



SINGLE FAMILY REDEVELOPMENT



PROJECT OVERVIEW:

In January 2010, Redesign Inc, purchased a condemned and foreclosed home in the Longfellow neighborhood. Redesign's Board of Directors includes several Longfellow residents eager for their organization to do good work in their community. This 2-bedroom, 1.5 bath home is located only a few blocks from the Riverview Theater, Riverview Café and Mother Earth Gardens, and 7 blocks from the Mississippi River Road.

Redesign brought in BrownSmith Restoration: a talented and creative local contracting/design firm, who could see this diamond in the rough and how to bring it back its charming character. The house underwent a complete rehab. The layout was tweaked so that the bathroom is now accessible to the bedrooms (rather than through the kitchen) and extra light and storage were created in the kitchen (with extra wall space for cabinets and a view to the back yard through a full glass door). Energy efficiency was emphasized: new insulation was put in, with new windows, new doors, and a new roof on the house and the garage, and EnergyStar appliances. In addition to new landscaping, a complete kitchen and bathroom remodel were also completed. An inviting home.

LOCATION: 3543 - 40th Avenue South
CLIENT: Redesign, Inc.
PROJECT SCALE: \$150,000
ARCHITECT: Redesign, Inc.
CONTRACTOR: BrownSmith Restoration
DATE: 2010



This house had been vacant for two years, after having deteriorated over more than 20 years of deferred maintenance. It was a negative influence in an otherwise up and coming community.

This Minneapolis stucco bungalow is restored to its classic charm.

