

Mid-Century MAGNIFICENCE

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Writer

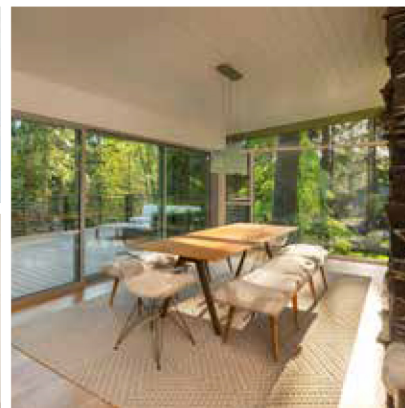
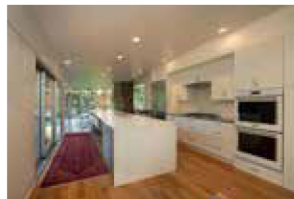
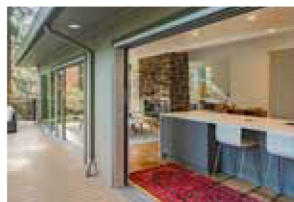
Photos by:
Alex Farrell
of AMF
Photography

project of the month

In the vast expanse of the remodeling world, we get the opportunity to work on some really cool homes. Case and point, this mid-century magnificent home located in the heart of Bridle Trails. This home most definitely has a soul.

What made this project even more enjoyable than just the fact the home is a timeless classic on a dreamy setting was the collaboration with our clients. They had on-boarded with architect Henry Lo of HhLodesign of Seattle to develop the very well thought out architectural drawings. We then dove-tailed seamlessly with our clients and the Gallagher design team to make the out-standing aesthetic decisions, firm up the true scope of work and to identify the final project costs.

Some of the project highlights were incorporating two new triple sliding doors and a double sliding door, and creating a floor-to-ceiling double-paned window wall at the addition. Both of these ele-



ments help with the flow of the house to the outdoors and bring the gorgeous surrounding outdoors into the home.

There were a few project challenges with this remodel. Part of the existing kitchen was an old mudroom that had been incorporated into the home and was on a concrete slab. The floor was always cold in this area. The team at Gallagher Construction, LLC, jack-hammered the slab out and dug out a small crawl-space. This gave us the ability to frame a new floor and insulate it properly while creating an access for this part of the crawl-space from a lower-level laundry room. By framing the new floor, we were also able to use natural hardwoods throughout the main-level, instead of needed to transition and blend in an engineered product where the slab was. And last but not least, no more cold floor!

Another challenge that we had with this project was how to wire in 22 new recessed cans into the existing tongue-and-groove vaulted cedar ceiling. We achieved this by removing one-half of the cedar ceiling. We were able to do our can layout perfectly throughout the home once we had all of the rafter locations identified and we were able to fish our wires over from the exposed side. We also carefully removed the cedar we were going to replace and purchased this material from our client to be used on a local tree-house project.

When you combine quality architecture, Bridle Trails, a mid-century modern home, amazing clients and remodelers who love what they do, you get Mid-Century Magnificence.