

Project Name: Ugly House Makeover

Entire House Under \$250,000

Completion Date: July 25, 2020

Location: Oregon, WI



The clients met us at a Nari Remodeling Expo, and having remodeled before in other cities, they thoroughly interviewed several companies in order to determine who was going to be a trustworthy match and who would get their sense of style. We made the grade, because we had creative thinking outside of the box in terms of what their ugly duckling home could be. A quick analysis of structural constraints gave reassurance that the ideas we had were feasible, they readily jumped into our process.



Our Senior Designer envisioned several different solutions for each part of the project. A couple of different options for the composition of the front of the house. A couple of different ideas for arranging the new master suite. Several different options for how the rear addition could be completed. Some options with price points that were slightly more modest than other options that were slightly more expensive. Our clients found their favorite, and after a little bit of budget and product selection tweaking, we were ready for construction.

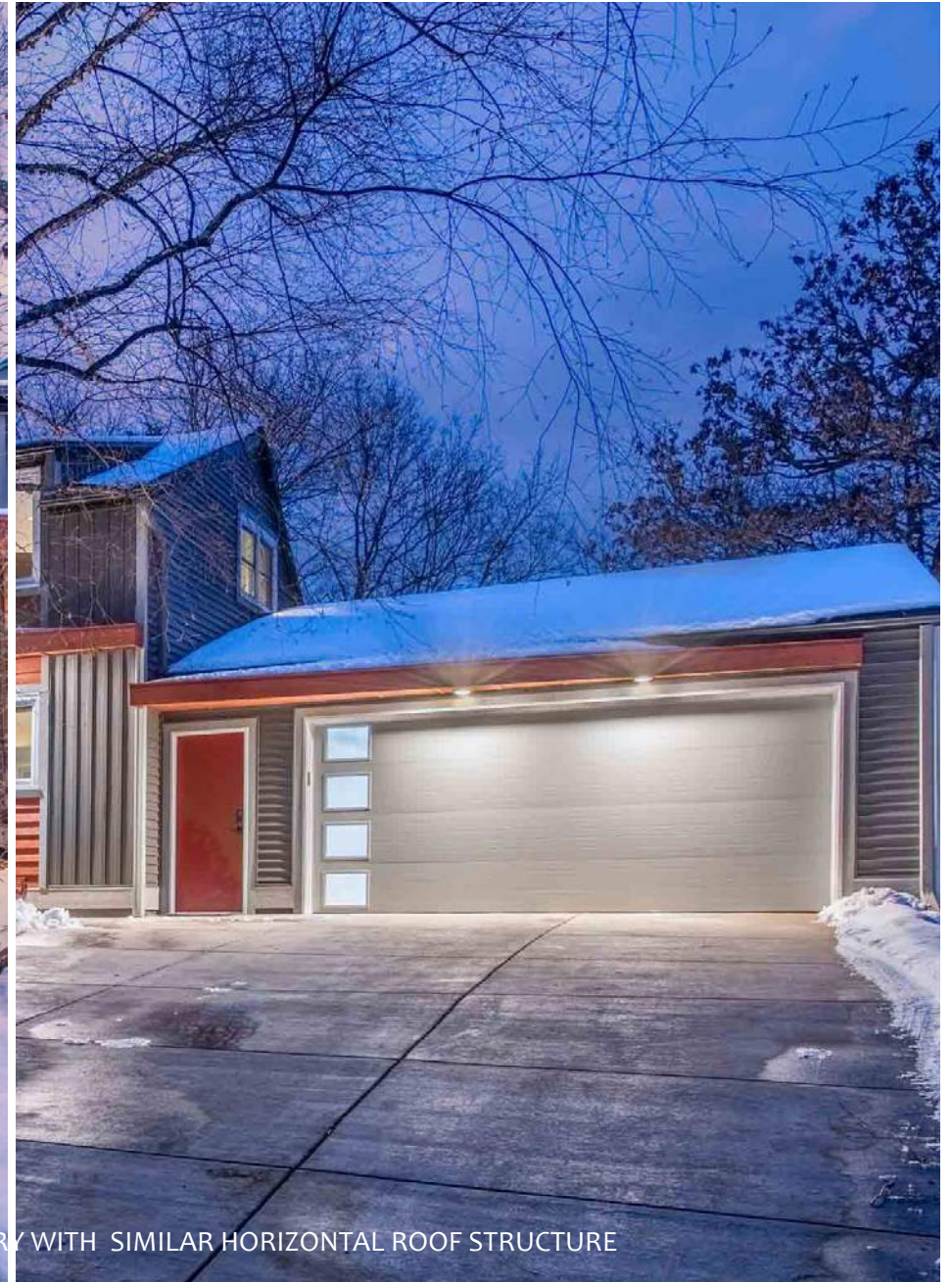


AFTER: VIEW OF THE DINING ROOM WITH BUFFET AND HUTCH



AFTER: VIEW OF THE WALL HUNG FURNITURE SYSTEM IN GREAT ROOM

Our clients have an extensive collection of mid-century modern, Scandinavian furniture. Some of it is original and authentic, such as a wall hung furniture system for the great room, and a buffet and hutch, which is meant to be viewed from all four sides. These, combined with the dining table and master bedroom furniture, provided much of the inspiration for the final design.



AFTER: VIEW OF FRONT PORCH AND GARAGE ENTRY WITH SIMILAR HORIZONTAL ROOF STRUCTURE

The front porch entry is a horizontal flat roof structure supported by a pair of geometric brackets which have the illusion of piercing the roof structure. The color of this ties in with the siding color above and below the front windows, and a similar roof structure was used at the garage entry. The color is also used to punctuate the exterior doors.



AFTER: ANGLED VIEW OF GEOMETRIC BRACKETS WITH HORIZONTAL AND VERTICAL TRIM BOARDS

Vertical and horizontal trim boards break up the monolithic facade into a beautiful composition that is viewed from close up in one way, and far back in a different way.

