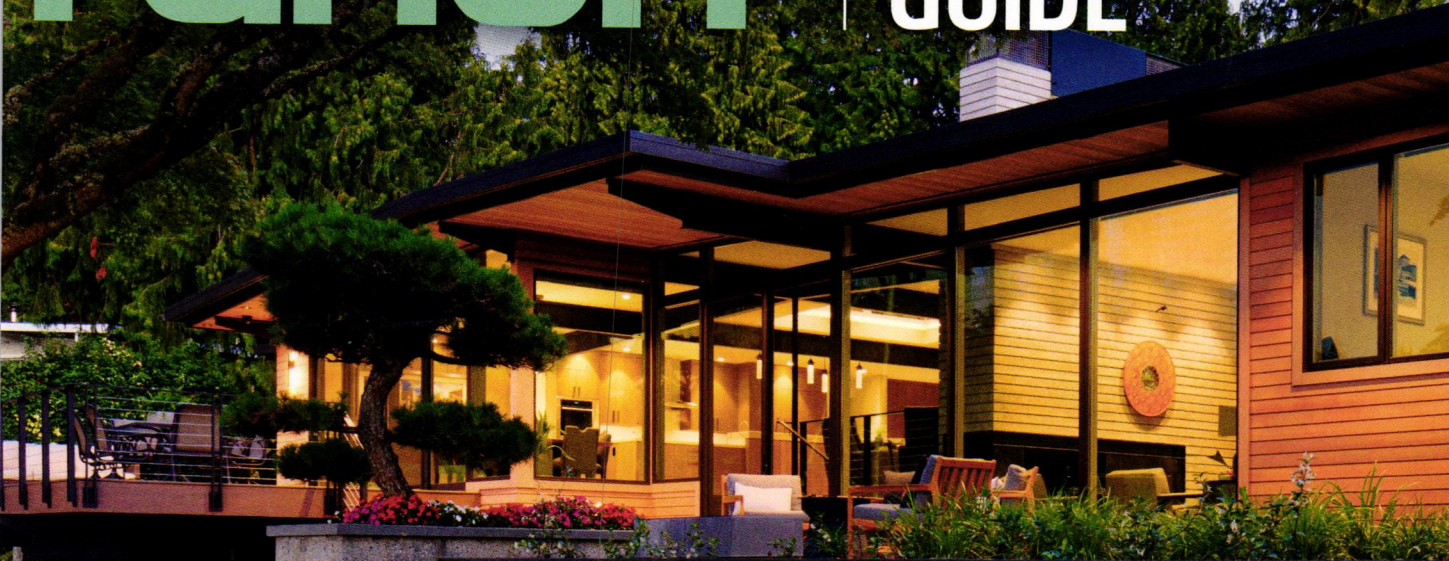


atomic ranch

MID CENTURY MARVELS

THE RENOVATION GUIDE



MODERN REVIVALS

REMODELING, RESTORING AND UPDATING THE RIGHT WAY

**PAIN
COLOR GUIDE**
FROM MOODY
INTERIORS
TO VIBRANT
EXTERIORS

TILE IDEAS:
TIMELESS VS. TREND



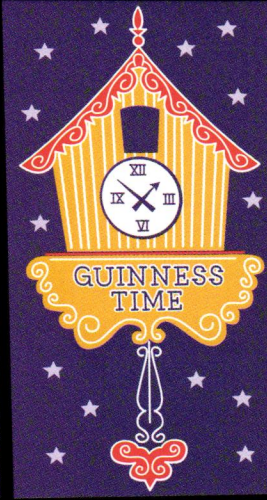
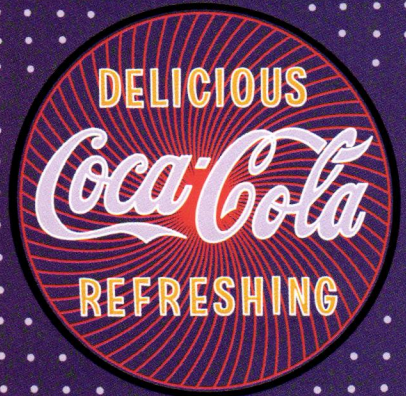
DAQUIRI RUM
LAMBS NAVY RUM
LEMON HART RUM

B.O.A.C.
SWIFT SILENT SERENE VC10

GOLD LEAF
CIGARETTES

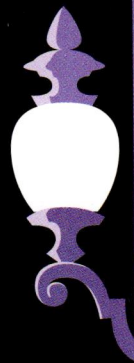


HAVE A COKE



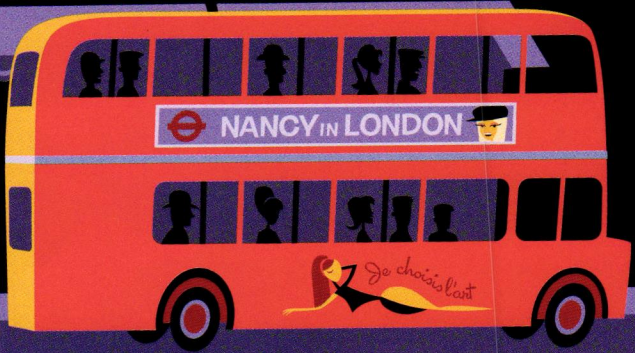
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"Nancy in London," an 11 color silk screen edition created in collaboration with the new Nancy Sinatra book, *One for Your Dreams*.

Building Better

This weekend, with the arrival of warmer weather and rare, record-breaking Southern California rains (finally) in our rear view, I decided to break out the vintage tiki glasses, dust off the blender and make my husband and I a couple of paper-umbrella-worthy drinks. As I looked at the odd glazing drip and crazed surface of my grimacing ceramic, I had to stop and appreciate that this thing has survived a few decades and hands of who knows how many tipsy revelers to make it here today to continue its diligent serving of my cocktail. It's with the same awe I think about the houses and architecture we are so enamored with that are lucky to still be standing and even luckier to be placed in the hands of our readers who are dedicated to fixing and preserving them.

Mid mod houses across the country are all septuagenarians now—or are soon turning into them. Therefore, the average modernist home owner is well acquainted with the process of remodeling and renovating a Mid Century Modern home.

Our annual Renovation Guide is meant to be your handbook for updating your home properly. There are a lot of decisions that go into maintaining these homes: flooring, lighting, windows... Should this wall move or go away altogether? Can the tile be salvaged, or is it better to start from scratch? In this issue, we have homes that span the range of these choices. They illustrate projects large and small, from homes that contained a trove of original features to homes that didn't but were rife for enhancements that infused them back in.

Along with our experts sharing their insights about renovating every room and our editors' picks for some products that should help you along the way, I hope you find the muse you need to keep reviving your mod-home visions.



Jackie Torres

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THE RENOVATION 2023

GUIDE



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This California home is a unique take on mid mod style.

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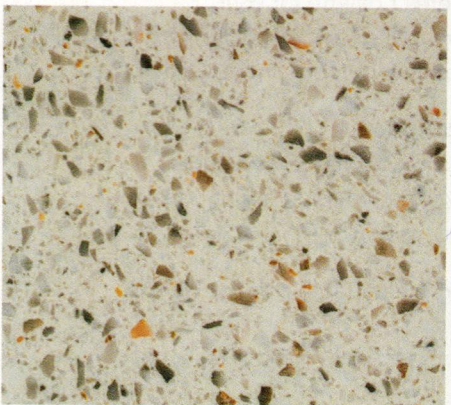
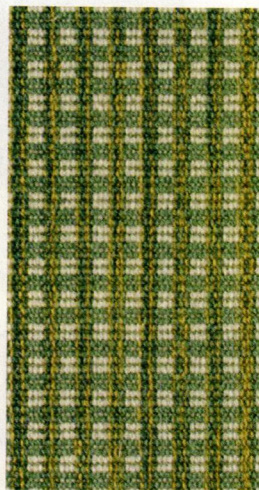
A Northwest Modern gem gets a smart facelift and a new addition, surpassing high standards to win favor at an exclusive historic enclave.

80 Moody Minimalism

Enter the sanctuary styling of a mid mod home where black is the new neutral.



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hello@modfloors.com www.ModFloors.com



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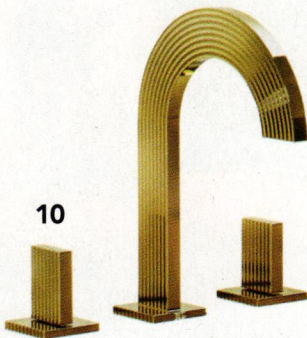
Looking for the perfect palette for your mid-century dream home? You just might find it in our color guide of paint tones and swatches.

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ON THE COVER

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MODERN PERFORMANCE AND UNMISTAKABLE STYLING

When your kitchen transforms into a space fashioned uniquely to your style, you experience an unparalleled sense of home. Even when embracing popular kitchen design trends, the result is completely original once merged with the unmistakable styling of Northstar appliances from Elmira Stove Works.

Get up close and personal with your new appliances from Elmira. The chrome is real, the finishes are polished to perfection, and the performance is fully modern. From interior LED refrigerator lighting and filtered water dispensers to sealed gas burners and true convection ovens, the features are rich, and the Canadian craftsmanship is truly remarkable.

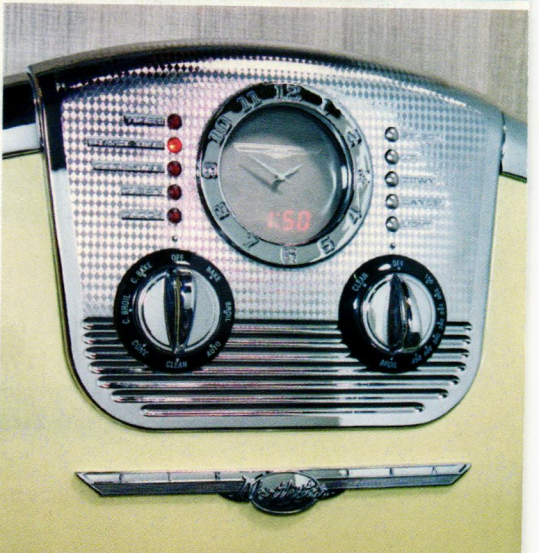
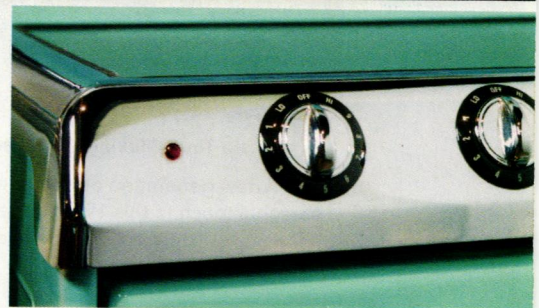
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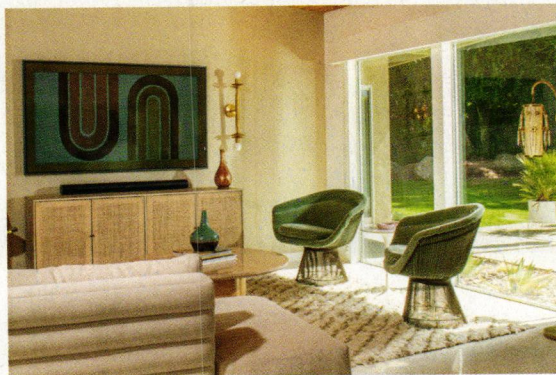
FIND MORE MCM RENOVATION WISDOM HERE!



CREDIT: CHAD MELLON

House Tour: Making an Arkansas Gem Shine

A new generation of homeowners adds their personal touch to this 1960 home while taking care to respect its story and style.



CREDIT: DAN CHAWIN

Mod Index: Warren Platner, Multi-Talented Architect and Designer

Warren Platner knew early on that he wanted to be an architect. He studied architecture at Cornell, graduated in 1941 and began a long career of design. Learn more about his work and life.



CREDIT: BRET GUM

Cool Stuff: Fun and Functional Mod Home-Office Products

Want your home office to be a mid mod haven of focus—and maybe even fun? These products will make your work space work for you.



CREDIT: BRET GUM

Rooms + Essentials: Our Picks for MCM Bathroom Tile

Looking for some fresh ideas for your bathroom? Check out these sources for Mid Century Modern bathroom tile!



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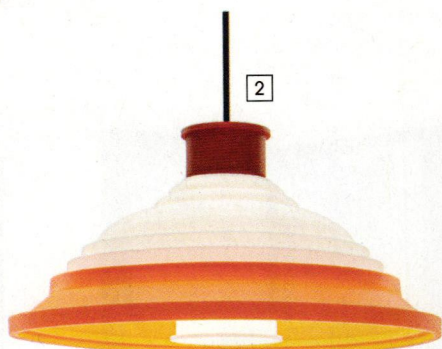
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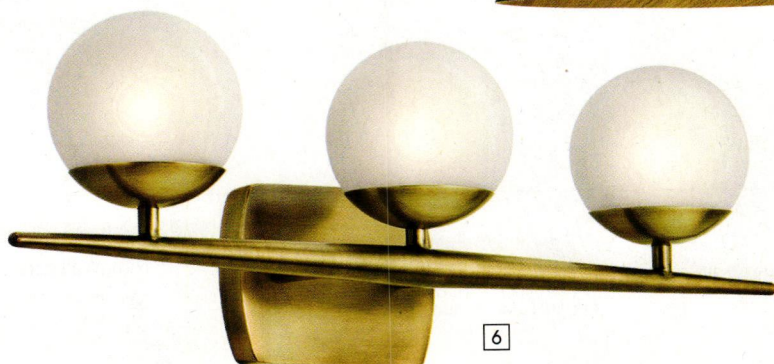
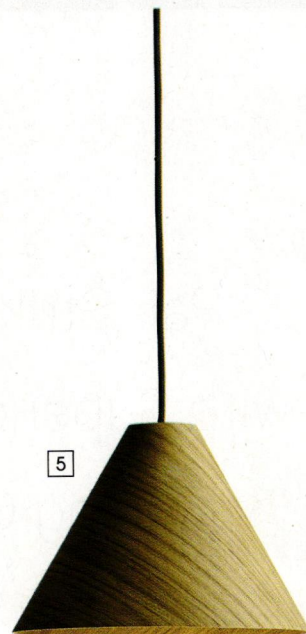
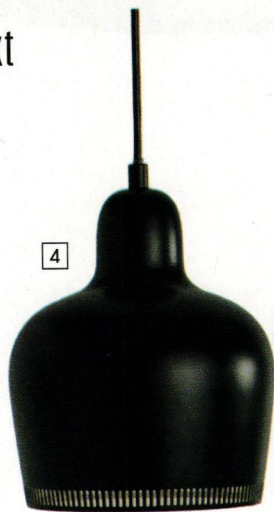
Retro Resources

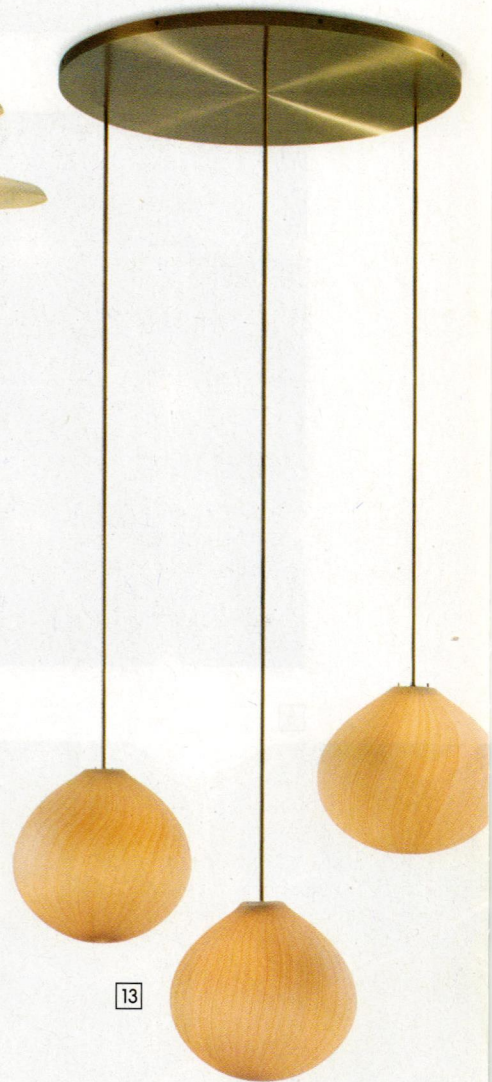
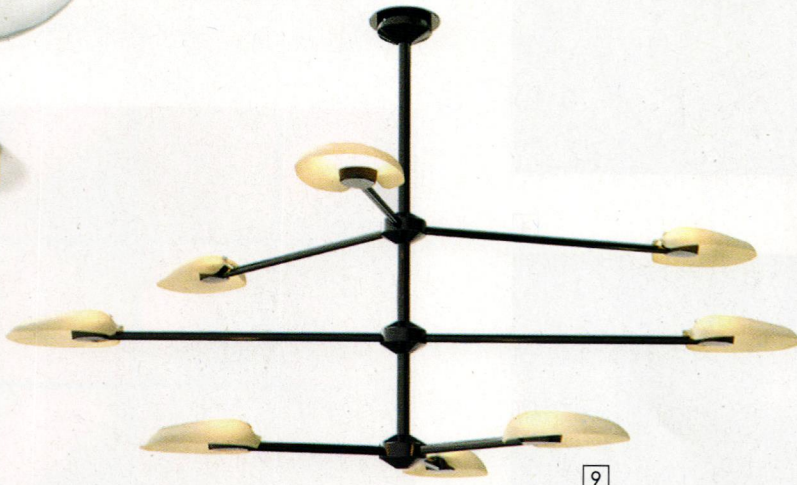
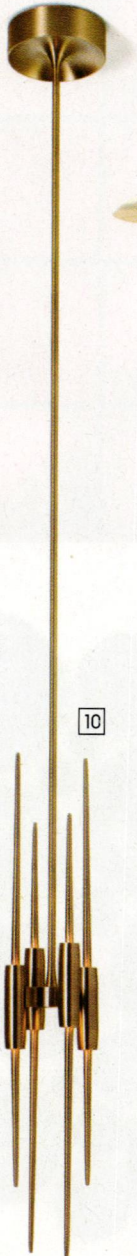
Our picks to make the best of your next MCM renovation project.

By IAN MCMASTER

LIGHTING

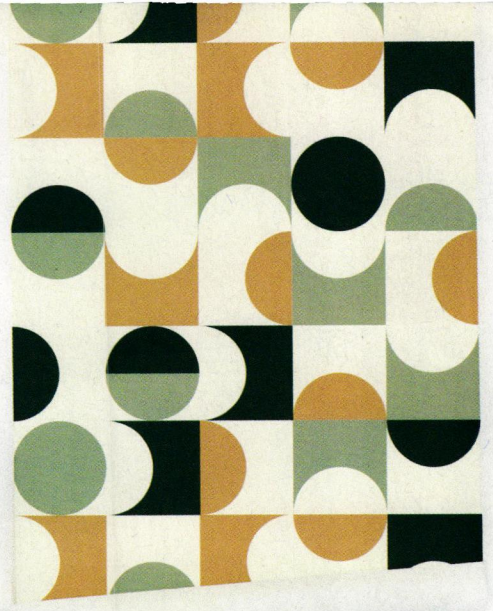
1. Prouvé Potence wall lamp by Vitra, \$2,230. Visit store.moma.org.
2. CL5 ceiling lamp by Snowden, \$349. Visit store.moma.org.
3. Nelson Triple Bubble fixture designed by George Nelson for Herman Miller, \$495. Visit hermanmiller.com.
4. Golden Bell A330S pendant light by Artek Aalto, \$750. Visit store.moma.org.
5. 30 Degrees shade designed by Johan Van Hengel, \$195. Visit us.hay.com.
6. Archibald 3 vanity light by Mercury Row, \$205.65. Visit wayfair.com.
7. E27 pendant light, \$145. Visit us.muuto.com.
8. Ambit rail lamp, \$1,449. Visit us.muuto.com.
9. Pilot 3 Tier chandelier. For pricing, visit rbw.com.
10. Holly Hunt Four Seasons pendant. For pricing, visit hollyhunt.com.
11. Belmont wall sconce by Quorum International, \$136.50. Visit lumens.com.
12. G1 wall sconce by Pierre Guariche for Sammode, \$4,300. Visit lumens.com.
13. Autumn Light chandelier by JMW Studio. For pricing, visit hollyhunt.com.



