



THERE'S NO PLACE LIKE

By Nina Patel
 Photos by Greg Hadley for Landis
 Architects/Builders

When these homeowners completed a kitchen renovation with Landis Architects/Builders five years ago, they were not considering an addition. However, as the couple heads toward retirement, they began thinking about how they could age-in-place in their three-level 1929 home. To do so, they would need a bedroom and full bath on the main level. They knew this would require an addition to the home, so they returned to Landis Architects/Builders to accomplish this goal.

Landis project designer Tahani Share

designed a two-story addition to the rear of the home with a footprint on each floor of approximately 400 square feet. The lower floor has a new versatile space that is being used as a living area now, but because it has an adjacent closet and a full bathroom, it can easily be converted into a bedroom when needed.

The lower floor full bathroom has universal design features including:

- Low threshold entry door to the bathroom
- Grab bars in the shower
- Handheld shower fitting on a sliding bar
- The low wall between the shower and toilet was framed so a grab bar can quickly be installed when needed
- A 5-foot turning radius in the center that can accommodate a wheelchair
- Though the vanity is not universal

design, the clients were willing to replace it if needed

In the addition on the upper level, there is a new master bedroom that the clients use now and a large walk-in closet. To connect the new master bedroom to the existing master bathroom (remodeled five years ago), the Landis crew converted the original exterior window in the bathroom home into a door to the bedroom.

Due to ductwork and mechanical requirements, the Landis crew could not install the cathedral ceiling the clients wanted, but the designer was still able to create volume in the center with a tray ceiling. There are two new high-efficiency HVAC systems, one of which had three zones to accommodate versatile uses of each floor of the new addition. The home

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Above: The second story portion of the addition has a new bedroom that the owners currently use as the master bedroom



The owners enjoy this sunny space as a living room, but it can easily be converted into a bedroom so they can age in place.

creative re-use

There are several areas of the home where original products were re-used:

- The two doors that led to the sunroom are now the double pocket doors that separate the living

room from the new family room.

- Several of the home's Pella windows were re-used in the addition.
- Two bases of the living room built-ins were

combined to form a storage unit under the television in the family room.

- A tall cabinet from the back of the house now stands in rear foyer of the addition.





The original home is stucco (inset), which has a heavy look. Landis matched the stucco and used it on the addition, but to lighten the feel and add interest, the company used fiber cement HardiePanel and trimmed it with a composite product called Tru Exterior (left). The differing shades of paint on the HardiePanel and the trim add depth to the exterior.



The new main level bathroom has universal design elements.



The windows in the landing face the north, so adding a skylight brings in more natural light. A millwork subcontractor copied the design of the original stair railing and posts for the new landing.

also has an air filtration system to improve indoor air quality.

Elegant Connection

Instead of a straight hallway, Share designed a more dramatic connection between the addition and original home—one that would allow light to flood through to the lower floor. Though the home had 9-foot ceilings on the lower level, in the stair area the ceiling was only 7-feet. To open up the space, she opted for a step up to a landing across from the original stairs. The landing is open to the lower level.

The existing house is large and since a renovation would make it bigger, Share designed a stepped-back rear structure to lessen the impact of the addition. The “bay” bump out adds interest to the addition and has a hip roof. The owners had water leaks in the past and the designer knew the roofline of the new addition would shed more water onto the existing roofs. For both of these reasons, the Landis crew replaced the two flat roofs on the house during the renovation. There is also a new shed roof with skylights above the sunroom and a gable roof above the kitchen.

Though the new room on the main level is meant to be a master suite for future use, the owners are surprised how much they enjoy this windowed room as casual family room. It's equipped with a large screen TV. The new master suite is comfortable and sunny, overlooks the backyard, and has plenty of storage in the walk-in closet.



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