

Two homes are by community nonprofits - Dayton's Bluff Neighborhood Housing Services and Greater Metropolitan Housing Corporation. We champion their work in our community.

Two of the buildings are commercial - Northside Residents Redevelopment Council (NRRC) and Capitol Region Watershed District (CRWD). Both are open on Saturday only. CRWD will have tours every hour starting at 11:30 (last tour starts at 3:30). Don't miss these two community organizations that are making an impact and have amazing buildings!

Our tagline remains the same: Real Homes, Real People, Real Ideas. If you are interested in having your home on the 2024 tour or know of one that would be a good fit, head to our website, msphometour.com and click on SubmitAHome.

Spring is right around the corner and so is National Home Improvement Month (NHIM) in May.

Almost two decades ago, the National Association of the Remodeling Industry (NARI) created NHIM with the backing of the U.S. Congress. Today, this initiative—to help consumers learn about their homes, recognize signs that something needs repair, and to work with qualified experts—has gained new momentum with a new generation of homeowners who are spending more time at home.

The MSP Home Tour is a great way to kick off this celebration by learning and planning for your project from the homeowner's perspective in partnership with their highly credible contractors.

St Paul - Payne-Phalen



1 421 Rivoli Drive
Built 2023

Jay Sigvertsen, Jim Erchul, Seanne Thomas

Welcome home to the Village on Rivoli with its stunning views of downtown Saint Paul, the Cathedral, and the Capitol. Dayton's Bluff Neighborhood Housing Services, a nonprofit housing organization, is developing the Village on Rivoli. The seven homes in this phase of the development are designed by internationally acclaimed architect David Salmela. Two of them are modular units and the other five are stick built. Visit the first in this row of affordable compact energy efficient houses. Walk out your front door and enjoy a maturing fruit orchard, walking trails and community gardens.

Presented by Dayton's Bluff Neighborhood Housing Services and ABC Realty



St Paul - West 7th



2 977 Watson Ave
Built 1952

David Tousey and Margaret Brandes

This West 7th couple had several goals in their DIY remodel: improve access from outside and to the main floor, and kitchen efficiency. David designed and built nine cabinets, twenty dovetail joint drawers, an island with red cedar countertop and live edge, a red cedar side counter, and a 5' elliptical arch opening to the living room. He built rolling barn doors out of reclaimed wood from the old wall, two-way swinging door to the hallways, and 6 leaded glass windows for the barn doors and hallway transom. The final touch is the addition of two floating staircases. Goal met!



In This Guide

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Land Acknowledgment

We recognize we are living, learning and sharing knowledge on the ancestral lands of the Dakota, Mni Sota, and current home of many Native nations including many Dakota and Ojibwe.

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Credits

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Thank you to the sponsors, partners, home presenter businesses, and most of all, to the homeowners and the families, friends and neighbors who support them in opening their homes.

The Village on Rivoli

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for more information contact ABC Realty | 651.230.4070 | www.abcrealtytwincities.com

What the icons mean:

- Whole house renovations
- New construction
- Member of AIA Minnesota, the American Institute of Architects
- Space additions, basement, attic, etc.
- Interior Design
- Member of NARI Minnesota, National Association of the Remodeling Industry
- Kitchen remodel
- Bathroom remodel
- Topic Talks
- Bio Break
- ADU Accessory Dwelling Unit
- Sustainable
- Video tour available online
- Historic preservation, adaptation
- Landscaping
- Accessibility: As most city homes are at least a few steps off the ground, only those wheelchair accessible will be specified.

St Paul - Highland Park



3 1760 Yorkshire Ave
Built 1950

Michael Dorner

This homeowner purchased his 1950s rambler in 2006 looking for a place to call home. When you walk into his home, travel books featuring major European cities are spread out across his living room foreshadowing influences of the remodel. In the remodeled kitchen, Norse-influenced features are evident throughout, such as Design Craft tigereye walnut cabinetry and gorgeous finishing. The addition of a window enhances natural light throughout the space. Modern bathroom light fixtures and fresh cabinetry coordinating with the kitchen create a beautiful flow throughout. Don't miss out on your tour travels – see this spectacular remodel for yourself.

Presented by New Spaces Design-Build-Remodel



Mpls - Minnehaha



4 5015 38th Ave S
Built 1923

Joe Lochner & Katie Twite

While there were a lot of features like the style, large yard, garage, and close proximity to Minnehaha Falls that drew these young homeowners to this 1923 home they recently purchased; the kitchen was not one of them. Lacking function and storage, it desperately needed to be remodeled. Partnering closely with their contractor, they are now happily hosting friends and family holidays due to a thoughtfully organized kitchen. They are very happy with how the new modern features complement the home's natural charm and how the open space flows seamlessly into existing living areas.