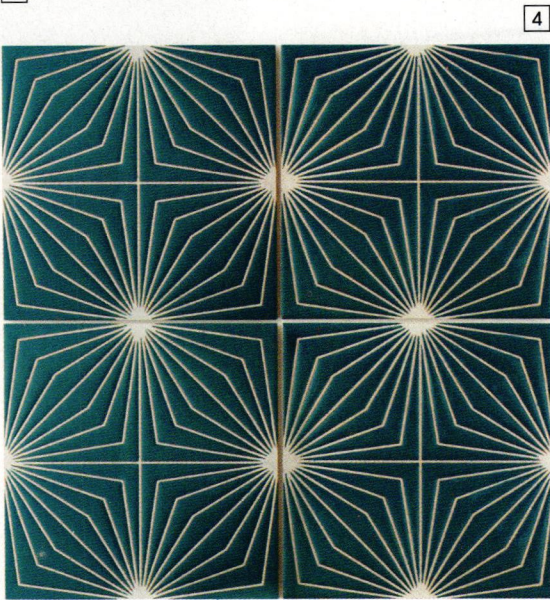




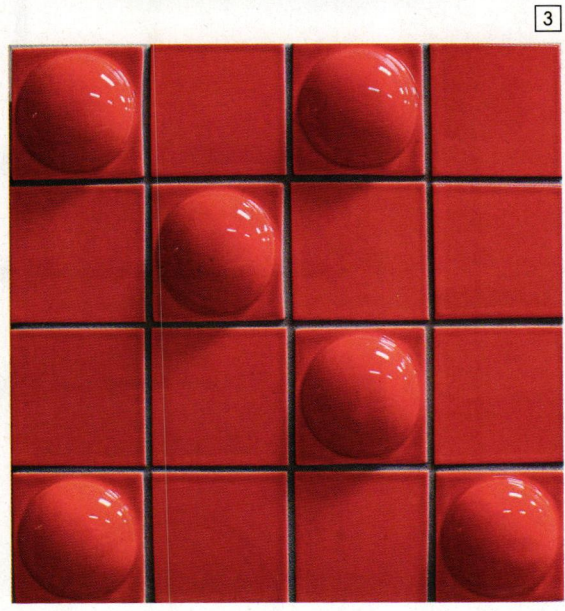
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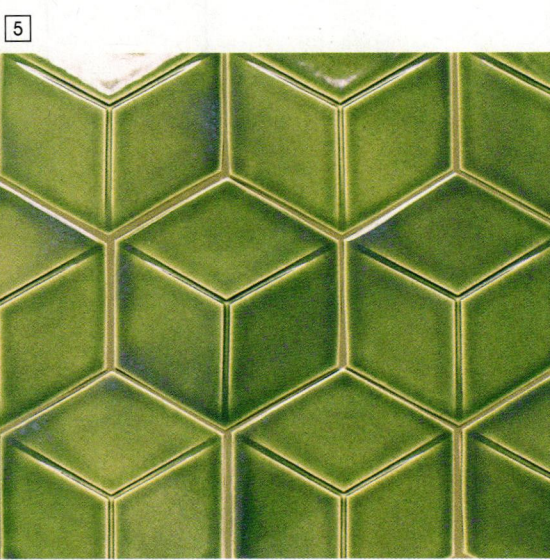
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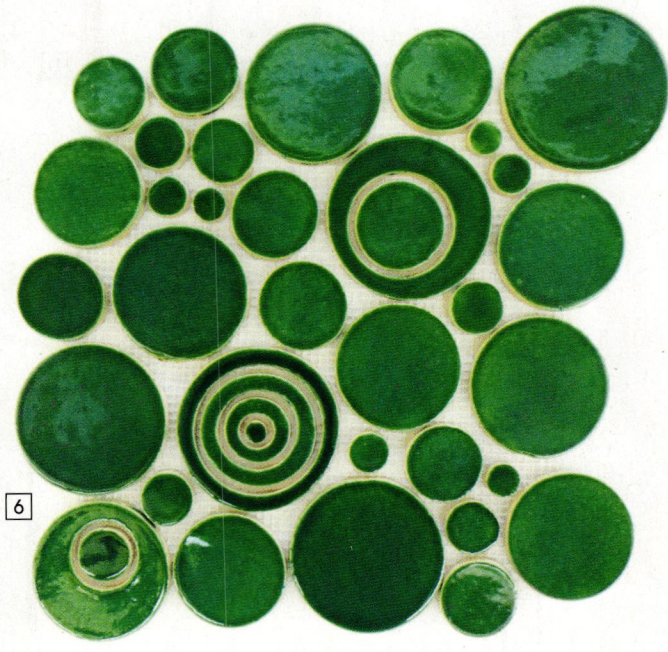
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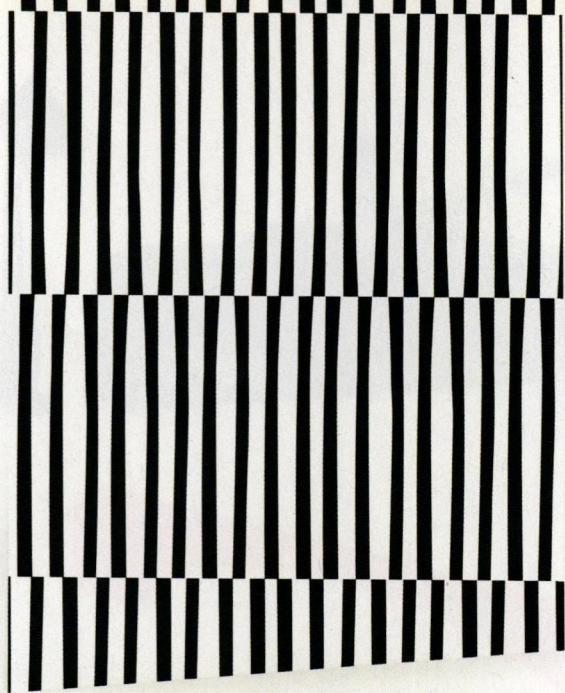
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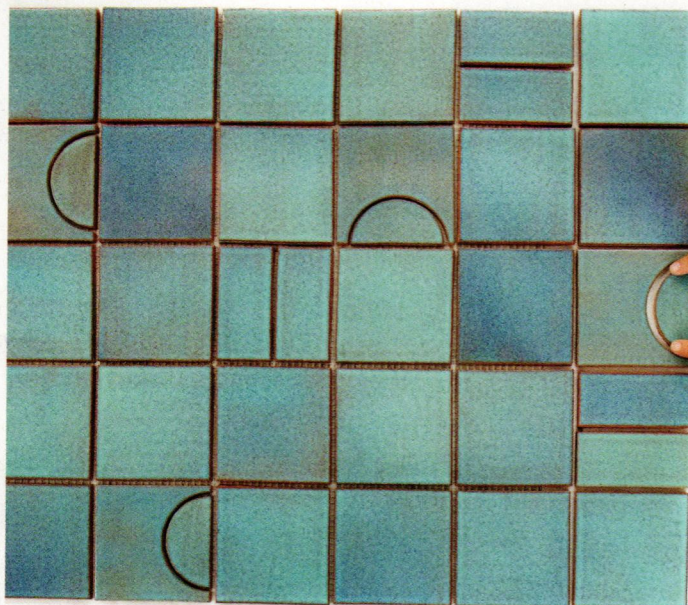
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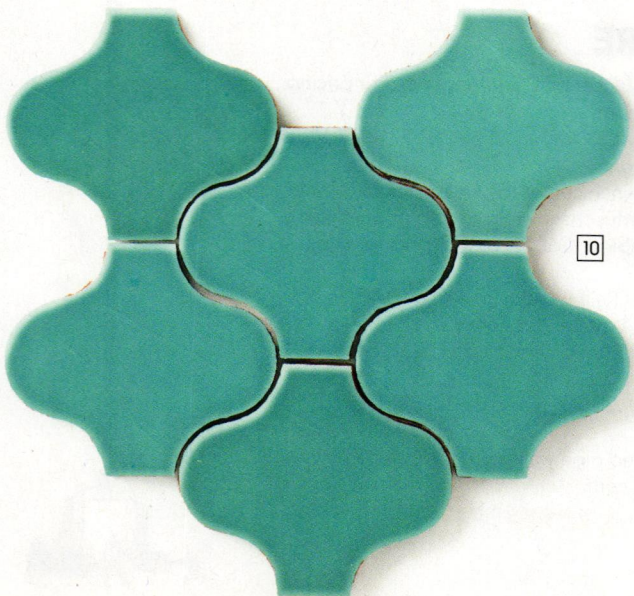
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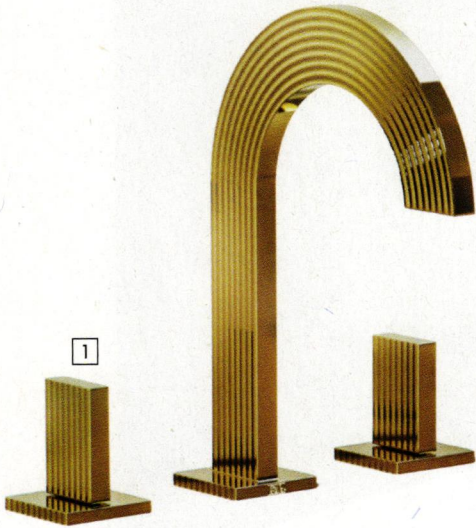
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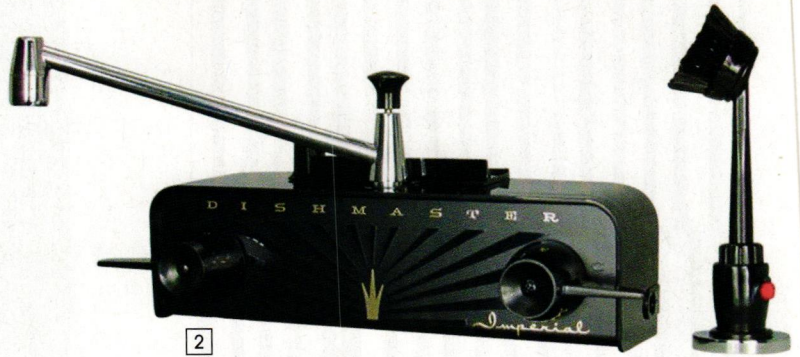
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TILE & WALLPAPER

1. 6 x 6 Wax Wane from the Topo Collection. For pricing, visit clayhaustile.com.
2. Vintage Retro Geometric Design removable wallpaper. For pricing, visit livetteswallpaper.com.
3. 3 x 3 Bubble Blend from the Futura Collection. For pricing, visit clayhaustile.com.
4. Starburst 8 x 8 Peacock, \$45/piece. Visit fireclaytile.com.
5. Hexaline tile 6" x 6" in Moss glaze, starting at \$82/sq ft. Visit mod-craft.com.
6. Bubbles Sheet 1017W Sea Mist, \$159/sq ft. Visit mercurymosaics.com.
7. Minimal Black and White Lines removable wallpaper. For pricing, visit livetteswallpaper.com.
8. Palma wallpaper 27" x 30' roll, \$195. Visit hyggeandwest.com.
9. Mid Mod Squares 12R Blue Bell, \$69/sq ft. Visit mercurymosaics.com.
10. Paseo in Tiki Blue, \$38/sq ft. Visit fireclaytile.com.



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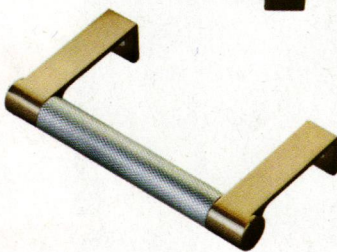
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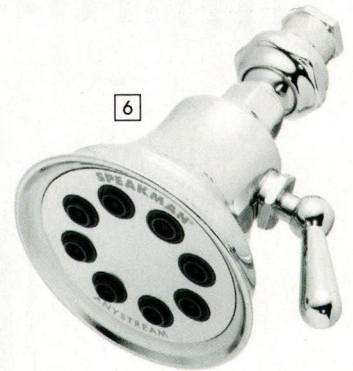
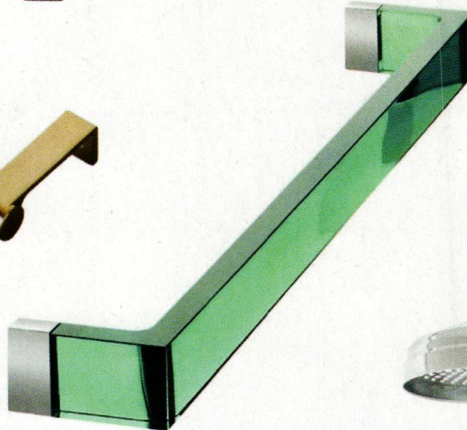
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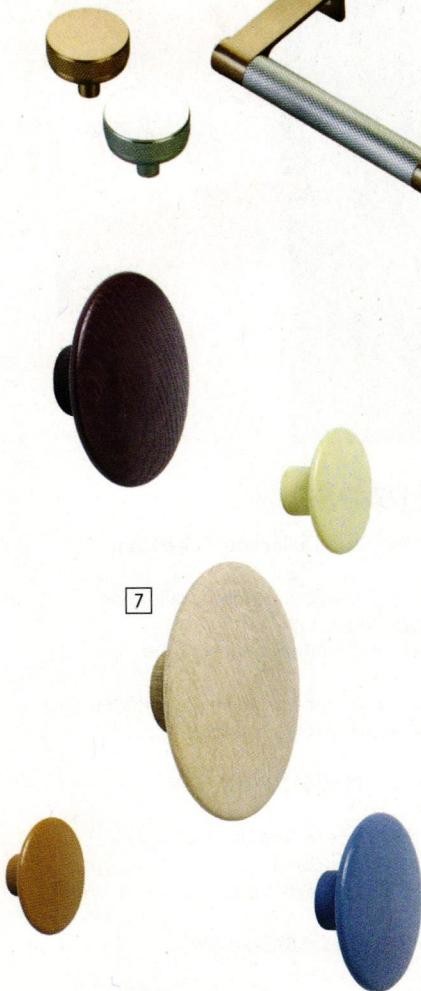
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7

HARDWARE

1. Groovy lavatory faucet by Franz Viegener. For pricing, visit franzviegener.com.
2. Dishmaster M76XLBK Imperial Four XL, \$318.99. Visit dishmasterfaucet.com.
3. Richelieu 6-5/16-inch center to center handle cabinet pull, \$24.45. Visit ferfusionshowrooms.com or build.com.
4. Emtex Select Cabinet Collection. For pricing, visit emtek.com.
5. Kartell Rail Towel Rail by Ludovica e Roberto Palomba, starting from \$135. Visit lumens.com.
6. Speakman S-3015 Retro showerhead, \$206.54. Visit wayfair.com.
7. Dots Collection wall hangers in wood. For pricing, visit us.muuto.com.
8. Baudette exposed pipe wall-mount shower, \$399. Visit signaturehardware.com.



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/ BREAK IT DOWN /

Paving the Way

How to use hardscaping to boost your mid mod exterior style.

By JICKIE TORRES

Photography courtesy of BELGARD

Aside from the design components of your mid-century home's façade, there's no stylistic component quite like hardscaping to boost your home's curb appeal. Joe Raboine, vice president of design at Oldcastle APG, the largest manufacturer of architectural building products in North America, says the right hardscaping can also make your landscaping pop.

"Landscaping makes up roughly 20 percent of your home's value," Joe says. "Installing a paver walkway and refreshing plants with flowering shrubs, raised beds and some fresh mulch does wonders for curb appeal. Depending on the size and scale of your landscaping, you may spend around \$6,000, but recover at least \$5,000 when you go to sell."



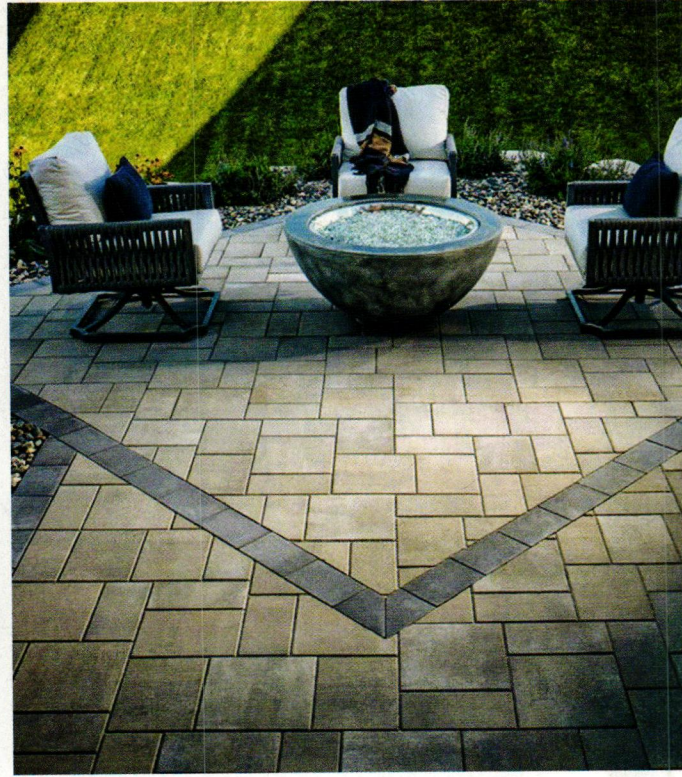
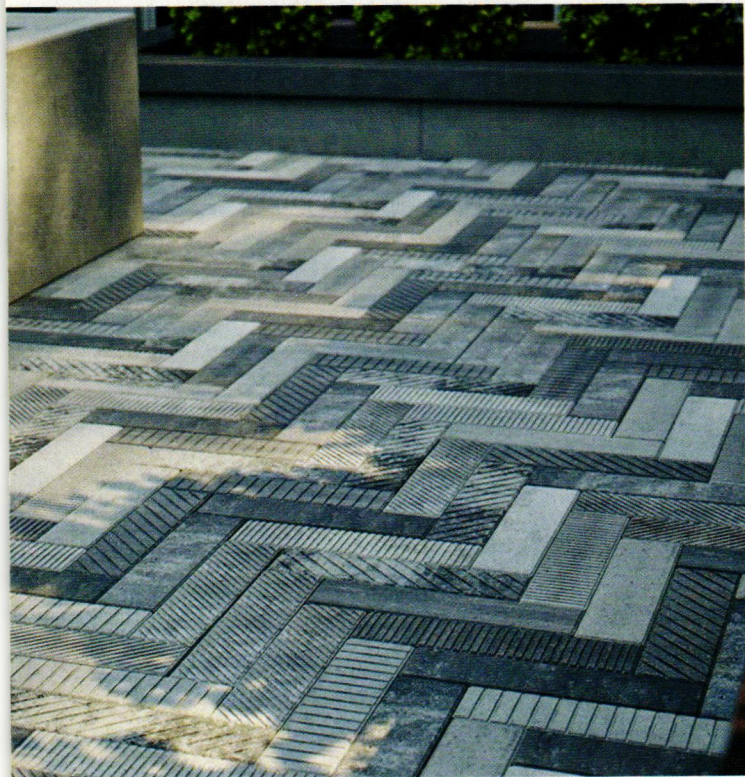
So, what are the keys to using hardscaping elements that will enhance your mod home's design? Joe shares his tips:

AR: What are three design elements of hardscaping that are most fitting for mid-century homes?

JR: Mid Century Modern design blends clean, linear styles with retro and colorful elements. This is not only seeing a resurgence in indoor design but outdoor design as well. Hardscapes have evolved over the years, with new textures, colors and shapes you can mix and match to create truly unique outdoor living spaces. Three elements most befitting Mid Century Modern style are:

- **Geometric-shaped pavers.** Geometric shapes are often incorporated in Mid Century Modern designs and geometric-shaped pavers bring that element to the outdoors. Geometric pavers are built in modular increments, making them easy to mix and match for a custom pattern.
- **Clean lines.** Simple, clean lines are a hallmark of this design style. Using products like a modular concrete panel system to create outdoor kitchens, seating areas, garden beds and more creates that smooth, linear look that can be accented with pops of color.
- **Mixed materials.** Combining various materials is key. This has been trending over the past few years in outdoor design, with homeowners combining hardscapes with wood or composite decking, metal and glass. This gives a space more texture and depth without involving too many ornate designs.





AR: *What are things to keep in mind when choosing your pavers to match the architecture of your home?*

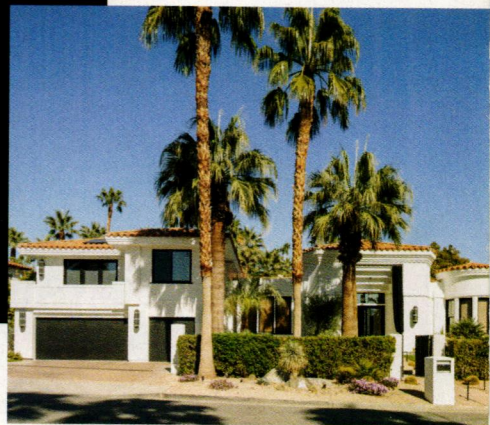
JR: There are many more paver options on the market today that allow you to match your home's style and create a uniquely personal space. One key element is the color palette. While mid-century interiors include a lot of wood, a brown-toned paver may feel too rustic in an outdoor space. If you're working with a designer or contractor

on an outdoor project, make sure they include visual tools like augmented reality so you can really get a feel for how all the elements and colors will work in your space.

Also, think about playing with textures. A textured paver can add depth without feeling too ornamental. There are pavers today that mimic natural textures, like organic rock, that can be a beautiful accent when paired with sleek designs and pops of bold color. ☺

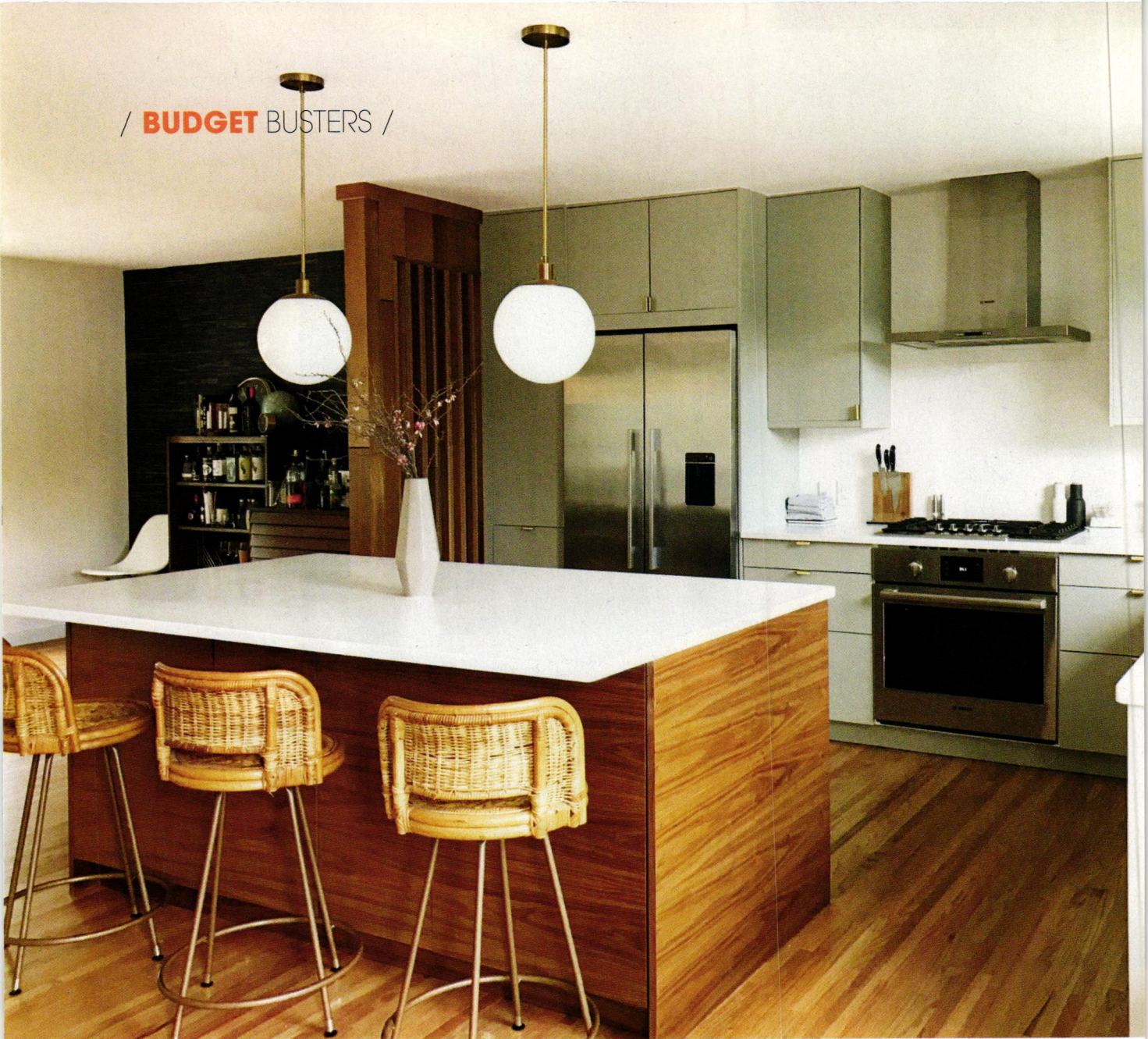


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A Course in Cabinets

A small budget
doesn't require a
sacrifice in style.

