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EAST SACRAMENTO HOME REMODELING TOUR

Sunday, September 25, 2011

10 am - 4 pm

Tour six of East Sacramento's
finest renovated & remodeled homes
Proceeds benefit neighborhood parks & pools



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4132 C St.

What better than your own private office just steps from your own house. And it helps if you're your own architect. The owner was guided by three overarching goals: to create maximum space flexibility in a 625 square foot building, natural lighting and energy efficiency.

And a flexible space it is. A vaulted ceiling created a loft bedroom accessed by a space-saving ladder. There's also a compact kitchenette and bathroom. The office's visual space is enlarged by large sliding doors and skylights. Extensive wood surfaces, including a natural-stained wood ceiling, create a warm aesthetic. Heating and air ducting is exposed and additional cooling is provided by ceiling fans.

Architects and Designers: Ellis Architects 205-6515



1306 39th St.

This house is one of East Sac's most distinctive bungalow cottages. For the new owners, the problem was how best to get more space without compromising its architectural integrity. The answer? A full basement remodel that increased living space from 2,200 square feet to a generous 3,200 square feet. Basements are not uncommon in East Sac, but they often lack enough ceiling height for comfortable use. So the owners dug in and dropped the floor several inches.

You'll enjoy the new family sitting room and large attached sit-down bar. A new window was added for extra light. The room is accented with Arts and Crafts period arches and wood detailing. The floor is a contemporary stained concrete.



Architect: Donald Fugina at Donald Joseph 456-2300
General Contractor: Heard and Engel 944-4769.

741 34th St.

What had been a very attractive 1,800 square foot 1920s flat-roofed Spanish-style bungalow, has recently been transformed by longtime owners into an imposing 2500 square foot two-story house. The new second-story addition integrates beautifully with the old.

The owners, after 20 years, needed more space to accommodate a larger master bedroom, space for a ceramics and painting studio, and more room for visits from their extended family. They got their new master bedroom suite with en-suite bathroom, walk-in closet, office and balcony. They decided to remodel downstairs as well with new painted and stained trim and all new interior doors. The kitchen was remodeled in 2006. The project was completed in only four months, and they lived in the house throughout the construction.



Architect: Lincoln Mortensen, Applied Architecture 456-2656 appliedarts.net
General Contractor: Frank Martinez, Structural Enterprise 941-5146.

5030 E St.

This inviting two-story ranch began with humble beginnings. Originally, this house was a 1,373 square foot 1942 transitional ranch design common to East Sac in the 40s. Though dramatically larger at 2,289 square feet, the redesign remains faithful to the original, preserving the front porch and brickwork on the lower level.

One of the owners is a retired masonry contractor who did a lot of his own brick and tile work and hired his own subcontractors. Features of the remodel include an outside deck off the master bedroom with a cantilever soffit over the backyard patio, his-and-hers closets, a 25-foot long counter in the kitchen, and a new office “in the trees” with corner windows.



Building Designer: Ted Smith 743-3621 tedsmithdesign.com
Framing: Peter Gannon, Gannon Construction 203-9753
Drywall: Drywall Works 383-6667
Floors and Stairs: Sacramento Stair 419-9561
Marble and Granite: Chen's Marble and Granite 861-0973

190 Sandburg Dr.

The original owners and builders of this 1999 River Park contemporary, decided to fully implement their original vision through two remodels in 2008 and 2011. This modestly sized, yet dramatic, house blends indoors and outdoors through extensive floor to ceiling glazing and large public spaces that give it the feel of a house much larger than its 2,000 square feet.

The house was originally designed, in part, to highlight the owners' extensive art collection and entertaining. The kitchen sits on a slightly raised pedestal overlooking the great room with several seating and conversation areas. The dining room opens to a private courtyard.

For their first remodeling project, the owners wanted to redesign the kitchen to better reflect the sleek surfaces of the rest of the house, melding high-tech amenities with cabinet systems and LED lighting that provide a more polished feel. Kitchen cabinets are Euro-designed with aluminum trim and self-closing hinges. Counters are Caesar stone with an induction stove top, Miele oven and microwave that match the look of the kitchen's built-in flat screen television. Surfaces of the Thermador



refrigerator, freezer and dishwasher match the cabinets. They designed and installed a new acrylic cement floor.

The new kitchen begged for a second remodeling project: the great room needed to match the polish of the new kitchen. At first, new furniture solved the problem, but to complete the room transformation, the fireplace received a new anodized aluminum surface finished with hand-machine creased edges.

Cabinetmaker: Marti Hohn 739-1219

Floors and Step Refinishing: Richard LeTendre

Concrete Art 704-5785

Fireplace: Capital Sheet Metal 866-844-8984

1062 47th St.

This imposing Tudor was built in 2004 and designed by the late Jim Plumb, a prominent designer of East Sac houses.

The new owners, residents for two years, have remodeled to accommodate their 18 month old son, but have focused primarily on a new backyard landscape.

They remodeled a downstairs half-bath, converted an upstairs bedroom into a nursery with wainscoting and paint, repainted downstairs and added new pendant lighting downstairs.

Outside, the owners removed a large pergola and pavers in the back half of the yard that were beautiful, but took up too much space for their needs. Instead they installed a large slate patio with fire pit, water wall, built-in kitchen area, sitting area and dining space.



Architect: James Plumb (deceased)

Interior Remodeling Contractor: Terrell Williams, Build Craft Inc. 599-9230

Landscape Design: Dowson Design 798-9001

Landscape Contractor: John Rowher, Utopia Landscape 220-0541