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Fresh Outlook

A San Francisco Victorian gets an overhaul with a lively palette, a kitchen redo and a lot more space

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LEFT: The living room was freshened up with new paint and refinished oak floors. A new insert and contemporary mantel make the fireplace the room's focal point; the existing floor plan remained the same.



TOP: Excavating the yard and converting the basement into a garage gave the family valuable off-street parking. The wood siding on the second-floor addition was carefully matched to the existing exterior.

ABOVE: The old exterior was quaint and charming, although the tiny front yard didn't provide the homeowners with usable space.

BELOW: The living room's location and size were fine for the family; the room simply needed some cosmetic updates.





ABOVE: Before, the old kitchen, with its green tile counters, was tiny and outdated; the doorway from the dining room directed foot traffic through the main work area.

TOP: Existing windows were retained, but the kitchen is entirely new. Subway tiles, a deep farmhouse sink, SlateScape counters and clean lines give it the professional look Katie needs for classes she teaches. An antique butcher block serves as an island.

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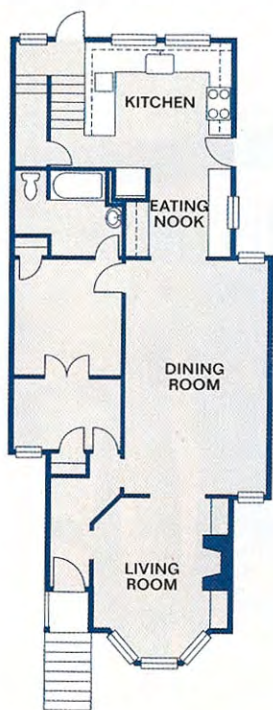
Life has changed a lot for Joe and Katie Morford since they moved into their San Francisco home in 1996. “Before we had our daughters, the old layout was fine,” says Katie, “but when they started arriving, the house quickly got too small.” The 1908 classic had originally been a compact one-story house with a basement and an unfinished attic space. A small, inefficient kitchen and dining area were added to the back in the ’80s; a master bedroom and bath had been built over the kitchen, but the existing attic was left unfinished. And like many San Francisco homes, there was no garage or off-street parking.

Instead of moving, which Joe and Katie briefly considered, they decided to stay and make their house more family-friendly. Eight years ago, with their second daughter on the way, the couple sought the help of local architect Andrew Mann, of Andrew Mann Architecture. The Morfords knew that the unfinished attic had potential for extra bedrooms. Katie, a professional food writer,



FIRST FLOOR BEFORE

The old kitchen and dining area had been added to the home years before, but their awkward configuration made it difficult for the family to function.



FIRST FLOOR AFTER

By moving the kitchen to the back, Mann opened the new large space to backyard views.

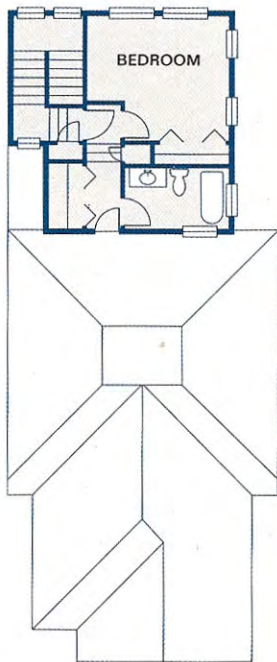
RIGHT: The old stairway had been open, so Mann built a half-wall on the lower level to accommodate the kitchen counter. The doorway on the landing leads to the backyard.

BELOW: A new breakfast bar and serving counter occupy the former kitchen space. The doorway to the dining room was enlarged for better traffic flow and to connect spaces visually.



