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# HOME TOUR

## October 8 & 9

## TOUR 13 HOMES

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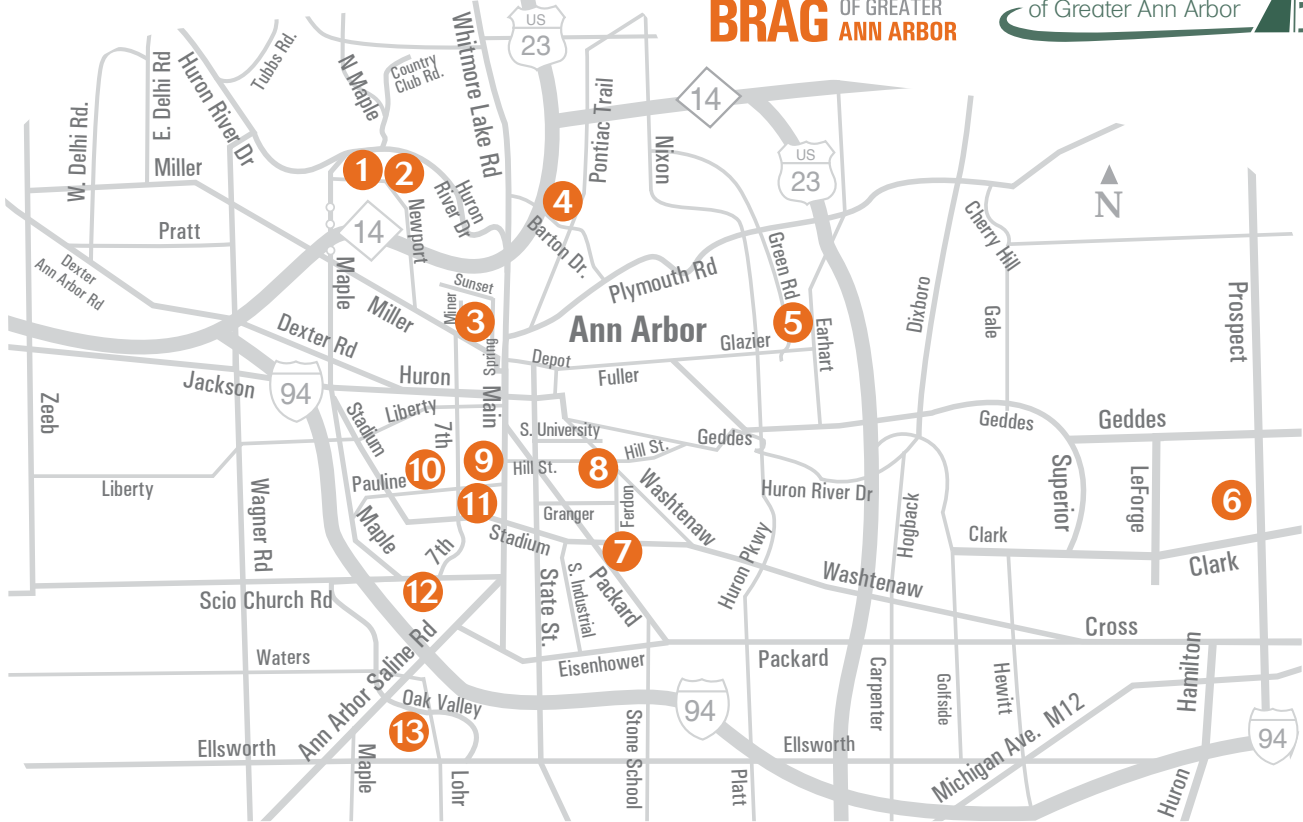
# REMODELERS HOME TOUR

# October 8 & 9, 2016

## Saturday 11 - 6 and Sunday 12 - 6

ADMISSION: \$10 per adult. Ages 16 and under are free. Cash only. Tickets sold at any home and are valid for an entry into all homes.

For more resources visit BRAGAnnArbor.com or call 734-996-0100



**1** Dexter Builders  
2796 Newport Road, Ann Arbor **5**



**2** Meadowlark Builders  
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**9** Forward Design Build  
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**10** Custom Design/Build  
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# DEXTER BUILDERS

Whole House Remodel and Addition

1



## 2796 Newport Road, Ann Arbor

Complete remodel of a 1950s ranch into a modern house with a classic craftsman theme. We demolished a good portion of the existing house, kept the foundation and expanded the house to include a new master suite, large kitchen and great room with vaulted ceilings, a finished basement with lowered floors – finished with a polished concrete floor, and a three car garage. The interior is finished with hardwood floors, craftsman trim, and tiled baths. The exterior includes new James Hardie siding and cultured stone, a new front porch with stamped concrete, and a large deck with a great view of the Huron River.

