



Residential Historical Renovation/Restoration \$250K & Over



PROJECT COMPLETED: 9/7/22

PROJECT SCOPE & OBJECTIVES

The clients' house was built in 1922 and it did not function the way they wanted to experience their home but they weren't sure how to fix it. The layout was very tight, with a small kitchen, an eating area tucked into the back corner, and a sunroom they used daily at the other end of the home. The layout was not conducive to entertaining. Creek views were only seen from the limited front spaces, and the lower level had very short ceilings that needed to be up to code for living space. It was, however, important to them the home maintained its vintage energy and did not feel "brand new." They didn't want to strip the historic essence from it. Essential features to their remodel included: Multiple spaces for entertaining guests; an expanded garage; a larger kitchen; better connectivity throughout the spaces; to feel comfortable, approachable, and vintage.

The project scope was as follows,

- Open the main-level layout and create unity between the spaces
- Move the kitchen and dining room to the other side of the house, closer to the sunroom.
- A large entrance to also function as a pathway between the dining and family rooms.
- Laundry/mudroom in the back of the home with access to the backyard garden.
- Concrete veranda on both sides of the home with access from the dining and family rooms.
- Barrel-styled hallway passage with pantry.
- Fix the foundation, add footings (no footings in the existing home), adjust lower-level clearance height.
- Expand garage.
- Update mechanicals.

CHALLENGES & SOLUTIONS

Some of the challenges was crafting a main-level layout that seamlessly combined entertainment spaces while maintaining a logical flow tailored to the homeowners' lifestyle. Structural focuses were on showcasing the creek views, rectifying uneven floors, and reinforcing the house's foundation. We needed to transform the lower level into a code-compliant space to be considered for living.

We opened the main level layout, maximizing creek views from nearly every space. This allowed for a serene natural light to filter in, noticeably shifting the ambiance between daytime warmth and nighttime sophistication. The kitchen and dining room were relocated to reside near the sunroom, creating a natural perfect flow for the homeowners. Descending the stairs, they find themselves effortlessly connected in a common area without the need to move further into the house to enjoy the morning.

We transformed the basement into a livable area by lowering the foundation level for adequate clearance and ensuring it's up to code. In the process, we discovered and resolved the foundation's missing footings with expert structural engineering help. The home boasts a stable structure, leveled floors, and optimal floor-to-ceiling height. Additional enhancements in the lower level include a multi-car garage doubling as storage, a welcoming mudroom, a full bath for guest comfort, and an expansive family room perfect for enjoying television and music.

