

THE HISTORIC RENOVATION OF CHESTNUT HILL



1/30/2015

2015 COTY AWARD WINNER

THE PROJECT WON FIRST PLACE OF THE BUXMONT COTY AWARDS IN THE CATEGORY OF "ENTIRE HOUSE RENOVATIONS OVER \$1,000,000"

THE HISTORIC RENOVATION OF CHESTNUT HILL

2015 COTY AWARD WINNER

EXISTING BUILDING

The existing building has always added to the historical beauty of the main line of Chestnut Hill for years. It was originally built in 1912 as a three-store house fronting Germantown Avenue. The building's facade was altered in the 1920s with a one-story addition for retail use. A later one-story rear addition along Gravers Lane housed several small shops. The rear addition was a slab on grade construction and did not add any historical beauty to the building.



ORIGINAL BUILDING: VIEWING FROM GERMANTOWN AVENUE



1950'S REAR ADDITION: VIEW FROM GRAVERS LANE



1950'S ADDITION REAR VIEW FROM GRAVERS LANE. THIS PORTION WAS COMPLETELY REMOVED TO ALLOW FOR THE NEW STRUCTURE

CONCEPT AND DESIGN

The owner purchased the property and met with a local “Runyan and Associates” Architecture firm to design a primary residence that would retain and refurbish the earlier portions of the building while replacing the rear addition with a three-story stone and shingled structure. The new building’s roof forms, materials, and window proportions take ideas from the neighboring houses. This allows it to fit into the existing landscape and historical accuracy of Chestnut Hill. Among fitting in with the surrounding area, the owner also requested specific details that would accommodate his lifestyle and interests. First, the owner is a collector of antiques and required display areas for these items and also desired to incorporate some antiques into the building itself. Second, the owner enjoys entertaining guests and wanted rooms and spaces that would be able to comfortably house many guests. Third, the owner wanted the comfort of a turn-of-the-century design with the luxuries of modern day life. The architect met and exceeded these expectations with this residence that now brings new beauty to the main line of Chestnut Hill. The architectural firm kept the original stone building from 1912 and also the 1920’s front addition. They also removed the 1950’s addition in order to allow for a full basement, which was replaced with an 11,000 square foot addition.

EXTERIOR

The new building is comprised of about 10,000 sf of residential living space and 6,000 square feet of commercial tenant space. The residence is primarily located on the second floor, third floor and basement with entrances and foyers on the first floor. All the floors are accessed by a grand stairway and a private elevator. Retail shops are on the first floor accessed by a new flagstone sidewalk and decorative planting beds.

The exterior is a shingle style addition with reclaimed stone at the first floor that fits elegantly with the existing building. There are two flagstone decks on the second floor and one wood deck on the third floor used for entertaining guests. The molding was hand selected by the owner with help from the contractor in order to tie into the existing building. The roof is comprised of slate and wood shingles that blend perfectly into the historical essence of Chestnut Hill. Gas lanterns were added throughout to give the feel of hand lit lanterns while allowing easy operation through standard light switches from the interior. The building also included a private courtyard and garage for parking and entertaining. The courtyard included a decorative design of granite pavers and flagstone flooring. The owner also included decorative concrete molded panels taken from an old building in Chicago and reworked into the stonework of the courtyard.



