

Honoring the Architect

“We wanted it to be
the only house of
its kind.”



BEFORE

AFTER



— Entire House \$250,000 to \$500,000 —



Honoring the Architect

The primary objective for these homeowners was to restore and update this architect-designed, mid-century modern gem, while staying faithful to its timeless character. Originally designed in 1969 and built by the architect as a personal residence at the edge of the Mississippi, the home was now in disrepair. Even so, they saw tremendous potential in making it an architectural marriage of old and new.

BEFORE

IDENTIFYING AND ACHIEVING CLIENT'S GOALS

Synopsis

All remodels experience competition between budget and desire. In this case the sensitivities had an historic gravity that kept pulling us back to find ways to meet the objectives without sacrificing form or function. By salvaging and refurbishing several items, namely the lower kitchen cabinets, we maximized the client's investment and protected the essential aesthetics of the home.

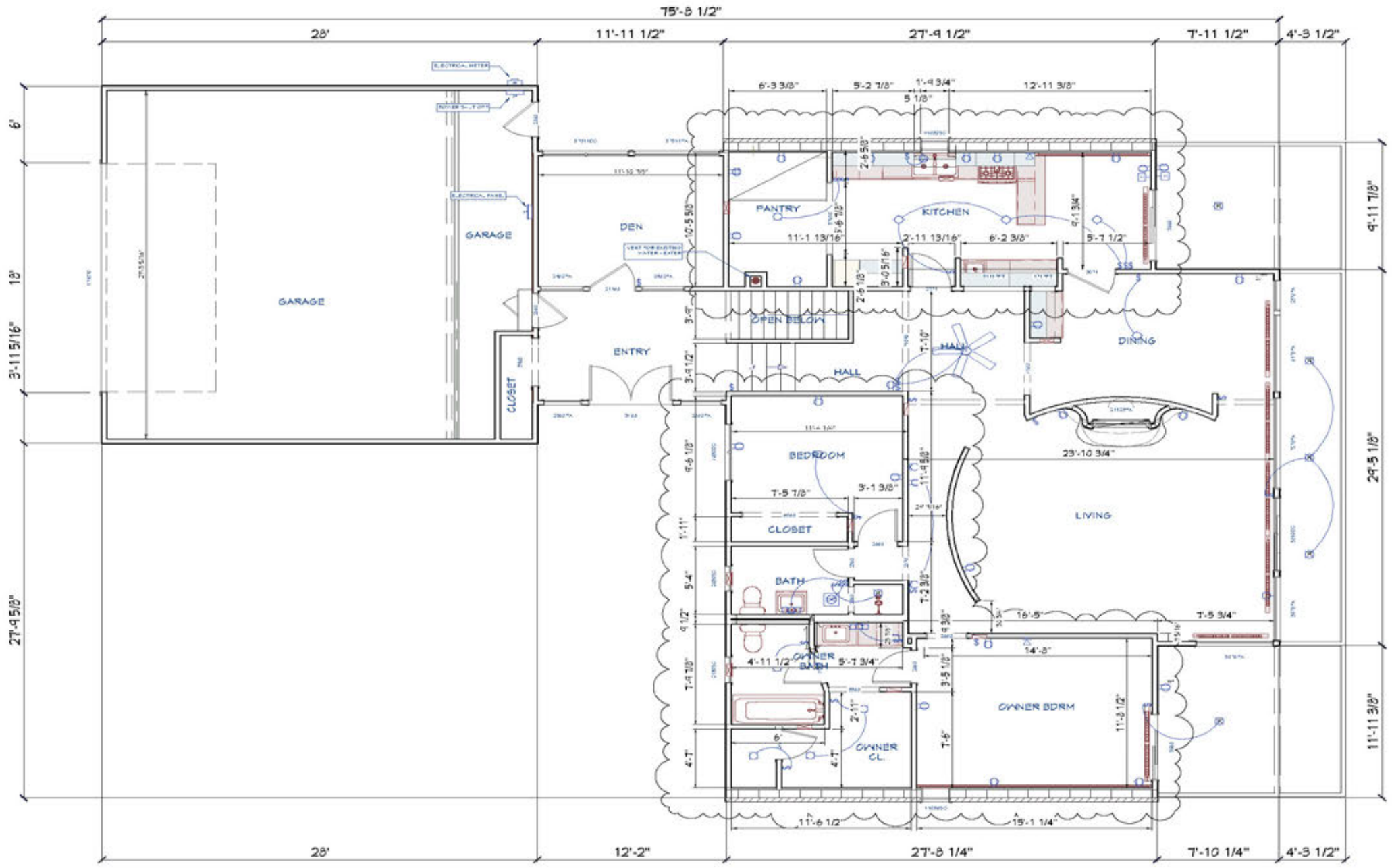
BEFORE

Client Goals:

Main floor—Re-design kitchen, owners' suite, hall bathroom; lower-level wet bar, bath & sauna; Update entryway and kitchen flooring with Terrazzo, add recessed lighting, and remove popcorn ceiling texture throughout.

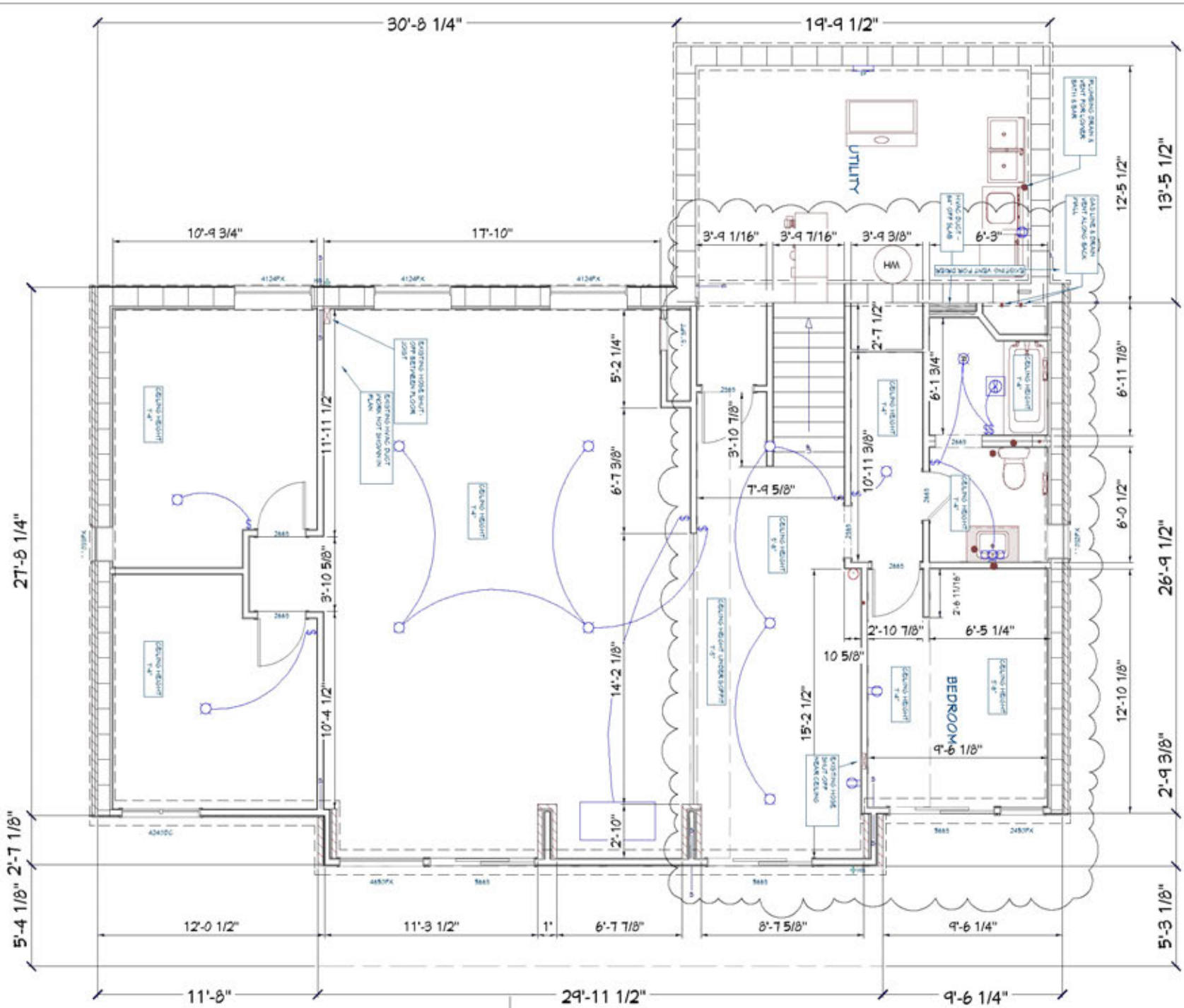
Lower-level—Re-design bathroom and create sauna, which was imagined but never built by the owner/architect; create wet bar/kitchenette and laundry closet.

