



FRONT FACADE

***Explanation of Project***

After purchasing a single owner late 1950's custom home in Washington's Crestwood neighborhood, these repeat customers contacted us. They wanted to preserve the spirit of their home while correcting structural problems, updating the finishes and improving the layout wherever possible. The most design intensive area was the master bedroom suite (See before pictures 1 & 2), but work was performed throughout the house, except the kitchen, which will be completed at a later date.



**BEFORE PICTURE 1 – View of existing Master bedroom and Master bathroom.**



**BEFORE PICTURE 2 – View of existing closets at Master bedroom.**

***Unusual Challenges/Constraints and Creative Solutions***

**Master Bedroom/Bathroom**



**AFTER PICTURE – View of new closets an entertainment center.**

- The flow of the master bedroom suite was rationalized by relocating the bathroom door. This improved the flow of the bedroom and space within the bathroom.
- A combination of settlement and poor construction required us to level several floor and ceiling areas.

- Customers had a very specific look they wanted to achieve. They had a number of dark mahogany furnishings and wanted to design a clean, contemporary look. We custom designed and fabricated an entire wall of flush mahogany 8'-0" closet doors with Rixon offset pivot hinges. This wall conceals closet space and an entertainment center. This look is carried around through the entry hall and into the bathroom. Note the book-matched grain on the mahogany door elements. (See after picture 1).

- Lighting in this area was improved by installing switched outlets on either side of the bed, several low voltage recessed lights and strip lights in the closets controlled by jamb switches.

- The vanity elevation in the master bathroom is a unique and challenging design. It incorporates precision flush mount medicine cabinets built into a wall of mirrors. Custom strip lights are located behind the one-way mirrors, so that when they are off you cannot see them. The precise proportions and layout of the square sinks and wall mounted faucets with the custom vanities below required a full mock up before final proportions were approved (See before & after pictures below).



**BEFORE**



**AFTER**

Upstairs 2 Hall Bedrooms and basement bedroom

We updated all of these rooms with new doors, electrical work, plaster work and painting.

Dining room/living room

We removed all curtain valences and mirrors, repaired the large amount of cracking plaster, replaced devices and lighting, ran wiring through the floor, repaired and refinished custom mahogany tongue-and-groove paneling and carefully painted these areas.

Basement Recreation Room



**BEFORE PICTURE – Basement recreation room.**



**DURING PICTURE – Sister joists below Master bathroom.**

After opening up all walls and the ceiling we discovered extensive termite damage and structural insufficiencies. Substantial reframing was required. Structural work included adding double glue lamb beams to eliminate a mid span column and sistering all the joists in the ceiling below the master bathroom (*See before & during picture above*).

We maximized insulation in the walls as framing allowed. We reworked/repared ventilation and cooling ductwork as needed. Another challenge was replacing the existing paneling with drywall such that no window casing would be required. Wood windowsills were installed for durability (*See after picture below*).



**AFTER PICTURE – New basement recreation room.**

*Basement bathroom/second floor hall bathroom/powder room*

- We replaced much of the electrical including ceiling fans, devices and lighting.
- We replaced all of the old copper water lines in the house.
- Tile was fixed/re-grouted and the tubs were cleaned up.
- Gutted and replaced powder room.
- Custom mirrors were installed.

*2<sup>nd</sup> floor hallway/two upstairs bathrooms*

- Installed low voltage lighting and raised ceiling.
- Steel fitch plates at the 1<sup>st</sup> and 2<sup>nd</sup> floor stairs headers.

- Raised and leveled 2<sup>nd</sup> floor hall ceiling from 7' to 8'.



**AFTER PICTURE – Living Room - View of main hall & stairs to 2<sup>nd</sup> floor and basement.**

***Overall Results***

The homeowners are very happy with their project. Their house maintains its original modern architectural integrity while being thoroughly updated. They have really made their home look fantastic with careful interior decorating and all new landscaping.