



**ABOVE:** Built in Canada by Amish craftsmen, the ten-foot long solid maple table is made entirely without nails. The bench style seating at either end allows for more casual dining.

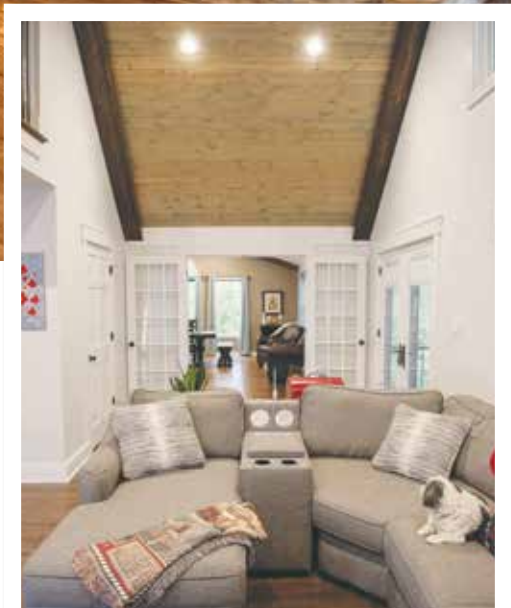
## Space Allocation

### From Wish List to the Guest List

STORY BY MARY O'TOOLE | PHOTOGRAPHY BY JOE IMEL

**T**hirty years ago when Tim Anderson broke ground on an A-Frame at the county line, he had no way of knowing that the sportsman's hideaway he envisioned—would become an entirely different adventure. Tim met his wife Kim, and in time they became parents.

The bachelor pad, turned family home was cozy and private, but as the years passed, the Anderson's decided to make more room. They added a large combination living, kitchen, and dining area across the back, almost doubling the size of the main level.



**ABOVE:** This image showcases the seamless integration of Graham's remodel with an earlier addition to the A-Frame. Graham and crew suggested a soft stain and darker beams to create balance floor to ceiling and to contrast against the white painted walls.



**ABOVE:** The view from the landing at the top of the new staircase shows off the ceiling line of the covered porch.



**ABOVE:** The room came down to the studs. The staircase was shifted flush against the back wall. Carpeting was removed and the entire space was polished and put right.



Moving from the before to the after is much more efficient thanks to Computer Assisted Design or CAD. Before the remodel, the cedar shake siding lured woodpeckers and carpenter bees and the wooden deck meant continual upkeep. After the remodel, the homeowners have a lot more space, and a lot less upkeep!

Of course, the kitchen is the heart of any home, and by relocating this important zone they inadvertently changed the entire circulation leaving to the dust bunnies what was once their cozy living room. “We found ourselves using the original part of the house as more of a pass-through, Kim explains. “Since we spend most of our time back here,” she says as she flips through images of their first remodel more than twenty years ago.

More recently, the Andersons went through another life’s change. They became empty nesters and decided it might be time to show the A-Frame some love, reduce the endless upkeep and take the opportunity to make changes to the architectural palette. At the Home Expo in 2017, they met Certified Builder Tim Graham who would help them rearrange interior zones, find room they didn’t know they had, and deliver a fabulous new outdoor living space with uninterrupted views of the surrounding landscape.

Kim loves the way the covered porch extends the entire footprint in a way



**ABOVE:** The new exterior elements include a vinyl ceiling in a traditional soft blue, Hardy Board siding and a synthetic Cedar shake. The decking is TREX and the original stone fireplace anchors the space.



**ABOVE:** Wrap it Up, I'll Take It — An updated, covered deck adds incredible value to the home because it creates a ton of flex space and formalizes the circulation of indoors and out. The builder looked for every opportunity to specify low maintenance materials like Trex decking and Hardy Board.

that an open-air deck never could. “We married 26 years ago and I have wanted a covered porch for 26 years,” she laughs. And Kim is not the only one who appreciates the difference. It truly may be the end of an era, as Tim Anderson reflects

on summers spent, tools in hand, pulling, replacing, or repainting weathered decking.

Building a home and then living in it for three decades allows ample time to figure out what’s working and what isn’t,

but ultimately even homeowner’s “... don’t know what they don’t know,” says Kim. She felt sometimes that even sites like Pinterest were a poor substitute for conveying ideas clearly.

Graham says that ultimately it’s the



The Reason for the Season. The A-Frame is suited for this gorgeous tree, reflected in the glass doors that lead to the home's new covered porch and the ceiling vaults, hearth, mantle, and stone chimney combine to make an ideal palette for the Christmas decorations.



