



# a new level for living

## home gets a much needed remodel plus a second floor

AFTER



Above: The homeowners wanted the greenhouse windows removed. The home was expanded to connect with the garage. Photo courtesy of HUB Design/Build.

Top: The flagstone patio and the new brick entry complement the home's classic style. Photo courtesy of HUB Design/Build.

By Karen Appold

Sometimes even the most gracious of older homes needs major renovations in order to function well for a family. Such was the case when a Newtown Township, PA, couple approached HUB Design/Build about remodeling their 1960s split level. The homeowners came to the meeting with an extensive wish list in hand.

The existing kitchen/family room was poorly heated and included an outdated aluminum and glass side entrance. The homeowners wanted to improve and update this area in many ways, one of which was providing a stylish entry through a new mudroom that also connected to the garage.

The homeowners also wanted to add height to the existing second level of their home - a finished space with a very low ceiling that was primarily used for storage. The addition would house two spacious bedrooms, a full bathroom and a large storage room. The latter was a necessity since the home had no attic or basement.

To make it comfortable for the Delaware County couple to stay in their home during the remodel, HUB Design/Build built a temporary kitchen in the existing living room. The project expanded the living space by 1,900 square feet and was completed in only 14 weeks.



Inset: The center post in the original kitchen obstructed the view of the kitchen. Photo courtesy of HUB Design/Build.

Above: The kitchen/family room is a spacious, open area with few dimensional restrictions. Photo by Ozzie, RVOiii Photography. rviiiiphotography.com

team took great care to ensure a continuous exterior roof line that functions practically as well as aesthetically,” Lynne says.

### TACKLING CHALLENGES

The renovation presented several challenges. First, the floor of the kitchen/family room was 3 feet above the garage floor and driveway. A beautiful interior oak stairway and landing was constructed to move traffic from the lower level (where the new garage and mudroom entry was built) to the higher level of the kitchen/family room.

The mudroom has a large coat and storage closet and a convenient bench designed for storage. Porcelain tile with the look of natural stone was used in the entry area. Set into that is a border of imprinted tiles to add interest for the children as they pull on boots or remove muddy sneakers.

Another challenge was a post in the center of the kitchen island that supported the second floor.

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The oak post at the top of the stairs holds a beam that supports the second floor. It houses a convenient light switch and defines the entrance to the stairs. Photo by Ozzie, RVOiii Photography. rviiiiphotography.com

### FIRST THINGS FIRST

Before construction could begin, several sections of the home were eliminated. A garage wall was torn

were also removed. “This made it possible to construct an attractive new flagstone patio at the same level outside as the garage and

“Our team took great care to ensure a continuous exterior roof line that functions practically as well as aesthetically.”

-Lynne Graves Stephenson, owner, HUB Design/Build

out in order to connect the garage to the house. The exterior steps leading to the existing kitchen/family room side entrance, the entrance and the roof above

mudroom entry,” says Lynne Graves Stephenson, owner, HUB Design/Build.

Removal of the roof allowed the second level to be expanded. “Our



The new bathroom on the second floor has attention to detail. For example, note the bottle glass liner in the shower (reflected in the mirror) and frog vanity knobs and handles. Photo by Ozzie, RVOiii Photography. rv0iiphoto.com

open span, we used an 18-inch deep beam to eliminate the post in the center of the room,” Mark Stephenson, owner, explains. The support post was incorporated into the design of the stairway railing.

“The kitchen/family room remodel allowed us to design an open area with very few dimensional restrictions,” says Lynne, who notes that this area is now spa-

on a slab, the room was extremely cold during the winter. “We installed two hydronic radiant heat systems in the floor,” Lynne says. “One is under the carpeting installed in the family room and the other is beneath the engineered hardwood flooring in the kitchen.”

Because this room has carpeting in one area and hardwood flooring in another, the hydronic radiant

“Because of the spacious area and the large number of cabinets, we introduced a second color on the island to prevent the cherry from dominating.”

*-Lynne Graves Stephenson, owner, HUB Design/Build*

cious with 900 square feet.

Finally, they met the challenge of keeping the new kitchen/family room comfortably warm. Because part of the original space was built

heat in the floor needs to operate at two different temperatures. This was accomplished by installing two complete systems. With the electric radiant heat in the entry this



The kitchen features cherry cabinets, granite countertops and a natural oak floor. Photos by Ozzie, RVOiii Photography. rv0iiphoto.com



HUB Design/Build staff includes lead carpenters, from left, Bill Armstrong, Steve Coleman, Matt Hunsecker and Oliver Collins. Front row, from left, Eddie Sloan, production manager, and Lynne and Mark Stephenson, owners. Photo courtesy of Mike Irby Photography.

space has three radiant heating zones. Air conditioning is provided by a split system installed in the wall above the sliders leading to the screened porch.

### CREATING THE KITCHEN/FAMILY ROOM

The homeowners selected a warm golden mid-tone cherry for the main cabinets in the L-shaped kitchen. This was complemented with island and desk cabinetry painted ivory with a finished glaze. "Because of the spacious area and the large number of cabinets, we introduced a second color on the island to prevent the cherry from dominating," Lynne explains.

This island is topped with a glamorous Giallo Boreal granite countertop. The island houses two stainless steel sinks and a dishwasher conveniently placed adjacent to the main sink. The L-shape theme continues in the wall and base cabinets that contain the other appliances.

Just a few steps away from the 48-inch Sub-Zero side-by-side refrigerator is a 36-inch Wolf cooktop with a 42-inch hood. A 30-inch Jenn-Air double wall oven unit, across from the secondary sink, rounds out the food prep circuit. "There is more than one prep area so two or more cooks can work comfortably at the same time," Lynne explains.

The hood is complemented by

a decorative tile backsplash and 6-inch pullout spice racks flank each side. The backsplash consists of 4 by 4-inch travertine Chiaro tumbled marbled tile, 1-by-1 inch Noce travertine mosaic tile and 4 by 4-inch bronze pocket Milan tiles with glass listellos.

The natural oak floor and neutral paint and carpet colors enhance the bright open feeling of the combined living and kitchen spaces.

From the kitchen, the homeowners can enjoy a clear view of the home's main entry and the pool through the additional windows and glass doors, which also bring in refreshing light and air.

### A NEW LEVEL FOR LIVING

A large second story was created above the kitchen, living room and dining room. The natural motif continues upstairs as the new rooms give views into the treetops. Light colors reminiscent of earth and sky were painted in the bath, bedrooms and hallway.

The children's bathroom is shared with the guest room. A touch of whimsy was added with frog vanity knobs and handles on the maple cabinetry. The bathroom also features a Prairie Corian countertop with two bone vanity sinks, earthy tiles, a bottle glass liner for aesthetics and green walls. Frogs also parade across the window treatments and shower curtain.

### A WIN-WIN PROJECT

Not only is the home more functional and enjoyable for the homeowners, but HUB Design/Build captured a 2006 DelCY Award for Entire House from the DelChester National Association of the Remodeling Industry (NARI) for the project.

HUB Design/Build was founded in 1990. Owners Mark and Lynne Stephenson are members of National Kitchen and Bath Association (NKBA) and NARI. They each hold two certifications: Certified Remodeler and Certified

Kitchen and Bath Remodeler. In addition, Mark holds a Certified Lead Carpenter Certificate. Lynne is currently serving a 2-year term as president of the NARI DelChester Chapter. HUB Design/Build is located in Wayne, PA. For more information, call 610-688-7475, e-mail [info@hub-designbuild.com](mailto:info@hub-designbuild.com) or visit [www.HUBdesignbuild.com](http://www.HUBdesignbuild.com).

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