

NEW AGAIN

Pool-turned-patio project works

New Again is a monthly feature profiling a local remodeling project. Each story focuses on a narrow, problem-solving aspect of the work.

By Lee Stratton

THE COLUMBUS DISPATCH

The goal

Upper Arlington homeowners Mike and Rita Bourland wanted to make better use of their backyard, which was dominated by a 20-by-40-foot concrete in-ground swimming pool that was beyond repair. Mr. Bourland also wanted a garage workshop.

The plan

Remodeler Ron Landis recommended replacing the pool with a patio and building a carriage-house-style garage with a workshop.

The strategy

Landis' company removed the pool deck, iron railing, and one of two pergolas. After it was filled, the pool area was covered with an 18-by-30-foot paver patio and landscaping.

A 36-by-22-foot three-bay brick garage was constructed behind the pool



An old pool, above, was replaced with a patio. The project required filling the hole with a mixture of K-Crete, sand, cement and water.

area, and a concrete driveway was installed. Two of the bays are for vehicles; the third bay was designed to be a workshop.

Each end of the building was fitted with 5-by-9-foot window to provide ample light. Two gas-fed radiant heaters were installed in the ceiling.

Challenges

The pool was a large pit to fill. The material had to be stable and not settle under the weight of the new patio. The

See **NEW AGAIN** Page **H9**



MICHAEL A. FOLEY | RYCUS ASSOCIATES PHOTOGRAPHY

NEW AGAIN

FROM PAGE H1

garage also needed to be an attractive addition to the property.

Landis filled the pool with 180 cubic yards (20 mixer-truck loads) of K-Crete, a mixture of sand, cement and water. Filling the pool required two days. The mixture became firm in two days and was set in three weeks.

The carriage house brick and shingles were chosen to match those of the house. A roof was built above the pedestrian door to the workshop. Colonial features, including columns and dentil molding were used to enhance the appearance of the building.

Time required

Nine months. The landscaping and garage were part of a larger project that included a sunroom addition.

Cost

Average construction of out-

buildings, such as the carriage house, range from \$75 to \$90 a square foot.

Contractor's observation

"This is the first time we've done anything with this extensive of an exterior space that completely changes the use," Landis said. "We took a lot of stuff out of there."

Customer's comment

"We needed to get rid of the pool. We used it a ton when the kids were young. But once they got into high school and beyond, it wasn't used much at all. It had structural issues, which became a headache and an eyesore.

"It's really great now. It really makes the flow between the house and garage very clean. We use it quite a bit."

The remodeler

R.J. Landis Design & Construction
640 Lakeview Plaza Blvd.
Worthington, Ohio 43085
614-844-6400