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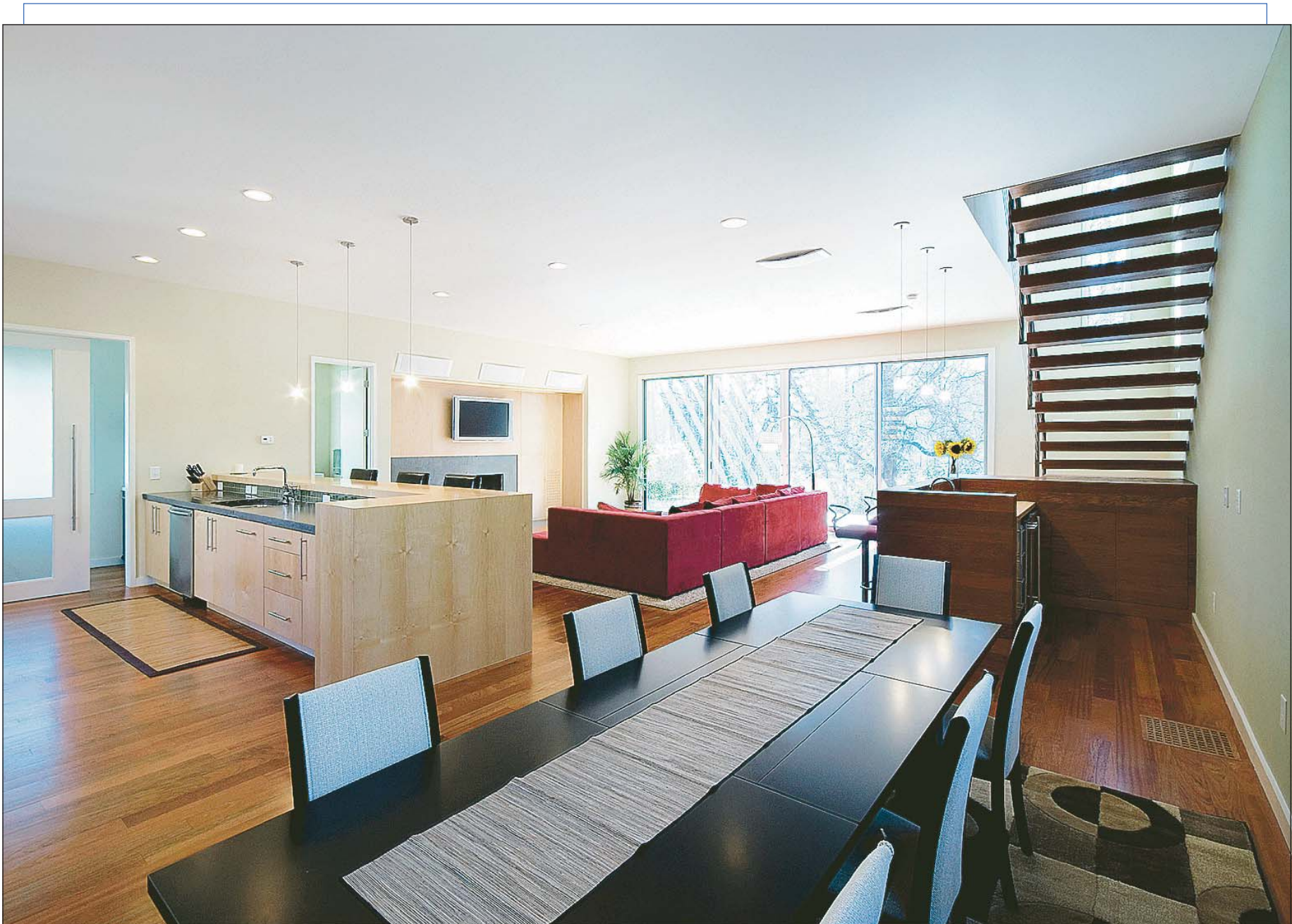
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# Home&Garden

home of  
the month

February's profile of a well-designed living space  
Take a look at a photo gallery at [www.newsobserver.com](http://www.newsobserver.com), search **home & garden**.



the living space

A large, open floor plan allows for a multitude of uses, including kitchen, dining room and living room. Sliding glass doors open to the yard where old-growth trees frame the back of the 300-foot-deep lot.

