

GARDEN VIEW **MAKEOVER**

This home was reconfigured to make better use of its space.





Over the 31 years that the Maklan family has lived in this four-bedroom, two-and one-half bathroom brick colonial home, they have done several remodeling projects, including a new kitchen in 1979, bathroom updates, and numerous cosmetic improvements throughout the house. This time, they wanted to open things up a bit and make the home's square footage more useful.

On the back of the house there was an existing screened-in porch, which couldn't be used year round and which, due to inconvenient access and difficulty keeping clean, was used little even in fair weather. The owners wanted to make this room inviting and comfortable all year round. In particular, they wanted to connect it directly to the kitchen, which was also at the back of the house.

RESEARCHING AREA REMODELERS

Contemplating a remodeling project, they attended an area home show. There, they met Jonas Carnemark, CR, CKD, Owner of CARNEMARK, in Bethesda, MD. Jonas was doing a presentation on remodeling and what homeowners should expect when embarking on a home remodeling project. After his presentation, the



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Maklans met with him and made plans to meet at their house so Jonas and his team could look at it and come up with some options.

"We called several of CARNEMARK's references and went to see a variety of completed projects," Claire said. "Because we liked what we saw and what we heard about working with CARNEMARK, we decided to proceed with them."

According to Jonas, the clients wanted to create a multipurpose, year-round sunroom that would enable them to enjoy views of their garden. The existing porch was not heated or air conditioned and had inconvenient access through the living room. In fact, the awkward flow of the home's layout resulted in them not using the space much at all.

"The clients wanted to integrate the sunroom into the rest of the house, update their existing kitchen, expand the rear entrance with a mudroom, and improve the master suite by making room for a larger closet and luxury bathroom," Jonas said.

According to Claire, the home had typical, small "1930s closets and bathrooms."

OVERCOMING CHALLENGES

One of the biggest challenges centered on the garden. "Adding significant expansion to the back of the house would have disturbed its mature plantings," Jonas said. Instead, an interior breezeway with floor-to-ceiling glazing now connects the kitchen, sunroom, and rear foyer with ample storage. This was made possible by building over the exterior stairwell and extending the foundation just a few feet. The sensitive design solution remains largely within the original footprint.

Another challenge was to ensure that the remodeled back of the first floor would integrate well with the rooms in the front of the house. A beautiful large-format porcelain tile floor—that simulates corten steel—coordinates perfectly with the dark hardwood floors in the other rooms and creates a coherent look as you go from one room to the next.

WARM AND INVITING

The organic feel of the sunroom and breezeway carries into the kitchen where chunky, exposed soffits gave way to new flush steel I-beams for a smooth ceiling.

In the kitchen, wood, volcanic, and Silestone counters combine with beech and glass cabinetry and earth tones to create a warm, natural palette.

MASTER SUITE

Similar materials find their way upstairs into the master bathroom, where limestone, tile, a heated floor, glass, and neutral paint tones lend a spa-like atmosphere that works with the more traditional bedroom.

The spacious new walk-in closet and ample yet cozy bedroom complete the updated master suite.

PRACTICAL SOLUTIONS USED THROUGHOUT

Design details create practical solutions and visual connections throughout this seamless whole-house renovation.

On the first floor, the existing powder room used to open from the kitchen. "In addition to the awkward access, this tiny room had bulky old fixtures and really needed an update. CARNEMARK reoriented the room for improved privacy and helped us come up with a new look that



we love, including a concrete counter top and new tile."

Large windows throughout the remodeled space maximize light and garden views. A former window is now a striking arched opening that allows sight lines from the living room to the outside. Together, such details serve to fully activate the once-overlooked porch.

PLEASSED WITH THE OUTCOME

The owners say they are delighted with the way this project turned out, and that they are using their space better and enjoying their home more than ever before.

"Working with CARNEMARK was a very good experience. They were committed to ensuring we were happy with all aspects of the design and its realization—and we are."

Sources For This Article:

CARNEMARK

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