

Ranch Redux

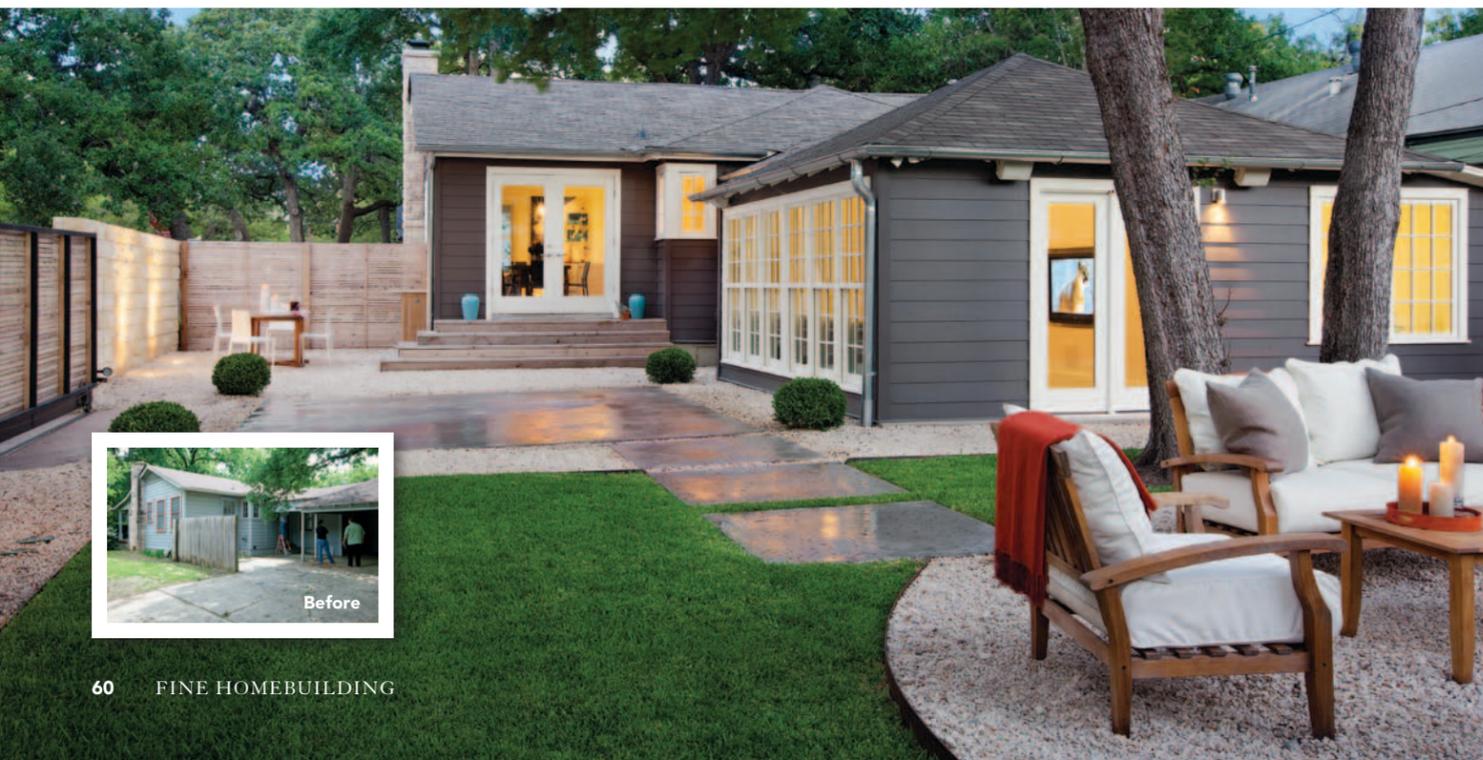
A two-phase renovation changes this house from outdated to outstanding

BY MAUREEN FRIEDMAN

On a tight budget and even tighter schedule, this 1930s ranch in Austin, Texas, was transformed into a spacious and bright modern residence. To allow the owner to move in quickly, the first phase of the redesign called for the remodeling of the existing 1100-sq.-ft. home. Within the two-month period allotted for reconstruction, the walls separating the kitchen and dining room from the living room were removed, new kitchen cabinets and overhead lighting were installed, and the two bathrooms original to the house were remodeled. Built-in bookcases flanking the fireplace were removed, and the fireplace surround was refaced. The existing hardwood floors were refinished, and the walls and ceilings were painted a bright, clean white.