EXISTING CONDITIONS



MAIN LEVEL

EXISTING CONDITIONS



LOWER LEVEL

PROPOSED PLAN

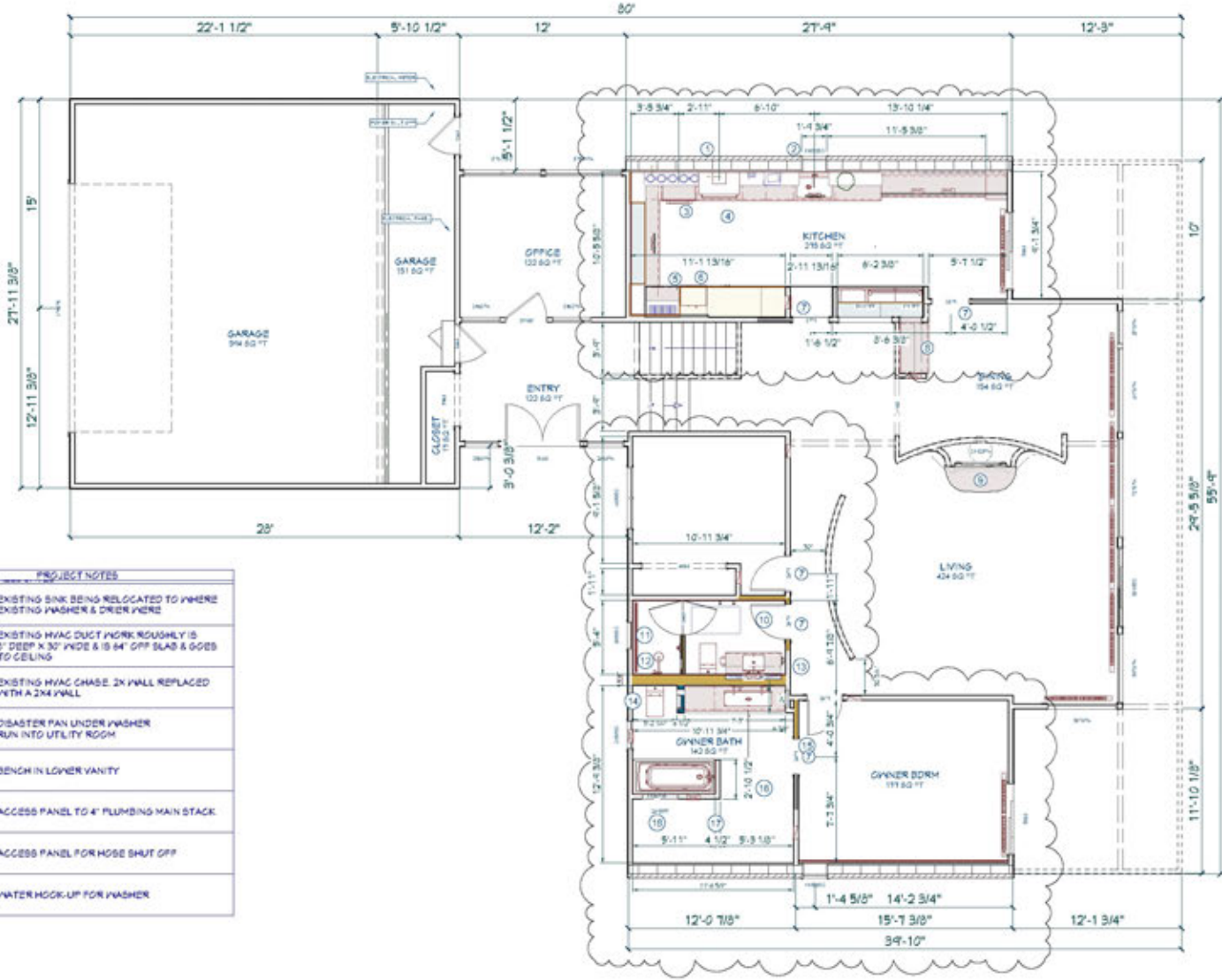


SUMMARY

PROPOSED PLAN

MAIN LEVEL

PROJECT NOTES	
1	REMOVING EXISTING GAS LINE FOR HXK & RANGE
2	EXISTING WINDOW NOT MOVING
3	REMOVING EXISTING HOOD VENT FOR HXK & VENTING
4	REMOVING WALL BETWEEN HXK/PANTRY & KITCHEN
5	REMOVING EXISTING CHASE
6	AFFLIANCES IN FULL CABINET MICROWAVE CAPPUCINO MAKER STEAM OVEN HOT PLATE / WARMING DRAWER
7	REUSE ALL EXISTING DOORS & FRAMES, OR REUSE DOOR SLABS FOR NEW SOCKET DOORS. EXISTING DOORS ARE 34" TALL AND 1-3/4" THICK. DOORS OVER CARPETED AREAS ARE TRIMMED TO CLEAR.
8	EXISTING CABINETRY AT DINING ROOM BUFFET - NEW COUNTER TOP & BACK SPLASH
9	NEW COUNTER TOP MATERIAL ON FIRE PLACE HEARTH
10	REMOVE HALL TO BATHBED ROOM. REMOVE DROP CEILING AND MATCH SLOPE OF CEILING IN BATH ROOM AREAS.
11	EXISTING REGISTER BEING RELOCATED UNDER THE VANITY
12	REMOVING SUBFLOOR & SETTING BETWEEN JOIST FOR ZERO CURB WITH A LINEAR DRAIN
13	CONTINUE THICKNESS OF MET WALL BEHIND VANITIES (FR. CUT EXISTING WALL)
14	HARDWARE ELEC. TOWEL RACK OVER TOILET
15	RELOCATE DOOR INTO OWNERS BATH
16	REMOVE WALLS FOR EXISTING CLOSET
17	HEATED FLOOR IN OWNERS BATH
18	TUB ACCESS PANEL 30" W X 15" H
19	NEW PLUMBING DRAINS FOR BATHROOMS ABOVE TO STAY ABOVE EXISTING DUCT WORK AND THEN RUN ALONG WALL TO MAIN STACK
20	NEW DIRECT VENT WATER HEATER (IN ORDER TO REMOVE CHASE IN KITCHEN)
21	RE-USE EXISTING DRIER VENT FOR NEW DRIER
22	LOWER BATHROOM FLOOR REGISTER TO BE ELIMINATED. SUPPLY FOR SHOWER / SAUNA AREA TO BE RELOCATED TO WALL REGISTER. REGISTER TO BE HIGH ON WALL NEAR CEILING.
23	RECESSED DRIER VENT RUN INTO UTILITY ROOM TO EXTERIOR
24	RELOCATING ALL EXISTING HOSE SHUT-OFFS TO IN SIDE UTILITY ROOM
25	RELOCATING THE TOILET
26	FULL CABINET SHOULD BE COVERING THE END IN-SLAB FLOOR REGISTER
27	EXISTING VENT FOR BATHROOM & BAR AREA ALONG WALL. 2X4 WALL SHOULD COVER THEM IF NOT RELOCATED