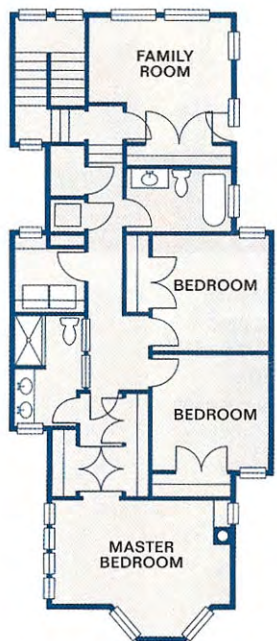
Located between the living room and the kitchen, the dining room received fresh paint to match the accent color in the living room's bookcases. The room's configuration remained the same.





SECOND FLOOR BEFORE

A master bedroom and bath had been built above the '80s kitchen addition, but the original attic space remained untouched.



SECOND FLOOR AFTER

Creating a new second story provided ample room for a new master suite and bedrooms for the girls; the laundry room is conveniently located by the bedrooms.



ABOVE: The new second-floor family room occupies the area that had been the master bedroom. Although the room opens to the top of the stairway, it can easily be turned into an additional bedroom as the girls grow up.

also wanted a kitchen that would serve both family and the classes that she teaches occasionally. Beyond that, they wanted to retain the home's Victorian feel but give it a modern edge. And a garage was a must-have.

The plan Mann devised would require 18 months, from initial planning through completion. The front yard's elevation made it possible to tunnel directly into the basement from the street to create a tuck-under garage. The first floor's basic configuration was good, too, with the exception of the layout of the kitchen. "We already had a lot of living space, and we wanted a

kitchen to match," says Katie. Mann resolved the problem by switching the locations of the kitchen and eating area. The move also allowed him to enlarge the doorway to create an entrance into the room. The old kitchen now houses a breakfast bar, which can serve as a buffet when the family entertains. The new kitchen overlooks the backyard and gives Katie the room she needs to cook family meals and to test recipes.

Creating the second story addition required some major work. The bedroom above the kitchen stayed in place, becoming a family room—"It's where we watch



TV and play games together,” Katie says—and the existing master bath was renovated for the girls’ use. But Mann had the front two thirds of the roof torn off to make use of the unfinished attic as usable second-floor space. The new addition now houses two bedrooms for the three girls, a master suite and bath in front, and a convenient laundry room, which includes a sunny window. To bring more light into the upstairs interior, Mann turned the hallway ceiling into a skylight. Transoms above the doorways to bedrooms and baths add a period touch that also allows light to filter between spaces.

The home’s exterior underwent a significant transformation, but because of Mann’s attention to blending old and new, it looks as if the original has remained untouched. The nicest compliment, Mann recalls, came from a cousin who drove by with him to check out the project. Says Mann, “She looked up at the house and asked, ‘What did you do?’” ■

ABOVE: The new master bedroom, which overlooks the city, is located in the front of the house in what had been unfinished attic space. The column by the window alcove encases the chimney from the fireplace below.

RIGHT: Shades of pink combine with lots of white to create a cozy bedroom that two of the daughters share. For comfort on tiny feet, floors are carpeted; the ceiling follows the angles of the new sloping roofline, giving the small room some architectural distinction.





ABOVE: Instead of closing in the structural wall (encasing the chimney) entirely, Mann cut through to add a window with a small built-in dresser. Bookshelves, a drawer, and its proximity to the bed, let the dresser function as a side table.

RIGHT: The girls' new bathroom—formerly the master bath—complements the look and colors of their rooms. An old dresser was adapted to house the sink; a clawfoot tub, hexagonal floor tiles and vintage mirror are compatible with the home's age.



what was done

- **CONVERTED** attic into a usable second floor to include three bedrooms, two baths, a family room, and a laundry room
- **EXCAVATED** basement and front yard for one-car garage and driveway
- **MATCHED** exterior wood siding on second-floor addition to existing siding on lower levels
- **RENOVATED** main level, retaining floor plan, bringing interior walls up to earthquake codes and refinishing existing oak floors
- **REPLACED** wiring, plumbing and fireplace insert
- **RELOCATED** and enlarged kitchen to include breakfast/serving bar, and installed new cabinets, counters and appliances

