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MID CENTURY MARVELS

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TOP PICKS
FOR UPGRADING
YOUR INTERIORS

MODERN PROGRESS

TIPS FOR NAVIGATING YOUR
MID-CENTURY HOME PROJECTS

**INDOOR/OUTDOOR DESIGN
SUCCESS STORIES**
FROM SIMPLE TOUCH-UPS TO MAJOR MAKEOVERS

WOOD WALL PANELING 101
HOW TO RESTORE, PROTECT AND INSTALL NEW!

ATOMIC RANCH
THE RENOVATION GUIDE | 2024
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Above: "Unpassible Things," a new 16 color silk screen edition (detail from larger print)



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THE RENOVATION 2024

GUIDE



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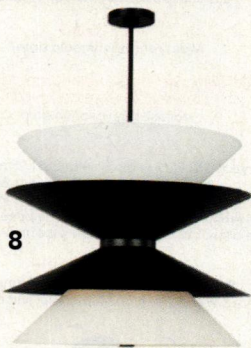
An open floor plan and redesigned layout add light and modern updates while maintaining a 1950s feel to this Seattle-area kitchen.

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COVER PHOTO BY RAFAEL SOLDI • COVER DESIGN BY GABBY OH

Making Moves

Mid Century Modern homeowners are busy bees. We never stop working away at perfecting our homes. We ideate, then muse, then plan, then commit, then rethink, then resettle, then create a game plan, and then move on it. Work, work, work, and finally crawl to the finish line—broke and exhausted, but happy. And then we do it all over again. But it's during those blissfully rewarding and inspired in-between-project moments that we get to bask in the glory of our ideas coming to life.

This issue highlights those brave ones among us who have gone through this cycle again and again and have, dare we say, achieved perfection. There's a unique and stunning 1957-built Alcoa house in the famed Hollin Hills neighborhood near Alexandria, Virginia, (we are the proud sponsors of their annual tour this year) where the homeowners felt the calling to rescue, preserve and meticulously restore their rare find. There's also the waterside gem in Seattle where the homeowners and design/build team were able to preserve the best original parts—including its incredible outside-in-outside-again view.

Speaking of projects, I'm embarking on one with artist Christian Musselman. If you know and love his work like I do, you can guess what kind of project I'm alluding to. Go online to atomic-ranch.com to see the announcement and follow along!

I hope this issue gives you a glimpse of the hope and glory that awaits behind the finish line for those of you who are in the middle of your own projects. And for those of you just beginning, well, don't say we didn't warn you.



Jackie Torres

Get connected!

Email: editor@atomic-ranch.com

Online: atomic-ranch.com

@theatomicranch



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Rima Dorsey: Managing Director/Publisher

EDITORIAL

Content Director and Brand Leader: Jackie Torres
Managing Editor: Meryl Schoenbaum
Associate Editor: Ian McMaster
Web Editor: Jolene Nolte

DESIGN

Design Director: Gabby Oh

CONTRIBUTORS

Lauren Darcangelo, Angelina Kaul, Michelle Mastro,
Dana Mauer, Laura Shimko, Victoria Van Vlear

CONTRIBUTING PHOTOGRAPHERS

Bob Greenspan, Rafael Soldi, Lisa Towne,
Caleb Vandermeer

ADVERTISING

Suzy Bailey: Account Representative
Theresa McGrew: Account Representative
Christina Walker: Account Representative
Karen White: Account Representative
Sebastian Tirkey: Advertising Traffic Coordinator
Vipin Marwaha: Advertising Traffic Manager
For advertising inquiries: r.dorsey@egmediamags.com

OPERATIONS

Shailesh Khandelwal: Associate Vice President - Operations
Ayan Chatterjee: Vice President - Marketing
Mohammad Danish: Manager - Subscriptions
Surajpal Singh Bisht: Prepress Manager
Chandan Pandey: Production & Newsstand Circulation Manager

EDITORIAL, PRODUCTION & SALES OFFICE

3622 Lyckan Parkway, Suite 3003, Durham, NC 27707
(844) 330-6373, Fax (972-920-3737)
www.atomic-ranch.com

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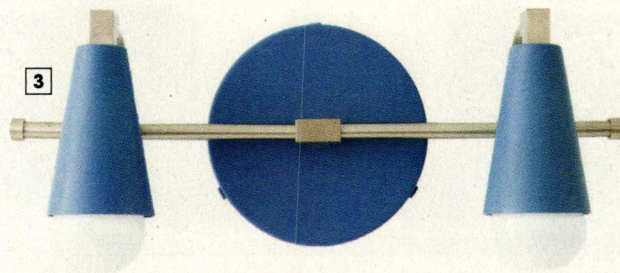
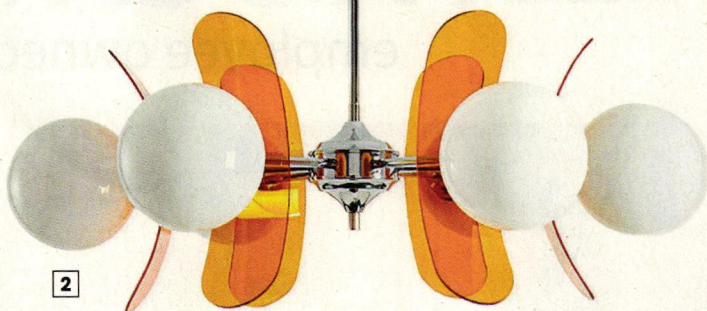
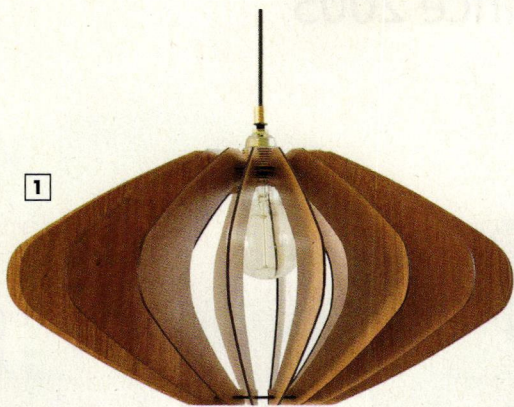


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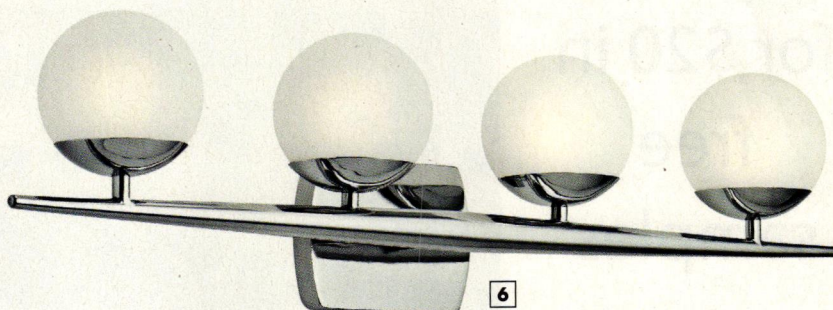
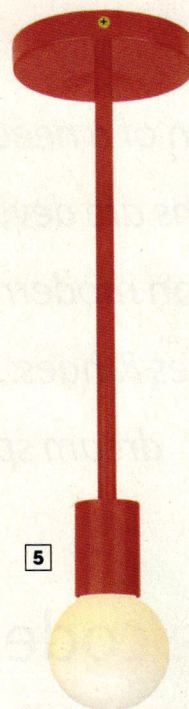
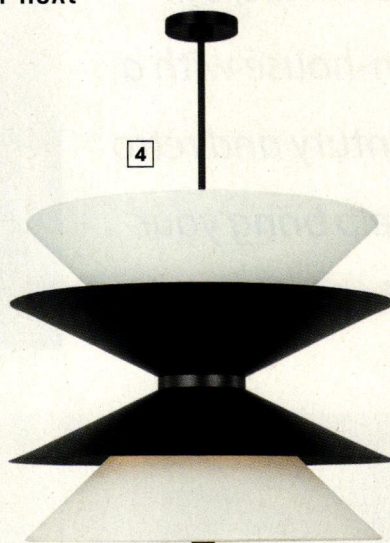
Retro Renovation

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

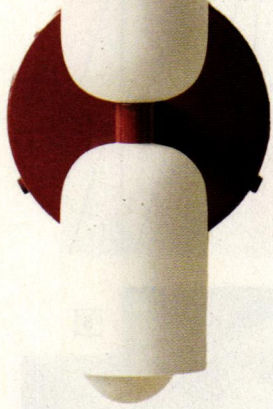
By IAN McMASTER

LIGHTING

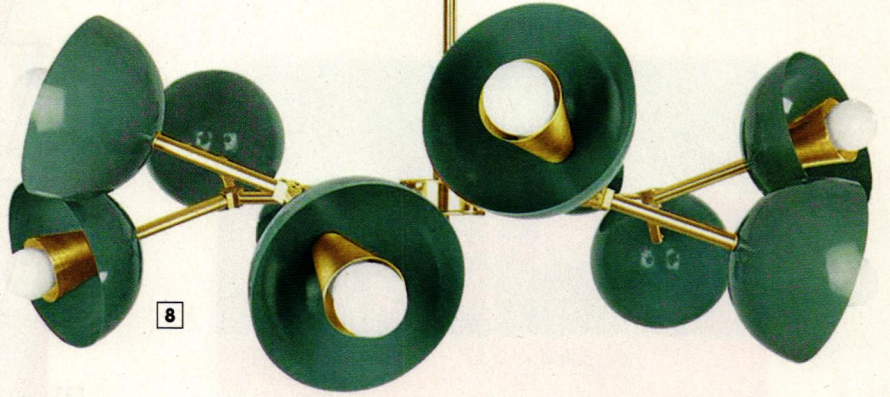
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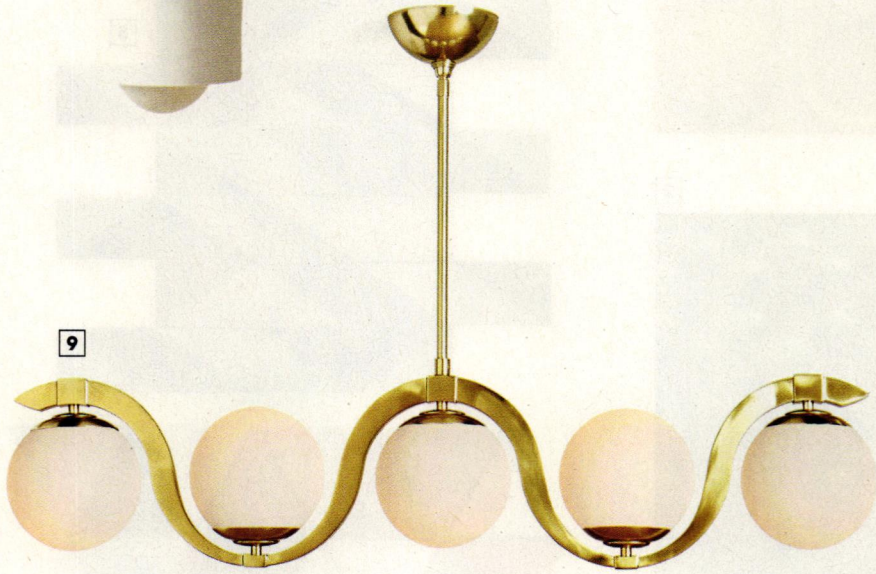
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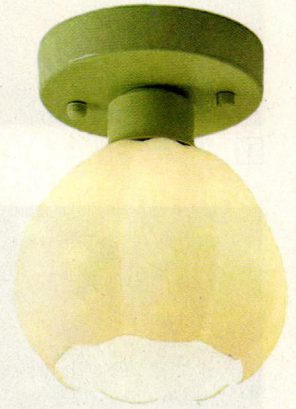
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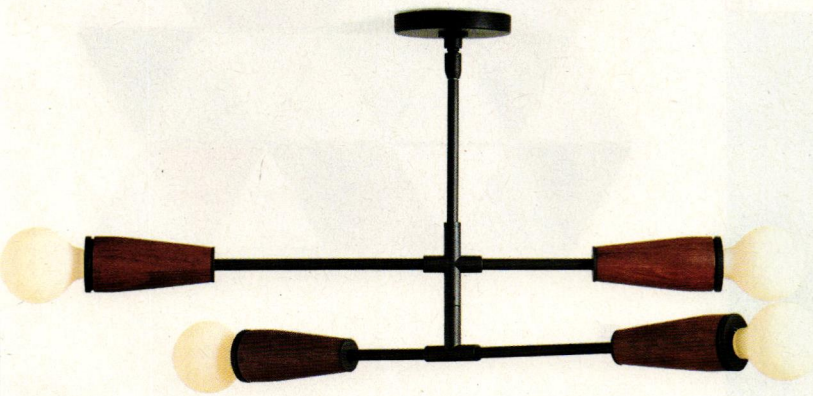
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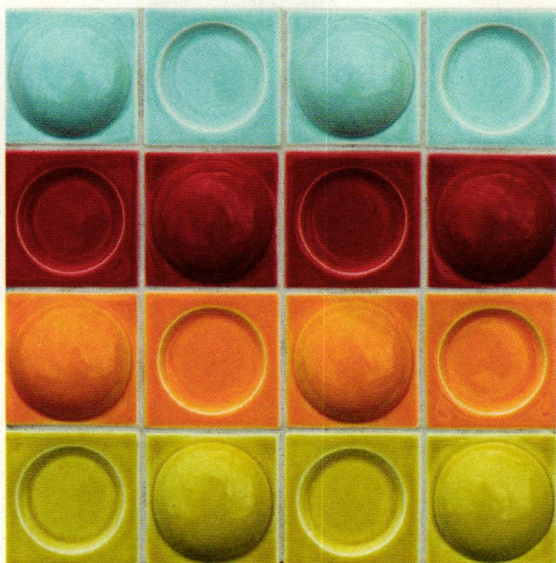


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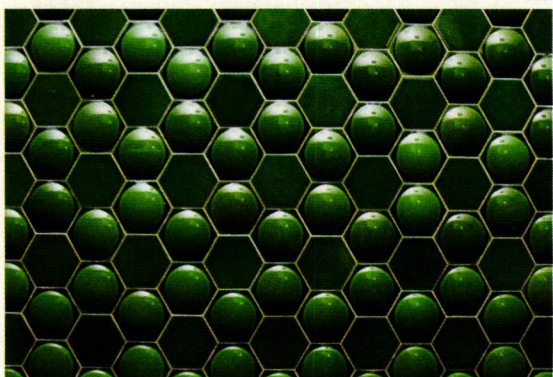
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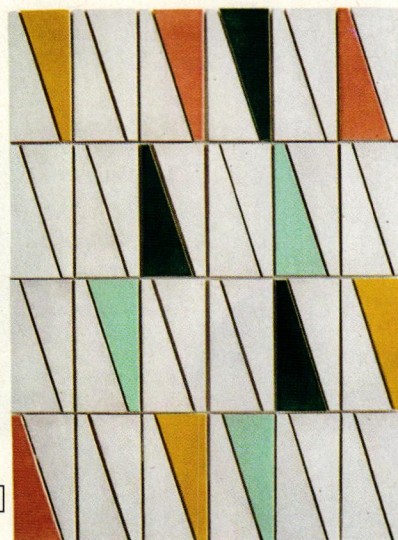
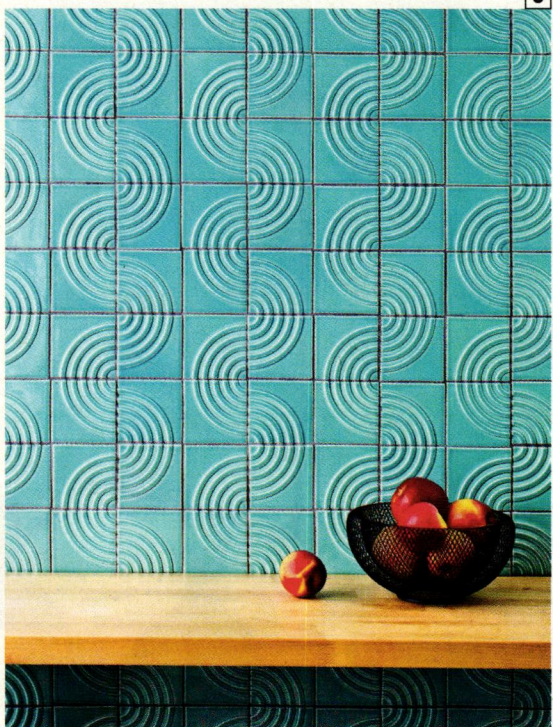


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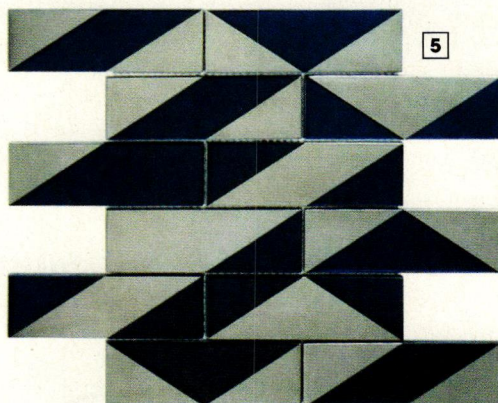
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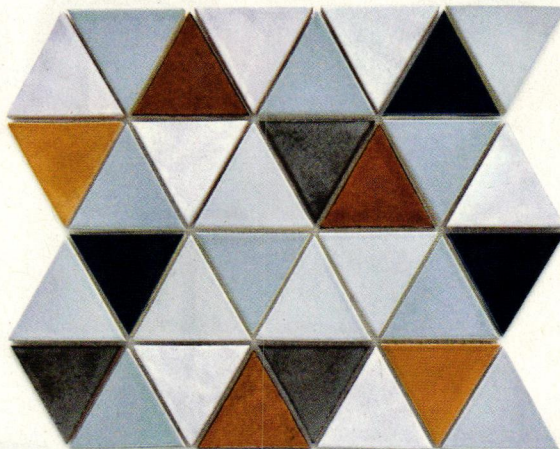
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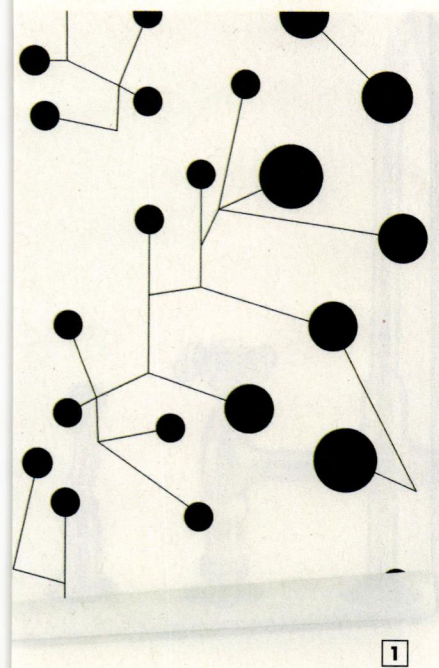
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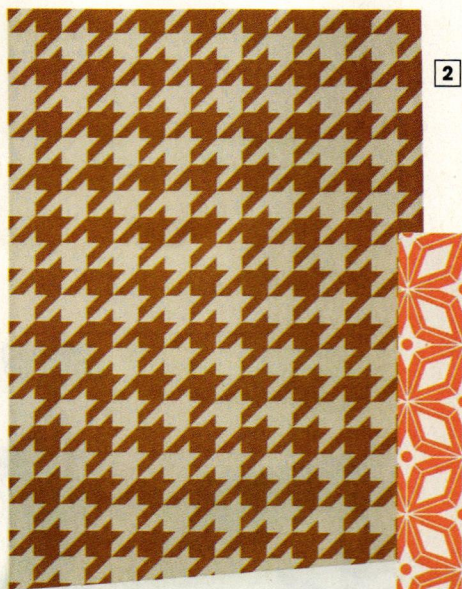
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TILE

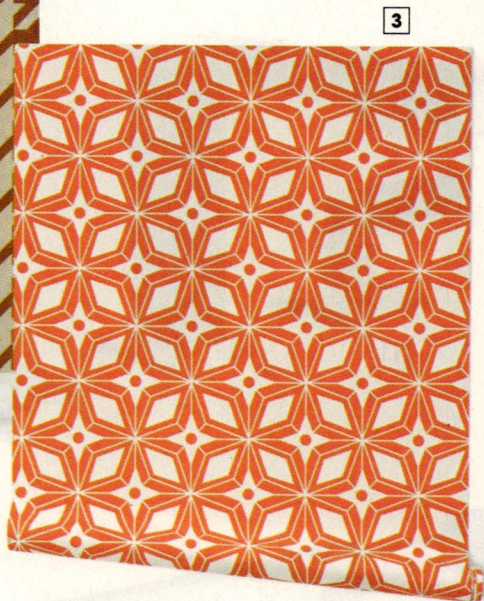
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5. MCM-17. For pricing, visit tiledesignsbyfina.com.
6. Small Triangles in Foxwell Blend, \$125 per square foot. Visit mercurymosaics.com.



