



A LEVEL-UP IN LENOX

Explore the transformation
of a 1.5 story into a
contemporary two-story,
complete with charming
details and historical touches

Category 19: Residential
Addition Over \$250,000

WHEN A HALF-STORY JUST WON’T CUT IT:

PROJECT OVERVIEW

A family of four from the charming Lenox neighborhood approached us with a housing conundrum - their lot was beautiful, the neighbors were a dream, but the one and half story was getting smaller by the day. It was time for an upgrade - enter the “Pop the Top” style remodel.

True to its name, we started by “popping the top” and converting the existing attic into a proper second level. This not only created more square footage, but it also enabled an ideal, open feel for the main level. Next up, to create a layout that fit their family, we converted the previous main floor bedrooms into a formal dining room and an office. Lastly, we integrated our client's love for reading, history, and originality by hand selecting elements to keep, restore, or replicate. This historical twist on a contemporary design was the perfect blend of our client's wishes while harmonizing with the surrounding charm of the Lenox neighborhood.

THE REMODEL AT A GLANCE:

Second Level

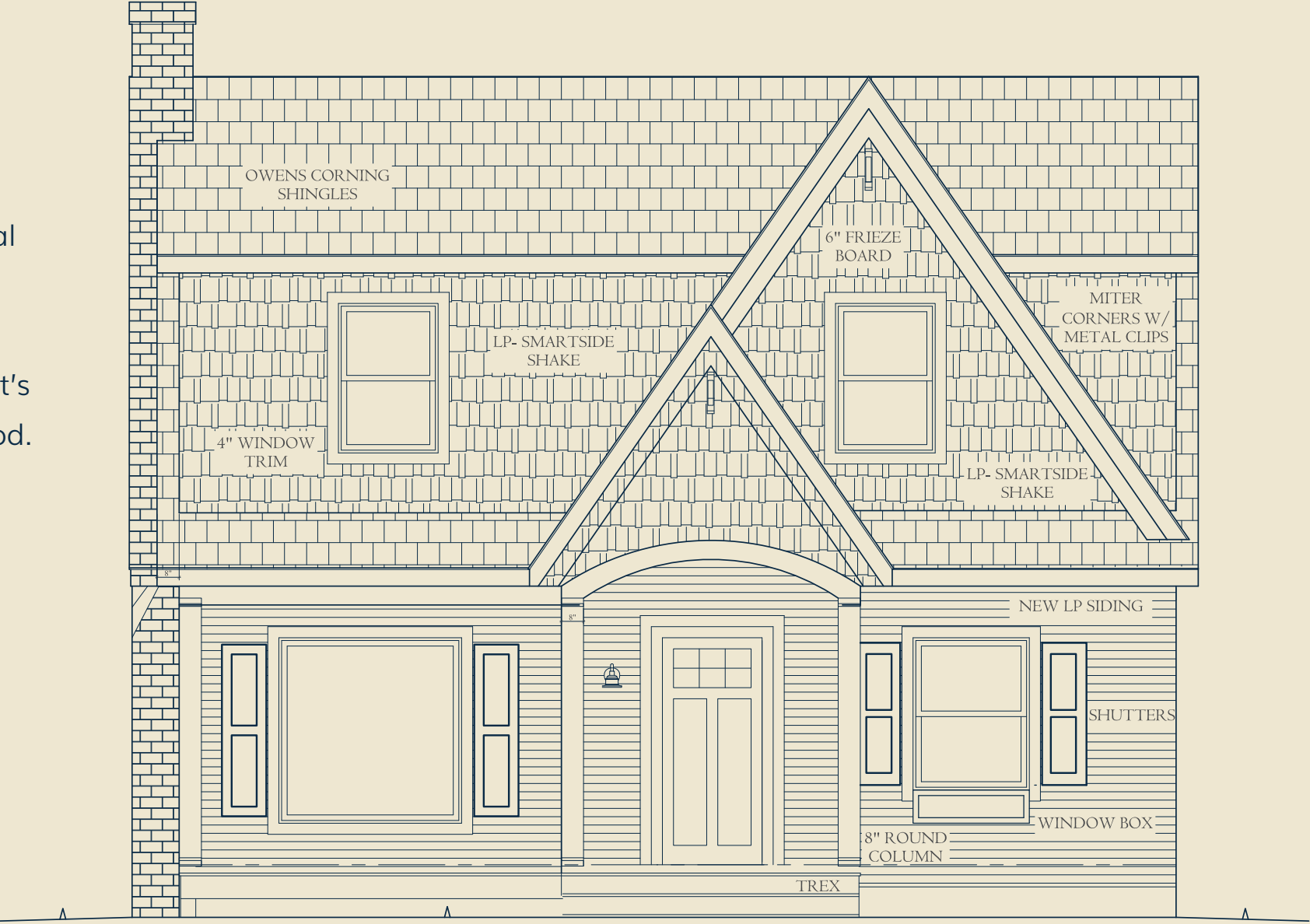
- Converted the half story to a full level
- Includes three bedrooms
- Includes two bathrooms
- Added a Hall Linen Closet

