



Photography by Casey Fry



Radical Renovations

Breathing New Life into Old Spaces

By Mauri Elbel

There is something undeniably inspiring about taking an old space and breathing a new sense of life into it. Whether it's a home you have loved for years that no longer suits your lifestyle or a new house in need of a fresh touch, redesign done right can be a beautiful thing. From playful children's rooms and haute kitchens to spa-worthy bathrooms and spacious master suites, these five radical transformations serve as wow-worthy testaments to the beauty of renovation.

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This modern kitchen completed by Realty Restoration with design and material selections by Twelve Stones Designs gleams with high-end finishes and clean lines, creating an inviting space for both cooking and gathering. The redesign was centered around two main goals: to create a contemporary aesthetic that would correlate to the home's original post-modern era and to remove a load bearing wall that blocked the view of the living area and pool, says Realty Restoration's David Davison. However, the design-build team soon realized that they had inherited numerous major issues the home's previous owner had tried to cover up.

"To address the load bearing piece, we built a support column which transfers all the roof loads to the concrete garage floor below," says Davison. "The column also provides a pathway for plumbing and electrical to the island. To camouflage the column and integrate it into the overall design, our team came up with the idea to wrap the column in a geometric grid pattern made out of MDF panels and stainless steel tubing."

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The new design raised the plane of the island behind the sink which abuts the column so that it looks unified with the island and serves the dual purpose of making space for the custom HVAC ducting. "This actually worked out to our advantage in multiple ways," says Christy Bowen, of Twelve Stones Designs. "It allowed us a place to continue the stainless steel element in the backsplash behind the sink, and it conceals dirty dishes from the living room side."

Aesthetic goals were achieved by incorporating multiple finishes, door styles and colors. The back wall is outfitted in alder wood slab doors. The Calcutta Gold marble backsplash serves as textural artwork for the entire room while the platinum color of the quartz counters pulls out the gray veining in the tile. "We wanted to make the island a piece that could be viewed as either part of the kitchen or the living space," Bowen says. "Therefore we used a shaker style door which matches the existing cabinets in the living

room. We then painted them in soft gray which we pulled from the color in the marble backsplash."

An Elkay® Avado kitchen faucet and soap dispenser looms above the Vault Smart Divide stainless steel sink by Kohler®. Castelli pendant lights by Sonneman® in polished nickel with clear glass shades hover over the island and tie in with the clear-seated bar stools. Variants of gray from Sherwin-Williams® comprise the color palette, serving as a canvas to display the rich stain of the custom cabinetry and pops of color throughout the kitchen. "I love everything about this kitchen — how it all flows together to create a harmonious space with the existing architecture and how it creates a sense of openness and welcome to the cook and guests alike," says Bowen. "The structural column takes the cake, though. I love how we were able to take what could have been an eye-sore and create this architectural conversation piece."



Straight and Level Construction Company, Inc.
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When the owner of this 1969 Barton Hills home wanted to transform her rental property into her permanent residence in 2012, a complete transformation was in order. One of the first areas to tackle was its awkward master bathroom. Originally, the master suite contained two medium sized closets, two separate sinks and a cramped shower area along with a large, dark storage area behind the bathroom. The sink areas were open to the master bedroom so there was no real delineation of space. "The goal was to turn an oddly laid out part of the home into a luxurious space with plenty of real estate allocated to each room," says John Martin of Straight and Level Construction.



Photography by Tom Coplen

The homeowner envisioned a master suite with an open, earthy feel and ample light, which was achieved by reallocating the space in the master bath and the large storage area behind the master bedroom. The closet became much larger and functional, and the main bath area and wet room became a relaxing space to start and end each day. The wet room, a combined bathtub and shower space enclosed by a large wall of frameless glass, is what makes this space unique. Four windows bathe the bathroom in natural light and the closet receives daylight until the sun goes down via a 14" sun tunnel. The dark tones of the alder cabinetry mesh well with the master bath's color scheme. Blue Fusion, a level five granite, spans the countertops, shower bench and tub deck area, serving as an exotic counterpoint to the surrounding earth-toned tiles, paint selections and oil rubbed bronze fixtures and hardware. Stacked earth stone from Arizona Tile lines the shower/tub room walls and a basket weave pattern of the same material is laid on the shower floor, creating playful textures throughout the space. Giallo Paillanti honed marble, cut to 9"x18" pieces and laid in a brick-set pattern, comprises the floors in the main bath area and master closet. Custom copper sinks with Kohler® plumbing fixtures adorn the vanity. The main bath area is lit by two recessed cans, a wall sconce and a hanging fixture that doubles as a ceiling fan



while the shower/tub room is lit by four 4" recessed cans.