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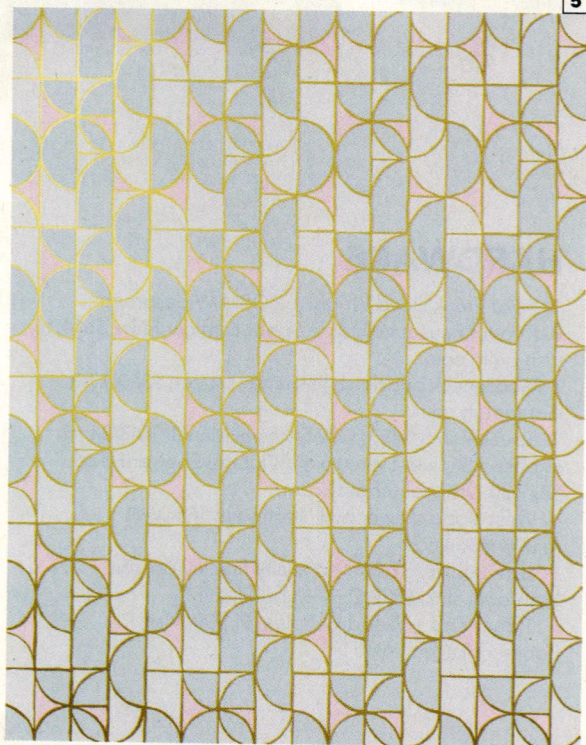
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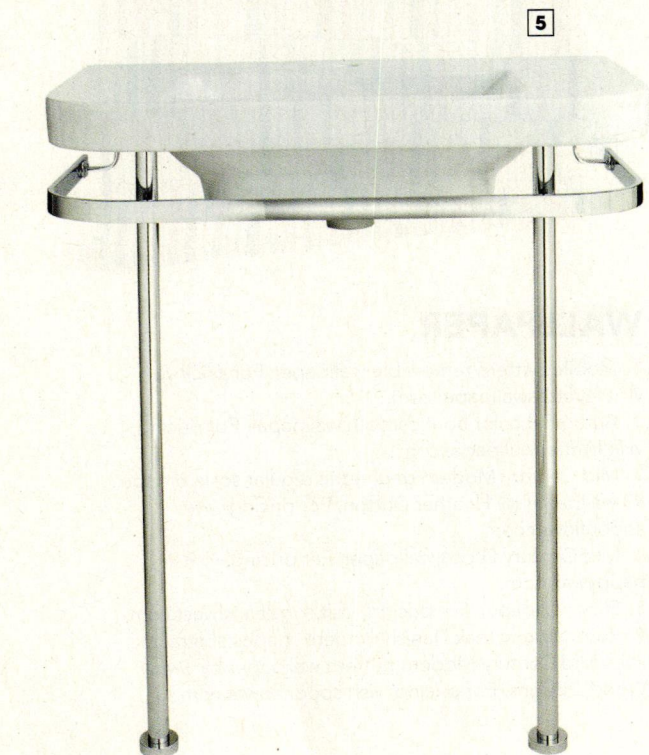
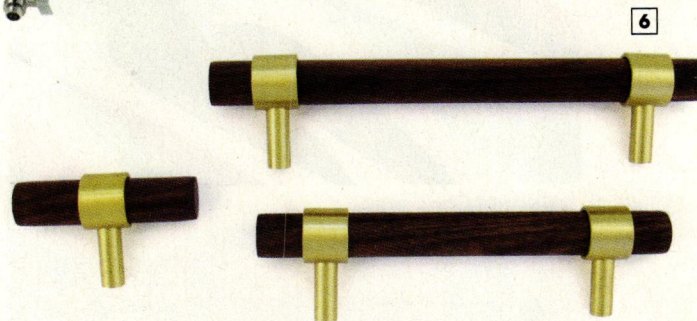
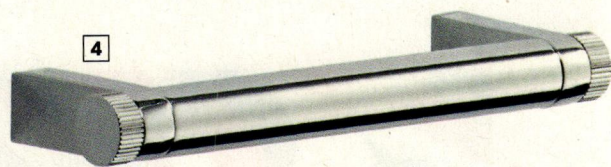
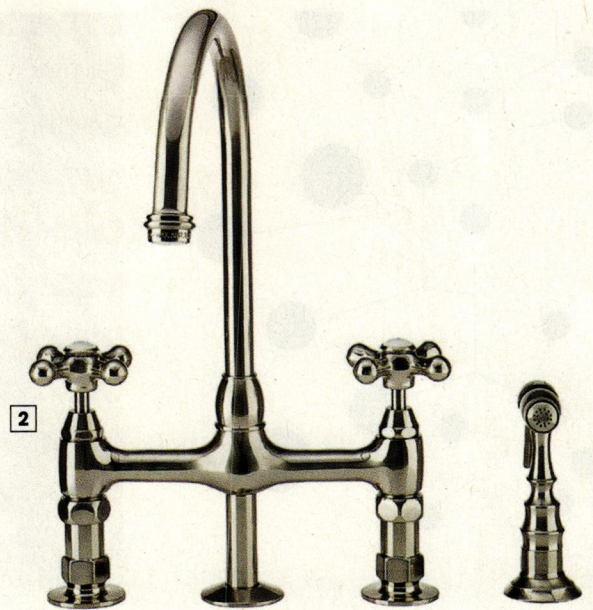
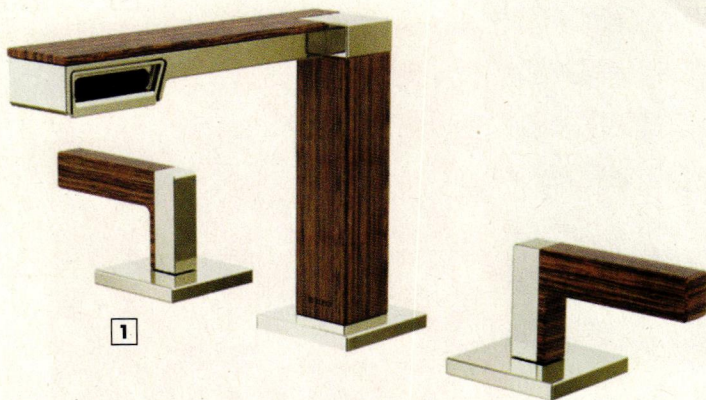
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WALLPAPER

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3. Mid Century Modern geometric regular scale orange #3 wallpaper by Heather Dutton. For pricing, visit spoonflower.com.
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HARDWARE

1. Brizo Frank Lloyd Wright 1.2 GPM Widespread Bathroom Faucet with Side Spout Laminar Flow, \$614.16. Visit build.com.
2. Gooseneck bridge-style kitchen faucet, \$360. Visit vintagetub.com.
3. Speakman S-1495-3019 Sentinel Mark II 10-3/8 Inch Exposed Shower System with Vintage Shower Head, \$829.30. Visit kbauthority.com.
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/ CURB APPEAL /

Leveling Up

Built in 1959, this coastal home was transformed into a two-story beach retreat that combines contemporary elements with the best of Mid Century Modern design.

By **LAURA SHIMKO** | Design by **ARCHITURA SPACE PLANNING & DESIGN**
Photography by **NICHOLAS FERRIS PHOTOGRAPHY**

WHEN HOMEOWNERS RACHAEL AND ED EIBLE purchased this originally 1,700-square-foot home in the lovely South Gate neighborhood of Sarasota, Florida, it was the answer to a several-year search. They spent many years living in the home before embarking on a project to breathe new life into it. "Our goal was to create a home outside the status quo," Ed says.





Ed and Rachael own two separate home design and construction companies: Architura Space Planning & Design, where Ed is the co-founder and president and Rachael is project manager, and construction company ARC Development & Project Management, where Rachael is president. They utilized both of their companies to bring their vision to life to create the home of their dreams.

Rethinking Retro

Part of the post-World War II housing boom, the neighborhood of South Gate was conceived by developers Rolin King and Frank Smith, who went on to build more than 2,000 homes in the area. The house is situated on a small man-made island within the subdivision, giving it an added sense of exclusivity and privacy. Originally single level with a lanai and pool, the home was a standard builder-grade home in the area.

As Rachael and Ed planned their remodel, they reviewed aspects of the original home that they liked as well as aspects they wanted to upgrade. They decided on a reimagined beach house, which were widespread throughout Florida's coastlines and barrier islands between the 1950s and 1980s. "We had an intimate knowledge of the site—what we loved as well as the shortfalls," Ed says. "The structure was very sound and we felt that the bearing walls, stem wall and foundation were more than adequate for the new build."

Mid Mod Meets Modern

Rachael and Ed opted to completely redo the original level, now first floor, of the home. To begin, they elevated the main living area so that it is 12 feet off the ground, providing protection from potential flood waters while also ensuring the view would not be obstructed by the lanai and pool. "Stacking the living area above the outdoor space also created a breeze-way drafting cool air (by convention) into the space," Ed says.

Adding the second floor enabled the creation of more living spaces and additional bedrooms, while the abundance of large windows allows for glorious views of the water outside. "The design aesthetic is deceptively simple: three pitch gable roofs with solar panels, massive windows, generous cantilevers, 3-foot overhangs and custom horizontal railings finished in harmonious colors to create a simple, balanced presence," Ed says. Canted window bays evoke a mid mod feel, while drawbridge towers cut glare and heat and provide a distinct Florida flavor. Faux brick on the entry tower finishes the look and enhances the MCM vibe. The second-level siding is James Hardie Artesian tongue-and-groove set vertically and the cantilevered bay windows are James Hardie smooth panels with aluminum spacers.

"This build is about artistic and artisanal expression executed at a high level to build a great home and make people happy," Ed says. ☺

Wood Wall Paneling

It's a coveted original feature. Here's how to care, renovate and maintain it.



PHOTO BY ANDREA RUGG



PHOTO BY JIM BROWN

WALNUT, PHILIPPINE MAHOGANY. Luan (also spelled Lauan) or board and batten. Most of us would light up with glee to find original Mid Century Modern wood paneling in a home. And if you're lucky enough to have this feature now, here's how to care for and maintain it.

(TOP) YOU CAN FIND SOLID-WOOD TONGUE-AND-GROOVE IN A RANGE OF SPECIES, FROM BUDGET-FRIENDLY PINE AND POPLAR TO PRICIER WOODS LIKE REDWOOD, CEDAR, AND CYPRESS. SINCE WOOD EXPANDS AND CONTRACTS OVER TIME, IT'S CRITICAL THAT IT IS GIVEN ROOM TO MOVE DURING INSTALLATION. IT MAY BE HEAVIER THAN MANUFACTURED PRODUCTS, SO IT NEEDS PROPER FASTENING. THIN PLYWOOD SHEETS MILLED WITH BEAD OR V DETAILS, AND LAP JOINTS AT THE ENDS, ARE MORE STABLE, LESS PRICEY, AND GO UP FAST.

(LEFT) THE TERM "LUAN" IS DERIVED FROM THE SHOREA SPECIES OF TREE IN THE PHILIPPINES CALLED LAUAN. THIS WOOD WAS ABUNDANT AND EASY TO MILL: THE LOGS RELIABLY CONSISTENT IN COLOR AND DENSITY, CLEAN AND STRAIGHT; ITS FIBER IS STABLE AND EASY TO PEEL. SINCE MOST LUAN WOOD AT THE TIME CAME FROM SOUTHEAST ASIA (INDONESIA AND MALAYSIA INCLUDED) THE TERM LUAN EARLY ON BECAME THE COMMERCIAL TERM.

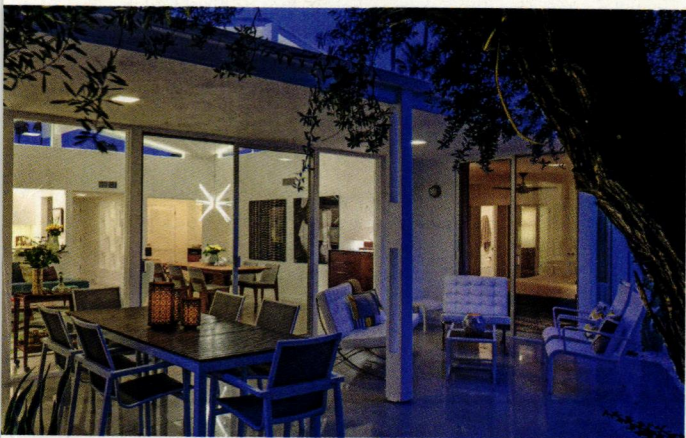
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PHOTO BY BRET GUM

(TOP, RIGHT) ONCE WOOD PANELING HAS BEEN PAINTED, IT REALLY CAN'T BE UNDONE. AND THIS WAS OFTEN THE FATE OF MANY MID CENTURY PAN-ELED WALLS ONCE WOOD PANELING FELL OUT OF FASHION. THE THINLINE PANELING IN THIS NORTHERN CALI-FORNIA EICHLER HAS BEEN PAINTED AN MCM-FRIENDLY COLOR AND CARRIED OUTSIDE TO THE EXTERIOR.

(ABOVE, LEFT) SADLY, THE HARVESTING OF LUAN IN THE PACIFIC RIM WAS NOT SUSTAINABLY MANAGED AND BY THE 1980S MOST OF THE FORESTS WERE OVER HARVESTED. TODAY MOST LUAN COMES FROM OTHER AREAS OF THE SOUTH PACIFIC AND NOW SOUTH AMERICA AND EVEN AFRICA. YOU MAY ALSO FIND LUAN IN YOUR HARDWARE STORE LABELED AS MERANTI PLY-WOOD OR SNAKE WOOD.

(ABOVE, RIGHT) THE WARMTH AND DEPTH THAT WOOD WALL PANELS IMPART IS INCOMPARABLE. HERE, THE TONGUE-AND-GROOVE WALL BEHIND THE BED MATCHES THE WOOD T&G CEILINGS WHICH ALSO TRAVELS FROM INSIDE TO OUT AS VISIBLE THROUGH THE CLERESTORY WINDOWS FOR A TRIFECTA OF THE BEST MID CENTURY MODERN FEATURES.



PHOTO BY JIM BROWN

Most mid-century era wood wall paneling is made from Luan, which is a general term for thin plywood sheets made from a variety of *Shorea* species of hardwood found in Southeast Asia—most commonly The Philippines, Indonesia and Malaysia. Philippine mahogany was the most popular and it was the Luan of choice for Joseph Eichler's homes. Over time, the term "Luan" was used to reference any type of tropical hardwood. You might be surprised to know that this material is also often used as underlayment for flooring or as fabrication component for furniture or millwork. It's usually between 1/8 and 1/4 of an inch thick.

Luan is widely available today (albeit made from tropical woods that now also come from South America and Africa) and is also far less expensive than other types of plywood. So, installing wood wall paneling to imbue that original feel is a matter of tracking down some sheets with a particularly aesthetic grain—book matching them, if possible—and installing them with glue and/or finishing nails. When hiring a professional, consider working with a cabinetmaker or carpenter—someone who knows their way around detailed woodworking.

Care and Maintenance

Everyday care for wood wall paneling is simply a matter of keeping it clean with a lint-free cloth for dusting. It's best to clean up any soils or marks quickly to avoid staining, which is harder to remove and may require sanding and re-staining to be fully restored. Once or twice a year, you should do a deeper clean using a wood oil soap such as Murphy's.

Restoring Wood Wall Paneling

Over long periods of time, original wood wall panels can dull and lose their glow. Also, depending on their location in the home, they can be susceptible to a buildup of greasy dust. You can wash them lightly with water and a heavy-duty cleaner/degreaser called TSP (Trisodium Phosphate) that is readily available at most hardware stores. Follow up with a very light sanding—remember these panels are thin. Make sure to preserve an area untouched so you can match the stain. This process may involve some experimentation to find your desired color. ☼

Weldtex and Eichler Siding

By LINDSAY JARVIS

Have you ever noticed a “combed” or “striated” accent wood panel in a Mid Century home and wondered what exactly creates the texture? It may look like wallpaper at first glance, but “Weldtex” is actually a decorative form of mid-century paneling developed by Donald Deskey in 1940.

Produced throughout the mid-century, it was especially popular in the 1950s. Jeff Nichols, owner of Vintage Plywood Millworks and Eichler Siding, began recreating this unique plywood about 10 years ago in his Novato, California, workshop—the same way it was done in the 1950s.

“It was almost always 3/8-inch-thick plywood with a pine face,” Jeff says. Split into three sections (1/8-inch back, 1/8-inch center core and 1/8-inch face), the striations are milled onto the top face layer to create a decorative appearance in softwood.

Most plywood is made from hardwoods, which often have an extremely thin face layer to save cost, making them unsuitable for creating striations on the thin top layer. Jeff makes his own hardwood planks also called “solid stock,” which are 3/8-inch thick, made from solid wood instead of 3-ply. “Because of the uniqueness of the combed texture, the finish nails kind of hide themselves in the valleys ... if some care is taken,” Jeff advises.

