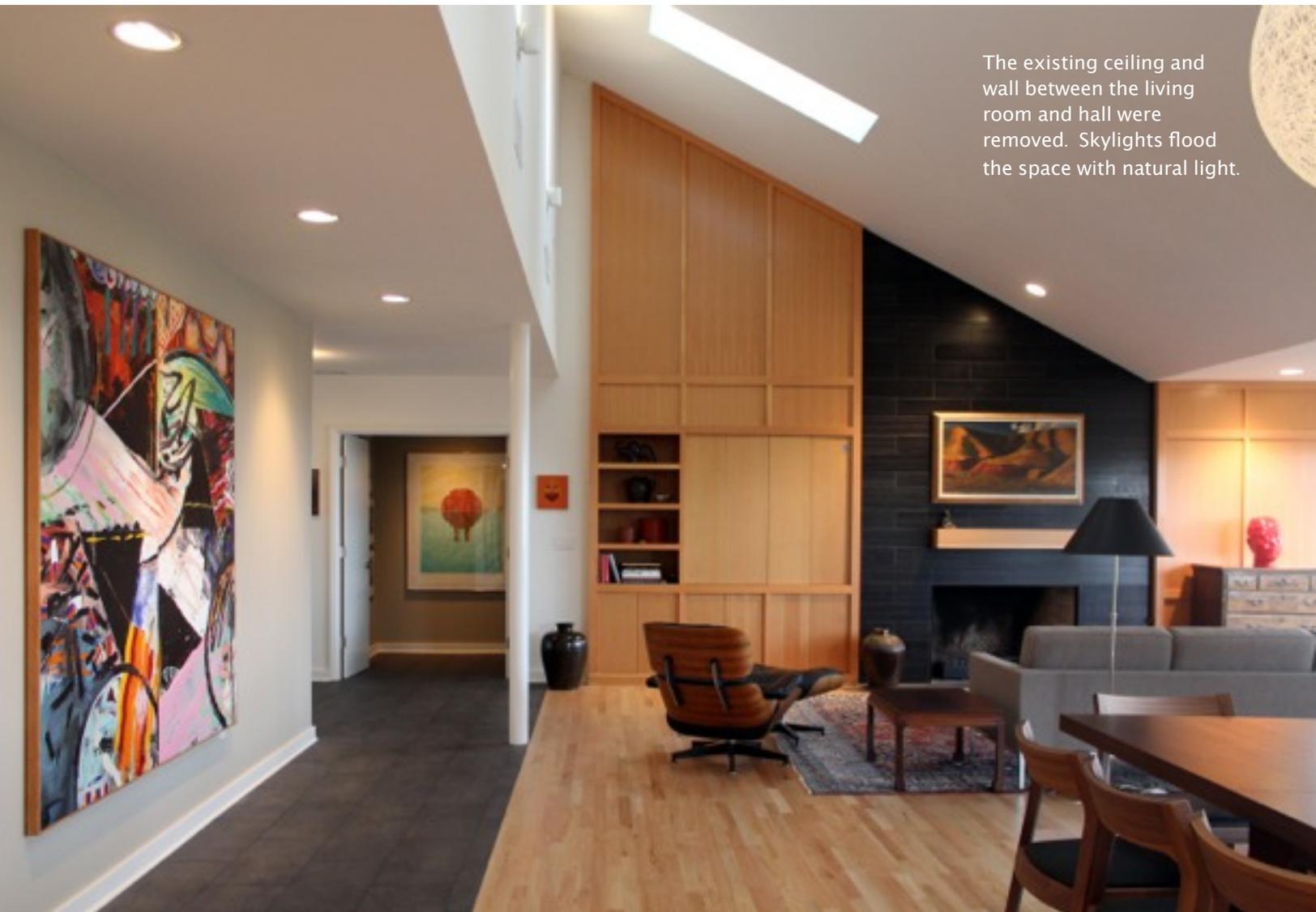


At Home With Art

For this client, a new home was remodeled with his lifetime collection of art as the focus.