Main Level

- Reconfigured the main floor for an open layout
- Converted a previous bedroom to a dining room
- Converted a previous bedroom to an office

Exterior

- Remodeled the exterior
- Modified the front porch





LISTENING TO OUR CLIENT'S NEEDS

Client Objectives:

Our client had outgrown their 1.5 story and was ready for the next level. Listening to our client's story, we realized we needed to focus our attention in three areas: Create additional space, develop a layout to fit their family, and integrate their love of history.

1. Create additional space

- Transformed the existing attic into a full second level with 3 bedrooms and 2 full bathrooms
- Enlarged the existing upstairs bathroom to improve headroom and lighting
- Added a designated workspace upstairs to replace the primary bedroom's role as an office

2. Develop a layout to fit their family

- Moved the girls' bedrooms to the second level for an increased sense of safety
- Converted one previous main level bedroom into a dining room
- Converted the other main level bedroom into an office, moving the current office out of the basement

3. Integrate their love of history

- Prioritized the idea of keep, restore, or replicate to preserve the natural charm of the home
- Created four archways that mimicked the existing "sweetheart" archway style
- Restored the original treads and risers for the stairs
- Combined traditional subway and penny round tile with contemporary navy hues in the primary bath

BEFORE



AFTER



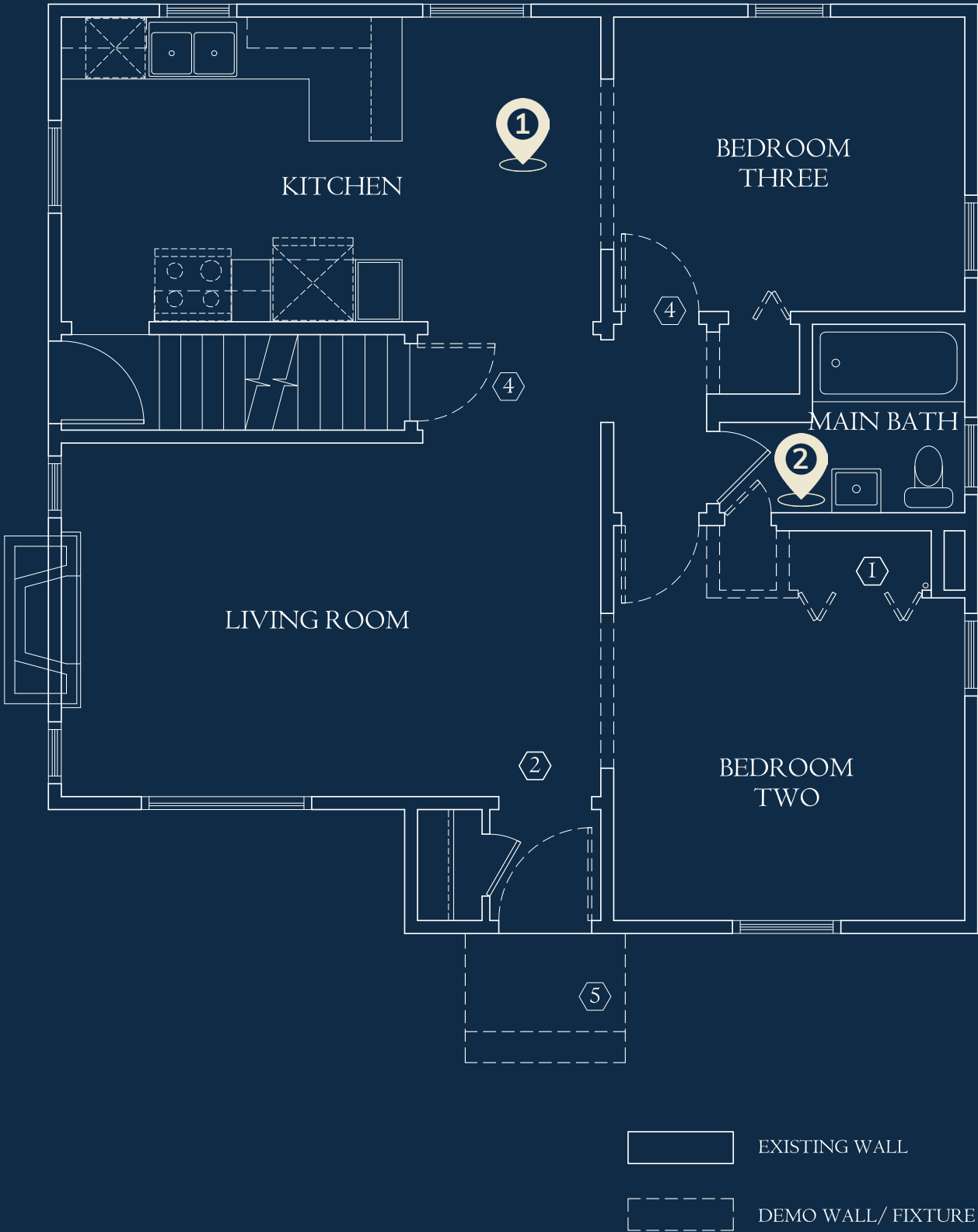
STEPPING UP TO THE CHALLENGE

Project Challenges:

The primary project challenge was the rise in material cost and scheduling fluctuations due to the pandemic. Our approach to this issue was twofold: timely communication with the client and creative methods to reduce cost and maintain the schedule. Because our client valued the home's originality, we were perfectly positioned to keep or restore elements of the home, allowing us to address this challenge.

- Salvaged existing bedroom closet systems
 - Reused bathroom accessories
- Restored the original treads and risers for the stairs
- Balanced higher siding costs through creative tile selections

