

# ENTIRE HOUSE \$500K TO \$1 MILLION

Grand

## SEAMLESS RESOLUTION

The clients wanted what most every 1930s-era homeowner does: a larger kitchen, functional dining room, upgraded master suite, and convenient home office. A gracious front foyer and a rear family entrance rounded out their wish list. The proposed scope seemed familiar enough, except the clients weren't square with the idea of an addition.

Realizing the entire program—while remaining true to the home's existing footprint and historic neighborhood—would be a challenge. But a series of sympathetic design solutions combined to create a seamless whole-house remodel that maximizes square footage to meet the needs of the modern family.

The Tudor style home's new façade barely nods at the wholesale changes required inside. The relocated front entrance—complete with mahogany door, custom rough-sawn posts and copper details—provides a warm welcome. The former garage gets downsized to allow for more two-story space, where another dormer fits right in. The overall mass remains in balance against the enlarged sun-room turned family room/home office on the opposite end.

Careful attention to exterior details—in both material choice and installation—raised curb appeal instead of eyebrows. The Spanish slate roof, new bay window, and copper gutters and downspouts all echo the home's architectural style. Weaving in original brick salvaged from the back and side of the house using the same textured relief helped create the flawless transition.

Moving the exterior basement stairs allowed for the new rear entrance with mudroom—and simultaneously solved a long-time water-runoff issue for the clients. The remaining stairwall would need to be underpinned to carry the new load of the master suite above.

Inside, flow was the big issue. Relocating the front entrance offered ample room for a gracious foyer—with clear sight lines to the expanded dining room and comfortable living room. The kitchen area grew as the hub of the home where the homeowners enjoy easy access from all areas of the house. Classic cherry cabinetry, stainless appliances, and a honed limestone countertop feel right at home within the new space.

Upstairs, a reconfigured master bedroom suite made room for a roomy walk-in closet and luxurious bath with frameless shower, his and her sinks, tub with a view, and separate toilet area. An awkward spiral staircase was also replaced to provide alternate space-saving access to the existing attic office, where an additional dormer was added to the third floor.

With such a large scope of work, the opportunity for energy retrofitting became obvious. Upgrades included spray-foam insulation, a high-efficiency HVAC and air purification system, energy-star appliances, and energy-efficient windows throughout. Wood flooring—like the exterior brick—was salvaged for re-use. Other materials, such as the kitchen's recycled glass backsplash and cork floor, were also chosen for their sustainable qualities.



Before  
After

Photography © Megan Howard



Design/Build By

 **CARNEMARK**

**CARNEMARK systems+design, inc.**

7500 Old Georgetown Road, Plaza Terrace  
Bethesda, MD 20814

Contact: Jonas Carnemark, CR, CKD  
Phone: (301) 657-5000

[www.carnemark.com](http://www.carnemark.com)