PROJECT NOTES	
28	EXISTING SINK BEING RELOCATED TO WHERE EXISTING WASHER & DRIER WERE
29	EXISTING HVAC DUCT WORK ROUGHLY IS 3" DEEP X 30" WIDE & IS 64" OFF SLAB & GOES TO CEILING
30	EXISTING HVAC CHASE 2X WALL REPLACED WITH A 2X4 WALL
31	DISASTER PAN UNDER WASHER RUN INTO UTILITY ROOM
32	BENCH IN LOWER VANITY
33	ACCESS PANEL TO 4" PLUMBING MAIN STACK
34	ACCESS PANEL FOR HOSE SHUT OFF
35	WATER HOOK-UP FOR WASHER

MAIN LEVEL
SCALE: 1/8" = 1'-0"

DIMS WITH TICKS OF EXTERIOR FRAMING
DIMS WITH ARROWS OFF INTERIOR FINISHES

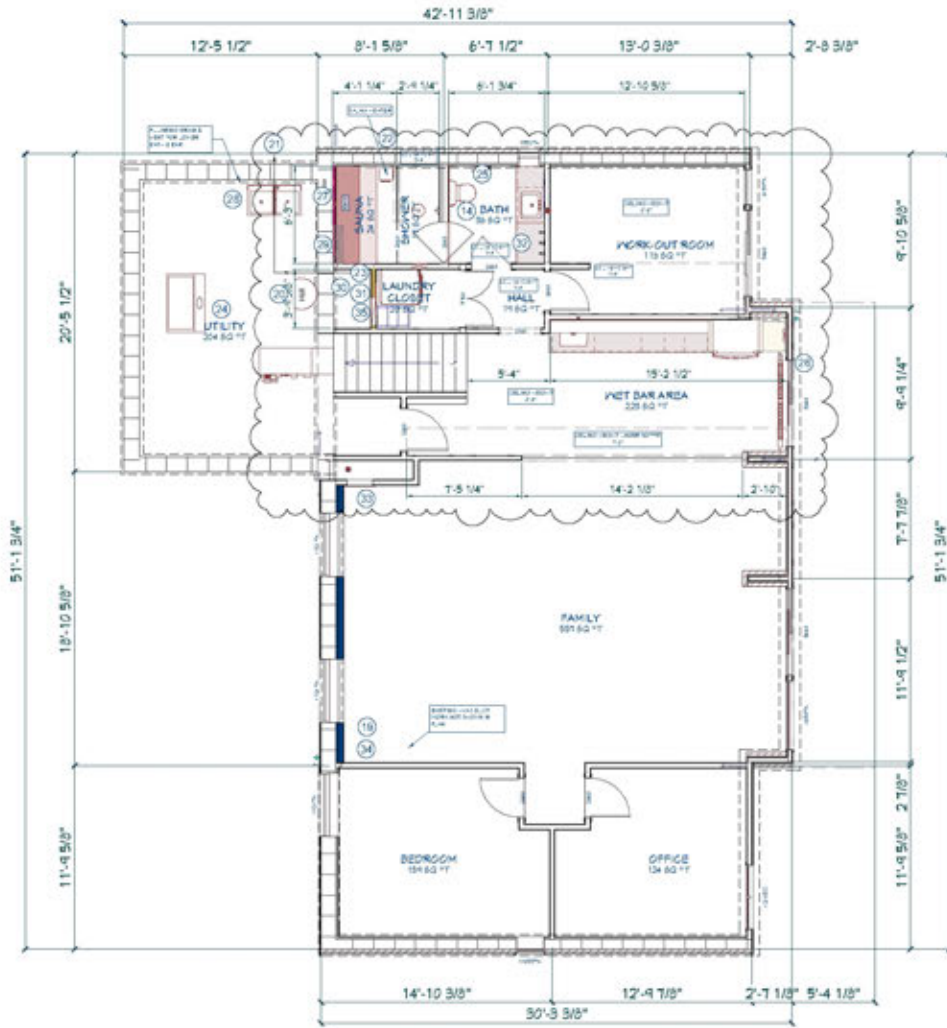
MAIN LEVEL @ 1/8"

SHEET

PROPOSED PLAN

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LOWER LEVEL
SCALE: 1/8" = 1'-0"

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DIMS WITH ARROWS OFF INTERIOR FINISHES

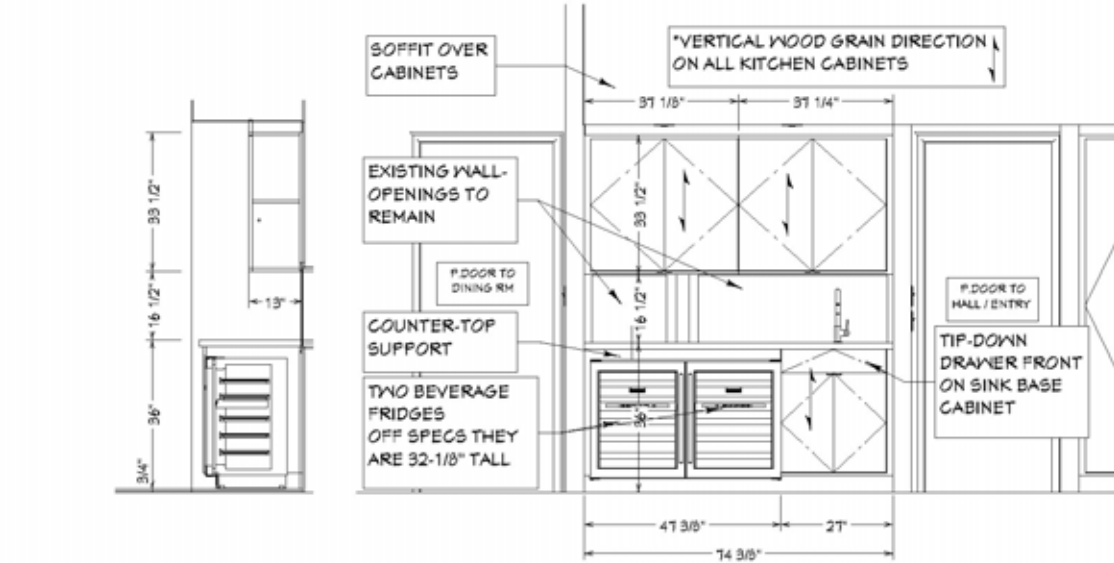
LOWER PLAN @ 3/16"

SHEET 4

LOWER LEVEL

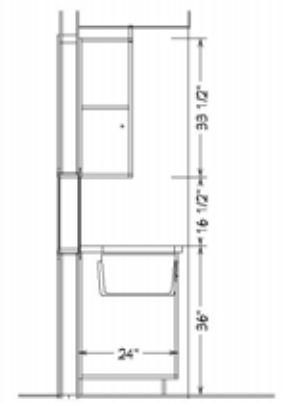
PROPOSED PLAN

KITCHEN WALL

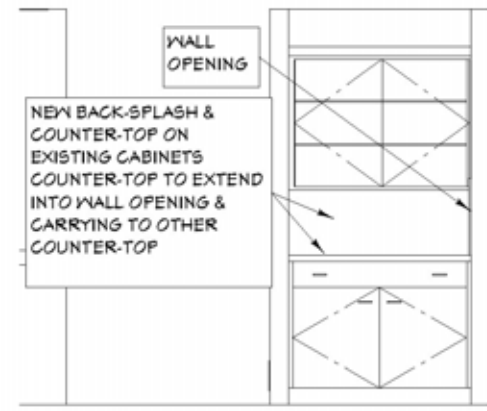


D4.A - BEVERAGE CENTER
SCALE: 3/8" = 1'-0"