Presented by AMEK Design + Build



St Paul - Mac-Groveland



5 2105 Princeton Ave
Built 2020

Ian & Tricia Wiitanen

Families working in tandem – that was what these business owners wanted for themselves and their children. The ADU (accessory dwelling unit) accomplishes this with a spacious room over the 3-car garage. It's an office, a space for homework, and a place to host after-school extra-curricular activities. Together this family makes the most of a limited urban lot working within the municipalities' requirements, maximizing square footage and creating a lovely open space. Added bonus is the supplementary heat pump working in combination with the high efficiency boiler and radiant in-floor heating makes this an efficient and sustainable ADU.

Presented by Refined Homes



St Paul - Union Park



6 1841 Selby Ave
Built 1907

Michelle White

The existing home had issues! The kitchen made poor use of a long space, the powder room was cramped, and the living room was isolated. A small addition created a functional mudroom and bathroom, which allowed the contractor to remove walls; creating a free flowing and connected living space. There's no wasted space here, as they maximized layout with local custom cabinetry. Refreshing the tile, countertops in the kitchen and colors throughout were the final touches on this delicious sustainable remodel.

Presented by OA Design+Build+Architecture



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St Paul - Hamline Midway



7 595 Aldine St
Built 1949

CRWD Leaders Anna Eleria, Mark Doneux

Open Saturday only. Capitol Region Watershed District (CRWD) helps protect and improve local creeks, wetlands, and lakes that drain to the Mississippi River. Their building is a sustainable, community-based marvel that includes activities for children, a 3,000-gallon cistern, native plantings, and a meeting space. Visit to learn how the building achieved its LEED Gold status and ways to incorporate clean water practices and projects at home. The building will be open on Saturday only with guided tours at 11:30 am, 12:30, 1:30, 2:30 & 3:30 pm. You don't want to miss this opportunity to learn about our community's most precious resource – our water!



Minneapolis - Windom Park



8 1930 Lincoln St NE
Built 1917

Abigail & Joseph Barrett

This brother and sister team were looking for a shared project, so they bought this 1917 two-bedroom bungalow as a fixer-upper. They completely renovated the property, inside and out. Professionals were hired for asbestos removal, siding, roof, electrical and kitchen design. The rest they did themselves. Among the projects they completed is a kitchen overhaul, bathroom renovation, new ceilings, and plaster work throughout. They also unearthed a set of flower beds in the back to install a kitchen garden and re-landscaped the entire property. You can now see this charming house from the street!



Minneapolis - Near North



9 1422 Fremont Ave N
Built 1910

Blake Zochert

Come tour this amazing 1910 Queen Anne Victorian. Renovated inside and outside, there's something for everyone in this 4,500 sq ft, 6BR, 4BA, 4-level home. Plumbing and electrical are all updated. The 1st and 2nd floors are a walk-back-in-time, with built-ins, fireplace, stained glass windows, and original woodwork. The newly finished basement is modern-traditional, and has a home theater, sauna, and huge bath. The pièce de résistance is the 3rd floor suite with 12' ceilings, gilded trim, walk-in closet, and luxury bathroom with skyline views of downtown. Visit this beauty for the historical aspects and learn about modern improvements. Located 1 mile from Target Field: A Small Town in The Big City"!



Minneapolis - Near North



10 1303 Golden Valley Rd
Built 1900

Maria Little-Arnold, Martine Smaller, Blaishia Lee

Open Saturday only. This home was acquired by Northside Residents Redevelopment Council (NRRRC) to further their mission of aiding residents in becoming home-owners in North Minneapolis. NRRRC felt strongly that their headquarters should demonstrate the value of restoring a home. They are intentional about using the house as a model of what can be done to rescue, maintain, and improve a home's structure. The home/office includes best practices for water management and has a sustainable yard. Healthy, eco-sustainable, urban living are more than buzz words here. All are welcome to see what progress on homeownership looks like.



Tour Tips

When: Homes will be open Saturday, April 29 and Sunday, April 30 from 11 a.m. to 5 p.m. (both days) except 7&10.

Where: Choose to visit the homes and locations in any order. The tour is FREE and self-guided.

How: Use msphometour.com to create your tour based on your favorite homes, use this guide to decide where to visit. Locations and nearby intersections will be marked with MSP Home Tour signs.

Weather: The tour will be held regardless of the weather.

Shoes: Wear comfortable, easy-to-remove shoes and wear socks. Shoe covers may be provided.

Home Tour Passports: At the first home you visit, you'll be issued a Home Tour Passport. Please complete this passport to help us continue to improve on this tour.

To receive a Home Tour Guide publication by mail or email next year: Please be sure to write legibly on your passport and indicate your preference. msphometour.com has a form as well.

COVID Statement: We are monitoring current guidelines and will respond accordingly to the State of Minnesota requirements.