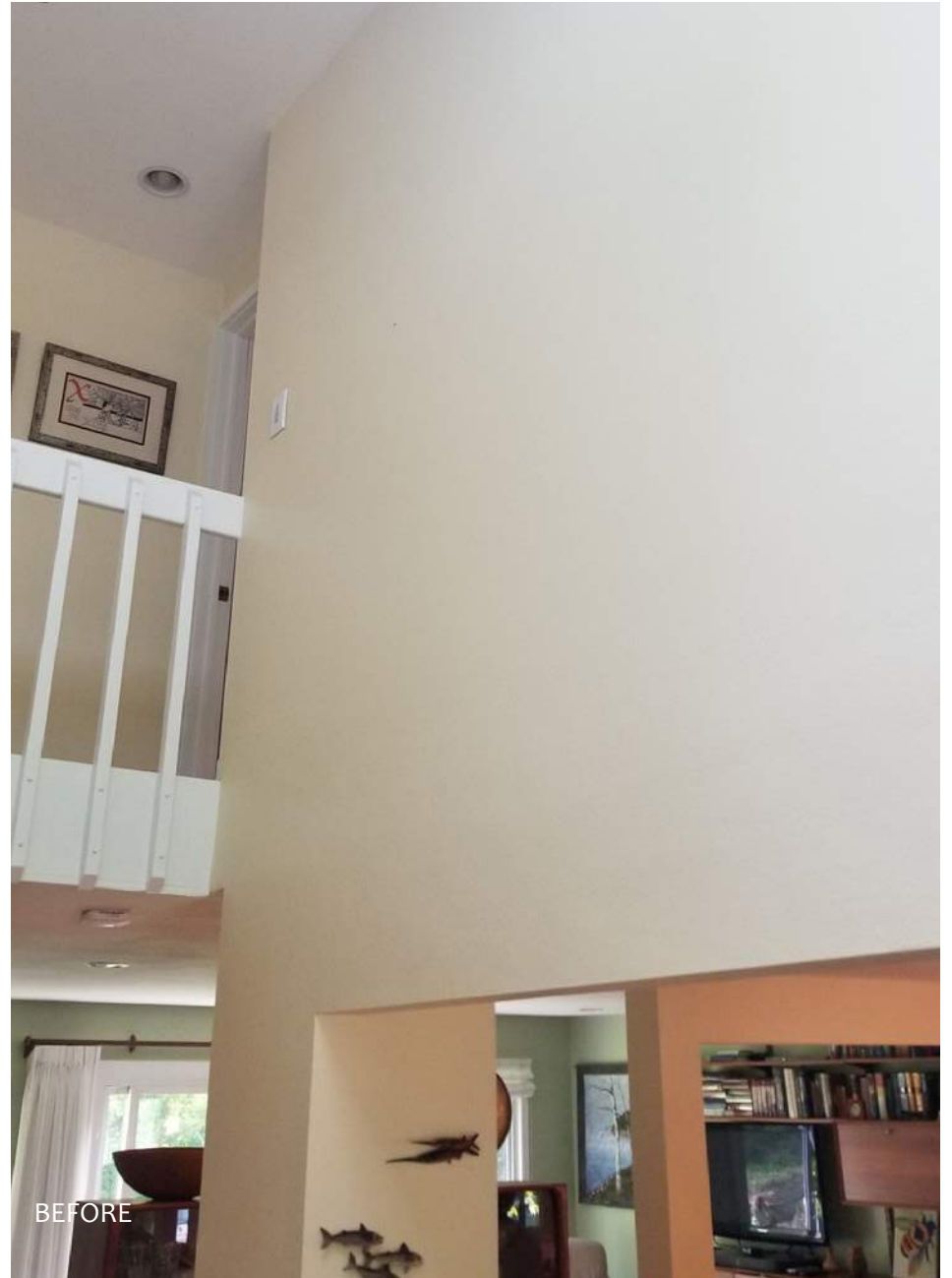


AFTER: VIEW OF NEW GREAT ROOM

Inside, prior remodeling mistakes have been undone, and the house is now put together in a way that shines.



BEFORE: VIEW OF EXISTING GREAT ROOM



There were mismatched openings where a dropped header existed in one area with none in the other area just adjacent to it. It didn't make sense. An old chimney was abandoned but still had a column and a header along leading over to it. And a dark back hallway that could have led out to the deck, had only a tiny window. (not shown)

