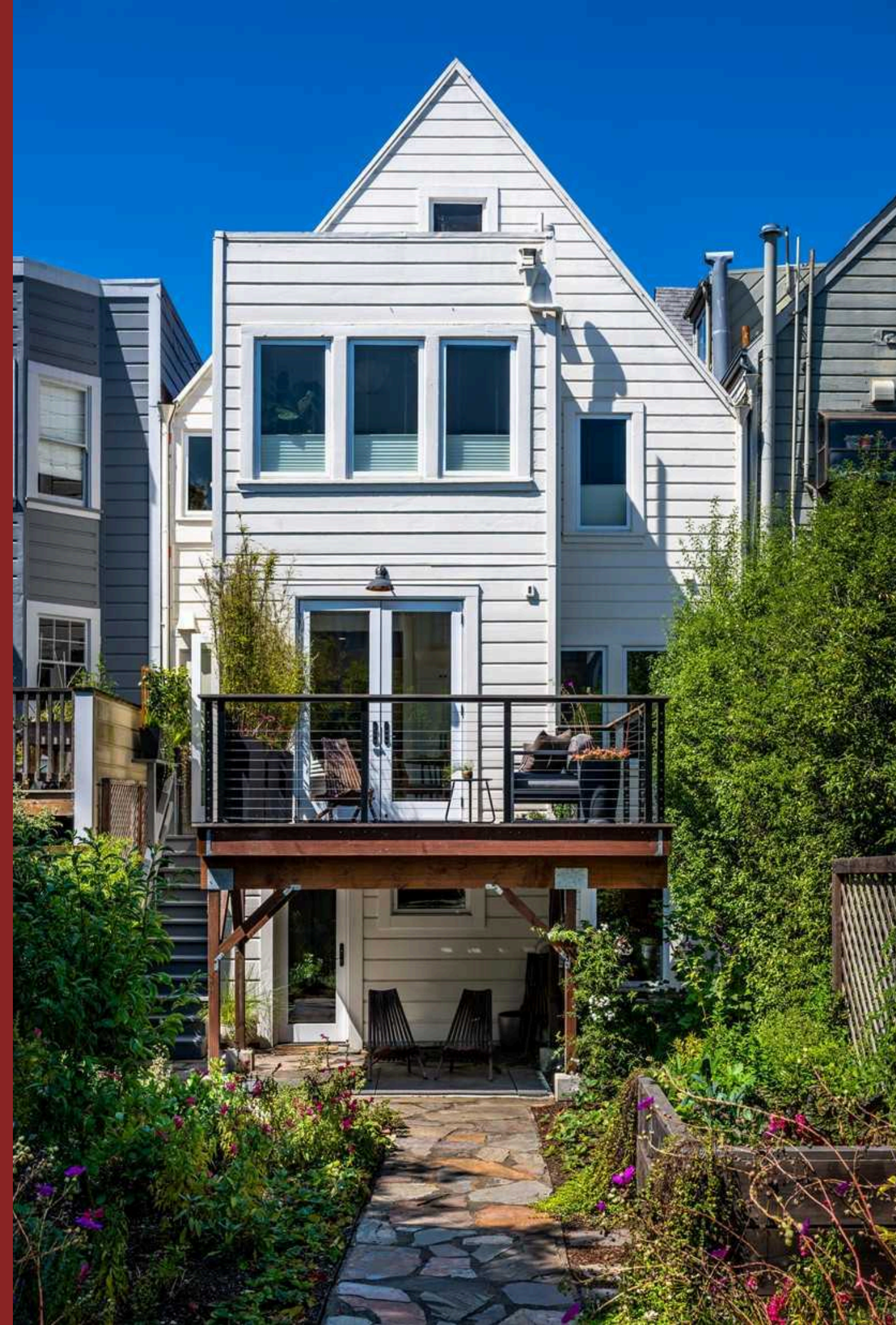


**WEAVING OLD WITH NEW**  
IN A 1911 SAN FRANCISCO EDWARDIAN



# PROJECT BRIEF

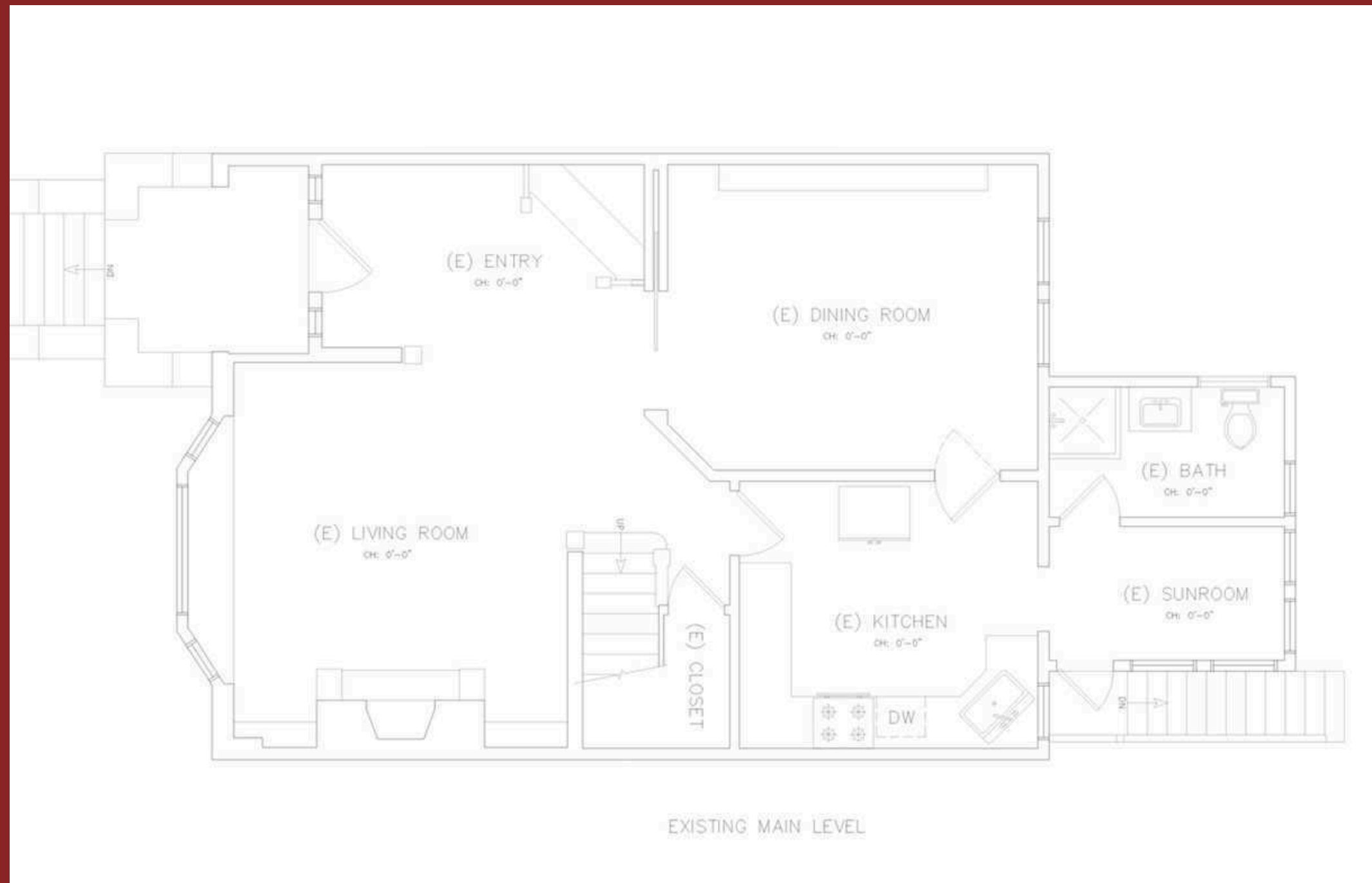
This whole home remodel of a 1911 Edwardian in San Francisco was about more than adding function but rather about restoring harmony within the existing footprint. The home had beautiful bones, but decades of piecemeal updates had left it feeling fractured. Our clients were ready to invest in a long-term home that felt complete, not flashy or trend-driven, but thoughtfully evolved.

Every design move; from reworking circulation to layering lighting in traditionally darker spaces, was guided by the question: How do we make this feel like it's always been here? New spaces, including a powder room and reconfigured primary bathroom, were detailed to speak the same architectural language as the original house.

Original trim was matched and reapplied in new locations. Where we altered layouts, we did so with careful transitions and restraint.

Working in old San Francisco homes brings a host of familiar challenges: sand-set or marshy foundations, aging systems, unknowns behind every wall. But it also brings a deep respect for what's come before. We approached this project not just as remodelers, but as stewards; ensuring the house could continue to stand, function, and feel right for the next hundred years.

# EXISTING FLOOR PLAN MAIN LEVEL



→ Patchwork Remodels + Fear of Losing Character:

The home had endured decades of disjointed remodels, layered over original detailing without care for continuity. The clients were eager to correct the missteps but deeply protective of the home's charm; original pocket doors, built-ins, trim profiles. Their non-negotiable was clear; any updates needed to feel like a natural extension of the home's original spirit, not a departure from it.