BEFORE: FLOOR PLAN - MAIN LEVEL



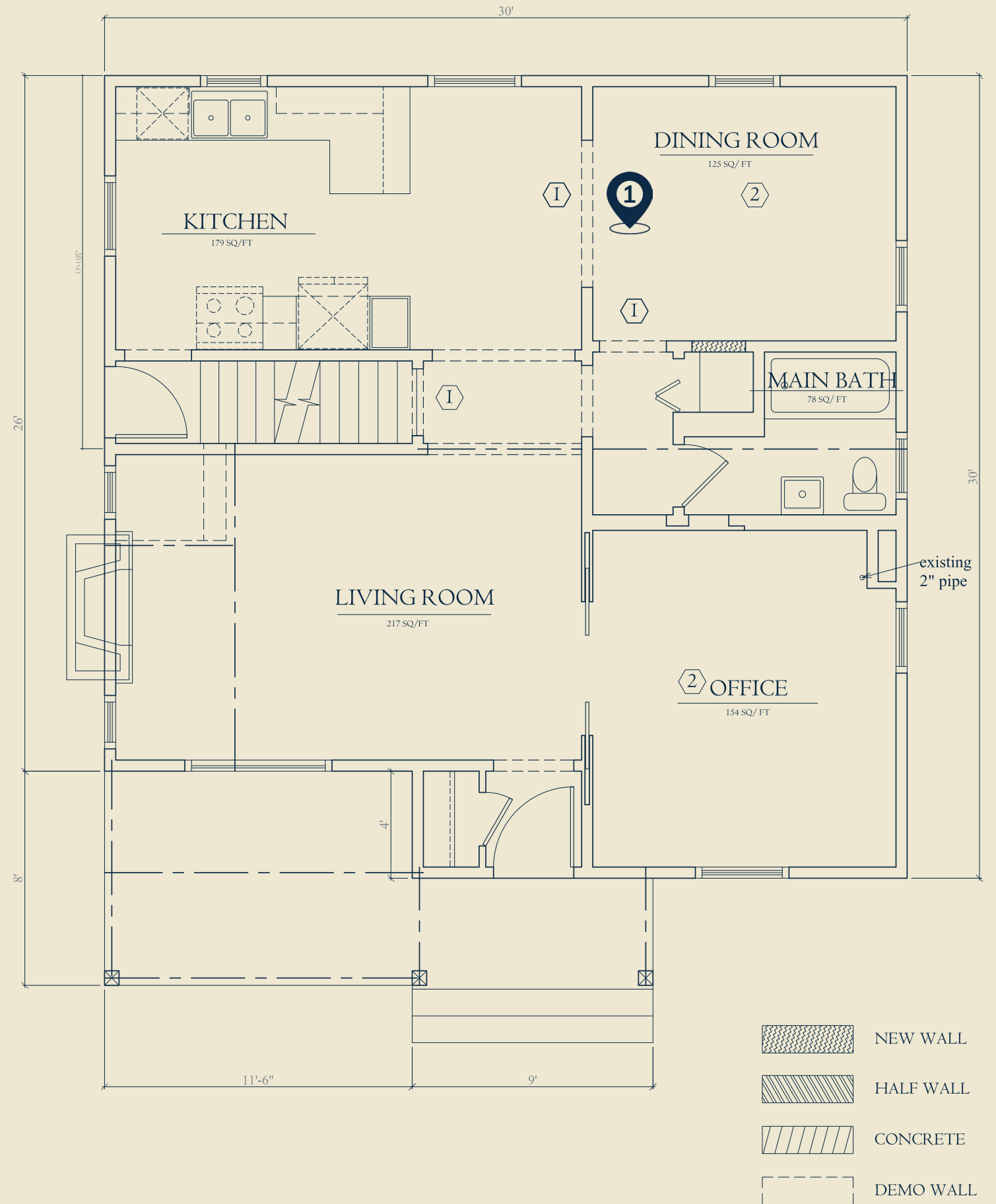
1 BEFORE - DINING SPACE



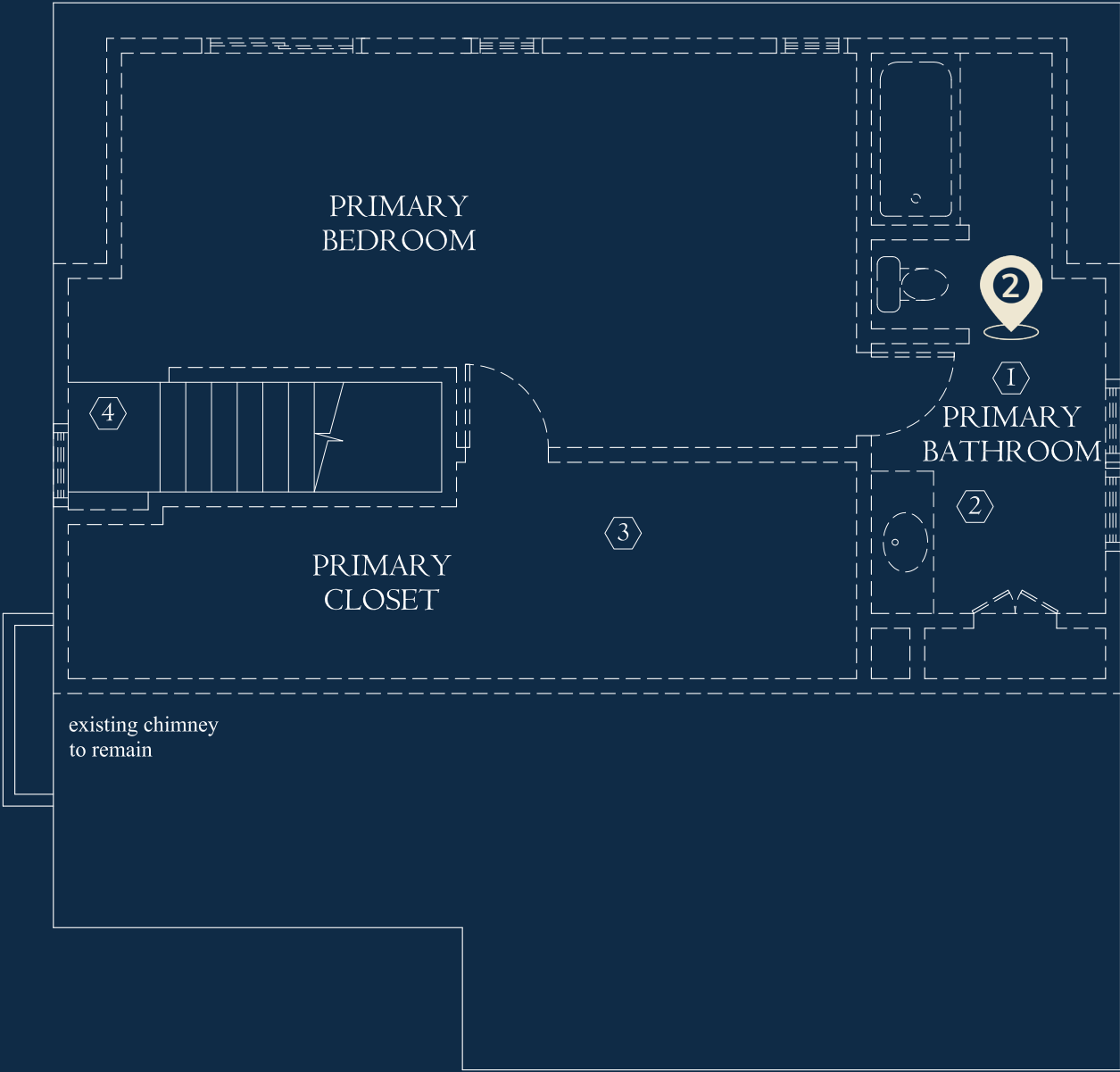
1 AFTER - DINING ROOM



AFTER: FLOOR PLAN - MAIN LEVEL



