

HOME RENOVATION TRENDS[®]

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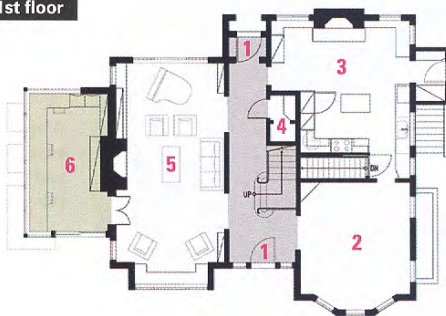


Above: This remodel includes an extension with bay windows. Western red cedar and ribbed copper panels offset a plaster finish.

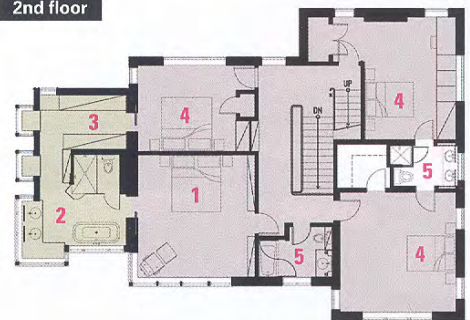
Legend, first floor: 1 entry, 2 dining room, 3 kitchen, 4 powder room, 5 living room, 6 study.

Legend, second floor: 1 master bed, 2 master bath, 3 master closet, 4 bedroom, 5 bathroom. (Additions in green; renovations in gray)

1st floor



2nd floor





Past meets present

A light-filled addition and several sustainable concepts have transformed this residence

The remodel of an older residence brings the opportunity to create an interplay between past and present. Designing crafted elements using contemporary processes is one way to draw yesterday and today together.

As part of this remodel, the homeowners asked architect Nils Finne to replace an existing master bedroom and cramped master bath with a spacious master suite. To achieve this, a two-story addition was added, allowing for the suite upstairs and a study downstairs, says Finne.

"I designed the wood extension with three bay overhangs to break up the mass and create

an interesting play between light and shadows.

"Another significant aspect of the project was the introduction of a dramatic, three-story stair hall in the center of the residence. The new stair railing has laser-cut steel vertical supports. While these have an intricate, crafted appeal appropriate to a classic home, they could only have been achieved by laser cutting – a perfect marriage of the 1930s and the present day."

The attic above the stairwell was reframed, optimizing views and natural light penetration through the home – contemporary functionality and comfort were high on the design agenda.

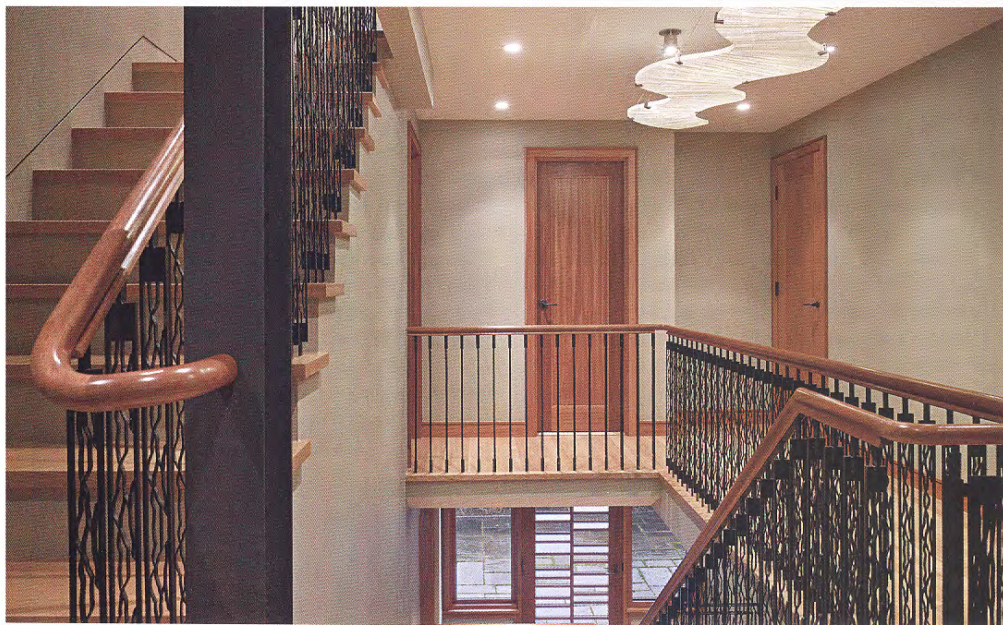
Above: While a fireplace on the second level was removed in the remodel, the chimney was integral to the aesthetic of the home and was partially retained. It still expels fumes from the existing basement furnace. All existing masonry exterior walls were insulated with rigid board insulation and then plastered.



