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Magazine
Spring 2009



THEY SAW THE **light**

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MAGAZINE
SPRING 2009

Double the pleasure

Priorities: floorplan, flexibility, living space

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Command central

Creating a reason to entertain at home

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They saw the light

Mountain View couple wanted lighter, brighter kitchen

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On the cover: An eat-in kitchen — leading out to the backyard — was made possible by re-engineering the back wall of the house. **Photo by Dasja Dolan.**

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Double THE pleasure

Priorities: floorplan,
flexibility, living space

by Carol Blitzer / photos by Dasja Dolan



The original entry (now a lattice-topped porch), top, faced the busier street. Designing the remodel was challenging because of the narrow house on a corner lot; the second story had to step back to allow sunlight to reach the neighbors.

Kate Karagueuzian and Mark Gibbons felt very lucky when they found their Midtown home in 1998. But with two children and another on the way, they started feeling crowded in their three-bedroom, one-and-a-half-bath house.

Even though they'd laid a new patio and added sod, access to their back yard was poor.

"It was demoralizing to traipse through the garage to the nice patio," Karagueuzian says.

First they looked around for a larger home, but after "weighing

options, remodeling was the way to go," she says. "We loved the location — near preschools, schools. There are some days I never get in the car."

Today, instead of a long, skinny, railroad-car house, architect Judith Mattingly designed a very livable space for the family of five.

Setbacks and daylight planes were a challenge, Mattingly says, because of the corner lot. But because they were remodeling rather than tearing down, they were granted a variance for a small additional area.

The living room was only slightly

enlarged by capturing space in the front porch and removing the fireplace, but the entrance was moved around the corner. What was once a bedroom is now a new, one-car garage.

"In the old house we always felt very exposed," Karagueuzian says. "Now the heart of the home moved backwards and into a corner. It feels more private."

The new kitchen, replacing a 1970s version with large tiles and dark grout, is the core of a great room, which includes a dining area and family room.

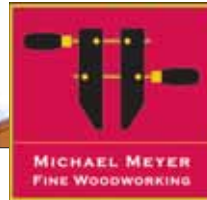
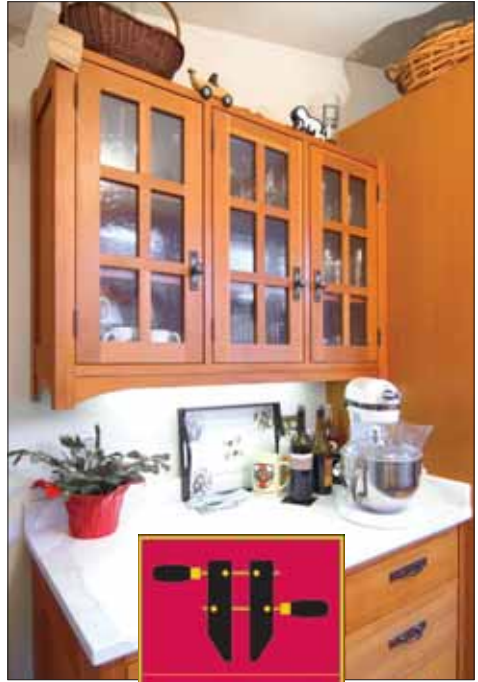


The living room, top, was slightly enlarged by capturing space in the old front porch. A key piece to the remodel was creating a great room, with raised ceilings, something the 6-foot, 4-inch owner appreciated. Storage was designed in odd places, including in the tiered stairway.

Materials were chosen for durability, as well as design, with the couple finally settling on “indestructible” CaesarStone — which already sports a chip. Karagueuzian’s one regret is the white cabinetry, which her youngest teathed on. It would have been wiser to go with maple or IKEA cabinets, then replace them later, she says.

As the project came together, the couple kept a sharp eye on the financial ramifications of each decision. Although Karagueuzian cooks a lot, they “made the decision not to go with high-end appliances,” choosing a Kenmore range, refrigerator and dishwasher. White subway tiles fill the backsplash area.

Many choices were seen as trade-offs: Less expensive
continued on next page



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Jeldwood vinyl window frames were used throughout, as well as solid-core MDF doors. Old World plaster was less expensive than a flat-wall finish.

Simple moldings were added last-minute, which gave the home a more Craftsman feel.

“Everything was a compromise,” Karagueuzian says, adding “we policed the budget. We felt if we paid attention we’d have a better sense of where the money went.”

Gibbons estimates the half-million-dollar budget could have doubled, without that oversight.

Many of the light fixtures were reused from the old house, or acquired on eBay or Craigslist. Likewise for drawer pulls.

But they didn’t stint on building materials or design: “We went with the thickest drywall,” Gibbons says, and added insulation between the two floors.

The stairway leading upstairs is broken into three segments, with short landings in between — ideally a

safer space for young children.

Upstairs, Mattingly squeezed in a laundry room — a favorite feature. But the master bathroom lacked room for a tub. And built-ins in the closet were postponed — at least until the youngest moves from crib to big-boy bed.

