TRANSITIONAL REDO

A 1950s DALLAS HOME BECOMES NEW AGAIN

PROJECT BUDGET: $524,000

Dallas homeowners Michael and Cindy have two young children and felt their home was becoming too cramped. They had two options: move and find a bigger home or completely remodel their current home. They chose the second option because of the home's prime location and it made more sense economically. Bernbaum Magadini Architects designed the new space, and Design Build Company was chosen to execute the plans.

▲**AFTER:** *Hardwood floors were added throughout the home during the whole house remodel. The kitchen features sleek cabinets with cherry stain, Vulga Blue granite countertops and stainless appliances.*

BY AMANDA FLATTEN • PHOTOGRAPHY BY JACK WILSON

"Our goal was to take the original 1950s house and make it look like it was a new house on the inside," Michael says. They achieved this goal while adding more than 2,000 square feet to the home.

"They wanted to retain the style of the home and not do the mini mansion look," says Allen Crawford, president and partner of Design Build.

The project took 9 months to complete. In the end, the kitchen was completely remodeled and opens up to the newly added family room. The former garage was turned into a formal living room. A new three-car garage was added with a playroom and guest bedroom and bath built above. The entry to the home was reorganized and the formal dining room also was remodeled.

"Overall, we wanted a fairly contemporary, modern look, or what some call transitional," Michael says. Hardwood floors can be found throughout the home.

The former kitchen had and inefficient floor plan and didn't have an island. The new kitchen is open and contemporary. Cherry-stained, flat-front cabinets, striking Vulga Blue granite and stainless steel appliances create a sleek look. The kitchen opens up to the breakfast room and the new family room. All these rooms have a view of the landscaped back yard and pool.

Previously, the family room space didn't exist. Design Build borrowed from the outdoor area to create a warm space the entire family can enjoy. Michael says the family spends 90 percent of its time in this part of the home. "The architect

RESOURCES

BUILDER:
DESIGN BUILD COMPANY
4200 Dundee Lane
Plano, TX
972.943.0480
www.designbuildcompany.com

ARCHITECT:
BERNBAUM MAGADINI ARCHITECTS
220 Knox Place
4645 N. Central Expressway
Dallas, TX
214.219.4528
www.bmarchitects.com

GRANITE:
CONSOLIDATE STONE INC.
Contact: Roger Romines
214.878.0061

PLUMBING:
ROGERS FAMILY PLUMBING
972.294.8005

ELECTRICAL:
ICL ELECTRIC
Contact: Carlos Machado
469.446.8685

FLOORING:
PRO-SOURCE
Contact: Brian Frailey
214.742.3300

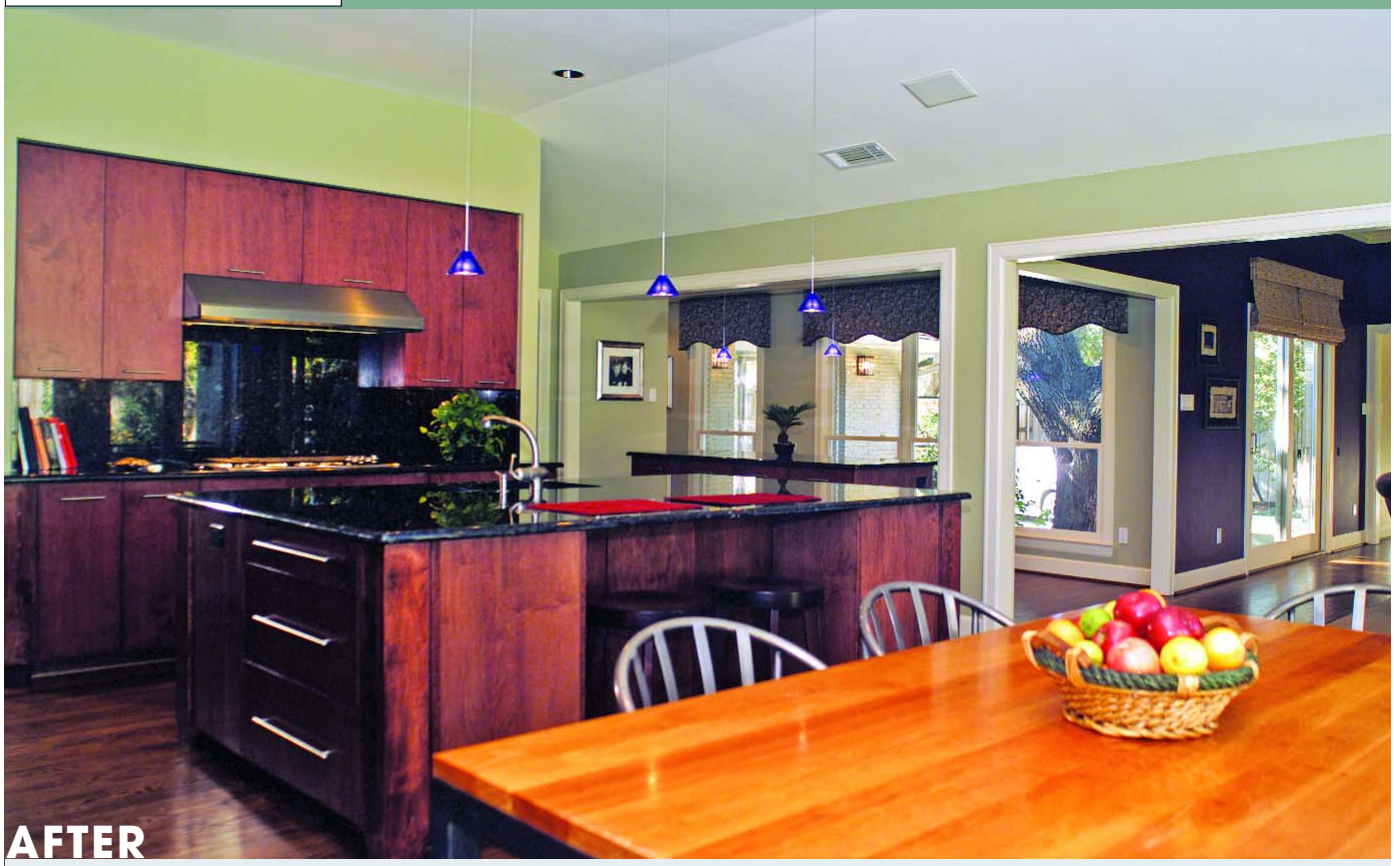
ROOFING:
CORNERSTONE ROOFING
972.596.3488