→ Non-Functional, Dated Kitchen:

The clients wanted an L-shaped kitchen with an island and a better connection to the dining room, but the original layout didn't support it. The existing entry to the kitchen had to go, and any reconfiguration needed to feel like it had always been there.

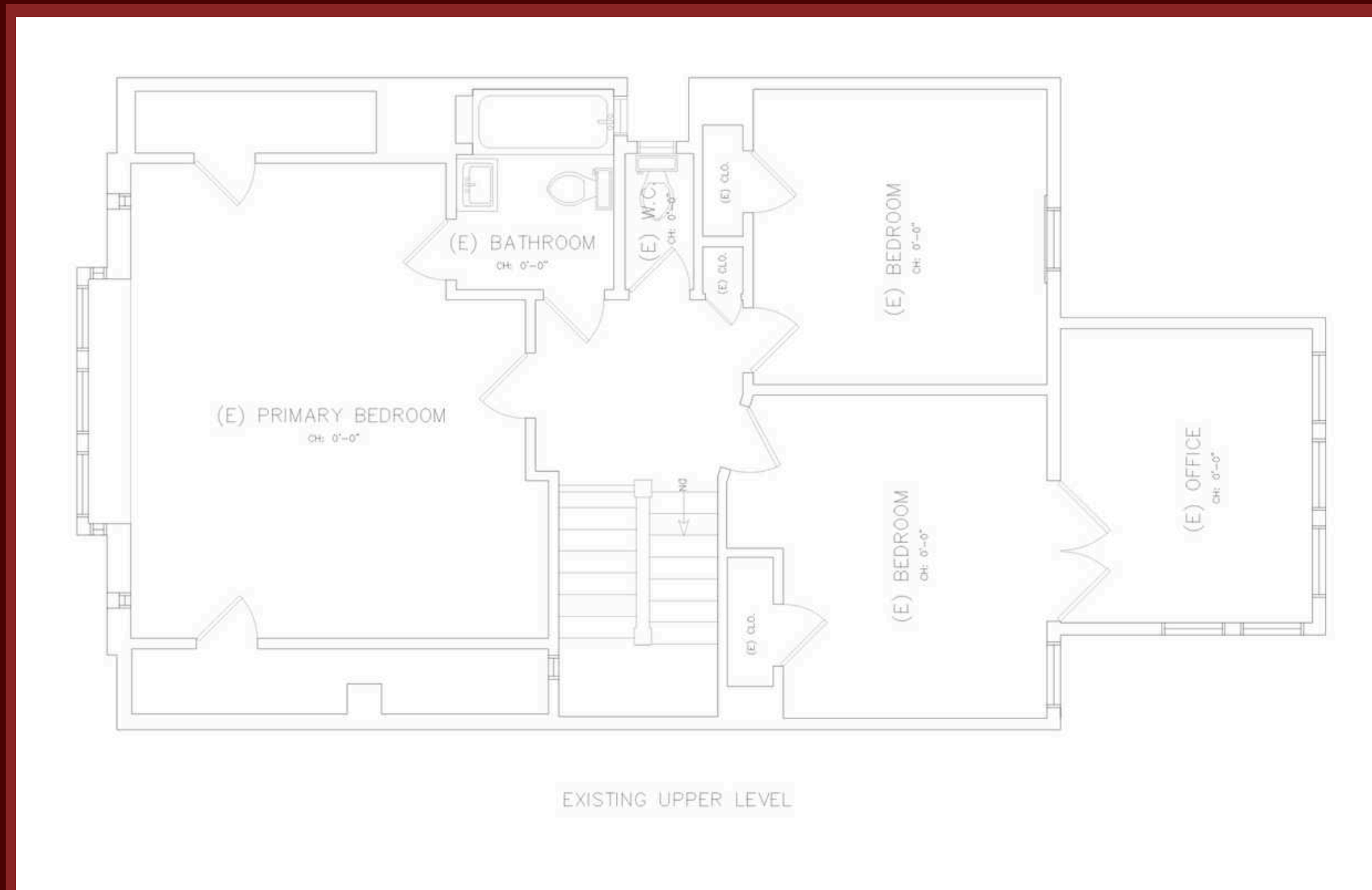
→ Cramped, Awkward Bath Robbing the Sunroom's Potential:

The original main-level bath was a poorly placed full bath - crammed between the kitchen and dining room, cutting into what should have been a light-filled sunroom. The clients craved a more gracious, connected layout that preserved quiet morning rituals and allowed the main floor to breathe.

→ Ineffective Sunroom:

The existing sunroom was dark, tight, and poorly integrated into the rest of the home. The clients envisioned a space that could support both quiet, sunlit mornings and twinkle-lit evenings; with better flow from kitchen to deck, and from living to dining, all while preserving distinct spatial zones.