By ANGELINA KAUL

Photography courtesy of MODERN TWIG

JULIA CHILD ONCE SAID, "The more you know, the more you can create. There's no end to imagination in the kitchen." Of course, she may have been talking about her delectable cuisine, but the same can be said about kitchen design—in this case, kitchen cabinetry.

Costly Cabinets

New kitchen cabinets for an average-size kitchen are expensive, running anywhere from \$15,000-\$30,000 or more. Cost of materials, size of cabinetry and space may all affect the total price. A recent study showed that the average cost for refacing cabinets runs about \$7,158, which is a fraction of the price to update your kitchen cabinets. To save money, the DIY route is a great option, but this approach may be beyond your skill set. Thankfully, aesthetics don't have to be compromised to save money. Another option exists that is still budget-friendly yet provides a customized look for your kitchen cabinets.

(LEFT) PAINT-READY SURFACES, SUCH AS THE WALNUT SLABS USED IN REFACING THE CABINETS IN THIS KITCHEN, ARE A GREAT OPTION FOR A CUSTOMIZABLE MODERN LOOK IN THIS RANCH-STYLE HOUSE.

(BELOW) IT ISN'T NECESSARY TO DO A COMPLETE DEMOLITION TO GIVE YOUR KITCHEN A NEW LOOK. CUSTOM-MADE CABINET DOORS WITH STYLISH HARDWARE CAN GIVE YOUR KITCHEN THE MID CENTURY MODERN LOOK FOR LESS THAN HALF THE COST OF NEW CABINETS.





(ABOVE) THE COMPANY'S IMPRESSIVE PRODUCT LINEUP OF CABINETS AND TRIMS ARE AVAILABLE IN MAHOGANY, CHERRY, RIFT WHITE OAK, MAPLE, WHITE OAK, WALNUT, BEECHWOOD, ROCKWOOD, SILVERWOOD, ECHOWOOD, WESTWOOD AND BEACHWOOD.



Big Style on a Small Budget

Modern Twig, founded by Ivan Sokolov with a name inspired by his pug Twiggy, is a Los Angeles-based woodshop that takes pride in creating custom-handcrafted, affordable doors and panels that fit with Ikea-designed cabinetry. While Modern Twig offers a range of styles, as its name implies, owners of Mid Century Modern homes will find a perfect fit. Materials offered by the company include veneer, matte, faux- and paint-ready wood.

"We try to bridge the gap between making sure that the space is functional and making sure that it looks nice with the materials and products we use," says Jesse Juarez, Modern Twig's lead designer.

Ikea's latest kitchen cabinet design, Sektion, was a source of inspiration for Modern Twig's kitchen front panels and doors. The company loves the versatile modern construction and clever organizational components that are the unique features of the design. If your kitchen was designed using Ikea's older Akurum kitchen cabinets, don't worry—Modern Twig has you covered there as well.

Modern Twig keeps its cost competitive with other manufacturers, with prices ranging from \$32 for its Paint-Ready Shaker Door to \$104 for its White Oak Shaker Door, by working with local vendors to bring the best prices and value to their customers while supporting the local economy.



About Face

ALTHOUGH REFACING KITCHEN CABINETS CAN BE AN INCONVENIENCE, YOU CAN PROBABLY GET IT DONE WITHIN A WEEKEND. AND THE MONEY YOU'LL SAVE WILL BE WELL WORTH IT.

Refacing kitchen cabinets yourself isn't for everyone, but if you decide to go the DIY route, make sure you have all the necessary equipment to get the job done. Here are some DIY tips:

1. Modern Twig provides a free installation manual for all their products that you can easily download from their website.
2. Aside from instructions, you may want to decide if you need to get new hardware for your new cabinets.
3. Safety goggles, a drill, 4-in-1 screwdriver, circular saw and measuring tape are must-have tools for installation. Modern Twig suggests checking your original Ikea instructions manual to see what other tools or materials you may need to install refaced doors in your kitchen cabinets.

What makes Modern Twig's workmanship superior is "quality, precision, design and efficiency," Ivan says. Having longtime employees working and refining their products for over a decade has been key to the company becoming an industry leader. "We are a family," Ivan says with pride about his team. 🌿

FOR MORE ON MODERN TWIG, VISIT [MODERNTWIG.COM](https://www.moderntwig.com).

A Façade Face Lift

By JICKIE TORRES
Photo by DAVID PAPAIZAN

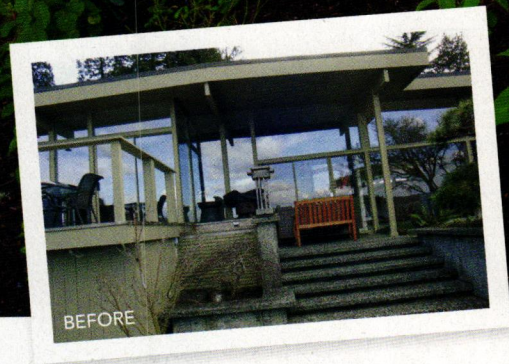
This Washington home got a wow-factor boost from a wall of windows.

WHEN YOU'RE RENOVATING an architecturally significant home, the end product aims to impress. When new homeowners purchased this Bellevue, Washington, home in the Lake Hills subdivision, the fact that the home belonged to developer George Bell of the Bell and Valdez building company, which built more than 4,000 homes in the area during the 1950s and '60s, made the results of their remodel rather high stakes. Thanks to Rick Chesmore and Dave Buck of Chesmore/Buck Architecture, they succeeded. In particular, the rear of the home is a stunning example of leaving a modernist design better than you found it.

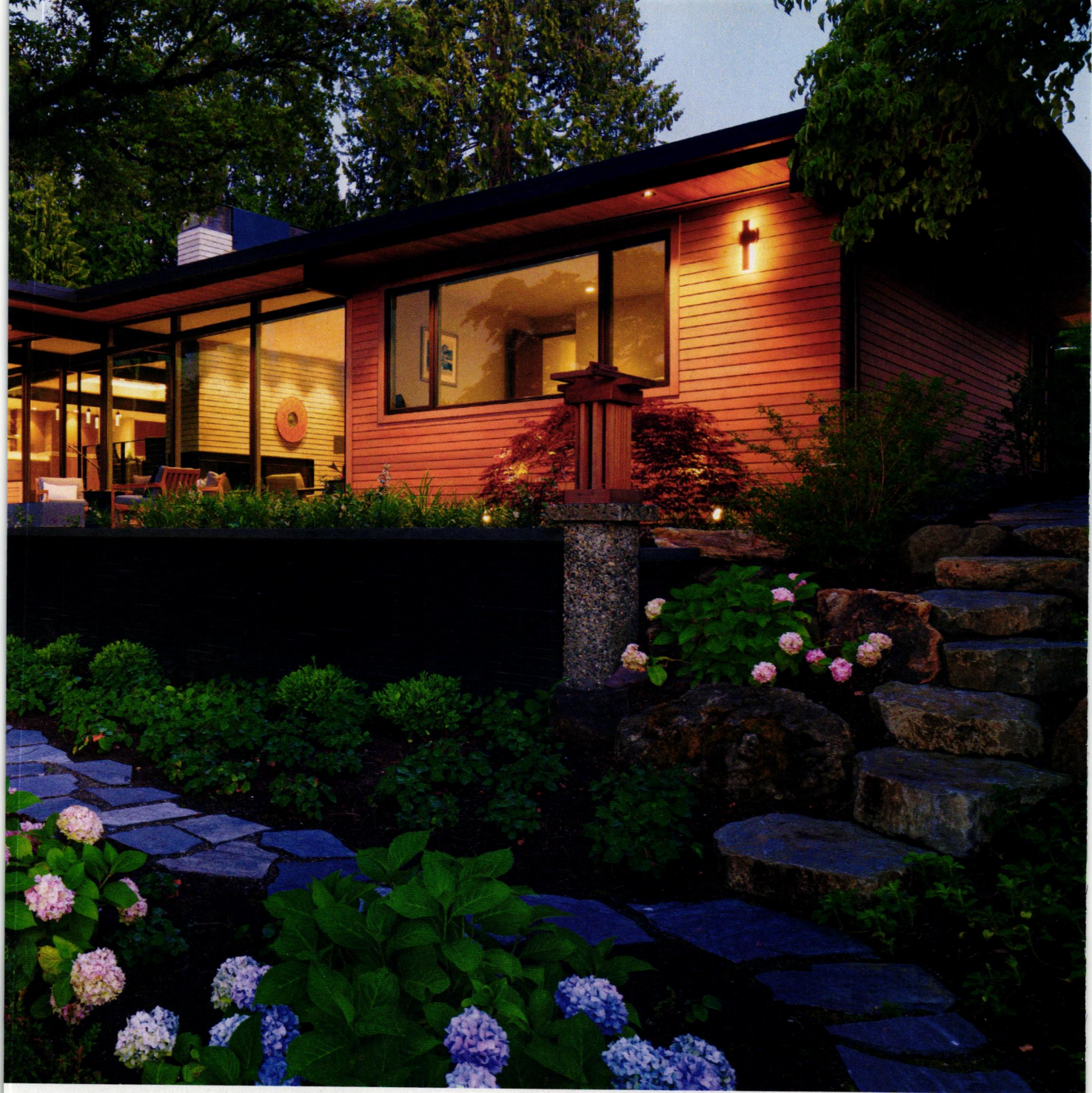
"This modest waterfront Mid Century Modern home had been added onto many times in the last 65 years, which created a very disjointed floor plan. The new owners had an interest in creating more of an open plan and clearly distinguishing the private areas from the public zones with minimal walking areas between each. They also had a strong desire to keep the sleek appearance and scale of the low pitch roof while installing new materials for both the interior and exterior of the home," Rick says. "The Northwest modern aesthetic is enhanced by designing ways to use similar materials on the interior and exterior, and by blurring the distinction between interior and exterior. This site was so beautiful, we wanted to open the exterior walls with glass windows and doors so you could experience more of the beauty of the site."

By removing all the interior walls between the kitchen, dining room, and living and family rooms, the view from the back of the home toward the water could now be enjoyed from anywhere in the house. A new design for the floor-to-ceiling windows that span the entire back of the house has resulted in an elevated and elegant rear façade.

"We replaced the wood post and beam steel structural support system with a similar design using steel," Rick explains. "The steel beams span further distances and support the same existing roof, which allowed us to remove more interior walls and to open the entire wall facing Lake Washington with floor-to-ceiling glass. This wall also faces north, so we were particularly interested in providing as much ambient natural light as possible to the Great Room, including the dining room, kitchen and living room."



"WE DISCUSSED WITH THE OWNERS THAT BY INSTALLING A NEW FLOOR-TO-CEILING GLASS WALL IN THE GREAT ROOM, MOST OF THE MAIN ENTERTAINING ROOMS WOULD HAVE TREMENDOUS NORTHERN VIEWS OF LAKE WASHINGTON AND THE BELLEVUE CITY SKYLINE IN THE DISTANCE," SAYS RICK CHESMORE OF CHESMORE/BUCK ARCHITECTURE. "WE USED AN ALUMINUM-CLAD WINDOW FOR THE EXTERIOR WITH A WOOD INTERIOR. THE WINDOW WALL WAS DESIGNED WITH LARGE PICTURE WINDOWS IN THE LIVING ROOM AND A COMBINATION OF SLIDING DOORS AND WINDOWS AT THE DINING ROOM, WHICH ACCESSES A LARGE EXTERIOR DECK. WE SELECTED A DARK-BRONZE COLOR FOR THE EXTERIOR WINDOW AND MATCHED THE SAME COLOR ON ALL THE STEEL PLANTERS' BEAM ELEMENTS."



To do this, the team used a series of temporary shoring walls to support the existing “shell” and then installed the steel post-and-beam structure before aggressively demolishing the interior walls, Rick explains. “The process takes patience, but once the selective demolition phase is complete, the work focuses on working with the existing features and modernizing with the use of materials detailed in a manner that is best for the home,” he says.

The new windows included clerestories and, in fact, added more of them along the entire wall. The exterior materials received a revamp as well. “We updated all the exterior materials, including the dark-bronze color of the aluminum-clad wood windows, steel beams, double-band

fascia and steel vertical supports of the deck guardrail system,” Rick says. “We installed stained wood at the 1x6 clear cedar soffit under the roof and a clear cedar shiplap wood siding with a 4” exposure that is mitered at the corners of the house for a cleaner aesthetic.”

The team also kept the concrete planters and brick veneer site retaining wall, but painted the brick to match the dark-bronze window cladding. “We were able to do all the major remodeling work without disturbing any of the beautiful mature trees on the site,” Rick says. “This also included installing new concrete steps between existing planters, stone walkways and new landscape beds throughout the property.” 🌿

TOUR A FULL HOME REMODEL BY CHESMORE/BUCK ARCHITECTURE ON PAGE 66. FOR MORE INFORMATION ABOUT THEIR WORK, VISIT [CHESMOREBUCK.COM](https://www.chesmorebuck.com).

/ CURB APPEAL /

Your Friendly Neighborhood MCM

The key changes that revived this Virginia ranch house enhanced its Mid Mod appeal while making it the perfect forever home.

By JICKIE TORRES | Photographed by YUZHU ZHENG





"PEOPLE WANT TO LIVE A QUALITY LIFE AFTER THEY RETIRE. IT'S DOWNSIZING BUT IT'S NOT DOWNGRADING," SAYS SUPING ABOUT HOW THIS PROJECT IS A GREAT EXAMPLE OF DESIGNING FOR AGING IN PLACE. "FOR BOTH THE EXTERIOR AND INTERIOR WE ENLARGED DOORS AND WINDOWS IN CASE A WHEELCHAIR WAS EVER NEEDED TO MOVE AROUND THE HOME. WE MADE SURE THERE WAS A PATH FROM OUTSIDE TO THE INSIDE THAT DIDN'T REQUIRE STAIRS—YOU CAN GO THROUGH THE LOWER LEVEL AND ENTER THE MASTER SUITE FROM A PATH BESIDE THE GARAGE.

LOCATED WITHIN WALKING DISTANCE FROM VIRGINIA BEACH, this 1951 split-level ranch had much to offer its homeowners, who were looking to renovate the property as their future retirement home, but it still left some things to be desired.

When Suping Li and her firm, GARC Design, were hired for the renovation, they reworked the interior for better flow, functionality and accessibility, without changing the footprint. For the exterior, the goal was to refresh and enhance what was there to maintain the original character of the home, which sits in an architecturally diverse neighborhood.

As a boutique design firm, the homeowners' goals happened to be GARC Design's forte. "We've done several Mid Century Moderns, mostly one-story ranches in our area, which is dominated by Colonial homes," Suping says. "The good thing about those ranches are they are easy to transform. For these modest ranches, maybe nothing particularly stands out, but when you start to work with it you can really modify it a little bit to make it reflect some true mid-century and architectural style."

A New Twist to Old Ideas

The design team added stone veneer to the fireplace chimney, which bisects the façade and added some warmth. "We feel like it's a strong feature, because it's next to the entry door, which makes it a focal point," Suping explains. "We feel like it really announced the entrance."

The rest of the home's façade was a mix of plaster siding and the wood shingles. "We played with those existing materials and added some new materials to create a composition that was inspired by the artist Mondrian," Suping says. "We felt it was fitting for Mid Century Modern design and the different materials worked really well together." They kept the original shingles, which are fitting for the coastal location, and painted them in a light gray color for contrast.

Open House

A major theme to the exterior changes was the idea of opening up the façade and making it feel more welcoming. The windows were very old and the panes had been painted over the same color as the plaster, dulling their appearance. So, out they went in favor of double-pane, energy-efficient versions. "We enlarged some windows in order to emphasize the horizontality of the home, and then we used cedar wood planks as a decorative corner trim that connected the windows, effectively making some windows feel bigger, which helped emphasize the horizontal features," Suping explains. "Larger windows feel more transparent and the black framing adds to the composition."

The original entry door was quite small, so Suping replaced it with a larger door with sidelights, which, makes a big difference when you view it from the street. "The previous door was offset from the entry path from the street. We had to remove a tree in order to alter the hardscaping to align it, but now it brings your eye to the entry door," she explains.

Neighborhood Charm

For some, the glass entry and larger windows might impose a privacy issue, but the homeowners welcomed the chance to be more connected to the neighborhood. "With the two windows at the corner it feels more open from the inside," Suping says. "From the outside, it feels more like a continuation. When you approach the house from that corner it's like an entry point to the whole neighborhood."

And the homeowners have been great ambassadors. "The client loves to be open and welcoming; they don't mind talking to people," Suping says. "They once told me, 'People passing by our home are constantly talking about it and complimenting us.' It's a good impact. That's something this project taught me: When we design houses, we don't always think a lot about how that will impact the neighbors, but it's a nice aspect to consider." ☼



Keeping Some Kitsch in the Kitchen

A designer uses a 1960s home's original retro elements as renovation inspiration.

By **MERYL SCHOENBAUM** | Designed by **MICHAEL NORPELL**
Photography by **SANDY SWETT/RED DOOR PICTURES INC.**

THIS MID-CENTURY KITCHEN RENOVATION is a perfect example of blending the best of old and new design. The home where it is based is in Palm Springs, California's Villa Roma condominium community built in the 1960s. It sports Greco-Roman Hollywood Regency style, with columns on the façade and a fountain with a sculpture of Venus. The community was recently approved by Palm Springs as a historic district, thanks to its unique architecture.

The new homeowner, Kyle, enjoys entertaining frequently. He wanted the kitchen to function more efficiently and improve the interaction with guests in the adjoining living and dining areas, so he contacted designer Michael Norpell, of Michael Norpell Wall to Wall, to renovate the room along with the rest of the home.





(ABOVE) THIS CORNER OF THE KITCHEN ILLUSTRATES MICHAEL'S CREATIVE IDEA TO GIVE THE WHITE AND GRAY BACKSLASH TILES A COHESIVE LOOK BY CONTRASTING THE GROUT AND TILE COLORS: GRAY GROUT WAS USED BETWEEN THE WHITE TILES; WHITE GROUT FILLED BETWEEN THE GRAY TILES.

(BELOW) A STARBURST CLOCK INSTANTLY GIVES YOUR KITCHEN AN ATOMIC-ERA AESTHETIC. A METALLIC ICE BUCKET WITH MATCHING GLASSES ADDS TO THE MID-CENTURY VIBE.



The kitchen had the original architectural and design elements when Michael was hired to renovate it. "It was the first time the unit was for sale since it was built," he explains. "Kyle bought it from the original owner, Pearl, who lived to be 104 and didn't do any updates, so it was pristine." Kyle refers to his home as "Pearl's Place." Michael was involved in every aspect of the kitchen renovation. "I selected all the materials, finishes, flooring, wall color, furniture and area rugs," he says. His design vision was to take elements of the original space and reinvent them with today's materials and a fresh, modern look.

It was important to both Kyle and Michael to preserve as much of the existing architectural and design elements as possible—which included some kitschy accessories. "I wanted to reflect the client's fun, outgoing personality," Michael explains. The unit already had lots of natural light from large windows, and Michael selected lighting fixtures that aligned with the home's mid-century architectural pedigree. "The hanging globe pendant light over the kitchen sink is a nod to the era of the home, and I incorporated an existing starburst clock, which is kitschy."

Renovation Recipe

Kyle loves to cook and so does Michael, so he intuitively knew how to design the kitchen to be more functional. "I was thinking about standing at the range, getting ready to cook," Michael says. "The kitchen was gutted, taken down to the studs. I placed the cabinets to create an ease and a joy while cooking. To the right of the range, I placed a three-drawer deep base for pots and pans; the top drawers are for cooking utensils." To achieve Kyle's goal to make the room energy efficient, he replaced the HVAC unit. All new doors and windows were added to increase efficiency; the insulation was increased as well.



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(ABOVE) THE HOMEOWNER REQUESTED A BREAKFAST BAR WITH TWO STOOLS, SO MICHAEL MADE SURE ITS DESIGN BLENDED WELL WITH THE REST OF THE ROOM. THE ELONGATED BACK-SPLASH TILES AND STARBURST CABINET PULLS ADD STYLE AND INTEREST TO THE KITCHEN.

Make it Midcentury

DESIGNER MICHAEL NORPELL SHARES HIS FAVORITE TIPS, TRICKS AND ADVICE ON HOW TO DESIGN AN ATOMIC/MID-CENTURY KITCHEN.

- Choose flat-front cabinets in a light-colored wood, such as beech, elm, oak, rosewood and teak, or go with a rich walnut. They are solid indicators of Mid Century Modern style.
- Install MCM cabinet hardware for a quick upgrade with a big impact. Swap out your old hardware for retro stars, boomerangs and large dish knobs.
- Pair a modern, neutral-colored kitchen with accessories in colors that were popular in mid-century kitchens, such as mustard yellow, avocado green, pink and aqua, to capture the mood of the era.

Repositioning the appliances in the room was another key to the redesign. “We moved the range and relocated the fridge,” Michael says. “Kyle wanted a breakfast bar with two stools, so we included that in the design.”