“Neither of us wanted a huge luxurious bathroom. Having our own bathroom is luxury enough,” Gibbons says.

A second bathroom, with two sinks and a small tub, was created for the three children, with blue and white tiles on the floor and a CaesarStone counter.

Although they came in just over budget, the couple’s one wish is that they could have hired their architect to oversee the project; instead every day during the nine-month construction Gibbons stopped by the house at 7 a.m. to check in with the work crew.

Next on the agenda: landscaping. **h+g**

Resources:

Architect: Judith Mattingly, Mattingly Thaler Architecture, 646 Church St., San Francisco, 415-431-2848

Building contractor: R J Smith Assoc., 460 S. California Ave., #B2, Palo Alto, 650-321-1775

Goal of project:

Enlarge space, improve floor-plan, create flexibility

Unexpected costs:

City changed regulations after part of foundation was poured; cost \$6,000 to fix

Year house built:

1949

Size of home, lot:

1,272 sq ft expanded to 2,549 sq ft on 6,000-sq-ft lot

Time to complete:

Nine months

Budget:

Originally \$530,000, grew to \$575,000

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A long, split-level center island, above, is the heart of the new kitchen, which also serves as a buffet for entertaining. Top right, the bathroom was designed around the 24-inch-square sink. The shower stall, middle, features flush-cut river rock.



From 'command central' — that kitchen island — the Pavlovics can keep track of activity in the family room, above, as well as the children's playroom and home office. Left, the new kitchen features a farmer's sink, cherry cabinets and granite countertops.

by Ann Bertelsen / photos by Dasja Dolan

Remodeling a home is stressful at the best of times, and when young children are involved, it's even more so — unless you happen to find a designer who works and thinks, well, just like you. That's exactly what a young mother did when it came to renovating the home she and her husband bought three years ago on a quiet street in Atherton.

Aline and Ognjen Pavlovic have two daughters, aged 3 and 5. They loved their house and gardens, but it desperately needed updating.

"We wanted to make better use of the space we had and design a new kitchen and family area to suit our lifestyle," Aline says. Both like to cook and entertain, but designing around the needs of a young family was a major priority.

Aline found her designer through the Palo Alto Mother's Club — Brooke

COMMAND CENTRAL

Creating a reason to entertain at home

Graftsrom, a young mother of a 7-year-old daughter, and son, aged 9. "I wanted to work with a mom, someone who really understood what it was like to be a working mom like me with young children," Aline says.

The two moms connected instantly and embarked on an extensive remodel, accommodating each other's demanding schedules. "Brooke was very flexible and worked around my sometimes crazy hours," Aline says. "But more importantly, she took the time to understand how we lived and identify our design needs."

The designer gave the couple several options to consider. They settled on a plan that relocated the kitchen to the rear of the house, utilizing a space that had once served as a garage but is now the family breakfast area. The new kitchen-

continued on next page

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en features a 13-foot-long split-level center island with storage on both sides.

“It looked small on paper, but it seemed enormous when it was finally built,” Aline says.

The island also serves as a buffet counter for large parties. One side has a Thermador range with overhead vent and secondary sink for food prep. There’s also ample storage for everyday cookware and utensils; the other side has storage for party needs, such as platters and chaffing dishes.

“We call our island command central,” says Aline, who can stand at the range and see the new bar/lounge area off the entryway and into the family room on one side and breakfast area/home office and children’s playroom on the other side.

Shaker-style cherry cabinets, granite counters and stainless-steel appliances give the kitchen a crisp,

clean look, and oak floors match the original floors in the adjoining living room.

The remodel included a new powder room, an 11-foot-long wet bar and adult lounge area in the space that was once the kitchen. Tucked behind it on the other side is a playroom for the children, a laundry area and a new full bath. The idea is that as the children grow older, the playroom will become a guest room.

Graftsrom orchestrated the design direction with the mantra of “reduce, re-use and recycle,” using an old distressed wood door as a breakfast table. The owners had their priorities too, such as using some fixtures they already had, including a large shallow sink and ceiling-mounted rain showerhead in the new bathroom.

“Most bathroom sinks are only 21 inches deep, but this one is a 24-inch square and the entire bathroom was designed around it,” Graftsrom says, who angled the

glass shower stall to accommodate the sink’s shape. Instead of tile, the wall of the shower stall features floor-to-ceiling flush-cut river rock for a stylish look and easy maintenance.

The couple lived in the house throughout the remodel that was completed in four months. “We had the use of the original kitchen while the new one was being built, then in the final two weeks we headed off to Croatia to visit my husband’s family, so it really worked out well,” Aline says. The only temporary hitch was when the Sheetrock was removed from the old garage walls, they discovered that the roof was supported by just two small beams. New supporting beams were immediately added so construction could proceed with safety.