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When to hire a professional Remodeler



Your home is one of your biggest investments. It is a reflection of your personal style. A place where you find rest, build relationships, and a valuable asset for your future. When it comes time to remodel your home, it is a decision that requires discernment, trust, and peace of mind. Though you may have some DIY skills and experience; hiring a remodeling professional will ensure that the job is managed with integrity, with the right qualifications to avoid costly mistakes.

Selecting a qualified professional remodeling contractor is critical to a successful project. You want someone that understands the unique nuances and history of your

home. That has knowledge of how to incorporate new technology and industry trends to add value. Someone that you can build a partnership with — as they are about to be an extension of your daily rhythms in your home! Here are NARI's suggested guidelines to make the process easier and help you prepare to make an informed decision:

REFERENCES

Hire a qualified remodeler with an established business in your area who works with the city or village permitting office. Local firms can be checked through references from past customers.

Look at their reviews and images online and request examples of their work.

REPUTATION

Check with your state government Consumer Affairs Office and Better Business Bureau to ensure there is no adverse file on record for the contractor.

INSURANCE

Verify coverage. Ask to see a copy of the contractor's Certification of Insurance.

Make sure the contractor's insurance coverage meets all the minimum requirements.

Most states require a contractor to carry worker's compensation, property damage and personal liability insurance.

BID PROCESS

If you solicit bids from several different companies, be sure they are bidding on the same scope and quality of work and/or product.

Discuss variations in bids and beware of any bid that is much lower than others.

A contract should include details about what the contractor will and will not do and is essential before the start of any project — big or small.

CONTRACT CHECKLIST

1. Be sure the contract includes the contractor's name, address, phone, license number (if applicable), start and completion dates.

2. A detailed list of materials for the project should be included in your contract, with information such as size, color, model, brand name and product.

3. Consider the scope of the project and make sure all items you've requested are included. If you do not see a specific item in the contract, consider it not included.

4. Study the design plans carefully. Insist that you approve them and they are identified in your written contract before any work begins.

5. Known as the "Right of Rescission," federal law requires a contractor to give you a written notice of your right to (without penalty) cancel a contract within three business days of signing it, provided it was solicited at some place other than the contractor's place of business or appropriate

trade premises.

6. Make sure financial terms are understood and spelled out in the contract. Total price, payment schedule and any cancellation penalty should be clear.

7. A warranty covering materials and workmanship for a minimum of one year should be written into the contract. The warranty must be identified as either "full" or "limited." The name and address of the party who will honor the warranty (contractor, distributor or manufacturer) must be identified. Make sure the time period and terms for the warranty is specified.

8. A binding arbitration clause is also a good inclusion in the event a disagreement occurs. Arbitration may enable you to resolve disputes without costly litigation.

9. Thoroughly review the entire contract and be certain you understand it before signing.

10. Never sign an incomplete contract and always get a final copy.

One of the many advantages of participating in the MSP Home Tour is having direct access to homeowners, their insight, and experience working with remodeling professionals. Attend the tour to have a first-hand look at the finished product. How great to free up your time and hand off that remodeling project to the experts. We can't wait for you to join us on the tour and build your confidence in **Remodeling Done Right**.

When to hire a professional Architect



Beyond Design: Advantages of Hiring an Architect

As highly trained professionals, architects bring design expertise to your custom home project, whether it's a new home, remodel, or addition. But the value an architect brings to your project extends beyond creating the design for your home.

Architects can help you manage the complex, time-consuming process of bringing that design to life. Licensed by the State of Minnesota, architects stay up to date on codes, safety, variances, and other technical matters. They can help you reduce costs and use sites efficiently, and more, all while collaborating with you on how to bring your vision for your home to life.

Architect as Context Manager.

Every house must be built on a site (part of its context), and most sites come with unique challenges. Owners want to keep mature trees, take advantage of views, and make a home that nestles into a site regardless of its terrain. A great design will also take the feel of the neighborhood into account when thinking about how the design will be realized. Architects are problem solvers, and most love to tackle challenges like marrying site layout and design goals and can help create a unique home that fits your vision while also respecting the context of the neighborhood.

Architect as Economist.

From strategically placing your home on the site to maximize daylight to adding energy efficiency features and technologies to the design that will help reduce costs while you own your home, architects find ways to create efficiencies that don't sacrifice design. They also consider efficiencies within the footprint and layout of the home when creating your design, which saves money by limiting unnecessary extra square footage. They can also help you select finishes and materials that fit both your design vision and your budget, economizing with you every step of the way.

Architect as Code Navigator.

Designing and building your dream home is an exciting process, but we're guessing you aren't interested in becoming an expert on local building codes and zoning ordinances to get it done. Your architect partner will help you navigate municipal, county, and state processes, making sure that all work is compliant with codes and all inspections take place as required. Getting codes and zoning right the first time can create significant time and money savings on your project.

