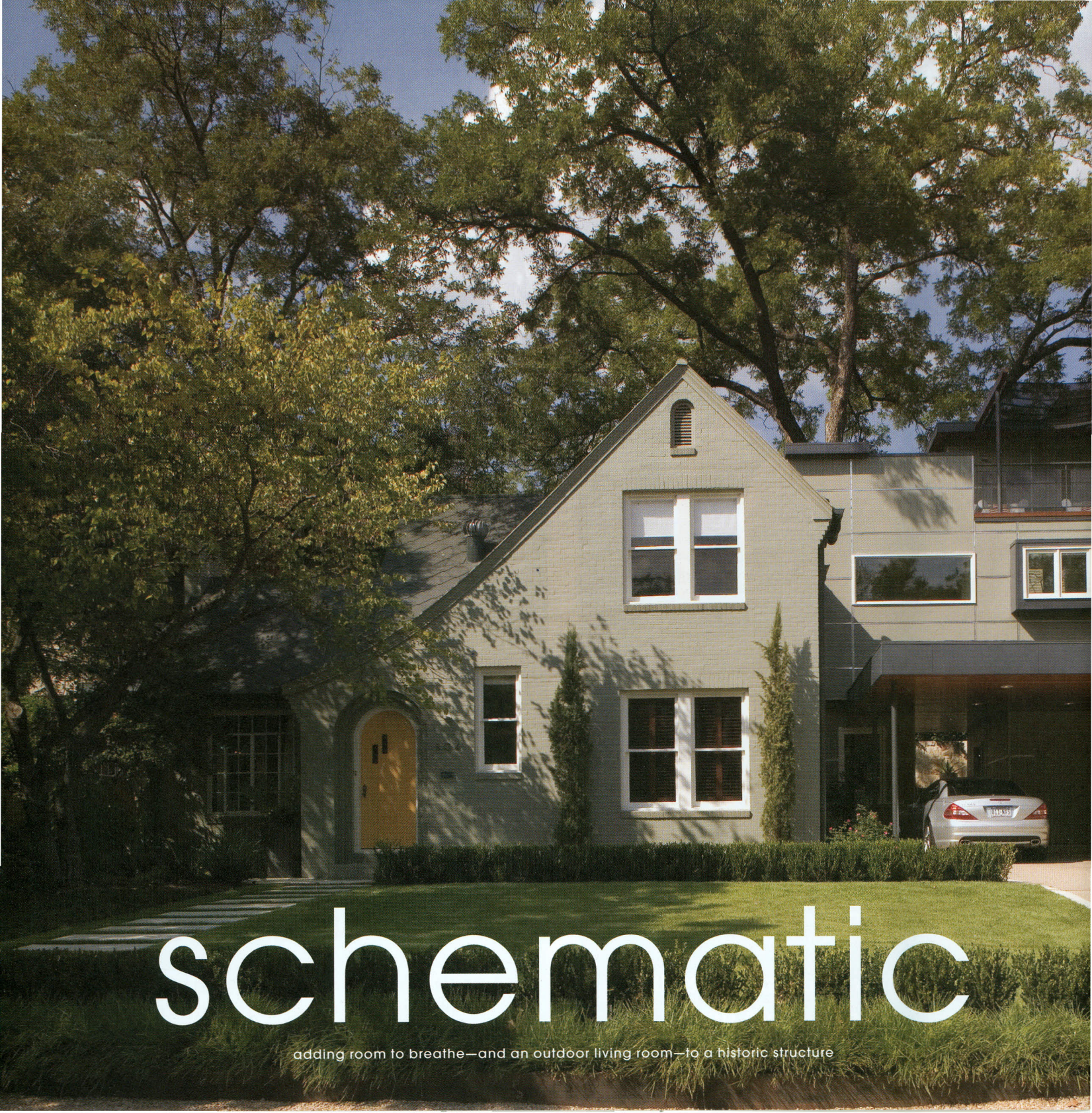


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# schematic

adding room to breathe—and an outdoor living room—to a historic structure

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Making the small historic house at 804 W. 17th Street work for a young family was a matter of blending the existing structure with a modern addition, keeping some of the integrity of the historic look in order to make sure that the house still fit in with the neighborhood but opening up the structure to provide space and air, says architect Jay Corder, owner of Designhouse. And to a certain extent, the success of this yearlong renovation, begun in mid-2005, depended on the clients' overcoming their preconceptions about how the house should be updated. "Originally, the client requested that the addition try to mimic the existing details of the house," Corder says. "But I was worried that the unique charm of the existing house could not be faithfully reproduced within the budget and that grounding the additions to the existing architecture would not result in the house's matching the client's true lifestyle and sensibilities." So Corder worked with the clients to show them how a modern addition could work for them. "I suggested doing two schemes for comparison—one that matched the existing architecture and a second that matched what they were telling me they wanted architecturally. Upon reviewing the schemes, the clients were almost instantly sold on the more contemporary version. Their only apprehension was how the old and the new would come together visually. Once we got the interior designer and landscape architect involved, that apprehension was put to rest."

