



Whole House \$500,001 to \$750,000





In high contrast to this fixer upper 1970's home, these homeowners were surrounded by gorgeous wetland views. Our design focus was to make these views visible from as many rooms as possible.



# Main Problems & Solutions

## PROBLEMS

The deck, screen porch and carport structures were not only falling away from the house, but were also becoming a hindrance to our clients as they aged.

The original u-shaped kitchen contained a peninsula which left people trapped inside. Cabinets hung down over the peninsula and separated the view and ability for people to communicate between the kitchen and adjoining dinette.

Downstairs, a dark guest bathroom with an unusable built-in red tile hot tub and patio doors needed a complete makeover.

The foyer was virtually non-existent

## SOLUTIONS

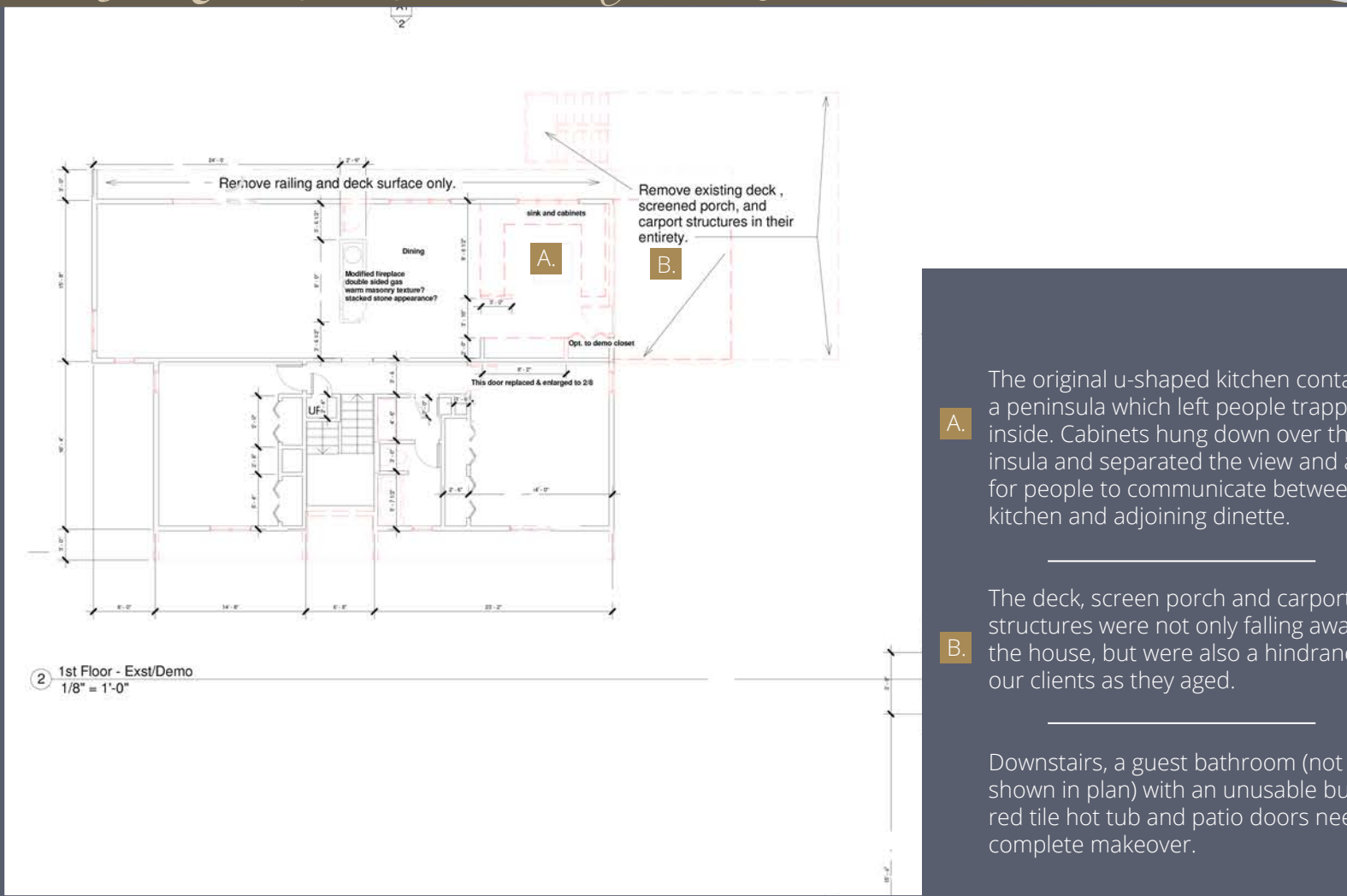
In place of the carport, a new 2 car garage was built with additional storage for snowblowers and lawnmowers. Above the storage, a new deck provides both beauty and function. Although there was a narrow deck originally, we enhanced this idea by creating a wider deck with a staircase that allows access to the backyard. The views of the beautiful surrounding wetlands were protected and maximized by the use of stainless steel cable railing. The old screen porch was replaced with a beautiful sun room over the garage which allows the natural light and amazing views to become a feature of the home. In addition to the sun room, a new master bath and walk-in closet are also above the garage.