RESULTS

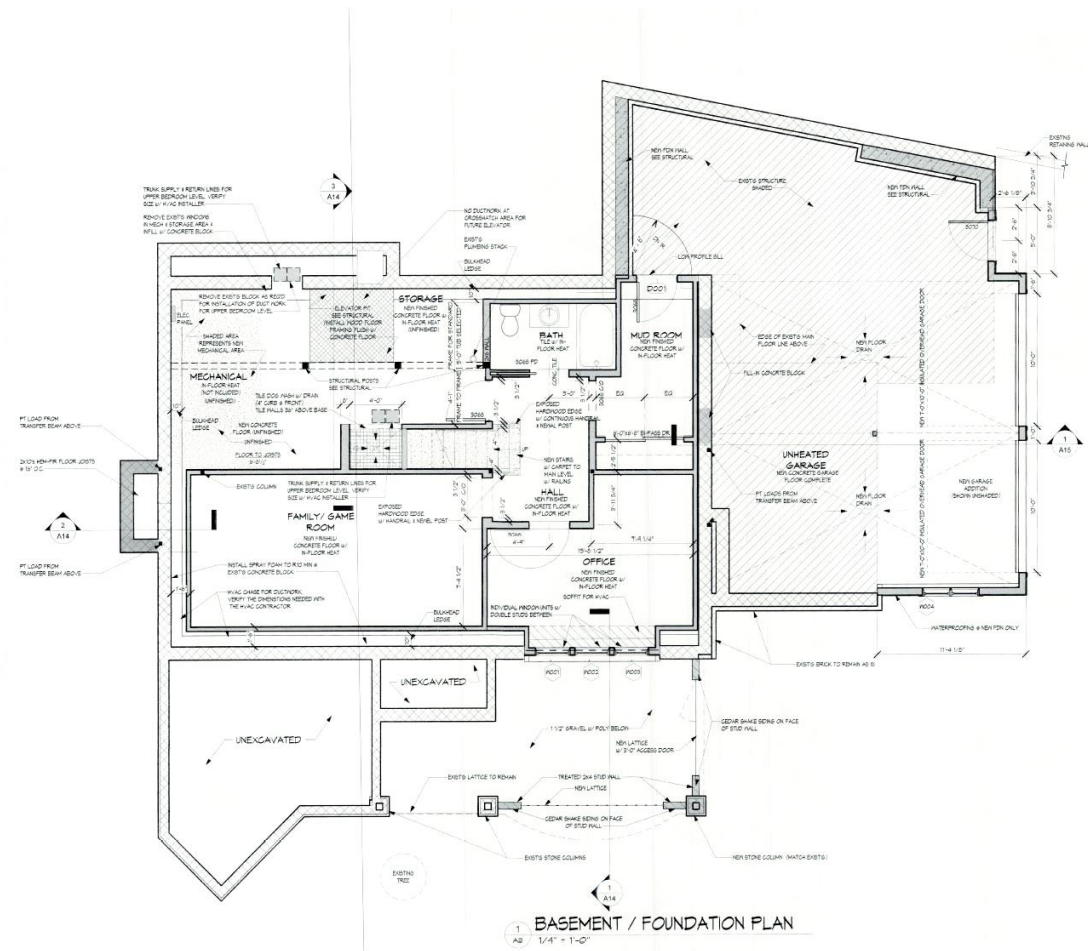
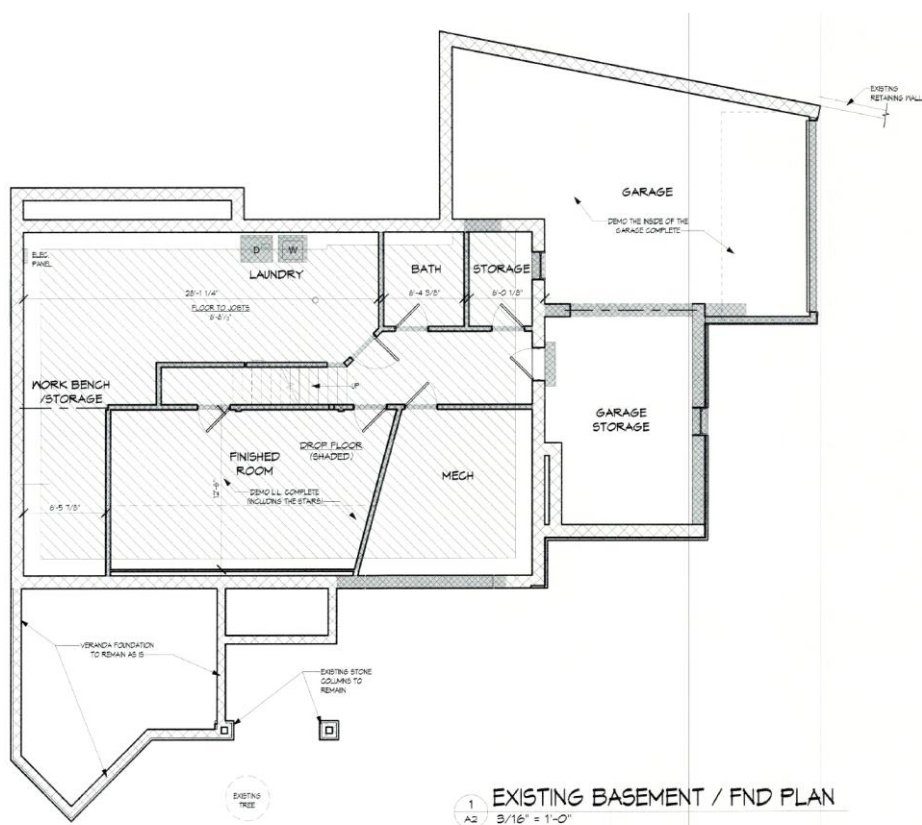
A harmonious open layout effortlessly weaves distinct areas of the main level, creating a unified haven for inhabitants. From the moment you enter, a built-in bookshelf welcomes you, while the grand entrance smoothly connects the dining and family rooms, paving the way for seamless day-to-night entertaining. To emphasize the historic atmosphere of the home, we focused on incorporating old materials with a lived-in aesthetic into its design. The main level features reclaimed barn wood floors and an impressive wood-burning fireplace with a large stone mantelpiece that acts as the centerpiece to anchor this home's rustic charm. The stones that make up the fireplace also encompass the entire wall and is built without mortar for added authenticity. The windows are inset into the stone to further enhance the age.

