



Case Study: Cole Valley, San Francisco

Customer Problem:

An imposing 1907 Arts and Crafts home of 3,000 square feet had been painstakingly restored to many of its original features after 30 years of being a poorly maintained boarding house and rental property.

In 2001, a fire severely damaged almost one half of the house – structural walls, kitchen, and bathroom - and much of the period architecture was damaged by smoke and water. The homeowner used the opportunity to restore and modernize the functionality of the home without losing its historical and architectural integrity.

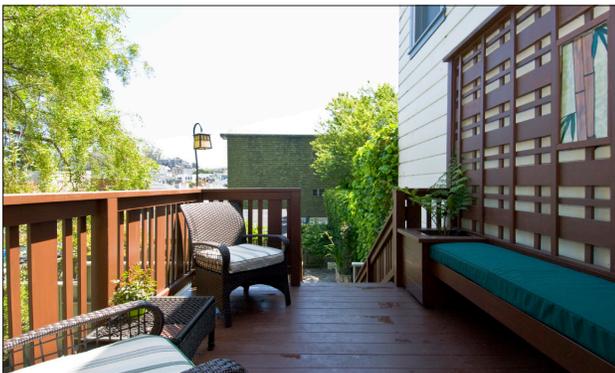
Design Solution:

Maintain continuity of the Arts and Crafts architecture throughout the home, from kitchen and bathroom remodels to room-by-room finishes: Bradbury & Bradbury wall coverings; wall color palette; original period lighting and repaired/restored inlaid floors. Today the home provides period form and modern function.

Floor Plan Upgrades:

- Converted the original three-room kitchen (service porch, butler's pantry and kitchen area) into one spacious eat-in kitchen
- Converted linen storage room into a second floor laundry room
- Converted main floor walk-in closet under staircase into powder room





Specifics:

- The kitchen remodel was the largest development in the home. The kitchen now provides the home owner with a state-of-the-art chef's kitchen, with Arts and Crafts styling. Period products are installed throughout the kitchen - Heartland 6-burner gas stove, custom-paneled Bosch dishwasher and period lighting from Rejuvenation. The cabinets are cherry wood, shaker style with typical 1907 hardware. The installation of oak hardwood flooring includes perimeter inlays to compliment the floors in the rest of the home.

- The bathroom remodel combines 1907 replica fixtures - the tub from Sunrise Specialties and pedestal sink and toilet by Kohler - with an original period wash stand used for storage to maintain form and function in the bathroom. The room is complete with bead board wainscoting, porcelain hex tile floor and period lighting.

- Powder room addition - An art glass window was salvaged, restored and installed into the originally windowless closet. An under-stair storage cabinet was also added.

- Laundry room addition - Provides maximum use of space with stackable laundry system, recessed ironing board wall cabinet and pull-down staircase to large attic storage space.

- Art glass windows were created throughout the home to provide art and function - from entryway porch window to panel doors between the living and dining rooms.

- All interior and exterior lighting was replaced. The interior was outfitted with the original gas lighting infrastructure, though no fixtures survived, leaving the home with almost no overhead lighting. Original restored lighting was sourced and installed in many rooms of the house - along with significant electrical upgrades.

- Complete interior/exterior paint - local artisans and color consultants provided consultation to develop the interior and exterior pallets.

- Much of the original redwood interior surfaces - moldings, doors and built-in cabinetry - were covered with many, many layers of paint. The paint was removed and the wood restored to its original beauty.

- Infrastructure upgrades included heating, electrical panel and many plumbing upgrades.

- Exterior upgrades - A second floor redwood deck was added to "bring the inside out" with period lighting and art glass features.