### About Dexter Builders

Dexter Builders has built itself around the principles of hard-work, friendliness and attentiveness. It is our goal on every project to listen to the customers' concerns, give straightforward and knowledgeable assistance to develop a scope of work that's right for the homeowner, and then carry out that plan. We work hard to beat our schedule and make our projects as pain free as possible, both on the homeowner and their budget. Run by four partners and supported by a strong team of professionals, Dexter Builders has a diverse background that allows us to work on all kinds of projects with knowledge and experience.



From M-14, exit onto Maple Road and head north. Turn right onto Newport Road. The home is on the left.

From Maple Road, go north, continuing straight through the roundabouts. Turn right onto Newport Road.

NOTE: Parking will be available across the street at The Rudolf Steiner School.



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# MEADOWLARK BUILDERS

2

First Floor Remodel of Kitchen, Front Entry, Powder Room, Family Room & Mudroom

Before & After...



Before & After...



"After" Photos by CJ South Photography

## 2719 Provincetown Court, Ann Arbor

This 1970's home had all of the classic features from that time period, including avocado green wall-to-wall carpeting, dark kitchen cabinets, burnt-orange kitchen tiles and a dropped kitchen ceiling with fluorescent lights. The home's layout was choppy, with a family room that was fully closed off from the kitchen. The outdoor patio could only be reached via an exterior door off of the family room. And the kitchen's overhead cabinet layout effectively blocked all views into the eating area.

Working with Meadowlark, the homeowners developed a plan for renovating the home's first floor to better meet their family's needs. Without making major changes to the footprint, Meadowlark's design-build team has transformed this space into a 21st-century home.

### About Meadowlark Builders

Meadowlark Builders combines architectural design with the best in building science to create quality homes that are healthy, comfortable and energy-efficient. Based in Ann Arbor, we are a nationally recognized green design-build firm with extensive experience in advanced building systems. For custom homes and remodels, we set the standard for sustainable craftsmanship and superior customer service.



Take Newport Road to Lowell Road. Go east onto Lowell Road and take first right onto Provincetown Court. The home is on the left side.



**MEADOWLARK**

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MeadowlarkBuilders.com



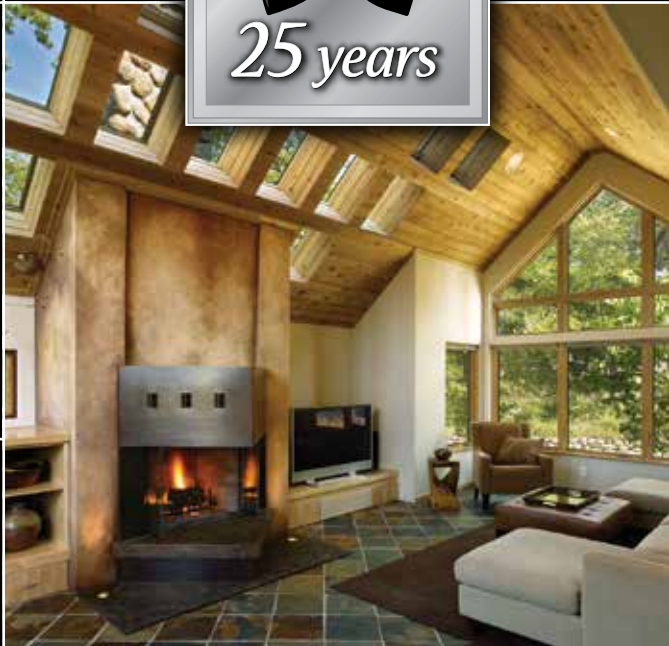
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Photographers:  
Stanley Livingston  
Jim Haefner  
Beth Singer



# CARDEA CONSTRUCTION COMPANY

3

Addition with Bath and Sitting Area



## 618 Miner Street, Ann Arbor

This 1920's home has so much going for it: a piano and sitting room, living room, formal dining room... yet no first floor bath! Together our clients, our architect, and Patricia assembled wants, needs and fun factors into their addition. This includes their first floor bath, a quiet sitting area and a large deck outside their new back door. Come see for yourself how we did this!