We completely remodeled the u-shaped kitchen, removed the peninsula and upper cabinets and installed a large linear island. A large triple window overlooks the backyard and can be enjoyed by the homeowners while standing at the sink, or cooking at the island stove top. In order to avoid making trips around the island, a prep sink was also included, allowing the cook to access everything they need, including newly installed pantry cabinets, wall oven, and refrigerator on one side of the kitchen, allowing all cooking to be done on one side of the island

In place of the patio door, we installed a large window which floods the bathroom with natural light and overlooks the completely private and picturesque backyard view. By removing a wall, more light was allowed to reach the farthest corners of the bathroom where the shower is located. A new shower with glass walls was installed to encourage the new light to penetrate even further. The shower was enlarged just enough to be luxurious without needing to relocate the toilet.

We took the wing walls of the home, extended them vertically to the ground, and added a small addition. This provided the space necessary to add additional foyer space, as well as a much needed entryway closet. Re-imagining the wing walls, rather than removing them proved to be an aesthetically appealing and contemporary design solution for this home.

# Problems with the Old Plan



A. The original u-shaped kitchen contained a peninsula which left people trapped inside. Cabinets hung down over the peninsula and separated the view and ability for people to communicate between the kitchen and adjoining dinette.

B. The deck, screen porch and carport structures were not only falling away from the house, but were also a hindrance to our clients as they aged.

Downstairs, a guest bathroom (not shown in plan) with an unusable built in red tile hot tub and patio doors needed a complete makeover.



A.