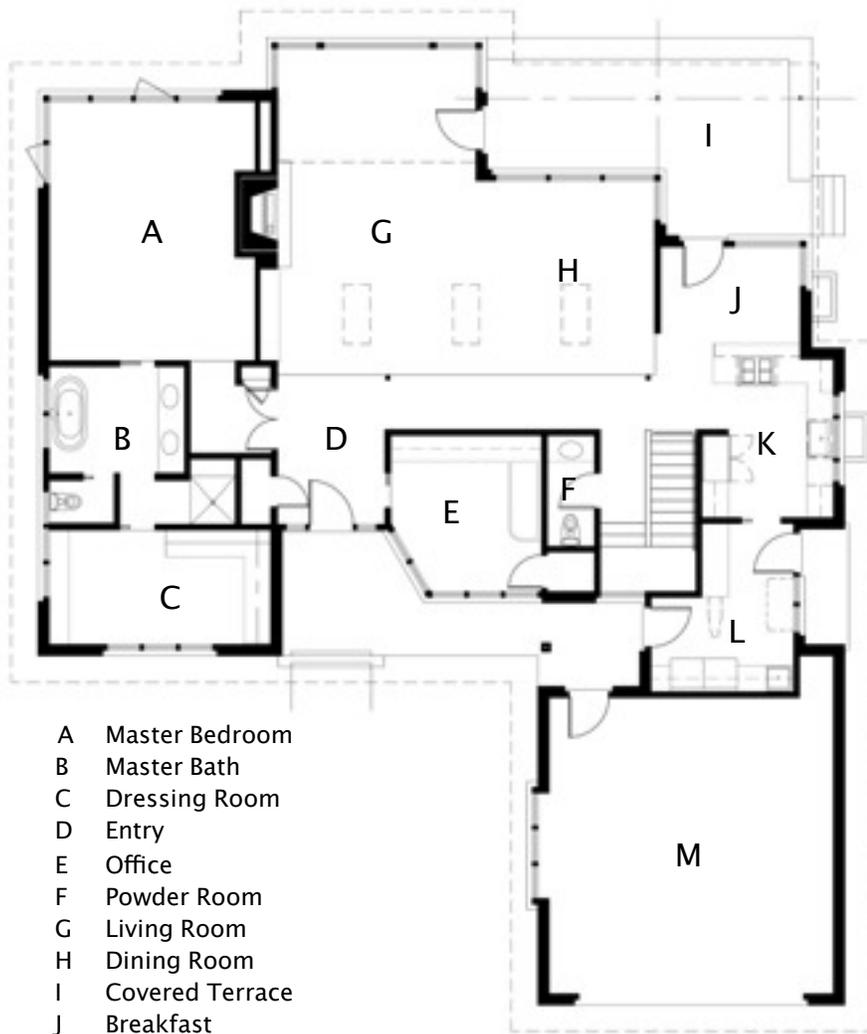
The existing ceiling and wall between the living room and hall were removed. Skylights flood the space with natural light.

The brick exterior and original casement windows of this existing 1950's ranch house on the hillside overlooking Portland's Northeast Industrial Area was in great shape. While the future owner liked the location and exterior of the house, he hired the husband and wife team, Korbich Architects, before purchasing the home to help him realize the potential of what was an outdated, claustrophobic, and homely interior.

“Being an artist myself, I instantly could imagine this house being a perfect backdrop to his art collection. Keeping the material and color palette simple while creating a few dramatic architectural gestures were the key to creating a successful remodel” says Stephen Korbich.