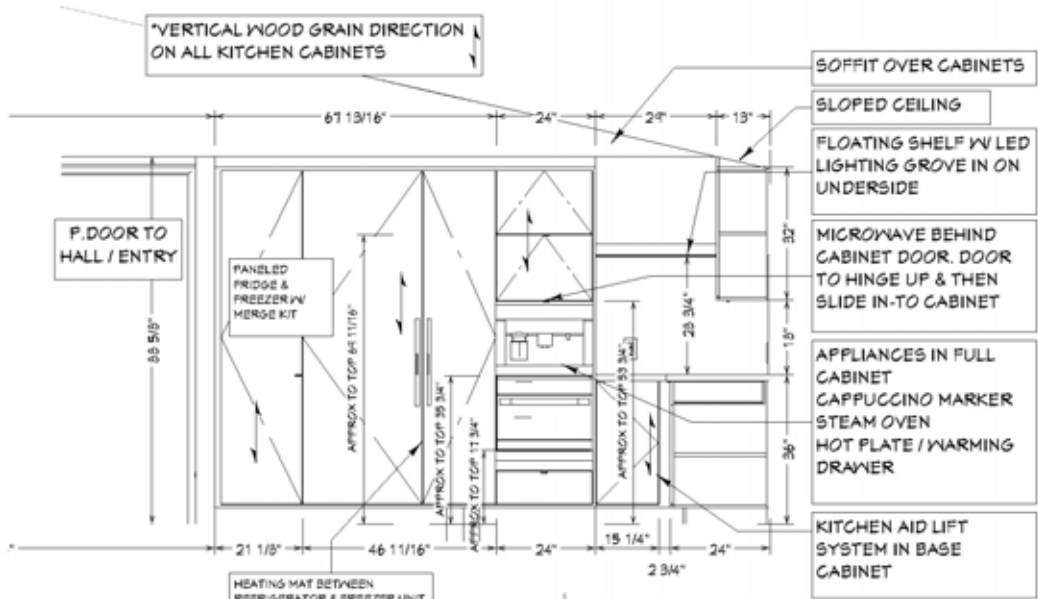
D4 - BEVERAGE CENTER
SCALE: 3/8" = 1'-0"



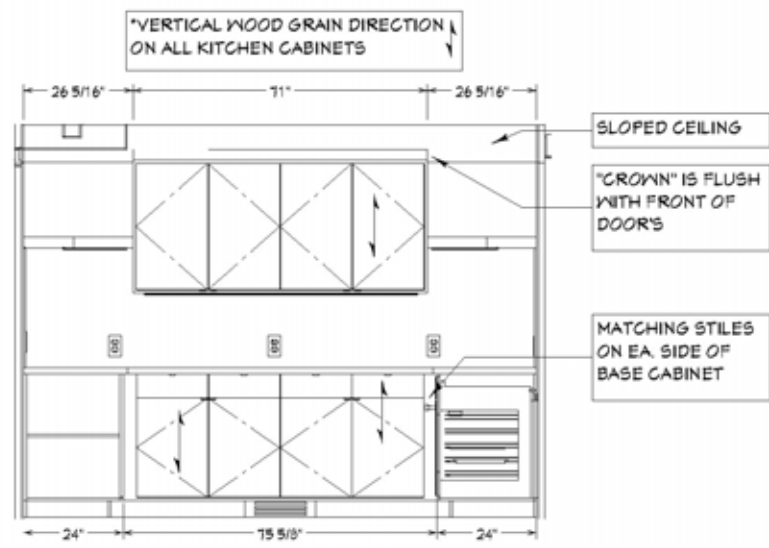
D4.B - BEVERAGE CENTER
SCALE: 3/8" = 1'-0"



D1 DINING ROOM BUFFE
SCALE: 3/8" = 1'-0"

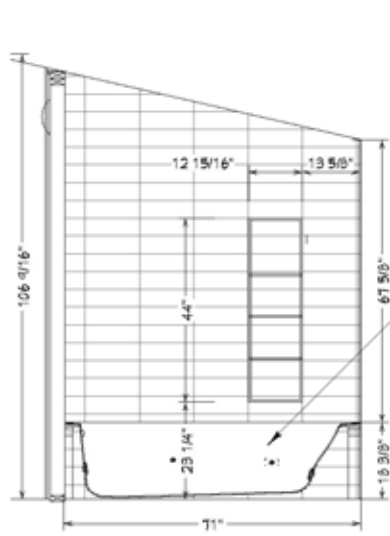


K4 - KITCHEN
SCALE: 3/8" = 1'-0"

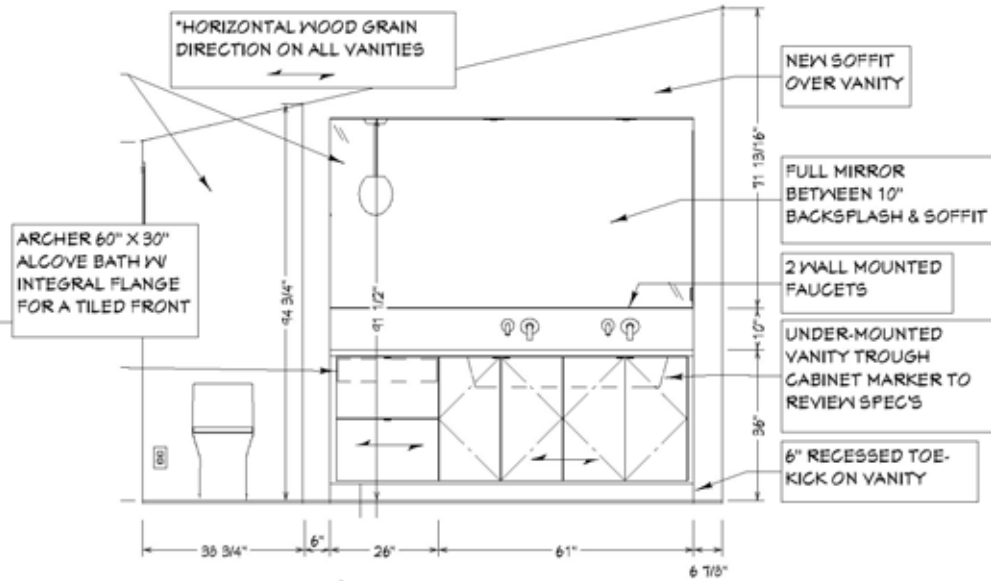


K5 - KITCHEN
SCALE: 3/8" = 1'-0"

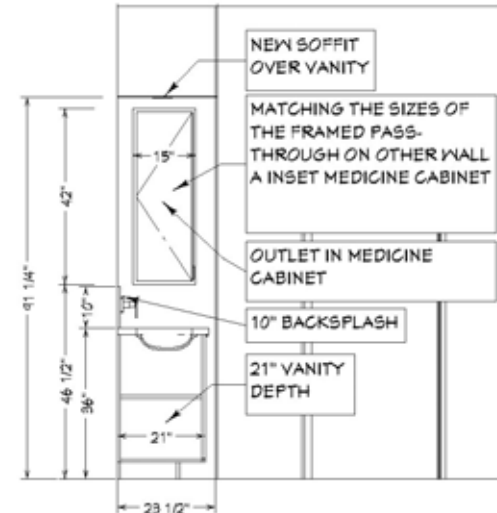
PROPOSED PLAN



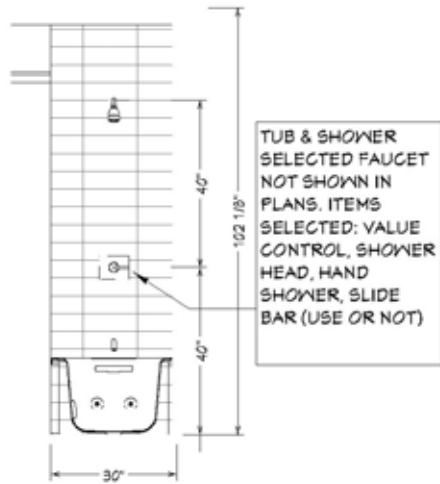
OB7 - OWNER'S SHOWER
SCALE: 3/8" = 1'-0"



