

Razing the Roof A Whole House Remodel

4108 Drew Avenue << Linden Hills Neighborhood >>

Existing Conditions

The exterior landscaping was so overgrown you could not walk around the house; the main level layout was choppy, outdated, and inefficient; the 60's era sun room was pulling away from the house; The previous owners had lived in the property for nearly 65 years, the last five of which the 90-year old owner lived alone. Little or nothing had been done over the last 35 years to maintain the house, let alone improve it. The sun room, which was added on in the late 50's, was leaking and pulling from the house; the mechanicals were grossly outdated; the rear and side yards were so overgrown that you could not walk around the house; the "finished" upper level had a 60's era gas heater as its only heat source; and the kitchen had not been touched in 40 years; the basement was straight out of the 1950's; even the ceilings had wallpaper - six layers to be exact.

But it was structurally sound.

Project Principals

Despite the neglected nature of the home, great efforts were made to keep within the spirit of the BLEND Award parameter. Substantial portions of the original house were retained; new work was carried out within the existing footprint; a low-pitched hipped roof form was chosen to reduce overall building height and keep it in scale with surrounding buildings; stucco was chosen as the exterior finish material on the new work in an effort to tie in with the existing finish. A stone patio was added to encourage interaction with neighbors and the street; the entire site was regraded to capture a majority of rain water; both hard and softscaping were done with local, low-maintenance materials.

Sustainability

All construction waste was recycled; new high-efficiency mechanicals were installed, all plumbing and electrical systems were upgraded; energy star appliances and high efficiency plumbing fixtures were selected; the attic floor was spray foamed [in addition to 12" of blown cellulose] to prevent hot air from leaking into the attic; in-floor radiant heat was used throughout the house; high efficiency, all new and replacement windows are super insulated, low-e, aluminum clad.