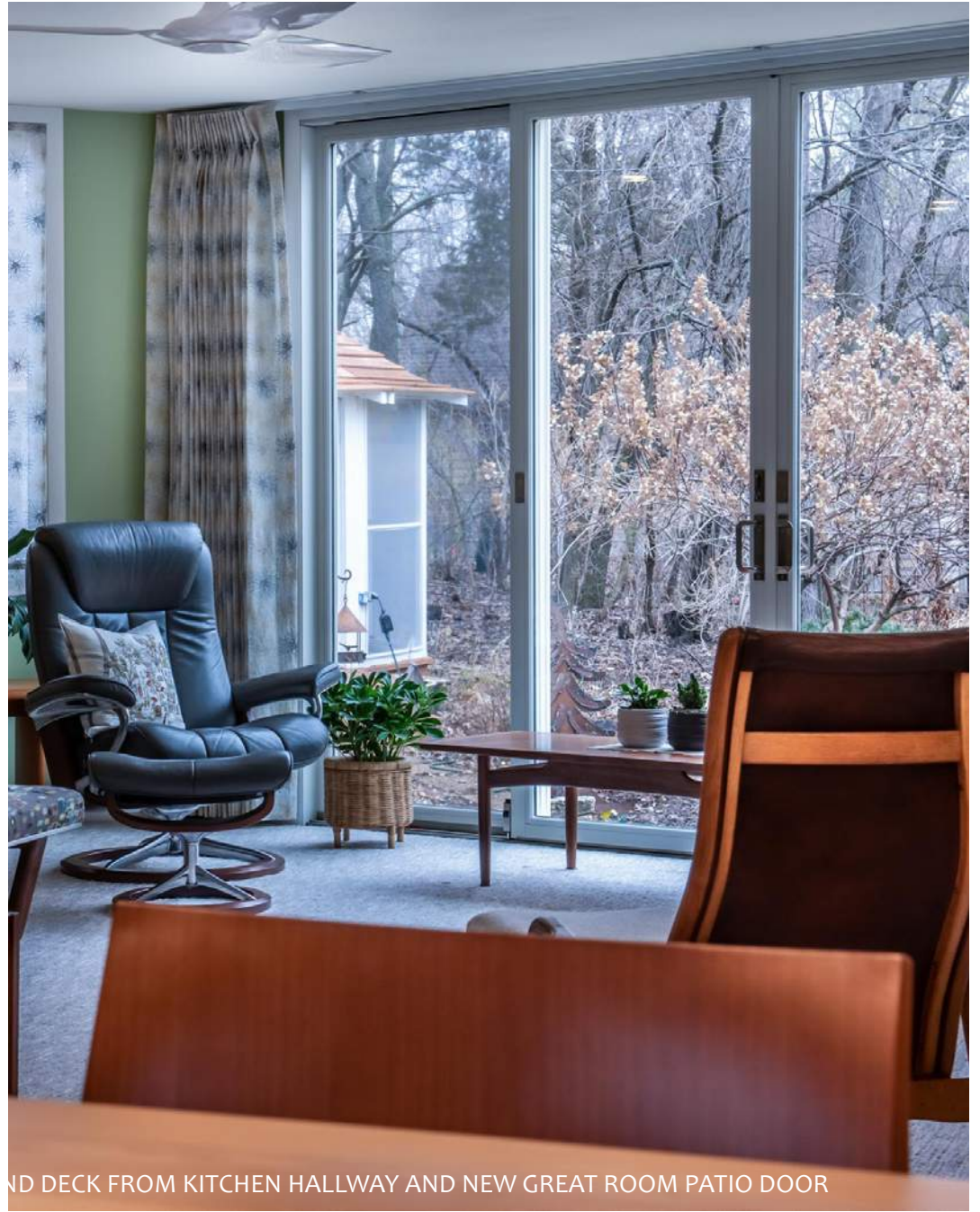