PHOTOS BY MARK HERBOTH

*Home of the Month, a collaboration with the N.C. State University College of Design, shows possibilities for constructing a living space built with homeowners' living patterns and preferences in mind. Each month we profile a home selected by an expert panel from designs by area architects. The goal: to offer inspirations and knowledge that can be applied to any living space.*



Because it sits on a lower grade, the two-story addition in the back, with its large porch and deck off the master bedroom, does not tower over the original structure and retains the house's scale with the neighborhood.

## Built to scale

A small bungalow turns into a roomy modern home without overwhelming its space

By MICHAEL WAGNER  
CORRESPONDENT

Robert and Jennifer Barker were looking for lots of space when they bought a 1,000-square-foot bungalow in Raleigh's Five Points. But rather than tear it down and erect another cookie-cutter design, they chose to renovate and build an addition — satisfying both their need for more room and their respect for this historic neighborhood.

Raleigh architects Brett Hautop and Chad Parker of Vernacular Studio created a spacious home that belies its quiet, streetside presence. Building off the original shotgun style bungalow, built in 1930, the house retains its original street profile with its traditional gabled roof. What's entirely new is the flat-roofed, two-story, 2,400-square-foot addition in back and the entry court that joins the two volumes into a single home.

The result is a house that is entirely modern in its aesthetic yet fits seamlessly into its surroundings. It is a powerful statement about the value of retaining the characteristics that make this neighborhood special while enjoying the benefits of contemporary living.

The house sits in the heart of Raleigh's teardown district, a swath in which developers are razing older structures and replacing them with homes three, four and even five times their size.

To the Barkers, the trend was nothing new. Robert Barker had lived

the project

the barker residence

**Location of residence:** 1533 Sunrise Ave., Raleigh

**Architect:** Vernacular Studio

**Design team:** Brett Hautop and Chad Parker, principals, 620 Tower St., Raleigh, (919) 341-5716, [www.vstudio3.com](http://www.vstudio3.com)

**Square footage:** 3,400 heated (1,000 square feet prerenovation)

**Budget:** The owners declined to disclose the cost of the project.

**Key attributes:** Modern, open floor plan joined with modern bungalow renovation

SEE BARKER, PAGE 4E

### A GARDENING TOWN HALL

With spring just around the way and the drought here to stay for a spell, gardeners are bound to have concerns. How about having a "town hall meeting"? Well, sort of.

Let's use the town hall meeting format in print to answer some of your questions and let you share your ideas about gardening in these dry times.

Send your questions and ideas (100 words or less) to [homeandgarden@newsobserver.com](mailto:homeandgarden@newsobserver.com), or to Town Hall Meeting, Home & Garden editor, 215 S. McDowell St., Raleigh, NC 27601. Send your submissions by March 1. And if you have a photo of a specific plant or idea, send it along, too.



## That's a big wrap

By MARCY SMITH  
STAFF WRITER

More than 165 volunteers joined the Great N&O Blanket Wrap-Up, according to a head count by Dale Cousins, director of the Cameron Village Library in Raleigh, where the event took place Sunday.

That doesn't count folks who just dropped by to deliver blankets or supplies and curious library patrons who ended up taking home materials to assemble into blankets.

At the end of the day, 176 blan-

kets were tagged and ready, said Susie Holmes, coordinator of the Raleigh chapter of Project Linus. Combined with the blankets that folks took home to complete, she says, nearly 300 blankets will come out of the event. That translates to smiles on the faces of 300 children in the hospital, in halfway homes, in crisis.

On March 8, we'll have a full report on the event. Meanwhile, catch up with some of the volunteers at [blogs.newsobserver.com/notions](http://blogs.newsobserver.com/notions).



Blankets assembled by more than 165 volunteers will go to children in crisis, thanks to Project Linus.

STAFF PHOTO BY TAKA AKI IWABU



An entry court stands between the old bungalow and the two-story addition, joining the outdoors and the indoors.



A new kitchen adds a contemporary feel to the open floor plan. A huge pantry is on the right behind the sliding door.