BEFORE: FLOOR PLAN - SECOND LEVEL



- EXISTING WALL
- DEMO WALL/ FIXTURE

2 BEFORE - BATHROOMS



MAKING DAILY LIFE EASIER

Functionality:

The daily routine is much simpler when everything's in its place. With two daughters and limited square footage, our design focused on maximizing storage and utility to make life easier for the whole family.

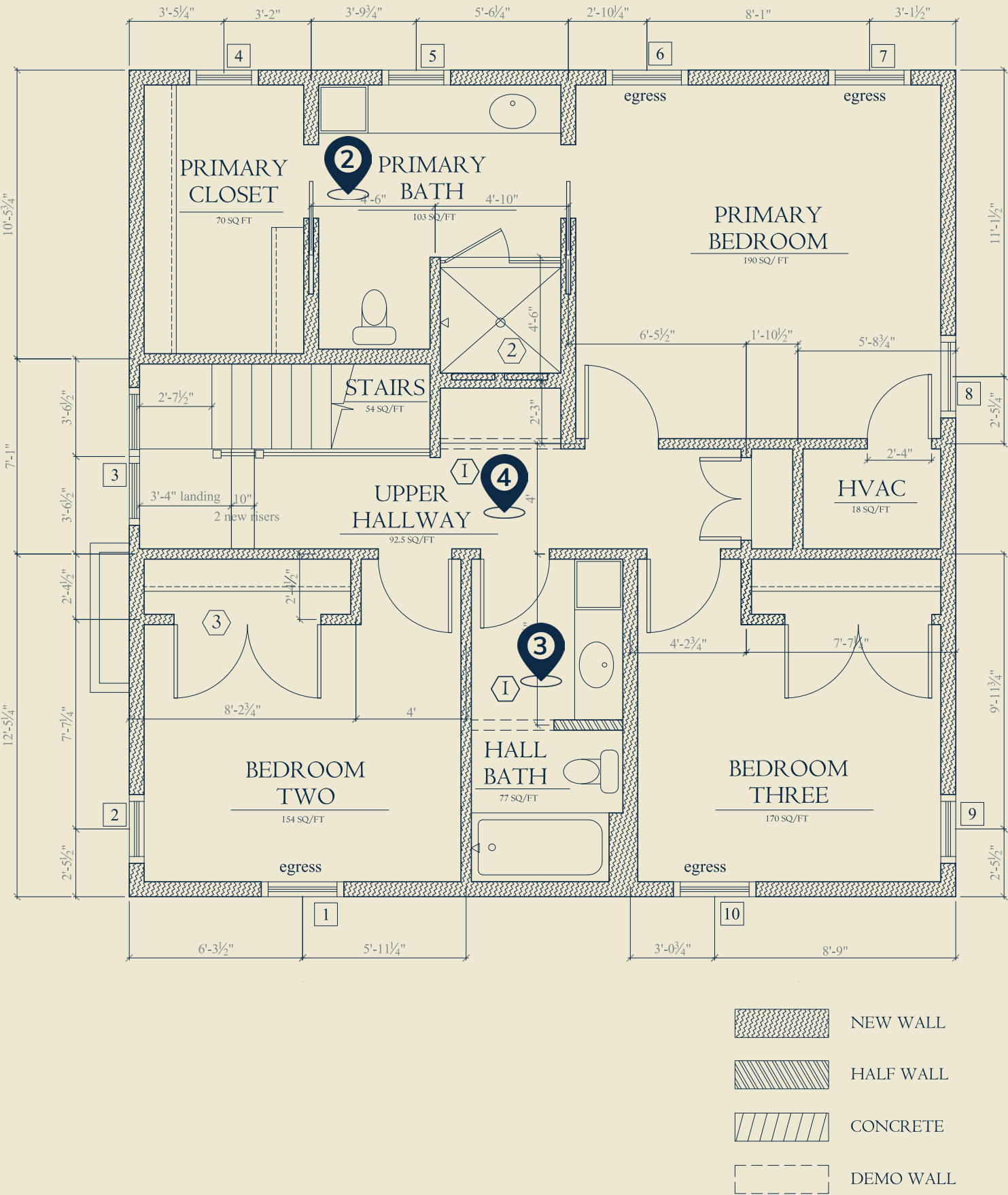
Creating More with Less – Creative methods to achieve more space