### About Cardea Construction Company

Cardea Construction Company brings a woman-owned perspective to your remodeling experience. With each client, we individually plan and develop the look and sensation they are after. We take pride in our craftsmanship, in finishing within your budget and in finishing within a predetermined schedule.

We offer more than 25 years of award-winning renovating: updating or enlarging homes.

Each day we are guided by our mission statement: "Improving your lives while improving your home."

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From north Main Street in downtown Ann Arbor, turn left onto Miller Road. Go west four blocks to Miner Street. Turn right onto Miner Street. Go north to 618 Miner Street.



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# D.A. HAIG CONSTRUCTION

Farmhouse Industrial Home

4



Two far left photos by CJ South Photography | Large photo, cabinet detail, floor detail, kitchen exterior photos by Jennifer Patselas Photography

## 464 Hilldale Drive, Ann Arbor

This farmhouse inspired new home with timber beams, reclaimed barn wood, and industrial fixtures is all the rage. And with good reason! The architecture is timeless and its materials are tireless. It was designed by Architect Chuck Bultman.

Reclaimed antique barnwood is used throughout, with high traffic plank floors and custom barn wood cabinets honed so soft they feel like flannel. The narrow Rumford fireplace with exposed brick carries heat throughout the house. A granite composite farmhouse sink, stainless steel cooktop, and smart storage with lots of drawers and dedicated bar area make cooking and entertaining a delight.

The use of the sloped empty lot is also genius. The windowed southern exposure, curved rock wall driveway, and hilltop views make this new house nestled in the mature trees feel like it's always been here.

### About D.A. Haig Construction

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### 3535 Sturbridge Court, Ann Arbor

Our clients envisioned a modern, more personal and functional kitchen. This is the year it all became real! The soffit came out, and the space that was once a closet was incorporated into the new kitchen design. The front entry color scheme carries into the heart of their home. New cabinets with modern features await your visit to see and enjoy.

#### About Cardea Construction Company

Cardea Construction Company brings a woman-owned perspective to your remodeling experience. With each client, we individually plan and develop the look and sensation they are after. We take pride in our craftsmanship, in finishing within your budget and in finishing within a predetermined schedule.

We offer more than 25 years of award-winning renovating: updating or enlarging homes.

Each day we are guided by our mission statement: "Improving your lives while improving your home."

We would love to work with you! Call us!



Geddes east to Earhart. North (L) on Earhart to Glazier Way. West (L) on Glazier Way to Bardstown Trail. North (R) on Bardstown to Sturbridge Court. West (L) onto Sturbridge. Home is on the right (north) side.

- OR - Huron Parkway to Glazier Way. Pass Green Road. Turn left onto Bardstown Trail, then left onto Sturbridge.



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# GIRAFFE DESIGN BUILD

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CJ South Photography

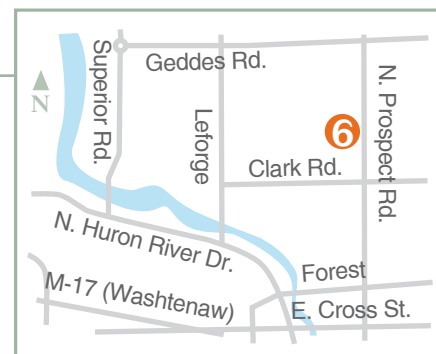
## 1677 N. Prospect Road, Ypsilanti

The intent of this project was to build our clients a small, modern, passive solar, earth bermed homestead for their young family to grow into. Our clients had already selected a beautiful property and had begun preparing a perfect south facing slope. After some discussion and early exploration, we settled on a pair of forms, one 'public' and one 'private', offset from each other at an angle, in order to maximize the solar gain throughout the day, and with a continuous slope above allowing us sweeping views of the property and a gentle approach to the upper level. Our entry porch, and screened porch extend out from these soaring forms to scale back down to the site and provide a welcome invitation as you approach.

From a performance standpoint, we were careful to maximize solar gain onto the insulated concrete floors during the winter months, utilizing the thermal mass of the concrete to store heat in addition to the high efficiency wood stove. In the summer months, that same concrete mass will remain shaded and help keep things cool along with the earth bermed north wall. A dual split heat pump provides extra heat in the winter, and cooling in the summer, while an ERV circulates the air and keeps temperatures even throughout the year. In addition to carefully planning the passive solar elements of the home and the mechanical systems, we developed an assembly and detailing to allow us to wrap the entire structure in a boundary of insulation with no thermal bridging at all connection points for the tightest possible envelope.