Michael and Kyle wanted the cabinetry to complement the mid-century architecture and feel of the home. “The original cabinets were dark wood, so I made them a walnut color, which added lightness and openness to the kitchen and blend with the walnut furnishings found throughout the house. The white upper cabinets brighten the space, enhancing height and lightness,” Michael explains. “The cabinet style is a flat-slab front to keep simple, clean lines. The cabinet hardware is composed of two pieces: a backplate that creates a star pattern and a brass, conical knob. Together, they create a fun, mid-century look. Typically, cabinet pulls are off to the corner, but I centered them to change it and make it more unique.”

The brass-star backplates under the pulls on the cabinetry give off a vintage aesthetic, yet also manage to be clean and modern. The modern, elongated diamond backsplash tile is a fun take on often-used subway tile, and the gray back wall creates an illusion of making the space seem larger. Michael used two colors for the backsplash behind the sink—white and gray—to pull in the gray from the living room furniture. Placing the darker color in the back gives the illusion of pushing the wall back and making the room appear deeper. “By playing with color, you can create the perception of making the room appear larger or smaller for a more intimate look.” Michael’s creative ingenuity is apparent in his unusual choice of grout color for the tiles. “I put gray grout on the white tiles, and I put white grout on the gray tiles to tie all the tiles together.”



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Michael sometimes incorporates open shelving in his kitchen projects, based upon the client's lifestyle and preference, but for this kitchen the dishes and glassware were kept behind cabinet doors. "No open shelving was used in this kitchen; the client wanted everything neat and put away," Michael explains.

The flooring was also given careful consideration. "I chose a wide-plank vinyl flooring that looks like a hardwood floor," Michael says. "I picked a light wood color as a nod to the Scandinavian mid-century aesthetic. Vinyl plank is water resistant and scratch resistant. It's a very durable floor for the client."

Super Stars

One of Michael's favorite aspects of the redesigned room is the starburst pulls on the cabinets. "The starburst pulls are the jewelry of the room," he says. "I've gone to parties there, and every guest walks up to the pulls and examines them. I also loved playing with the grout colors."

Michael managed to achieve his client's kitchen renovation goals by balancing his creativity with respecting the retro era of the elements. He removed the kitchen wall separating it from the dining and living room, and the ceiling was raised to match the dining room ceiling. "By blowing open the kitchen and removing the drop ceiling that hid the florescent lighting, I was able to create a unified space between the dining and kitchen areas, meeting today's expectation for an environment engaging family and guests."

As for Kyle, he never thought he would live in a space like this. "I love the design and layout; it uses every inch. There's so much storage now," he says, offering an anecdote that is a testament to its success: Kyle works from home, and when his colleagues on a Zoom call saw the renovated area behind him, they thought it was a fake background! 📺

SEE RESOURCES, PAGE 112

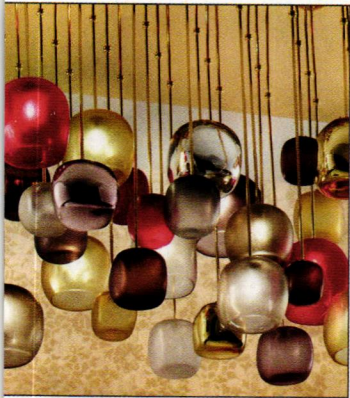
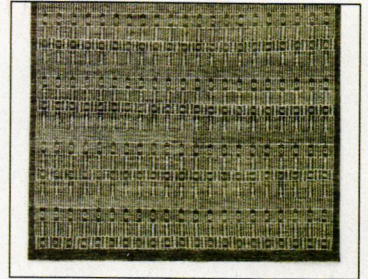
(ABOVE) THE ROOM DIVIDER AT FAR LEFT WAS ORIGINAL TO THE HOME. MICHAEL KEPT IT THERE AS AN HOMAGE TO THE ICONIC BREEZE-BLOCK WALLS OF THE PERIOD THAT SPORTED A SIMILAR DESIGN. THIS VIEW HIGHLIGHTS THE VARIOUS TONES AND TEXTURES THAT WERE COMBINED IN THE ROOM. THE EFFECT IS SLEEK AND SOPHISTICATED YET WARM AND INVITING.

(BELOW) MICHAEL DESIGNED THE KITCHEN TO BE MORE FUNCTIONAL FOR COOKING AND ENTERTAINING, WITH PROPER FLOW SO THE ESSENTIAL ELEMENTS ARE WITHIN EASY REACH.

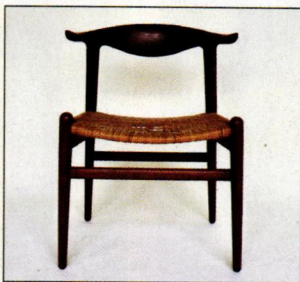
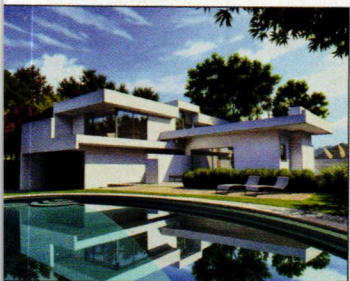
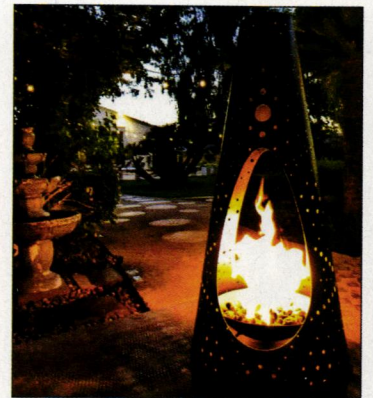


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THIS CALIFORNIA HOME OFFERS A UNIQUE TAKE ON MID MOD STYLE.

By MICHELLE MASTRO | Photography by ALEX GRAY



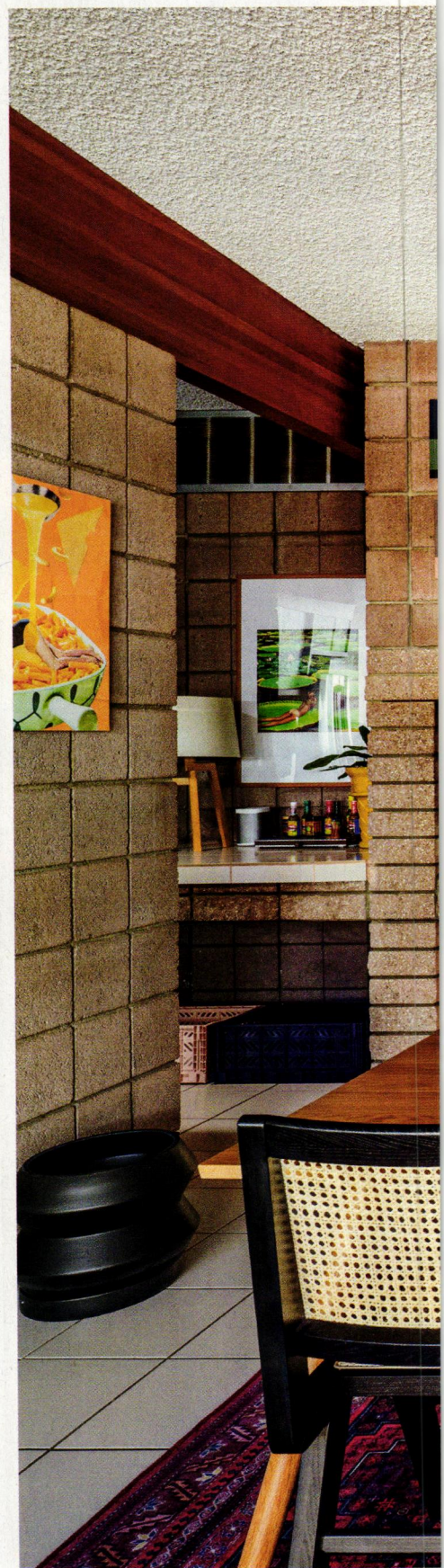
INTERIOR DESIGNER/HOMEOWNER ANTHONY HERRERA BOSSLEY MATCHED THE COLOR OF THE RICH RED BEAMS WITH THE NEW FLOORING IN OTHER AREAS OF THE HOME. HE DID THIS BY HIRING AN ACCOMPLISHED CUSTOM COLORIST TO STAIN THE FLOORING, DOING SO ACHIEVED A SMOOTH TRANSITION BETWEEN THE EXPOSED BEAMS AND THE OCHRE-TONED WOOD DOORS AND PANELING.



(ABOVE) EVEN IN THE ENTRYWAY, THE EXPOSED CONCRETE BLOCK ANNOUNCES ITS PRESENCE IN THE HOME. RICH WOOD TONES PAIR IN THE DOOR AND DOOR FRAMES, ADDING A TOUCH OF NATURE TO THE SPACE.

(RIGHT) IN THE DINING AND KITCHEN AREAS, THE BLUE BLOCK TILE WITH WHITE ACCENT TILING IS ORIGINAL TO THE HOME. "WE LOVED IT SO MUCH WE COULDN'T REPLACE IT," ANTHONY SAYS. "OUR APPROACH WAS TO USE DÉCOR AND MODERN ART TO ADDRESS, 'HOW CAN WE KEEP IT?' VERSUS LOOKING FOR WAYS TO UPDATE IT."

Experts in Mid Century Modern style will tell you that MCM expresses itself differently depending on its location, architect or original owners. Just as characteristic breezeblock adorns Palm Springs MCM homes, the Plummer House in The San Fernando Valley comes with its own distinguishing feature: a concrete block-and-beam design and finishing that is original to the home.



“Much of the flooring throughout the house is white porcelain, which intentionally minimized any clashes with the concrete block—the real star of the show.”



BLENDING THE INTERIOR AND EXTERIOR, THE HOME HAS FLOOR-TO-CEILING SLIDING DOORS THAT LOOK OUT ONTO THE POOL—A NICE ESCAPE DURING HOT SUMMER DAYS IN THE SAN FERNANDO VALLEY.



“Sometimes a designer’s favorite design choice is the one the original architect and owner intended.”

(RIGHT) THE COUPLE MADE GENEROUS USE OF INDOOR PLANTS TO BREATHE LIFE INTO THE COOLER-TONED SPACES, LIKE HERE IN THE DINING SPACE. WITHOUT THE GREENERY, THE EXPOSED BLOCK MIGHT RENDER THE SPACE TO APPEAR OVERLY BRUTALIST IN STYLE.

(BELOW) ANTHONY SELECTED A BLACK HERMAN MILLER EAMES LOUNGE CHAIR ALONG WITH MUCH OF THE ARTWORK TO COMPLETE THE HOME’S LOOK. “THE CLASSIC DESIGN AND ERGONOMIC NATURE OF THE LOUNGE CHAIR WAS AN IMPORTANT ADDITION TO THE SPACE FOR BOTH FORM AND FUNCTION,” HE SAYS.







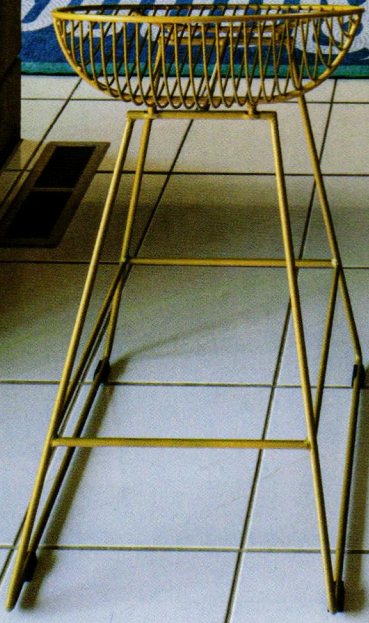
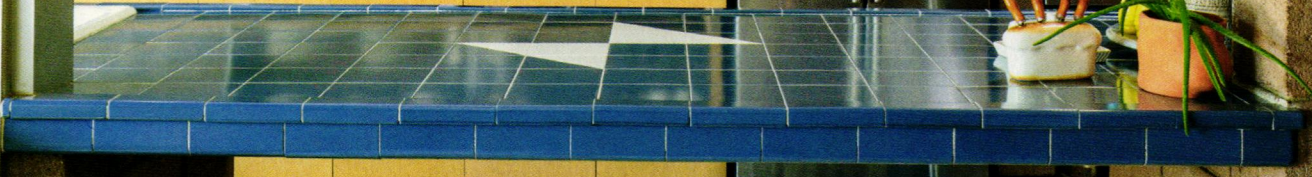
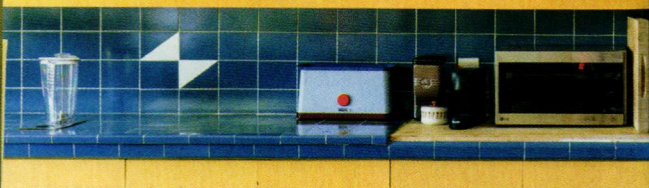
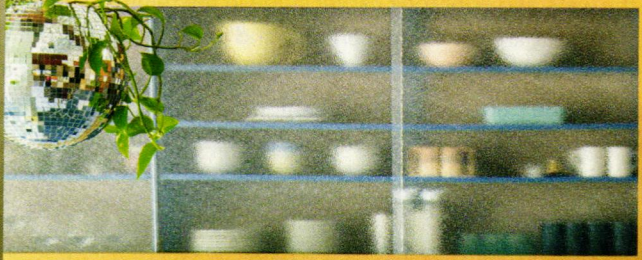


HIDDEN GEM

The neighborhood where the Plummer House resides has plenty of tract MCM home counterparts, but very few, if any, have exposed, original concrete block. "It was a very polarizing part of the design, but one that we leaned into," says Anthony Herrera Bossley, whose professional name is Piney, short for Pineapple. Anthony owned the Plummer House for three years, but the home became a passion project and creative outlet for him and his husband during the COVID-19 pandemic, as interior design projects were slow at this time. He refurbished the home with the help of his interior design firm, Piney Interiors, where he is owner and lead interior designer.

Anthony and his husband purchased the house in June 2020, at a time when many were less eager to buy homes. "As incredible an architectural gem as it is, the home sat on the market for 90-days with no offers," Anthony says. "Once we toured the house, we knew that it was the perfect house for us to refurbish and restore to its original mid-century roots." Hence, the couple focused on exposing the original character and intent they believed the original owners had when initially building the house. The home was custom built in 1957 by Mr. J. S. Plummer, a local Northrup aerospace engineer whose background may explain the unique look of the home's futuristic spaces.

IN THE DINING AND KITCHEN AREAS, THE BLUE BLOCK TILE WITH WHITE ACCENT TILING IS ORIGINAL TO THE HOME. "WE LOVED IT SO MUCH WE COULDN'T REPLACE IT," ANTHONY SAYS. "OUR APPROACH WAS TO USE DÉCOR AND MODERN ART TO ADDRESS, 'HOW CAN WE KEEP IT?' VERSUS LOOKING FOR WAYS TO UPDATE IT."



**“Sometimes
a designer’s favorite
design choice is the one
the original architect
and owner intended.”**

THE EXTERIOR WAS LARGELY
UNSCATHED OVER THE YEARS AND
ANTHONY WAS LUCKY THAT REFRESH-
ING THE LANDSCAPING WAS ALL IT
TOOK TO UPDATE THE LOOK.

There are several spots in the home that harken to a stark futurism that feels almost brutalist in tone. In fact, as examples of the forward-looking style of the house, Anthony points to “the bulbous, Jetson-esque living room spot lighting” and an overall design approach that “focused on accentuating the brutal exposed concrete and magnificent beams in the house.” All these features, he says, allowed for a home that could enhance their existing collection of eclectic art. The result was a marriage of unique contrasts.

There was plenty to preserve in the house. Because the couple purchased this home from the second owners, who lived there in the late 1960s, their work on the home focused more on what not to touch rather than what to replace or remodel. “It took a lot of confidence on our part to leave much of the home as the Plummers originally intended,” Anthony says.

Thus, the walls and floor took center stage in the refurbishment process. The walls are completely original and made of reinforced rebar and exposed concrete block. “Much of the flooring throughout the house is white porcelain, which intentionally minimized any clashes with the concrete block—the real star of the show,” Anthony says. The floor provides a more neutral palette to lighten the space and minimize the general grayscale of most of the house.





THE BLOCKS AND BEAMS FEATURED INSIDE THE HOME MAKE THEIR WAY TO THE OUTSIDE AS WELL, UNITING THE TWO SPACES AND ADDING TO THE FEELING OF UNINTERRUPTED FLOW.



(RIGHT) AS A SURPRISE JUXTAPOSITION, BLUE TILE WAS PAIRED WITH THE RED TONE OF THE DOOR FRAME IN THE BATHROOM. THE DOOR FRAME ITSELF OFFERS ANOTHER UNIQUE CONTRAST, AS IT IS SHAPED WITH A SLIGHT SLANT AT THE TOP THAT DRAWS THE EYE UPWARD IN THE SMALL SPACE.

(OPPOSITE) ANTHONY'S FAVORITE PIECE OF ART IN THE HOUSE IS "DOUBLE RAINBOW ROAD" BY AMERICAN ABSTRACT PAINTER RONNIE LANDFIELD. IT HANGS IN THE PRIMARY BEDROOM AND REMINDS HIM OF THE ARTIST'S OTHER GREAT WORKS IN THE METROPOLITAN MUSEUM OF ART AND THE WHITNEY MUSEUM OF AMERICAN ART. THROUGHOUT THE HOME, ANTHONY SOUGHT TO COMBINE ART WITH THE UNIQUE PLUMMER HOUSE, SAYING HE WANTED "A MARRIAGE OF TRADITIONAL MCM IDEALISM WITH OUR INNATE QUEERNESS."





WOOD TOUCHES

Paired with the exposed concrete block, the original ceiling beams add to the home's rarity. "While this home doesn't have as many wood features as, say, a traditional post-and-beam MCM, we were passionate about bringing more rich tones into the home," Anthony says. Therefore, they remodeled the bedroom floors using sustainable, unfinished white oak for the herringbone pattern. Then they worked with a custom colorist to stain the flooring to create a bridge between the red-hued richness of the exposed beams and the original, ochre-toned wood doors and paneling throughout. "The herringbone flooring throughout the bedrooms is one of my personal favorite design choices," Anthony says.

BEST IN DESIGN

Sticking with the home's unique expression of MCM style was always the homeowners' goal. "Sometimes a designer's favorite design choice is the one the original architect and owner intended," Anthony says. "We debated refurbishing the concrete block walls—going so far as to consider even painting them—but ultimately we decided they were too special, too unique and, frankly, you can't undo it once it's done." ❁

SEE RESOURCES, PAGE 112

PROJECT NOTEBOOK

Year Built: 1957

Location: San Fernando Valley

Original Architect: Unknown

Bedrooms: 3

Bathrooms: 3

Year of Renovation: 2020

Length of Renovations: 3 months

SAVE

Anthony says one of his best skills is being able to design under restraint. "I find it's less often about what you have and more about how you use it and where you place it," he says. The couple also saved the most in their design budget by doing the labor themselves. "That meant long hours learning how to do the work and, in some cases, making a few mistakes along the way," he says.

SPLURGE

Anthony and his husband wanted to keep the original designs the same as much as possible. But while the couple saved money by keeping the original walls intact, they splurged on the wood floors, like that in the primary bedroom, by going with higher-quality materials. They also confirmed that the floors were ethically sourced and sustainable. "In addition to the materials, we hired a specialized wood colorist to ensure the final tones would marry the original exposed beams and paneling with the new flooring flawlessly."

FINISHING TOUCH

The couple added lots of original art to pair with the quirkiness of the home. "Our absolute favorite art piece in the house is the glorious "Double Rainbow Road" by American abstract painter, Ronnie Landfield," Anthony says. "With pieces of his featured in The Metropolitan Museum of Art and the Whitney Museum of American Art, it is one of our prized possessions and we are so grateful to display it in a home just as beautiful."



BEFORE, THE INTERIOR WAS MUDDLED OVER THE YEARS WITH DOORS AND FLOORS THAT WEREN'T APPROPRIATE FOR THE ERA. ANTHONY ONLY REPLACED THE FLOORING IN THE LIVING ROOM WITH A HIGHER-QUALITY MATERIAL BUT LEFT THE PORCELAIN TILE INTACT.





Building on a **LEGACY**

HOW MULTIPLE OWNERS OVER
THE DECADES TRANSFORMED
AN AVERAGE RANCH-STYLE
RESIDENCE INTO A
MID-CENTURY DREAM HOME.

By **LAUREN HOFER**

Photography by **CHRISTINA HUSSEY**

Styled by **HOUSE OF DRENNAN**

Architect: **VINYET ARCHITECTURE**



A VINTAGE DINING TABLE, ABSTRACT ART AND A CHANDELIER SOURCED FROM ETSY KEEP THE DINING AREA BOTH FUN AND INFORMAL. "WE AGREED THE DINING ROOM SHOULD FEEL LIKE AN EXTENSION OF THE LIVING ROOM, TO SERVE AS A COMFORTABLE AREA TO ENTERTAIN AND SHARE FAMILY MEALS," INTERIOR DESIGNER REBECCA BRIDGES SAYS.



ALONG WITH A VINTAGE COFFEE TABLE FROM A LOCAL CONSIGNMENT SHOP, THE BLUE COUCH FROM APT2B AND CHAIRS FROM CRATE & BARREL BALANCE THE MID-CENTURY VIBES IN THE LIVING ROOM PERFECTLY.



While today it shines as a beacon of quality design reminiscent of the best parts of mid mod aesthetics, this home in Rock Hill, South Carolina, didn't always look "mid-century" in the traditional sense. "The history of this home is pretty unique," says interior designer Rebecca Bridges, founder of House of Drennan, the design firm that worked on its recent transformation.

When it was first constructed in 1964, the house was built in the typical ranch style. Then, in the early 1970s, it was purchased by a notable couple in the community, Ed and Dolores Lewandowski.

(RIGHT) NEW DOUBLE DOORS, A STARBURST LIGHT FIXTURE FROM GLOBAL VIEWS AND A COLORFUL RUG FROM ORIENTALIST HOME HINT AT THE HOME'S ENTIRE DESIGN AESTHETIC FROM THE MOMENT YOU WALK THROUGH THE DOORS.

(BELOW) IT'S BELIEVED THAT THE ADDITION OF STACKED STONE EXTERIOR TO A BRICK FIREPLACE WAS AN UPDATE MADE BY THE PREVIOUS HOMEOWNERS. "WE SIMPLY CLEANED IT UP, ADDED A FRESH PIECE OF BEAUTIFUL SAPELE TRIM AND LET THE NATURAL BEAUTY SERVE AS THE FOCAL POINT OF THE ROOM," REBECCA SAYS.