**ABOVE & RIGHT:** Protected from the elements, the builder suggested that this screened-in porch was ideally suited for a real wood ceiling. In contrast, a pair of panel curtains in Christmas red showcases the natural setting and the vintage enamel table with its unique checkered surface, is one of the homeowner's favorite pieces.

builder's job is to make sure the client's wish list and the final materials list are as close to identical as possible.

He utilizes three-dimensional CAD that can map the process virtually at any particular phase. These renderings offer opportunities to make design decisions on paper instead of on the clock, and they are a way for client and craftsman to develop a working relationship, determine a budget, and aim toward the same goals.

In the case of the Andersons, the renderings allowed Graham to identify opportunities where seemingly small decisions would add up to a lot more functional living. Ultimately, this 'nip tuck' approach to the renovation paid dividends.

In the master bath, for example, Graham's efficient new design accommodates a beautiful new shower space and an old-fashioned freestanding tub.

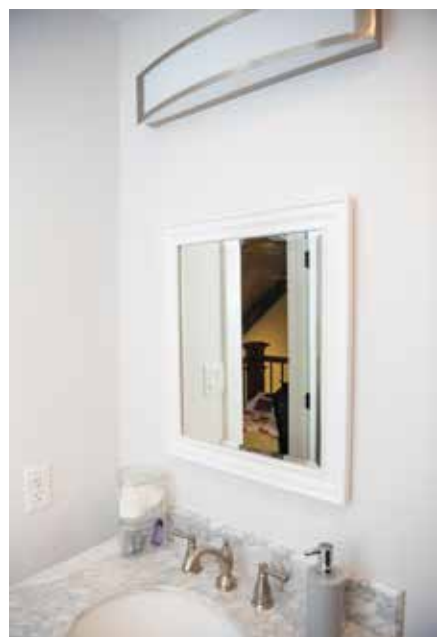
Upstairs, these renderings proved even more useful. They allowed the builder to transform an under used powder room into a full bath. The previous remodel had missed this opportunity but 20 years later, a CAD became the touch point for a better utilization of space. "We found room we didn't know we had," explains the builder

Graham's daughter, the newly married Kristen Hatler, grew up in the family business. On this project, she and designer Miranda West served as liaison





Subtle changes to the master bedroom helped the homeowner showcase some of her favorite pieces and include some of her favorite colors. It also created additional closet space.



**ABOVE:** After loading the structural elements into his 3D imaging program, builder Tim Graham realized that a previous remodel had blocked off space which he repurposed to retrofit a small bathroom and make it more functional.

between client and crew offering advice on ways to maximize the impact of interior finishes. The homeowners also appreciated expert advice from painter Ron Chadwick of Kentucky Brush and credited him with suggesting the dark stain and gray glaze used on the ceiling in the main room.

“Surprise me,” Kim sometimes found herself saying. “And there really are surprises everywhere. The home feels like a little jewel that has been polished and put right.

There is bevel-edge subway tile in the shower and retro hardware on the claw-foot tub. A glass panel mounted atop the pony wall allows the master bath to seem bigger than it actually is and a few favorite furnishings were either incorporated or repurposed to insure a link from one era to the next. These are contemporary interpretations of old-fashioned elements.

On the front of the house overlooking the lawn, Graham gave the homeowners an enclosed porch perfect for a cup of coffee, or a glass of iced tea, depending upon the mood. Kim selected her own decorative items here. Enamel finishes in checker stripes and a red barrel ceiling. Before Graham’s remodel, Kim claims this cozy little breakfast nook was merely “a door to nowhere.”

In the main room, the staircase was relocated and rebuilt from the risers to the rail. The ceiling went from ordinary textured drywall to a lodge-style trim with a weathered stain and rustic beams. Windows were replaced and rearranged but the most dramatic part of the remodel is definitely the new porch. Using low-impact Hardy Board, vinyl beadboard, and engineered beams, Graham and crew delivered on a beautiful outdoor living space that puts to rest the question of whether or not these really are the good old days. ✿



Phase one of Graham's remodel was to update the master bath. Horizontal subway tile, a doorless entry, and a glass panel atop the pony wall are the primary components of this functional new shower



*In the Master bath Graham's efficient new design accommodates a beautiful new shower space and an old-fashioned freestanding tub*



**ABOVE:** Remodeling a 1300 square foot home is not without its challenges. Here the builder found extra space for a larger closet, replaced a bulky HVAC with a slim-line European wall-mounted unit and made room for a walk-in shower. The glass partition also serves to make the room seem more spacious.

**ABOVE:** Down to the wire: The construction process is essentially a flow chart of seemingly endless decisions. From the windows, to the walls, to the flooring in the hall, everything is an option. The elaborate lines of the hot and cold water pipes add an element of intrigue to the master.