After the owner settled in, the second phase of the renovation began. This phase called for converting the existing 400-sq.-ft. carport into a media room and an office. New walls and windows to enclose the space were tied into the original roof and back wall. Sealed concrete was used for the media-room steps and floor. The siding on the new exterior walls was selected to complement the original wood cladding on the main portion of the house.

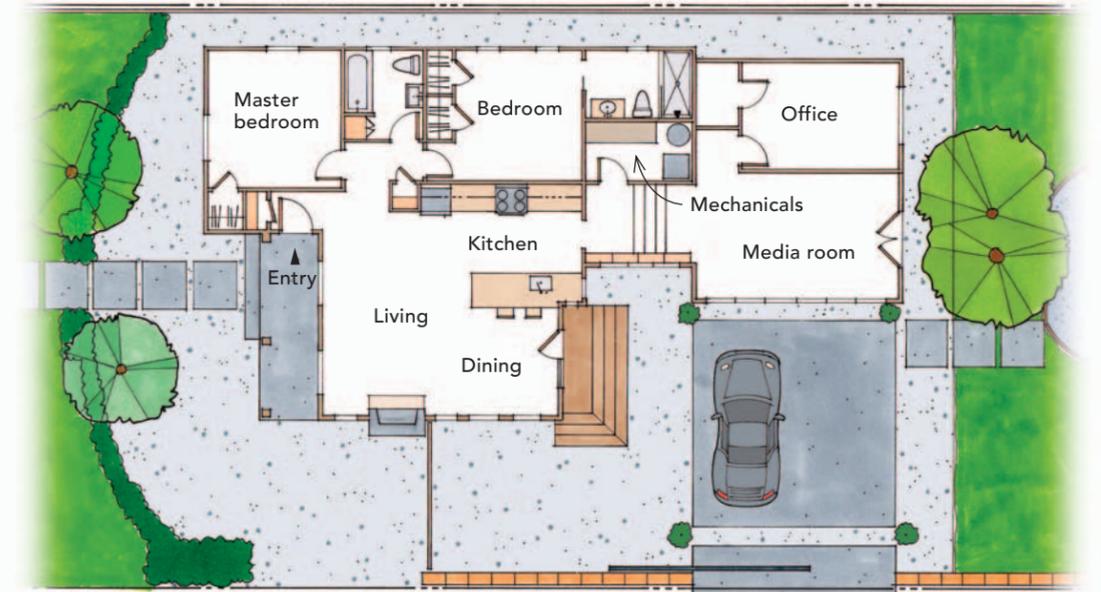
Maureen Friedman is administrative assistant. Photos by Coles Hairston (coleshairston.com).



TEAMWORK IS KEY

As the “before” photographs show, the yard also underwent a significant transformation. The builder, the landscaper, and the architect worked together to come up with a landscape plan that would be unaffected during the second phase of construction.

0 2 4 8 ft.



Floor-plan drawing: Martha Garstang Hill

GOODBYE WALLS, HELLO LIGHT

Two interior walls separating the kitchen from the dining and living rooms were removed. Replacing the existing kitchen cabinets with budget-friendly ones from Ikea allowed the homeowner to splurge on Carrara-marble countertops. White-painted walls, lots of natural and installed light, and a French door leading from the dining room to the yard add to the contemporary feel of the newly open space.



- KITCHEN CABINETS**
ikea.com
- COUNTERTOPS**
Carrara marble
- REFRIGERATOR, STOVE, MICROWAVE**
kitchenaid.com
- SINK**
franke.com
- FAUCET**
grohe.com
- BARSTOOLS**
emeco.net
- FRENCH DOOR**
simpsondoor.com
- CHANDELIER OVER STAIRS**
custom
- MEDIA-ROOM WINDOWS**
marvin.com

Architecture and interior design Patrick Ousey and Pam Chandler, FAB Architecture, Austin, Texas; fabarchitecture.com
Builder Texas Construction Company, Austin, Texas; txconstruct.com
Landscape design Pearson Landscape Services, Austin, Texas; pearsonlandscape.com



Still charming, now modern. Renovations to the living room were minimal. The house's original character was preserved, but the interior was modernized to suit the owner's lifestyle. The existing hardwood floors were refinished, and the fireplace surround was redressed with locally quarried limestone.

Room to relax. For storage and visual interest, a built-in was added to the stairway wall between the original and the new areas of the house. The crisp white walls and ceiling, contemporary furniture, and flat-screen television tucked into a recess in the wall all contribute to the inviting atmosphere of the new space.

