

Private Residence II

Vancouver BC

project profile



Living | Entry



Living with view to Master Bedroom

overview

The project intent was to save a run-down 1930's character home and transform it into a bright and functional family home. The exterior received an upgrade while it maintained the scale and character of its neighbourhood context.

The design blends simple, modern elements with original materials and features in a fresh, light-filled interior.

Internal efficiency was improved by raising the house to make the basement livable, by reconfiguring the layout and by adding an internal stair. In order to provide the flexibility required to accommodate the changing needs of a small family, the structure was upgraded and services laid out to anticipate future renovations.

Sustainability was addressed in the re-use of the building shell with new insulation, retention of the original oak flooring and the use of natural materials like linoleum and wool carpet, and the selection of energy and water efficiency lighting, plumbing fixtures and appliances. Indoor air quality was protected by the use of low-emission paints, finishes, adhesives and sealants. Daylighting was maximized with new glazing combined with light reflective colours and translucent materials.

awards & certifications

Silver Award – 2004 IDIBC Awards of Excellence

Environment Award – 2004 IDIBC Awards of Excellence



Kitchen island



Downstairs Bathroom



Upstairs Bathroom

objectives

- Create a beautiful, healthy and environmentally sensitive home.
- Maintain 1930's character house in context of Burrardview East Vancouver neighbourhood.
- Create a functional, open, spacious and bright interior.
- Demonstrate reuse/recycling of what most people would consider a teardown.
- Demonstrate sustainable design using cost-effective off-the-shelf technologies.

criteria

- Complete renovation in 4 months within modest budget.
- Improve efficiency of layout by reconfiguring spaces and adding internal stair.
- Layout services, upgrade structural to anticipate future renovations.
- Maximize daylighting with new glazing and use of light, reflective colours.
- Provide extensive range of flexible artificial lighting.

concept

- Blend simple, fresh modern elements with original materials and features.
- Create flexible spaces that accommodate changing needs of a small family.
- Create intimate spaces that support relaxed and informal entertaining.
- Express natural beauty of materials – original oak flooring with walnut inlay, linoleum floor tiles, wool carpet.

Penner & Associates was the exterior/interior designer for the project

collaborators

- Equilibrium Consulting (structural engineer)
- Martin Tessler (photographer)
- Zen Reno (builder)