First Floor Plan - Before

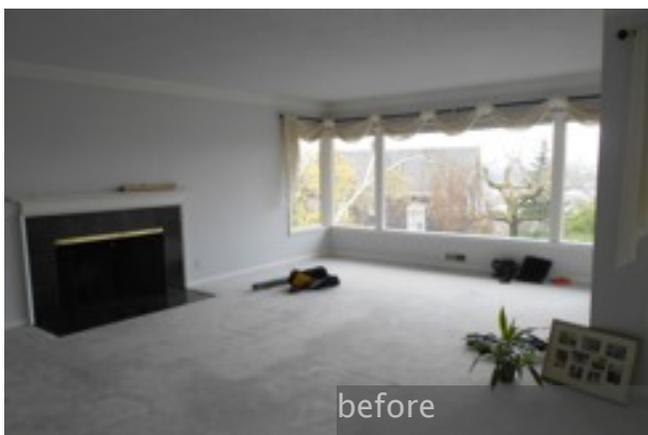
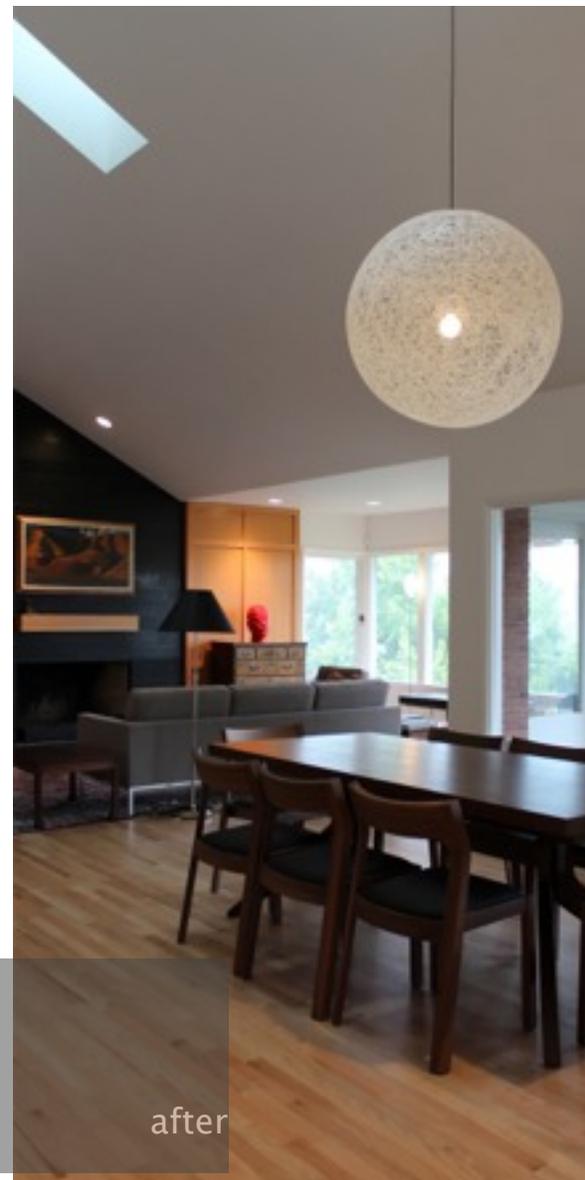


- A Master Bedroom
- B Master Bath
- C Dressing Room
- D Entry
- E Office
- F Powder Room
- G Living Room
- H Dining Room
- I Covered Terrace
- J Breakfast
- K Kitchen
- L Laundry
- M Garage
- N Covered Porch

First Floor Plan - After

Since the owner was downsizing to a house half the size of his previous house, the design team began by taking inventory of the client's furniture and art pieces. Three dimensional models of the significant pieces of furniture were used to illustrate the future layout and placement of these pieces.

