

Blend 2014- English Country on Mount Curve

This is a 1925 English Country home with classic elements of thick, masonry-looking, planar stucco walls reinforced by crisp edges and tight eaves and counterpointed by light, steel windows with lead coming. Design goals included the following: A large Study over one story, flat-roofed, first floor family room. Remodel and re-organize Master Suite and second floor hall. Remove/remodel the fireplace at family room addition. Connect and improve Family Room. Remove out-of-context and poorly created bay window at Master bath. Evaluation of the original steel, lead-camed windows which were worn out and causing major damage and rot on existing walls.

CHALLENGES

SITE:

Unique Lot: Due to the unique forward position of the home on this severely pie-shaped lot and the deep set back of the neighboring house on a sweeping curved street, the east elevation of the home has a strong visual impact on the surrounding streets and neighborhood.

Tight site: The site is very tight and impermeable limitations did not allow for any footprint increase so the Study was placed over the existing family room.

FORM: The addition had to seamlessly connect roof forms and massing to the existing home. The goal was to enhance/resolve the out-of-place look of the flat-roof family room past addition.

WINDOW CHARACTER: During the design process it was determined that most of the windows were beyond repair, allowing for tremendous energy loss and causing extensive rot. The windows were also single-glazed with an interior operable “energy” panel. The goal was to provide a window that was aesthetically a close match to the thin/light metal windows and provide authentic coming, but with double insulated glass to be energy efficient and seek an economically viable alternative to not ‘break the bank’ in achieving this.

DESIGN SOLUTIONS

SEAMLESS FLOW: The proportions of the new Study form were designed to flow seamlessly off one of the double gables on the back of the house. The study extended the gable toward the rear and at the same time transformed the incongruous one-story addition and turned it into a natural extension of the home. This created a new seamless side elevation that is visible from the street.

BAYS: Large window bays were used to gain the additional space needed for the new study while maintaining a form that allowed it to be integrated with the existing gable. The large, architectural bays allowed an opportunity to create large window groups that still fit the masonry aesthetic as well as providing counterpoint.

MAXIMIZE POTENTIAL: The extension over the family room did not increase impermeable footprint. The new addition also made the desirable garage deck (with views) closer to house instead of being separated by a sea of flat roofs.

By removing the previous fireplace addition and odd fireplace surround, we were able to gain the space needed for the study and create a needed dining room buffet cabinet on the first floor.

WINDOWS: Old World Style Meets New Technology

New Marvin windows were adapted to have coming added to both sides of the glass with interior spacer bars and coordinated alignment, as well as extension jambs removed to create a “thin” window in the thick wall to give them a very authentic look compared to original. The solution was about one-third the cost of new metal windows, as well as more efficient. In addition, a new window group was added to replace an odd bay window and new French doors at first floor front elevation replaced a window to gain first floor access. Additional crown molding & trim was added to create a sense of balance and a well-crafted, finished look.

RESULTS: Refreshed & Restored

Along with new windows, some framing was rebuilt, insulation added and re-dashing done to pull it all back together. The new color scheme with blue windows and slightly creamier stucco historically match the house, while creating a refreshed, vibrant look to the home and enhancing its character.