

remodeling

YOUR TOOLBOX FOR SUCCESS





Tailored Fit

When an older man decided his master bathroom no longer met his needs, he decided to update the space to fit his luxurious taste. The existing master bath had a set of French doors, a large Jacuzzi soaking tub, his-and-her vanities, and a water closet. The owner wanted to remove the tub and create a spacious oasis that he could use as he continues to age in place.

Carnemark design + build got the commission and no set budget for the job. Using the client's taste as a major

influence, principal Jonas Carnemark and his team selected high-end products and finishes that require little maintenance.

"He wanted things that were accessible and also beautiful," Carnemark says. "We worked on trying to make a very gracious space with lots of storage."

After removing the tub, Carnemark added a 6½-foot-by-8-foot shower with a sloping right field that allows water to flow into a linear drain running from a glass pane to the far window. A sectioned area on the left side of the drain has a

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—JONAS CARNEMARK

Anice Hoachlander

◆ Design Awards 2017 ◆

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—A DESIGN AWARDS JUDGE

valve that controls the water flow and serves as a place to dry off after a shower.

In the ceiling, a rain shower system was installed, but hand-held fixtures close to the window give the client options on water features. A built-in bench and recessed shelf for bath products were incorporated into the flamed porcelain tile wall. The textured porcelain tile floor has slip-resistant coating.

The biggest challenge the design team had to overcome was a street-facing window in the shower area. The neighborhood homeowners association would not allow any modifications to the exterior of the window. As a result, a thick pane of frosted glass with clear banding covers the double-hung window to create privacy without blocking sunlight.

The banded frosted glass is also used in other areas of the bathroom, including within the water closet door as well as the barn-door main entrance.

Two large vertical cabinets were built on either side of the water closet door, providing ample storage space.

A floating white vanity with a sink and mirror were placed right before the shower. Instead of the usual door-like opening for the medicine cabinet, this mirror can be slid upward with "just the lift of your pinky," according to Carnemark. Inside, plugs, a demisting button, and a pop-out magnifying mirror were all built in.

An automated wireless system was added so the client can use his cell phone or tablet to program the dimmable LED lighting and ventilation system.

"It is the very definition of custom," said one judge.

"It's one of kind," another awards judge added. "When you look at a lot of bathrooms, you see a lot of similar elements, you see a lot of repeats. This is like a jewel."—Symone Garvett