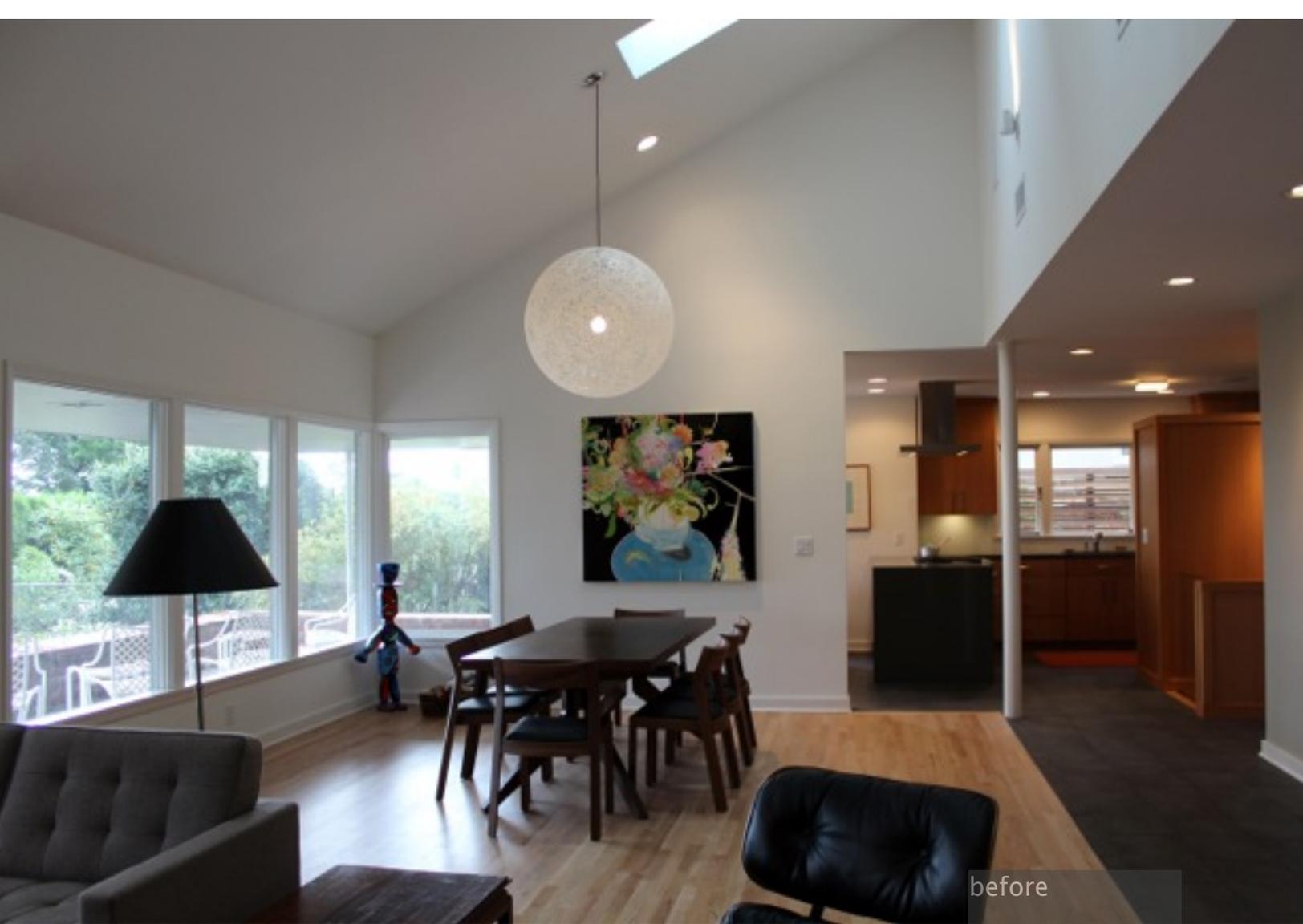
Next, began the design of the whole house interior remodel which included reworking the entire first floor. Creating a vaulted space over the living room and dining area and knocking down the wall hiding the old hall helped in created a more open feel the client desired. The existing two bedrooms on the first floor were converted to one master suite.



before

The dingy wall to wall carpeting was replaced with a combination of red oak hardwood floors and porcelain tiles throughout the first floor.

after

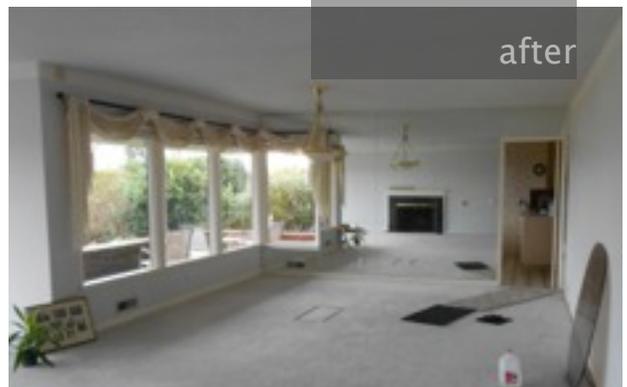


before

the once dark, long hallway is now a gallery adjacent to the living room and dining area leading to the kitchen and sculptural stairway giving access to the basement guest suite and gallery and family room below

The owner was coming from a more traditional house with separate and distinct rooms. This new design, however, was now about creating rooms within rooms.

