

Kitchen+Bath DesignClinic

Section Editor: Nina Patel

Bigger Isn't Better

A remodeler saves an empty nester couple from an unnecessary addition by reorganizing the existing living area for better traffic flow.

The homeowners of this one-story house thought they'd have to put on an addition that was beyond their budget to get the open kitchen and dining room they wanted. Instead, Worthington, Ohio, remodeler Ron Landis convinced them to incorporate their third bedroom and created the warm, farmhouse kitchen they wanted within the existing footprint of their house.

The owner of R.J. Landis Design & Construction says a previous contractor informed the clients they could build a 12-by-15-foot addition for \$30,000. But they felt his sketch did not address all their concerns. Landis met with the owners and shared his approach to design. "You can do wonderful things if you add a big space onto your house, but many of those spaces are not designed well with the flow of the house," he explained.

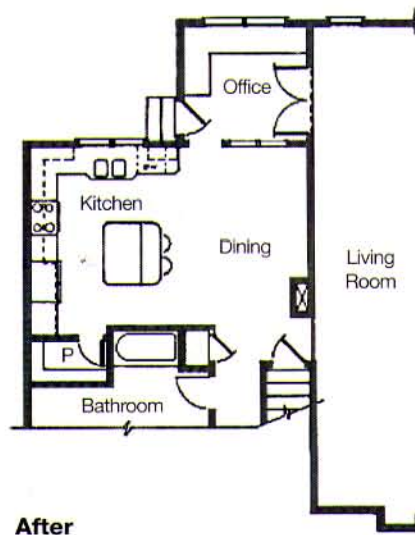
Because the house was on a narrow lot, an addition would have cut into the yard. Landis asked the empty nester couple how they felt about giving up the third bedroom, adjacent to the kitchen, which they were currently using as a study.

"I don't normally tell people to remove a bedroom from a house. I asked them to evaluate the value of their house if they made it a two-bedroom," Landis says. Many other

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Remodeler Ron Landis gave his clients a large, open kitchen and dining room but stayed within the existing footprint of the house. He moved the kitchen to the back of the house to take advantage of the back yard views. He transformed the original dining room into a semi-private study, with views and access to the rear patio.



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houses in the community were two bedrooms, and the homeowners believed a large kitchen would be more valuable than the inadequate existing galley kitchen, so they decided it was a wise decision to give up the third bedroom.

Landis drew up a plan that moved the kitchen into the original bedroom. The old kitchen space became an open dining room. He transformed the existing dining room into a study by adding a wall and French doors to create privacy and shield it from the adjacent living room.

Landis designed two high transoms on the wall between the new kitchen/dining area. "The transom windows are up high, so you can't see through them, but they let light come in," Landis says.

The transoms have leaded glass that ties in with the leaded glass in the cabinets that flank the kitchen window.

Landis replaced the sliding door to the back yard with a large window. To maintain access to the patio, he added a door on the back wall of the study.

The new kitchen at the back of the house has a cozy feel and allows the homeowner to incorporate her antiques and collectibles. "The Shaker style cabinets and natural woods appealed to her," Landis says. The wood floor continues from the kitchen/dining area into the study.

The owner likes to bake and requested a



low countertop on the island to knead bread. She wanted the island to resemble an old farm crate.

Landis and his team crafted the island using rough pine slats and inset marble on the low countertop. On the higher bar top, one of Landis' carpenters offered up some maple beams he had salvaged from a barn. They chose two pieces, milled them to 17 inches wide, and laminated them together to form the upper ledge of the island. —N.P.



The open kitchen that replaces this inadequate galley includes an island with a low counter for kneading bread.

Public Displays

At the end of a home show, Gary Crowley has usually accomplished two things. First, he's placed the Crowley Construction name in front of about 10,000 homeowners. Second, he's sold his booth display cabinets — and has probably gotten the job renovating the kitchen. Crowley has participated in the local Colchester, Vt., Home Builders Association home show for 10 years. For the past three, he chose to display kitchen cabinets and then sell them to a

homeowner at the end of the three-day show. "We're not charging the full price of the cabinets. Our agenda is to get in the door to get a job. The last two displays I sold, the homeowners hired us to do the kitchen remodel. I sold one display for \$7,000 and got a \$35,000 job," he says.

In the past, Crowley used raffles or photos of his work at the booth, but he says that was boring. Crowley and his cabinet distributor negotiate a discount with the manufacturer — a discount that ex-

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