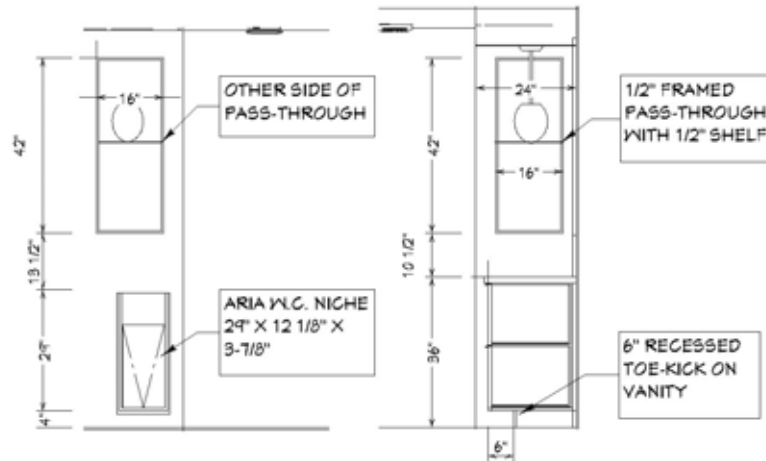
OB1 - OWNER'S BATHROOM
SCALE: 3/8" = 1'-0"



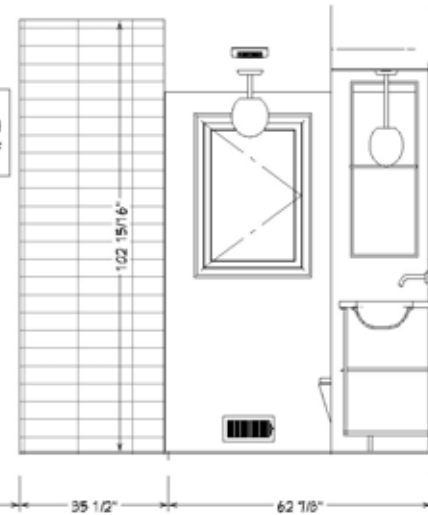
OB2 - OWNER'S BATHROOM
SCALE: 3/8" = 1'-0"



OB6 - OWNER'S SHOWER
SCALE: 3/8" = 1'-0"



OB9 & OB10 - OWNER'S BATHRM FULL CABINET
SCALE: 3/8" = 1'-0"

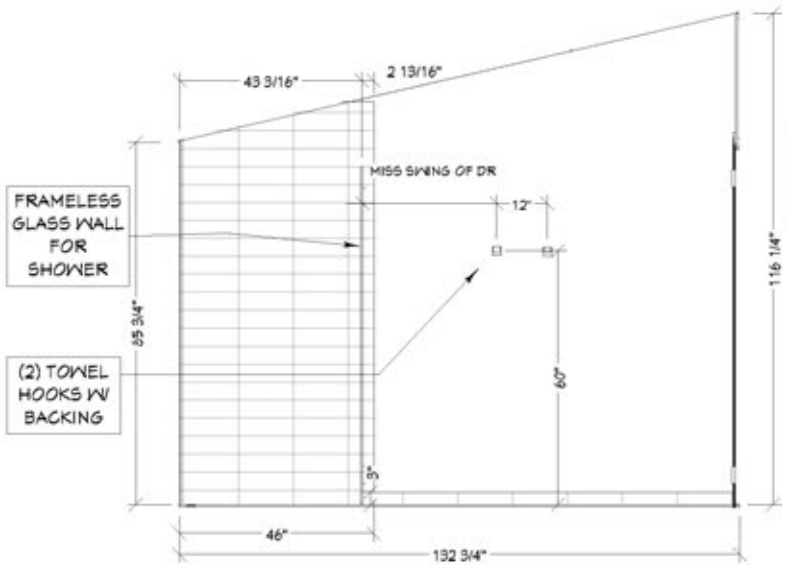


OB5 - OWNER'S BATHROOM
SCALE: 3/8" = 1'-0"

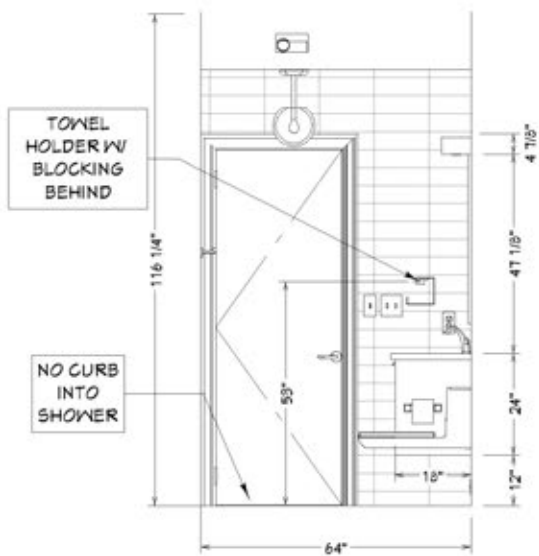
OWNER'S BATHROOM ELEVATIONS

OWNERS BATH

PROPOSED PLAN



B1 - MAIN BATHRM
SCALE: 3/8" = 1'-0"

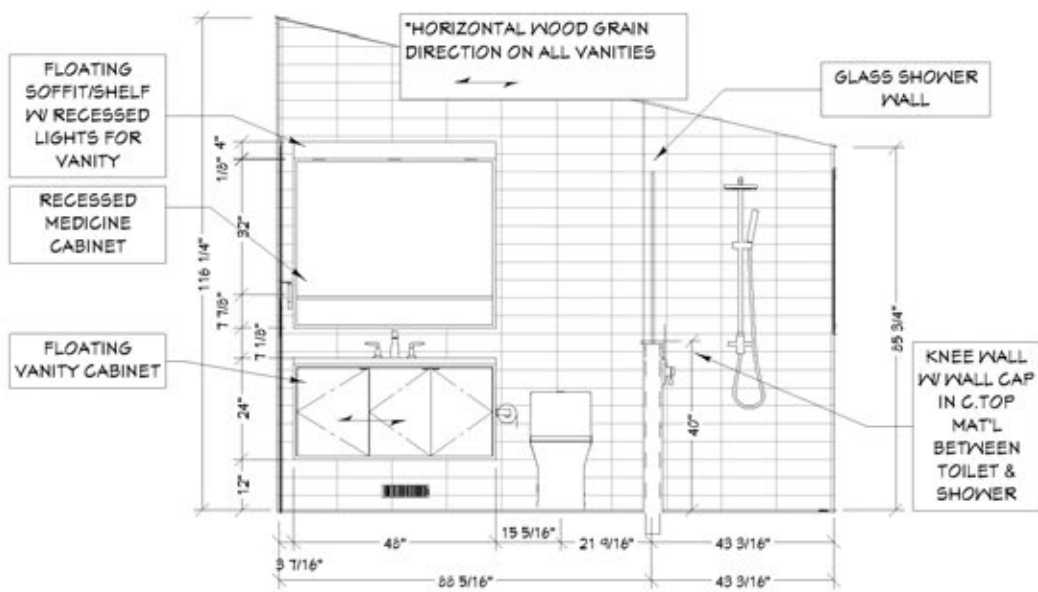


B2 - MAIN BATHRM
SCALE: 3/8" = 1'-0"