"Mr. Lewandowski was an accomplished American Precisionist artist and served as the chairman of the art department here at Winthrop University until the 1980s," Rebecca explains. "He and his wife had an affinity for modern art and design, and incorporated Mid Century Modern elements into the home."

It was a unique decision at the time and one that the current homeowners wanted to honor in their renovation. "The Lewandowskis were a huge part of the art community here in Rock Hill and

their legacy remains to this day," Rebecca says. "The home stayed in the Lewandowski family until 2011, when my clients, Anna and Chad Echols, purchased it."

RESPECTFUL RENOVATION

The couple and their family lived in the home for several years before making the decision to renovate. When they did, they wanted to respect the former owners' legacy in the home and community while adding more square footage and increasing the home's function for their family.



"THE COUNTERTOPS ARE QUARTZ AND HAVE BEAUTIFUL WARM VEINING TO EMPHASIZE THE WOOD TONES WITHIN THE HOME," REBECCA SAYS.





(ABOVE, LEFT) VINTAGE CRENZAS, A FRAMED SLIM AARONS PHOTOGRAPH AND TABLETOP LIGHTING VIGNETTES ADD CHARACTER IN THE ENTRYWAY. "THESE ARE THE SMALL DETAILS THAT REALLY MAKE THIS SPACE SHINE," REBECCA SAYS.

(TOP) "THIS IS THE FAMILY ROOM THAT WAS ADDED DURING THE ADDITION. IT SERVES AS BOTH AN OFFICE AND LOUNGE AREA FOR THE ENTIRE FAMILY," REBECCA SAYS. "THE BEAUTIFUL ARMOIRE THAT YOU SEE AT THE BACK OF THE ROOM IS FROM ANNA'S FAMILY AND MOST OF THE ARTWORK WAS A PART OF ANNA AND CHAD'S EXISTING COLLECTION."

"Everyone involved with the project is local to Rock Hill and has strong ties to the community," Rebecca says. "We all understood the importance of the Lewandowski legacy."

Their goals were to add an open kitchen and a living and dining area for entertaining; a functional mudroom with plenty of storage; a central powder

room; a family room and lounge; and several comfy and welcoming outdoor living spaces.

A local team was assembled to get the job done, which, in addition to House of Drennan, included Vinyet Architecture, Porter Sprouse Builders and TG&R Landscape Group.



WHEN DESIGNING THE HEART OF THE HOME, REBECCA AND THE HOMEOWNERS GAVE THE KITCHEN SOME EXTRA ATTENTION TO DETAIL. "WE WANTED TO MAKE THIS AREA EXTRA SPECIAL," REBECCA SAYS. "THE BEAUTIFUL MATTE TILE USED AS A BACK-SPLASH STARTED THE ENTIRE DESIGN PLAN AND THE ROMAN SHADE FABRIC WAS NEXT TO FOLLOW."



(ABOVE) "THE PRIMARY BEDROOM'S FLOATING HEADBOARD AND NIGHTSTANDS WERE A LABOR OF LOVE," REBECCA SAYS. CUSTOM BUILT BY DAVID SHULZ OF DSR MID CENTURY FURNITURE IN SALISBURY, NORTH CAROLINA, THEY ARE MADE FROM BLACK WALNUT AND SERVE AS A STUNNING FOCAL POINT FOR THE ROOM.



(LEFT) ANOTHER CUSTOM PIECE, THIS BATHROOM VANITY WAS MADE BY DRAFTWOOD DESIGN. "WE ADDED SIMPLE FINGER PULLS TO THE DRAWERS, AND COOL SUNBURST BACKPLATES AND KNOBS TO THE CABINET DOORS," REBECCA SAYS. "THE SPACE IS CLEAN, CRISP AND NEUTRAL, YET IT STILL FEELS WARM."

(OPPOSITE) ONE OF THE HOMEOWNERS' GOALS IN RENOVATING WAS TO ADD THIS POWDER ROOM. IT FEATURES POCKET DOORS SALVAGED FROM THE HOUSE PRIOR TO THE RENOVATION. "THE PORTER SPROUSE BUILDERS TEAM REALLY MADE THE VISION FOR THIS AREA COME TO LIFE WITH THEIR MODIFICATIONS TO THE DOORS," REBECCA SAYS. "THIS ROOM IS QUITE POSSIBLY MY FAVORITE ROOM OF THIS ENTIRE RENO." THE YELLOW TILE AND UNIQUE DETAILS MAKE THE SPACE COME ALIVE.

"The entire back of the home was altered to house the addition," Rebecca explains. "The porch and pool were added to the front of the home, which is quite unusual, but they are hidden from the road."

ENHANCING THE LEGACY

While the home received almost a complete overhaul as far as finishes, in seeking to maintain and highlight the mid mod themes, a few things stayed the same. "One of my favorite elements the Lewandowskis added is a set of decorative wooden bypass doors," Rebecca says. "Before the renovation, they were used to separate the kitchen from the other areas of the home." When the design team opened up the kitchen they removed the doors, saved the panels and reused them as pocket doors to the powder room. "It's one of my favorite details," she says.

In the living room, the large fireplace was another original feature. "We believe the Lewandowskis added the stacked stone to a traditionally brick fireplace during their homeownership," Rebecca says, "for that reason, we did not want to alter the structure in any way." Now it serves as a dramatic and stunning focal point in the living room.

THE COLOR OF SUNSHINE

Rebecca used vintage pieces, eye-catching light fixtures and color throughout the home to create a cohesive design that flows effortlessly from one room to the next. "Yellow is one of Anna's favorite colors and we really used that as a guide for the entire color story of this project," she says. Yellow tile in the powder room and a yellow ceiling in the mudroom continue that theme, while small and almost hidden details, like custom curtains with a Schumacher trim in the living and dining room, pull various colors from the surrounding rooms together.





(ABOVE) "WE CONVERTED THE FREE-FOR-ALL SITTING AREA INTO A POOL ROOM," REBECCA SAYS. THEY OPTED FOR A DURABLE, TERRAZZO FLOOR THAT IS WATER SAFE AND SERVES AS A NOD TO CLASSIC MID MOD STYLE.

(LEFT) A BATHROOM BELONGING TO THE HOMEOWNERS' TEEN DAUGHTER, LIZA, FEATURES SOME DEEP BLUE TILE FROM TILE BAR. "THE VANITY IS PREFAB AND ONE OF MY FAVORITES FROM THIS PROJECT," REBECCA SAYS.



Some furnishings came from the family's personal collection, some were purchased from local consignment stores and others came from major retailers. "Anna and Chad wanted a clean, colorful home that respected the Lewandowskis mid-century additions. I think we were able to do just that with a healthy mix of both new and vintage items and by focusing on a few key colors and finishes," Rebecca says. The result is a livable and beautiful house that welcomes you in and invites you to stay awhile. ☼

SEE RESOURCES, PAGE 112

BRAND NEW WITH THE RENOVATION, THE POOL IS LOCATED IN FRONT OF THE HOUSE, BUT MANAGES TO STAY HIDDEN FROM THE STREET. "THIS ADDITION CAUSED QUITE THE STIR IN THE NEIGHBORHOOD—COMPLETE WITH ZONING, PERMITS, A CITY VOTE AND ALL," REBECCA SAYS.



PROJECT NOTEBOOK

Year Built: 1964

Location: Rock Hill, South Carolina

Original Architect: Unknown

Number of bedrooms: 3

Number of bathrooms: 3 1/2

Year of Renovation: 2020

Length of Renovation: 1 year

SAVE:

With a full renovation and interior and exterior upgrade, the financial saves for this home were accomplished in subtle ways. We used affordable door knob hardware and repurposed existing furniture," Rebecca says. They did some discount shopping and purchased some items, like the family room rug, from IKEA. "we also used all of the homeowners' existing art collection," Rebecca says.

SPLURGE:

For starters, the renovation included the addition of an in-ground pool, located at the front of the house. In the kitchen, they chose top of the line cabinetry and appliances, while in the master bedroom, the custom built-in wooden side tables and headboard were worth every penny.

FINISHING TOUCHES:

One of the most stunning features of the home is the built in wood screens with structural brass details. The team at Porter Sprouse Builders built beautiful pieces for both the kitchen and the upstairs family and lounge room. "Each piece was handmade, stained, and placed at just the right angle by their skilled team," Rebecca says.



THE HOME HAD BEEN RENOVATED IN THE 1970S BY THE SECOND OWNERS, WHO ACTUALLY INFUSED IT WITH MORE MID-CENTURY ELEMENTS THAN IT ORIGINALLY HAD. THE CURRENT OWNERS EXPANDED IT WITH CARE TO KEEP THE MOD CHARM INTACT WHILE OPENING UP THE LIVING AND DINING ROOM AND ENLARGING THE KITCHEN.





THE BRUNT OF THE ADDITION WAS TO THE BACK OF THE HOUSE, WHICH KEPT THE FOOTPRINT OF THE HOME FROM THE STREET INTACT. A PORCH SPACE WAS ADDED TO THE FRONT OF THE HOME ALONG WITH A POOL, WHICH IS OBSCURED FROM VIEW FROM THE STREET BY A LOW FENCE.



The Crowd Pleaser

A NORTHWEST MODERN GEM GETS A SMART FACELIFT AND A NEW ADDITION, SURPASSING HIGH STANDARDS TO WIN FAVOR AT AN EXCLUSIVE HISTORIC ENCLAVE.

By JICKIE TORRES | Photography by DAVE PAPAZIAN

CHESMORE/BUCK ARCHITECTURE

DESIGN PRINCIPAL: RICK CHESMORE

PROJECT ARCHITECT: ROBB ALLEN

THE NEW CENTRAL FIREPLACE DESIGN IS SHOWN IN THIS PHOTO WITH THE STEEL CHANNEL SURROUND DETAIL, WHICH MATCHES SIMILAR CHANNEL STEEL DETAILS THROUGHOUT THE HOME. ALSO SEEN HERE IS THE EXPANSIVE 20-FOOT-WIDE SLIDING GLASS DOOR (10-FOOT OPENING WHEN DOORS ARE OPENED), LEADING TO THE NEW EXPANDED DECK. WHICH IS SURFACED WITH STEEL BAR GRATING. THE CARPET SELECTED FOR THE DINING AND LIVING ROOMS WAS SELECTED AS A NEUTRAL GRAY COLOR SO THE COLOR WOULD NOT CONFLICT WITH THE MCM FURNITURE THE HOMEOWNERS PLAN TO PLACE THERE.





THIS IS THE VIEW LOOKING FROM THE ENTRY LANDING UP TOWARD THE RE-SURFACED STAIRWAY WITH PRECAST CONCRETE TREADS AND STEEL FLAT BAR STRINGERS. THE STAINED WHITE RIFT OAK GUARDRAIL AND SCREEN WALL MAKE FOR A WARM ENTRANCE TO THE LIVING ROOM IN THE DISTANCE AND SLIDING GLASS DOOR LEADING TO THE NEW COVERED DECK.



If the Met Gala were a neighborhood, it would be Hilltop Community in Bellevue, Washington. John Morse, Paul Kirk, Wendell Lovett, Fred Basetti and Roland Terry all designed homes here. The community was founded (by Morse, Basetti and another Seattle architect, Peri Johanson) in 1948 as a collaborative enclave for Washington University professors, engineers and artists, with 40 sites strategically positioned by the architects.

(LEFT) THE ROOF CONSTRUCTION OVER THE NEW DECK AREA MIMICS THE MATERIALS OF THE ROOF STRUCTURE OVER THE MAIN FLOOR OF THE HOME. THE NEW ROOF OVER THE DECK IS SUPPORTED WITH STEEL COLUMNS AND A BEAM, AND THE DECK IS FINISHED WITH A STEEL BAR GRATE AND A STEEL FRAME AND WIRE GUARDRAIL.

(BELOW) (FROM LEFT TO RIGHT): HOMEOWNERS LAURIE AND ROBERT DEITZ STAND WITH ARCHITECT RICK CHESMORE NEXT TO THE NEW 20-FOOT SLIDING GLASS DOORS, WHICH ARE FULLY OPENED TO THE NEW DECK. ONE OF THE FIRST MEETINGS THE COUPLE AND THE DESIGN TEAM HAD ABOUT THE HOUSE WAS REGARDING THE DECK. THE OLD ROOF CAME DOWN FURTHER, LEAVING THE CLEARANCE TO JUST OVER 6 FEET AND OBSTRUCTING THE VIEW. THE REMODELED ROOF PITCH ALLOWS FOR 10 FEET OF CLEARANCE AND OPENS UP A FULL VIEW OF THE HORIZON BEYOND, WHICH INCLUDES MOUNT RAINIER.

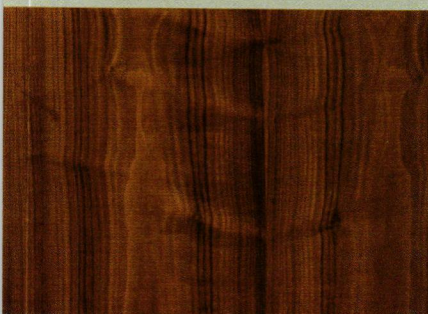
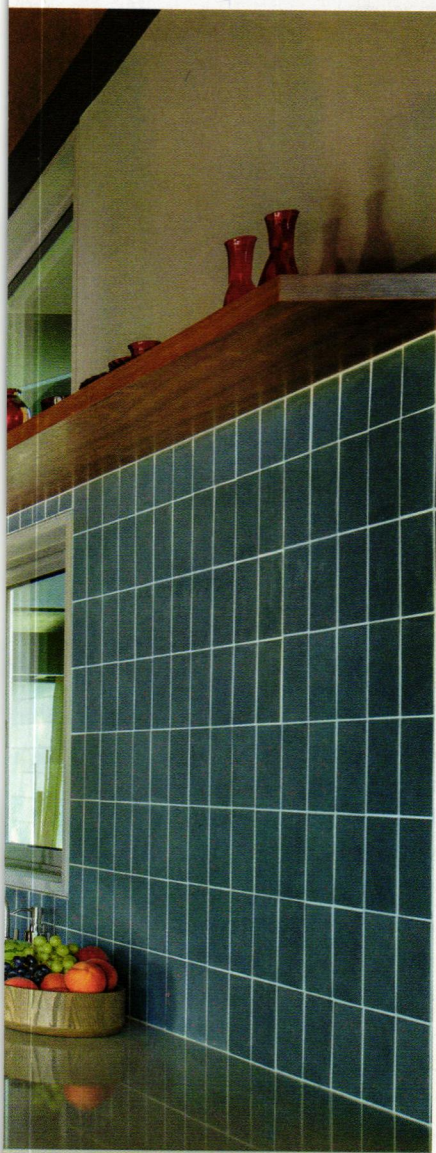


(BELOW) THERE WAS ORIGINALLY A WALL TO THE RIGHT OF THE KITCHEN ENTRYWAY FROM THIS VANTAGE POINT. THE TEAM TOOK IT DOWN TO CREATE A MORE OPEN KITCHEN/DINING AREA, WHICH ALSO MAKES THE SMALL KITCHEN FEEL LARGER. THE BEAUTIFUL VIEWS BEYOND THE DECK CAN NOW BE ENJOYED FROM THE KITCHEN AS WELL.

“These structures represent a consistent dedication to the principles and spirit of the site and community,” Morse said about the endeavor. “The founders of the neighborhood created design rules suggesting houses were required to have straightforward contemporary character adapted to the site. Contemporary was defined as functional, designed more for comfort, utility and internal beauty than for display! This type of architecture favors the use of natural materials, such as wood and stone, complemented by the lightness of space...it stands for honest construction and it expresses the richness of simplicity.” Morse designed his own home in Hilltop.



(RIGHT) LAURIE OPTED TO FORGO UPPER CABINETS WITH THE REDESIGNED KITCHEN, A DECISION THAT ADDS TO ITS OPEN AND SPACIOUS FEEL, WHICH BELIES THE KITCHEN'S SMALL SIZE. VERTICAL STYLED TILE BECOMES THE STYLISTIC FOCUS AND, ALONG WITH BEAUTIFUL STAINED WALNUT CABINETRY, WARMS UP THE PERCEIVED COOLNESS OF THE EXPOSED MASONRY WALLS.



It's no surprise, then, that when Laurie Dietz came upon a new listing in the neighborhood, she purchased it without consulting her husband, Robert, who was working in Australia at the time. Rick Chesmore, principal at Chesmore/Buck Architecture, a design studio based in Bellevue, explains, "The homeowners' children and my children went to school together and we'd done another remodel for [Rob and Laurie] of a home in the same era. They bought the house and they gave my business partner, Dave, and me a call at 8:30 a.m. and we were on the job site by 9 a.m."

The Deitzes bought the property with a complete remodel and an addition in mind. The house was on the smaller side, built in 1962 and designed by John Lindahl. "The original documents had an addition dotted in on the site plan—it was already approved," Rick says. "They have a strict HOA on the premises, so knowing that the architect himself had intended the option was in our favor."

The objective was to modernize the existing two-story house and construct an adjacent two-story addition that would house a new primary bedroom and bathroom and powder room on top and an open-air studio on the bottom that could also function as a classic-car garage for Robert.



TO THE LEFT, WHERE THE CABINETS AND UPPER SHELVES NOW STAND, WAS ONCE A POWDER ROOM THAT WAS REMOVED TO ENLARGE THE KITCHEN AND OFFER MORE STORAGE. TO THE RIGHT IS MORE OPEN SHELVING AND THE COUPLE'S STYLISH REFRIGERATOR.

REMODELING THE ORIGINAL HOUSE

The couple had lived in Mid Century Modern homes before, are advocates for preservation and were savvy to design elements that are appropriate for the style. They wanted to keep as many original elements as possible, and Laurie herself drove the interior finish choices. She opted for new tile in the kitchen, terrazzo floor tiles in the kitchen and bathrooms, and then opted to keep the carpeted areas but replace them with new carpet. The original ceiling beams got a new coat of paint and the unique plywood ceilings were cleaned and restained.

There were some major changes to the original structure. The team enlarged the kitchen by removing a dividing wall between the dining room and kitchen, which also opened up the kitchen to views outside a full-length deck. They also removed a powder room that was adjacent to the kitchen, which allowed them to add a new small bank of cabinets with additional countertop space and open upper shelves for more kitchen storage.

Another change was to reorient the fireplace to a more centralized spot in the living room. This immensely improved the flow from room to room and created a better focal point for the living room. They were able to build a new fireplace along an existing column of cement block, which was directly under the ceiling's ridge beam. They matched the cement block to fill out the rest of the fireplace wall.

Lastly, they modified the outdoor deck quite a bit. The original deck ran the length of the home but was only 8 feet deep. The roof overhang also came down quite low—the clearance was just over 6 feet. "So we kicked the roof up and out at a butterfly-roof style angle which makes for a much higher roof line over the new deck and allows more natural light into the space and has a more interesting appearance than the original," Rick says.



THE RENOVATION INCLUDED REORIENTING THE FIREPLACE TO THE CENTER OF THE ROOM, WHICH VASTLY IMPROVED THE FLOW AND OFFERED A NICER FOCAL POINT FOR THE LIVING ROOM. "THE EXISTING CMU (CEMENT MASONRY UNIT) BLOCK WAS DIRECTLY UNDER THE RIDGE BEAM BECAUSE IT WAS PART OF THE STRUCTURAL SYSTEM," RICK SAYS. "WE THEN USED NEW CMU BLOCK AND ALIGNED THE HORIZONTAL GROUT JOINTS SO THE EXISTING AND NEW WERE SEAMLESS."

The newly remodeled deck not only has a new roof pitch, which puts the clearance to 10 feet in height, it's also 6 feet deeper, allowing for much more usable living space. And for the ultimate wow factor, the team installed a new 20-foot-wide set of sliding doors, which, when opened to one side or the other, allows a 10-foot opening—for the ultimate indoor-outdoor experience. Paired with new wire mesh infill at the railings that replaced the old, dilapidated wood railings, the view over the tree-dotted hills toward Mount Rainier is breathtakingly unencumbered.

DESIGNING THE ADDITION

"Before we begin designing, our process is to clearly understand the needs for the existing structure and the addition," Rick explains. "Our process is also very site driven. We review the existing site conditions including where the views are, the slope of the terrain, and locations of any rock outcroppings and trees. We try to work with trees rather than take them out. Being clear and committed to all these answers will lead you into design solutions that really work."

The Deitzes and the Chesmore/Buck team agreed that the addition needed to seamlessly connect to the original structure. "With any project, when you add on, it should look like it was there originally," Rick says.

For the addition, Rick and his team were able to follow the original architect's site plan for the additional footprint, which was outlined in the historic documents. "We followed the outline of the addition, but then had to design the functional spaces, the aesthetic and the connection to the existing home," Rick explains. So what they created was essentially a bridge with glass windows looking out to the new entryway and driveway to one side and toward Mount Rainier on the other. This 8-foot long hallway leads to the newly relocated powder room and primary suite.

"We made a presentation to the HOA and built a physical model to illustrate the plans for approval," Rick says. "Usually, there are maybe eight or nine people who show up to these approval meetings. For this meeting, there were 32 people who showed up to evaluate. There was a lot of curiosity and they wanted to ensure the architecture was keeping the integrity."





(ABOVE) THE OVERSIZED CURBLESS SHOWER DOES A GREAT JOB OF EMPHASIZING THE BEAUTIFUL MATERIALS THE HOMEOWNER CHOSE, WHICH WAS EXACTLY WHAT THEY WANTED FOR THE PRIMARY BATHROOM'S DESIGN.

(LEFT) LAURIE FOUND THIS VINTAGE CABINET AT A RECLAMATION STORE, SO THE CHESMORE/BUCK TEAM USED IT AS A VANITY. SHE CHOSE THE MIRROR AND TILE AND THEY INSTALLED A BACKLIGHT THAT HIGHLIGHTED THE TEXTURES BEAUTIFULLY.