HVAC:
WHITTEN HEATING AND AIR
Contact: Jim Whitten
214.808.8689

APPLIANCES:
JARRELL APPLIANCE GALLERY/KIVA
Contact: Chris Crooks
2651 Fondren Dr.
Dallas, TX
214.363.7211

▶ **AFTER:**
Bernbaum Magadini Architects created an open floor plan when redesigning this 1950s home. The homeowners enjoy the flow among the kitchen, breakfast room and the family room.

▲ **AFTER:** *The family spends most of its time in the family room featuring warm built-in media cabinetry and a cozy stone fireplace.*



▼**AFTER:** *Previously a garage, the formal living room is flooded with natural light and beautiful views of the outdoor spaces.*

▲**AFTER:** *A modern breakfast room looks out onto the landscaped back yard.*

did a great job of creating an open floor plan," Michael says. "To be able to take a 1950s house and create an open floor plan is ingenious."

The new formal living room space — formerly the garage — offers additional room for relaxing and entertaining guests. "It gets a lot of great natural light," Crawford says.

The entryway was remodeled by moving the porch from the side to the front of the house. Two columns separate the new formal dining room and the entry.

Upstairs, the added guest room is convenient for out of town guests, and the children love their playroom, Michael adds.

"It's a much easier place to live with two active kids," Michael says. "It worked out great for us."

OPEN AND UPDATED

A COUNTRY KITCHEN GOES MODERN

PROJECT BUDGET: $80,000

Before their remodel, Linda and Chris Antone's country kitchen in University Park was outdated and closed off from the rest of the house. The couple wanted to open the space up to the family room and update it with a more modern look. The trouble was, the wall between the family room and kitchen was a load-bearing wall, and it needed to come down to create the clean, open look they wanted. "There was a wall between me and my guests," Linda says. "It was an inconvenience."

BY AMANDA FLATTEN • PHOTOGRAPHY BY KEN VAUGHAN

▲ **AFTER:** *Stainless steel appliances and recessed lighting create a clean, updated look.*

The Antones turned to Bruce Graf of Graf Developments to remodel their kitchen. "The kitchen was dated, the appliances were old, the color scheme was old, and they were ready to do a complete makeover," Graf says. "We were able to recess the support beam into the ceiling."

Interior designer Gabrielle Jewison collaborated with the Antones to come up with a transitional design. "Their main goal was to have a kitchen that was elegant and matched the existing home, but with a modern floor plan that would allow for entertaining and casual family get-togethers," Jewison says. "They also wanted to incorporate a few modern finishes to blend with their personal taste to create a transitional style."

The remodeled kitchen sports natural oak hardwood floors, rich cherry cabinets and Juperano Lapidus granite on the countertops and backsplash. The new lighting plan includes recessed can lighting and xenon under-cabinet lighting on dimmers. The old windows were replaced with Pella energy-efficient windows.

Sleek stainless steel appliances replaced white appliances. "The change from an electric cooktop to gas offered a more updated look as well as a more efficient cooking method," Jewison notes. "A warming drawing near the oven also provided an added tool used for entertaining as well as family dinners by keeping meals and appetizers warm for their family and friends."