# EXISTING FLOOR PLAN UPPER LEVEL



→ Disconnected, Inefficient Primary Suite:

The upstairs bathroom, water closet, and linen closet were broken into three separate and cramped spaces. The layout lacked cohesion, comfort, and storage, and didn't reflect the elegance the clients envisioned for their long-term home.

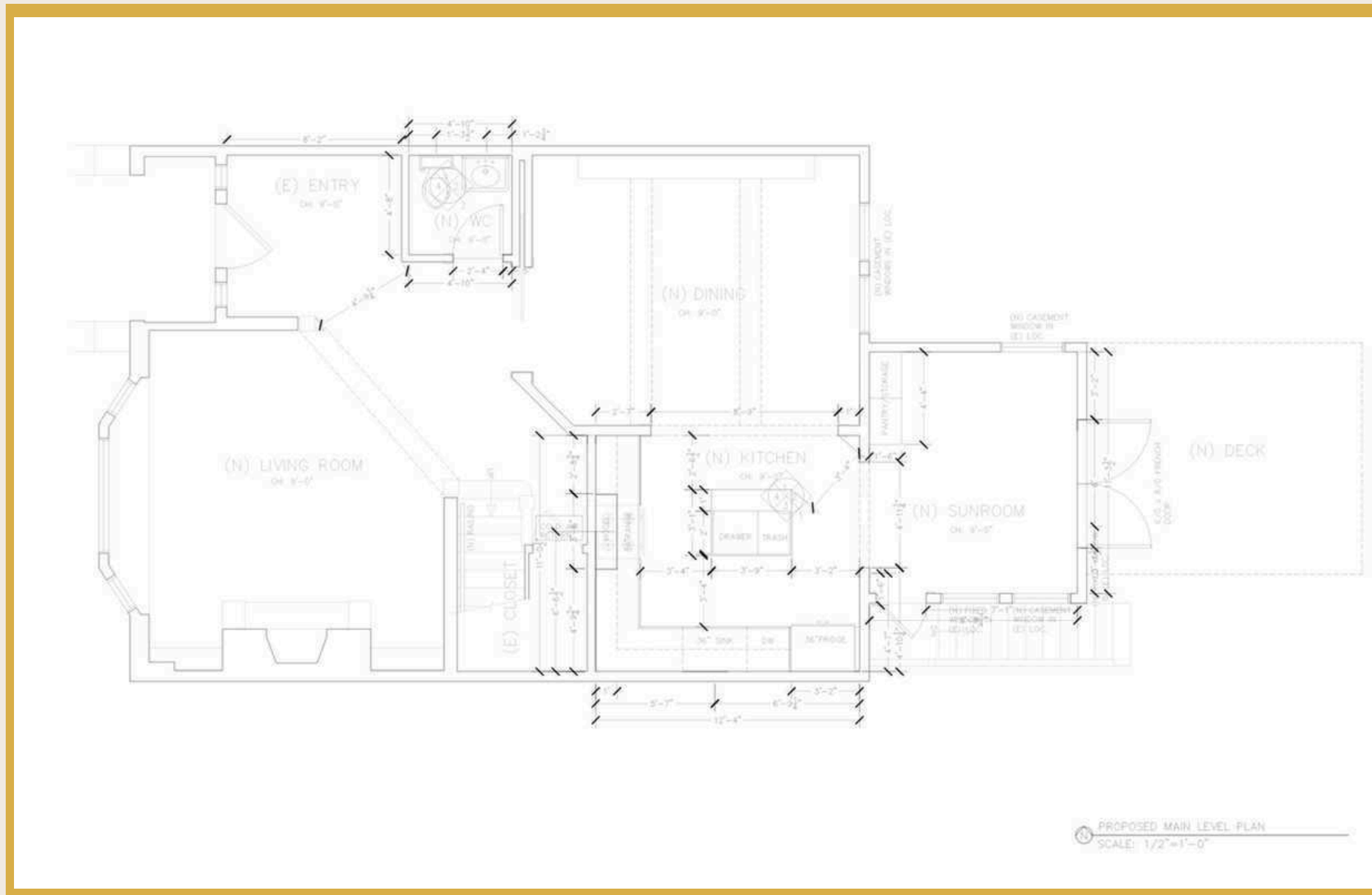
→ Poor Lighting + Thermal Inefficiency:

Like many older homes, this one lacked overhead lighting and had poor natural light distribution. The clients invested in new high-performance windows and doors throughout the home; a major cost that also demanded special attention to waterproofing, flashing, and historic transitions. These upgrades dramatically improved both lighting and energy efficiency, but required precision to integrate cleanly with the existing architecture.