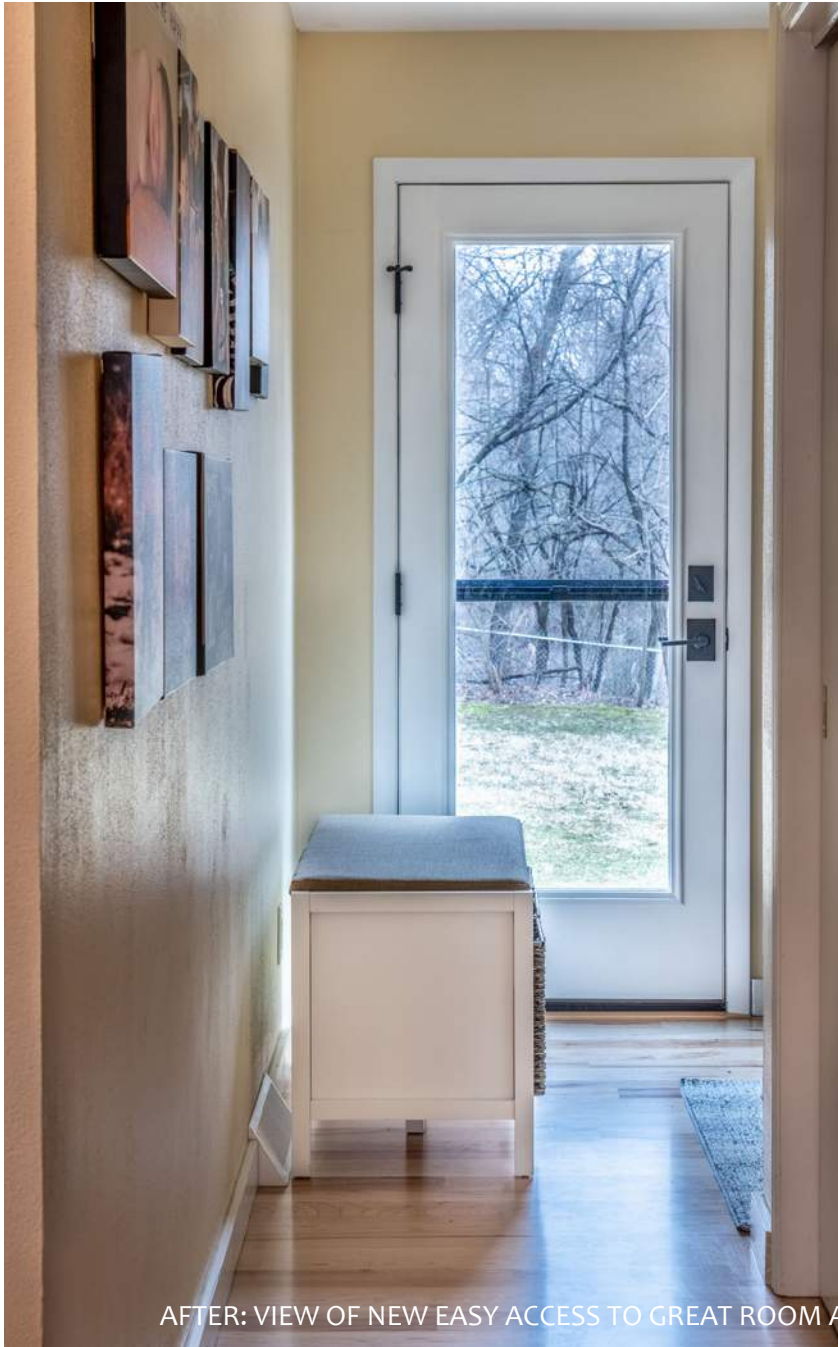