RESOURCES

BUILDER:
GRAF DEVELOPMENTS
972.571.6076
www.grafdevelopments.com

DESIGNER:
GABRIELLE JEWISON INTERIOR DESIGN
214.289.3299
www.gabriellejewison interiordesign.com

OMEGA CABINETS:
THE GREAT INDOORS
5000 Alpha Road
Dallas, TX
214.764.1000

JUPERANO LAPIDUS GRANITE:
TOTAL DESIGN ON MARBLE & GRANITE
1415 Hutton Dr.
Carrollton, TX
972.242.2595
www.totaldesignonmarble.com

WINDOWS:
PELLA WINDOWS AND DOORS
2001 Coit Road, Ste. 164
Plano, TX
972.943.5709
www.pella.com

PLUMBING, FAUCETS AND FIXTURES:
APEX SUPPLY COMPANY
600 E. Arapaho Rd.
Richardson, TX
972.231.5155

LIGHTING:
MELETIO ELECTRIC
4855 Ohio Dr.
Frisco, TX
972.559.6900

▲ **AFTER:**
A load-bearing wall was taken down to open up the kitchen to the family room. Natural oak hardwood floors ground the rich cherry cabinetry. Juperano Lapidus granite was used on the counter surfaces and backsplash.

"Their main goal was to have a kitchen that was elegant and matched the existing home, but with a modern floor plan that would allow for entertaining and casual family get-togethers."

— Gabrielle Jewison

The wet bar was underutilized before the remodel. "We addressed this area by incorporating a built-in icemaker, a sink and a new under-counter refrigerator," Jewison says. "We also incorporated new under-cabinet lighting as well as added taller wall cabinets for a more elegant and upgraded look."

While the remodeled kitchen didn't increase in square footage, Graf says, "It looks and feels bigger because the wall is gone."

Linda says they were happy with their first remodeling experience and will hire Graf Developments again if they do any future remodeling. "Now that the wall is down, I get to enjoy company," Linda says. "The beauty of the whole thing is that it looks like it has always been this way."

DESIGN RECONFIGURATION

PROJECT BUDGET: $45,000

When John O'Neal and Lowery Ferguson bought a home in Farmers Branch built in 1959, they realized the kitchen wouldn't work for them. It was a large, monochromatic room that opened up to the family room. The entire room was surrounded by cabinets and there was a long island that extended past the entrance of the dining room.

BY AMANDA FLATTEN • PHOTOGRAPHY BY JAKE DEAN

▲**AFTER:** *The redesigned kitchen features a mix of buttermilk and cherry stained cabinetry and a great new layout. Exotica granite warms the space. A wine bar area and wine refrigerator also were incorporated into the new design.*

A FARMERS BRANCH KITCHEN BECOMES AN ENTERTAINING SPACE

"Our kitchen was bizarre to begin with," O'Neal says. "The way the room was originally set up did not lend itself to functional kitchen space or a functional family room."

They hired Kitchen Design Concepts to gut their kitchen and start over with a plan that suited their needs. They wanted a functional kitchen that was open to the family room but with a reconfigured layout. They also wanted a formal dining room adjacent to the kitchen.

"They love to entertain, so that was one thing we kept in mind when designing the room," says Mary Kathryn Reese, co-owner of KDC. "We didn't move any walls, but we did change where things were located and how the kitchen worked."

O'Neal and Ferguson wanted a traditional look with an element of contemporary sleekness. "They are very vivacious people, so we wanted to add some sizzle," Reese says.

To provide better functionality, the long island that was formerly parallel to the dining room wall was removed and replaced. "We turned the orientation of the island to be perpendicular to the dining room wall and coupled that with a half moon bump out bar," Reese says.

A wine bar area was added along one wall, and a specialty sink was included in the island. "John is not big on putting things in the dishwasher, and they have nice stemware and crystal, so in the left side of the sink, there is a wash board," Reese says, adding that every element in

▲ **AFTER:**
The glass mosaic tile backsplash behind the cooktop adds even more excitement to this cheery kitchen.

▲ **AFTER:**
A granite island with a half moon bump out provides plenty of room for food prep and casual dining for the homeowners and their guests.

the room has a purpose and a function.

As for the style of the space, Reese describes it as transitional, with hints of both traditional and modern design.

Cabinets along two walls are painted a buttermilk color with a caramel patina. Cabinets in the island are Mandarin Cherry with an auburn patina. Mosaic glass tiles make up the backsplash behind the stove, and dark rose colored paint on the walls brightens the space.

Exotica granite was used for the countertop surfaces. "The granite totally made the kitchen," O'Neal says.

Reese agrees. "There is some eye candy in that kitchen, and the granite is part of that eye candy," she says.