→ Old House Surprises + Long-Term Integrity:

Like most century-old homes in San Francisco, opening up walls revealed a mix of rusted lath, irregular framing, and structural head-scratchers. The clients weren't just remodeling for aesthetics, they were investing in a home that would be sound, dry, and healthy for the next several decades. That meant surgical demo, careful rebuilding, and getting the hidden stuff right.

# PROPOSED FLOOR PLAN MAIN LEVEL



→ Crafted a Tucked, Intentional Powder Room on the Main Level:

Located the new powder room in the only viable space for plumbing/venting, stacked under the primary bath. This meant we had to demo an existing beloved built-in bench (we all cried a little) and worked carefully around an original pocket door (no blocking, no fixtures on that wall). Matched existing millwork, wood flooring, and header heights exactly, including a detailed transition between original pocket door header and new bath opening.

→ New Flow, Classic Look in the Kitchen:

We closed the original opening, created a new one from the dining room with a high header, and reconfigured the space to form an efficient kitchen triangle. The new L-shaped layout now includes an island and improved sight lines - all while preserving original charm with matched millwork and wood flooring.

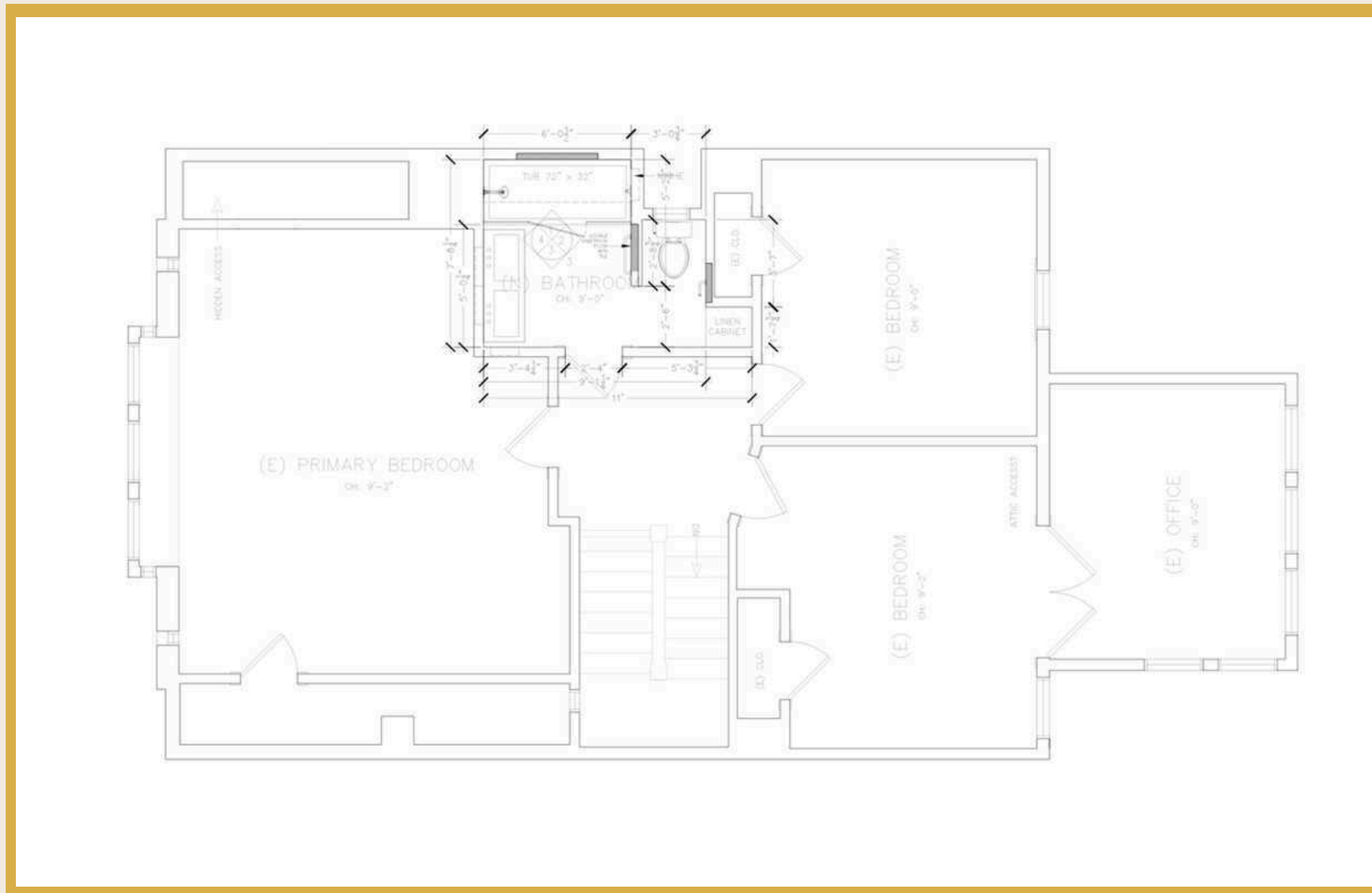
→ Created a True Sunroom doubling as an Additional Eating & Concealed Storage Space:

Removed the poorly located full bath to restore the original footprint of the east-facing sunroom. Designed new windows and added double doors to the new rear deck to create a space for morning light and evening transitions. Now the sunroom links kitchen to deck while remaining its own quiet retreat.