Architect as Quarterback.

Building your dream home is a time-consuming, complex process that requires management of suppliers, contractors, government process, and more. Chances are, if it's a common problem that comes up on a project, your architect has seen it before and knows how to solve it. They also know what the process looks like from start to finish and have experience with all the twists and turns. An architect partner is an incredible asset in managing the process with you, working with the timelines and the many partners it takes to get a project completed.

Architect as Collaborator.

Architecture is teamwork, and no one knows this better than your architect and their collaborators—which includes you! Collaboration is key to a home project's success, from working with the homeowner on creating their dream home, to working with others from the architecture firm (unless they're a solo practitioner) and the contrac-

tors, builders, suppliers, craftspeople, and more.

Above All, Architect as Designer.

You have a vision for your home; an architect's primary job is to bring that vision to life through a custom design. Bringing that vision to life will require the architect to use all the skills we've listed in this article, but even more important, it requires an architect's design thinking, problem-solving, and creativity to get it across the finish line.

Whether you are starting from scratch or renovating an existing home, work with an architect to create the home of your dreams. It will reduce costs and headaches, and help you get a finished product that embodies your design vision.

Interested in Learning More?

Meet one-on-one with an architecture professional at the AIA Minnesota Home Design Consultations, a collaboration with the Star Tribune, available in person on May 6 and 20 and virtually on May 9. Space is limited! startribune.com/AIA-Homes

See the work of architects and their design teams at the AIA Minnesota Homes by Architects Tour on September 23 and 24. homesbyarchitects.org.

Find an architecture firm for your project with AIA Minnesota's Firm Directory, where you can filter search results by building type, firm location, and more. aia-mn.org/firm-directory

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MSP HOME TOUR

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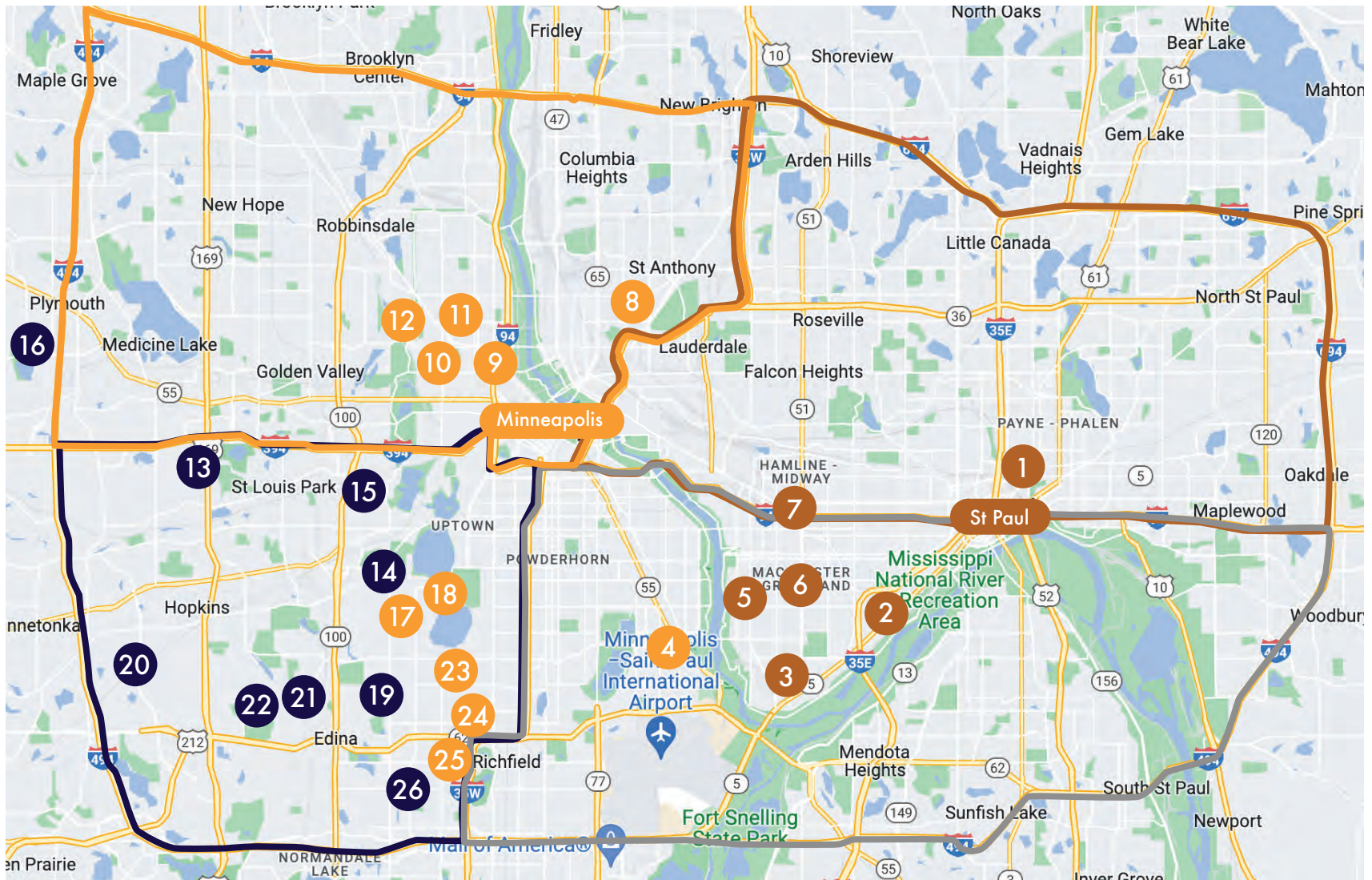
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<i>Minneapolis</i> |
| 8 | 1930 Lincoln St NE
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<i>Minneapolis*</i> | 26 | 2908 W 71½ St
<i>Richfield</i> |
| 9 | 1422 Fremont Ave N
<i>Minneapolis</i> | 18 | 4208 Linden Hills Blvd
<i>Minneapolis</i> | | |

