

# make memories

a place to



*Above: To achieve the look of a built-in with a standard depth refrigerator, the cabinets on this run were placed 6 inches from the wall, which allowed HUB Design/Build to construct a 30-inch-wide mail center cabinet. The cabinet is turned to maximize use of the small space.*

*Left: The additional 6 feet increased the cabinet run on the long leg of the L-shaped kitchen. The enlarged area now accommodates a breakfast bar with comfortable seating for three.*

an enlarged kitchen and dining room give Media couple lots of space to fill with special moments



*Cook Family: Joanne and Frank Cook with children Phil and Lauren*

by Karen Appold

photos by HUB Design/Build

When Frank and Joanne Cook's two children left for college, the Media, Delaware County, PA, couple expected to become empty nesters. To their pleasant surprise, their children visited frequently, often bringing friends. They no longer raced out the door like they once did as teenagers. The children lent a helping hand and socialized in the kitchen.

Since the kitchen typically was the spot where everyone gathered,

the Cooks felt cramped in their 20-year-old kitchen. Additionally, it was outdated, showed wear and didn't fit the scale of the rest of the house, built in 1985. "We also host many large family parties and wanted a larger dining room," Joanne says. Since the dining room was located on the back of the house, an expansion seemed realistic.

Because the Cooks intended to live in their home for many more



*The backsplash, consisting of *noche* travertine tiles with 2-by-2 inch diamond-shaped aluminum pockets and handmade glass inserts, contains a splash of copper.*



*Two circle top windows in the dining room match the circle top window in the new front door.*

years, they decided to transform it into the house of their dreams by not only enlarging and updating the kitchen and dining room, but also dressing up the front entrance with a new door, side lights and portico. The existing pressure-treated deck was deteriorating and needed replacement as well.

The Cooks chose HUB Design/Build for their project for multiple reasons. They wanted a remodeling firm with extensive experience to guide them through the process. "When we met with (HUB Design/Build owners) Lynne and Mark Stephenson, they listened to our needs and asked questions that revealed the intimate relationship they establish with clients," Joanne remarks. "We liked them personally and appreciated their enthusiasm and innovative ideas."

In addition, the Cooks were impressed that a lead carpenter would be on site at all times to manage the project and work fluidly with the homeowners for both the design and construction. "Having a carpenter handle the contractors, react to our concerns and keep us informed of the progress was invaluable to making decisions and the overall feeling of the construction's success," Joanne says. "We also had a lot of fun."

The time and effort was well spent for everyone. The project won a 2005 NARI DelChester Contractor of the Year (DelCY) Award for Entire House

Category for HUB Design/Build.

#### **PLANS TAKE SHAPE**

HUB Design/Build discussed the Cooks' needs, goals and limitations. "They encouraged us to think outside of the box as they made suggestions," Joanne says. After initial meetings, they devised a plan and thoroughly explained it. Several review meetings followed and design details were discussed.

"They listened to our wants and needs and shared their experience and recommendations as we developed the final plan together," says Frank. "For example, both existing kitchen and dining room windows were reset from the removed wall, which reduced expenses and maintained a consistent exterior appearance."

Because the existing eat-in kitchen did not have ample square footage for the desired lineal countertop and storage, Lynne Stephenson says a kitchen bump-out was necessary. As a bonus, the dining room expanded 6 feet. Specifically, Joanne wanted to keep a table in the kitchen for folks to gather around and Frank desired a large island with seating. Both were incorporated into the plan.

#### **OVERCOMING CHALLENGES**

Upon reflection, Lynne says adding 6 feet to the rear of the house was the most difficult part of the project. The second floor joists that were cantilevered over the first floor exterior wall were not long enough

to reach the new exterior wall. This problem was solved with the installation of a 16-inch deep LVL flush beam in the dining room ceiling. The joists in the kitchen were sandwiched between 9 1/4 inch LVLs spanning the center wall of the house to the new exterior kitchen wall.

Complications arose because the second floor bath's plumbing above the kitchen had to be rerouted. A plumbing stack limited the distance the kitchen could expand on one side, so HUB Design/Build moved the kitchen sink back which allowed for 6 more feet of counter space. Had the plumbing stack been relocated, it would have significantly consumed the budget.

"As the dining room was enlarged and the original wall removed, we were struck by the need for windows on the side wall," Joanne says. Circle top windows were added in the middle of the project without impacting the overall schedule. The additional light increases the overall feeling of openness.

Another challenge was locating the perfect refrigerator. Joanne desired a particular look and a full-depth fridge. After an extensive search, a stainless steel Jenn-Air® from D&K Discount Appliances fit the bill.

Because the stainless steel appliances had different manufacturers, they didn't match perfectly. To blend them, the microwave, oven and warming

drawer were stacked next to the refrigerator. Lynne advised buying a black oven and warming drawer with stainless steel hardware to complement the surrounding appliances.

Lynne also searched for pendant lights to hang above the island that coordinated with the existing lamp illuminating the kitchen table. Since she recently purchased the existing, expensive table lamp, Joanne couldn't justify buying a new one. Lynne chose pendants with the desired Craftsman look, which is also evident in the glass cabinet. Ultimately, Lynne and Mark bought the Cooks a new kitchen table lamp which matched the pendants. "We always buy our clients a gift," Lynne says.