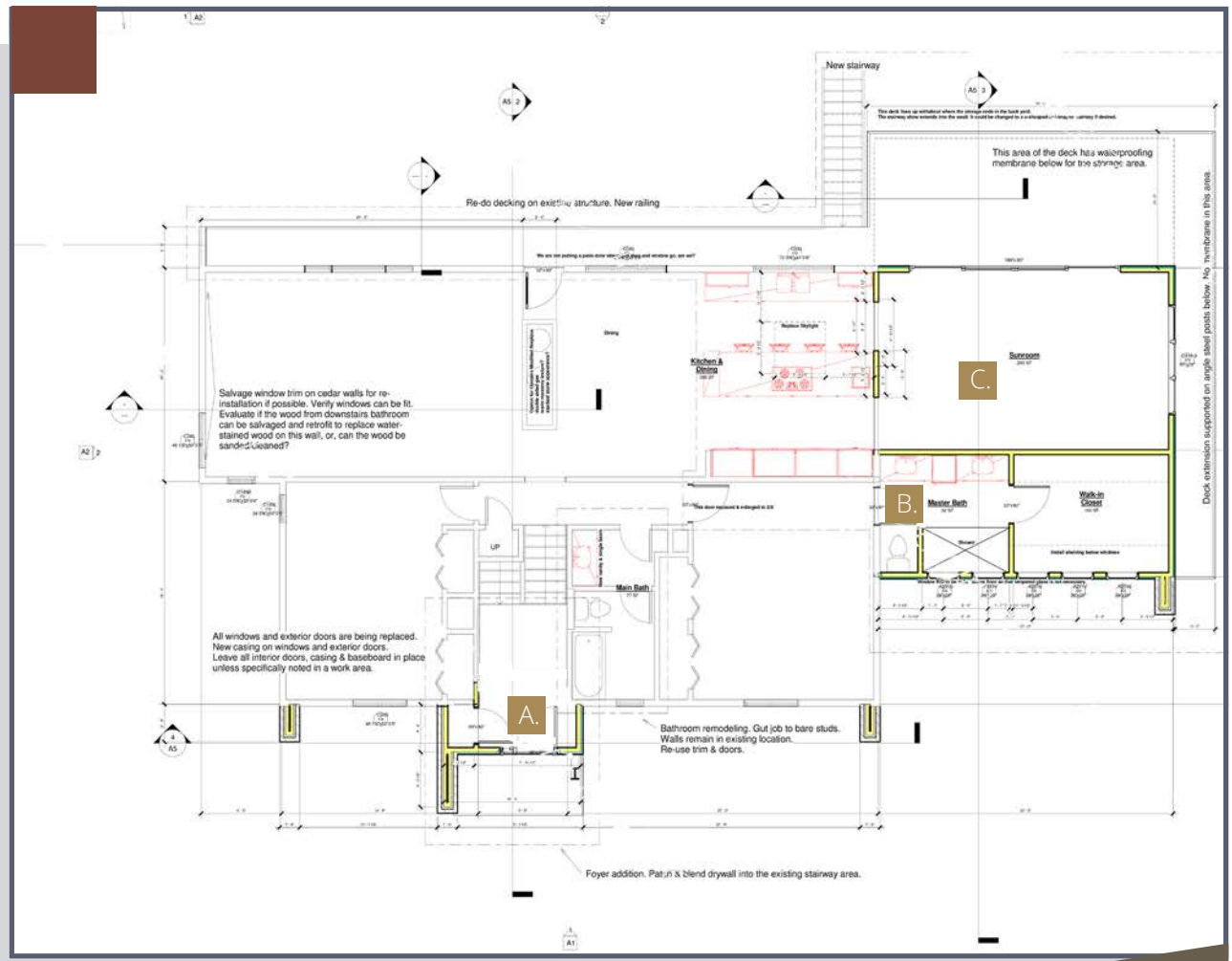
As with many 1970's raised ranch homes, the foyer was virtually non-existent. We took the wing walls of the home and extended them vertically to the ground. This provided the space necessary to add additional foyer space as well as a much needed entryway closet.

B.

We enhanced the master bedroom by giving the owners their own master suite. A large walk-in closet was also added. The 3 windows in the master closet, and 2 in the bathroom not only provide natural light for the spaces, but also add visual appeal to the exterior of the home by adding a point of interest to the center of the large wall.

C.

The sun room was added not only to replace the unused screen porch, but to flood the home with natural light as well, and bring the surrounding gorgeous views indoors. Transom windows cover one wall, and another wall is enhanced by a sixteen foot patio door which provides access to the new wrap around porch.



*Solutions with the New Plan*

# The Existing Exterior



A. Screen porch (side)

B. Narrow walkway (back)

C. Carport (side)

D. Front entrance (front)

E. Deck (back)



# *Screen Porch to Sunroom*



The original screened porch has now been replaced with a beautiful sunroom, with floor to ceiling windows and a sixteen foot patio door that opens up to a modest deck and a gorgeous backyard. Views are protected and maximized by using a stainless steel cable railing. Below the deck is a storage room used for snow blowers and lawn mowers. The sunroom roof makes a statement, and mimics the roof used in the entryway. It is balanced, but asymmetrical as it slopes only in one direction, providing shade for the large patio doors and windows during the summer, and allowing more light to come in during the winter. From an aesthetic standpoint, it also enhances the contemporary character of the home.



# *Improving the Walkway*



The original house had a narrow deck walkway that stretched across the entire back, breaking up the two-story rear exposed elevation with a beautiful horizontal line. The horizontal line was continued and emphasized using the color of the fascia board compared to the color of the siding material. Again, views are protected and maximized using a stainless steel cable railing.