Use this list to check off the homes as you go. No need to follow this order – create a route that works best for you. Pro tip: Before you go, don't forget to check your route for potential road closures due to construction.

Open Saturday, April 29, 11 a.m.–5 p.m. and Sunday, April 30, 11 a.m.–5 p.m.

Each home and nearby intersections are marked with Home Tour signs.



Save the date for the 2024 MSP Home Tour - April 27th & 28th

* Additional Virtual Online Tour Available
† Only Open on Saturday

Topic Talks

Conversation & Education

Tours & Topic Talks | Saturday, April 29

Saturday, April 29

Guided Tours 11:30 a.m., 12:30, 1:30, 2:30 & 3:30 p.m.

Capitol Region Watershed District

At 595 Aldine St, Saint Paul

Visit CRWD for a guided tour around their sustainable building. Five (5) tours will be given on Saturday starting 11:30 a.m., last tour at 3:30 p.m. See the 3,000-gallon cistern. Be sure to check out the art, interactive exhibits, and the pocket park. Learn about grant programs for homeowners. This gem in our Capitol city is protecting one of our natural resources – water!

Presented by Anna Eleria, Capitol Region Watershed District

Saturday, April 29

Noon

Deconstruction and Material Reuse

At 3900 Ewing Ave, Minneapolis

Reduce, reuse, remodel. Over 70% of building materials from demolitions, rehabs, and remodels end up in the landfill. Learn how to reduce waste on your next project and find out about grants and other resources available. Discover local used building material retailers to visit during Hennepin County's upcoming Salvage Crawl taking place May 1 – 31, 2023.

Presented by Olivia Cashman, Hennepin County Building Reuse Grants

Saturday, April 29

2:00 p.m.

Enabling More Housing Options in Saint Paul

At 421 Rivoli Drive, Saint Paul

Duplexes, townhomes, fourplexes, cluster developments, double ADUs and more. The City of Saint Paul wants your input on its latest study on housing. Come hear members of the Planning Department and Commission share proposed zoning amendments to enable more housing in Saint Paul.

Presented by Luis Pereira, AICP, Planning Director, and Planning Commissioner Seanne Thomas



Saturday, April 29

4:00 p.m.

How to Renovate a Classic MSP

Period Home

At 5504 Logan Ave, Minneapolis

Björn Freudenthal is a Homeowner Advisor and VP at New Spaces Design-Build-Remodel, a qualifying builder and Certified Aging in Place specialist who loves good design. With over 20 years building and remodeling design of award-winning projects all over the Twin Cities, Freudenthal has also served in leadership roles with the National Association of the Remodeling Industry of Minnesota (NARI of MN). He speaks frequently on topics like remodeling design for all project types and ages of housing stocks, the remodeling process, and the importance of creating a master plan for your forever home. Join us for post-tour refreshments at 5 p.m.

Presented by Björn Freudenthal of New Spaces Design-Build-Remodel

Topic Talks | Sunday, April 30

Sunday, April 30

2:00 p.m.

The Homeowner Remodel Process

At 1422 Fremont Ave N, Minneapolis

A large-scale remodel takes time, resources, and some grit. Blake Zochert has been doing remodeling himself for many years. Come hear his tips and ideas for success, managing your own expectations, and taking care of the number one customer – yourself.

Presented by Blake Zochert

Sunday, April 30

4:00 p.m.

Basements – New, Updated, and More!