#### **CHOOSING COLORS**

The Cooks chose a Craftsman style kitchen to match their traditional home. They chose honey-colored maple cabinetry with simple lines to provide contrast with the existing darker, highly-grained oak floors in the kitchen, hallway and dining room. "We didn't want the floor and cabinets to have the same tone or there may appear to be too much wood in the kitchen," Lynne says.

Originally, Joanne desired a slate backsplash with variegated coloring and a tropical yellow granite countertop with dark brown and black flecks to match it. However, Joanne decided the slate looked too dark even with the under cabinet lighting. Lynne found *noche*



Left: A rear view of the home before the renovation.

Below: A Timber Tech deck, with two steps down to the existing patio, replaced the deteriorating one. Low-maintenance, composite decking material and the new design raises the deck floor to the same level as the kitchen so it feels like an extension of the kitchen in the warmer months.



travertine tiles with 2 by 2 inch diamond-shaped aluminum pockets and handmade glass inserts with a splash of copper. "It almost looks like fireworks," Lynne says. "The aluminum mirrors the gray tones in the metals."

Three of the island's sides, wrapped with a glazed beadboard, coordinate with the cabinetry's tones. The fourth side contains cabinetry and faces a wall of kitchen cabinets. The same beadboard is repeated above the mail center. "When introducing a design element, use it in at least one other place so it's not out of place," Lynne notes.

#### ENTRANCES EXPANDED

In addition to enlarging the kitchen and dining room, HUB Design/Build embellished the front entrance with an aesthetically pleasing Thermo-Tru fiberglass door containing leaded glass. A decorative circle top window in the door complements the circle top windows in the dining room. The front door opening was enlarged from 36 inches to 60 inches to accommodate the new front door. Twelve-inch sidelights on either side

bring in additional light. The wallpaper was removed for the expansion and the walls were painted.

Adding a portico roof with a barreled ceiling to the existing front landing lends an air of refinement to the home's exterior as well as a more gracious entrance.

The opening between the kitchen and dining room was enlarged to allow a circle top dining room window to be viewed from the kitchen. The dining room entryway was expanded to mirror the entry from the dining room to the living room.

#### ENJOYING THEIR NEW SPACE

"We are thrilled and delighted with the improvements," Joanne says. "We have more space for everyday living and entertaining and are proud to have family and friends visit. The spaciousness of the kitchen with the large countertops and extravagant storage make food preparation a pleasure. It is easy to have several people help to cook and cleanup." The enlarged dining room is ideal for large gatherings for seated occasions and large buffets, removing strain from



From left: Lead carpenters: Bill Armstrong, Matt Hunsecker; owners: Lynne and Mark Stephenson, lead carpenters: Steve Coleman and Oliver Collins.

Certified Remodeler and Certified Kitchen and Bath Remodeler. In addition, Mark holds a Certified Lead Carpenter Certificate. Lynne currently serves as the 2005 President of the NARI DelChester Chapter. HUB Design/Build is located at 765 Newtown Road, Villanova, PA. Call 610-688-7475, e-mail [info@hubdesignbuild.com](mailto:info@hubdesignbuild.com) or visit [www.HUBdesignbuild.com](http://www.HUBdesignbuild.com) for more information.

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

certifications:

kitchen space.

The breakfast counter/island is the couple's favorite feature. The multiple-use surface enables them to eat, gather, prepare food, work on projects and spread out. "We also love the trash drawer, which has a recycle bin," Joanne comments. "The cabinets provide needed storage and make a beautiful statement. Overall, the larger rooms and updated appearance provide us with the space and comfortable atmosphere that enhance the home where we wish to make many more memories."

Additionally, "The front entrance now gives shelter from the rain and sun, but we love it primarily because it is beautiful from both outside and inside due to the beveled glass sidelights and half circle glass in the door," Joanne says. "We are also thrilled by the appearance of the new deck and its design, which blends perfectly with our slate patio two steps below."

Says Frank, "In addition to all of these benefits, I rave about the quality of the work and show the craftsmanship."

For Lynne, the highlight of the project was working with the delightful couple. "I feel like I developed a friendship," she says. "We accomplished everything they wanted within budget," she adds.

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#### resources

##### Windows and Doors

**PACE Supply**  
West Chester, PA  
610-431-2374

##### Decking and Building Materials

**Beatty Lumber & Millwork Co.**  
Upper Darby, PA  
610-789-5036

##### Appliances

Bosch dishwasher  
Miele black burner ceran cooktop  
Zephyr range hood  
Jenn-Air refrigerator  
Jenn-Air black single oven with convection  
Jenn-Air black warming drawer  
GE microwave with ventless trim kit

##### D & K Discount Appliances

Newtown Square, PA  
610-356-2424

##### Cabinets

**Cabinet Brokers, Inc. (COVCO)**  
Stowe, PA  
610-326-5700

##### Countertop

**Majesty Marble and Granite**  
Aston, PA  
610-859-8181

##### Lights

**Kody Lighting**  
Strafford, PA  
610-687-5923

##### Plumbing

**Walsh Brothers Plumbing & Mechanical Sys**  
Garrett Hill, PA  
610-623-2789

##### Sink/Faucet/Hardware

**Ferguson Enterprises**  
King of Prussia, PA  
610-337-3751

##### Electrical Work

**Guillford Electric**  
Upper Darby, PA  
610-446-4472

##### HVAC

**Caldwell Heating and Air Conditioning Inc.**  
King of Prussia, PA  
610-239-8184

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