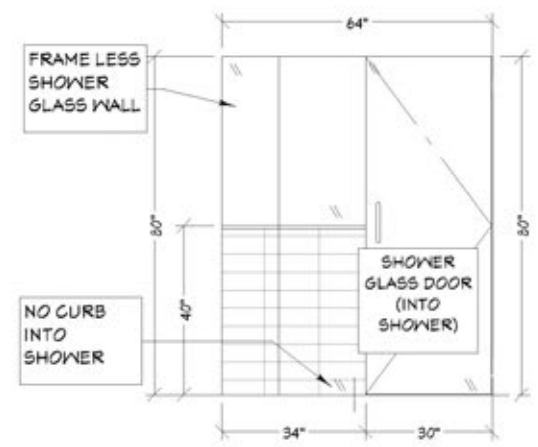


FULL BATH MAIN LEVEL

FULL MAIN BATH

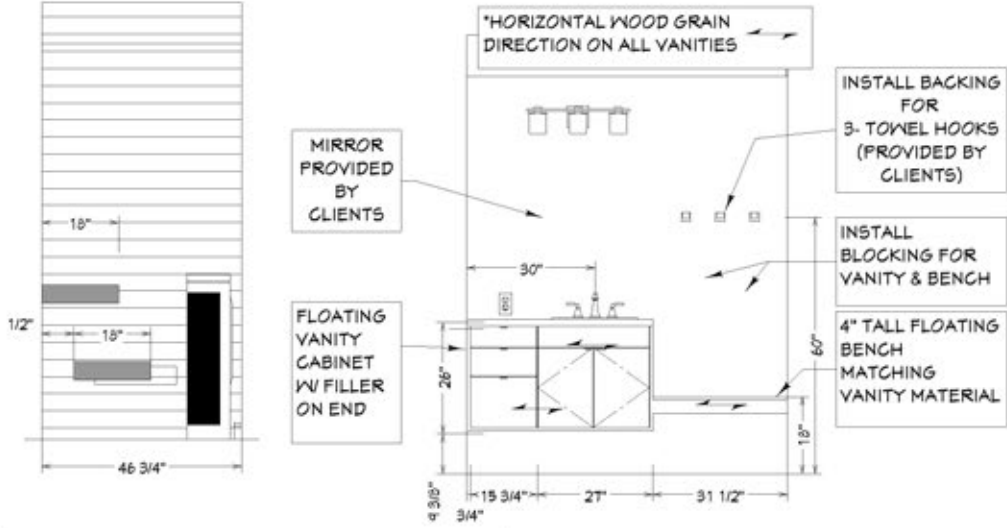


B3 - MAIN BATHRM
SCALE: 3/8" = 1'-0"



B4 - MAIN BATHRM
SCALE: 3/8" = 1'-0"

PROPOSED PLAN



LB1 - LOWER BATHRM - SAUNA
SCALE: 3/8" = 1'-0"

LB2 - LOWER BATHROOM
SCALE: 3/8" = 1'-0"