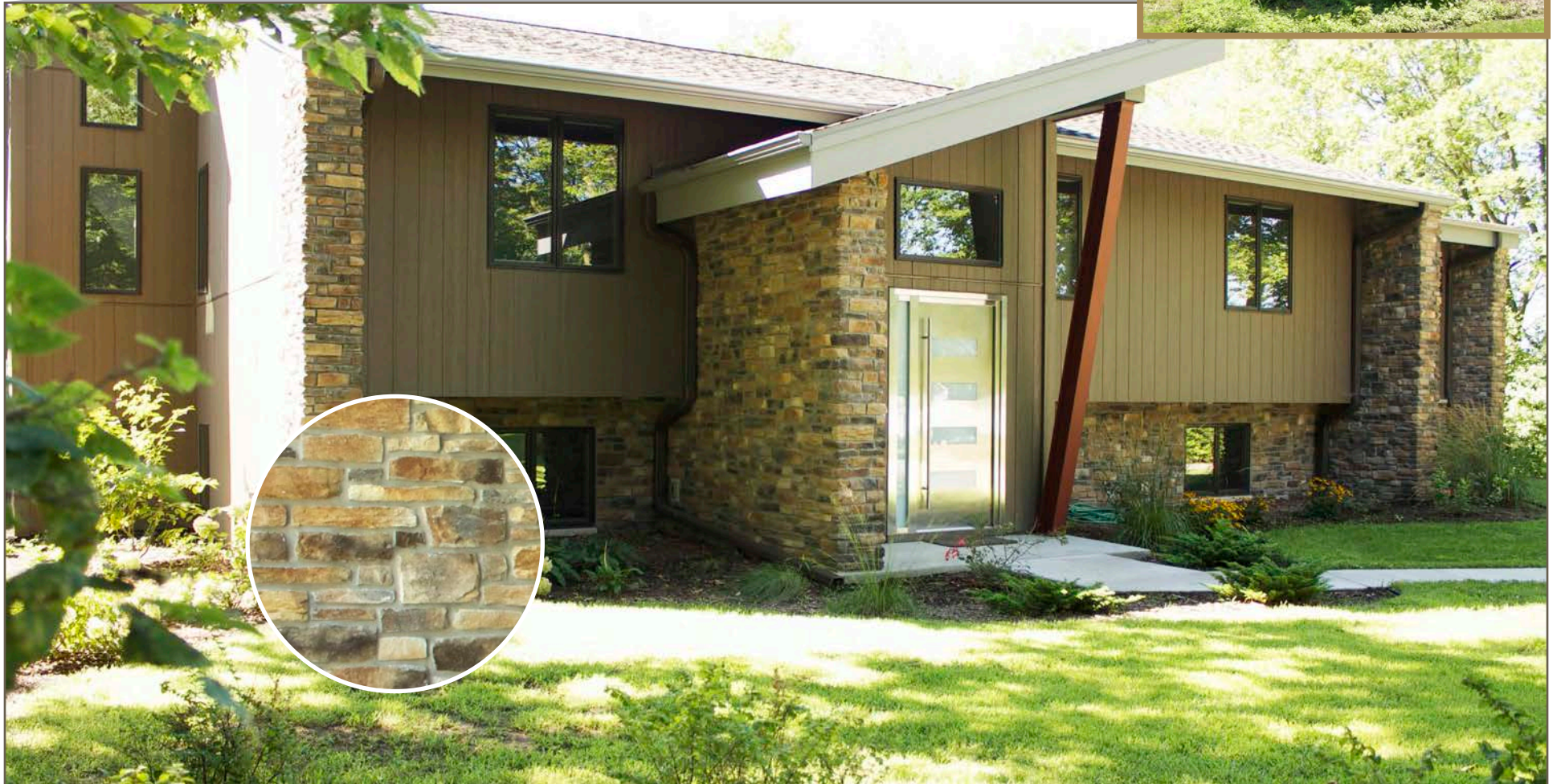
# *Replacing the Carport*



Below the deck is a storage room which has a water shedding system. The storage room is an unconditioned space made for storage of lawn mowers and snow blowers. The garage, however, is fully insulated, because it is underneath conditioned living space. The steel I-beam columns supporting the deck repeat the steel I-beam details used on the front of the house, emphasizing another important element of design...repetition.