“Overall, we were thrilled with the entire process and love the result,” Aline says. “Once, we used to go out a lot, but now we’re finding that we prefer to stay in and entertain at home.” **h+g**

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Resources:

Interior designer: Brooke Grafstrom, By the Bay Design, Inc., Menlo Park; 650-269-0924
Contractor: Marko Radich, 1704 Valley View Ave., Belmont; 650-208-6376
Contributing kitchen designer: Kimberly Larzalere, KL Kitchen Studio, 715 Oak Grove, Menlo Park; 650-289-0830

Goal of project:

Update a 1960s house and make it more functional for a young family

Unexpected problems:

The garage required new supporting beams and the slab floor had to be raised to the level of the new kitchen

Year house built:

1962

Size of home, lot:

2,676 sq. ft. on just under 1/2 acre

Time to complete:

4 months

Budget:

About \$160,000



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Both the new family room, left, and the kitchen, below, no longer feel cramped, but are brighter and airier, with easier access outdoors. Cool Benjamin Moore paint colors range from Ocean Air in the family room to Palladian Blue in the kitchen. Blue-and-white painted tiles surround the fireplace.

They saw the light

Mountain View couple wanted lighter, brighter kitchen



The back wall of the house had to be re-engineered and seismically upgraded, when they added large windows and sliding French doors.



by Carol Blitzer /
photos by Dasja Dolan

From the day they purchased their 1960s Waverly Park home in 1994, Diane and Jim Ducey knew they wanted to remod-

el the kitchen. “But we couldn’t face it,” Diane says.

Thirteen years later, in 2007, the kids were grown, and they’d warmed up to the project after fixing up the second-floor master

bedroom and bathroom, turning a bedroom into an office and redoing the landscaping — twice.

Once they decided to tackle the kitchen, however, the project began to mushroom. By the time the dust settled, they’d replaced the first-floor flooring with oak (with Berber carpeting in the family room), added a laundry room, touched up the living room with crown and baseboard moldings, updated the powder room and changed their color scheme.

And, of course, they achieved the kitchen of their dreams.

Dark is the first word that springs to Diane’s mind when describing the old kitchen — dark from cabinets, small windows and a penin-

sula with upper cabinets. “It felt really small and closed in,” Jim adds.

Today, light streams onto the custom-made painted alder cabinets from a large bay window and sliding-glass doors. A deep farmer’s sink is surrounded by a silver sea-green granite countertop, with hand-painted tiles in the backsplash. The adjustable faucet is made of brushed nickel, as are the drawer pulls.

Although nearly six months went into planning, the Duceys were unhappy enough with the cabinetry for their new double ovens that they sent the designer back to the drawing boards. The solution: a line of cabinets that includes the microwave where the ovens were meant to be, and a drop-in six-burner Viking Professional range with one large oven where only a cooktop had been.

But the remodel wasn’t merely cosmetic. In addition to rebuilding some cabinets, the Duceys’ project required re-engineering the entire back wall to assure they had adequate shear walls.

They ultimately added a sliding door from kitchen to backyard, replacing the old back door that left from the laundry area. The new laundry room sports a handy sink, plenty of cabinets and room to tuck their Miele washer and dryer under new Corian countertops. A pocket door quietly closes it off from the hallway leading to the family room.

Down two steps one enters the brightened family room, with blue-and-white tiles surrounding the newly piped-for-gas fireplace with a limestone base. To the left is a white, built-in entertainment center, with plenty of room to hide the electronics, and bookcases on the right.

The finishing touch was calling in a professional picture hanger, Tim Berbee, who helped them hang the art collected on their travels.

A palette of soft, muted, cool colors was used in the main living space, with warm accent colors on the hutch, fabrics and cabinet paint, designer Carol Kelly says.

“I always said I wanted my house to look like my grandmother’s house,” Diane says, noting that “We have a lot of antiques. These are the colors that work for me.”

For the powder room, the Duceys replaced standard fixtures with a large pedestal sink and brought in Diane’s grandmother’s oak dresser from a Pennsylvania farmhouse. “It looks like it’s for a fairy princess,” their granddaughter commented on the room’s decor.

During construction, the Duceys lived upstairs and kept much of their furniture in a storage unit in the driveway. As new appliances and cabinets arrived, they were also stored in the unit, ready before they were needed. That — with the management of their contractor and designer — helped keep the project right on schedule. **[1+9]**

Resources:

Building contractor: Adrian Kutch, Mountain View, 650-917-9150

Interior designer: Carol Kelly, ASID, Design Image, Los

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Altos, 650-964-6780

Picture hanger: Tim Berbee, San Mateo, 650-703-2938

Goal of project/design challenge:

New kitchen; bring in more light

Unexpected problems/hidden costs:

Needed to add shear walls on first floor so had to re-engineer back wall; added about \$15,000 to cost

Year house built:

1968

Size of home, lot:

6 BR, 3.5 BA on 8,000-sq-ft lot

Time to complete:

About 6 months planning, 5 months construction

Budget:

Proposed: \$273,000; actual: \$364,000 (includes new heating and air conditioning)

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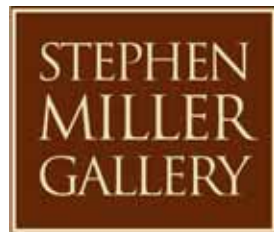


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