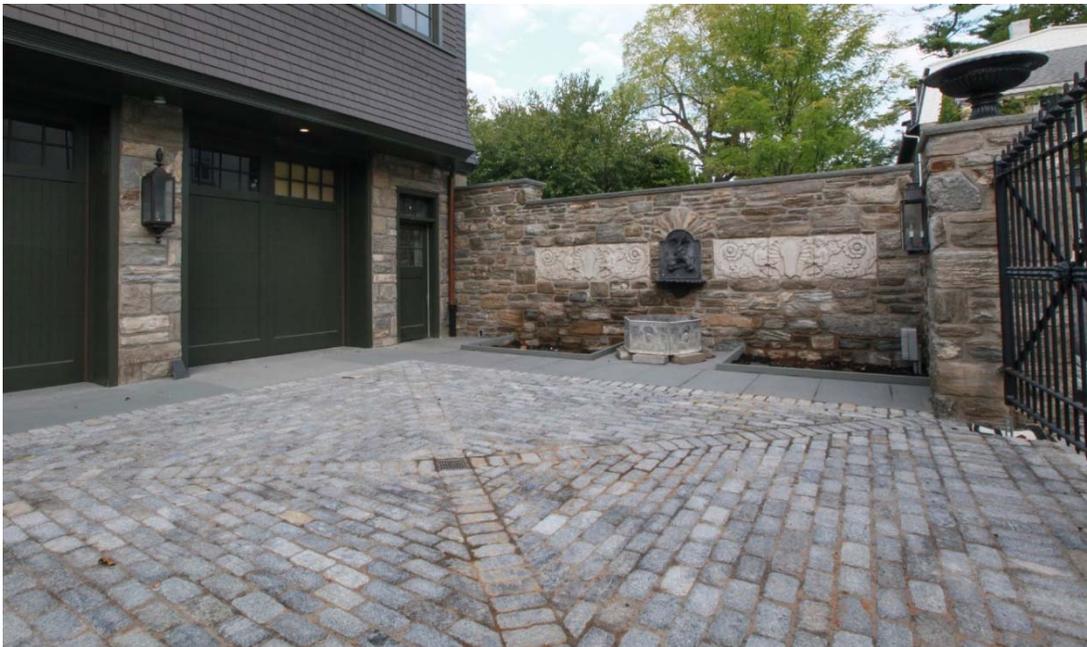
FRONT VIEW FROM GERMANTOWN AVE. RETAIL TRANSOM WINDOWS WERE RESTORED AND/ OR REPLACED WITH NEW CUSTOM BUILT MATCHING WINDOWS. THE OLD TRANSOMS HAD BEEN BOARDED UP WITH PLYWOOD.



SIDE VIEW FROM GRAVERS LANE SHOWING MAIN ENTRANCE (RED DOOR) AND TWO RESIDENTIAL DECKS. THE NEW STONEMWORK HAD TO MATCH THE EXISTING STRUCTURE (TWO-STORY STRUCTURE TO THE LEFT OF PICTURE) IN COLOR AND STYLE.



FLAGSTONE DECK ON SECOND FLOOR FACING GRAVERS LANE



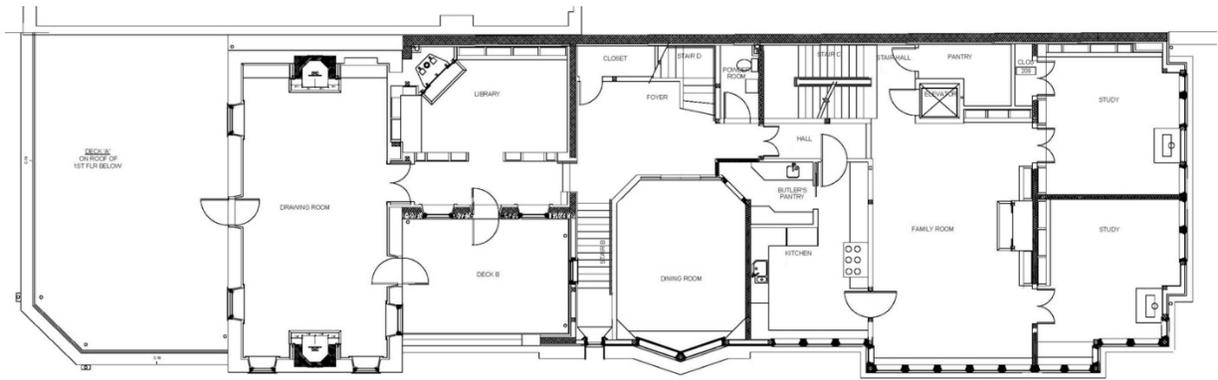
REAR COURTYARD: THE DECORATIVE PANELS ON EITHER SIDE OF THE FOUNTAIN WERE REHAB FROM A HISTORICAL BUILDING IN CHICAGO AND RETROFITED INTO THE STONE FOUNTAIN WALL.

ENTRANCE AND SECOND FLOOR (MAIN FLOOR)

The main entrance is accessed from Gravers Lane (a side street of the main Germantown Avenue). Through the main door is the entrance foyer that incorporates ruled and tooled stucco to create an outdoor “garden wall” look to the space. It also has a curved wall that is shaped specifically for an antique iron garden bench, and includes flagstone floors and steps leading up to the Main Floor Foyer.