Attention to detail can be seen in every corner, from the custom Brazilian mahogany French doors that serve as a bold entry point to the master bath to the recessed television that is stylishly framed to blend into the wall. "The wet area is unique, yet practical — it has a 'resort' feel," says homeowner Sheryl O'Briant. "Next to the kitchen, the master bath is the most used room in the house. It should be a place that is comfortable, practical and beautiful."



Photography by Paul Finkel



CG&S Design-Build
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When a Bouldin Creek family began to feel the space limits of their cottage-style home, CG&S Design-Build added two new wings for the growing family, one with a bathroom and two bedrooms for the children and the other with a master suite and office. "The house had good living areas and a large kitchen, but the bedroom and bathroom situation was cramped," says Mark Evans, CG&S project designer. "The family was on top of each other — there was only one bathroom in the



house, and a small master bedroom and two very small rooms for a family with two kids."

A large pecan tree occupying the area where the family would have liked the addition presented an obstacle, but CG&S sidestepped it by creating two wings — one for the parents and one for their two young children on opposite sides which created a courtyard. The two wings allow for back-and-forth views, creating an openness and flow that transfers over the private courtyard. Access to the children's bedrooms is granted via a purple hall. Originally, Evans says the hall was designed to serve as a place to hang the children's artwork but the bold color and texture provided by the wooden boards provided all the visual stimulation needed. The children's bathroom countertops are Silestone® Mont Blanc and the fixtures are a mixture of Kohler®, Delta®, Brizo™ and Vortens®. In the bedrooms, Tuftex Charming creates a carpeted floor. Thoughtful textures and bold colors used strategically in this children's addition play off of each other without overwhelming. "Have fun with the materials and choose things that are a little trendy, but not too over the top," Evans says. "You can be especially brave with paint color because it can be easily changed as the children grow up."



Photography by Andrea Calo

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When a Hyde Park bungalow that had been used as a rental property for years had fallen into disrepair, Clark Richardson Architects was called on to facilitate a historic renovation and addition. The result is a tasteful transformation that blends well into the context of the surrounding neighborhood while honing into the client's lifestyle with an eye toward her future. An avid art collector, professional photographer and longtime Hyde Park resident, Clark Richardson Architects worked closely with the homeowner to update this elegant three bedroom residence and home studio.

Her desires for a contemporary but also contextual project led to an interesting juxtaposition of historic exterior features surrounding a modern, open plan and minimal interior detailing, according to partners Ed Richardson and April Clark. Throughout, the client's extensive art collection is framed with views to exterior gardens and the site's three fantastic heritage trees, each planted for the original owner's daughters in the 1920's.

This open space connects the kitchen with the living and dining areas, facilitating



a continual flow through the home and granting views to the client's photography studio. White oak floors provide a creamy contrast to 8-foot custom mahogany French doors while white minimalist trim keeps the space clean and allows the art to take center stage. The doors to the studio feature the client's "Art Door" by famed New Orleans artist Bill Hemmerling set into the frame as a showcased sculptural item integrated into the architecture of the house.



Photography by Bryant Hill

Greenbelt Homes, LLC

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A 1970's ranch style house tucked in Austin's hilly Cat Mountain area was in desperate need of a modern-day makeover. Before deciding to purchase the property, the owners engaged the expertise of Greenbelt Homes to assess the home's potential and required investment. Since the house contained good bones, Greenbelt was able to reconfigure its choppy spaces to unveil a stylish and cohesive floorplan.

Standing in the home's remodeled master bath, a neutral space enhanced by visually-inspiring textures and grain-patterns, gives you a feel for how far the home has come. "The master bath and closet were very small," says Chris Shaffer, president of Greenbelt

Homes. "It had six bedrooms so we decided to take one of the bedrooms and turn it into a closet and master bathroom."

Transforming the superfluous bedroom into the new master bathroom allowed Greenbelt to create a much more spacious bath and closet area than what previously existed. Durable warm-toned ceramic and porcelain tiles make up the floors and continue up the walls surrounding the tub and shower. The unique grain pattern on the pecan wood cabinets serve as the focal point of the master bathroom, a contemporary space that exudes warmth and light, blending well into the revamped home's hip, modern vibe that boasts fun and funky wallpapers, geometric patterns, irresistible textures and exotic finishes throughout.