(OPPOSITE) THIS ENTRYWAY ORIGINALLY HAD OUT-OF-SCALE, WOOD-PANELED WALLS FLANKING THE STAIRCASE, BUT CHESMORE/BUCK REPLACED THEM WITH A MORE DECORATIVE ELEMENT. "A LOT OF THE HOMES FROM 1950 TO 1960 HAD A SCREEN WALL OF SOME SORT SEPARATING THE ENTRYWAY FROM THE LIVING SPACE. WE DECIDED TO TAKE THAT APPROACH WITH THIS WHITE RIFT OAK-STAINED SCREEN WALL," RICK SAYS.



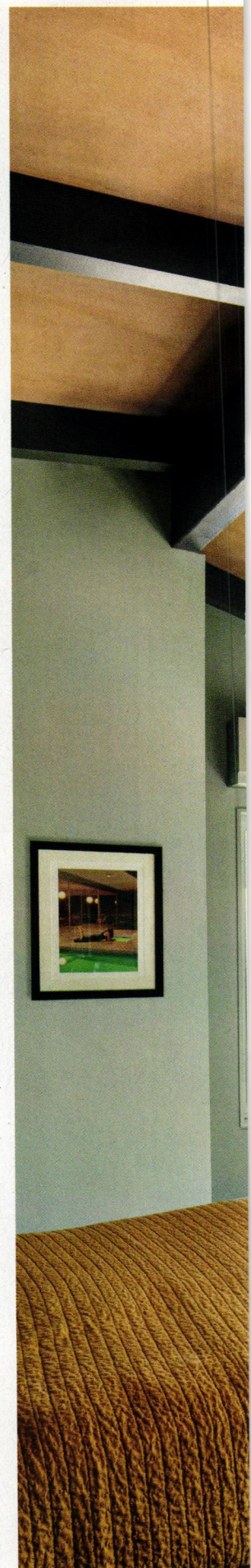


(ABOVE) THE PRIMARY BATH BOASTS THE SAME TERRAZZO TILE AND WALNUT CABINETS USED IN THE KITCHEN. HIS AND HERS SPACES WERE A MUST FOR THE COUPLE AS WELL. LAURIE CHOSE NELSON CIGAR LIGHTING FIXTURES TO ROUND OUT THE ROOM.

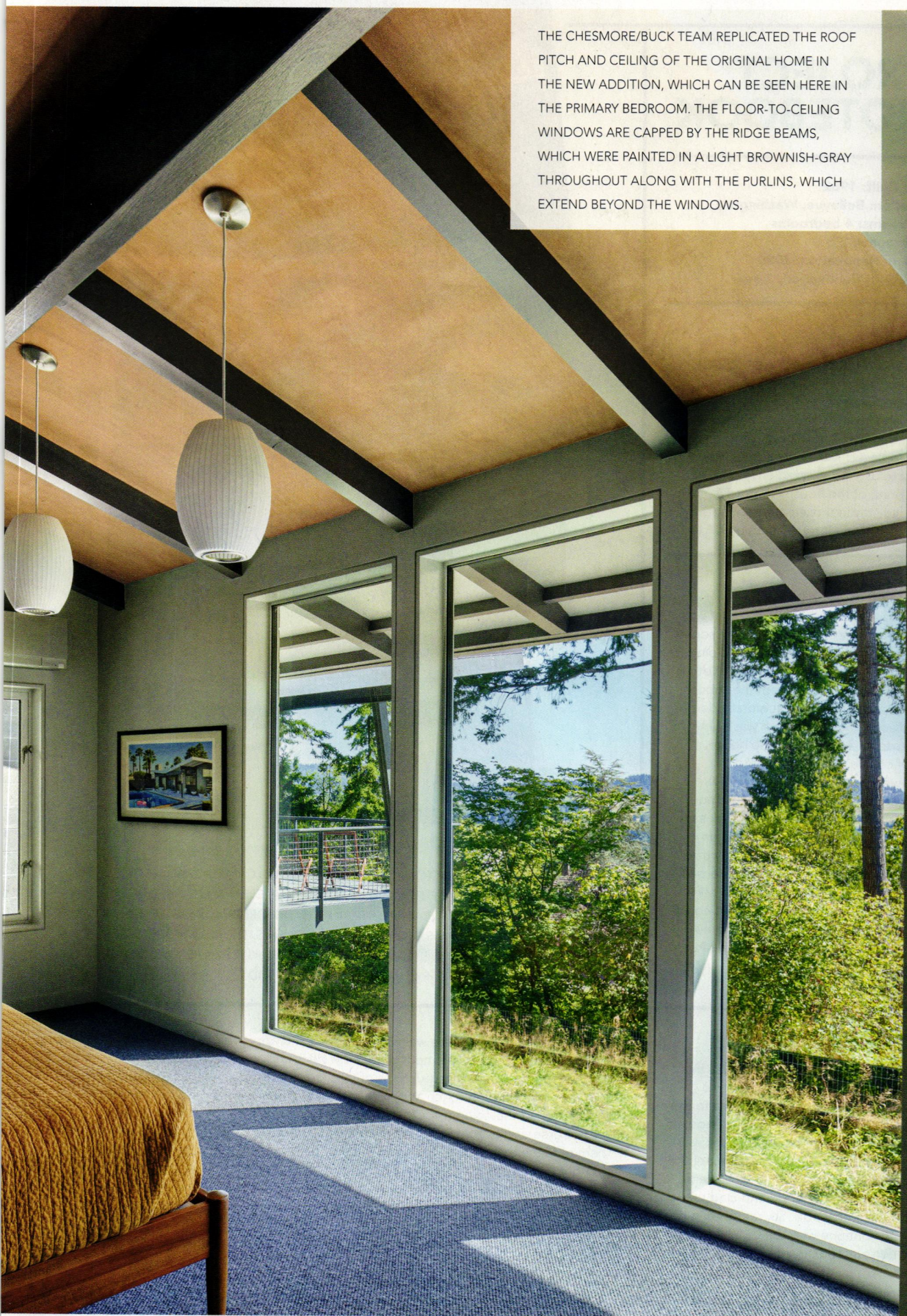
To blend the two buildings together seamlessly, the crew matched the roof pitch, utilized matching CMU (Concrete Masonry Unit) blocks walls and replicated the plywood ceilings with matching beams. The entire home received new anodized aluminum windows, which further unified the design. "Everything else came together," Rick says.

Rick and Dave's firm will celebrate its 30th anniversary in September. Of his fondness for the project, Rick says, "We have a strong connection to the area. The homeowners had an interest in doing the project right and creating something special. They knew they had a MCM jewel to work with and so did we." ❁

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THE CHESMORE/BUCK TEAM REPLICATED THE ROOF PITCH AND CEILING OF THE ORIGINAL HOME IN THE NEW ADDITION, WHICH CAN BE SEEN HERE IN THE PRIMARY BEDROOM. THE FLOOR-TO-CEILING WINDOWS ARE CAPPED BY THE RIDGE BEAMS, WHICH WERE PAINTED IN A LIGHT BROWNISH-GRAY THROUGHOUT ALONG WITH THE PURLINS, WHICH EXTEND BEYOND THE WINDOWS.



PROJECT NOTEBOOK

Year Built: 1962

Location: Bellevue, Washington

Bedrooms: 4 bedrooms

Bathrooms: 2½

Year of Renovation: 2020

Length of Renovation: 1 year

SAVE:

Preserving rather than updating certain modest materials was helpful for the budget. Chesmore/Buck's team kept the plywood ceilings and used plywood in the new addition. The living room carpet was replaced with new carpet. "We also tried to use the existing envelope, or footprint, of the house," Rick says. "We tried to stay in those parameters so we could enhance it rather than rebuild."

SPLURGE:

"Doing the deck the way we did it was a splurge. They could have done something a lot smaller," Rick says. "Doing it out of bar-grade steel required a lot of details and execution from the subcontractor. They made a decision to do the fireplace relocation, which was really important to the flow of the house."

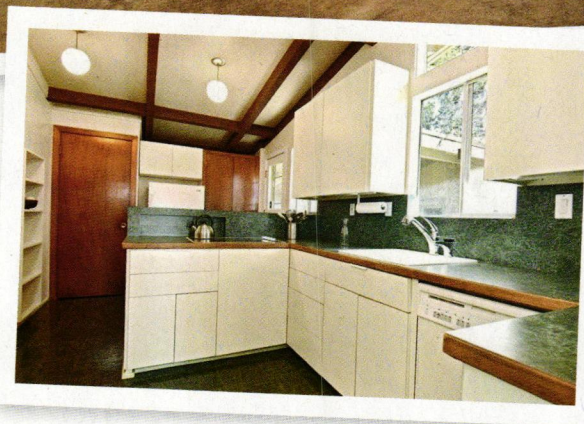
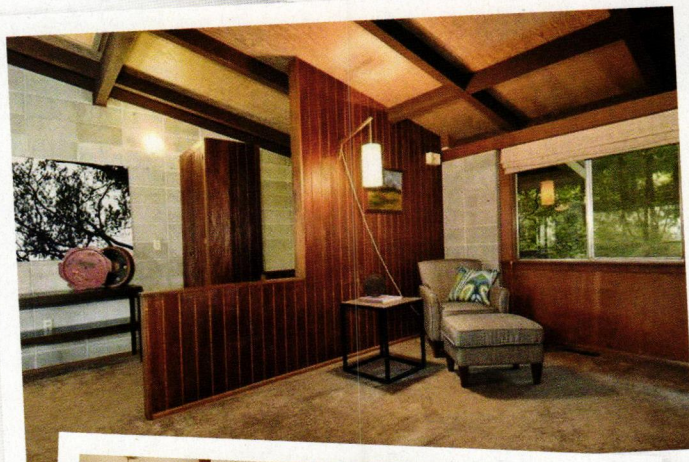
"Of course, the addition and the way we designed it; it's brand new and you're trying to mold that to an aesthetic from 60 years ago," Rick says. "They could have compromised on materials but they wanted to stay true to the architecture. If the ideas are well thought through and the design concept is good, you should stay the course through the challenges of remodeling. Otherwise, you stand back and years later, you might wish you had stuck to the original plan."

ADD-ONS

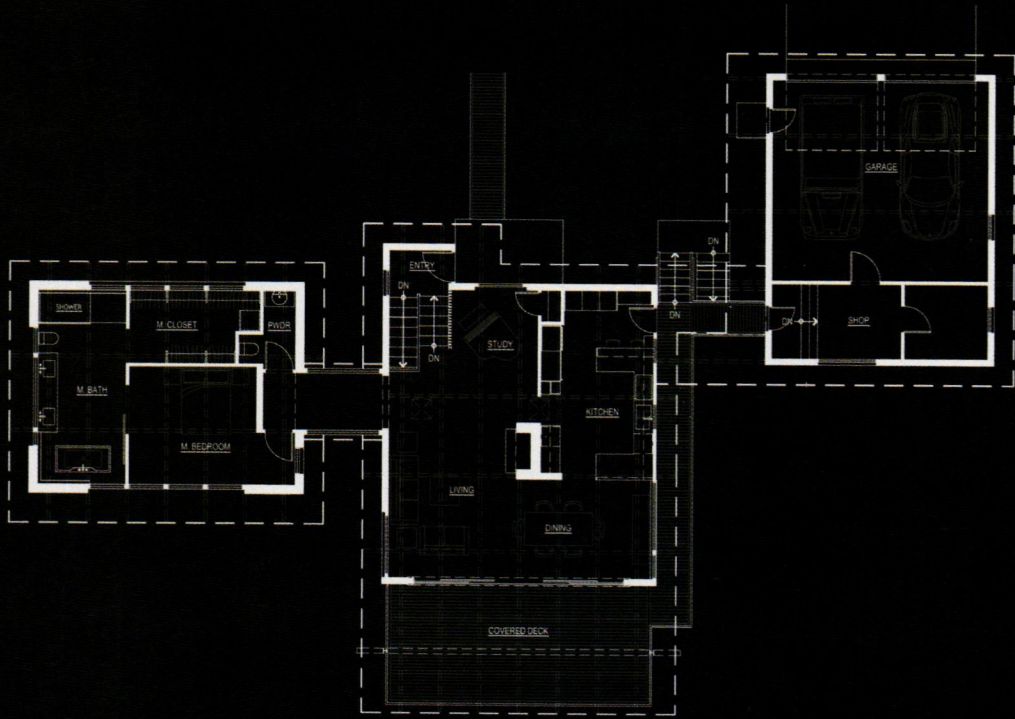
A big driver for the aesthetics was the concrete masonry block, but it also proved to be less straightforward to use by today's standards. "The challenge we had with the current energy codes was that, unlike the original structure, for the addition we ended up having to frame the new walls with wood and clad the new walls with wood. So, rather than be able to continue with the CMU for the addition's interior, inside it's all drywall."

While the HOA committee was quite pleased and approved the design for the addition, there was one element of the new deck and roof plans that caused concern. "Like a lot of the structures of that era, we had designed an angled roof that went up at a slight pitch and instead of the columns being straight up and down, we had the columns perpendicular to the roof plane," Rick says. "It was a 13-degree angle. That was the only thing they were unsure of, but I showed them old architecture with the same motif to prove it was appropriate. They still thought it was a little bulky, so we redesigned it to be a little more slender."

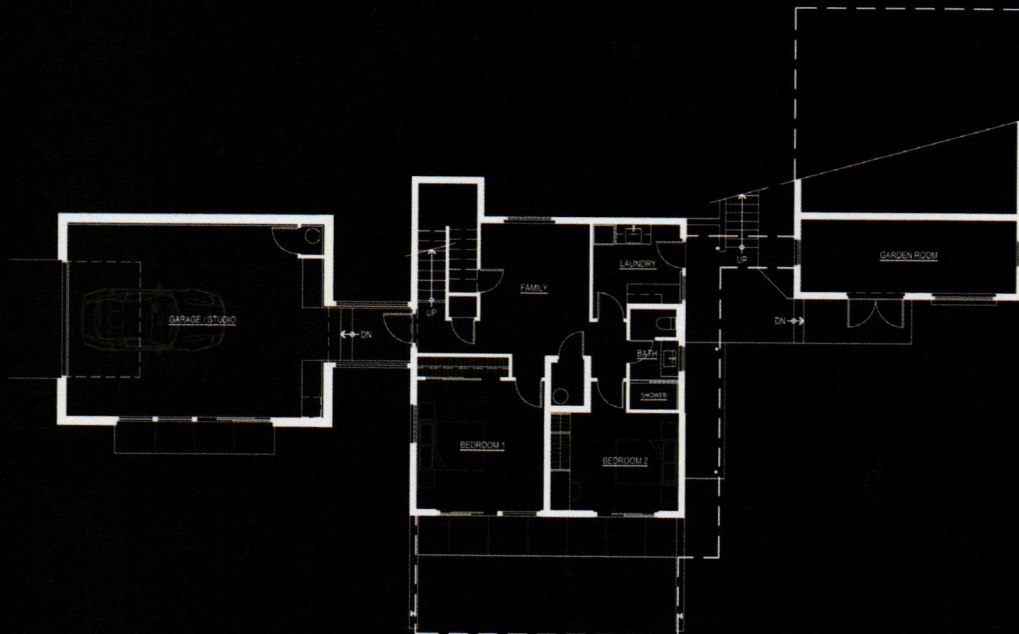
Regarding the intense level of curiosity from the community about the design proposal to the HOA, Rick says: "I found it really appealing that they had as much interest in what we were doing. They had really good questions. One of the neighbors came up afterward—his father was famed modernist architect Hugh Newell Jacobsen and his mentor was world renowned architect Louis Kahn. He really loved the design."



(BEFORES FROM TOP TO BOTTOM): THE DECK OVERHANG CAME DOWN OBSTRUCTIVELY LOW. THE TEAM RAISED THE PITCH AND INCREASED THE CLEARANCE WHICH ALLOWED A MUCH BETTER VIEW OF MT. RAINIER FROM INSIDE. THE ORIGINAL WOOD PANELING BY THE ENTRY STAIRCASE WAS "OUT OF SCALE" RICK SAYS. THE NEW WOOD SCREEN IS VISUALLY MORE LIGHT AND WELCOMING. THE REVAMPED KITCHEN REPLACED DATED COUNTERTOPS AND CABINETRY THAT WAS OUT OF PERIOD.



MAIN FLOOR PLAN



LOWER FLOOR PLAN

THE KITCHEN MATERIALS USED ILLUSTRATE THE MID MOD MANTRA OF RESPECTFUL PRESERVATION. "BY SELECTING ETHICALLY MADE TEXTILES, SUSTAINABLY SOURCED FURNITURE AND LOCALLY CRAFTED DECOR, WE PRIORITIZE NOT ONLY THE WELL-BEING OF THE CLIENT BUT OF THOSE WHO ARE INEXTRICABLY LINKED TO OUR MATERIAL PROCESS," INTERIOR DESIGNER CHRISTINE TURKNETT SAYS.





Moody

Minimalism

By MERYL SCHOENBAUM
Photography by LEONID FURMANSKY
Styling by CHRISTINE TURKNETT

Enter the sanctuary styling of a mid mod home where black is the new neutral.



In a design era when most new homeowners are requesting open floorplans with light, bright interiors, Alyssa Donovan had other ideas for her home. She hired Christine Turknett, principal interior designer at Breathe Design Studio to create the environment she envisioned for herself.

"Alyssa wanted her home to be cozy and warm," Christine says. "She wanted to convert it from a bright, open, airy space into a moody sanctuary." The designer's first impressions of the home, located in Westlake Hills, Texas, a suburb west of Austin, confirmed that she could create the ambience Alyssa wanted.

"I felt an instant connection with the clean, modern architecture by Alterstudio Architecture," Christine says. "It was a new build in 2018, specified by the architect.



(ABOVE) AN AVID-READER, THE CLIENT REQUESTED A LIVING ROOM THAT ALSO SERVED AS A READING ROOM. ALONG THE WALLS OF FLOOR-TO-CEILING WINDOWS, THE DRAMATIC EMERALD GREEN VELVET WINDOW TREATMENTS FUNCTIONED AS BOTH A BLACK-OUT CURTAIN AND A RICH BACKDROP FOR THE EAMES LOUNGER IN THE READING NOOK.

(BELOW) A BOOKSHELF NEATLY DISPLAYS A CURATED COLLECTION OF ELEMENTS IN VARIOUS SHAPES AND SIZES TO ADD INTEREST TO THIS COZY CORNER OF THE LIVING ROOM.

(OPPOSITE) "A BLACK MENU STORAGE COFFEE TABLE AND ARMADILLO & CO. WOOL RUG CREATE A SANCTUARY WHERE A CAT COULD CURL UP NEXT TO YOU WHILE YOU'RE READING," CHRISTINE SAYS.





UNIQUE ELEMENTS LIKE THE LIGHT FIXTURE
ABOVE THE DINING TABLE ADD TO THE
DRAMATIC FEEL OF THE DESIGN.



I've always admired their work and was thrilled at the opportunity to style such a beautifully constructed home that is minimalist-inspired and clean."

BRING ON THE BAT CAVE

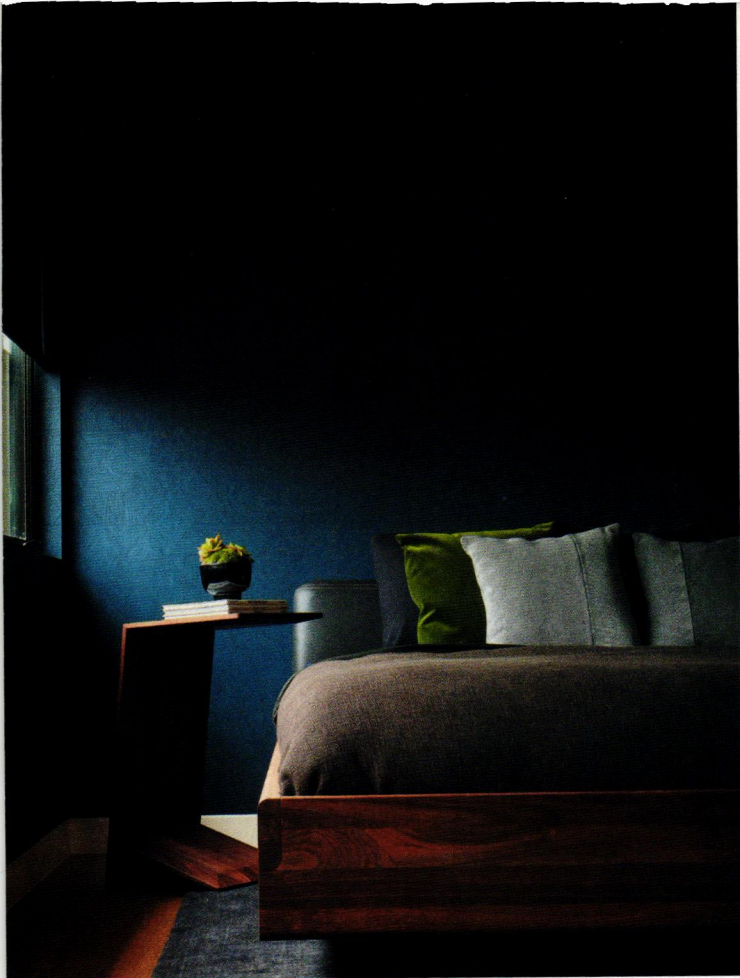
Perhaps the room that best illustrates the home's dramatic take on mid mod is the master bedroom. "Alyssa requested that her master bedroom look like a bat cave and asked us to change the white pre-specified finishes," Christine says. "This set the tone for the rest of the home to balance the bright natural light with the darker ambience of the interiors." The designer accomplished the dark, subterranean design goal in the bedroom through color, textiles and furnishings such as teal geometric-motif wallpaper, a dark walnut bed, a black wool viscose rug, charcoal linen bedding, rich saddle leather and raw black wood.

Christine knew the strategic use of color would help her achieve the client's desired look and feel for the décor. "Alyssa was drawn to dark gray, so we took a tonal color-scheme approach in each of the rooms," she says. "Keeping the color palette tight opens the door for infinite textures. This tactile approach creates a harmonious space that is relaxing and calming."

MOODY MOD

In the living room, the homeowner wanted to have a dark gray sofa and rug. "Since the goal was moody ambience, we couldn't do anything too bright, but I didn't want the design to lose any dimension," Christine says. "We mixed luxurious upholstery options such as velvet, wool, walnut and suede." The designer layered elements such as emerald velvet draperies, black leather upholstery, a dark-gray sofa and rug, and a black storage coffee table. Alyssa wanted the space to have a reading-room vibe.