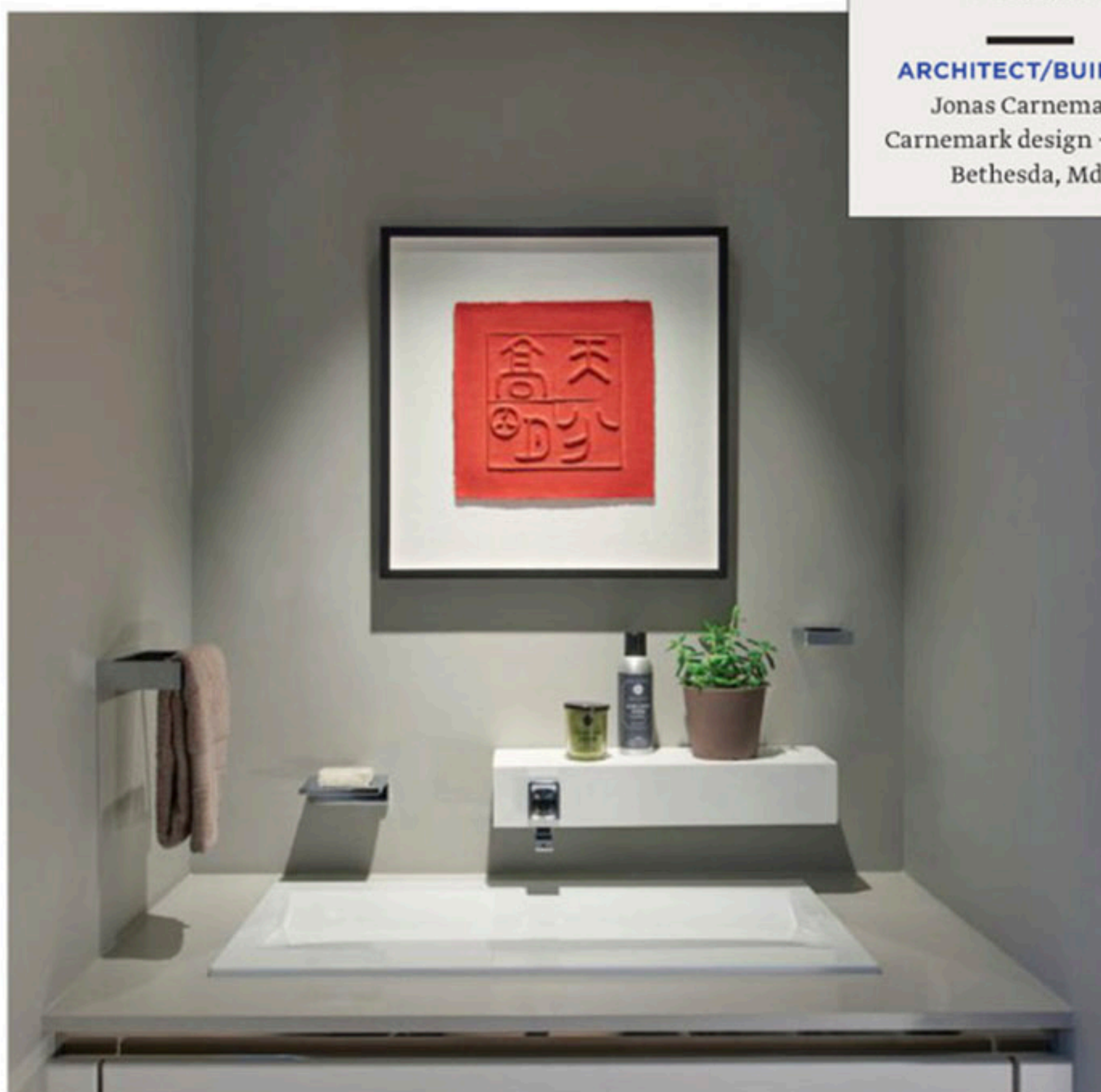
Project Details

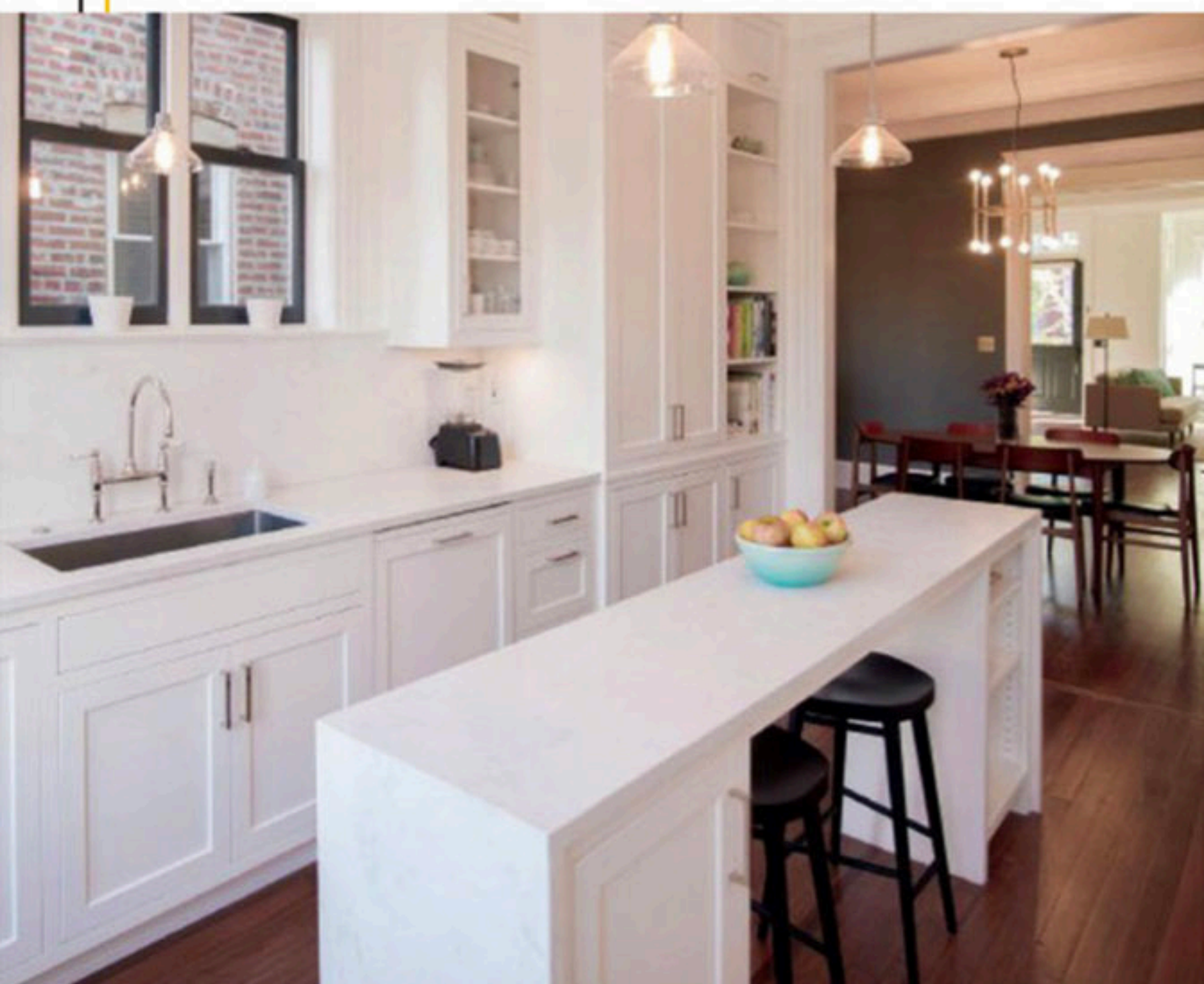
CATEGORY

Bathroom remodel
over \$50,000

ARCHITECT/BUILDER

Jonas Carnemark
Carnemark design + build
Bethesda, Md.





A Victorian Reimagined

Project Details

CATEGORY

Historically Sensitive
Renovation under \$300,000

ARCHITECT

Joshua Hill,
Hill & Hurr Architects,
Washington, D.C.

BUILDER

Cem Sevim, Buffalo Co.
Arlington, Va.

By preserving period details and opening up this 1895 Washington, D.C., rowhouse to the exterior, architect Joshua Hill was able to give his clients the bright interior they craved while paying homage to the home's traditional style.

The slight edginess he incorporated into the design with charcoal painted interior window frames on the lower level creates drama without dissonance.

He punched through the exterior back wall of the house, creating a wide opening on the first floor with a door and flanking windows in the kitchen leading to a porch. On the floor above, a matching opening with a triptych of windows floods the flex room.

Every room now has access to a window or skylight, creating sight lines and a sense of connection throughout. Hill uncovered a partially blocked skylight in the main stairwell and added another skylight on the second level.

To make the space as light as possible, all but one of the downstairs rooms are painted white. The kitchen cabinets are white as well—with those gray-painted door and window frames the only color in that room.

Of the finished job, Hill says: "This is probably the brightest rowhouse I've ever been in."—*Kate Tyndall*

A Lifetime of Comfort

Project Details

CATEGORY

Universal Design