→ Deck & Exterior Envelope Upgrades:

We built a brand-new rear deck with Ipe from the ground up, designed for durability in San Francisco's fog. Beneath it, we installed a waterproof membrane and proper flashing to ensure long-term protection. New siding with a rain screen assembly and precise integration into existing exterior conditions helps this 100+ year-old home breathe, shed water properly, and stay dry for decades to come.

# PROPOSED FLOOR PLAN UPPER LEVEL

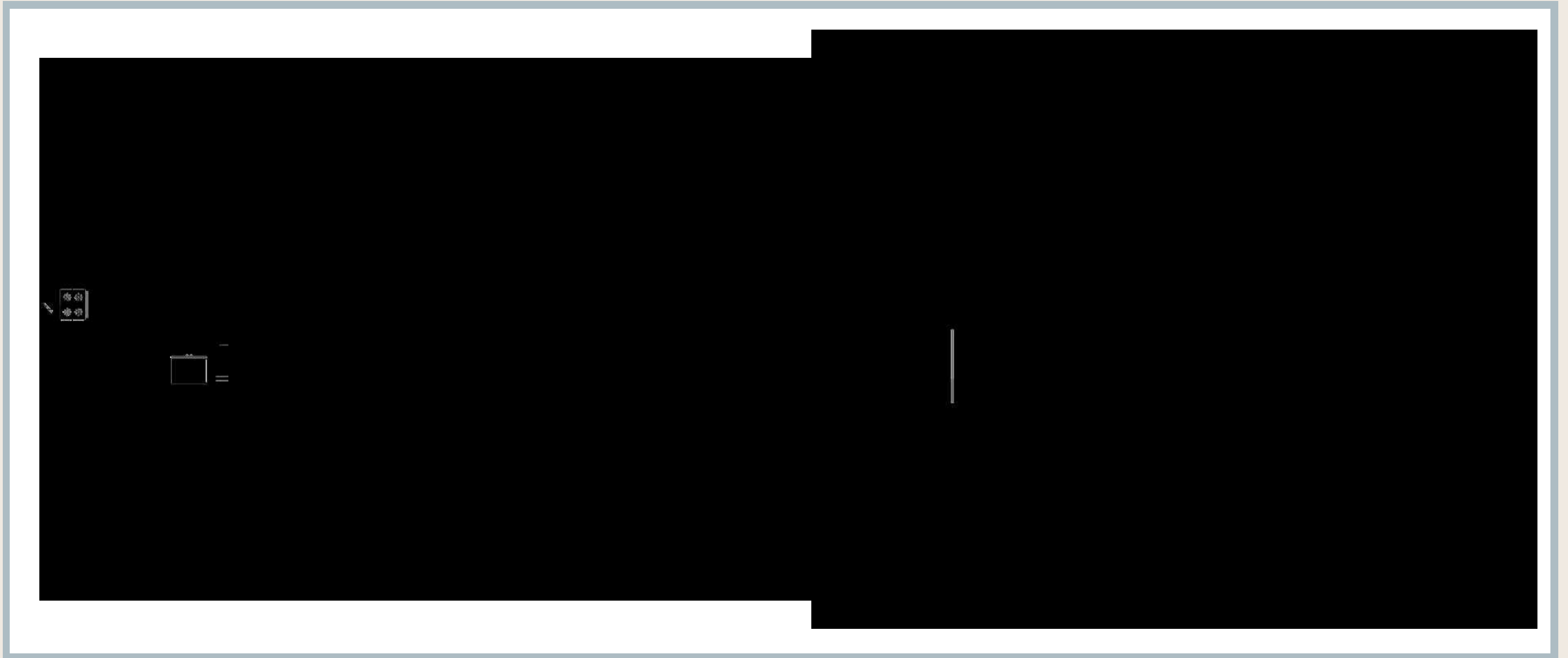


→ **Reconfigured Three Spaces for One:**  
Combined an outdated upstairs bath, water closet, and linen closet into one elegant and functional primary bath with a large shower/tub and double vanity. Framed a wing wall to create soft separation for the toilet area, recessed a deep linen/storage closet into the layout, and added a generous, built-in shower niche where an old light well window once lived. Matched all new trim to existing, layered light and added radiant heating for warmth and moisture control.