# *A New Entrance*



As with most raised ranch houses, the foyer was virtually non-existent. By extending the wing walls vertically to the ground and covering them with stone, we were able to bring a warm, modern, contemporary feel to the home. The changes allowed us to build an entryway closet inside. Four stone pillars now mark their way across the original house, with more stone on the sunroom and garage addition. The foyer roof also makes a statement. Mimicking the roof of the new sunroom, this shed style roof is also a contemporary design feature. The steel I-beam supporting the roof is an element repeated on the garage end of the sunroom.

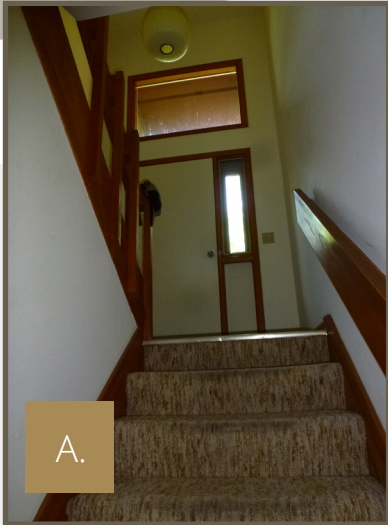


# *A Modern Deck*



Instead of a large two-story wall and overpowering deck, a modest deck provides both beauty and function. Aesthetically, it breaks up the tall wall, making it much more appealing to the eye. For function, it gives the clients an easy way to wash their windows. It also is a design feature that is common to contemporary style homes. The use of steel columns here mimick the front porch. It is functional, and creates a common design element used in both areas.

# Existing Interior



A.



B.

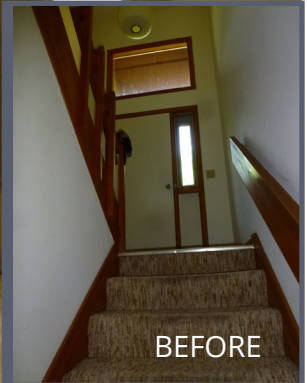
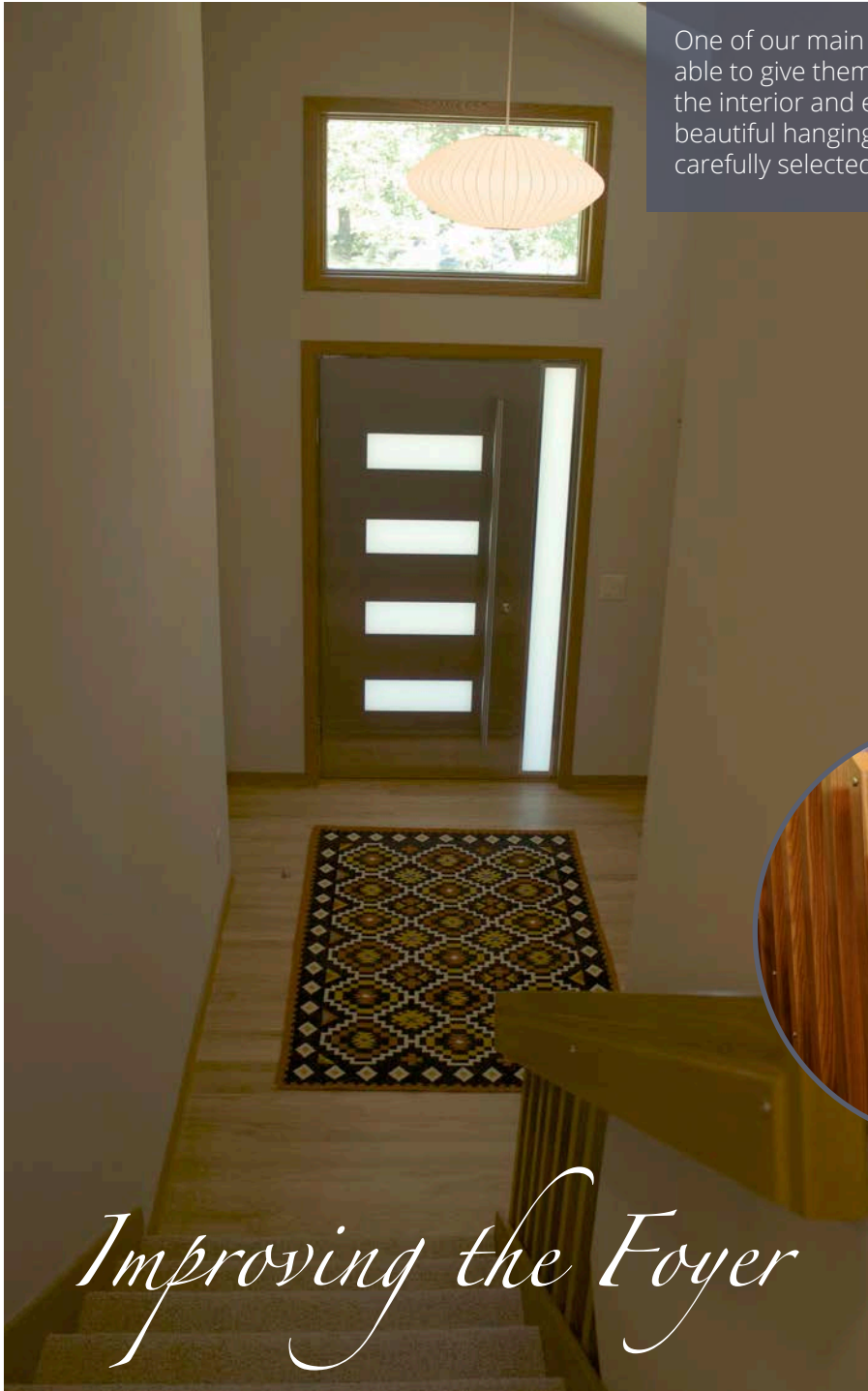


