

Program Summary:

An extensive renovation to an existing single-family suburban residence.

Program Statement:

The existing home was a suburban single-story home that was large but felt confined due to low ceilings and multiple enclosed rooms with undefined purposes. The original house was constructed in the early 60's in a style would likely have been labeled "ranch" because it was too low and horizontally proportioned be Classical, but too timid to be Modernist with elements of classical ornamentation. The design reimaged the home to lean into some of its existing modern patterns with additional complimentary contemporary components and elimination some of the unneeded ornamentation felt gratuitous. The renovated home provides a dramatic change from the original common/communal spaces (Kitchen, Living, Dining, sitting rooms) with a raised ceiling throughout and a vaulted ceiling over the central Living Room spaces that are visible through most of the house. It takes a very-confined Kitchen, expands it and visually integrates the space with the other (communal) spaces. The garage is converted to an attached pool cabana, that faces a new pool that is raised (3') to that same level as the home. A new attached garage is provided. The design largely retains the location of the original 4 bedrooms with a full renovation to the primary closet, bathroom and closet and cosmetic renovation to the other spaces.

R-30.01

Building Area: (sf)
4,000 SF

Cost per Square Foot:
\$250 / SF

Construction Cost
\$1,000,000

Date of Completion:
2024



BEFORE



AFTER

R-30.02

The home had a low ceiling that provided its exterior (and interior) with an aesthetic (and proportion) that was familiar to other mid-century suburban homes built in this region but lacked many of the components that often distinguish these homes as remarkable works of Architecture such as an open floor plan, vaulted spaces (strategically juxtaposed to the low ceilings), and unexpected elements of surprise. Instead, the existing home favored functionality and formality (which was likely in keeping with the regional client expectations of that time). The floor plan was deceptively large but lacked openness, expansiveness, and visibility to multiple spaces the owners wanted for their large, multi-generational family.



R-30.03

On the exterior, an Ipe wood trellis structure was added to the front to accentuate the gable and entry. The trellis wraps horizontally at the front gable via a lower frame extending over the main doorway to the left to connote a more formal and grand sense of entry through new Ipe wood-clad double doors (that enlarged the existing front opening). The idea was to use this wooden trellis as a layer of artifice that identifies the internal uses and scale of spaces while reinforcing the more horizontal proportion of the front elevation. It was important to the design to accentuate the existing brick façade element (including an existing planter reinforcing this horizontality rather than letting the increased height of the gable form seem like a superimposed element not blended to the whole.



R-30.04

The front door of the home is a large custom frameless door made of ipe to match the front wood wrap to create a focal point with a scale to signify the primary entry.



BEFORE



AFTER

R-30.05

The existing vaulted space in the rear-facing living room was increased in height and expanded to the front room, previously occupied by a large formal dining room. This resulted in a much larger multipurpose living area that opened from front to back with large triangular glazing at each end to maximize visibility and scale. To increase the connection to the outside panorama even further a 2-sided multi-sliding glass wall added openness to the rear yard where a raised pool was constructed at the same level as the (3' high) main floor.



R-30.06

The idea of raising the roof came early on from the owners who felt their existing house was too enclosed and cluttered. They wanted as much of the roof raised as possible, which means the existing roof would need to be completely removed and reframed. The Architect suggested focusing (the portion of the roof to be raised) on the communal living areas rather than the bedrooms to get the most impact, and to leave most of the existing masonry exterior wall in the existing location.



R-30.07

The space uses ceiling elements, lit wall elements, cabinetry and open frames to signify room function rather than walls. The previous design preselected sizes and shapes for rooms that were no longer relevant for the homeowners who sought for spaces to be more fluid and visually connected for their large extended family.

R-30.08

The main large vaulted ceiling is clad in Ipe Wood to provide a seamless transition from the front of the home through the rear. The space has operable windows in the front that can provide cross ventilation through to the large sliding doors facing the rear deck.



R-30.09

The Kitchen has custom cabinets with sapele wood veneer. The varnish on the cabinet took approximately 20 samples before it was approved and provides a unique corner visually anchoring to the exterior side wall.