At 2552 Monterey Ave, St Louis Park

Remodeling, updating, and finishing basements is a high-value home improvement with big benefits. Come learn about how you can make your basement your personal sanctuary, family gathering space or productive work zone. Hear what you should consider, obstacles that could be in your way, and more.

Presented by Timothy Ferraro-Hauck, Bluestem Remodeling



Minneapolis - Jordan



11 1542 Hillside Ave N
Built 1908

Don & Sondra Samuels

Utilizing various contractors, this home returns to the tour after 20 years with tons of updates! Of note is the restored, 72" by 50", vintage stained glass in the staircase. The kitchen was remodeled with new cabinets, tile backsplash, stone sink and counter tops. The basement was finished as a family/recreation room with a beautiful bath and laundry. A bedroom was newly transformed into a gorgeous walk-in closet. A rear deck was added with retractable electric awning. A new high efficiency boiler was tied to the original radiators. Come visit this charmer and hear the story of how living in North has changed their lives!



Minneapolis - Willard-Hay



12 1911 Oliver Ave N
Built 2023

Greater Metropolitan Housing Corporation

This adorable home is perfect for modern, urban living. In a community with a strong tie to local amenities and businesses there are plenty of opportunities. Through the work of the Greater Metropolitan Housing Corporation this property has been improved to provide affordable housing in an all-new home. This is an example of helping families and individuals secure their future through the ownership of an affordable home. Inviting kitchen with plenty of countertop, new appliances, and plenty of storage. Check out the clean lines and open floor plan!



St Louis Park



13 1624 Kilmer Ave S
Built 1961

Mike & Blair Okey

Rising like a phoenix after a fire, this rambler was transformed into a new home after a remodel. The homeowners always wanted to build a bigger kitchen, but the location of the central staircase was an impediment. After the fire in 2020 they worked with professionals to move the staircase, add another level onto the home, and update the kitchen. The staircase was key and made all the difference. Now they have their dream home and in the neighborhood they love.



St Louis Park



14 3717 Inglewood Ave S
Built 1942

The Olson Family

This busy family was expanding and needed space for kids and working from home. They love the neighborhood but couldn't find a larger house that fit their needs. It was very important to them that the character of the 1946 vintage house was preserved and that the second-floor addition was cohesive with the first floor. They also wanted the exterior of the house to blend into the neighborhood which consists of houses primarily built in the 1940s. The family is happy to be back in their house. They love that the charm of the house remains intact and love the additional space and modern amenities.

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St Louis Park



15 2552 Monterey Ave S
Built 1952

Timothy & Mark Ferraro-Hauck

These homeowners take the mantra "exercise is a great form of self-care" to heart. A remodel brought them additional space for maintaining and building their exercise and physical health routines. While their home is traditional, they decided to have fun with the aesthetics in the multi-function space in the basement. This newly remodeled space is retro-modern, and funky! The colors, designs, and layout lend themselves to a positive attitude and an upbeat mood. Included in the space are areas for recreation, exercise, and relaxation. They created a dedicated space for not only enjoying the company of others, but where every family member can take care of themselves!

Presented by *Bluestem Remodeling*



More community tours:

Homes by Architects Tour by AIA - Saturday, September 23 and Sunday, September 24, 2023


2023 Bungalow Club Home Tour by the Twin Cities Bungalow Club - Saturday, May 20, 2023

Hennepin County's Salvage Crawl - May 1-31, 2023

Richfield Remodeled Home Tour Fall 2023, tentatively October 7, 2023

Use this code to submit a home for the 2024 MSP Home Tour



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Plymouth



16 16615 21st Ave N
Built 1985

Jennifer Robinson

Coming home to the new layout is like coming home to a new house everyday for this homeowner. By removing a wall in the kitchen, adding storage and an island, this new space is bright, airy, and mood-elevating. Friends came over and noticed the dining room window for the first time. A whole house remodel that includes storage in practically every room, this is a dream come true. There is form and function in the galley kitchen with a raised entertaining/eating area that seats five. Don't miss this functional and bright home!

Presented by *mackmiller design+build*



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Home #16

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Minneapolis - Linden Hills



17 3900 Ewing Ave S
Built 2023

Nataliya Becerra

Discover Linden Green, a brand-new community of two modern row homes designed with meticulous attention to detail. These stunning end units offer a luxurious blend of contemporary architectural features, high-end finishes, artisanal craftsmanship, and energy-efficient amenities. Revel in the third-floor entertainment space and rooftop deck, the generously proportioned master suite on the second level, and the exquisite main-level kitchen, dining area, and family room, enhanced by in-floor heating and abundant natural light. Other highlights include a floating steel staircase, a fully fenced-in yard, a two-car garage plus a third parking spot for each unit.