C.

- A. Small entryway
- B. Red tile bathroom
- C. U-shaped kitchen



One of our main goals in this remodel was to give our clients a better front entry. Not only were we able to give them a front hall closet (not visible) but we upgraded the entire look of the house in both the interior and exterior by installing a new contemporary stainless steel door. We also installed a beautiful hanging light that enhances the modern character of the space. The new stair rail was carefully selected and custom built for it's detailed modern design.

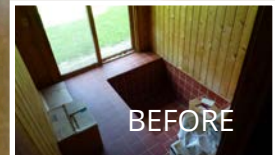


*Improving the Foyer*

# *Reimagining the Bathroom*



Re-purposed wood taken from the bathroom walls now surrounds the new window and tub.



The most significant remodeled space of the lower level is the guest bathroom. The original downstairs bathroom had a non-working built-in hot tub, actually dug into the ground. It also had a never used patio door which was uncomfortable for the clients. In place of the patio door, we installed a large window which floods the bathroom with natural light and overlooks the completely private and picturesque backyard view. By removing an interior wall, more light was allowed to reach the farthest corners of the bathroom where the shower is located. A new shower with glass walls was installed to encourage the new light to penetrate even further.



The design of the kitchen is another very important detail. Following the contemporary theme, a wall of cabinets was installed along the interior wall. This contains full-height pantry cabinets, a refrigerator, and oven. A large triple window overlooks the backyard and can be enjoyed by the homeowners while standing at the sink. A long linear island sits in the middle of the room and is also designed for the views, as anyone who is cooking at the island stove top also gets to enjoy a view of the backyard. In order to avoid making trips around the island, a prep sink was also included, allowing the cook to access everything they need (including the pantry and refrigerator) on one side of the kitchen.



# *A New Chef's Kitchen*

One of the greatest challenges in this custom cabinetry installation was in making sure that the wood grain all ran in the same horizontal direction.







The original home had two bedrooms on the main level sharing one bathroom. The master bedroom now has its own private bathroom and walk-in closet. A pattern of small awning windows bring light into the bathroom and closet while still allowing privacy. Not only do they add natural light on the inside, but also interest on the exterior of the home, as the windows add a focal point to what would otherwise be a blank one and a half story wall.