AFTER: VIEW OF NEW KITCHEN AND DINING AREA WITH COLUMNS AND HEADER REMOVED

These have been unified symmetrically. Both the column and header have now been removed to open up the space and allow view and traffic to flow properly through.



AFTER



AFTER: VIEW OF NEW EASY ACCESS TO GREAT ROOM AND DECK FROM KITCHEN HALLWAY AND NEW GREAT ROOM PATIO DOOR

Now, there is easy access from the kitchen to the deck through a new door, and a deck extension tying to the delicate great room addition.



AFTER



AFTER



AFTER: VIEW OF NEW PATIO DOOR AND DECK VIEWED FROM THE BACKYARD

The angle of the patio door was chosen to address the backyard. Standing at the front door, you are looking across the dining area and through the great room, but you are standing basically perpendicular to the patio door. The angle of this door provides optimal viewing from the front door, or from a seated position in the great room. It also was designed to showcase the most picturesque angle of the backyard.



BEFORE: EXISTING PATIO DOOR AND DECK VIEWED FROM THE BACKYARD



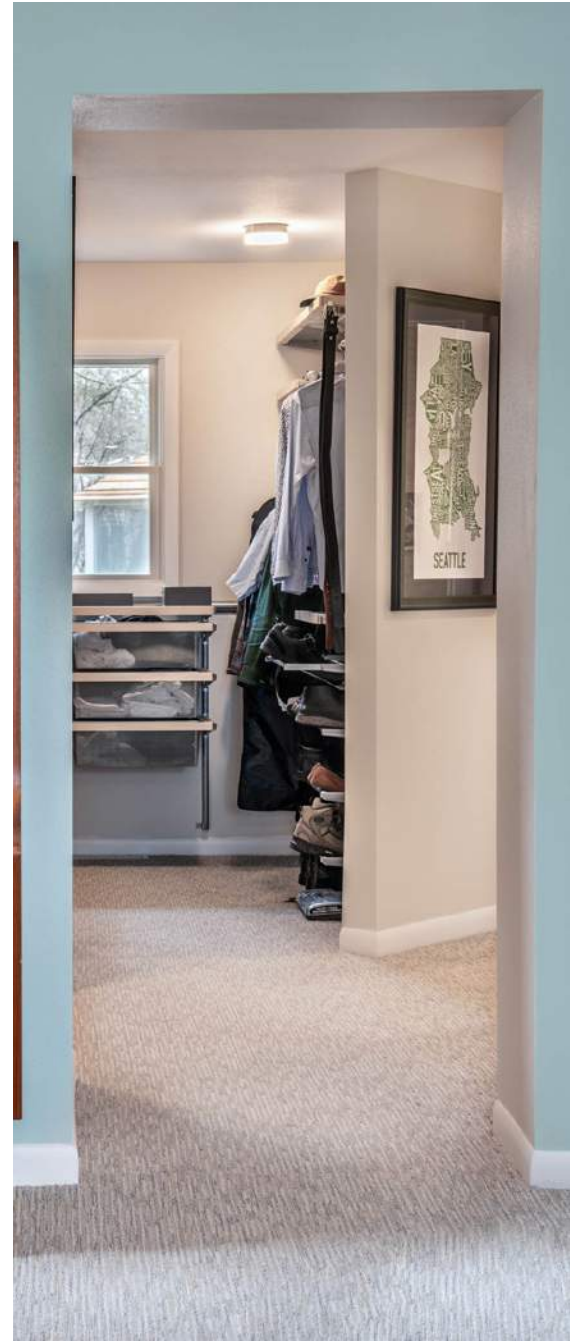
AFTER: VIEW OF NEW PATIO DOOR AND DECK VIEWED FROM THE BACKYARD

The angular theme also ties together with the front porch entry roof angle across the front of the house and garage. These elements all have asymmetrical balance, and they are all very intentional yet arbitrary angles, not a standard 45° angle. These angles are soft and aesthetically pleasing, drawing you into the home in a different way.



AFTER: VIEW OF GALLERY HALLWAY LEADING TO MASTER BEDROOM

The use of angles also continues in a gallery hallway leading to the master bedroom. Instead of simply having the master bedroom door look directly out to the dining room and stairway, walls are angled to direct you into a private alcove between the walk-in closets, master bathroom, and master bedroom.



AFTER: VIEW OF WALK-IN CLOSETS FROM GALLERY HALLWAY

This also serves to bring natural light to the gallery through the walk-in closets, which have no doors on them. The gallery is a spot for the clients to display a portion of their artwork collection.



AFTER: GALLERY HALL



AFTER: MASTER BATHROOM



AFTER: MASTER BEDROOM

The ensuite contains a pair of walk-in closets, a right-sized bathroom, and a bedroom large enough for a king bed.



BEFORE: THERE WASN'T A TON OF SPACE TO WORK WIITH, AS THE TWO EXISTING BEDROOMS WERE SIGNIFICANTLY TOO SMALL FOR PRACTICAL USE.



AFTER: VIEW TOWARDS HALLWAY FROM MASTER BEDROOM

But it is just enough to provide for all the needs of the clients. The spaces are cozy and right-sized.