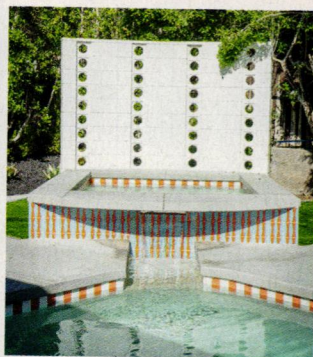
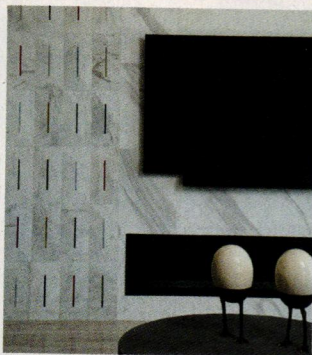
The three main Eichler patterns are thinline, wideline and Planktex. “The best one that works on the interior is the thinline,” Jeff says. “That’s because the grooves themselves are narrower and shallower and give a crisp appearance of the pattern without exposing too much of the inner veneer core.”

While the deeper grooves of the wideline siding are generally used for exteriors, some of Jeff’s customers have used it for inside walls. Planktex, with its very rough face, is almost exclusively for exteriors. “It’s meant to look like re-sawed planks that came out of a sawmill,” Jeff explains.

Originally designed for siding, the panels tend to be a bit thicker and heavier than an average interior panel. However, standard interior application for wall paneling can be used during installation. Jeff advises to find the studs in the wall, use standard nails along with panel adhesive and ensure the panel is placed against a solid substrate. “For the most part, these are painted and not stained,” he adds.

Joseph Eichler’s homes are known for their easy transition from inside to outside created with a variety of different design tricks. “Eichler had a number of floor plans where he often brought that exterior siding into the room itself, so it looks continuous,” Jeff says. “He did that with both the thinline and the wideline.”

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Fair Trade

By JICKIE TORRES
Photos by ARRIS PHOTOGRAPHY

Want to work within your footprint?
Here's how to swap instead of expand.



THERE ARE A LOT OF MOTIVATIONS for keeping the overall footprint of a house intact: preservation, budget and ease, to name a few. When the design and build team at Fort Collins, Colorado-based Forge & Bow Dwellings took on this 1957 ranch project in Midtown, it was about working within the existing space and it was also about efficiency.

"The homeowners raised their now-adult children in the home. They love the area and now that life has slowed down a bit they are ready to transform their home for their second phase of life," says Annie Obermann, co-principal and co-founder of Forge & Bow. "[The house had] won the hearts of the homeowners; however, it needed to better accommodate just the two of them." For this project, that meant trading out a second bedroom and using the space to create a more functional primary suite and laundry room.

"IN SOME CASES WE RECOMMEND AN ADDITION, BUT IT ALL DEPENDS ON WHAT THE HOMEOWNERS NEED AND THEIR ULTIMATE VALUES," SAYS JORDAN OBERMANN, CO-FOUNDER AND CO-PRINCIPAL OF FORGE & BOW. "ADDED SPACE CAN OFTEN RESULT IN CHECKING ALL OF YOUR WISH-LIST ITEMS, BUT IF THE GOALS INCLUDE A SMALLER FOOTPRINT, LESS WASTE AND LESS MAINTENANCE, YOU ARE ONLY SOLVING HALF THE PROBLEM."



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Wants & Needs

"The previous layout was off. The laundry and 3/4 bath was shared and could only be accessed from the primary bedroom," explains Jordan Obermann, the other half of Forge & Bow. "Being just off the kitchen, it lacked privacy and was cramped. Given they didn't want to venture forward with an addition, some of the existing space had to be sacrificed."

(ABOVE, RIGHT) "WE ADDED A SMALL LAUNDRY ACCESS TO THE BACK OF THE CLIENTS' CLOSET SO THEY CAN EASILY DROP LAUNDRY," ANNIE SAYS.

(BELOW) "OUR CLIENTS WERE PLANNING TO STAY IN THE HOME LONG-TERM," JORDAN SAYS. "UNDERSTANDING THAT THEY HAD BEEN THERE FOR MANY YEARS PRIOR, WE HAD THE ABILITY TO DESIGN A SPACE SPECIFICALLY FOR THEM WITHOUT HAVING TO WORRY SO MUCH ABOUT THE RESALE VALUE. THEY NEEDED THE HOME TO ACCOMMODATE THEIR LIFESTYLE BETTER."



Forge & Bow's lead architect, Anna Garcia, drafted plans that would honor the original architecture as much as possible. "We did our best to respect all of the existing window and door locations, roof lines and siding materials," Jordan says. "In two cases, we replaced existing windows with large sliding doors. In order to adopt a more open concept, an interior wall was moved and we vaulted the ceilings. We kept the original stone in the entryway and fireplace, preserved the original hardwoods and a few select built-ins and kept the pink tub in the guest bathroom. Aside from these, all surfaces were replaced."

Reinvention vs. Expansion

Why rework a room rather than expand the floor plan? "There are a few main reasons here," Jordan says. "The driving force was the clients' desire for smaller living. They didn't need or want more space, they needed to make their space function better. Secondly, we had to evaluate the environmental impact as our community is taking energy code very seriously. We had to verify the feasibility of the project. We elected to increase the home's performance, which inevitably creates waste, but a reduced footprint is ultimately a better practice for a conservative energy approach."

Trading Spaces

"There was a very small, awkward 3/4 bath that was attached to the old primary. In our renovation, we enclosed the laundry, deconstructed the 3/4 bath, converted the original primary to what is now the en suite and volunteered one of the three upstairs bedrooms to the new primary," Jordan says.

The laundry room as it exists today is close to its original size, but it had three points of entry; it was confusing and cramped, Annie adds. "We made only one access point but also enlarged the opening to accommodate entry from the garage, basement and kitchen," she explains. "By opening it up and simplifying the use of the space we increased the actual performance. It can now house the laundry and act as a drop zone." ❁



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Hidden Masterpiece

Visit this rare Louis Kahn building, his only one in the Midwest and his only performing arts center in the world.

By **MICHELLE MASTRO** | Images courtesy of **ARTS UNITED** and **VISIT FORT WAYNE**



SOMETIMES MASTERPIECES ARE FOUND in the most unassuming of places. Hidden in plain sight in Fort Wayne, Indiana, there's an extremely rare Louis Kahn building. Known as Arts United, the building is the city's only performing arts center. But its true claim to fame is that it's the only Louis Kahn building located in the Midwest and the only performing arts center the architect ever produced in the world. That's why the city is now doing all it can to not only preserve it for future generations but also update the building to be more easily accessible to all audiences.

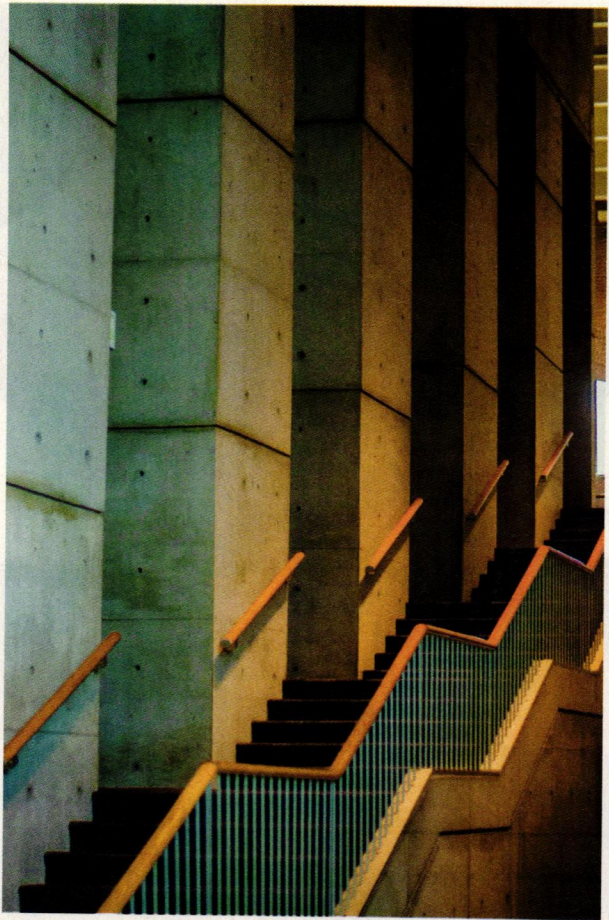
A Grand Vision

Wanting their own version of New York's Lincoln Center, the Fine Arts Foundation of Fort Wayne, Indiana, commissioned Louis Kahn, one of the most preeminent US architects of the latter half of 20th century, to design and build it. "Fort Wayne has these moments of outsized thinking and planning," says Miriam Morgan, VP of operations and unofficial archivist at Arts United. "We tend to have bold visionaries every generation or so."

The project was going to be big. The foundation's hope was that their Lincoln Center in miniature would encompass enough buildings to house a theatre, performing arts school, art museum, outdoor gardens and much more. But after Kahn brought back his plans for the Center, proposing a budget of \$20 million, the city (which only had a population of 180,000 residents at the time) asked him to scale down. "So, they pivoted and pared down to a single performing arts building, the most pressing need at the time," Miriam says. Commissioned in 1961, Arts United was finally completed in 1973.

Beautiful Brutalism

But the building's aesthetics didn't capture the hearts and minds of everyone. "A local paper described the building as 'having all the warmth and comfort you would expect in a powerhouse'—people either loved it or hated it. But I find that to be true of all great art," Miriam says. "It's a bit brutalist and people were used to Mid Century Modern designs wanting to feel light with all their glass, so people found it hard at first to understand the building."



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TedStuff

by Ted Juracsik





Kahn had always been an esoteric architect. "He was known to talk to his material. He'd ask a brick, 'What do you want to be?' And to him, it would say, 'I want to be an arch,' so, he made it into an arch," Miriam says. At a time when everyone else was working in steel and glass, Kahn preferred to focus on the masonry details of his buildings. "He wanted his buildings to feel archaic, so he created this idea of 'ruins in reverse,'" she says. Hence, the building's grand staircases incorporate a procession of columns, a reference to the Parthenon. "He thought concrete was perfect for building, like a molten stone."

He wanted his designs to get to the essence of what a structure should be: basic and honest in its production. Inside Arts United there are obvious concrete pour holes on the massive walls but no ornate plaster decorations, no trim work. The result is distinctively Kahn—beautifully brutal. And it's why people come from all over the world, even during the off-season. "Tourists will come from Japan, Turkey, Denmark—and we will find them wandering the grounds," Miriam says. "People will arrive in the middle of the week and beg to be let in to get a glimpse. This happens year-round. It's kind of wild."

A Mid Mod Modernization

For all these reasons and more, the city hopes to usher the building into the present. Starting June 2024, the theatre will be updated with \$40 million worth of renovations. "Working theaters want the latest tech for their productions—and this is Apollo-era tech we're talking about—so the building needs to catch up," Miriam says.

The result is distinctively Kahn—beautifully brutal.



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Things to Do in Fort Wayne, Indiana

CHECK OUT THESE SPOTS AROUND THE CITY, PERFECT FOR FANS OF UNIQUE ARCHITECTURE AND DESIGN.

- 1. Concordia Theological Seminary.** Designed by Finnish-American architect Eero Saarinen, this seminary comprises a series of pitch-roofed buildings positioned around a lake. At the center is the Kramer Chapel covered in diamond-shaped bricks that almost seem to glow from the natural light bouncing off the lake.
- 2. Martin Luther King Jr. Memorial Bridge.** The bridge was rededicated in 2012 to Martin Luther King Jr. Besides driving on it, you can access the bridge by foot and bike due to the redesigned pedestrian and bike paths. The bridge's support struts light up a different color (sometimes rainbow colors) every night.
- 3. Allen County Courthouse.** A historic landmark, this courthouse is a superb example of Beaux Arts design, with its scagliola interior floors and murals in the courtrooms.

What's more, the building was made before the Americans With Disabilities Act, meaning not everyone can access the building right now. "There's no vertical accessibility, so we are putting in elevators for patrons on the main levels, and in the basement, elevators to bring up different gear and props for the performances," Miriam says. The updates will also increase the number of handrails and accessible seating. Plus, there will be a new, accessible drop-off zone to one side of the building, allowing patrons

to move directly into the differently abled seating.

The building's overall tech and lighting will also get a modern upgrade. Plans include a new acoustical shell for the orchestra, automated stage rigging, specialty audio equipment for accessibility, a modernized HVAC system, security systems and more.

With all these changes, the building will be able to support the community for another 70 years and beyond. ☺



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By JICKIE TORRES

Photos by CHASE DANIEL

Interior design by CHRISTINE HO for the
Atomic Ranch Project House Austin

How to Manage Your Project Budgets

Experts share their real-world renovation and redesign advice.



IT'S OFTEN THE FIRST STEP, if not the precluding step, to starting your next home project. But there's more to creating a budget than just your bank account. In order to set a realistic budget—and stick to it—you need to have the proper expectations and know the potential pitfalls. We consulted some leading Mid Century Modern-minded interior design experts for their top tips on how to make and keep the right budget for your renovation.

Sally Julien

Modernous
Seattle, Washington

Have a complete plan.

There is a saying that you can pick two of the following: fast, cheap, good. Having a full plan before starting can take a bit of time, which is hard for the impatient among us, but it can improve the result and save a lot of money by letting you really balance the various components and figure out the best places to save and best places to splurge.

Get the look for less. A good designer can help you create a high-end look for less by focusing first on the design (the sky is the limit!) and then figuring out a way to get that look with less expensive materials.

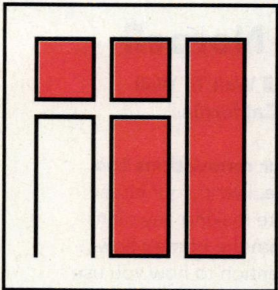
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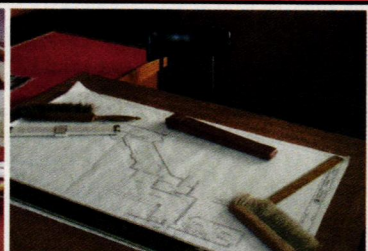
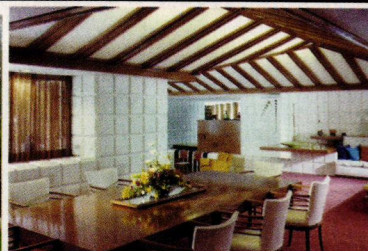
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Elin Walters

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Design your space completely before beginning any work. This is my best advice, because time spent planning saves money in the long run. Being thorough and taking time to consider the entire scope of the project ensures that you've thought of all the details. Those surprises can be costly!

Think long-term and invest accordingly. I talk to many clients who are frustrated that they didn't "do it right" the first time and now have to spend more money to make it right. If you spread out the cost over time, you'll find that the "better choices" are worth it. Cutting corners or settling for the less-expensive options at the time often backfires.

Christine Ho

Breathe Design Studio
Austin, Texas

Obtain realistic allowances. You often rely on your general contractor for a labor and materials budget, but the materials allocated for the area may be underquoted, leaving you with an unexpectedly changed order. For example, you may be given too low of a price for a square foot of tile for a backsplash. Ask your builder to give you mid-level allowances from the beginning; if you don't receive one, you can request a "take off" for the area so you can figure out the cost yourself based on the tile or material you are considering.

Balance "statement" design elements with neutral ones. If you are looking to splurge on or incorporate a statement design element for your renovation, opt for neutral finishes in the remainder of the space when in doubt. For example, if you've fallen in love with blue cabinets, balance them with neutral countertops, backsplash and lighting to keep the focus on your pop of color.

Michael Norpell

Michael Norpell Wall To Wall
Palm Springs, California

Don't start your renovations too soon. If possible, live in your house for a while before making any plans to overhaul. Learn the home's flow... its soul. Pay attention to how you use the spaces. What works and what could be better?

Review lessons learned from similar projects. Ask your friends, family or that neighbor who recently completed a project similar to yours. Their projects will be a gold mine of information because they're a real-life record of where budgets stayed on (or off) track. They can help you see costs you might have overlooked or how unexpected circumstances might influence a bigger budget.


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Kimber Dempsey

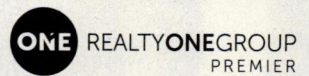
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Retro

An open floor plan and redesigned layout add light and modern updates while maintaining a 1950s feel to this Seattle-area kitchen.

Reimagined

By **LAURA SHIMKO**

Design by **ATELIER DROME**

Photography by **LISA TOWNE**





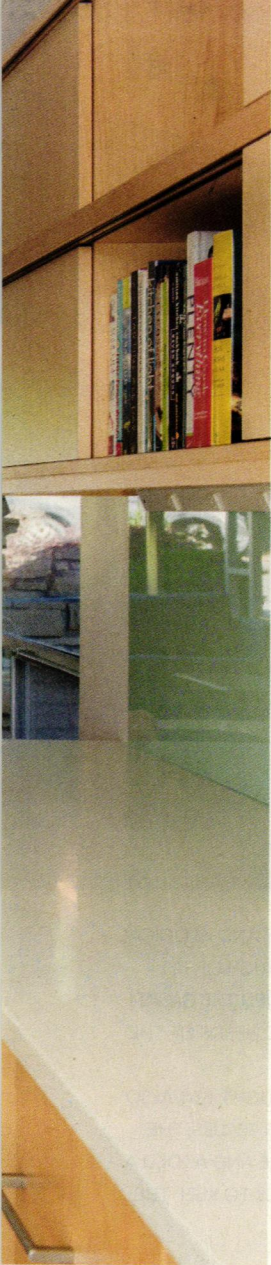
STRIKING THE RIGHT BALANCE BETWEEN a sleek and charming Mid Century Modern design and contemporary updates to accommodate modern living can be a challenge. Luckily for the homeowners of this 1955 gem by August Liliquist, the design team at Atelier Drome brought the two together in a total renovation to create this retro-infused kitchen space.

(TOP) THE LIGHT MINT BACKSPLASH IS BACK-PAINTED GLASS AND ADDS A POP OF COLOR TO THE WARM WHITE BIRCH CABINETS THROUGHOUT. WHILE THE MATERIAL LENDS A MORE CONTEMPORARY LOOK TO THE SPACE, THE COLOR REFLECTS MID CENTURY MODERN DESIGN. "THE OWNERS HAD A STRONG GRAPHIC SENSIBILITY IN THE REST OF THEIR HOME, SO THE COLOR PALETTE WAS CHOSEN TO COORDINATE WITH THAT, WITH A NOD TO POPULAR '50S SHADES," MICHELLE SAYS.