The barreled hallway connecting the family room to the kitchen features beautifully paneled pantry storage. The kitchen's handcrafted green tiles were thoughtfully searched for and to add more eclectic vibes to this kitchen, the island's countertop is made of zinc, so it will develop a unique patina over time.

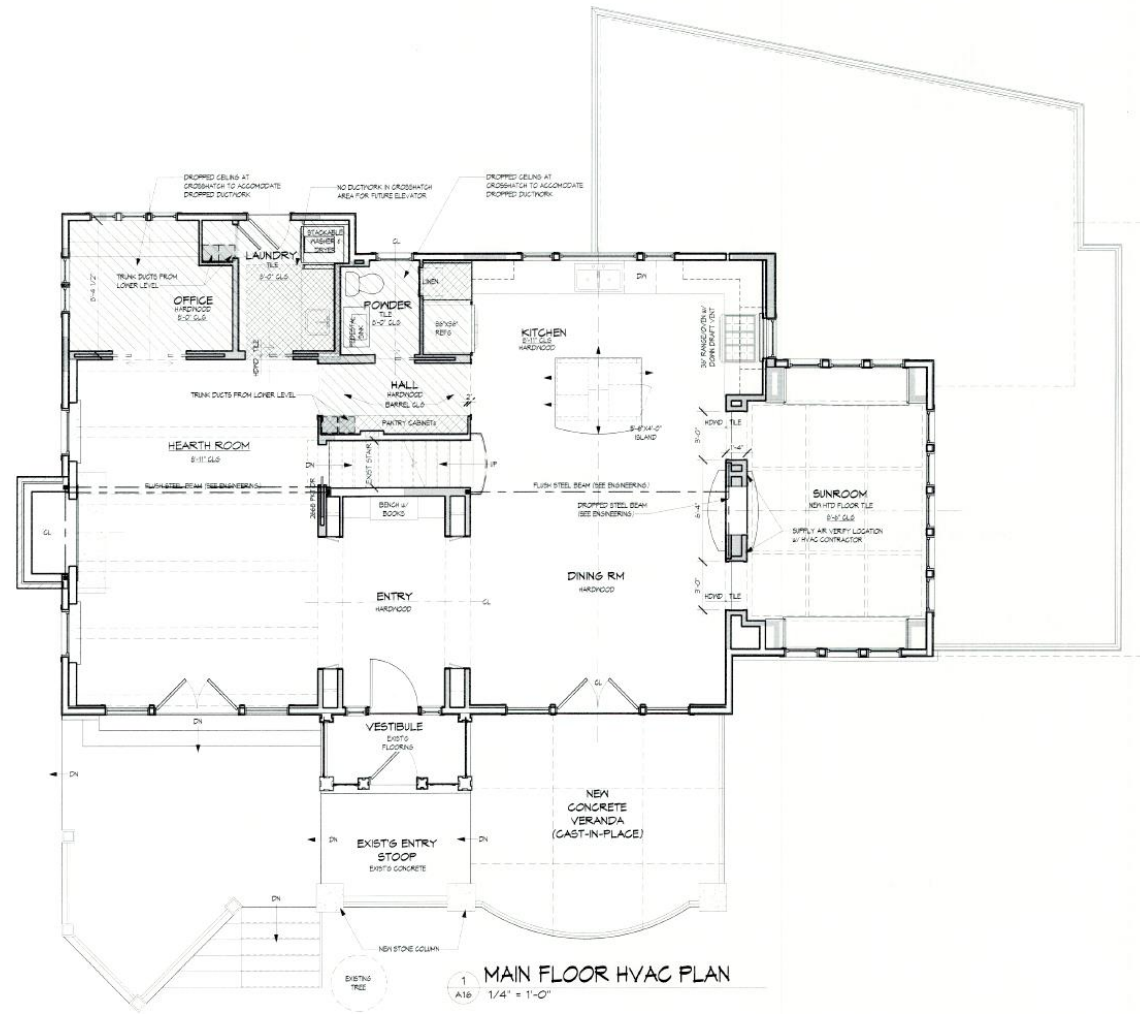
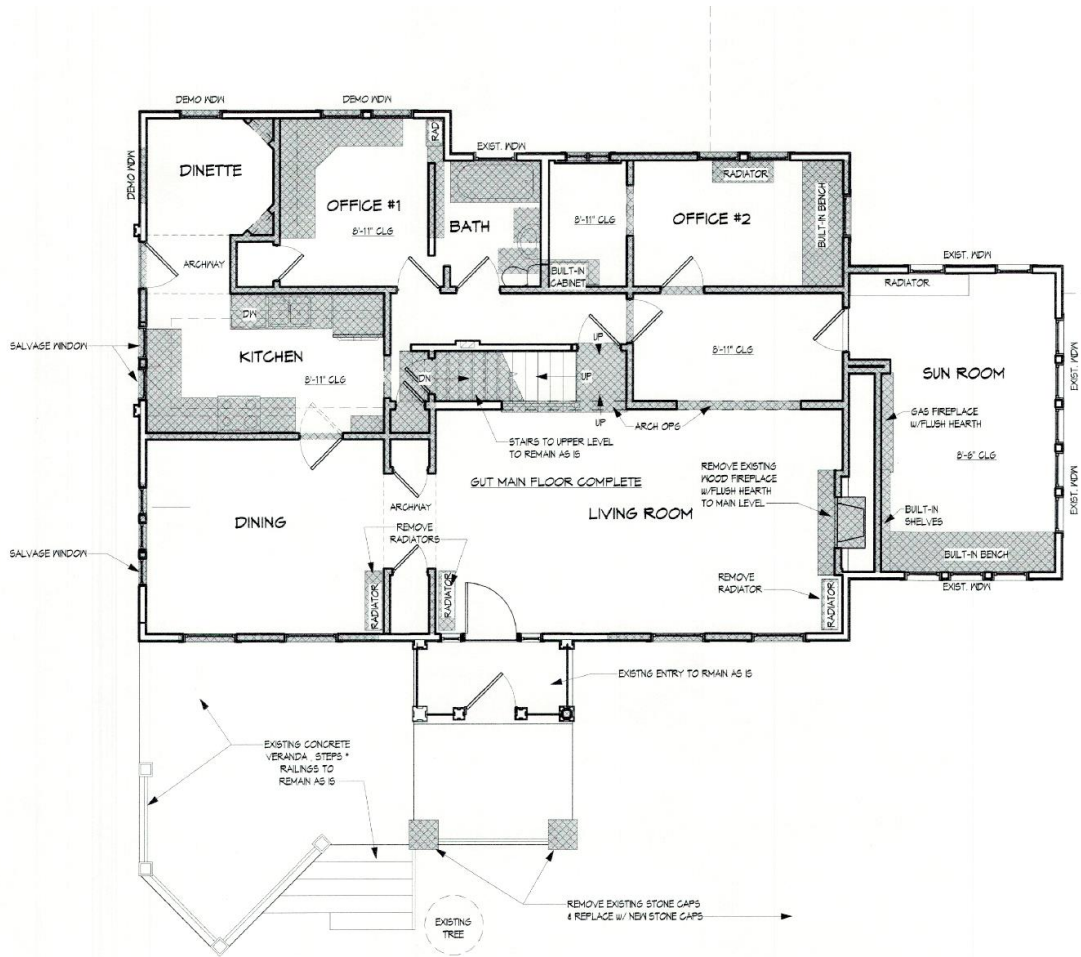
The lower level seamlessly connects to the expanded garage through a convenient mudroom, but it also plays host to a unique guest room that overlooks a beautifully crafted veranda with latticework. Guests can utilize the cozy full bathroom just steps away. This level is also home to all-new mechanicals, ensuring everything runs smoothly, and a special dog-wash station. And when the homeowners' are ready to watch a movie or indulge in their hobbies, the family room is the perfect spot to watch TV or to play their music.

100 WORD SUMMARY

Previously, this 100-year-old home didn't fit the homeowners' lifestyle and featured congested spaces that lacked functionality. It was gracefully updated to be more modern and tie in authentically with homeowners' needs while delicately incorporating historic and vintage energy they desired. An open main layout, updated mechanics, and an expanded garage modernize this home for today's needs while fitting the homeowners' historic, eclectic style. The remodel features multiple areas for seamless entertaining, from daytime warmth to nighttime sophistication. A now-up-to-code lower level connects to the expanded garage through a mudroom and features accommodations for overnight guests.



BEFORE PLAN
LOWER LEVEL



BEFORE PLAN
MAIN LEVEL



BEFORE



AFTER



BEFORE



AFTER



AFTER



BEFORE



AFTER



BEFORE



AFTER



AFTER



AFTER



AFTER



AFTER



AFTER



AFTER