*Master Suite & Walk-in Closet*



# *The New Sunroom*



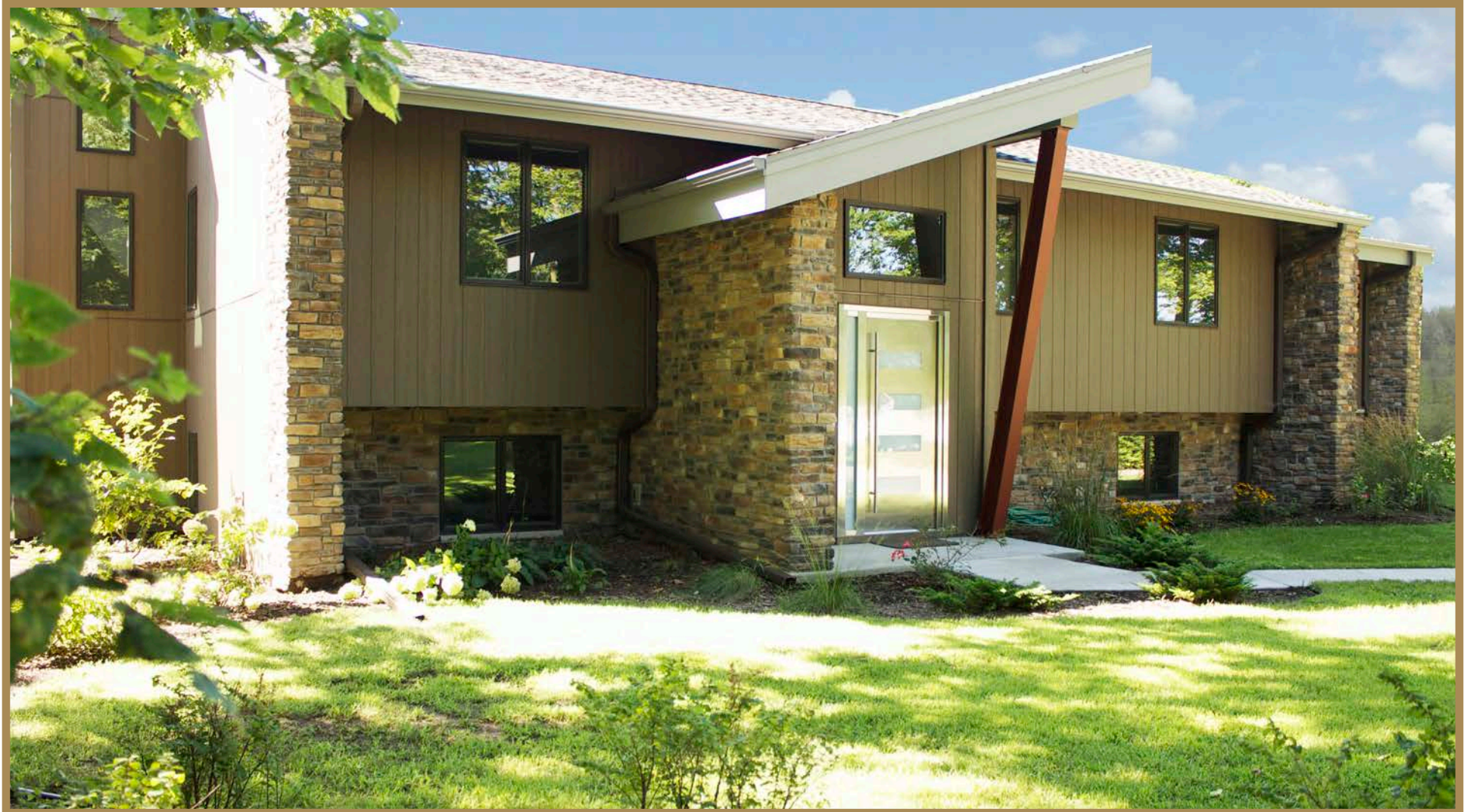
The interior of the sunroom is designed to provide amazing views of the outdoors. A sixteen foot wide patio door with transom windows above brings in natural light, and yet is protected from excessive heat because of the oversized cantilevered overhang of the upward sloping roof. A window at the end of the room provides additional views and sunlight as the sun makes its way around the West.



*BEFORE*









*BEFORE*







 *degnan*  
DESIGN·BUILD·REMODEL