(LEFT) WHILE OPEN CONCEPT IS NOT A MID CENTURY MODERN DESIGN FEATURE, THE HOMEOWNERS AND TEAM AT ATELIER DROME DECIDED THE SACRIFICE OF THE ORIGINAL SEGMENTED DESIGN WOULD BENEFIT BOTH SPACES BY PROVIDING A LINE OF SIGHT BETWEEN THE TWO AND MULTIPLYING THE BENEFITS OF THE NATURAL LIGHT. "NOW THAT THE WALL BETWEEN THE DINING AND KITCHEN HAS BEEN REMOVED, THE KITCHEN BENEFITS FROM THE LARGE WINDOW IN THE DINING ROOM AND THE DINING ROOM BENEFITS FROM THE GLAZING IN THE KITCHEN," MICHELLE SAYS.



(LEFT) WHEN IT COMES TO DESIGN, THE DETAILS CAN MAKE OR BREAK THE OVERALL LOOK AND FEEL OF A SPACE. THE DETAILS THE ATELIER DROME TEAM UTILIZED IN THE CABINERY SELECTIONS EFFORTLESSLY ELEVATE THE SPACE. "ROUNDED CORNERS AND THE USE OF GROMMETS ON THE CABINETS REINFORCE THE MID CENTURY MODERN FEEL OF THE HOME."



RETHINKING THE LAYOUT REQUIRED SOME BIG CHANGES TO THE FLOOR PLAN, BUT ALLOWED FOR BETTER FLOW BETWEEN THE LIVING SPACES. "A NEW BEAM WAS ADDED BETWEEN THE DINING AND LIVING ROOMS IN ORDER TO ALLOW THE TWO SPACES TO BE OPENED UP TO EACH OTHER," MICHELLE SAYS. "THE SIDE ENTRY DOOR (TO NOWHERE) WAS REMOVED, WHICH ELIMINATED AN UNNECESSARY ACCESS POINT WHILE PROVIDING ADDITIONAL USABLE SPACE IN THE KITCHEN."

At 2,440 square feet, this split-level home is located in the Magnolia neighborhood of Seattle and boasts of plentiful outdoor views, including glimpses of Mt. Rainier. The main goals of the homeowners were threefold: create an open plan for the kitchen and dining room, bring more light into these spaces and honor the home's original architecture and design.

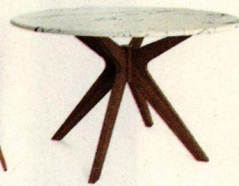
Opening Up

To begin, the layout of the home had to be reimagined to allow for the more modern style of living the homeowners desired. "Even though the original kitchen was a galley, it suffered from awkward circulation," says Michelle Linden, owner and architect at Atelier Drome. "There was an exterior side entry that bumped into the kitchen, the connection to the dining room was very compact and the large fridge created a pinch point."

To remedy this, the team at Atelier Drome decided to open up the floor plan between the two spaces. This, in turn, allowed the natural light to pour further into the home and provide the abundance of light the homeowners wanted.

Rethinking Retro

The last major goal of the renovation was to keep the heart and spirit of the original design of the home while updating for modern conveniences. Much of the "before" kitchen was in great need up upgrading, both aesthetically and functionally. The team at Atelier Drome accomplished this by replacing all the appliances with stainless steel and choosing new finishes and materials that honored the '50s look and feel while also serving the practical needs of the homeowners.



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(ABOVE) "THE KITCHEN WAS A HODGE PODGE OF ORIGINAL CABINETS AND ILLOGICAL UPGRADES," MICHELLE SAYS. WHILE THE RENOVATED KITCHEN KEEPS MUCH OF THE GALLEY SHAPE OF THE ORIGINAL, THE ATELIER DROME TEAM REDESIGNED THE CABINETS AND LAYOUT TO BETTER SERVE THE FUNCTIONAL AND AESTHETIC NEEDS OF THE HOMEOWNERS.

(BELOW) WINDOWS NOT ONLY ALLOW FOR MUCH-COVETED NATURAL LIGHT, BUT ALSO PROVIDE A SENSE OF CONNECTION BETWEEN INDOOR AND OUTDOOR SPACES. THE ATELIER DROME TEAM UTILIZED THE ORIGINAL WINDOWS OF THE HOME AND ADDED A FULL LITE GLASS DOOR FROM THE DINING ROOM TO THE OUTSIDE DECK TO KEEP THE UNOBSTRUCTED VIEWS OF THE BACKYARD AND MT. RAINIER BEYOND.



WINDOWS PLAY A MAJOR ROLE IN THE RENOVATED DESIGN OF THE KITCHEN. "THE EXISTING LARGE WINDOWS WERE MAINTAINED WITH A BREAKFAST NOOK TO PROVIDE SPACE TO REALLY SOAK IN THE LIGHT," MICHELLE SAYS.





"The design really leaned into the mid-century aesthetic, with the two biggest departures being the glass backsplash and the open-to-the-dining concept," Michelle says. "Modern updates were focused on the use of the space, ensuring the flow worked for current lifestyles and that everything functioned well." ☼

(ABOVE, LEFT) THE SMEG REFRIGERATOR IS THE PERFECT ADDITION TO INFUSE THE SPACE WITH A RETRO VIBE. THOUGHTFUL STORAGE SOLUTIONS TAILORED TO THE HOMEOWNERS' LIFESTYLE GIVE THE KITCHEN AN EVEN MORE CUSTOM FEEL.

SEE RESOURCES, PAGE 112

Go With the Flow

CHECK OUT THESE EXPERT TIPS FOR OPTIMIZING THE LAYOUT OF YOUR KITCHEN TO GET THE MOST BANG FOR YOUR BUCK IN YOUR NEXT KITCHEN REFRESH.

Aside from maximizing storage and creating a space that reflects your own take on MCM design, you'll want to ensure your kitchen renovation also allows for the best flow—movement between work areas—so that you aren't wasting time running back and forth in a layout that doesn't make sense. Michelle Linden of Atelier Drome offers the following advice to create the most functional space for all your at-home and hosting needs.

- **Focus Your Footprint.** Determine who will be using the space regularly to cook and prep meals. "Is this kitchen one with multiple cooks working at the same time? If so, they'll need more space than a tight kitchen designed for someone who cooks alone," Michelle says. This point will decide whether or not you'll need to expand the footprint of your kitchen area.
- **Consider Cleanup.** "Think about cleanup as much as cooking," Michelle says. Figure out the placement of your appliances, sink, island and cabinetry so they all serve to support your needs in a single movement instead of constantly retreading the same path or going out of your way. "When clearing the table, rinsing the dishes, putting them in the dishwasher and then away are you able to do this efficiently without doubling back?" Michelle says.
- **Design the Details.** Michelle recommends planning out where everything will be placed during the design process rather than waiting until all of the renovation work has been completed to avoid costly and frustrating mistakes. "When looking at drawings, label each door/drawer with what they will contain and make sure everything has a place that makes sense for your style of cooking," Michelle advises.



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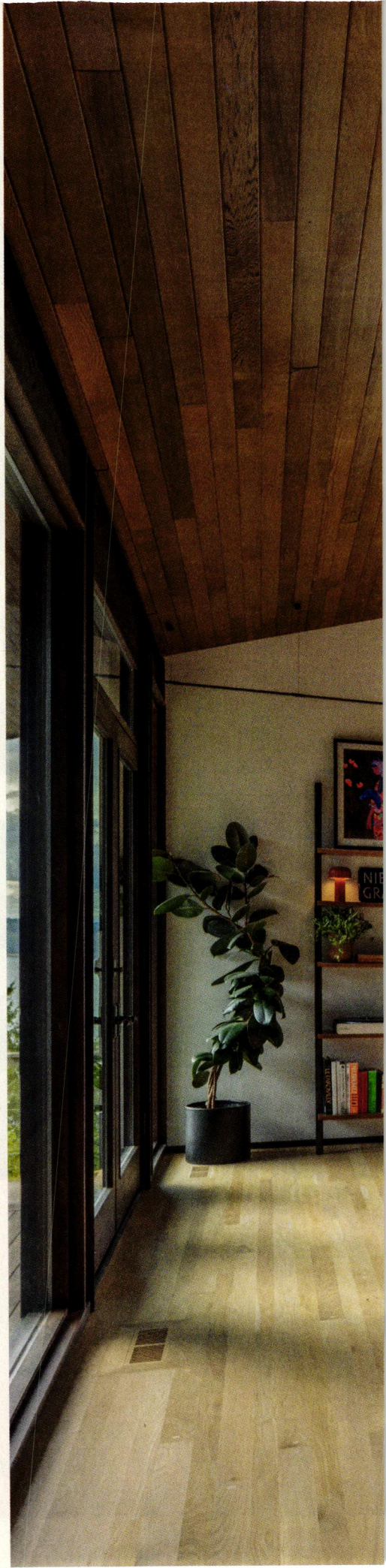
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House With a **View**

A 1958 SEATTLE HOME OVERLOOKING
THE PUGET SOUND RETURNS TO ITS
FORMER MID-CENTURY GLORY.

By VICTORIA VAN VLEAR | Photography by RAFAEL SOLDI



THE LIVING ROOM IS AN OPEN AREA IN THE CENTER WING OF THE HOUSE. THIS SPACE HAS STAYED VERY SIMILAR TO ITS ORIGINAL ITERATION, WITH CEDAR T&G CEILINGS AND THE ORIGINAL WHITE OAK FLOORS. "THE FLOORS WERE ALREADY WHITE OAK, BUT THEY HAD A RED STAIN, SO WHEN THE GUYS SANDED IT OFF, THERE IT WAS," KYLE SAYS. "THE CLIENT REALLY WANTED WHITE OAK FLOORS AND, LO AND BEHOLD, HE HAD THEM."



THE RICH LANDSCAPING WAS ALREADY IN PLACE ON THE PROPERTY—A BENEFIT OF WORKING WITH AN OLDER HOME WITH TIME FOR THE TREES AND PLANTS TO FILL IN. THE FRONT DOOR AND SIDE LIGHTS ARE NEW CUSTOM PIECES BUILT BY SHED'S CABINETRY MAKERS. "WE WANTED PEOPLE TO BE ABLE TO SEE THROUGH TO THE BACK WHERE THE JAPANESE BLACK PINE IS CENTRAL TO THE HOUSE," KYLE SAYS.



When restoring a Mid

Century Modern home, one of the primary questions to ask is, "How much of the original house can we save?" That was the question foremost in the minds of the team at SHED Architecture & Design when they first saw this 1958 Seattle home. Unlike some MCM houses, this one wasn't in disrepair, needing huge fixes to get the home livable again. However, remodels over the years had hidden the original flow and character of the architecture. "Our job became uncovering the original intent of the architecture," says project designer Kyle Keirse. Here's how they did it.

(LEFT) THE STAIRWELL UP TO THE LOFT IS IN ITS ORIGINAL LOCATION, BUT THE SHED TEAM REMOVED THE WALL BETWEEN THAT HALLWAY AND THE KITCHEN TO ADD KITCHEN ACCESS FROM THE BEDROOMS. "YOU HAD TO WALK AROUND BEFORE TO ENTER THE KITCHEN," THOMAS SAYS. THOUGH THEY TOOK OUT THE WALL, THEY KEPT A SMALLER SHELF THAT CROSSES TO THE OTHER SIDE OF THE SPACE, ADDING ARCHITECTURAL INTEREST. "THAT WALL BREAKS DOWN TO A SHELF THAT ZIPS OVERHEAD," THOMAS SAYS.

(BELOW) ONE OF THE UNIQUE FEATURES OF THIS HOUSE IS VISIBLE FROM THE OUTSIDE: ITS ROOFLINE. "WHAT'S PARTICULARLY UNIQUE ABOUT THIS HOUSE IS HOW THE ROOFLINE INTERACTS," KYLE SAYS. "THE [MIDDLE] GABLE FITS INTO THE SMALLER GABLES FOR A SINGLE PROFILE." THE PROPERTY ALSO HAS A SEPARATE BUILDING THAT HOUSES THE HOME OFFICE.





(ABOVE, LEFT) THIS HALLWAY WAS ORIGINALLY AN OPEN SPACE LEADING TO THE PRIMARY SUITE. KYLE SAYS THEY COMBINED THE HALLWAY AND CLOSET TO BE A FOYER INTO THE PRIMARY SUITE. "WE CLOSED IT OFF WITH DARK STAINED FIR, A RIDGED TREATMENT ON THE LEFT, AND A POKET DOOR," THOMAS SAYS. "THE GLASS IS NEW, SO ALL OF THAT WAS OPEN. WE GATHERED AND CONTAINED THAT HALLWAY SPACE WITHOUT ADDING SPACE ON THE OUTSIDE."



(BELOW, LEFT) THE ENTRYWAY IS ONE OF THE AREAS THE SHED TEAM EXPANDED TO ADD MODERN CONVENIENCES LIKE A COAT CLOSET AND BENCH SEATING, WITHOUT DISRUPTING THE STRIKING VIEW TOWARD THE BACK OF THE HOUSE. "[WE NEEDED] AN ENTRYWAY THAT ACCOMMODATES FUNCTIONAL NEEDS, AND THAT FLOWS THROUGH TO THE BATHROOMS, AND IS THE RIGHT AMOUNT OF SPACE—WITHOUT THAT, YOU HAVE PILES OF COATS," THOMAS SAYS. A PREVIOUS OWNER HAD DRYWALLED THE CEILING AND ADDED SLATE FLOORS, WHICH THE SHED TEAM REPLACED WITH CEDAR T&G AND CONCRETE FLOORS.



OUTDATED REMODELS

Paul Midgen and Kirsten Adams didn't start off viewing the home with an intent to buy it. The couple was in the area for a vet appointment and happened to see a home sale sign. They went in to check it out and fell in love. "Paul was sensitive to the fact that the moves [the previous homeowners had] made didn't sync with the original intent of the architecture," Kyle says.

THE DINING ROOM IS WEST OF THE KITCHEN, IN A SPACE THAT HAD RECEIVED AN EXTENSION FROM A PREVIOUS HOMEOWNER. "ON THE RIGHT, THE LIVING ROOM PROJECTS FORWARD AND ON THE LEFT, THE DINING ROOM PROJECTS FORWARD," KYLE SAYS.



(ABOVE) THE FAMILY ROOM IS EAST OF THE KITCHEN, WITH A TV TUCKED IN AMONGST THE ART AND A NEW GAS STOVE IN THE CORNER. "IT WAS ORIGINALLY A FIREPIT," KYLE SAYS. "THERE WAS A LOT OF EXPERIMENTATION GOING ON [DURING THE '50S] ABOUT HOW WE WERE LIVING. SOME OF IT PAID OFF, AND SOME OF IT TURNED OUT KIND OF WEIRD." THE GAS STOVE WORKS BETTER THAN THE ORIGINAL FIREPIT.



(ABOVE) THE FIREPLACE IN THE LIVING ROOM WAS ORIGINALLY A TWO-WAY FIREPLACE, OPENING UP TO THE PRIMARY BEDROOM ON THE OTHER SIDE. "WE CLOSED IT OFF FROM THE BACK AND WRAPPED IT ON ALL SIDES TO MAKE IT FEEL LIKE A MONOLITHIC HEARTH," KYLE SAYS. THE HOUSE IS ONE STORY, EXCEPT FOR A SMALL LOFT, BUT THE HIGH CEILINGS MAKE THE FIREPLACE FEEL LIKE IT EXTENDS UP TO VAULTED CEILINGS.

The previous remodels had hidden the home's original mid century roots. "The house was livable, but a lot of the original intent and character had been pulled out of it," Kyle says. "A lot of the new remodel was transitional or traditional, even just with the paint colors. The outside was Smurf Blue; they didn't understand that the cedar was supposed to wrap inside and outside the house." Luckily, Paul approached the SHED team early in the process, and they were able to help him and Kirsten develop a new vision.

ORIGIN STORY

The home was built in 1958, designed by Seattle architect Al Bumgardner. Born in Illinois in 1923, Bumgardner migrated to Seattle after getting his architectural degree in 1949, attracted to the active architectural scene in the Pacific North Western hub. After working for others for a few years, he opened his own firm in 1953, and grew the firm by taking on both residential and commercial projects. His work received regular awards from the AIA (American Institute of Architects), and he even served a term as the president of the AIA Seattle chapter.



ON THE BACK PATIO IS A GEM: A JAPANESE BLACK PINE. "IT'S AN ORNAMENTAL TREE THAT PEOPLE ARE FOND OF," KYLE SAYS. "THAT TREE HAS BEEN THERE FOR A WHILE." "MID-CENTURY ARCHITECTS IN SEATTLE WERE INSPIRED BY JAPANESE ARCHITECTURE, SO THERE WERE A LOT OF THESE TREES INTERWOVEN IN THESE LANDSCAPES," THOMAS SAYS. "IT ADDS SO MUCH VALUE BECAUSE THERE'S A LANDSCAPE THAT'S BEEN ESTABLISHED BY YEARS."

Bumgardner's design for this home centered on light—and, in particular, the property's location on a cliff overlooking the Puget Sound, with the natural light coming in off the coast. "There's a sense of enclosure and release when you walk through the front door," Kyle says. "That's a theme that runs through Bumgardner's work, how you capture natural light and views. It integrates the architecture into the landscape."



(ABOVE) THE CABINETS ON THE LEFT SIDE OF THE MARBLE ISLAND TOOK A LOT OF TIME AND EFFORT TO PLAN. "COOKING IS PAUL'S FAVORITE PASTIME, SO IT WAS THE ONE AREA HE WANTED A LOT OF CONCENTRATION, TO BE THE CORE OF THE HOME," KYLE SAYS. "A LOT OF EFFORT WAS PUT INTO THE WALL TO MAKE IT NOT LOOK LIKE A WALL OF CABINETS," THOMAS SAYS. "IT LOOKS PRETTY SIMPLE NOW, BUT IT'S COMPLICATED IN FUNCTIONALITY. THERE'S NOT AN INCH OF WASTED SPACE, EVERY INCH OF THAT CABINETRY IS DOING SOMETHING OR HOLDING SOMETHING."

NEW VISION

The new remodel plan that SHED created with Paul and Kirsten was to recapture Bumgardner's original design that draws the eyes toward the views of the water. "There's a sense that [the home] should feel accommodating, in a graceful sense," says Thomas Schaefer, principal at SHED. "This is a notable PNW mid century piece of architecture, and our primary approach is to convince clients that we can work with that space that's already there. We try to honor the architecture."





Some of the changes they made included a new custom front door, removing a wall next to the kitchen, closing off the back of a two-way fireplace and combining several small bathrooms into a larger useable space. “When we do a remodel, we’re able to get [the client] what they want and throw very little material into the dumpster,” Thomas says. That was the case for this home too—the team was able to use a “light touch” on areas like the living spaces, while saving time and focus for spaces that needed more organizational updating, like the kitchen.