Presented by Sustainable 9 Design + Build



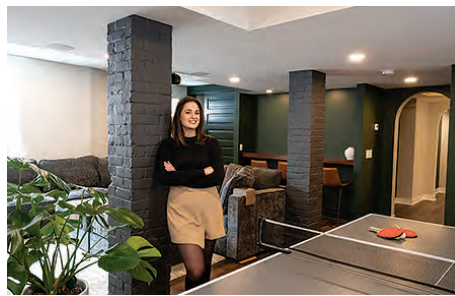
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Minneapolis - Linden Hills



18 4208 Linden Hills Blvd
Built 1894

Haley Fernandes

This 1894 Healy home is a classic Queen Anne Victorian. The basement was also a classic from 1894. This complete overhaul of the basement is an example of form and function. By adding a large egress window to the basement, materials, equipment and new furniture were able to be brought in to update and beautify this space. This new space has a rec area for the growing family, media area for family and friends, and a steam shower spa for a getaway in the home. A hideaway within the walls for the whole family.

Presented by FBC Remodel



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Edina



19 5812 Oaklawn Ave
Built 2018

Molly & Chris Clark

A busy Edina family wanted to add color and warmth to their recently-purchased spec home. Their contractor made strategic upgrades to finishes and furnishings in various rooms of the home, including the main floor office, foyer, mud room, powder bath, living and dining rooms, as well as a 2nd-floor flex room. Now, a new front door allows more natural light to flood the space and the newly installed lighting, island countertop, upgraded fixtures and rugs elevate and define each room. New wallcoverings, window treatments, reclaimed wood, leather and colorful custom artwork, all work together to amplify their warm, modern aesthetic.

Presented by Stockwell Homes



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Hopkins



20 12300 Oak Chaise Ct
Built 1987

Rian & Tim Jentz family

These owners have the TYPICAL Eden Prairie, Minnetonka, Hopkins colonial home. You know the type - the one with the kitchen right in the middle of the house. Successful transformation is possible, and you are going to want to see this one! This remodeling project features a complete relocation of the kitchen, including removal of walls and reconfiguration of the main floor. All new custom cabinetry, quartz countertops, tile backsplash, plumbing and light fixtures, paint, and flooring throughout the main floor. Outstanding personalized design, conscientious planning, and enduring craftsmanship. The marks of the home and owners that love their remodel.

Presented by Two Island Design Build



Edina



21 5215 Lochloy Dr
Built 1947

Douglas Park & Alex Galovich

Transferring from the West Coast, these homeowners purchased this home because of the great open spaces, efficient layout, and phenomenal yard. Traditionally appointed, the family desired a more clean and modern aesthetic. The fireplace, formerly flanked by heavy built-ins and ornate mantle work, was completely reimagined with reclaimed limestone from France. A new kitchen island, furnishings, finishes, and lighting throughout the main floor convey brighter, clean and crisp modern lines. The skilled transformation of this home is now both beautiful and resilient-making it the perfect backdrop for this active family of five!

Presented by Metropolis Design Group



Edina



22 5233 Lochloy Dr
Built 1947

Michal Crosby & Tricia Tidemann

"Every inch of the kitchen is usable," the homeowners enthused, ecstatic with Michal Crosby Interiors' design expertise. The aim was maximum use of available space. Aim and score! This beautiful kitchen is light and comfortable. It is filled with storage options, counterspace, island with storage and more, and fits seamlessly with previous upgrades to the home. All of this was accomplished with 22 inches of addition and no change in the roof line. The front foyer was redone with a stylish motif and welcoming colors. The kitchen upgrade meant the bathroom gained the former pantry space for the shower and storage. Result: Elegance.

Presented by Sawhill



Minneapolis - Armatage



23 5504 Logan Ave S
Built 1949

Three generations together

The homeowners planned this remodel in their minds 20 years ago. In this kitchen's past life, there was a lack of natural light flow, cooking space and storage. Lacking dining space, this home didn't stand the test of time, especially as it morphed into a multigenerational living arrangement. Now, while their mom cooks dinner, the grandchildren sit at the new white quartz countertop, creating artwork that will soon be hung on this state-of-the-art double-door refrigerator. Custom-colored, the gray-painted lower cabinetry was just the twist of color that the family wanted, not too loud and not too bland.

Presented by New Spaces Design-Build-Remodel



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Minneapolis - Kenny



24 5749 James Ave S
Built 1952

Michael & Ashley Yee

The homeowner grew up in this house and wanted to keep his family home but this small 1.5 story wasn't cutting it. Working closely with their contractor, an addition was extended to the back of the home and the entire 1st floor redesigned. They are now elated about their large open kitchen, dining and family room with main floor laundry and powder room/bath duo. A primary bedroom with vaulted ceilings, skylights and 3/4 bath complete this remodel. The home was resided, with a new roof and windows. Don't miss the wallpaper made from the menu of the family's Chinese restaurant!