PHOTOS BY MARK HERBOTH

## BARKER

CONTINUED FROM PAGE 1E

in a 1,600-square-foot house down the street since 1998 and had been watching the neighborhood evolve. Then in 2005, after the couple married, they decided they had to move to a larger house. They had a child on the way and needed more room.

The answer, it turned out, was an even smaller house just a couple of blocks away on Sunrise Avenue. When they purchased the home it was clear the block was undergoing a change. The houses were old and looked it — most were formerly worker housing for the railroad switching yard at the end of the street. Amid the construction of massive suburban-style homes up and down the block, the Barkers had plans to make some changes of their own.

“We wanted to see if there was a way to keep the bungalow concept but do something that was individual,” says Robert Barker. “I really liked the open floor plan design — something that had a contemporary feel to it. So we tried to blend that into the surroundings in a way that brings the best of both worlds together.”

That’s where Hautop and Parker got involved. Barker had been their landlord years ago. They had asked to do a few renovations in exchange for a break on the rent. Barker was impressed with their work then, and hired them for the house on



From the street, the bungalow fits in with the Raleigh Five Points neighborhood. The renovation added 2,400 square feet of living space to the 1,000-square-foot original.



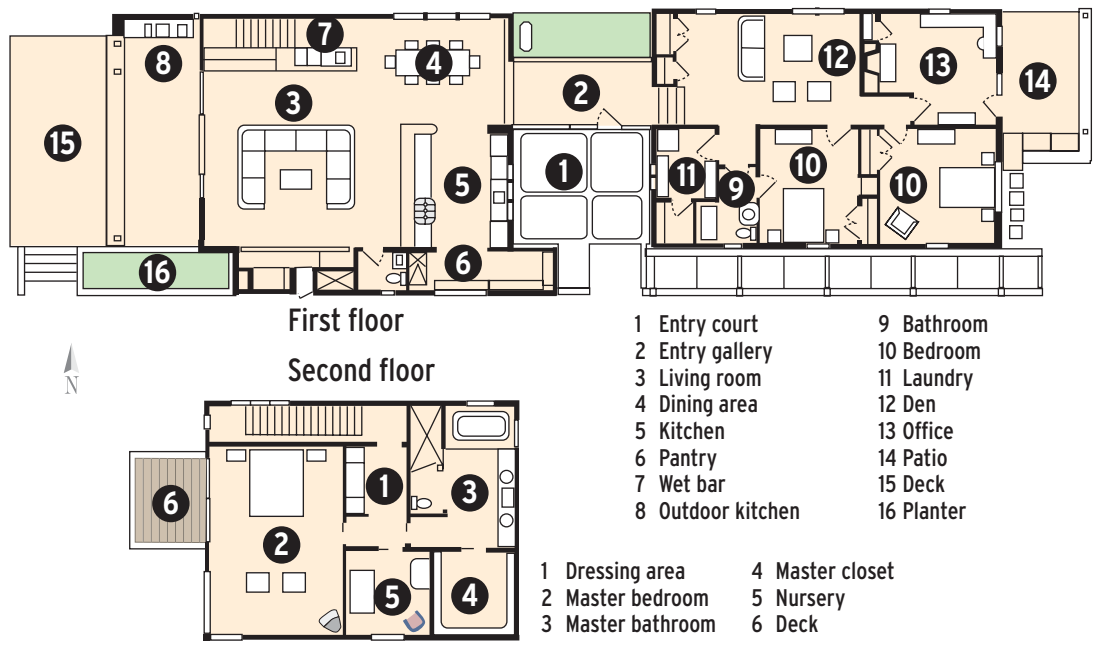
Brett Hautop, left, and Chad Parker are Vernacular Studio’s principals.

ing for an indoor-outdoor connection to the backyard, where a dense grove of old-growth trees frames the back of the unusually large 300-foot-deep lot.

The architects’ solution was a hybrid of old and new. By keeping the original 1,000-square-foot house, they could save their clients money on the cost per square foot and retain the street-side scale and appearance of the home. The additional 2,400 square feet were created by the addition of a box on the back of the house, which given the slope of the property allowed it to rise two stories and still be no taller than the ridge of the original gabled roof.