R-30.10

Sapele veneer cabinets continue through to the Dining Room, that has a wet bar with a backlit crystallo stone panel.

R-30.11

This view is from the Kitchen and shows the openness to the exterior deck and vaulted Living Room space.



R-30.12

The existing rear deck was conceived as the internal courtyard from which multiple viewpoints of the main living spaces could all be taken in.



BEFORE

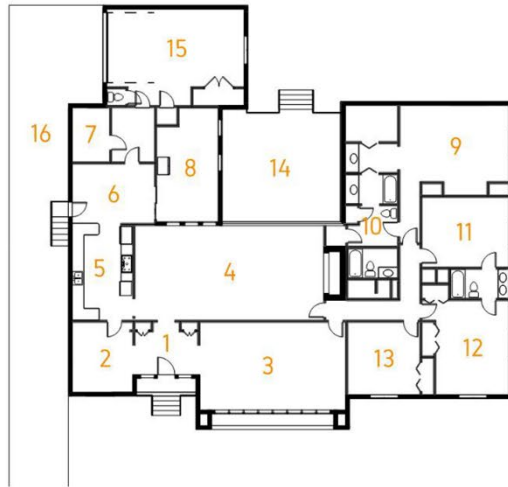


AFTER

R-30.13

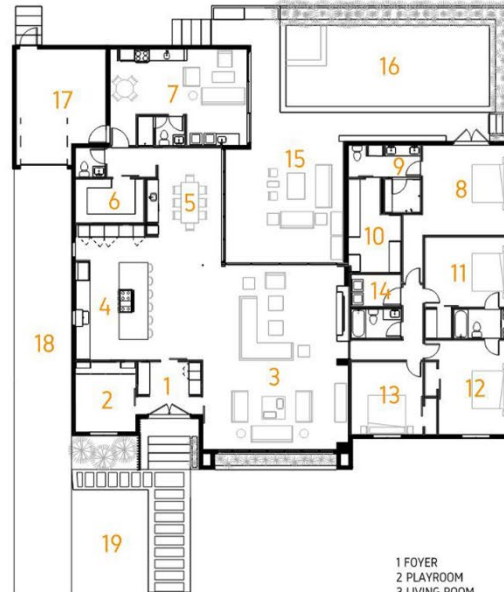
The existing floor plan was deceptively large but lacked openness, expansiveness, and visibility to multiple spaces the owners wanted for their large, multi-generational family.

The revised floor plan allows for a much more generous open space that could be adapted to various uses and furniture arrangements. Private and separate living spaces were also conceived as part of the plan. The existing enclosed kitchen, informal dining, and sunroom were all removed to create a more expansive and open kitchen and dining space that further connected to the courtyard and living areas. An existing small playroom was modified off the front entry and a new separate cabana room was added in the previous garage.



- 1 FOYER
- 2 PLAYROOM
- 3 FORMAL DINING ROOM
- 4 LIVING ROOM
- 5 KITCHEN
- 6 INFORMAL DINING ROOM
- 7 PANTRY
- 8 SUNROOM
- 9 PRIMARY BEDROOM
- 10 PRIMARY BATHROOM
- 11 BEDROOM
- 12 BEDROOM
- 13 BEDROOM
- 14 PATIO
- 15 GARAGE
- 16 DRIVEWAY

LEVEL 1 (BEFORE)



- 1 FOYER
- 2 PLAYROOM
- 3 LIVING ROOM
- 4 KITCHEN
- 5 DINING ROOM
- 6 PANTRY
- 7 CABANA ROOM
- 8 PRIMARY BEDROOM
- 9 PRIMARY BATHROOM
- 10 PRIMARY CLOSET
- 11 BEDROOM
- 12 BEDROOM
- 13 BEDROOM
- 14 LAUNDRY ROOM
- 15 PATIO
- 16 POOL
- 17 GARAGE
- 18 DRIVEWAY
- 19 GUEST PARKING

LEVEL 1