Once up the entrance foyer stairs a person enters the Main Floor Foyer. This room incorporates custom milled planted cherry molding and chair rail on the walls along with cherry paneling located at the stair wall leading to the third floor conservatory. The paneling matches that of an existing building in the area owned by the owner. It also holds a hidden door that accesses a utility closet. The door is on a “Push-Pull” hinge and elegantly disappears into the wall façade. A great deal of care was taken into fastening all the cherry moulding to be sure that no seams or joints move over time. This creates a seamless look that will stand the course of time.



SECOND FLOOR PLAN



STAIRS FROM ENTRANCE TO "MAIN FLOOR FOYER"



MAIN FLOOR FOYER SHOWING OPENED HIDDEN DOOR AND CLOSED WITH STAIRS LEADING UP TO THE THIRD FLOOR.



MAIN FLOOR FOYER: CLIMBING VALUTE HANDRAIL WITH CUSTOM TURNED CHERRY SPINDLES



**MAIN FLOOR FOYER: POWDER ROOM
(PEDESTAL SINK IS A REFURBISHED ANTIQUE)**

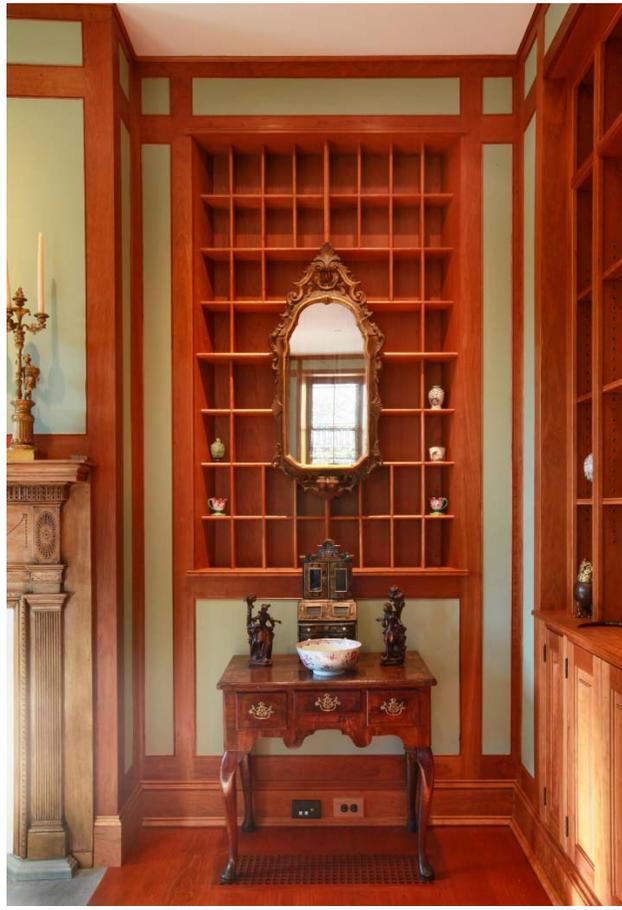
To the left of the Main Floor Foyer is the Library Hall, Library, Drawing Room and front deck. These areas are all located in the existing building built in 1912 and the 1920's front addition. The front deck is accessed from the Drawing Room, while the side deck is accessed from the Library Hall. The Drawing Room is used as an indoor entertainment space and holds two fireplaces on either side of the room that creates a warm, comfortable atmosphere for guests. This space houses custom built shelves and bookcases specifically designed to hold special antiques of the owner. The room also features planted molding and reclaimed antique fireplace mantles. The owner is still looking for a second matching mantle that will be installed at a later date.



LIBRARY HALL VIEWING INTO DRAWING ROOM AND LIBRARY. OPENINGS WERE DESIGNED TO MATCH ADJACENT WINDOWS AND DOORS TO PROVIDE LIGHT INTO THE LIBRARY AND ALSO TO CREATE MORE SPACE FOR ORNAMENTAL ANTIQUES.



DRAWING ROOM



CUSTOM CABINET TO HOLD ORNAMENTAL ANTIQUES



DRAWING ROOM VIEWING INTO LIBRARY HALL

The Library is designed to be a cozy space where one can relax and read a book in front of a fire. The cabinets are made of cherry wood and are designed to hold the owner's collection of antique books and collectibles. The owner incorporated antique valences above the library openings with backlighting to enhance the beauty of the old craftsmanship. The owner added a signature decorative cut-out that is incorporated in many of his cabinets throughout the house. It was matched from other properties that he owns.