### About Giraffe Design Build

For over 23 years, Giraffe Design Build LLC has been providing integrated Design and Build services for our Homeowners. A Giraffe renovation is based on a careful study of the site, thoughtful integration of new and existing design elements, and above all, a clear understanding of our clients needs and wishes - from design to carefully executed completion.



Off Prospect Road north of East Clark Road and south of Geddes Road. Turn west onto dirt drive marked by Giraffe Design Build signs.



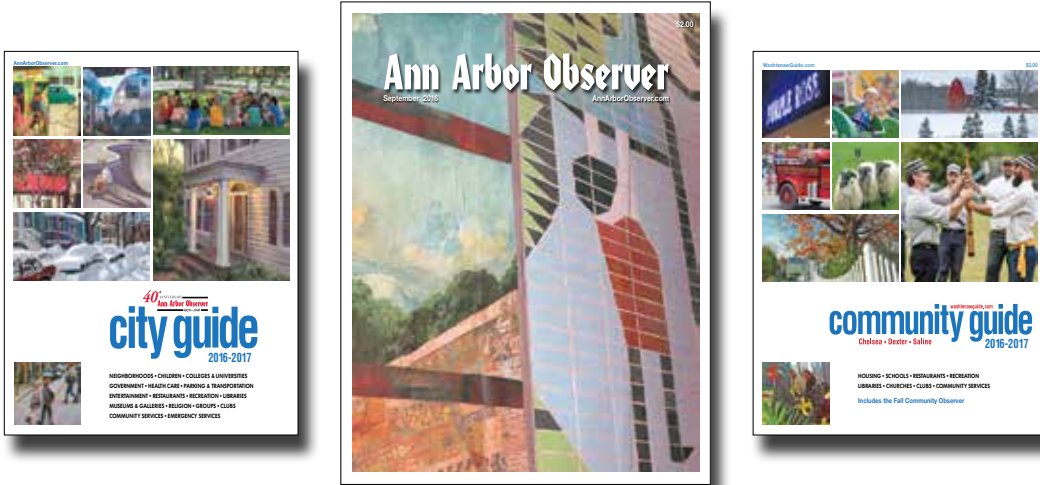
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# ARCHITECTURAL RESOURCE & ALPHA DESIGN + BUILD

7

Whole House Remodel



Jim Haefner Photography

## 1706 E. Stadium Boulevard, Ann Arbor

The word transformational is being bantered around a lot these days. On occasion, it has real meaning.

This project is one of those occasions. A humble, unassuming 1950's ranch has been literally transformed into a spectacular showcase of exquisite, clean, modern design and excellence in craftsmanship and execution. We did not add one square inch, but inside of those existing square inches we changed everything including the kitchen, the main bathroom, the main floor living space and the entire basement.

Come enjoy this project with us and discover how you too could make a transformational change in your living space.

### About Architectural Resource

Headed by Michael Klement, AIA, Architectural Resource is nationally recognized, award winning, architectural design firm specializing exclusively new homes, cottages, additions, remodels, and renovations. Since the firm's inception in 1991, creating beautiful homes for our clients that are sustainable and energy efficient has been the heartbeat of our mission.

### About Alpha Design+Build

Alpha Design+Build is one of Ann Arbor's premiere remodeling companies. We have built our reputation around hundreds of successful projects over the past 27 years. Our clients expect friendly and professional service with projects developed and delivered in unsurpassed excellence. Let us make you smile, give us a call.

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This home is located on E. Stadium Blvd., east of Packard and west of Washtenaw Ave. The home is on the south side of Stadium Blvd.



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# GIRAFFE DESIGN BUILD

Addition to an Historic Home in the Italianate Style



CJ South Photography

## 1530 Hill Street, Ann Arbor

The J.D. Baldwin Residence is the oldest home in North Burns Park, a recognized Historic Structure in the Classic Revival style with a unique flat roof and a distinctive stucco facade.

The goal of this Addition was to bring a modern layout and functionality to the private bedroom area, while remaining respectful of the historical nature of this iconic home.

The upper level Addition includes a Master Suite and an additional Children's Bedroom which left much of the existing structure in place and blended the old and the new around a new, private Family Room - a perfect gathering space for this young family. Our finishes, both inside and out, whilst recognizably modern, still blend effortlessly with the original elements of this beautiful historic home.

### About Giraffe Design Build

Founded in 1996, Giraffe Design Build L.L.C. has been providing local, sustainable, integrated Design and Build services for Homeowners for over 20 years. A Giraffe renovation is based on a careful study of the site, thoughtful integration of new and existing design elements with a strong emphasis on sustainability and, above all, a clear understanding of our Client's needs and wishes – to help us create a unique living space to fit your lifestyle.