Above: The original stairwell was dark and claustrophobic.

Top right: A bay window on the outside corresponds to an inset vanity in the new master bathroom.

Above right: On the first floor, a wall of windows ensures the study is flooded with natural light. Wood flooring is a combination of new quartersawn oak and recycled vertical grain douglas fir.





Architect and interior designer:

Finne Architects (Seattle, WA); Nils Finne AIA, design principal, Brad Gassman, project manager

Cabinet company: Pete's Cabinets

Builder: Schultz Miller

Structural engineer:

Swenson Say Fagét

Siding: Custom-milled tongue-and-groove western red cedar

Doors and windows: Custom vertical-grain fir by Quantum Windows and Doors

Flooring: Quartersawn red oak, recycled VG fir, Seagrass limestone

Wall coverings: Metro glass tile by Ann Sacks

Paints and varnishes: Low-VOC paint by Devine Color

Lighting: Bruck, Lightolier; custom fused-glass LED pendant light over stairwell, designed by Nils Finne, fabricated by Finne Architects and Landbridge Lighting

Heating: Radiant floor heating

Blinds: MechoShade

Features: Custom laser-cut stair railing, designed by Nils Finne, fabricated by Five Star Industries

Bathroom tub: Happy D by Duravit

Vanity: Seagrass limestone

Basin: Duravit Architec

Faucets: California Faucets

Shower fittings: Hansgrohe

Shower enclosure: Starphire low-iron glass with custom corner door

Bathroom wallcoverings: Glass tile by Ann Sacks

Bathroom lighting: Bruck, Lightolier, vanity lighting in custom LED lighting set into steel frame, designed by Nils Finne, fabricated by Landbridge Lighting

Accessories: Towel bars, robe hooks and toilet-roll holders all in VRI twisted steel series designed by architect, fabricated by Five Star Industries

Story by Charles Moxham

Photography by Ben Benschneider

Several sustainability strategies played a part in day-to-day comfort, says Finne.

"All the exterior walls, and the roof, were insulated to the maximum extent. Rigid-board insulation was attached to the masonry and then plastered over – resulting in thick walls and deep sills. Windows were all double glazed."

With energy loss covered, energy creation was also addressed. Ground source wells were drilled to produce strategic heat exchange and minimize heating and cooling energy demand. This reduced gas consumption by about 90%.

A 3.4 kilowatt array of photovoltaic panels

was placed on the roof and radiant floor heating introduced – the latter boosted by transferred heat from the steady 50°F ground source wells.

Other sustainable aspects included the use of low-VOC paint and recycled wood flooring.

"Of course, the very act of renovation is inherently sustainable – reclaiming all the embedded energy in the original 80-year-old residence," says Finne. "This is another winning combination of the old and the new."

To view a gallery of additional images online go to

[▶ trendsideas.com/us2804p16](https://trendsideas.com/us2804p16)

Far left: The central stairwell floods light down through the home, and also acts as a ventilation chimney. An eight-foot custom fused glass light fixture is another modern take on a classic inclusion.

Above left: Limestone floors with bronze insets continue a palette that echoes the natural environment. Glass tiles cover the walls. The robe hooks were also designed by the architect.