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Rebuild on Existing Foundation
by Absolute Remodeling

Small Space, Big Challenge

Masterfully planned and beautifully executed, the three-season room addition blends so well into the rear elevation of this 3,500-square-foot French Country-style residence in Hinsdale, Ill., that it is hard to believe it was not always a part of the home. The style and scale of its architectural details and finish materials so seamlessly match the rest of the home.

The room's modest 8- x 10-foot size, however, belies the complexity of the design process required to make it happen, says project architect Troy Pavelka of Normandy Builders. Zoning requirements in the upscale community strictly regulate home size based on a percentage of lot coverage, and the existing home was already very close to that limit.

"According to the local zoning commission, the home could not take up any more than 25 percent of its buildable site," says Pavelka. "This meant that we were restricted to a footprint of only about 65 square feet for the new space. The reality is that we were really lucky to be able to get an addition in there at all."

Recognizing just how important the room was to the client, Pavelka says the goal of his design was not only to capture every square foot of living space as possible, but also to maximize the visual impact of the room's interior. "I really looked at the room from every plane and packed it with as much as I could."

The architect came up with a unique solution that allowed him to gain an additional seven square feet inside the room. "We were able to cantilever the dominant wall, which was the rear wall that contains the dormer, out over the foundation. The finished living space actually overhangs the foundation by nearly a foot."

Visual cues taken from the home's exterior elevation were used to create the design for the addition, says Pavelka. "The most obvious one was the large barrel dormer that was incorporated into the existing hip roof. We created a smaller version of that for the sunroom." The home's existing rooflines were also extended.

Inside, a barrel vaulted ceiling raises the ceiling height in the space to nearly 11 feet, expanding the room vertically while windows on three sides do the same on a horizontal axis.

"This room is really deceptive," says Pavelka. "For a small space, there is a lot of big design going on in there."



Remodeler and Architect: Normandy Builders
Hinsdale, Ill.



AFTER PHOTOS BY DMS PHOTOGRAPHY

CONSERVATORY/SUNROOM

Recessed and indirect cove lighting incorporates into the room's barrel vaulted ceiling. Douglas fir paneling provides a striking contrast to the painted molding. Radiant heating within the travertine tile floor and storm windows that replace screens extend the space's usable season for the homeowners.



Matching exterior architectural details such as an existing eyebrow dormer and dramatic rooflines allows the new sunroom to seamlessly integrate into this home's rear elevation.