[www.BRAGAnnArbor.com](http://www.BRAGAnnArbor.com)



This home is located on the south side of Hill St., just west of Washtenaw Ave.



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# FORWARD DESIGN BUILD

9

Whole House Remodel Featuring a Relocated Kitchen and Second Floor Dormer Addition



CJ South Photography

## 815 3rd Street, Ann Arbor

### Goals

As the house was built by a family member in the 1950's, the main goal was to preserve the integrity, and the nostalgic charm of the original structure, while updating finishes and creating more usable space.

### Our Design Solution

We focused on improving the layout of the house by reorganizing and increasing livable space on the first and second floor. The relocated kitchen features cherry cabinets, granite countertops, and a unique handmade, glazed terracotta backsplash to give the space the mid-century modern feel our clients were seeking. New windows and insulation were installed to increase the efficiency of the home. Stop by and say hello, and learn how we deliver our projects as designed, on budget, and on schedule!

### About Forward Design Build

The Forward Design Build team, led by Jef Forward, delivers inspired design, attention to detail, and quality craftsmanship. Starting with design, our process provides you with options and guidance for your decisions. Finishing with construction, our team dynamic ensures a smooth transition that delivers an exceptional experience and quality product. Start your design today!



*From the west:* Take Pauline east to 7th Street. Turn left onto S. 7th Street. Go north to W. Davis Avenue. Turn onto Davis Avenue, heading east. Turn left onto 3rd Street. The home is on the right side.

*From Main Street:* Head south on Main Street to Davis Avenue. Turn right onto Davis Avenue. Turn right onto 3rd Street. The home is on the right side.



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# CUSTOM DESIGN/BUILD

Kitchen, Master Bath, and Screened Porch Renovation

10



CJ South Photography

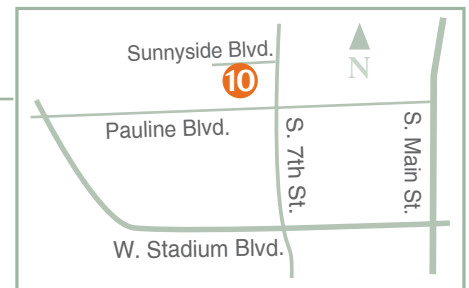
## 929 Sunnyside Boulevard, Ann Arbor

This cozy 1950's brick ranch on Ann Arbor's west side remained untouched until 2006! A modest home, our owner wanted to upgrade dated amenities and create more useable space within the existing footprint. Key goals were to eliminate pinch points, brighten a dark interior, create clean sight lines to the garden, and introduce contemporary styling. Thoughtful design solutions, constructed in phases over time, have steadily and affordably transformed this Not So Big® house into a stylish urban hideaway!

**FEATURES NOT TO MISS!** A gourmet galley kitchen with sink box bay and pot filler; state-of-the-art Master Bath with Corten Rust 24x24 tile, Wall Mount stool, Kohler HydroRail Shower Column, Donner heated towel bar and Basco Rolaire Sliding Shower Enclosure; a dramatic screened porch reclamation; space saving built-ins throughout; and "skylight banks" that add light and ceiling height!

### About Custom Design/Build

An effective Design/Build partnership is the best tool to unearth and honor the intimate details of how we LIVE. A full service team specializing in fine homebuilding, we begin each project with that simple premise. Through "deep design," world class craftsmanship and your personal inspirations, we strive to discover and accentuate the distinctive elements that make a house YOUR HOME!



**From the west:** Take W. Stadium Blvd. to Pauline. Turn left on Pauline, heading east. Left on 7th St. and left on Sunnyside.

**From the east:** Take Main Street to Pauline. Turn onto Pauline, heading west. Right onto 7th St. and left on Sunnyside.



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# VINEWOOD CUSTOM BUILDERS & DAMIAN FARRELL DESIGN GROUP

11

## Addition and Whole House Remodel

Interior photos by Kate Benjamin Photography



Exterior photos by Joel Steven Photography



### 1304 Prescott, Ann Arbor

This initially unremarkable, vinyl-clad bungalow became a site for the unfolding of a dream; to transform the little house into a home fit for true Wolverine Football fans!

The house needed to provide space for entertaining large groups on weekends, while maintaining a sense of intimacy and comfort for our clients' daily living.