AFTER: VIEW OF CUSTOM VANITY

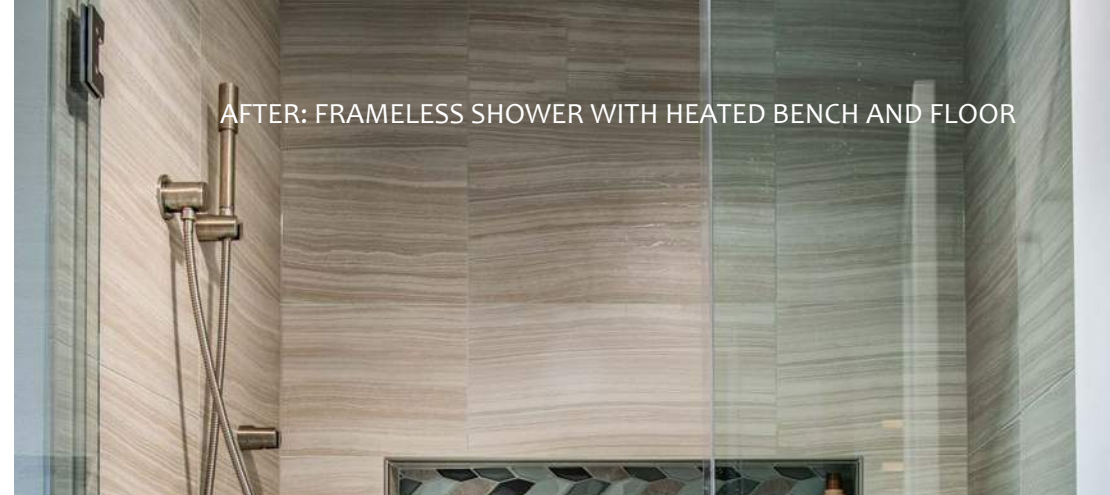


AFTER: VIEW OF CUSTOM TOWEL NICHE

In the master bathroom, floating vanity cabinets were chosen, along with a matching set of drawers with a towel niche above. These custom-made cabinets have the appearance of symmetrical drawers left and right, but with the center vanity sink, the drawer fronts are actually larger than the custom-shaped drawers behind them, which work around the sink and the p-trap.



AFTER: SHAVING NICHE



AFTER: FRAMELESS SHOWER WITH HEATED BENCH AND FLOOR



AFTER: DECORATIVE NICHE

Additional custom features in the bathroom include a heated tile floor, but additionally, the shower floor and shower seat are both heated as well. The shower is a curbless, level entry shower with a hinged heavy glass shower door. There is a low niche at the perfect elevation for washing your feet and shaving your legs.





AFTER: BACKLIT MIRROR WITH PENDANTS

Light fixtures were another special consideration. The vanity has an LED backlit mirror, a pair of pendant lights, and LED strip lighting under the floating vanity.