ARCHITECT/BUILDER

Jonas Carnemark,
Carnemark design + build,
Bethesda, Md.

Twenty-five years after completing a sunroom addition and kitchen remodel for longtime clients, Carnemark design + build returned for a different mission. One of the homeowners had been diagnosed with a debilitating illness that would limit mobility and ultimately require the use of a wheelchair.

To accommodate these changing needs, the firm modified the ground level to include a fully accessible master suite as well as a functional powder room.

All doorways were expanded significantly, and all floors and entrances were made barrier-free. Typically this is done by cutting into the floor joists, but that can

be complicated and costly. Instead, for the bathroom, the team installed a long linear drain amid imperceptibly ramped slip-resistant porcelain tiles that direct the flow of water without modifying the original floor system. Using special insulation, Carnemark also moved the plumbing for the sink and toilet to the outside wall of the house, allowing for a better flow within the room.

Design elements include shallow-depth pine cabinetry and quartz counter, an extended sink basin for an easy reach, and low-maintenance LED lighting in and around the medicine cabinet mirrors. A self-sanitizing bidet-combo toilet and thermostatic hand shower allow for effortless bathing and cleaning. Careful procurement of accessible yet attractive materials—including sleek chrome grab bars; a luxurious, weighty shower curtain; and overhead rain shower head—keeps this spacious bathroom feeling resort-like instead of clinical.—*Erin Ansley*



Hill & Hurr Architects (left), Hoachlander Davis Photography (right)