(ABOVE) THE AWARD-WINNING KITCHEN, DESIGNED BY ALTERSTUDIO ARCHITECTURE, COMBINES THE CLEAN LINES AND NOD TO NATURE (WOOD FINISHES) FOUND IN MIDCENTURY MODERN INTERIORS WITH A MINIMALIST SCANDINAVIAN INFLUENCE.



“She wanted to convert the home from a bright, open, airy space into a moody sanctuary.”

The dining room reflects the client’s love of wood furniture. “The trick was selecting wood tones that complemented each other but also contrasted, so it doesn’t look flat,” Christine explains. “We ended up using the wood grain as a motif across multiple shades.”

MINIMALIST APLenty

Christine achieved Alyssa’s desire for minimalist decor by styling the kitchen with simple counter stools that have black legs to ground the dark tone. The minimalist approach is evident throughout the house as there are not many collected items displayed that would distract from the serene sanctuary ambience.

The home’s location in the Austin area influenced Christine’s design decisions. “The home has large expanses of glass and there was exposure to the exterior landscaping, so there was an opportunity to bring the outside in and vice versa,” she says.

The completed project was honored with the 2019 design award from the Austin Chapter of the American Institute of Architects (AIA) for its exterior and kitchen designed by Alterstudio Architecture. “I am always pleasantly surprised to see the final vision come together because it emerges from so many small decisions based on what I know about my clients,” Christine says. “Seeing it all come together reminds me that I have the privilege of helping people creatively express who they are in their surroundings. My greatest hope is to design a space they’re relieved to come home to and proud to share with friends and family.” ☼



(ABOVE) THE MASTER BEDROOM PROVIDED A DESIGN CHALLENGE TO CREATE A DARK, MOODY AMBIENCE GIVEN THE ROOM'S LARGE WINDOWS. "AFTER INSTALLING SIMPLE AUTOMATED WINDOW SHADES, THE LOW-CONTRAST NAVY GEOMETRIC PATTERN ON DARK TURQUOISE WALLPAPER SET THE TONE FOR THE ROOM," CHRISTINE SAYS.

(BELOW) OTHER FAMILIAR MID MOD FEATURES APPEAR IN THE HOME'S EXTERIOR: A FLAT-ROOF DESIGN AND FLOOR-TO-CEILING WINDOWS REPLACING WALLS



Mission: Kitchen Optimization

Learn how to maximize storage and organization in a mid-century kitchen.

By JICKIE TORRES

Photography by BRET GUM



MID CENTURY MODERN KITCHENS are notorious for starving you on space. If found in its original state, it's often small and lacking in storage. When you decide to renovate, there's a lot to debate: what to keep, what to update. Should you expand? What should you preserve? No matter the route, maximizing the space is essential.





FOR A LIST OF
AMANDA'S FAVORITE
ORGANIZING
SUPPLIES, GO TO
ATOMIC-RANCH.COM.



Amanda Burns Clark is a professional organizer and owner of Ever So Organized, a full-service organizing business based out of Orange County, California. She is well-acquainted with the nuances of space issues in a mod kitchen and says hers inspired her to be a minimalist.

"I saw its limitations as a way to inform our way of living in the space," she says. "Before moving into our Eichler, we lived in a 1,000-square-foot home near the beach as a family of four. We doubled our square footage in the Eichler and added another family member with our third child, but I got rid of half our belongings."

For Amanda, reducing her stuff was liberating. "Our kitchen is not large by modern standards—and that's the way I like it," she says. "Bigger is not always better. Bigger can mean more to maintain. We have one large pot and two pans. That means there is never more than three pots and pans to wash at any given time. This minimalist approach has given me plenty of room in my kitchen. I think about the family of five that lived in our home for over 50 years. If they made this kitchen work, surely I can as well."

Here are some of Amanda's tips for getting the most storage and organization from your kitchen.

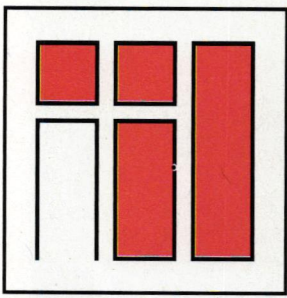
Start With the '8 Cs'

When working on her clients' kitchens, Amanda always follows the same process: Clear, Categorize, Clean, deClutter, Create zones, Contain, Clearly label...and then, Calm.

"The first thing I do is remove everything from the cabinets and drawers so we can really see what we are working with. Tackling an entire kitchen on your own can be overwhelming, and it's easy to give up," Amanda says. "We come in with a full team to make the process more manageable."

After giving the newly empty space a good cleaning, Amanda's team starts grouping like things together: canned foods, baking dishes, utensils, etc. "This is the time that we bring the client in and have them make decisions on what to declutter. They may not have realized that they owned multiple can openers or melted spatulas until everything is gathered together."

Once items have been decluttered, Amanda space plans and decides on where items should live. "It usually makes the most sense to keep utensils near the dishwasher for easy unloading and items children use go lower for access," she explains. "We also start to create areas that are specific to the client's needs. This might include a smoothie station or an area to keep lunch items."



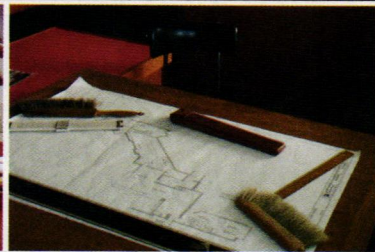
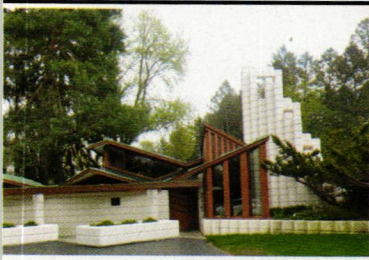
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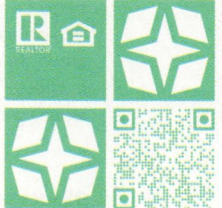
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Priority List

AMANDA'S BEST TIPS FOR PRIORITIZING SPACE IN THE KITCHEN.

Single-use kitchen appliances: The promise of fresh juice or a hot panini is alluring, but these appliances take up valuable space and rarely get used. Opt for appliances that serve multiple functions or get creative with the appliances you already own.

Coffee mugs: Every time someone has gifted you a mug (which is strangely often), you put it in the cupboard with the others. I suggest taking the time to remove all your mugs, evaluate what you need and keep only a few favorites per adult. You always reach for your few favorites anyway.

The fridge: Check the expiration dates on food and condiments monthly, tossing everything that's gone bad. Let go of those one-off ingredients that you bought to try with a new recipe but know you will never use again. This spoiled and unused food is taking up valuable real estate.

Decant: Store food in clear containers. OXO containers are a favorite of professional organizers. Food will stay fresher longer and you'll know how much you have. No more grabbing a box from the cupboard and realizing there's only one cracker left. Cut out cooking directions and expiration dates, and tape them to the back of the container. Packaging takes up so much space. Remove your items like granola bars from bulky boxes and reorganize items in storage bins.

Label everything: Labeling helps remind you where everything is. It can also help others find what they need and return items to their proper places. Using the same label style can give mismatched bins a cohesive look.

Free the counter: Consider removing the toaster from the counter. You may use it everyday, but putting it away for the 23 hours a day it's not being used will free up that much-sought-after counter space we all crave.

Then food and ingredients get decanted in tidy containers and labeled. "Labeling helps everyone find what they are looking for quickly, but it also guides them to where items should be put back. The final step is to enjoy the sense of calm you feel when your kitchen is organized," Amanda says.

Identify Your Dead Zones

Amanda is currently tweaking her own kitchen, leaving most of the original cabinetry and whatever original Philippine mahogany they can save, but reworking a previously renovated peninsula and adding pull-outs to a blind corner. "No matter what I tried, I could never keep this deep abyss to the side of our sink organized. I had to crawl on my hands and knees to fish out items I had stored in there," she says. "So I added pull-out shelves to the existing cabinets to make cookware more accessible."

Lean Into Modern Appliances & Amenities

"I'm utilizing some of our original cabinetry to house our modern microwave/air fryer/convection oven combo, but because we have so few pots and pans and bakeware, there was room to create a space under the cooktop. We are adding an Invisacook induction cooktop under the new porcelain countertop. This new tech solution gives us a ton of useable countertop space," Amanda says. "We are adding a drawer for our trash, compost and recycling. I don't think anyone was considering compost bins in 1960!"

Amanda says this total revamp for your kitchen storage really does have lasting effects. "An organized kitchen is like any room in the home," she says. "Once the systems are in place, it just needs the occasional tidying up." ☺

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LOVE THE
MOMENT

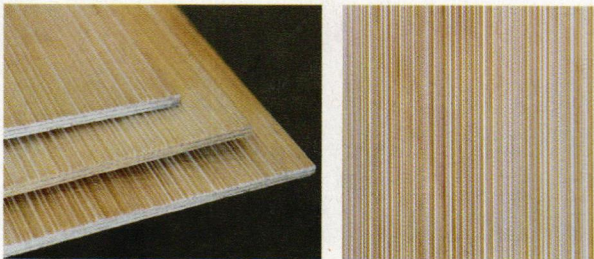
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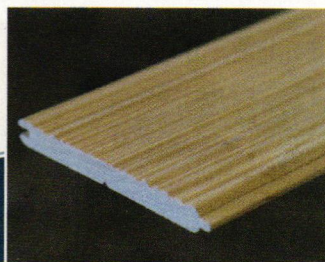
» Tiles: 11 7/8" x 11 7/8" 15 7/8" x 15 7/8" 23 7/8" x 23 7/8"

» Panels: 15 7/8" x 48" 15 7/8" x 96" 23 7/8" x 48" 23 7/8" x 96"

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» 3/4" Tongue & Groove • Various Lengths • Stain-grade

» Species: Alder Cherry Maple Poplar Red Oak White Oak



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House-Paint Color Guide

Looking for the perfect shade for your mid-century gem?
Check out these tones and swatches to make the perfect match. By JICKIE TORRES



Going Green

Inspired by nature? This Cliff May home in Long Beach, California, masters the monochromatic look. Done in an elegant olive tone, it blends organic and modern style in the best way.

Your Perfect Paint Palette

1. Sherwin-Williams June Day (SW 6682)
2. Sherwin-Williams Luau Green (SW 6712)

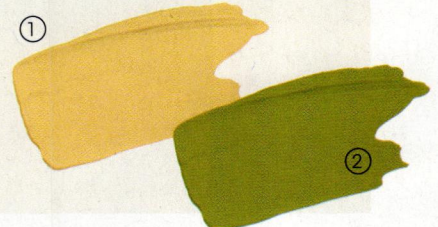




PHOTO BY BRET GUM

Easy Earth Tones

Looking for something classic? Frank Lloyd Wright would approve of the natural tone-on-tone palette on this A. Quincy Jones-designed home in Fullerton, California.

Your Perfect Paint Palette

1. Behr Tart Orange (HDC-MD-27)
2. Behr Burnished Pewter (PPU24-04)
3. Benjamin Moore Carbon Copy (2117-10)

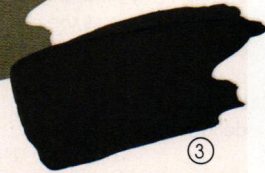
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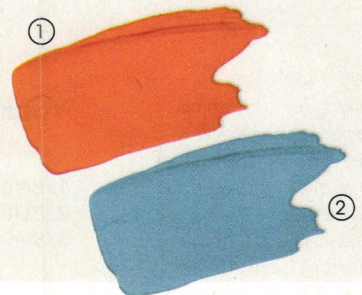


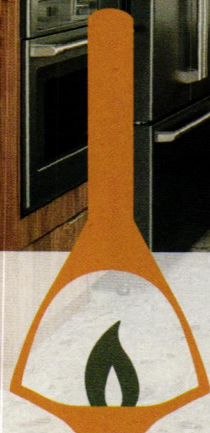
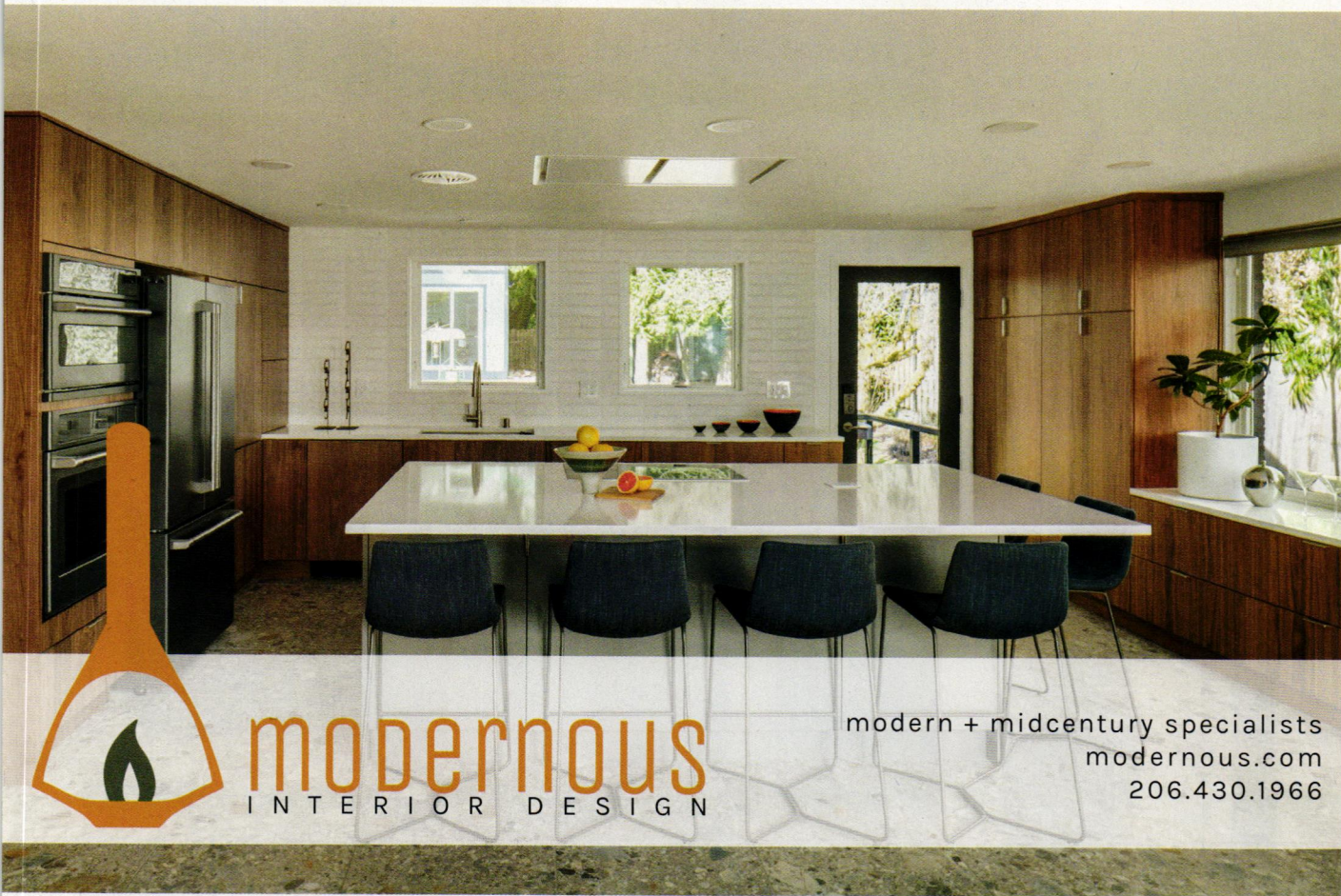
Feeling Blue

Few colors please the eye more than blue. The subdued shade on this 1960 rambler in Charlotte, North Carolina, is the perfect calming color that still has a touch of retro pep. And paired with a bright orange door? Well, color us delighted.

Your Perfect Paint Palette

1. Dunn-Edwards Orange Burst (DEA113 RL#202)
2. Dunn-Edwards Wandering River (DE5850 RL#321)





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"WE CREATED INTEREST IN THE SHOWER BY ADDING A ROW OF BLUE TILES, AND CREATING A BORDER WITH THE SIDES AND CEILING. WE TIED IT ALL TOGETHER WITH A VINTAGE RUG," SAVANNAH SAYS.

Designing With Tile

Which trends are the right fit for mod homes and which looks will be timeless? Interior design experts share their insights.

By JICKIE TORRES | Images courtesy of LS DESIGN STUDIO

WE MODERNISTS HAVE a blatant love affair with tile. There are online networks devoted to saving vintage tile from project sites, there are notable buildings and interiors that are recognizable based solely on their tile, and tile posts are among the most clicked on our website. Therefore, choosing tile for your renovation project is a big decision.

INTERIOR DESIGNERS LILLI MORGAN AND SAVANNAH DUREN DESIGNED THIS BATHROOM FOR A YOUNG GIRL. THEY WANTED IT TO AGE WELL WITH HER. "WE DID A FULLY MONOCHROMATIC LOOK BY MATCHING THE PAINT COLOR ON THE WALLS TO THE BLUE TILE. ON THE VANITY WALL, WE TOOK A SIMPLE SUBWAY SHAPE AND MADE IT MORE INTERESTING BY LAYING IT IN DIFFERENT DIRECTIONS (VERTICAL AND HORIZONTAL)," SAVANNAH SAYS.





BY KEEPING THE COLOR PALETTE SIMPLE, IT'S EASIER TO TIE THE DETAILS TOGETHER FOR A POLISHED LOOK. "THE FLOORING TILE HAS A BRASS INLAY, WHICH TIES INTO THE SCONCES AND ADDS A BIT OF WARMTH," LILLI SAYS.

However, designing with tile is wonderfully customizable and can impart an elevated feel to a space. For Savannah Duren and Lilli Morgen of LS Design Studio based in San Diego, California, rooms with statement-making tile are all about bold looks in smart colors.

Their full-service interior design firm focuses on large-scale remodels, kitchen and bath renovations, and home furnishings, so working with tile is a big part of what they do. "The hard-surface selections, such as tile and countertops, are what give the room its own individual look and feel," Savannah says. Lilli adds, "Each decision that goes into them is intentional—from the material type, the layout, the finishing details—it all creates a unique look that forms the character of the space. If we choose a marble herringbone in the shower, it's going to have a completely different personality from a black ceramic subway tile stacked vertically. Your tile and hard surfaces then become the base of the space, with the other surfaces working off of them, meaning they are incredibly important."

They share their design insight, expertise and tips for designing with tile below:

What are some exciting things you're seeing right now in the world of tile?

We're still seeing a huge amount of natural and organic



WHILE THERE ARE THREE TYPES OF TILE AND THREE TONES FOR EACH, THEY WORK TOGETHER BECAUSE THEY OF THEIR HARMONIOUS COLORS AND SCALE.

materials, like Zellige tiles, a comeback of travertine, a heavy use of marble... and then, on the other hand, we're seeing tons of straight lines and geometry: linear tiles, color blocking, checkered patterns, ranging grout sizes. We love everything that's happening right now!

Do you think tile has the ability to make or break a room?

When selecting materials, hard-surface selections, such as tile and countertops can absolutely make or break a space. Functionally, if a material is chosen for the space that doesn't work with a client's lifestyle, in our eyes, it counteracts a beautiful design. Additionally, a beautiful tile selection can stop you in your tracks so we put a ton of thought into what we specify!

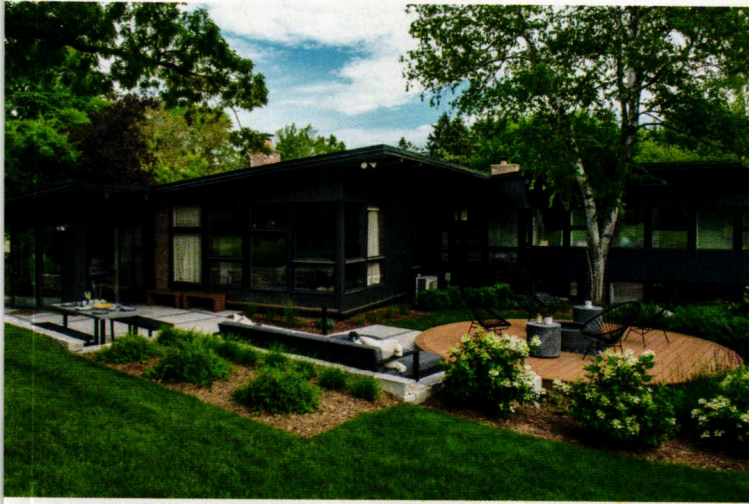
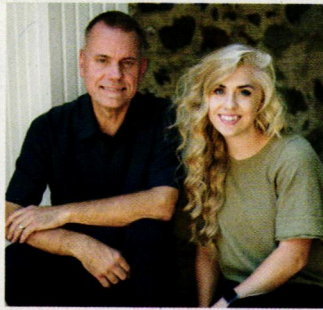
What are some trends that you think fit the mid mod aesthetic?

In a Mid Century Modern design, we really love the use of geometric tiles and like to think outside the box with them. For a linear tile, that might mean adding a thick grout line to make it unique. For a checkered pattern, it might mean going bold with the color ways. There are also so many curves when it comes to Mid Century Modern, so throwing in a curvy tile or a funky, wavy cabinet hardware is a great way to pay homage to MCM.



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(ABOVE, LEFT) THE CONTRAST CONTINUES WITH THE FITTINGS, FIXTURES AND LIGHTING, WHICH ALL POP AGAINST THE BLACK KIT-KAT TILE.

What's one way to use traditional tile in a new fresh way?

As far as traditional tiles, we don't think you can get much more traditional and timeless than a basic subway tile. That said, there are so many ways to mix it up: You can install it in a funky pattern like a herringbone, you can do a dark or even colored grout color to add contrast, you can mix in other unique tiles as an accent with it. The options are endless.

What is the key to creating a design that is timeless?

The biggest key is creating a design that YOU love, not just what everyone on Pinterest is loving. We are also firm believers that quality materials are timeless and, most of the time, splurging for the more durable materials will pay off in the long run.

What's the key to using tile in a way that is bold?

Thinking outside of the box! It's easy to put in a white subway with a brick layout and a white grout. It takes a little more effort to come up with a layout and design that's more eye-catching and unique. Our best tip is to pick a color story for your space of about 3-4 colors/tones and select each material based on these colors. This will help open your mind to lots of options while making sure everything is cohesive in the end.