An entirely new family room off the back of the house met the need for an ample gathering space. Two new suites were created on the second floor. The addition of a dormer and a full porch create a charming street presence and a brand-new identity for this home.

Two additional bedrooms and a bath were fashioned out of the remaining 1st floor space, and into the basement went a wonderful "M den" complete with a wet bar!

#### About the Builder

Vinewood Custom Builders specializes in creative solutions to find the ideal blend of function and design. Whether it's a new home, addition or remodel, we use a collaborative approach to create spaces that fit our client's lifestyle and seamlessly combine the old and the new.

#### About the Architect

Damian Farrell Design Group has been designing our clients' dreams for their homes into reality for nearly 30 years. We are proud of this team effort with Vinewood Custom Builders and our clients.



1304 Prescott is located off of Stadium Blvd., west of Main St., East of 7th Ave.

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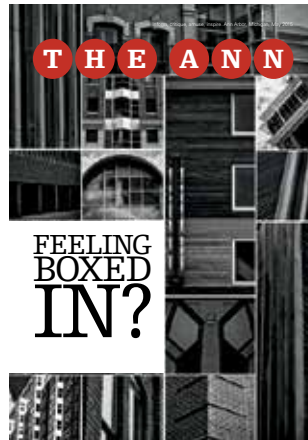
David Rhoads  
sales@hsa-remodel.com

**hsa-remodel.com** | **734-944-3337**

# Great news

The people of Ann Arbor are intelligent, engaged and they want a deep dive into the issues of the day. Sometimes that means good news, sometimes bad. Always honest, with love and respect for our home and our neighbors. That's what we do at *The Ann*.

Find us monthly inside *The New York Times* and *The Wall Street Journal* and free at cool places all over Washtenaw County.



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# ACHESON BUILDERS

Addition, Including Kitchen and Dining Room Remodeling

12



CJ South Photography

## 2037 Winsted Boulevard, Ann Arbor

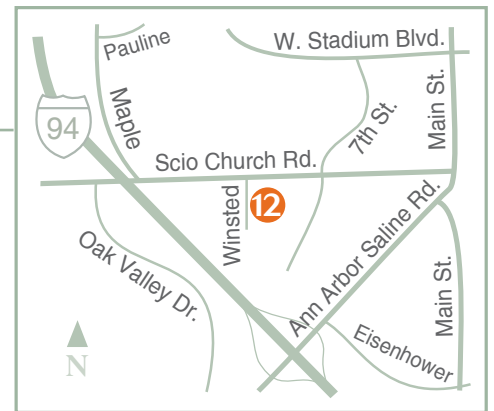
New life emerged from what was a traditional, 1970's, claustrophobic dinette and u-shaped kitchen. Creative ways to meet the goal of opening up the space were found, providing more natural, comfortable traffic flow and connection between rooms, while maintaining each room's identity.

A two story addition (second floor left unfinished for a future Master Bath) allowed Kitchen enlargement, a full Dining Room, and spaces for a walk-in Pantry, formal Serving area, Mudroom, Hall Closet, and more. Interior windows between rooms add to the connected-yet-separate feel, while pocket doors allow the dining room to have the dual purpose of also being a business conference space.

Masterful carpentry, clean lines, and exceptionally good taste of our clients meant a thoroughly beautiful project, much appreciated by the owners who say "Not a day goes by that we aren't incredibly grateful for our comfortable, happy home."

### About Acheson Builders

We, at Acheson Builders – a name synonymous with high integrity, great design, unsurpassed knowledge and experience – are ready to listen to your wishes and help make your home more beautiful and better suited to you. Our full service design-build team will work with outside designers or our own. Our top-notch carpentry crews, along with our entire staff, have a passion for providing you with stellar customer service, thoughtful planning, and a smooth process to make your project as pain-free as possible. Since 1973, we're here to serve you with "An Artist's Eye and a Craftsman's Touch"!



Winsted Boulevard is located on the south side of Scio Church Road, between Maple Road and Main Street. From Tour house # 11, follow 7th St. south; turn right onto Scio Church and left onto Winsted Blvd. House is on the east side.