“We try to honor the architecture.”
—Thomas Schaar



(LEFT) A PREVIOUS HOMEOWNER HAD ADDED A SMALL AMOUNT OF SQUARE FOOTAGE OFF THE KITCHEN, BUT IT WASN'T SERVING A GOOD PURPOSE. "IT WAS JUST A SPACE WITH A DRESSER BUFFET," KYLE SAYS. "WE THOUGHT THAT WAS A REALLY MISSED OPPORTUNITY, SO WE WANTED TO GIVE A PLACE FOR THE FAMILY TO LAND THERE. THE INTENT IS A KITCHENETTE AREA, SO SOMEONE COULD SIT THERE AND WORK ON HOMEWORK OR HAVE BREAKFAST. IT'S ALSO A STORAGE CHEST, SO YOU CAN STORE TOYS OR BLANKETS THERE."





(ABOVE, LEFT) IN THE PRIMARY BATHROOM, THE TEAM USED THE SAME BLACK-AND-WHITE MARBLE FROM THE POWDER BATHROOM AND KITCHEN. "ORIGINALLY, PAUL SAID HE WANTED CALCUTTA GOLD MARBLE EVERYWHERE. THROUGH THE PROCESS, WE ISOLATED THAT TO THE KITCHEN, AND WE USED CARRARA MARBLE IN THE KIDS' BATHROOM," KYLE SAYS. "THEY WANTED SOMETHING THAT HAD A LOT OF TEXTURE, AND I PUT THIS IN THE KITCHEN WITH A HEAVY VEIN INSIDE. IMMEDIATELY THEY SWITCHED THEIR OPINION AND WANTED TO PUT IT IN THEIR PRIMARY BATHROOM, TOO."

(ABOVE, RIGHT AND BELOW, LEFT) THE KIDS' BATHROOM WAS ORIGINALLY TWO DIFFERENT BATHROOMS. "THEY WERE BOTH UNDERSIZED, SO WE GANGED THEM INTO ONE WITH A POCKET DOOR BETWEEN THEM," KYLE SAYS. "WE ADDED THE CLERESTORY WINDOW ABOVE, WITH THE EXISTING SKYLIGHT." "MCM HOMES OFTEN HAD TWO LITTLE TINY BATHROOMS: ONE AS A GUEST BATHROOM, THE OTHER AS A PRIVATE BATHROOM," THOMAS SAYS. "THIS IS NOW WHAT WE CALL A PASS THROUGH POWDER BATHROOM, WHERE THE TOILET IS SEPARATED FROM THE HALLWAY. IT ALLOWS FOR ONE BATHROOM THAT'S WAY MORE ACCOMMODATING THAT SERVES THE ROLE OF TWO BATHROOMS. WE'VE DONE THAT ON A NUMBER OF PROJECTS; IT'S A PATTERN OF HOW PEOPLE LIVED BACK IN THE DAY."



In the kitchen, it was key to remove a wall that blocked the way to the primary suite. "Activities of the kitchen were [originally] the women's realm, and they wanted privacy as they were making the perfect meal," Thomas says. "That's one of the most common changes we make when we're remodeling MCM houses." The team also put a lot of time into the kitchen cabinets, making them look less like cabinets and more like a wall in the house.

The resulting home is a seamless integration of retro and modern. "We pulled back and let the palette simplify so when the clients came in with their strong aesthetic, it was contained and intentionally woven into the design," Kyle says. The overall feel of the house is tranquil and natural, facilitating views of the ocean. "It all feels calm and contained in richness," Thomas says. ☼



(TOP) IN THE PRIMARY BEDROOM, THE BLACK SECTION OF THE WALL IS THE BACK OF THE FIREPLACE IN THE LIVING ROOM. "YOU DON'T HAVE ACCESS TO THE FIREPLACE FROM THE OTHER SIDE, BUT YOU CAN SEE THAT'S WHAT IT IS," KYLE SAYS.

SEE RESOURCES, PAGE 112

PROJECT NOTEBOOK

Year Built: 1958

Location: Seattle, Washington

Bedrooms: 3

Bathrooms: 2.5

Year of Renovation: 2021

Length of Renovation: 24 months

SAVE

The SHED team and homeowners Paul Midgen and Kirsten Adams had a goal of preserving as much of the house as possible. "We figured out how much we could leave alone, and we could do a very light touch, maybe some light refinishing," says architect Thomas Schaer. "This house had a lot of that, like the living spaces."

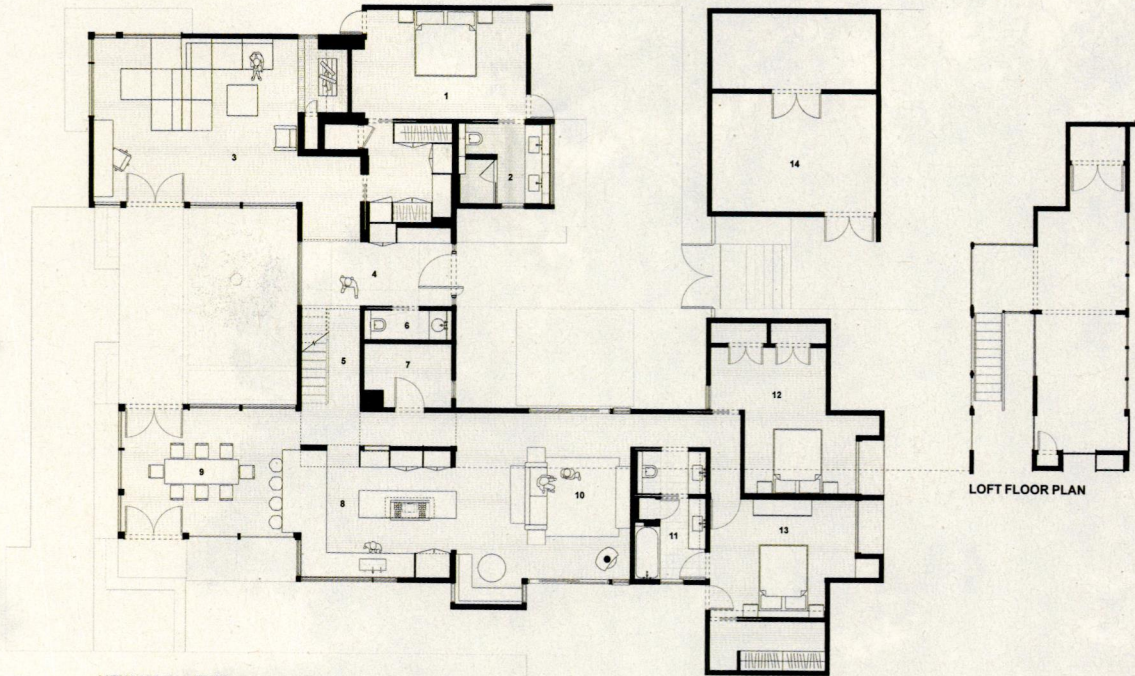
SPLURGE

In order to update the home for modern living, the SHED team added functionality through storage and organization that they designed to look seamless with Bumgardner's original design. "A lot of the work we did here involves a high level of craft, and a team that was at the top of their game," Thomas says. "The splurging happens in these tight nuggets of white oak casework with functionality." The new kitchen cabinets look like part of the white oak walls, and the team added storage in the entryway for coats and shoes that doesn't take away from the stunning view toward the back of the house.



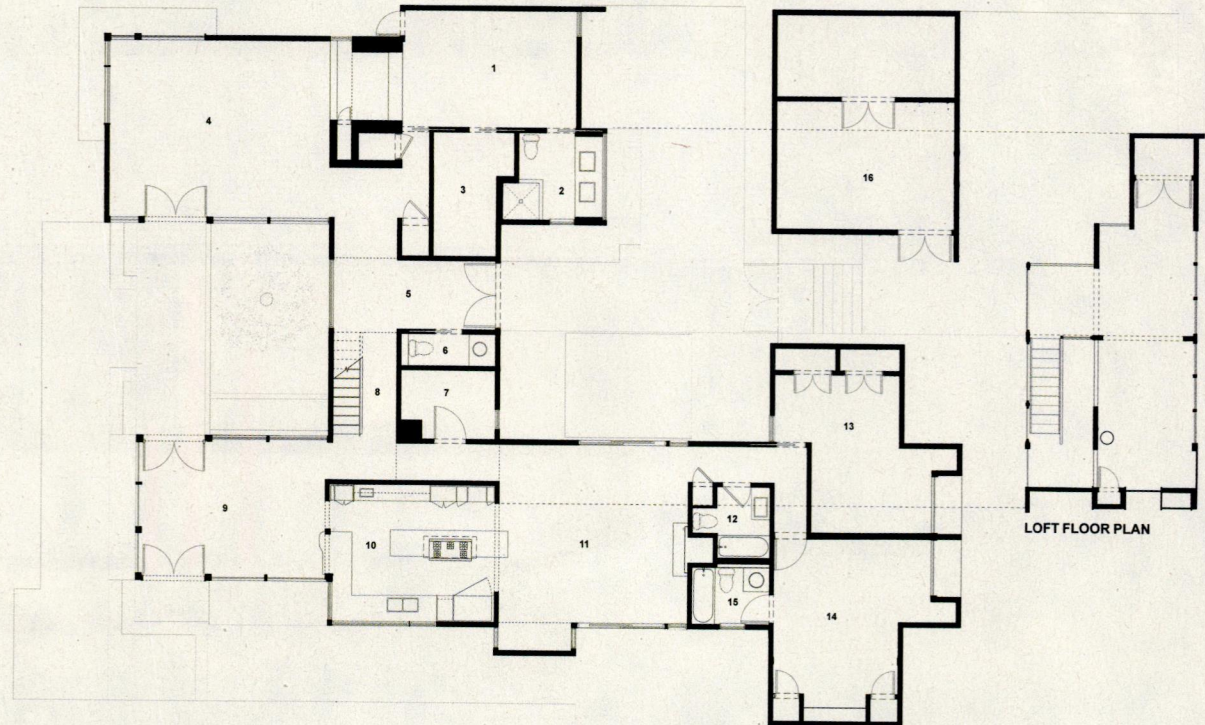
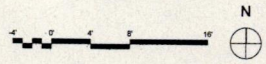
BEFORE





NEW MAIN LEVEL

- | | |
|--------------------|---------------------|
| 1 primary bedroom | 8 kitchen |
| 2 primary bathroom | 9 dining room |
| 3 living room | 10 family room |
| 4 foyer | 11 guest bathroom |
| 5 entry hall | 12 bedroom 1 |
| 6 powder room | 13 bedroom 2 |
| 7 laundry room | 14 studio + carport |



EXISTING MAIN LEVEL

- | | | | |
|--------------------|----------------|---------------------|---------------------|
| 1 primary bedroom | 6 powder room | 11 family room | 16 studio + carport |
| 2 primary bathroom | 7 laundry room | 12 guest bathroom 1 | |
| 3 primary closet | 8 entry hall | 13 bedroom 1 | |
| 4 living room | 9 dining room | 14 bedroom 2 | |
| 5 foyer | 10 kitchen | 15 guest bathroom 2 | |





THE JUSTICE RESIDENCE IN LEAWOOD, KANSAS, RECEIVED A FULL DESIGN AND REMODEL BY CHRIS FEIN AT FORWARD DESIGN ARCHITECTURE. MID CENTURY MODERN DETAILS LIKE THE NEUTRA HOUSE NUMBERS CAN BE FOUND AT DWR.



The **Evolution** of **Home**

A TEMPORARY SOLUTION IS SCALED
UP FOR LONG-TERM ENJOYMENT.

By DANA MAUER | Photography by BOB GREENSPAN



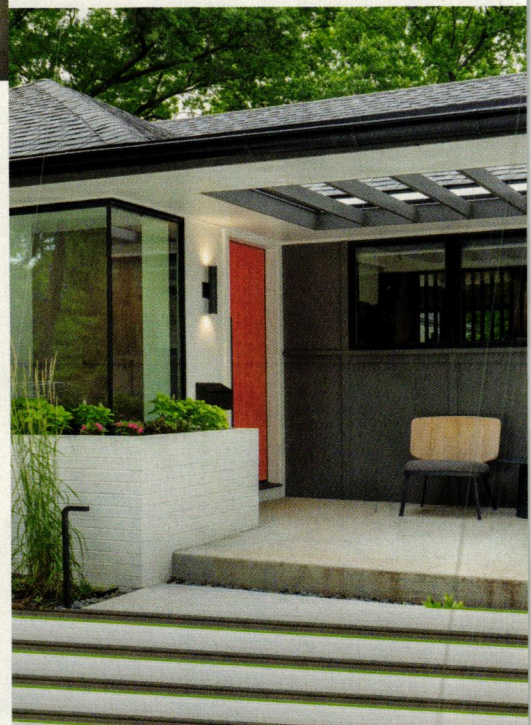
When the request

for a temporary addition to a Leawood, Kansas, home reached Chris Fein, founding principal at Forward Design Architecture, he saw potential for more. Built in 1950, the house got the owners into the neighborhood they liked, but it was too small for their family. Convinced they would need to start from scratch to get the space and flow they wanted, Chris suggested an alternate solution that met the homeowner's long-term needs and avoided demolishing the original structure. "We believe as a firm ethos that the most sustainable thing that could be done is to preserve a house when possible, especially one with significant architectural character," Chris says.

(ABOVE) VESSEL ARCHITECTURAL POTTERY DESIGNED BY MALCOM LEELAND BRIGHTENS UP THE FRONT YARD WITH ANOTHER BOLD POP OF COLOR.

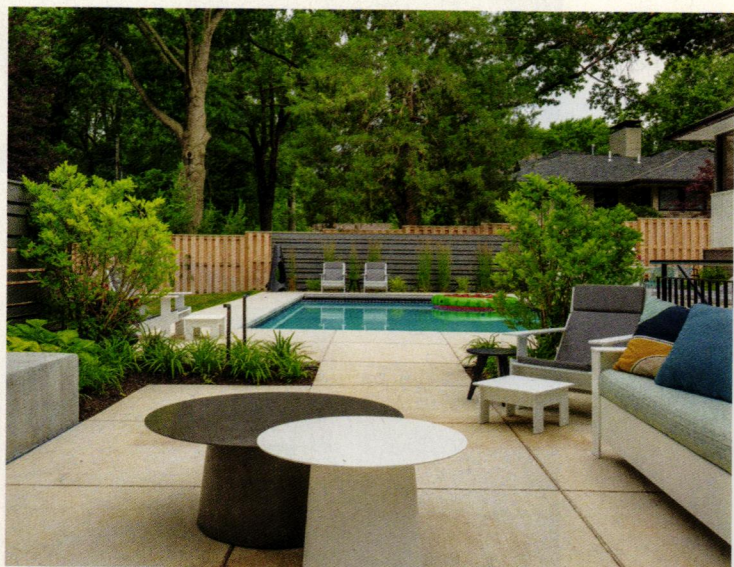
(RIGHT) THE FRONT ADDITION CREATED AN ENTRY VESTIBULE AND COVERED PORCH LOADED WITH CHARACTER. KICHLER PORCH LIGHTS AND A BRIGHT ORANGE DOOR COMPLETE THE LOOK.

"It started as a temporary addition to a house they were going to raze within 3-5 years. The fact that we saved it, and I believe improved the original, is the best part."





(ABOVE) NEW LIVING SPACES, FENCING AND A POOL COMPLETELY TRANSFORMED THE BACKYARD. "THE SMALL ADDITION ON THE REAR FOR THE MUDROOM PANTRY WAS WITHIN THE EXISTING ROOFLINE," CHRIS SAYS. THE OTHER VISIBLE ADDITIONS ARE THE MASTER BEDROOM AND FAMILY ROOM, AND THE SCREENED PORCH. (BELOW, RIGHT) THE CORNER WINDOWS WERE ADDED TO VIEW THE BACKYARD, BUT WINDOWS WERE ADDED IN ALL NEW SPACES. PLAID LANDSCAPE COLLABORATIVE WORKED CLOSELY WITH FORWARD DESIGN ARCHITECTURE TO MAINTAIN THE PROJECT INTENT.





THE KITCHEN AND LIVING ROOM ARE DIVIDED BY CUSTOM WALNUT PANELS TO OPEN UP AND CREATE A MORE FUNCTIONAL SPACE BETWEEN THE TWO. WHEN DECIDING WHERE TO SPLURGE ON A REMODEL, CHRIS SUGGESTS STARTING WITH KITCHENS AND GUEST BATHS.



THE STAIRCASE LEADING TO THE LOWER DEN WAS FRAMED IN THE SAME WALNUT FOR A UNIFYING EFFECT.



THE GOALS

"The client desired an additional bedroom, family room, screened porch, mud room and entry as additional program elements," Chris says. Since they purchased the home before they had children, they needed more room and thought it wouldn't be possible to get the function out of this home without completely rebuilding one. The original house was 1,400 square feet with two bedrooms and 1½ baths. "When we showed them that we could add the master suite and get a large living space on a lower level that connected well with the upper level, they could see that it was possible," Chris explains.

CUSTOM WALNUT PANELS DIVIDE THE ROOMS WHILE STILL ALLOWING VISIBILITY THROUGHOUT THE HOUSE.





(ABOVE) UNOBSTRUCTED VIEWS OPENED UP THE HOUSE WHILE INTERIOR COLORS WERE KEPT LIGHT. THE COUNTERTOPS AND SILL MATERIAL ARE FROM CORIAN DESIGNS IN GLACIER WHITE.



MID-CENTURY PROGRESS

The design team worked closely with the homeowners to find colors and materials that were both contemporary and period correct, spending 10 months in design prior to construction. "The original house was a plain-Jane 1950s ranch that had some nice finish details, such as the beamed living room and kitchen with exposed tongue-and-groove ceiling. We wanted to take the original massing and attractive details and expand these to make the house feel more like a true mid-century," Chris explains.

The original house was a plain-Jane 1950s ranch that had some nice finish details, such as the beamed living room and kitchen with exposed tongue-and-groove ceiling.





ANOTHER CUSTOM CREATION FROM THE HOMEOWNER IS THE DINING ROOM TABLE. THE LIGHTING IS AN EASTYN LARGE CHANDELIER FROM ICON LTG.

OPENING UP

Scaling up the home to accommodate the larger family size and guest counts required additional living spaces and smoother access throughout these spaces. "It was critical to the design team to maintain the overall scale and aesthetic of the original house while adding the client's desired program elements," Chris says.



(ABOVE) ALL WINDOWS IN THE ORIGINAL HOUSE WERE REPLACED AND MOST HAD SIZE ADJUSTMENTS," CHRIS SAYS.

(BELOW, LEFT) AN OVERSIZED BARN DOOR DIVIDES THE MASTER BEDROOM FROM A SMALL OFFICE SPACE WHEN NEEDED TO KEEP IT FROM FEELING LIKE A COMPLETELY SEPARATE ROOM OF THE HOUSE.





"IN THE PRIMARY BEDROOM ADDITION, THE CEILING WAS HIPPED TO GAIN VOLUME AND DEFINE THE SPACE," CHRIS EXPLAINS. PENDANT LIGHTS FROM ROOM AND BOARD AND A HAIKU FAN KEEP THE ROOM LIGHT AND BREEZY.