LIBRARY: SHOWING FIREPLACE WITH ANTIQUE MANTLE AND PLANTED MOLDING ABOVE



LIBRARY



LIBRARY: PORTRAYING ANTIQUE VALENCE ABOVE CABINET OPENINGS

The Living Room is at the far side of the second floor. This room has more shelving and holds a window wall to allow as much light into the space as possible. In this space the owner wanted an authentic Chestnut Hill feel with the modern amenities of life. Therefore the room was designed to hold a hidden television screen above the fireplace which can be lowered from the ceiling when in use and hidden when it is not. The room also features all cherry baseboard, doors, window, trim and a large cherry custom crown.



LIVING ROOM



LIVING ROOM: VIEWING TOWARDS GRAVERS LANE



LIVING ROOM: FIREPLACE MANTLE



GRAND STAIRWAY: ACCESSED AT LIVING ROOM



GRAND STAIRWAY: ACCESSES ALL FLOORS INCLUDING BASEMENT.

The Kitchen and Butler Pantry are accessed from the Living Room. These areas house industrial grade appliances, custom-built cabinets and sink designed for entertaining. The cabinets are designed to fit into the historical accuracy of the time with blown glass, butt hinges and decorative pulls. The doors are flat panel with the glass bead profile and are hand painted to give the original feel of a 19th century home. The counters are soapstone with a handcrafted tile backsplash.



KITCHEN: VIEWING SOAPSTONE FARM SINK AND HIDDEN DISHWASHER CABINET



KITCHEN

The Butler Pantry holds a dishwasher, wine cooler, and a custom-built cabinet to utilize every bit of wall space available. The counters are soapstone with sink cut-outs that allow for more countertop space to be used when the sink is not needed. Brackets and beaded paneling were added to enhance and brighten the space.



BUTLER PANTRY: SHOWING CUSTOM DECORATIVE BRACKETS, BLOWN GLASS AND ACCENT LIGHTING.



BUTLER PANTRY: THE CORNER CABINET WAS CUSTOM BUILT IN THE FIELD TO UTILIZE ALL AVAILABLE WALL SPACE FOR CABINETS AND ALLOW THE OPERATION OF THE BI-SWING LEADING INTO THE DINING ROOM.

The Butler Pantry also allows access from the Kitchen to the Dining Room. As with other areas of the house, the Dining Room has custom built-in place cabinets that will hold the owner's decorative antiques. Because of the octagonal shape of the room and tight tolerances, the cabinets were fabricated on site. This allowed for the owner to make changes to the design during construction and more easily add decorative elements. The area is accessed by a bi-swing door to the Butler Pantry and a double pocket door to the Main Floor Foyer. These doors are built into the cabinets and become one seamless element when one is in the room. Every inch of cabinet space is utilized with little to no dead space at the corners. The cabinet doors are raised panels with oil-rubbed bronze butt hinges and custom cherry door pulls. There is also two operable double hung windows that measure nine feet high by four feet wide viewing Gravers Lane.



DINING ROOM: CUSTOM-BUILT CABINETS INTEGRATED WITH ENTRY DOORS



DINING ROOM: EVERY SPACE IS UTILIZED FOR SHELVING AND STORAGE



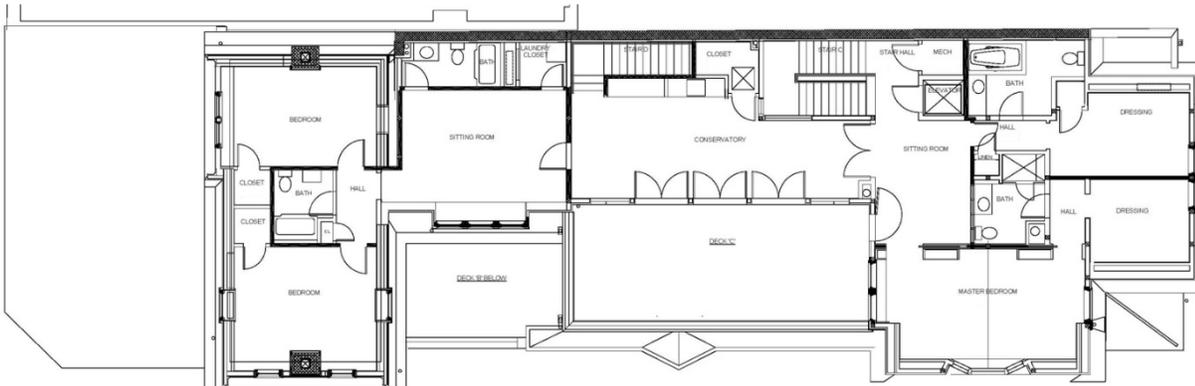
DINING ROOM: CABINETS WERE BUILT WITH CURVED SHELVES TO FIT ANTIQUE SILVERWARE URNS