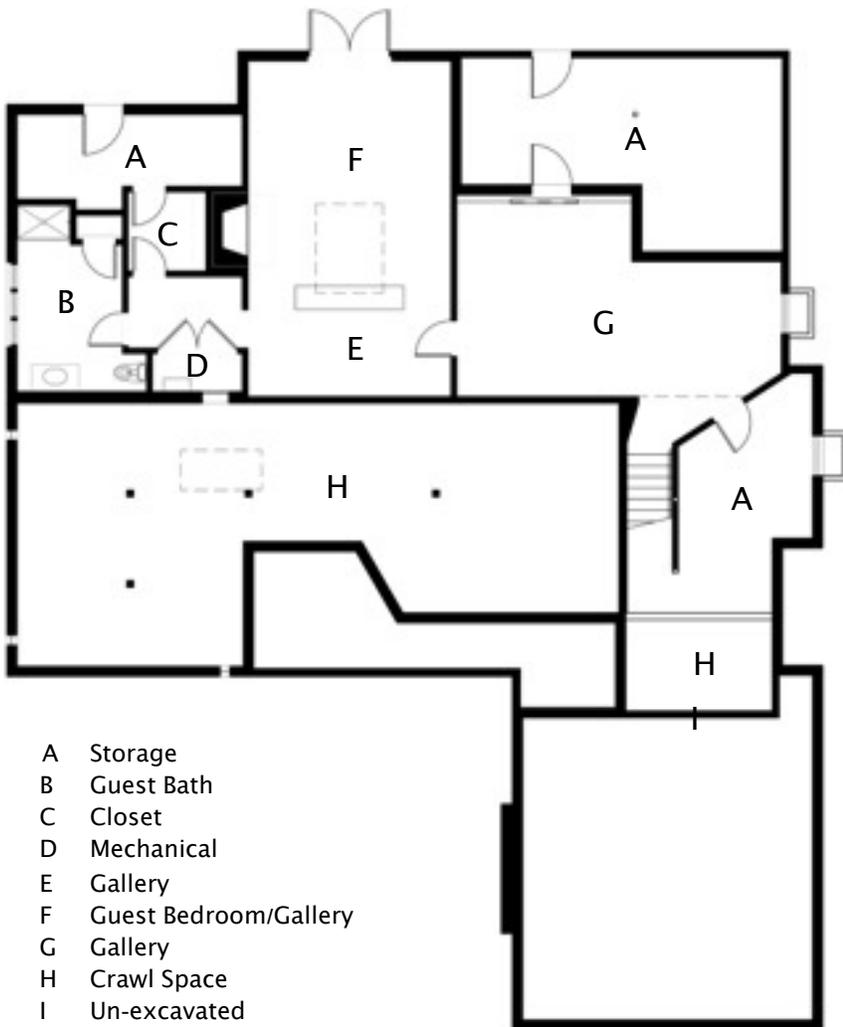
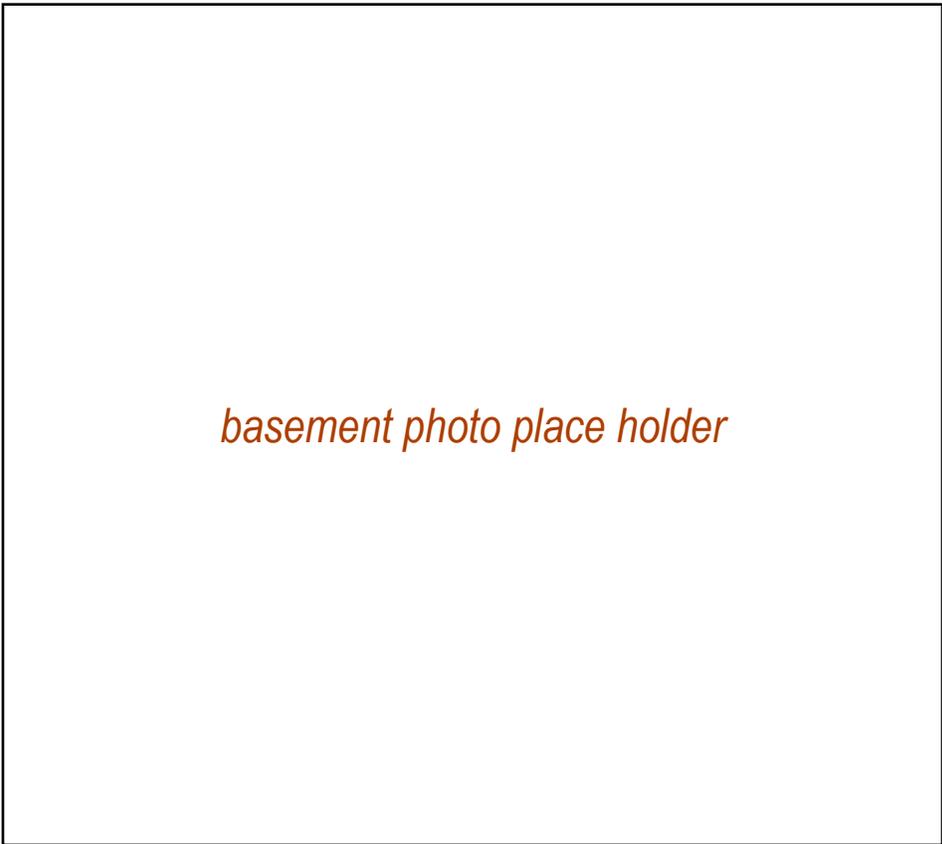
The changes in floor materials, vaulted versus flat ceilings and clustering the furniture in groupings were subtle ways to achieve the effect of virtual walls. Now the owner can be in almost any room and enjoy the art on the walls or the view out his windows.