The new stair to the lower-level family room was added in the primary living area of the house, connecting it to these spaces as a public space. The kitchen was fully reworked as a more functional space, open to the living and dining areas through a cased-opening louvered wall.

THE RESULTS

The scope of this project evolved over time, turning into a near gut remodel of interiors and plenty of landscaping. Four additions were added to the house to unify it overall and solve the programmatic desires, Chris says. "One small entry space for the front porch, a small bump behind the garage to both fix the roofline and create the mud room 1/2 bath, the screened porch and master suite family room," he explains. The master suite family room

and screened porch were the two larger additions in footprint, setting up the courtyard condition for the hot tub. "We added approximately 1,050 square feet to the house, rendering the final house about 2,450 square feet. The small addition to create the new entry and transform the front of the house I think is my favorite," he says. The entire interior of the home was reworked to improve circulation between the existing areas and the new lower level walkout family room.

The design team, landscaping team and homeowners were all impressed with the change. "The homeowners always talk about how the scale works so well for them. They jokingly say they are always happier when they return from vacation to their permanent vacation," Chris says. 🌿

SEE RESOURCES, PAGE 112

STAIRS SURROUNDED IN CUSTOM WALNUT PANELS
CONNECT THE NEW PUBLIC SPACES ON THE
UPPER AND LOWER LEVELS.

“The homeowner hosts large groups and the house was quite small, with the only stair to the basement off the garage.”



(ABOVE) “THE CABINETS WERE DESIGNED BY FORWARD DESIGN ARCHITECTURE AND FABRICATED BY THE CONTRACTOR HURST CONSTRUCTION IN WALNUT,” CHRIS SAYS.

(LEFT) THE MASTER SUITE HAS A SKYLIT WET ZONE CONTAINING THE SHOWER AND TUB. THE MIRRORS AND VANITIES CAN BE FOUND AT ROOM AND BOARD WITH ATLAS 11-INCH LED WALL SCONCES IN AGED BRASS. CORIAN DETAILS WERE CHOSEN FOR THE SHOWER AND THE WALL TILE IS FROM HEATH CERAMICS.





PROJECT NOTEBOOK

Year Built: 1950

Location: Leawood, Kansas

Bedrooms: 2 (now 5)

Bathrooms: 1.5 (now 3.5)

Year of Renovation: 2022

Length of Renovation: 12 Months construction

SAVE

Focusing on making use of the original structure, the project goals evolved from a simple and temporary addition to a full-scale remodel with landscaping.

"We all wanted to keep the scale of the house and the mid-century details, such as the ceilings," Chris says. Rather than tear the home down, they worked with the existing structure and gave the clients the space and function they thought the house could not provide.

SPLURGE

Since the clients had planned on tearing the house down in a few years, the landscaping was now up for a similar long-lasting rework. "This all came a bit into the process, but they wanted a pool, hot tub, entertaining space, fireplace and an outdoor kitchen," Chris says.

"We have been looking at adding a small pool house recently, but the project maximizes the buildable footprint of the site currently." The fencing and landscaping were done concurrently.

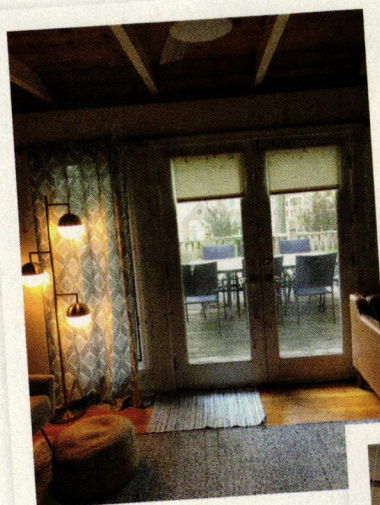
"Rick Howell with Plaid Landscape Collaborative and I have worked on many projects together. He understands what we are trying to do as architects and is able to really push that into the site," Chris explains.

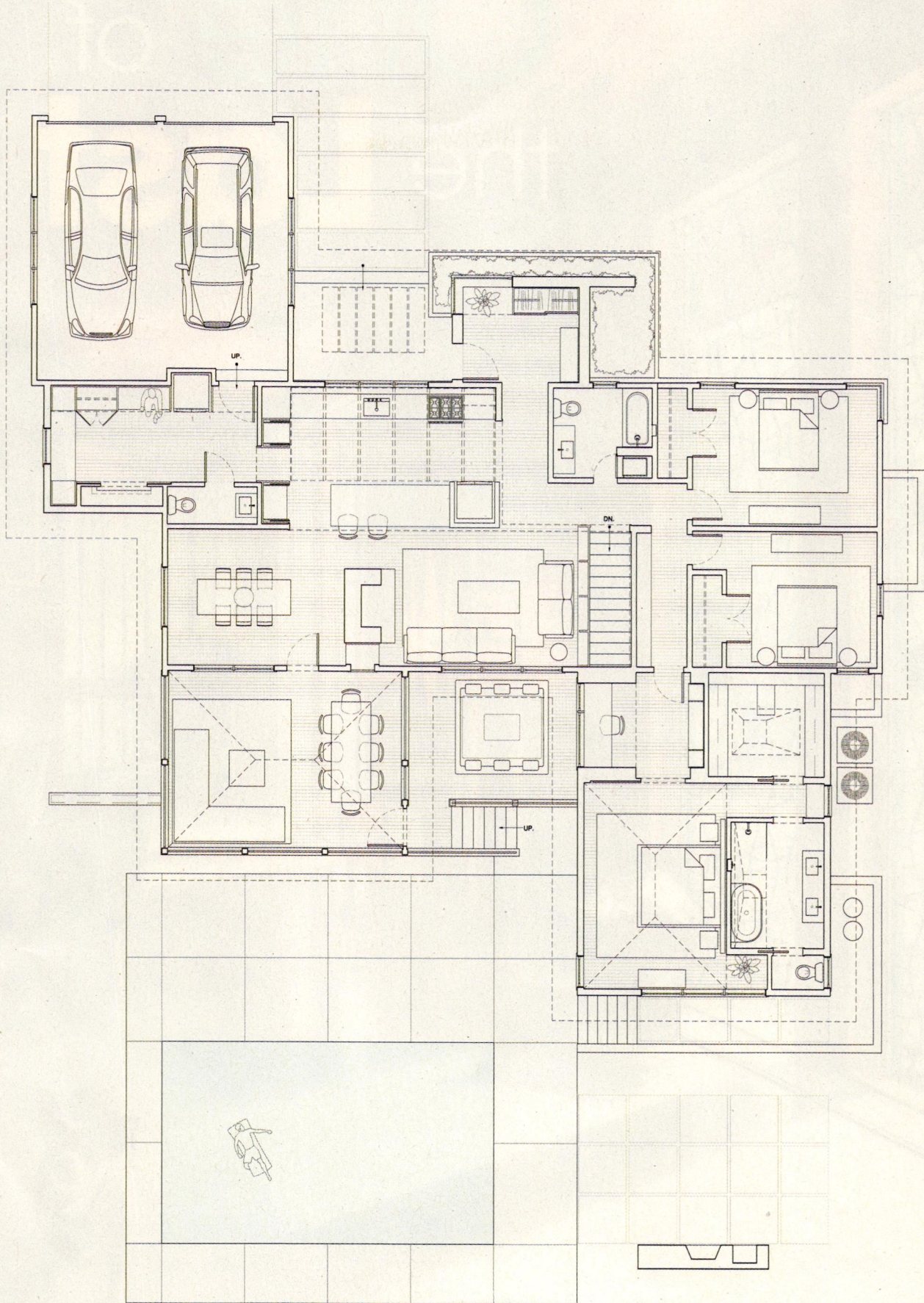
ADD-ONS:

For a pandemic project, the client really wanted a space that would function as an office but not be a dedicated office. They also wanted this to have a good Zoom backdrop. "We created a threshold room between the old house and the new master-suite addition that acts a bit like a mudroom and office. This creates a sense of separation to the rest of the house from the primary suite," Chris says. An oversized barn door to the bedroom allows it to be closed off when needed.

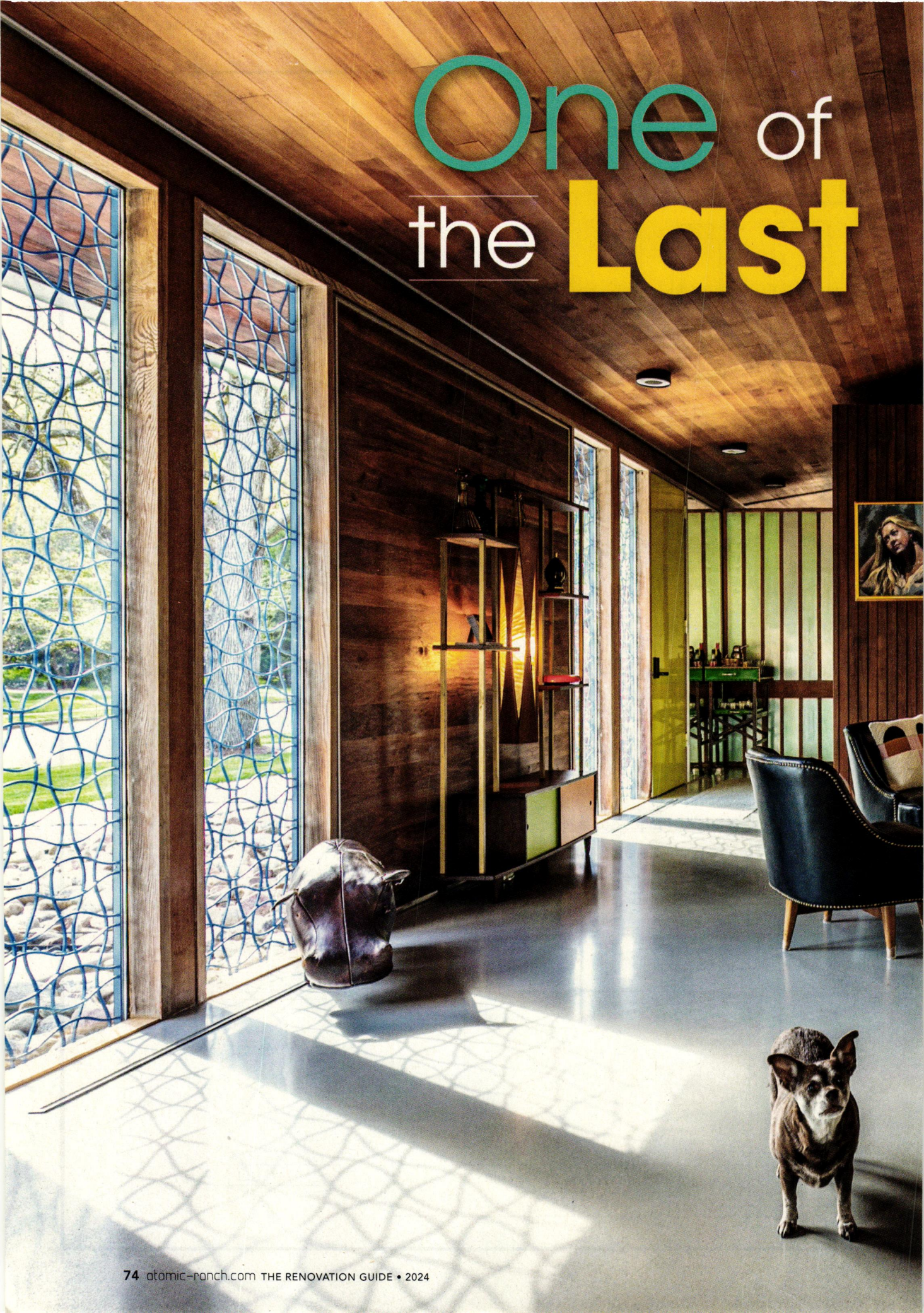


WITH THE INTENT OF DEMOLISHING THE HOUSE IN A FEW YEARS AND STARTING OVER, THE HOMEOWNERS ONLY WANTED A TEMPORARY ADDITION UNTIL THEY COULD TAKE ON THE LARGER PROJECT. CHRIS FEIN AT FORWARD DESIGN ARCHITECTURE FOUND CREATIVE SOLUTIONS THAT SAVED THE ORIGINAL HOUSE.





One of the **Last**





A RARE ALCOA CARE-FREE HOME IS LOVINGLY RESTORED
BY A PAIR OF REALTORS WHO SPECIALIZE IN MCM HOMES
TO BECOME A MID MOD MARVEL ONCE AGAIN.

By MICHELLE MASTRO | Photography by TAMMY LOVERDOS



What would you do

if you came across an extremely rare MCM home that had just come up for sale? If you're Lee Braun and her husband, Peter—both realtors specializing in mid mod homes—you snatch it up before anyone has the audacity to change it. Together, the couple bought a Mid Century Modern Alcoa Care-Free Home—one of only 24 built across the country.

(BELOW) THE BRAUNS TOOK ONE-THIRD OF THE ORIGINAL COURTYARD FOR THE BATHROOM EXPANSION BUT REPURPOSED THE ORIGINAL BRICK. THE SIGN IS A QUOTE BY LEE—SOMETHING SHE OFTEN SAID TO PETER AS THE RESTORATION GOT TOUGH.



Alcoa (Aluminum Company of America) wanted to enter the housing industry and opted to have their homes feature their material, aluminum. In fact, some of the homes include as much as 7,500 pounds of it.





But this house is even rarer because it's one of the very few Alcoa homes still standing. In recent years, many of the homes have been torn down or gutted to fit contemporary ideas about aesthetics. "We looked at the house and we couldn't bear the thought of someone coming in and ripping everything out. It broke our hearts," Lee says. Through their many renovations—which is an ongoing process, Lee points out—the couple has continually sought to polish this rare MCM gem to how it shined during its glory days.

(BELOW) "MY HUSBAND, PETER, WAS SO HANDS-ON WITH THIS PROCESS," LEE SAYS. "HE WAS THE ONE WHO TOOK OFF HUNDREDS OF PIECES OF ALUMINUM, LABELED, CLEANED AND PUT BACK ON, IN MOST CASES HAVING TO MITER THE PIECES TO FIT ON THE HEATED CONCRETE FLOORS THAT WERE ADDED. WE WERE BOTH SO HANDS-ON IN THIS PROJECT."

FOREVER METAL

The house is located in Hollin Hills, a 326-acre neighborhood south of Old Town Alexandria, Virginia, where all the homes are Mid Century Modern architecture. The neighborhood was built from the late 1940s to the early 1970s by developer Robert Davenport and renowned architect Charles Goodman. Goodman also happened to be the architect that the makers of Alcoa Care-Free Homes tapped to help design their new, mass-produced kit homes—one of them being this home.





THE SAARINEN DINING CHAIRS WERE A MAJOR DISCOVERY. THE ORIGINAL OWNERS HAD THEM STORED IN THE CARPORT BUT THEY WERE MOLDING. "THEY LITERALLY HAD MUSHROOMS GROWING ON THEM," LEE SAYS. SHE PURCHASED THE SET FOR \$200 AND HAD THEM CLEANED, REFURBISHED AND RECOVERED IN KNOLL FABRIC.





(RIGHT) THE HOME'S FRONT ROOM IS LEE'S MARTINI LOUNGE. IT'S COMPLETE WITH WALNUT WALLS AND CONCRETE FLOORS. THE YELLOW AND ORANGE PAINTING HANGING ON THE WALL WAS PURCHASED BY THE HOME'S ORIGINAL OWNERS AND HAS BEEN HANGING ON THAT WALL SINCE THE 1960S. "IT JUST FELT LIKE IT BELONGED THERE," LEE SAYS. THE KNOLL ROSEWOOD PARALLEL BAR COFFEE TABLE WAS A UNIQUE FIND AS WELL. "THIS WAS ONE OF THE FIRST KNOLL MADE. WE KNOW THIS BECAUSE IT'S MADE FROM SOLID ROSEWOOD, WHICH IS WHAT THEY USED BEFORE THEY SWITCHED TO A ROSEWOOD LAMINATE."

"We looked at the house and we couldn't bear the thought of someone coming in and ripping everything out. It broke our hearts."



The story goes that Alcoa (Aluminum Company of America) wanted to enter the housing industry and opted to have their homes feature their material, aluminum. In fact, some of the homes include as much as 7,500 pounds of it. But aluminum was expensive, even then, so while many of the MCM homes in the Hollin Hills neighborhood have similar square footages as Lee's house (originally 1,900 square feet), they

cost only \$20,000. Lee's house, on the other hand, went for \$60,000 in 1957, the year it was built. "It was almost three times as much as what [most] buyers could have afforded at the time," Lee explains. "Plus, some people thought the house looked odd because of all the aluminum." All this contributed to Alcoa Care-Free Homes becoming an abandoned project of sorts. Only 24 of the planned 48 homes were ever built.



(ABOVE) THE KITCHEN HAD BEEN RENOVATED IN THE 1990S AND WAS NO LONGER HISTORICALLY ACCURATE. "LUCKILY, WE WERE ABLE TO LOCATE THE ORIGINAL CABINETRY IN THE GARAGE," LEE SAYS. "THE ORIGINAL OWNERS SAVED EVERYTHING. THEY HAD CLOSETS FULL OF PARTS TO THE HOME. SO, WE TOOK THOSE CABINETS AND WE TURNED THE UPPER CABINETS INTO A SIDEBOARD WITH PEGLEGS AND PAINTED THE INSIDE OF THEM." THE NEW RANGE HOOD WAS MADE TO RESEMBLE WHAT IT MIGHT HAVE LOOKED LIKE IN 1957.

(RIGHT) THE MARTINI BAR INCLUDES A BEEFEATER FIGURINE AND CLASSIC MARTINI GLASSES TO OFFER A WONDERFUL MOD LOOK.

Still, the aluminum material was supposed to be futuristic and long-lasting, which helps explain why Lee's home still has its original roof and siding intact. Other homes in the neighborhood became victims of wood rot, yet this aluminum still stands strong. Only a few parts of the building's original siding had any hint of oxidation. Lee had those panels taken down and had their colors matched to the original color of the paint, which was still intact on the backside of the aluminum.





“Our goal was to treat the house as much as a museum as we could. And these original bathrooms have one-of-a-kind features you can’t find anywhere else.”

(RIGHT) THE BLUE-LAMINATE AND ALUMINUM BATHROOM WAS SOMETHING THE COUPLE KNEW THEY HAD TO SAVE, EVEN THOUGH THE EXPENSE PROVED COSTLY.

(BELOW) THIS NEW PRIMARY BATHROOM INCLUDES AN ACCENT WALL THAT USED TO BE PART OF THE HOME’S INTERIOR COURTYARD. WHILE IT WAS IMPORTANT FOR THE COUPLE TO RESTORE THE LAMINATE AND ALUMINUM BATHROOMS, THEY STILL WANTED A PRIMARY BATHROOM THAT WOULD INCREASE THE HOME’S LIVABILITY WITH SPACE BIG ENOUGH FOR HIS-AND-HER SINKS.