O'Neal says the whole experience was wonderful and took less than 8 weeks. "Mary Kathryn was good about helping us design with a budget in mind and still put in some higher end amenities to make the kitchen function like we wanted," he says.

RESOURCES

BUILDER:
KITCHEN DESIGN CONCEPTS
2741 East Beltline Road, Ste. 113
Carrollton, TX
214.390.8300
www.kitchendesignconcepts.com

EXOTICA GRANITE COUNTERTOPS:
IMC INC.
11210 Zodiac Lane, Dallas, TX
972.488.5742
www.imcstone.com

CABINETRY:
ULTRACRAFT
Vision Line, Milano Collection
P.O. Box 1249
Liberty, NC 27298
800.262.4046
www.ultracraft.com

KITCHENAID REFRIGERATOR, RANGE & DISHWASHER:
FACTORY BUILDER STORES
512 E. Dallas Rd., #500
Grapevine, TX, 817.410.8868
www.factorybuilderstores.com

WINE REFRIGERATOR:
AVANTI
10880 NW 30th Street
Miami, FL 33172, 800.323.5029
www.avantiproducts.com

BACKSPLASH:
HAKATAI TILE custom blend glass backsplash (Ginger Tea Iridescent and Parisian Blush Iridescent)
701 Mistletoe Road
Ashland, OR 97520
888.667.2429
www.hakatai.com

SINK:
ELKAY STAINLESS DOUBLE BOWL WITH DRAIN BOARD
2222 Camden Court
Oak Brook, IL 60523
630.574.8484
www.elkayusa.com

SINK FIXTURE:
BLANCO'S MODERA IN STAINLESS STEEL
Elliots Hardware
2049 Coit Road, Plano, TX
972.312.0784
www.blanco-america.com

SLEEK TRADITIONAL

A SOUTHLAKE COUPLE GETS AN ELEGANT MASTER BATH

AFTER

BEFORE

PROJECT BUDGET: $30,000

Although Heidi and Matthew Kormann's Southlake home was built in 1996, Heidi says the master bath looked like something from the late '80s or early '90s before they hired USI Remodeling to redo it. The faux marble in a peach color on the countertops, plain white cabinetry and standard white builder's tile really dated the room.

BY AMANDA FLATTEN • PHOTOGRAPHY BY KEN VAUGHAN

The Kormanns were leaning toward a traditional look that incorporated clean lines and a fresh feel, but they weren't sure where to start. Chris Chumbley, owner of USI Remodeling, talked to the couple and came up with a plan. "Chris was very creative," Heidi says. "If you've ever [remodeled a room] yourself, it can be very overwhelming. Chris helped us pinpoint the look we were going for."

While the basic footprint of the space stayed the same, the master bath now is a mix of traditional with some bold touches. Chocolate Dark Emperador marble adorns the counter surfaces and tub surround. The cabinets were painted a bold black, and black panels were added to the base of the tub. "Black painted finishes on the vanities heighten the furniture feel," Chumbley says. "We used polished chrome Porcher (Reprise) fixtures for style and to add pop."

Crema Marfil porcelain tiles with marble insets were used on the floor. The two materials also were used in the shower, which is a real showpiece thanks to the focal wall featuring an Art Deco design.

The wall between the shower and tub was removed and replaced with heavy glass. "It really opened up the bathroom," Heidi says. "It feels bigger than it did before."

The crystal chandelier adds to the elegant, traditional feel. "The chandelier is my favorite part of the room," Heidi says. "It finished off the room and sets the tone."

The Kormanns were impressed with USI's workmanship. "It was probably the best experience I've ever had with a contractor," Heidi says, adding that USI was prompt, the quality of the work was fantastic, and it came in on time and on budget.

"This is a space I like to spend more time in now," Heidi says. Even the couple's 4-year-old daughter who used to be afraid to take showers loves it. "After we put in the new bathroom, all of the sudden she refused to take a bath. All she wants to do is take a shower," Heidi says.

RESOURCES

BUILDER:
USI REMODELING
972.206.0750
www.usiremodeling.com

TILE:
HOUSE TILE & STONE
972.741.7454

ELECTRICIAN:
DALMAR
214.808.5101

MARBLE FABRICATION:
METRO
469.688.9588

SHOWER ENCLOSURE:
DON CARTER GLASS
214.802.9258

"Black painted finishes on the vanities heighten the furniture feel. We used polished chrome Porcher fixtures for style and to add pop."

— Chris Chumbley

◀ **AFTER:**
Bold black cabinetry complements the chocolate colored marble giving the master bath a traditional look with a twist.

▶ **AFTER:**
This remodeled bathroom features Dark Emperador marble on the counter surfaces, Crema Marfil flooring, a focal wall in the shower and an elegant mini chandelier.