after



Basement Floor Plan - Before



- A Storage
- B Guest Bath
- C Closet
- D Mechanical
- E Gallery
- F Guest Bedroom/Gallery
- G Gallery
- H Crawl Space
- I Un-excavated

Basement Floor Plan - After



The existing fireplace was plain and ordinary. Now that the space was vaulted, the fireplace needed to be more dramatic in order to remain the focal point of the living area. A modern open flame gas burner was inserted which instantly updated the existing fire box. New fir wood veneer wall panels and custom cabinets, hiding the entertainment center, are accented by the black honed marble tile surrounding the fireplace. While these gestures are dramatic they don't overwhelm the space.

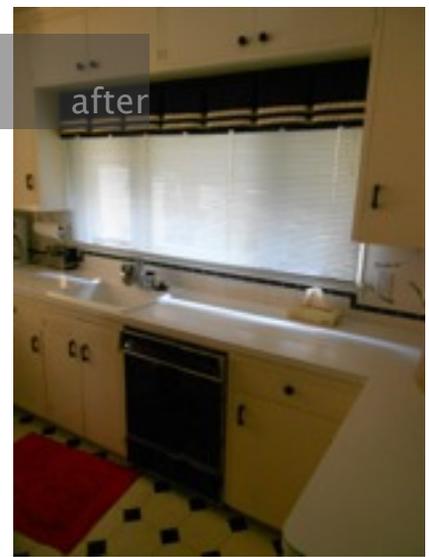
Keeping all the wood, like the red oak floors and the fir panelling, unstained with a clear finish enhances the wood's natural beauty and warmth. The walls in the house are mostly painted a warm white to capture as much natural light as possible and provide a neutral backdrop to his paintings.

before



The 12"x24" porcelain floor tile resembles granite but without the concerns of traditional stone.

after



While the kitchen's existing location and galley-type layout was not a problem, the outdated finishes and appliances were in need of a modern update. The existing kitchen was completely demolished and replaced with new custom fir faced cabinets, quartz countertop and glass backsplash. A new island range hood gives both form and function to the space between the kitchen and the small corner breakfast nook.

Similar color and material palette was used in the kitchen that was now opened up to the main floor.

function

- *durable materials were used in the kitchen and at all exterior access points to withstand dirty paws and wet feet coming in from those rainy Portland walks.*
- *light fixtures with an incandescent light temperature were located in the ceiling to highlight art work hung on the adjacent walls.*
- *skylights were located on the north facing roof to provide more constant and cool illumination to the spaces.*
- *the mechanical system was designed so that each level of the house is zoned separately to provide temperature consistency throughout the house.*

The existing stair to the basement was removed and replaced with a staircase lined with custom fir panels and glass guardrail.

The partial height wall not only houses the kitchen cabinets but creates a sculptural element viewed from the dining and living areas.



The new vaulted ceiling provided a vertical, flat surface high above the space perfect to locate the heating and cooling wall registers, leaving the lower walls free to hang artwork in any location.