“We had these sandblasted and powder-coated to the exact same color.” The front door, also made of aluminum, was badly dented, and because there was no way to replace it—not that the couple even wanted to—they bonded it in place.

WATER WORKS

Lee and her husband love Mid Century Modern houses and see themselves as stewards of this rare MCM gem. Thus, saving the interesting aluminum features extended to, of all places, the bathrooms. “Many of the remaining Alcoa bathrooms have either been removed or remodeled,” Lee explains, so saving the bathrooms was a must.

While beginning the renovations, Lee heard in the news that another rare Alcoa Care-Free Home had been demolished. “I think I just sat down and cried,” she recalls. “What I wouldn’t have given to



ALUMINUM MATERIAL COVERS THE LARGE CLOSET IN THIS PRIMARY BEDROOM. "ALL THE CLOSET DOORS IN THE BEDROOMS WERE OFF THE TRACKS, BUT THE PARTS WERE THERE. EVEN THOUGH THE CLOSET DOORS ARE DENTED AND NOT PERFECT, THEY ARE A PART OF THE ORIGINAL HOUSE, SO WE'VE KEPT THEM," LEE SAYS.

have some of the original siding or some of the bathroom fixtures." But the experience incentivized her to push ahead to save the bathrooms at any cost.

"Our goal was to treat the house as much as a museum as we could," she says. "And these original bathrooms have one-of-a-kind features you can't find anywhere else." The bathrooms have built-in wall scales and aluminum grids framing the avocado green or blue laminate. "The bathrooms kind of remind me of those you might find in an airplane," Lee says. "They might be the only two Alcoa original bathrooms left, so I knew I had to restore them."

HAPPY ENDING

When Lee and her husband first bought the house, they didn't know it would become their

forever home. Not only was the structure meant to stand the test of time, but the couple can't see themselves ever selling it. "Truth be told, I tricked my husband into buying the home—I told him it would be a great investment," Lee jokes. "But even though not every reno went to plan because we spent more money than we anticipated, we both feel that it was worth it." In fact, they would do it all over again if they had to.

"A restoration will always be a lot more expensive than a renovation," she says. "But I like to compare it to labor, i.e. having a baby. It isn't very fun while going through it, but when you're done it's so joyful." The couple feels good knowing they've done what was right for the house. "I'm really proud of how it's all turned out." ❁

SEE RESOURCES, PAGE 112

PROJECT NOTEBOOK

Year built: 1957

Location: Old Town Alexandria, Virginia

Bedrooms: 3

Bathrooms: 2 (plus one more they added)

Year of Renovation: 2019

Length of Renovation: 2 years and ongoing.

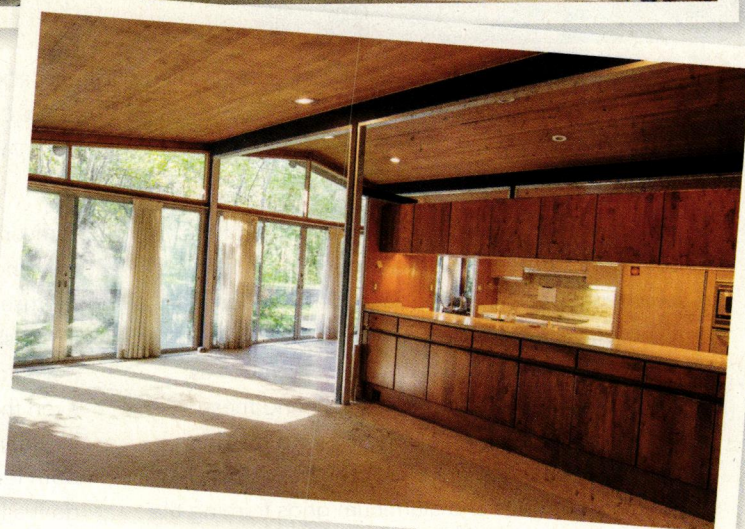
SAVE

Lee always wanted a home martini lounge. She happened to visit a family who had their own and when they decided to sell its furniture, Lee was the first they contacted. "The front room has always been referred to as the martini lounge, even though we didn't have anything there yet," she says. "So, when they called and asked if I wanted their furniture secondhand, I said, 'of course,' because when I envisioned my martini bar, I only ever imagined it having their furniture in it. So why not take the real thing?"

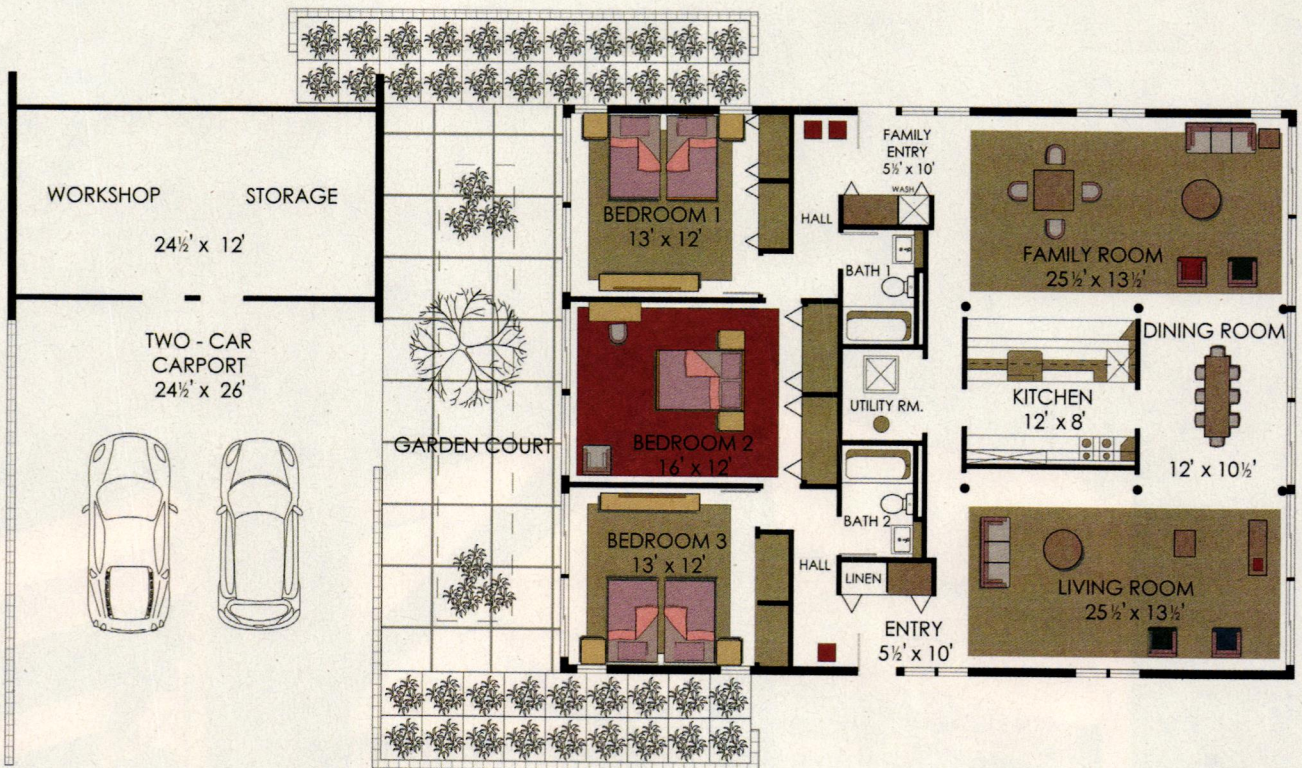
SPLURGE

Old bathrooms. "The bathrooms had to be completely redone, starting with the sinks. The bottoms had rusted and fallen out, but they perfectly fit the bathroom's laminate walls, which Lee loved. "We went through several welders to find someone willing to take on this project," she says. Once the sinks were finally welded, they were powder-coated, a process that included 10 tubes of JB Weld and grinding between each coat. "But because there is porcelain and metal, the material would pop in spots and the welder would have to do those spots over again." The final estimate proved considerable. "I like to joke that the sinks might as well be 24-carat gold because they cost so much."

Heated floors. The couple wanted to keep their original aluminum roof, no matter what. The ceilings also had the original Cypress wood. But between the two was practically zero insulation. "So how did we make the home more energy-efficient? Two words: heated floors." The home has heated floors throughout the house. "We pulled up carpet square areas and aging linoleum. Then we leveled out the whole concrete slab the house was sitting on and put in the heated floors. It was a splurge, but well worth it to solve our insulation problem."



New bathroom. The couple went out of their way to save the original aluminum and laminate bathrooms, but they still wanted a livable house with a large primary bathroom added on. "Ultimately, we took the back third of the home's center courtyard and turned it into a primary bathroom. And we took the back guest bedroom and turned it into the primary bedroom because we could extend the bedroom and new bathroom back out into the courtyard." They turned the exposed brick of the courtyard wall into an accent wall in the bathroom. "With this new primary bathroom, we didn't have to live every day with the museum pieces: the other two bathrooms."



FOLLOW ALONG WITH THE ONGOING WORK ON THE ALCOA HOUSE BY FOLLOWING @ALCOAHOUSE ON INSTAGRAM.



THIS MOMENT CAPTURES HOW AT NIGHT THE DARK EXTERIOR AND NATURAL-TONED INTERIOR CREATE A UNIQUE INVERSION. "THERE WAS THIS IDEA OF THE EXTERIOR STRUCTURE BEING DARKER AND HEAVIER IN A SENSE, BUT AT NIGHT IT BECOMES LIKE A LANTERN WHEN THE HOUSE IS REALLY ILLUMINATED AND VIBRANT," HOMEOWNER PATRICK SEEHAFFER SAYS.

An Inside Job

Thoughtful details and a careful consideration of light gave this ranch an upgrade and connection to the outdoors.

By LAUREN DARCANGELO

Photography by CALEB VANDERMEER

Architecture by SKYLAB ARCHITECTURE





"THERE WAS AN OPTION TO GO WITH METAL WINDOWS AT ONE POINT, BUT WE CHOSE LOCAL MANUFACTURER FOR THOSE CUSTOM WINDOWS AND I JUST LOVE HOW THEY POPPED," PATRICK SAYS. SINCE MUCH OF THE HOME'S SIDING IS ORIGINAL, THE DARK STAIN WAS BOTH AN AESTHETIC AND FUNCTIONAL CHOICE. "THE DARKER EXTERIOR STAIN WAS A WAY TO HAVE CONSISTENCY WHEN YOU'RE ADDING NEW AND MORE MATERIAL," BRENT SAYS.

When Patrick Seehafer discovered this Portland home on the Internet while living abroad, he knew even without seeing it in person that it was the kind of property he and his family could live on long term. "It was recessed off the street and set lower, so it really gave it a suburban-recluse vibe that we were drawn to immediately," he says. Patrick made the purchase and held onto it for a few years before enlisting Skylab Architecture to undertake the detailed renovation in 2009.

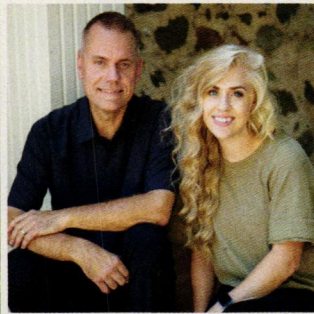


ONE OF PATRICK'S FAVORITE ELEMENTS IS THE CLEAR PATH OF CONNECTION BETWEEN ALL THE CEMENT PAVERS. "IT'S A LITERAL CEMENT PATHWAY CONNECTION THAT IF YOU'RE LOOKING DOWN FROM AN AERIAL VIEW YOU SEE PRETTY DISTINCTLY."



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THE METAL ROOF PANELING, WHICH CAN BE SEEN FROM THE STREET, IS ANOTHER INTENTIONAL DETAIL. "WE DIDN'T WANT IT TO LOOK INDUSTRIAL IN THAT NEIGHBORHOOD WITH SUCH WARMTH AND ATTENTION GIVEN TO THE LANDSCAPING," PATRICK SAYS, "SO WE WENT WITH THE MOST VARIED ROOF PATTERN WE COULD BECAUSE YOU SEE SO MUCH OF THE ROOFLINE FROM THE STREET."





"We loved the envelope—the footprint. It was just about the right size," Patrick says. While the home's square footage was functional for his family, he wanted to transition from classic ranch to a more open, distinct and modern type of living. "The house had really strong bones in terms of the wood structure, an open landscape and some mature landscape around the perimeter," says Brent Grubb, principal at Skylab. "Our goal was to reinterpret this type of a house and modernize it, which was exciting with a design-focused client like Patrick."

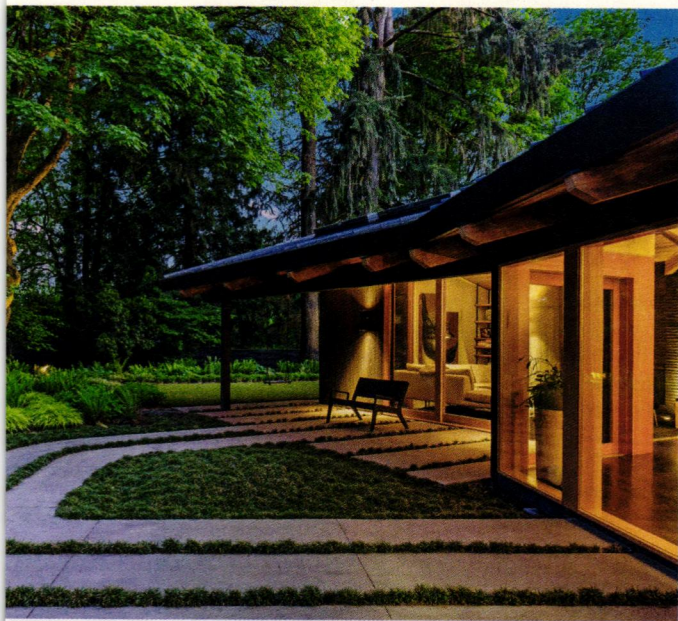
From Ranch to Mid Mod

To bring the vision to life while operating within the existing envelope, the Skylab team, led by founder Jeff Kovel, AIA, and lead project architect Chris Brown, took a uniquely creative and focused approach. "We really obsessed about all the details to make it functional without adding any square footage," Patrick says. "It creates a utilitarian luxe feeling." Major changes involved interior layout adjustments to better suit the family's lifestyle and drastically opening up the house via floor-to-ceiling windows.



(BELOW) THE KITCHEN WAS ANOTHER AREA WHERE THEY PLAYED WITH LIGHT. "WE WERE WORKING WITH NATURAL LIGHT AS IF IT WERE A MATERIAL, CONSIDERING WHERE IT COMES INTO THE HOUSE, HOW MUCH AND AT WHAT DEPTH," BRENT SAYS.





THE HARDSCAPING IS A MAJOR FACTOR IN CREATING CONNECTEDNESS AND FOSTERING THAT INDOOR-OUTDOOR FEEL. HERE, THE PATH IS A VISUAL DRAW FROM INSIDE TO OUT.

"Most ranches historically have smaller windows for privacy," Brent says. "We reframed most of the exterior walls and introduced new floor-to-ceiling windows for a seamless structure."

Blurred Lines

It's easy to see how the windows play a major role in connecting the interior to the outdoors, but upon closer inspection there are so many unique details at play. "We decided to just sandblast and leave the eaves so the natural wood runs from the outside to the interior of the house," Patrick says. The result is a felt sense of connection between the interior spaces and the outdoors where the eaves hang. "It makes everything feel much more integrated, warm and whole," Patrick says.

Another major contribution to the indoor-outdoor connection is the unique pattern of the cement pavers. "One of the big drivers for the Skylab design team was asking, 'how do you connect the dining kitchen to the outdoor garden and how does that relate to the entry etc.?' " Brent says. "The team also worked with landscape architect Jonathan Beaver at Knot Studio (formerly 2.ink Studio) and he had proposed several different schemes." In the end, this geometric pattern to connect spaces won. "I immediately gravitated toward and fell in love with the cleanliness and strength of the cement lines," Patrick says.

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How to Foster a Stronger Connection Between Indoor and Outdoor Spaces

IT'S THE GOAL OF ALMOST ALL MID MOD DESIGN, BUT SOME PROJECTS ACCOMPLISH IT BETTER THAN OTHERS. HERE ARE THREE TIPS TO ACHIEVE A BETTER INDOOR-OUTDOOR CONNECTION.

- **Exposing the structure.** "When you're honest about exposing the structure, that transparency amplifies the openness of the home and connection to the landscape," Brent says. Floor-to-ceiling windows created a greater sense of openness between spaces.
- **Carrying lines from interior to exterior.** Sometimes you'll see exposed beams run from inside to outside, but in this case the entire underneath side of the roof continues between the two. "It looks and feels like you don't know if you're inside or outside," Brent says.
- **Make the landscaping a contribution.** Find ways to connect your exterior landscaping decisions to the interior. Here, the unique pattern created by the cement pavers outside seems to weave in and out of the house. "It blends it all together," Patrick says.



EACH OUTDOOR SPACE WAS CAREFULLY PLANNED. "WE WANTED THEM ALL TO FEEL CONNECTED, ALL TO FEEL INTEGRATED, YET THEY HAD TO BE THESE DISTINCT SPACES," PATRICK SAYS. WITH THE STUNNING HOME AS A BACKDROP AND INTRICATE LANDSCAPING, NOT A SINGLE OUTDOOR SPACE ON THE PROPERTY FEELS LIKE AN AFTERTHOUGHT.



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TO ENSURE THEIR PRIVACY WITH SO MANY FLOOR TO CEILING WINDOWS, PATRICK OPTED FOR A HIGHER FENCE, WHICH ACTUALLY SERVES AS A STUNNING BACKDROP FOR THE LUSH PACIFIC NORTHWEST FOLIAGE.

"WE WENT WITH A HIGHER FENCE WITH THE SUPPORT OF THE NEIGHBORS," HE SAYS. "IT'S MAXIMUM HEIGHT AND TIES THE WHOLE YARD TOGETHER."



EVEN THE OUTDOOR SPACES WERE AN EXPLORATION OF USING LIGHT AS A MATERIAL. "HAVING SKYLIGHTS OVER OUTDOOR SPACES IS UNUSUAL BUT REALLY SPEAKS TO THE CONCEPT OF CONNECTING WITH THE LANDSCAPE WE WORKED ON WITH PATRICK," BRENT SAYS.

Light as a Material

A final point of connection—and perhaps one of the most subtly noticeable—is the use of light. "A significant material in this sense was light: how you reframe light in the house while maintaining the existing structural frame but give it a fresh interpretation for the next generation," Brent says. They played with new skylights, the aforementioned floor-to-ceiling windows and even reconceptualized the home's exterior design from that perspective. "The idea was to have a darker, protective exterior while preserving the underside of the roof structure in a clear and natural finish," Brent says. "The expanded skylight openings allow natural light in during the day, and then at night it inverts and the house becomes a lantern."