→ **Upgraded All Windows + Doors:**  
Replaced every window and door in the home with high-efficiency units to improve comfort and performance. We selected aluminum-clad exteriors with wood interiors to honor the original charm, and simplified the divided lite patterns to bring in more light while staying true to the home's historic guidelines. Every unit was painstakingly installed into century-old openings that were far from plumb or level—requiring precise flashing, shimming, and craftsmanship to make modern performance feel like it's always belonged.

→ **Invested in Longevity:**  
Upgraded the electrical system with new service from the street to support modern appliances, robust home offices, and an EV charger. Replaced all knob-and-tube wiring with Romex. Levelled floors where needed, reinforced structural framing, and replaced the sewer lateral, requiring us to undermine the original front staircase. Select siding was replaced to ensure long-term waterproofing. Every decision, from infrastructure to finishes, was made with longevity and the next several decades in mind.

# ELEVATIONS



MAIN LEVEL - KITCHEN

MAIN LEVEL - POWDER ROOM

# ELEVATIONS



UPPER LEVEL - PRIMARY BATH



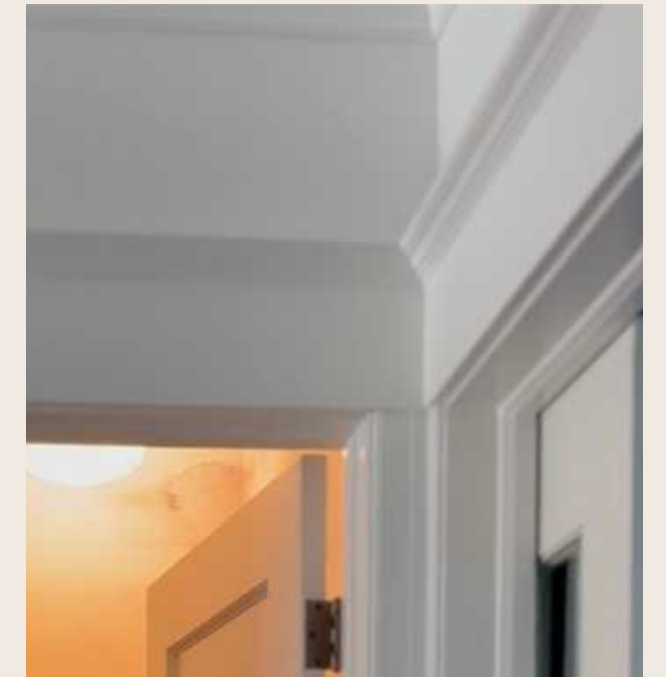
We sadly removed this original, built in bench as this was the only feasible location for added primary bath in the original footprint, with utilities, to accomplish the goal of having a powder room on the main floor.

## BEFORE



## AFTER

A challenge was both working around the existing pocket door of the east wall of the powder room - no mounting fixtures to this wall. We also had to creatively and effectively connect the original millwork around the pocket door to the new opening for the powder room door.



# BEFORE



Existing entry to the kitchen did not allow for an L-shaped kitchen with an island and the kitchen triangle. It also did not structurally allow for a larger opening from the dining room to the kitchen. Existing cold air return eyesore to pathway.



Closed the existing entry to the kitchen and created larger opening between dining room and kitchen. Relocated register to a more discreet location, and continued custom millwork to match existing.



Original

New

# AFTER

# BEFORE



Existing kitchen received a poor remodel in recent decades and was dated with an odd layout, fridge standing alone and dishwasher right beside the oven and range.



A new L-shaped layout, allowed by closing the original entry, creates an efficient kitchen triangle and centers a generous island for gathering. New openings to the dining room and sunroom transform the flow, while thoughtful custom millwork, consistent header heights, and new hardwood flooring made to match make every transition feel like it's always belonged.

# AFTER

# BEFORE



The original sunroom felt like a forgotten pass-through, and an awkward full bath, tucked between the dining room and kitchen, was a relic of a past remodel that never made much sense.



The new sunroom is open and serene, with discreet floor-to-ceiling storage, east-facing windows and double doors that flood the space with morning light. Flooring installed and stained to match the home's existing was seamlessly extended to tie it all together.



# AFTER

# BEFORE



We took a classic San Francisco split bath that was dated and worn; shower room, water closet, and linen closet all in a row, and turned it into one beautifully cohesive primary bathroom. Now there's a full tub and shower, a double vanity with recessed medicine cabinets, deep linen storage, and a softly separated toilet nook.