- Created a beautiful yet practical desk space within a hallway niche
- Added full linen closets with pull-out laundry hampers to both bathrooms as well as a full hall linen closet
- Moved the basement office to the main level, creating the perfect playroom with space to spread out
- Converted a catch-all space into a storage closet by adding a door

2 AFTER - PRIMARY BATHROOM



AFTER: FLOOR PLAN - SECOND LEVEL





3 AFTER - HALL BATHROOM



4

AFTER - DESK SPACE





CONTEMPORARY WITH A TOUCH OF HISTORY

Aesthetic:

Our client started the project primarily motivated by function over form. But as they became more comfortable with the design process, our client discovered the joy of crafting a custom aesthetic. They were designing their dream home! By introducing a contemporary look to the original details of the past, their refreshed home fulfilled their aesthetic vision while paying its respects to the era of the neighborhood.

Integrating the client's love of history and respect for the past:

- Built four new "sweetheart" archways in the home to match the original style
- Selected a green and brass light above the workspace as a nod to our client's love of books and career in historical research
- Utilized subway tile and penny round in the bathrooms to call back to the original era of the home
- Added shake siding to the gables, window boxes, and shutters to emphasize the traditional charm of the home
- Utilized windows to bring in light and a sense of the surrounding natural element
- Kept, restored, and replicated as much as possible to preserve the original charm
- Integrated love for blue both in the exterior and the primary bathroom
- Installed a "must have" red front door to symbolize a welcoming space, positive energy, and prosperity



Workspace
Green and Brass Light



Before



After
Stair Runner





Red Front Door

3240

IT'S ALL IN THE DETAILS

Craftsmanship & Innovation:

Our client was thoughtful in the design of their home requiring the same intentionality to appear in our craftsmanship. By purposefully selecting the layout and inner details, the focus remained on functionality and originality leaving no room for excessive fluff. We didn't approach this project to create the loudest house on the block, rather a home that could be valued by a keen eye with appreciation of the surrounding neighborhood.

- Built four matching archways to match the original "sweetheart" style archways
- Handcrafted light fixtures to replicate old milk glass fixtures in the primary bathroom
- Utilized walnut for the cabinetry and dark hardwood tones to blend all finishes with the original style
- Matched all new trim to the existing trim on the second level
- Designed the new railing system to emulate the original with some traditional elements



Existing Archway

ARCHWAYS THROUGHOUT RE-MODELED HOME





Primary Bathroom
Milk Glass Fixtures



Cabinetry