734-668-1940

[www.achesonbuilders.com](http://www.achesonbuilders.com)



# Around the Home

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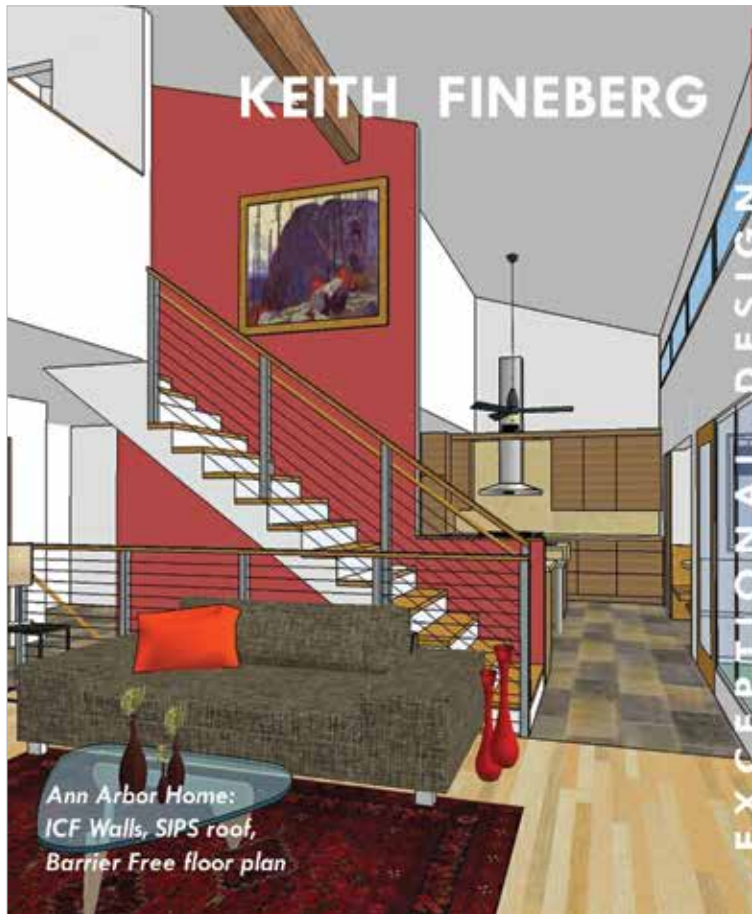
Saturdays 9:50 AM

Around the Home Weekend: Sunday mornings from 11:05 to 12:00

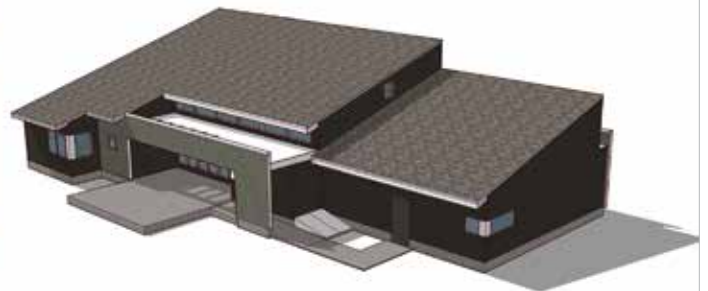
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## Kitchen Remodel and Master Suite Remodel with Custom Cabinetry



CJ South Photography

### 3683 Parkwood Circle, Ann Arbor

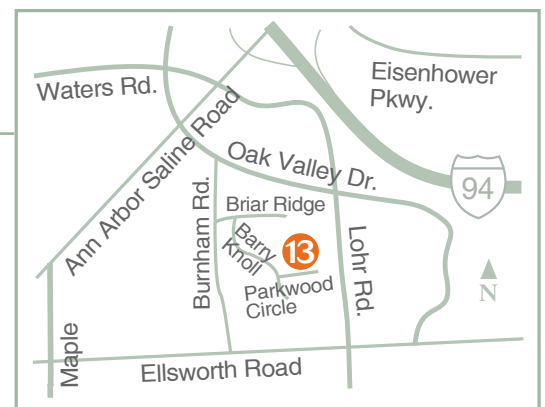
This kitchen and master bath were both outdated. The clients hired Alpha to do what they do best for their 5th consecutive project with Alpha. Alpha's designer went to town to reconfigure how the kitchen and family room worked together by opening up a wall while giving the kitchen a whole new face lift with new cabinets, countertops, lighting and flooring; a place where the whole family could gather for those football Saturdays.

It did not stop there; we moved to the master bath and completely reconfigured the bathroom to allow for a larger shower with ceiling rain head, new access to the walk in closet, enclosed toilet room with glass saloon doors, new sliding entry doors, new cabinets, countertop and Jacuzzi tub.

Wardrobe cabinets were added in the master bedroom along with reconfiguring of the master closet. Past projects include a two story addition, finished basement, office, Jack & Jill bathroom into two separate bathrooms. Don't miss this one.