Corder credits interior designer Tracey Overbeck Stead with blending old and new on the inside of the house and minimizing

the potentially jarring visual impact of the modern addition. Stead says that the house, with its small rooms and walls covered in shiplap (that's the tongue-and-groove pine-wood paneling you see in the living room), looked a little bit like an English pub. "I liked the look of the wood on these walls in some places, but I didn't think it needed to be everywhere," Stead says. "We left it in the living room, and in the stairwell, where we painted it white in order to brighten and open the house. When you get upstairs to the addition, you'll see more drywall, which is more modern, but the idea of painting the stairwell white was to make a transition between the two areas."

In order to open up the small rooms even more, and keep the interior from feeling cluttered, Stead chose modern minimal furniture with clean lines, like the B&B Italia pieces in the living room and the bedroom, and mixed it with some antique pieces that were family heirlooms. Stead also chose not to add more wood in newer areas, such as the kitchen and the bathrooms. "There was already so much wood in the house, with the shiplap and moldings, so that's why we chose to paint a lot of the cabinets in the kitchen and the bathroom. We went for bright, airy colors—the Coke-bottle-green glass tile in the kitchen and the white Carrera marble countertops. In the master bathroom I did a white mosaic-blend tile, to keep it kind of light and airy."

One of the most important aspects of this remodel, according to Corder, was making sure that the backyard area could become

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**previous page** classic and contemporary architectural styles fuse in jay corder's functional remodel. **this page** interior designer tracey overbeck stead kept the original shiplap wall in this front living room, creating a rustic feeling, which she counterbalanced by using modern furniture with clean lines. **facing page** linear concrete stones create a pattern from street to door







“essentially an outdoor room, because the clients spend a lot of time outside, lounging and entertaining.” The pecan trees began to function as a “canopy,” Corder says, and adds, “By bounding the yard with the tall stone wall, we were able to completely screen the garden from the adjacent apartment buildings and make the whole thing private.” By building the pool right up against this wall, the team managed to make the divider look less overpowering and also to maximize the amount of space in the garden. The stunning spiral staircase leads up to a roof deck over the new master bathroom and connects to that room. “It was critical that the stair appear as light as possible and that it be compact,” says Corder. “I typically shy away from spiral staircases because they are so often done badly, but this was a case where it was the only solution that made sense. So we paid a lot of attention to its finish, structure, and detail. The result is quite successful, I think.”

The cabana was a “pet project” of the owner, Corder says, and he points out that the style of the structure ended up echoing aspects of the greater house. “The stacked CMU mimics the larger panel siding, and the floating roof recalls the new carport . . . and it’s very functional, with a keg cooler, a BBQ, refrigerator, sink, and plasma TV.”

Bill Bauer, of landscape design firm Gardens (which has a plant nursery and store at 1818 W. 35th Street), was instrumental in

helping the addition harmonize with the original house on the outside. Bauer says of his initial impressions of the exterior: “When we arrived, the yards were very much a construction site.” Most of the vegetation in the front and back was ready to be replaced, except for some yaupons on the right side of the front yard and a large redbud that Bauer decided to keep. “Given Jay’s approach of combining the modern addition with a traditional cottage, we attempted to have the garden follow suit,” Bauer says. “We used traditional elements and traditional plants, but designed them in a more modern way. The form and shape of the garden is linear and crisp, but it has a softness to it as well. With that in mind, we removed the curving stone walkway and replaced it with a linear concrete walk that allowed the grass to grow between, creating a pattern from the door to the street.” In the backyard, Bauer agreed with Corder that the primary focus was creating a private area for the family to relax. “We planted a non-spreading bamboo as the primary screen. We also created a level area between the pool and the house that was originally intended to be lawn, but the shade of the backyard was a concern, so we changed it to an area of dwarf monkey grass with some white concrete going through it to get people from the house to the pool.” All of these new plantings have the advantage of being fairly low-maintenance choices, leaving the family more free to enjoy their new outdoor space. **RO**

**facing page** the spare dining room opens into the kitchen amid light hues and natural light.



**this page** the modern addition, which includes this master bedroom and bath, integrates nicely with the original house indoors and out. architect jay corder points out, "the double height light monitor over the shower and tub area is stunning. north light just pours in and the treetops are visible all around. it's like bathing in an outdoor spa. at night, the lantern effect of this element is wonderful. it adds a nice ambient light level for the garden in the evenings." **facing page** white mosaic tile keeps the master bathroom light and airy









**facing page** white stones set in dwarf monkey grass allow people to move from pool to cabana to house **this page** a tall stone wall and nonspreading bamboo enclose the quiet private space of the back yard.



**this page** landscape designer bill bauer says that this area was originally intended to be unboxed, but that the team decided to put concrete pavers in, to create a visual path from the house to the pool. (As if the pool weren't inviting enough as is.) **facing page** a light compact spiral staircase winds upward to the master bedroom and roof deck above.