# AFTER

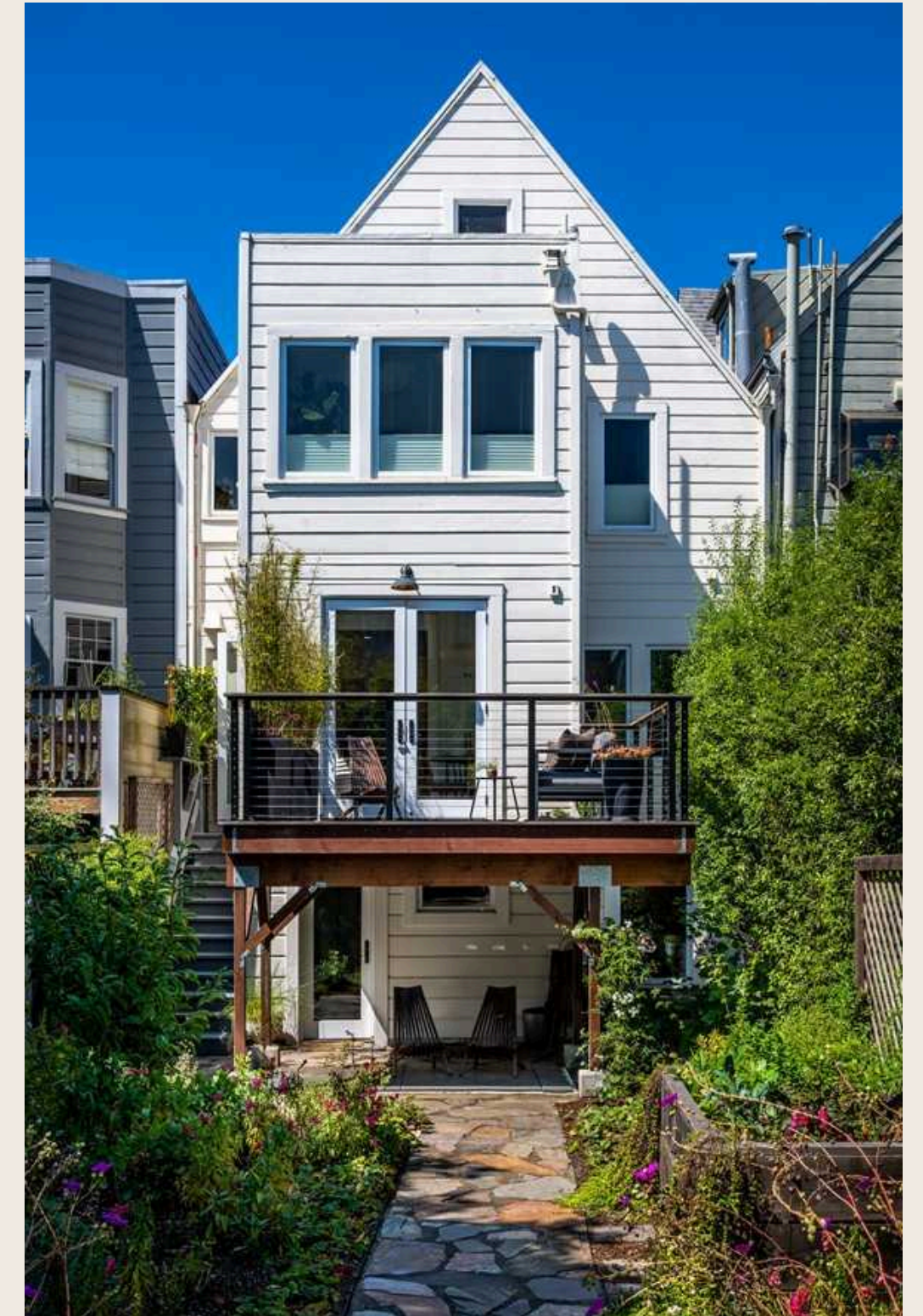


We kept the original lightwell window and turned it into a discreet shower niche, and carried the drywall right up to the tile for a clean, flush finish; one of those quiet details that takes real craft. Radiant floors bring warmth, and layered lighting adds both function and atmosphere. Working around the sloped roofline wasn't easy, but the result feels effortless.

# BEFORE



A new Ipe deck extends the sunroom outdoors, ideal for morning coffee, evening gatherings, and admiring the garden below. Underneath, it offers protected storage for tools and supplies. The back of the home received new siding, a full rain screen system, and high-performance waterproofing to withstand San Francisco's ever-changing weather. Throughout the house, new Marvin windows (aluminum-clad exteriors with wood interiors) blend period charm with modern energy efficiency. The result is character in tact, but elevated for everyday living.



# AFTER