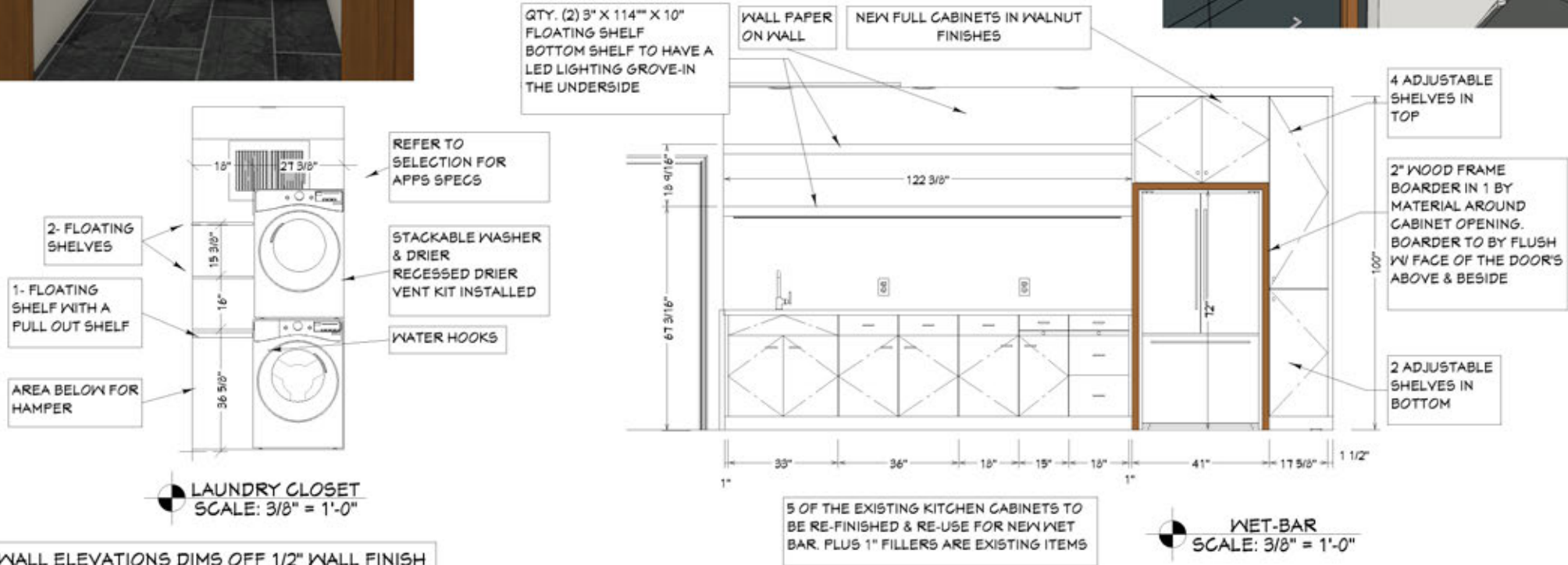


LOWER-LEVEL BATH & SAUNA

PROPOSED PLAN



LOWER-LEVEL WET BAR/LAUNDRY



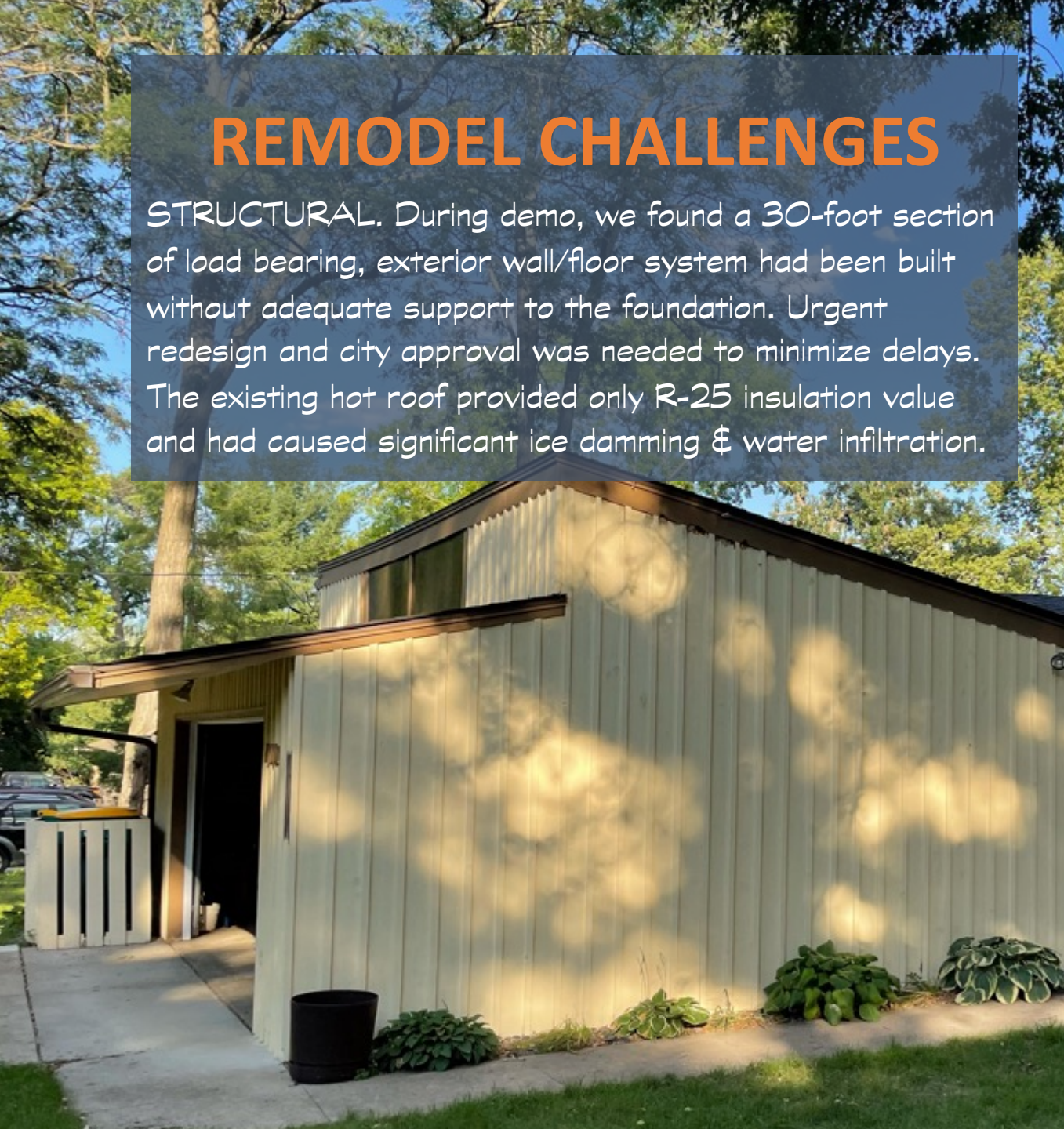
REMODEL CHALLENGES

STRUCTURAL. During demo, we found a 30-foot section of load bearing, exterior wall/floor system had been built without adequate support to the foundation. Urgent redesign and city approval was needed to minimize delays. The existing hot roof provided only R-25 insulation value and had caused significant ice damming & water infiltration.

SALVAGED ITEMS. Removal and restoration of existing materials in which were either in poor condition or water damaged proved to be more problematic than usual.

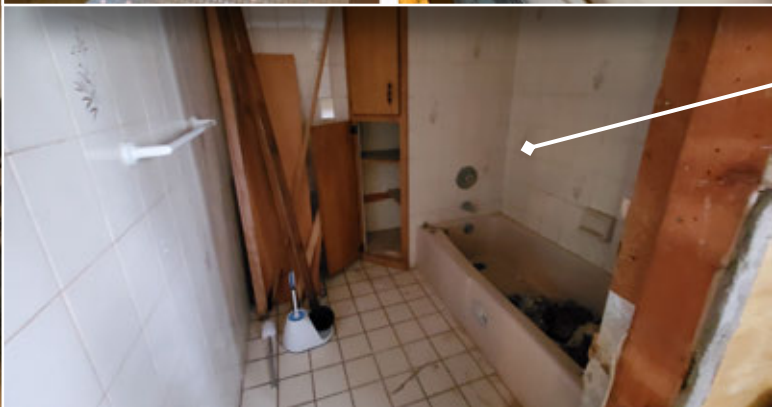
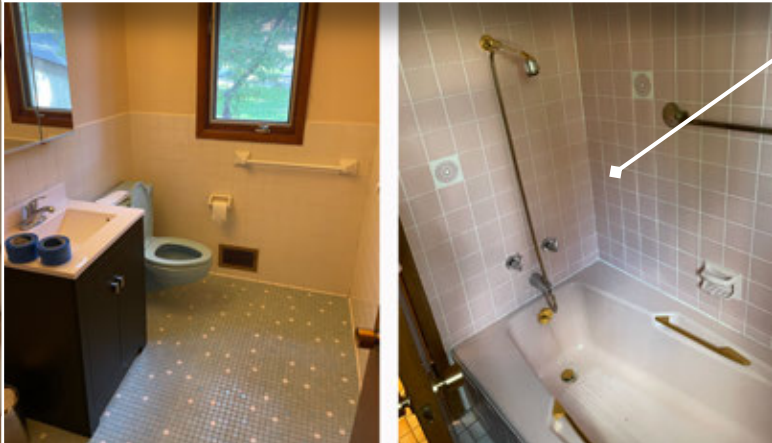
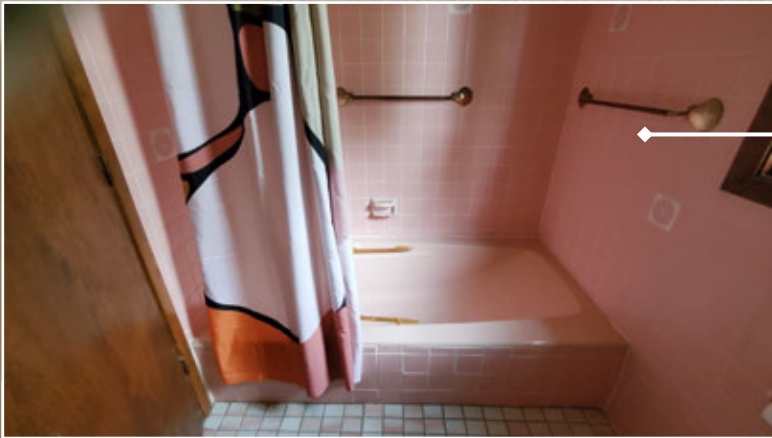
KITCHEN. Cabinetry was in poor condition, layout was dysfunctional, and appliances had been “updated” with low quality units. A sink leak had rusted through the bottom of the steel cabinet and damaged the ceiling and walls of the bathroom below. A giant 300 lbs. 8-foot commercial wok, range hood and roof vent from the kitchen had to be carefully removed.

TERRAZZO FLOORING. Creating/Installing terrazzo floor in the entryway and kitchen encountered design and structural problems with the floor support system.



REMODEL CHALLENGES

BEFORE

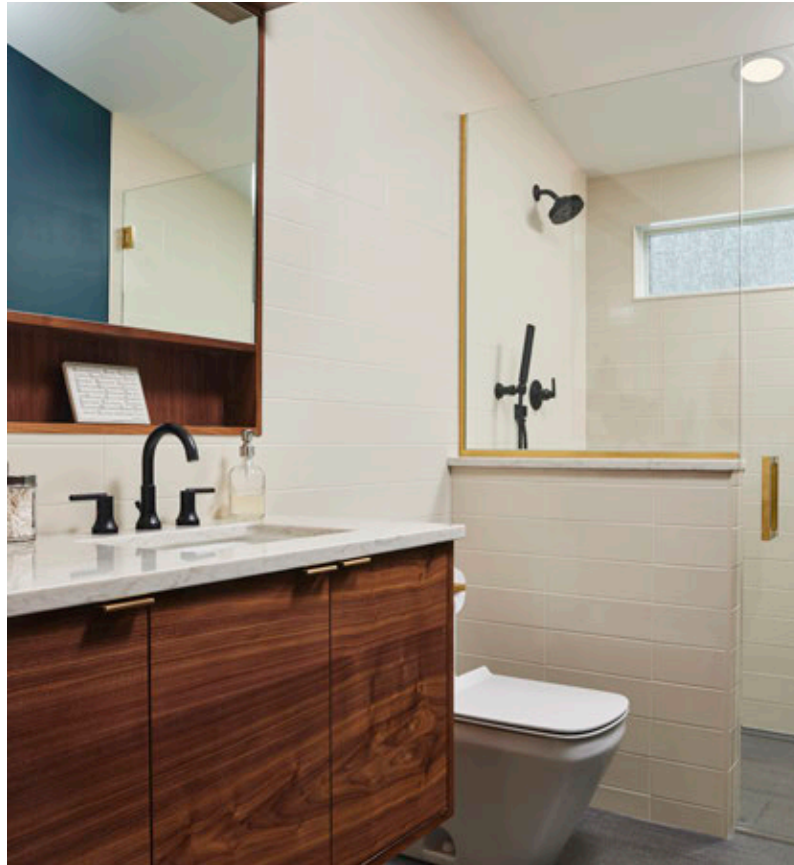


MAIN LEVEL BATHS. The owners' bathroom had been poorly updated with a low-quality vanity and epoxy countertop, which resembled partially digested seafood on a sea of Pepto-Bismol. Ice dams had caused significant water damage to the ceiling and exterior walls. The hall bathroom had a tiny shower and tradition-style, freestanding vanity.