What are some mistakes people make when it comes to choosing and incorporating tile into a renovation/remodel?

The top three mistakes we see are, first, selecting an incorrect material or finish. A prime example of this would mean using a large-format polished marble tile in a kids' bathroom—we can't think of a more unsafe and slippery material! The second would be incorrect use of scale. For



“Your tile and hard surfaces become the base of the space with the other surfaces working off of them, meaning they are incredibly important.”

example, if you have a small laundry room that’s only a few feet wide by a few feet long, using a 24” x 48” tile likely would not be the best choice, since you will only see a few tiles and the grout lines are going to feel very sporadic. The last would be going overboard with patterns. We always try to be really careful about mixing patterns and tile mosaics in an effort to not distract your eye in the room, but rather guide it through the design. If you have a small diamond mosaic tile on the floor paired with a chevron mosaic on the shower walls and a penny dot on the shower pan, your eyes are not going to know where to land and it’s going to read much more busy than you were anticipating! ☼

(ABOVE, LEFT) LILLI AND SAVANNAH PLAYED WITH CONTRAST FOR THIS LOOK. “WE FOCUSED ON CREATING A BOLD STATEMENT USING NEUTRAL TILES. WE USED GEOMETRIC LINES AND OFFSET THOSE ANGLES WITH A SOFTER CURVED MIRROR AND LIGHT FIXTURE,” SAVANNAH EXPLAINS.

(ABOVE, RIGHT) THIS IS A FRESH TAKE ON THE RETRO SQUARE TILE LOOK. “FOR THE MASTER BATHROOM, WE SOURCED A READY-MADE VANITY WITH CLEAN LINES AND A WARMER WOOD TONE,” LILLI SAYS. “WE SOURCED A TERRAZZO FLOORING, AND PULLED IN WHITE AND BLUE TILES.”

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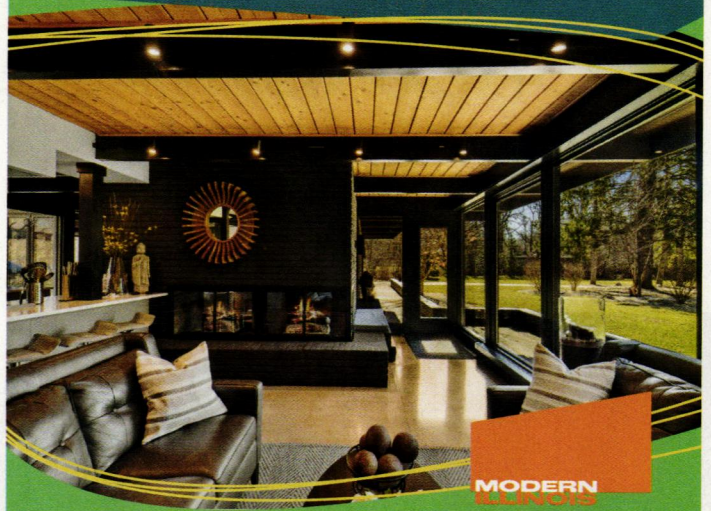




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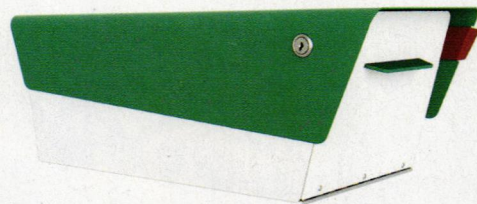
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Take It to the Hedge

By JICKIE TORRES
Photos by JIM BROWN

Beautify the borders of your home and garden with these ideas for plants and plant combos for hedges.



NATIVE GRASSES AND LOOSE SHRUBS OFFER A SOFTER ALTERNATIVE TO THE STRUCTURED PLANTS THAT ARE OFTEN ASSOCIATED WITH MODERN GARDENS.

EVERY GREAT LANDSCAPE DESIGN IS composed of feature areas and well planned borders. While the feature areas comprise your overall impression of the garden—after all, these are spaces designated for lounging, eating or enjoying the backyard—it's the borders that do the work of integrating the home with the landscaping and helping to define the backyard zones. That's right, modern hedges and border plants might just be the unsung heroes of your garden designs. Here are a few ways to think about your borders and how you might want to design them.

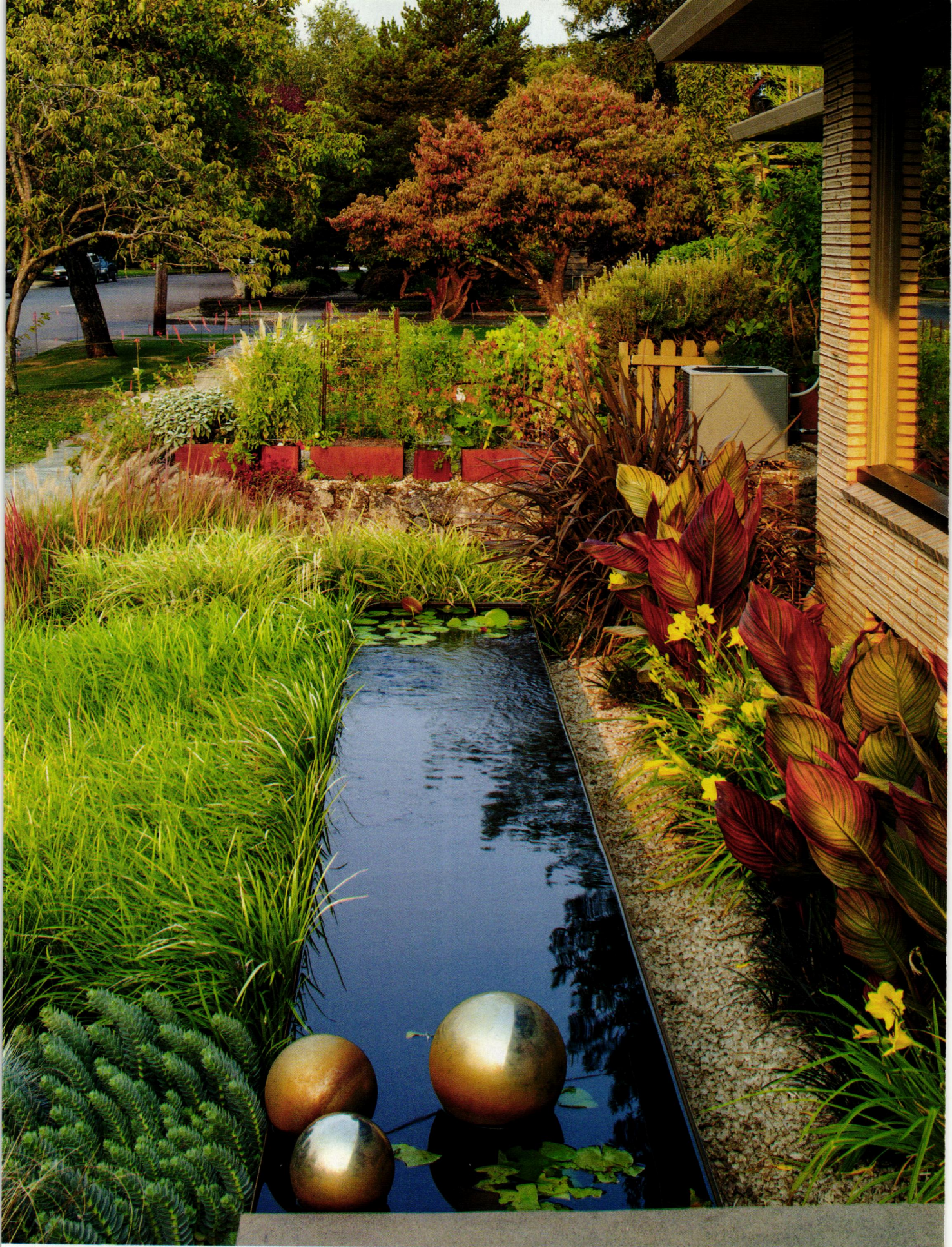
Define Your Hedges with Color

Use your hedge to soften the area between your exterior walls and the open landscape. Planting against the home provides a visual transition that helps make the home feel more integrated.

While your hedges will form a natural contrast to their surrounding areas, think about your color choice. Do you want it to pop against your house color or blend in? A contrasting color can really define your home's shape and size. And how that color interacts with other plants in the area will help turn your hedge into a visual feature.

Hedges & Borders as Features

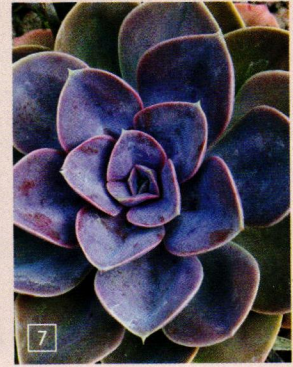
Great borders aren't always shrinking violets. Sometimes they can be standout features. A sculptural border with dynamic colors, textures or heights is a great way to draw the eye around the garden and create areas of interest.



A MODERN WATER FEATURE IS FRAMED BY LOOSE, COLORFUL PLANTINGS. VARIEGATED HOSTAS ADD EXTRA TEXTURE AND FLAIR.



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Border Beauties

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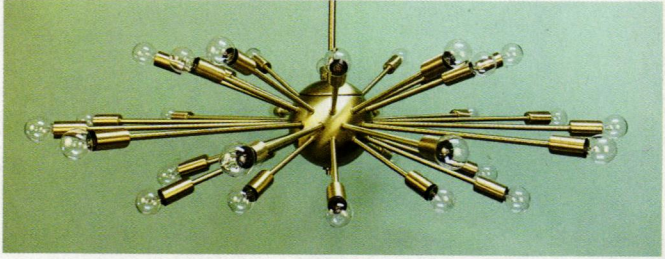


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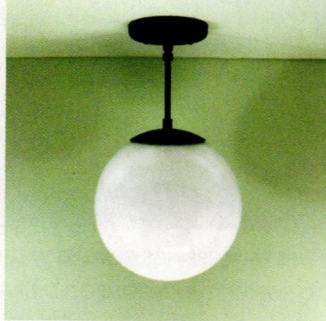
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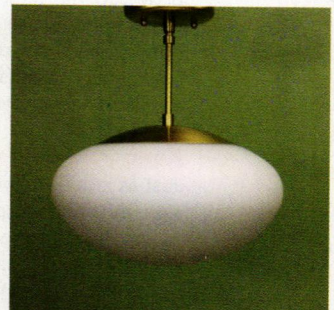
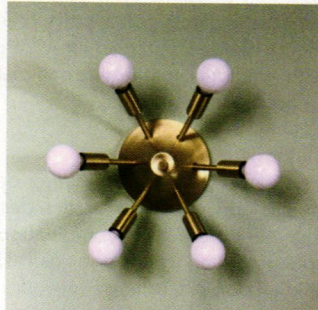
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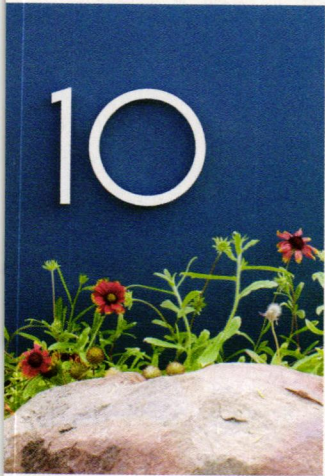
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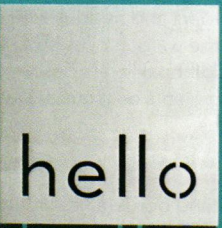
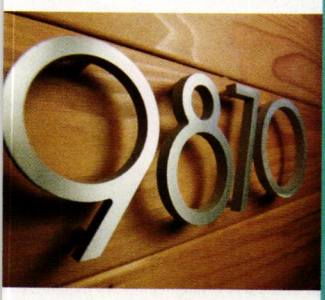


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THE HOMEOWNER OF THIS PALM SPRINGS GEM USED REED GRASS IN A DIAGONAL CLUSTER TO FRAME THE WALKWAY TO THE ENTRY. IT'S A GREAT CHOICE TO SOFTEN THE DECOMPOSED GRANITE SUBSTRATE AS WELL AS PREVENT EROSION IN THIS DESERT LANDSCAPE.

Think about texture

Boxwood, native grasses and creeping ivy or ice plant are all common hedge and border plants. But anything can become a visually defining hedge if you plan for it. Large-leaf plants or plants with interesting patterning can make excellent eye-catching hedges and borders.

Keep your combinations simple

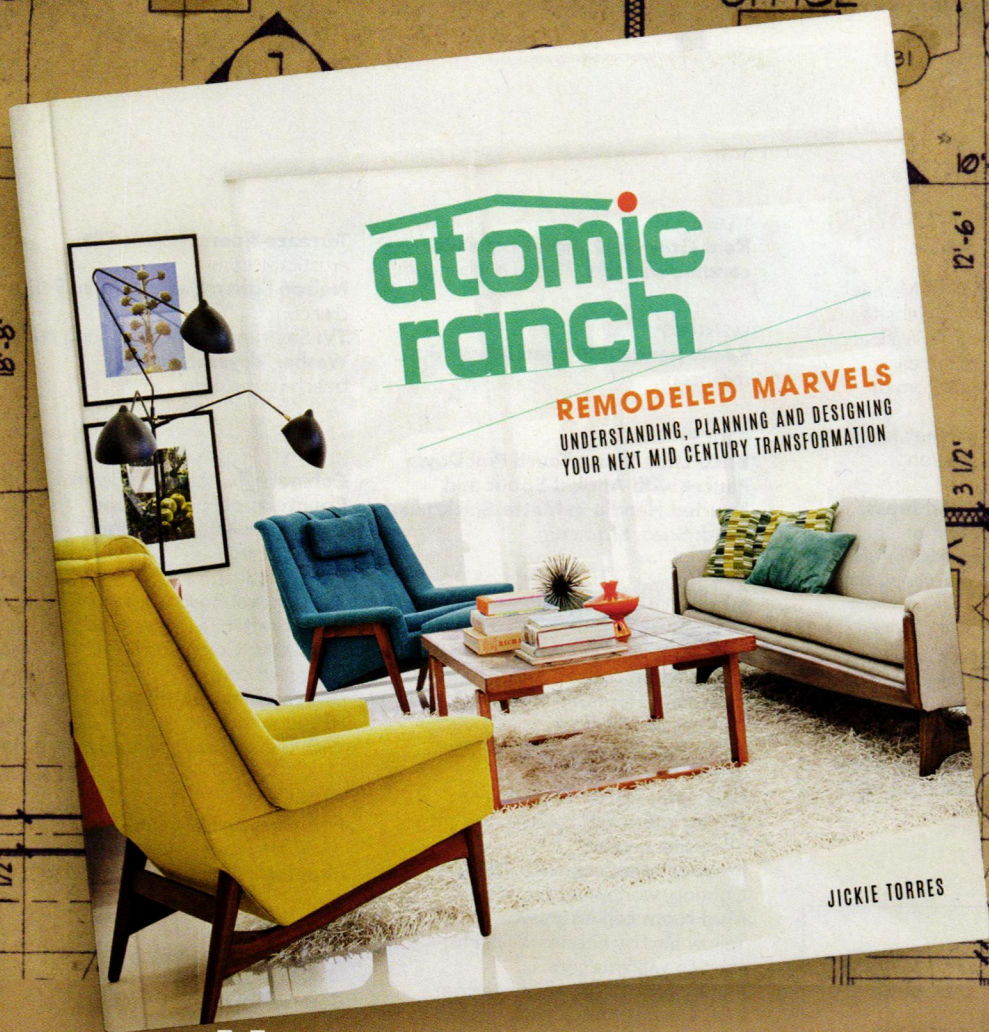
Just as it does for your Mid Century Modern interior design, the minimal approach applies to your garden design as well. When choosing your border-plant combinations, keep the scheme simple regarding variety and color. This goes not only for individual borders, but also for your hedges. Too many types of plants can feel chaotic or unplanned. A simplified palette can feel more calm, serene and unified.

Layer it up

An easy way to create an expertly designed look is to layer your borders and hedges with taller plants inward—or against the walls, fences and hardscaping—and two or three additional layers descending in height, down to creeping plants or ground cover closest to the walkways and paths.

Creative clusters

Hedges and borders needn't always be a linear thought. Grouping plants in clusters rather than perfectly ordered rows creates an organic and amorphous look that may either be a great visual contrast to a minimalistic yard or a complement to a modern organic exterior. 🌿



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KEEPING SOME KITSCH IN THE KITCHEN

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To see more of designer Michael Norpell's work, visit his website, Michael Norpell Wall To Wall, at MichaelNorpell.com; email hello@MichaelNorpell.com or call (442) 212-0600.

Mid-century peg cabinet knob in aged brass: Rejuvenation, rejuvenation.com.

Star backplate in aged brass: Rejuvenation, rejuvenation.com.

Pull in matte black: Schwinn, item Z2160/256, schwinncorner.com.

CABINETS

Walnut cabinet doors, drawer fronts: Semihandmade, semihandmade.com.

COUNTERTOP

Caesarstone 1141 in pure white quartz: 2 cm with eased edge, caesarstoneus.com.

TILE

Kent Gray 3x12 picket polished ceramic wall tile: Tilebar, tilebar.com.

LIGHTING

Reese pendant in aged brass: Mitzi, mitzi.com.

FAUCET

Brizo Litze Smart Touch Pull Down Faucet with Angled Spout and Knurled Handle in Matte Black/Luxe Gold: Brizo, brizo.com.

BUILDING ON A LEGACY

Page 52

Living room carpet, entry runner:

Orientalist Home, orientalisthome.com.

Entry light fixture: Global Views, globalviews.com.

Blue sofa: Apt2B, apt2b.com.

Dining room art: Uttermost, uttermost.com.

Powder room sconces: Worley's Lighting, worleyslighting.com.

Mud room ceiling paint:

Yellow Bird by Sherwin-Williams, sherwin-williams.com.

Family room rug: Ikea, ikea.com.

Tile: Tile Bar, tilebar.com.

THE CROWD PLEASER

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CMU block: Mutual Materials, mutualmaterials.com.

Steel: BulletProof Welding, bulletproofwelding.com.

Aluminum windows: Marlin Windows, Inc., marlinwindows.com.

Slider, front door: Fleetwood, fleetwoodusa.com.

Interior doors (birch): Frank Lumber, franklumber.com.

Door hardware: Emtek, emtek.com.

Toilets: Duravit, duravit.us

Wall paint: Sherwin-Williams in Argos, sherwin-williams.com.

Beam paint: Sherwin-Williams in Peppercorn, sherwin-williams.com.

Carpet: Godfrey Hirst, godfreyhirst.com.

Terrazzo floors: Artistic Tile, artistictile.com.

Nelson lights: Design Within Reach, dwr.com.

TV: Samsung Frame, samsung.com.

Washer, dryer: Bosch, bosch-home.com.

KITCHEN

Cabinets: Duncan Woodworks

Countertops: pental stone

Cabinet pulls: Classic Brass

Sink: Blanco

Faucets: Brizo

Appliances: Bosch, bosch-home.com.

Downdraft: BEST, bestrangehoods.com.

Pendants: Color Cord Co., colorcord.com.

Undercabinet lighting: Northwest LED Lighting, Inc., northwestled.com.

Wall tile: Bedrosians, bedrosians.com.

FIREPLACE

Fireplace balls: Rasmussen, rasmussengaslogs.com.

Fireplace: Real Fyre, realfyre.com.

PRIMARY BATH

Cabinets: Duncan Woodworks, (415) 710-3844.

Countertops: pental stone

Cabinet pulls: Rejuvenation, rejuvenation.com.

Sinks, faucets: Kohler, kohler.com.

Bathtub: Ferguson, ferguson.com.

Scones, heated towel bar:

Lightology, lightology.com.

Wall tile: Daltile, daltile.com.

POWDER ROOM

Cabinet: Sparklebarn, sparklebarn.com.

Wall tile: Tile For Less, tileforlessnw.com.

Countertop: pental stone

Sink, faucet: Kohler, kohler.com.

Mirror, scones: Lightology, lightology.com.

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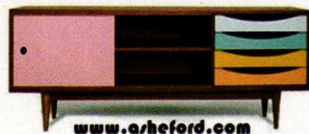
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A Mod Kitchen Makeover in Three Parts

The secret recipe to a kitchen remodel in Michigan.

By IAN MCMASTER | Photographed by MARTIN VECCHIO



WHEN REIMAGINING THE DESIGN OF YOUR HOME, nothing can seem as daunting as the kitchen. It needs to reflect your MCM aesthetic, function well day-to-day and include all the necessary upgrades of a modern kitchen. And for the owners of this custom-built Ann Arbor, Michigan, home, it was important to create a larger, brighter space that could easily host friends and family. Project Designer Carly Withers and Project Coordinator Catherine Fillmore of Forward Design Build Remodel detail three key ingredients in renovating this kitchen.

1. Wall Removal

"As with many remodels, our challenge was to open and remove walls in the existing kitchen with the least amount of disturbance to other architectural details in the home," Carly explains. "For a more optimal and open kitchen layout, we reimagined the structure and installed a new beam that avoided a post in the middle of the expansive island."

The team also had to accomplish their goal without compromising the structure. "Two load-bearing walls met at a 'T' right in the middle of the future kitchen," Catherine says. "Beams had to be installed so that they were well-supported, carried the load and were integrated into the architecture of the home."

2. Designing Statement-Making Cabinets

"A major decision was to work with Kerf Design cabinetry to achieve a Mid Century Modern kitchen with a unique visual style and customization opportunities to meet our clients' functional needs," Carly says. "They especially wanted walnut cabinets without hardware or embellishment on the doors."

Catherine says Kerf was great to work with. "They were very responsive to our questions and detailed design. The cabinets were complicated to install, requiring experienced carpenters and a longer installation time."

3. Creating a Focal Point

The mini-stack mosaic backsplash became a central design element. "The tile became a textural backdrop to the show-stopping walnut cabinets," Carly explains. "This kitchen exemplifies beauty in the details. From the laminated profile joinery in the cabinets to the custom supply air grille at the island and minimal color palette, the details and materials are harmonious across the space."



"I LOVE THE FLOW OF THE KITCHEN AND ALL THE LIGHT THAT REMOVING THE WALLS AND ENLARGING THE WINDOWS GIVE THE SPACE," SAYS CATHERINE FILLMORE, PROJECT COORDINATOR AT FORWARD DESIGN BUILD REMODEL.