#### About Alpha Design+Build

Visit us at [Alphadesignbuild.com](http://Alphadesignbuild.com) to see what we are all about or better yet - give us a call, become part of the Alpha family.



Located off Lohr Road and Oak Valley Drive in the Briar Hills Subdivision.

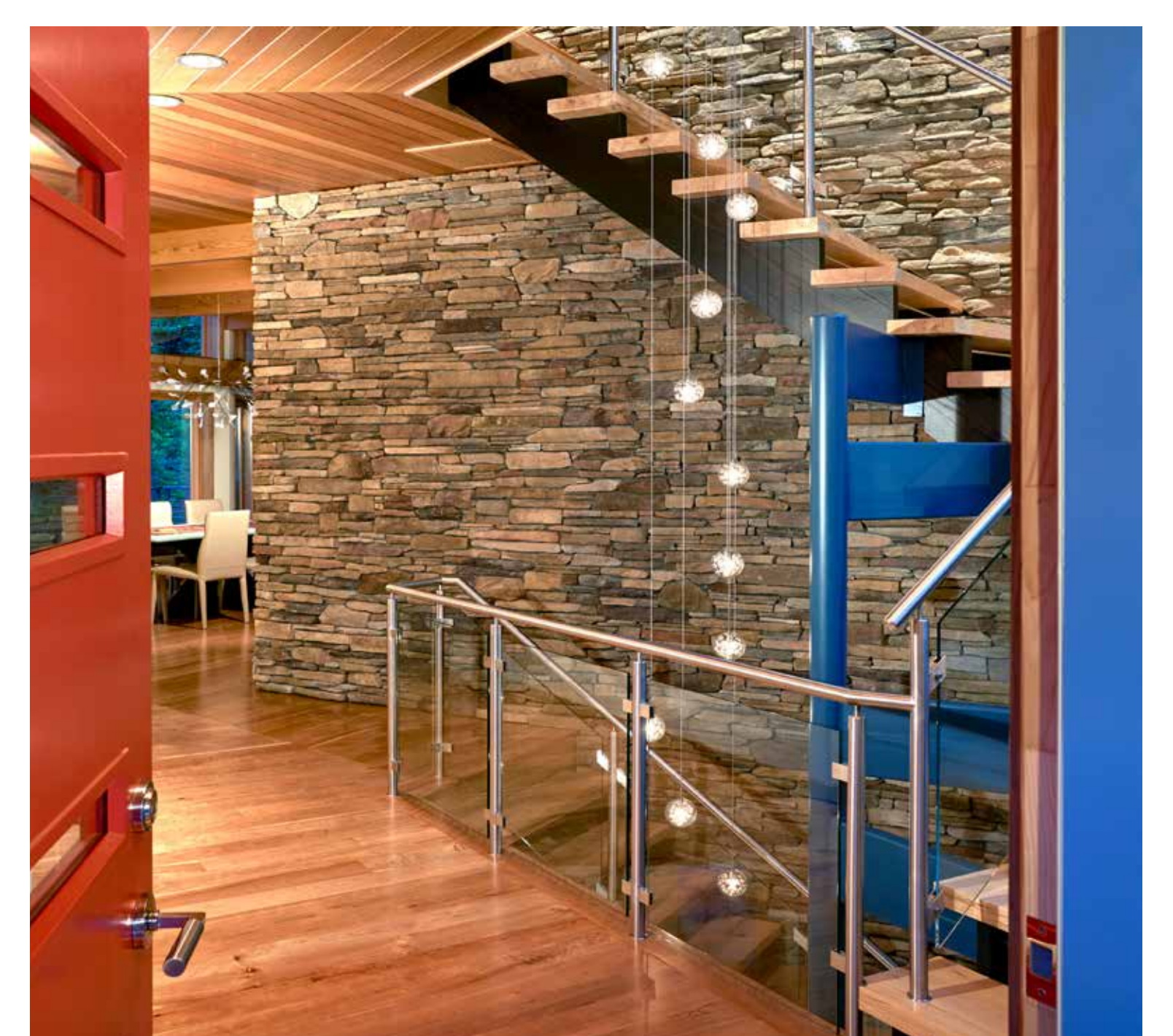
*From Ann Arbor:* Take Ann Arbor Saline Road south to Oak Valley Drive. Turn left onto Oak Valley. Turn right onto Burnham Road. Turn left onto Briar Ridge Drive. Turn right onto Barry Knoll Drive. Turn left onto Parkwood Circle.



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