WET BAR. Like the sauna, the wet bar/kitchenette had been imagined by the architect, but never realized, and needed to utilize recovered cabinetry from the kitchen.

LOWER-LEVEL BATH & SAUNA. Planned but never realized, the bathroom space needed reconfiguring to accommodate the sauna, and maintain functionality and code-compliance.

LAUNDRY. The laundry had been relocated into the utility room with a 54" ceiling height under the split-entry floor system. It was dark and claustrophobic.



AFTER THE REMODEL

Different' and 'new' is relatively easy. Doing something that's genuinely better is very hard. JONATHAN IVE

AESTHETIC & FUNCTIONALITY IMPROVEMENTS

STRUCTURAL. Working with building officials, we built an exterior wall, bearing on the existing brick ledge, to support the existing exterior wall and framed for new window openings. Spray foam was installed in problem areas of the roof system.

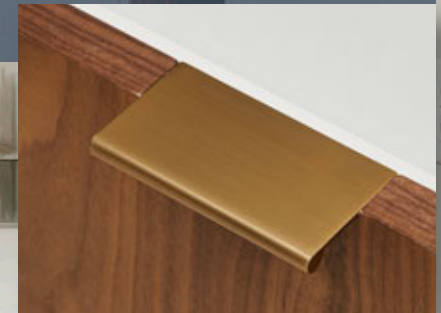
SALVAGED ITEMS. We carefully removed doors, cabinets, and the owners' bathroom sink. We painstakingly disassembled, stripped, and restored each item to like-new condition AND repurposed them in the lower-level wet bar.

WET BAR / KITCHENETTE. A mix of restored kitchen cabinetry and new custom cabinetry, floating shelves with integrated lighting, and waterfalled countertops fulfills the original vision of the architect. Tile flooring was chosen throughout the new lower-level spaces to provide durable integration to the back yard and patio spaces.



AESTHETIC & FUNCTIONALITY IMPROVEMENTS

KITCHEN. We absorbed the original laundry space, converted swing doors to pocket doors, designed custom cabinetry, and incorporated a dinette honoring views to the river. Two wall ovens, an induction cooktop, over-sized, fridge & freezer, two wine fridges, mixer lift, abundant storage, and expansive counter space give the owners a highly functional space they sought. Attention to details like dadoes on the cabinet pulls elevate the aesthetics to a whole new level.



AESTHETIC & FUNCTIONALITY IMPROVEMENTS

TERRAZZO FLOORING. The custom mix we created with the homeowner compliments the cabinetry, woodwork, and material details and blends with existing finishes throughout the home. Framing improvements and an additional layer of plywood substrate was needed to provide adequate support to the permanent flooring product.





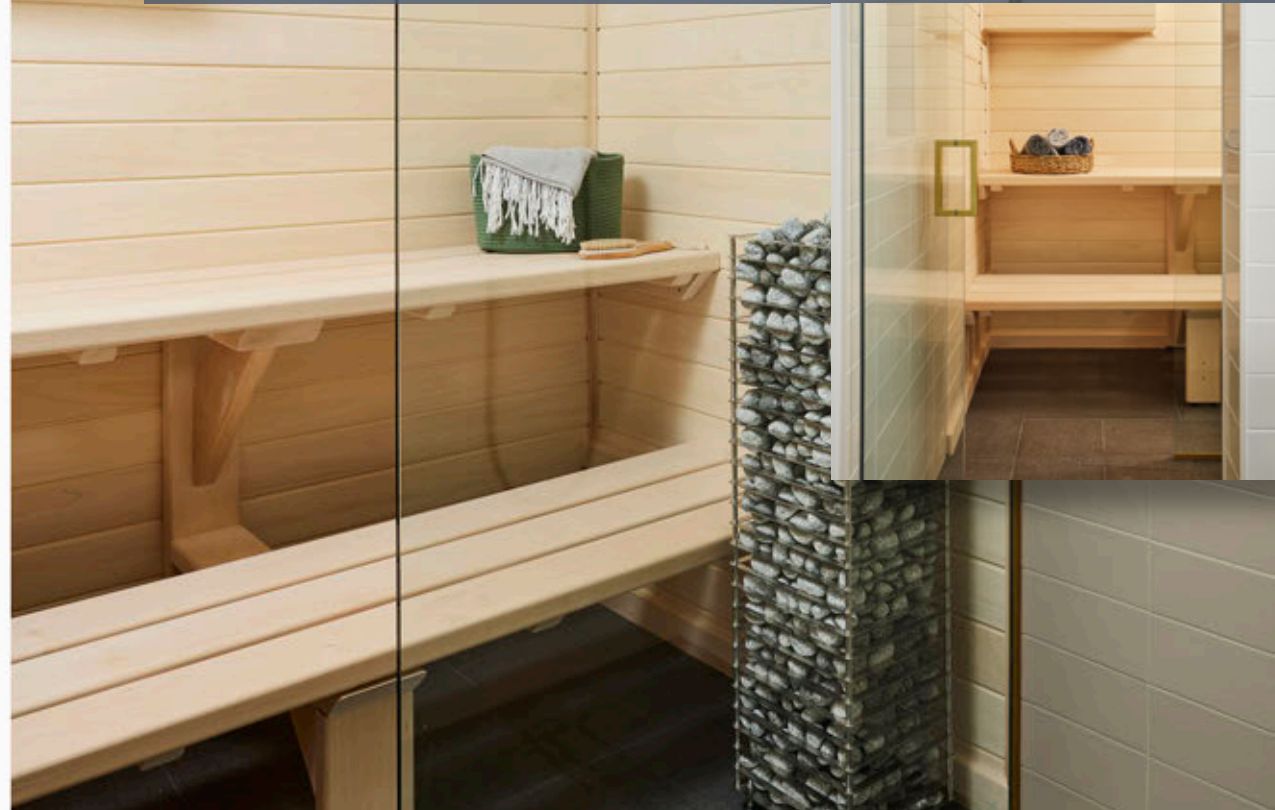
AESTHETIC & FUNCTIONALITY IMPROVEMENTS

MAIN LEVEL BATHS. In the owners' bathroom, we eliminated the door dividing the toilet and shower and relocated/converted the swing door to a pocket door, gaining significant usable space. A custom vanity, hidden medicine cabinet and passthrough shelving, heated soaking tub, in-floor heat, and smart toilet turned this space a private spa. By reconfiguring the entryways to the hall bathroom and bedroom, we added enough space to create a luxurious $\frac{3}{4}$ bath with curbless shower and floating vanity. The custom medicine cabinet added lighting, storage, and the timeless character specified by the homeowners.



AESTHETIC & FUNCTIONALITY IMPROVEMENTS

LOWER-LEVEL BATH & SAUNA. By relocating transit heat and designing an integrated sauna/shower, we created a classic, $\frac{3}{4}$ bathroom/spa within the existing footprint. A glass wall divides the curbless shower from the White Aspen sauna. The salvaged sink and pink wallpaper align perfectly with the period.



AESTHETIC & FUNCTIONALITY IMPROVEMENTS

LAUNDRY. An unused niche between the workout room and sauna perfectly houses the new laundry closet.