AFTER: CLOSE UP VIEW OF PENDANT LIGHT

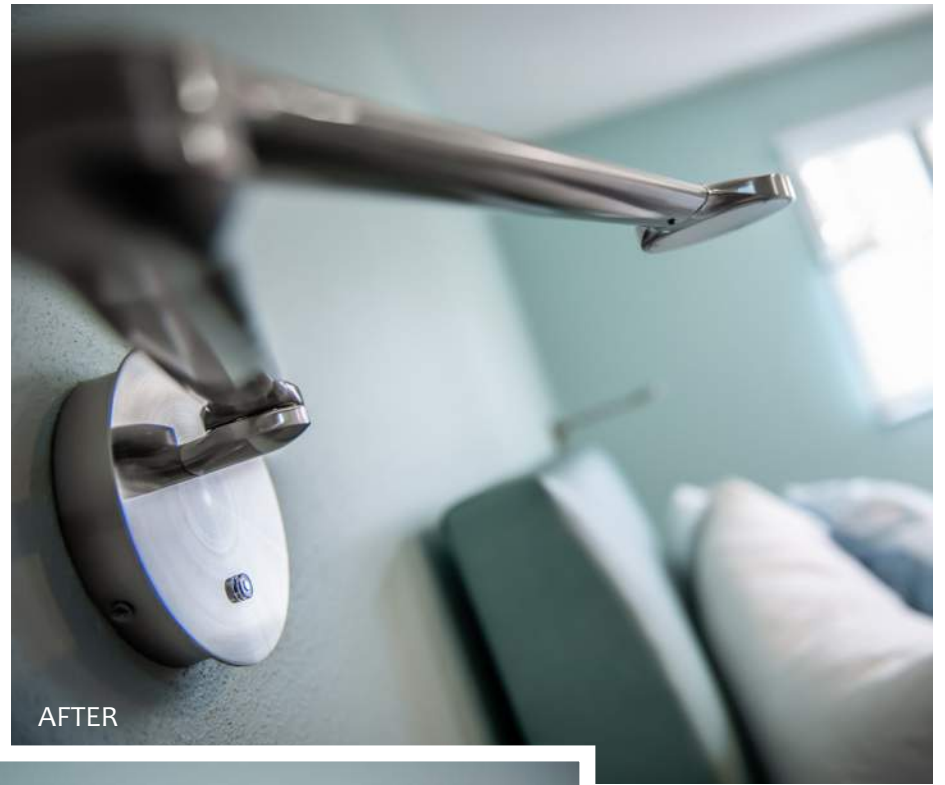


AFTER: LED STRIP LIGHTING UNDER VANITY



AFTER: VIEW OF AVIATION THEMED CEILING FAN

The master bedroom has an aviation themed ceiling fan, as both clients have their pilot's license.



And to complete the theme, mid-century style bedside lamps bring hotel luxury into the home.

CRITERIA RESPONSES

To what degree were the expressed needs of the client met?

The clients came to us with the desire for a design that was specific to them. They both had a desire to connect the natural beauty of their surroundings with the interior of their home. We combined two main level bedrooms that were too small to be functional into an ensuite. A delicate addition with huge patio doors and a small deck extension make the beautiful backyard visible from inside. The exterior makeover combines color, pattern, texture, and material to create a sculptural exterior that transforms the home.

To what degree does the project enhance the existing structures functionally?

The clients wanted a solution that draws guests out of the kitchen into the gathering area. The solution was simple, make the kitchen blend with the living room. The old chimney was removed to open the main level space and take advantage of the backyard view, creating a new first impression. The ensuite combines two bedrooms that were too small to be useable into the perfect cozy space that allows the clients to age in place. The delicate addition to the back of the home provides just enough space for the furniture layout they desired.

To what degree does the project enhance the structure aesthetically?

Both owners admitted that the existing house had no style to speak of, but they loved the lot. Their desire was to live in a mid-century modern home which was very fitting for the age of the subdivision. The home has been adapted to present as a contemporary design using the color and pattern of siding, and a porch roof structure that extends across the entire front facade. A pair of awning windows in the side of the house punctuate the formerly blank wall, which is reflected on the interior and exterior of the home. The delicate addition addresses the beautiful backyard view.

Is there evidence of superior craftsmanship?

Our carpenters built the oversized custom brackets and overhangs to give the house the mid-century modern appeal the owners desired. A custom cherry cabinet top adds a unique sense of mid-century charm to the master bathroom, and the floating vanity was designed to create a specific appearance on the drawer fronts, while working around the plumbing trap behind. The rear addition ties in with non-standard roof planes, valleys, and rafters. No two rafters or floor joists were the same size in order to achieve this design.





CRITERIA RESPONSES (continued)

Were innovative uses of material and/or methods of construction used in the project?

In the front of the home, structural, angled bracket forms were built to support the roof extensions in order to avoid any new footings at the front of the house. Structural closet door headers in the old bedrooms were used to define the edge of the bedroom ensuite for design, aesthetic and construction purposes, in order to avoid any new point loads which would have required new posts and footings in the basement. The angled glass wall not only draws guests to the entertainment area, but the use of angled walls creates a small art gallery for the client's art. In the master bathroom, gorgeous gray tile with a leaf accent provide the outdoor shower experience, while the heated floors and shower seat provide comfort.

Did the contractor overcome difficult obstacles?

The house had been remodeled in the past, and we had to diagnose the structural feasibility of what we wanted to do. In addition, the property had a strange permitting process that is rare in our area. Due to a ravine that was two properties away, the project fell under "shoreland zoning" regulations. This required additional planning, drawings, permits, and lawn restoration requirements.