From beginning to end, every detail of this renovation was thought out with careful attention. "A challenge in this case was that we were maintaining the structure and trying to reuse materials that were there, so it takes more time and care to deconstruct something and respect history in a sense, but then update it, refinish, reframe and complete it," Brent says. In the end, all the careful considerations were well worth it for the new life of this stunning home. 🌿



SEE RESOURCES, PAGE 112

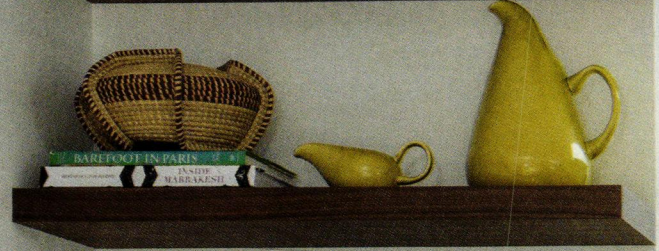
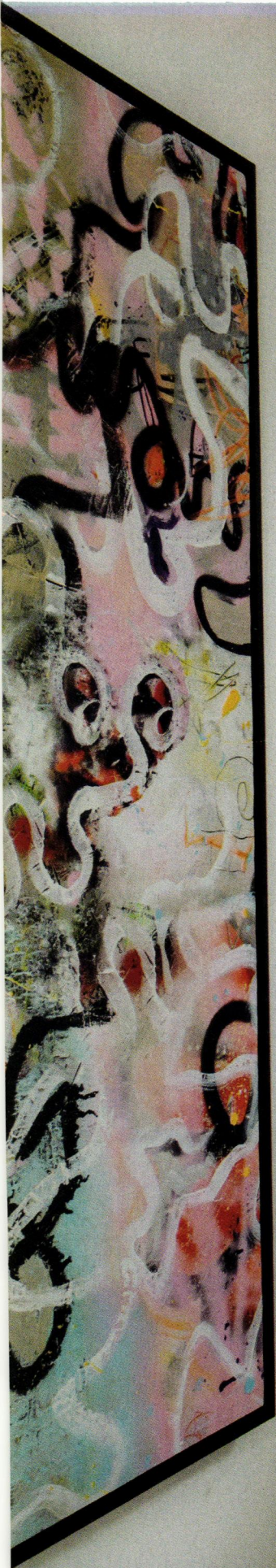
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Honoring the Home's History

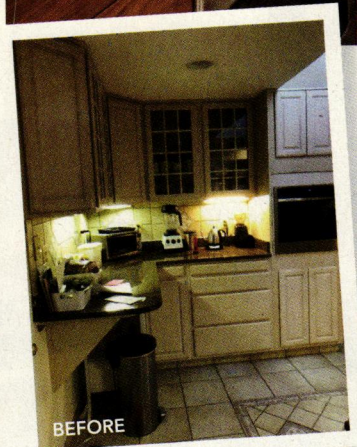
Restoring original style and
gaining fresh efficiency.

By **DANA MAUER**

Photography by **CHRISTY KOSNIC**

THE OLD KITCHEN WAS COMPLETELY CUT OFF FROM THE REST OF THE HOME, SO THE TEAM BLEW OUT THE WALL BETWEEN THE KITCHEN AND DINING ROOM, ADDING A PENINSULA FOR EXTRA STORAGE. THE CHARTREUSE PITCHER AND CREAMER IS A VINTAGE RUSSEL WRIGHT SET BORROWED FROM A FRIEND WHOSE GRANDMOTHER PASSED IT DOWN TO HER.

WHEN HOMEOWNERS JARED AND MIKELL RICE discovered a mid-century style home for sale in a small pocket of Bethesda, Maryland, they jumped at the chance to buy it. The kitchen had been renovated and didn't feel like it went with the house, so they took time figuring out exactly what they wanted in a kitchen. Mikell owns her own design firm and wanted to open the space up. "We knew we would need to renovate the kitchen when we bought the house in 2018," she says. "It was dated, ugly and quite literally falling apart under our feet." Updating the kitchen to match their own mid-century vision was the perfect way to honor the uniqueness of the home.



(ABOVE) A PREVIOUS OWNER HAD REMODELED THE KITCHEN AWAY FROM THE MID-CENTURY DESIGN IN THIS 2,800-SQUARE-FOOT, FOUR-BEDROOM, THREE-BATHROOM 1961 HOME IN MARYLAND, JUST OUTSIDE WASHINGTON, D.C.

(LEFT) THE DOUBLE-SIDED SHELVING ABOVE THE PENINSULA IS A UNIQUE TOUCH THAT ADDS FUNCTION AND STYLE.



WITH TWO CHILDREN AND A DOG NAMED MAISIE PLAYING AROUND, THE NEW KITCHEN GETS PLENTY OF FOOT TRAFFIC. NEW APPLIANCES INCLUDE A 42-INCH JENNAIR FRIDGE, AN INDUCTION COOKTOP AND A JENNAIR MICROWAVE.

Improved Circulation

Teaming up with Sarah Snuffer, principal at Third Street Architecture and Monumental Contractors, the homeowners planned for a more efficient layout. "I wanted Sarah's expertise on making sure the flow of the kitchen with regard to the rest of the house made sense," Mikell says. Connecting the walled-off kitchen to the dining and living spaces created a space that was authentic to the mid-century architecture. "The most important aspect was to make a more functional and open kitchen for this young family, allowing for connection during busy mornings trying to get out the door or while dinner is being prepped and made," Sarah explains. This created a space that supports and encourages time together instead of working against them.

Integrating Style

With the opportunity to renovate and style the kitchen to fit the rest of the house, Mikell knew immediately there would be a combination of walnut and white in the details. "We encourage a blend of natural materials in mid-century design, like wood tones, marble and pops of color," Sarah says. "The reason Mid Century Modern spaces endure is because they are grounding or calming with organic materials—interesting but not overwhelming," she explains. The whole layout was reimaged. To open it up, the awkward pass-through wall between the kitchen and dining room was removed. "Moving the garage door to create a peninsula on one wall allowed for a more natural flow from the den into the kitchen and dining room," Sarah says.

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Working With Light

"The kitchen has the most magnificent natural light, but it was just not being shown off before the remodel," Mikell says. After discovering the framing over the kitchen wouldn't allow a vaulted ceiling, the team worked with Monumental Contractors to open up the skylight shaft as much as possible. "We took the opportunity to leave the kitchen ceiling flat but splayed the skylight and it provided much more diffused light than I expected," Sarah says. Keeping the existing skylight while opening up the area around it was critical for letting in as much natural light as possible.

Vision to Life

The full renovation took about five months, but it made the new design feel as if it had always been part of the layout. "My husband is a pretty avid cook and we had spent five years taking notes about how the new kitchen would be better," Mikell says. "Waiting five years to be able to afford the renovation was a gift, because every decision we made in regard to the new kitchen had been carefully considered," she explains. The kitchen was shut off from the rest of the home and the original door to the garage was located in a way that limited options in kitchen layout. Moving the door to the garage made the needed circulation space more efficient, freeing up room to add cabinets and orienting the peninsula to take in the view of the beautiful backyard. ☼

SEE RESOURCES, PAGE 112

FRAMED FABRIC ARTWORK BY PIERRE FREY AND AN ETHNICRAFT DINING TABLE KEEP THE MATERIALS IN THE ROOM LIGHT AND NATURAL.





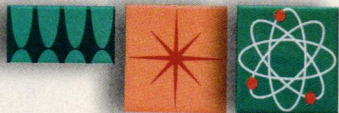
(ABOVE, LEFT) THE KITCHEN ALSO BOASTS BLACK SILK STONE COUNTERTOPS AND WHITE SUBWAY TILE FROM TILEBAR. THE FAUCET IS HANSGROHE TALIS AND HARDWARE IS TOP KNOBS RIVERSIDE FROM PUSH/PULL HARDWARE. (ABOVE, RIGHT) SHELVES ON EITHER SIDE OF THE WALL ABOVE THE PENINSULA ARE BOTH FUNCTIONAL AND BEAUTIFUL. "WE DISPLAY OUR MUGS AND COOKBOOKS THERE, BUT I ALSO JUST LOVE THAT UNIQUE FEATURE OF HAVING THE WALL ABOVE THE PENINSULA," MIKELL SAYS.



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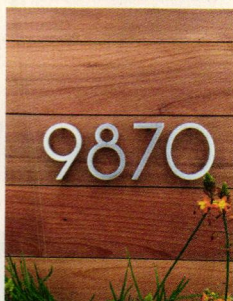
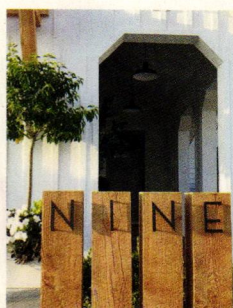
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Skylights Up

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- **Tubular** - Tubular skylights can help direct light into smaller spaces with a rooftop lens and reflective lined tube. These are great for adding light to pantries or closets.
- **Vented** - In musty attics or areas with moisture buildup like bathrooms or laundry rooms, use vented skylights to improve the airflow.






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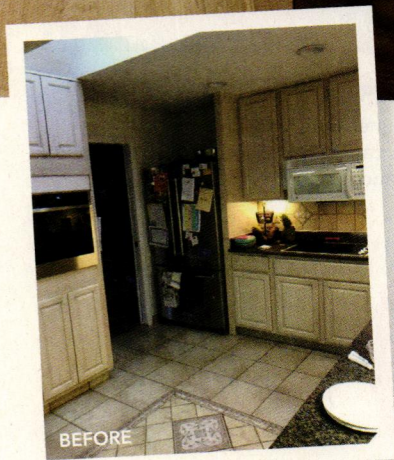
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Retro Road Trip: The Hawaii State Capitol Building

One of the most iconic structures in Hawaii is the State Capitol Building in Honolulu, which stands out for its impressive and distinctive Hawaiian international-style architecture.

CREDIT: GREYSHOCK AND DUPONT PHOTOGRAPHY



House Tour: A Well-Preserved Wexler

The 1965 Wexler home in Palm Springs, California, boasts stunning original details, from the stacked stone to the floor plan and vintage appliances.

CREDIT: CHASE DANIELS



Reface Your Kitchen Cabinets

Rather than gut your kitchen, have you considered refacing your kitchen cabinets instead? This alone can give your kitchen a facelift at a fraction of the cost of a full-scale renovation.

CREDIT: PHOTO BY BRET GUM



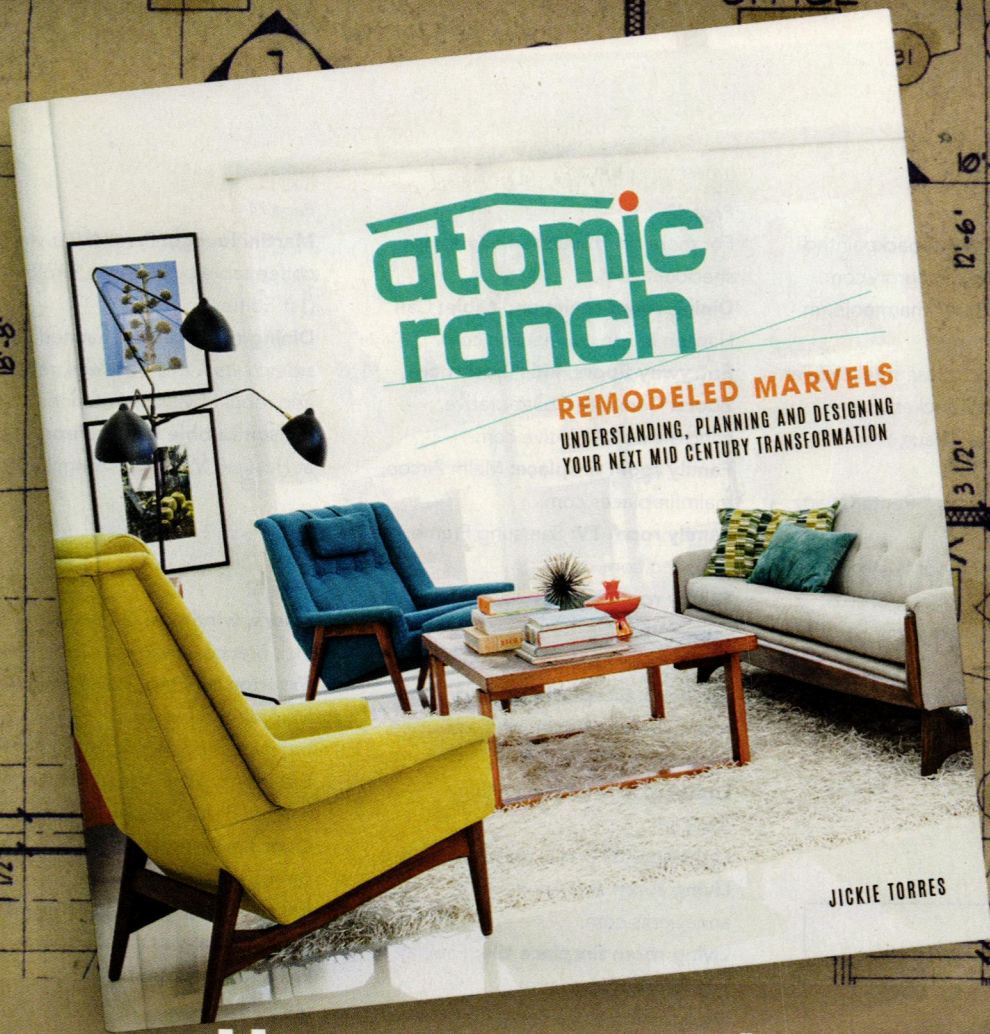
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Page 34

Backsplash: ADWA-010 backpainted glass, McGrory Glass, mcgrory.com.

Flooring: "Black Hole" marmeoleum tile, Forbo, forbo.com.

Cabinetry pulls: Stainless steel circular grommet, Mockett, mockett.com.

Sink: Stainless steel, Kraus, kraususa.com.

Countertop: "Thassos," PentalQuartz, arcsurfaces.com.

Faucet: Essence pull-out faucet in Starlight Chrome, Grohe, grohe.us.

Hood: Europa Pisa, Zephyr, zephyronline.com.

Range, dishwasher: Bosch, bosch.us.

Microwave: Sharp, sharpusa.com.

Fridge: Smeg, smeg.com.

HOUSE WITH A VIEW

Page 42

For more on Thomas and Kyle, visit shedbuilt.com.

Dining room chairs and table: Carl Hansen & Son, carlhansen.com.

Entryway floors, kids' bathroom floors: Concrete Collaborative, concrete-collaborative.com.

Family room fireplace: Malm Zircon, malmfireplaces.com.

Family room TV: Samsung Frame, samsung.com.

Family room sofa: Bolia Venede, bolia.com.

Front door, kitchen cabinets: custom

Kitchen backsplash, primary bathroom shower surround: Cepak Tile, cepactile.com.

Lighting: Rich Brilliant Willing, rbw.com.

Lighting: Roll & Hill, rollandhill.com.

Living room art: Anne Siems, annesiems.com.

Living room fireplace tile: Fireclay Tile, fireclaytile.com.

Living room sofa: Roche Bobois mah-jong sofa, roche-bobois.com.

Marble slabs in kitchen, powder room, primary bathroom: Nero Marquina marble.

Paint: (exterior) "Black Tar" by Benjamin Moore; (interior walls) "Atrium White" by Benjamin Moore, benjaminmoore.com.

Primary bedroom lighting: Herman Miller, hermanmiller.com.

Rugs: from Morocco

ONE OF THE LAST

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Martini lounge: Parallel Bar walnut coffee table by Florence Knoll for Knoll (1st Edition).

Dining room table: Saarinen executive side chairs with wood legs, refinished and rebuilt by Daniel Donnelly.

Nelson bubble lamps: Reproduction at Herman Miller, hermanmiller.com.

INSIDE JOB

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Doors, windows: Orenco Sash & Door Inc., orencosashandoor.com.

Exterior masonry paint: Benjamin Moore Aura Exterior, benjaminmoore.com.

Exterior paint: Benjamin Moore Aura Exterior Black Flat, benjaminmoore.com.

Door hardware: Omnia, omniaindustries.com.

Exterior wall sconces: Progress Lighting, progresslighting.com.

Exterior chiminea: ModFire, modfire.com.

HONORING THE HOME'S HISTORY

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For more of Sarah's work, visit thirdstreetarchitecture.com or follow the company on Instagram @thirdstreetarchitecture.

Interior design: Mikell Rice Interiors, mikellriceinteriors.com or on Instagram @mikellriceinteriors.

Dining area rug: Jaipur Living, ScandinaviaNordic, Rugs Direct.

Backsplash: Wayne Tiles, Zellige in color "Gris Nuage."

Lights: Cedar and Moss "Sophie" flush mount, cedarandmoss.com.

Surfaces: Pennsylvania Soapstone, Imagine Surfaces, imaginesurfaces.com.

THE EVOLUTION OF HOME

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For more of Chris Fein's projects, visit design-fwd.com or follow the company on Instagram @forward_da.

Architect: Chris Fein, Forward Design.

Landscape architect: Plaid Landscape Collaborative, Rick Howell.

Interior design: Forward Design, homeowners

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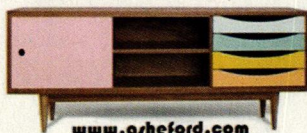
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Renovating

Simplicity and a sense of history guided a thoughtful renovation to this 1956 home in Texas.

a Mid-Century Relic



ARTHUR DALLAS "A.D." STENGER IS arguably the most notable Mid Century Modern architect in Austin, Texas. His signature use of clerestory windows, local limestone, beamed and vaulted ceilings, and a flat roofline in his home designs are unmistakable. Stenger built over 100 residences in Austin, but you'll be hard-pressed to find a better example of Stenger's work than this 1956 home in the Zilker neighborhood.

"Arthur Dallas Stenger houses are recognizable and sought after in Austin neighborhoods. They're relics of an expressive craft and sensitivity to human scale," says Cindy Black of Rick + Cindy Black Architects, who renovated this home in 2015. Cindy was tasked with a master suite and dining room addition focusing on upgrading the worn-out materials common to the '50s but preserving many aspects of the initial Stenger design.

To do so, Cindy had to get creative. "When we converted the single-car garage to a new dining room, we were able to relocate a window from the backyard-facing bedroom and install it in the front right wing of the house," Cindy explains. This thoughtful idea of repurposing the steel casement windows truly preserves the mid-century feel of this home from the street.

Simplicity and a sense of history are the key elements for completing a project of this caliber. Knowing the original architect's intentions is almost a must. "If you are lucky enough to have a mid-century relic on your hands, try to locate the original drawings or blueprints of the house. The architect's intentions are revealed through these documents and can help edit out erroneous details," Cindy says.

The minor changes to the front exterior include new paint colors—a soft blue-gray with a pop of orange at the front screen door—and a metal roof. "We love the open trellis detail at the front and the way the house sits just perfectly among a grove of huge live oaks," Cindy says.

TO SEE MORE OF THIS PROJECT, VISIT RICKANDCINDY.NET.

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