Presented by *Wise Design & Remodel*



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Minneapolis - Kenny



25 1814 W 60th Street
Built 1948

Kirsten & Phillip Ehresmann

Three things – that was the request for this stunning remodel. One – create a pantry for the family. Two – create an entry space with a mudroom. Three – open it up. All of this was accomplished, and more. The new counter creates a comfortable space for the children to work on projects and for visitors when the family is entertaining. Creating a bookshelf under the stairs opened space for a hidden storage area and additional storage in the kitchen. Access, light, and a space to grow. These homeowners are delighted to share ways to their new space.

Presented by *FBC Remodel*



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Richfield

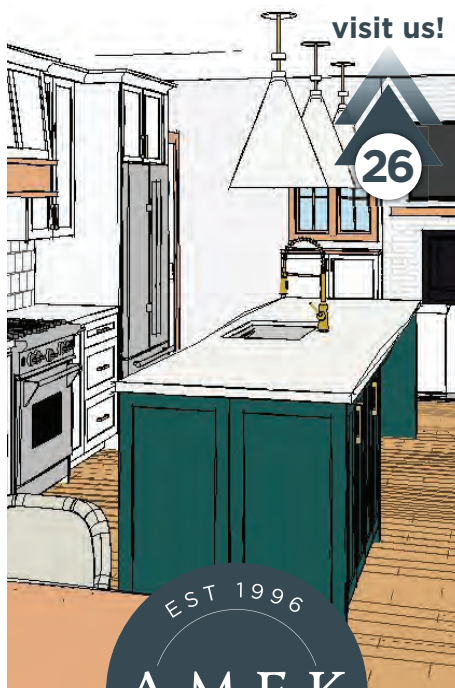


26 2908 W 71 1/2 St
Built 1959

Andy & Sarah Tellijohn

They met in journalism school and are still writing their story. A remodeled main level is the latest chapter. After too many "encounters" with the knee wall in the front entrance and the frequent bumping into one another, they have taken the plunge to create a new thoughtful floor plan. A 14-inch bump-out, cantilevered into the garage, gave the kitchen just enough space for an island for entertaining and for making the many batches of Christmas cookies during the holidays. This chapter may be the best one yet!

Presented by *AMEK Design + Build*



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SAINT PAUL
MINNESOTA

1-4 UNIT HOUSING STUDY

Since 2018, ADUs have been allowed on all Saint Paul lots of 5,000 square feet or greater with an existing single family home. In 2022, amendments were adopted which minimized barriers to adding an ADU to a property, such as removing the lot size minimum, striking the owner-occupancy requirement, and making the maximum unit size more flexible.

This spring, as part of the **1-4 Unit Housing Study**, the City is proposing additional amendments to the zoning code which would:

- Create new residential zoning districts H1, H2, and H3 to replace existing, single family-only and other low-density districts, and revise minimum standards for lot area, lot width, setbacks, and lot coverage for all of these districts.
 - ◊ **H1** (current R1-R3 parcels): requires a 2,000 square foot minimum lot size per unit and generally allows up to 3 units on lots internal to a block and 4 units on corners
 - ◊ **H2** (current R4-RT2 parcels): requires a 1,500 square foot minimum lot size per unit and generally allows up to 4 units on any lot
 - ◊ **H3** (current R1-RT2 parcels within 1/8 of a mile of either Neighborhood Node intersections or fixed rail and bus rapid transit corridor): 1,000 square foot minimum lot size per unit and allows up to 6 units per lot
- Update regulations for accessory dwelling units (ADUs) such as increasing the allowable ADU size and number allowed per lot (up to two allowed on each lot with a single family home)
- Update the cluster development ordinance, modernizing it for greater flexibility in 1-4 unit housing development and lot layouts in exchange for an open space requirement
- Propose zoning density bonuses for housing development projects with family-sized units (3 or more bedrooms) and/or units affordable to households earning 80% or less of the Area Median Income (80% of Area Median income is \$62,600 for a one-person household, or \$89,400 for a 4-person household)
- Clarify that Site Plan Review is required for developments with three or more total new dwelling units and cluster developments
- Create new options for lot splits, including revisions to flag-shaped lots and the introduction of “back lots” and “reverse-flag lots” for more homes
- Improve the clarity and legibility of the Zoning Code

Some examples of what could be built under the proposed new regulations



One-family dwelling with ADU



Twinhomes or duplexes



One-family dwelling with duplex



Six one-family dwellings

How can I track this project and get involved?

Following a Planning Commission public hearing in April, a City Council public hearing is expected on the 1-4 Housing Study in early summer 2023. The public can submit official testimony through written comments or verbally at the City Council public hearing.

LEARN MORE: [STPAUL.GOV/1TO4STUDY](https://stpaul.gov/1to4study)

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