THIRD FLOOR

The third floor is welcomed by a central humidified Conservatory (photo below). This area is comprised of a Spanish Cedar board and batten wall finish, glass ceiling and glass doors. The space also has a Spanish Cedar kitchenette with soapstone counters for entertaining guests. The radiant flagstone floor gives the interior space an outdoor feel, while keeping a comfortable temperature in the colder months. Electric blinds have been added to alleviate the summer sun and decorative fans were

THE HISTORIC RENOVATION OF CHESTNUT HILL

installed to enhance the feel of the space without taking away from the beauty. The space will hold plants and outdoor furniture for relaxing. Windows have also been added to the interior walls to allow natural light to enter the stairwells beyond.



THIRD FLOOR PLAN



CONSERVATORY: SPANISH CEDAR BOARD AND BATTEN FINISH WITH RADIANT FLAGSTONE FLOORING.



CONSERVATORY: SHOWING DECORATIVE FANS AND WINDOWS TO STAIRWELLS BEYOND

Just off of either side of the Conservatory are sitting rooms, bathrooms and bedrooms. The Master Bedroom is towards the rear of the property. This room incorporates a floor to ceiling cherry shelving system and a cherry HVAC DX window unit enclosure. The window unit enclosure was built in place, as the window orientation wouldn't allow for a slide-in cabinet. The top had to be installed in three pieces, and there cherry grill installed to be flush. The finished result creates a 19th century beauty with the modern day comfort of heating and air conditioning. There are two traditional style Master Bathrooms and dressing rooms attached to the Master Bedroom.



MASTER BEDROOM: FLOOR TO CEILING BUILT-IN-PLACE CHERRY SHELVING



MASTER BEDROOM: BUILT-IN-PLACE HVAC CHERRY ENCLOSURE WITH FLUSH GRILL AND ACCESS DOORS BELOW.



MASTER BATH #1



MASTER BATH #2



GUEST BEDROOM: HVAC UNITS ENCLOSED IN CUSTOM BUILT CABINETS WITH DECORATIVE SHELVES FLANKING THE WINDOW.



SITTING ROOM A: BUILT-IN-PLACE SHELVING SYSTEM AND WINDOW BENCH



SITTING ROOM B: THE TRIPLE TRANSOM WINDOW PROVIDES LIGHT INTO MASTER BATH, WHILE THE SINGLE WINDOW IS REMOVABLE AND ALLOWS FOR DISPLAYS IN THE SHELVES BEYOND

BASEMENT

The basement holds a Sitting Room and Wine Tasting Room. These areas incorporate planted cherry molding and cherry beams that enclose the steel structure behind them. They also offer a unique feel to the space and enhance the experience while tasting wine. There is a custom cherry chair rail that separates ship lapped cherry paneling from the upper planted molding. These rooms also feature flagstone flooring and solid cherry doors.



BASEMENT SITTING ROOM: SHOWING GRAND STAIRWELL, PLANTED CHERRY MOLDING, CHAIR RAIL, PANELING AND CHERRY BEAMS. THE FLOOR IS A NATURAL CLEFT FLAGSTONE WITH TIGHT JOINTS.



WINE TASTING ROOM: CHERRY DECORATIVE WOOD BEAM CEILING WITH PLANTED CHERRY MOLDING WALLS AND FLAGSTONE FLOORS.



WINE TASTING ROOM: VIEWING SITTING ROOM



MAIN ELEVATOR: HAS CHERRY PLANTED MOLDING TO MATCH BASEMENT WALLS.