Adding on

The house consists of two main volumes. The existing bungalow in front is entirely renovated, though its floor plan remains intact. The addition is spacious and open on its bottom floor, containing a contemporary kitchen, dining room and living room. Floor-to-ceiling sliding glass doors open the



view to the backyard and a tree that dominates the landscape.

Upstairs is the master suite and nursery; additional bedrooms are located on the first floor in the original bungalow. The two volumes are connected by a glass breezeway and entrance court, which reconciles the grade change between the indoor and outdoor spaces.

Throughout the house, Brazilian cherry floors lend a warm, inviting feel. Ipe, a doppelgänger for Brazilian cherry that handles the elements far better, is used for exterior detailing including the backyard deck and overhead porch off the master bedroom. The similar woods create a strong connection between indoors and outdoors.

One particularly nice element is the cantilevered staircase, which with its lack of vertical

supports allows the space below it to be used as a wet bar.

Last-minute change

“It was really innocent how we got there,” Hautop says, referring to the final design. “It just kept growing and changing as we moved through the process. We kept reacting to their reactions — that’s how it kept evolving. It was a really organic process.”

The architects worked closely with their clients, even when it came to on-site visits and painful last-minute decisions.

In one 11th-hour change, with the framing complete, the Barkers decided the entire master suite floor plan required modification.

“You don’t understand perspectives of scale until the walls

go up,” says Jennifer Barker. “It just looks a lot smaller than you think it does in plan.”

A year in, the Barkers say they couldn’t be happier with their new home.

But on the lots around them, change is happening fast. Three new two-and-a-half-story homes have been built on the block in just the past six months, and three more properties have been cleared just since the first of the year, including their neighbor’s.

Soon, the house designed to fit the scale of its neighborhood will look like one of the smallest on the block. But maybe that will make its statement on tear-downs all the more clear.

Michael Wagner is a Master’s of Architecture candidate at N.C. State University’s College of Design.

# Some family relics are valuable, some just priceless

As usual, I had the story wrong. But what kid listens to her parents when they prattle on about the origin of their home furnishings?

So when the old man at the lamp repair store told me I should have my red cloisonné lamps appraised because they could be collector’s items, I tuned in. Collector’s item?

I tried to remember what my parents had said about them. Were these the lamps Mom bought from the Paris flea market



Marni Jameson

in the ’60s? All I knew for sure was that throughout my young life these lamps stood on either side of my bed looming like parents. When I left home, the red lamps came with me because they were free. Now they flank my daughter’s bed, and when the lamps’ sockets gave out, I took them to the repair shop.

Then I took them to Kathleen Orozco, an accredited personal property appraiser in Denver, not because I planned to sell them, but because if they were valuable I’d make the kids take their pillow fights outside. “Where did your parents get them?” she asked.

To double check, I called Mom, who, though in her 80s, has a better memory than I do.

“No, no, no,” she corrected. “The living room lamps came from the French flea market. The red lamps came from Japan. Here let your father tell you.”

She handed the phone off to Dad, who told me that while serving as a pilot in the Korean War, he visited a military base in Kobe, Japan. He bought the red cloisonné vases at a souvenir shop, and sent them to Mom in California. She later turned them into lamps.

I called Orozco: “So they’re not French antiques,” I said, “but cheap foreign imports.”

She applied her trade — a combination historian, detective and curator — and the next day e-mailed her findings.

The eight-page document de-

tailed comparable vases sold at auctions and through antique dealers, and a history of the period and process behind these lamp bases: Japanese cloisonné, circa 1900-1950, roses on a baisse-taille ground of pigeon’s blood red enamel, manufactured, not handmade, and though of good quality, not rare. Replacement value, \$600 for the pair.

So the lamps aren’t worth much to collectors. But they’re still special to me, especially now that I know the real story.

Shows like Cash in the Attic (HGTV) and Antiques Roadshow (PBS) have made many look twice at their old stuff. Here are some of Orozco’s appraising pointers:

■ Use a pro. Appraisers accredited by the American Soci-

ety of Appraisers have had extensive course work in standards, methods and ethics. Be sure your appraiser specializes in the sort of property you want appraised. Fees range from \$100 to \$200 an hour.

■ Appraisals can differ. Insurance appraisals yield the highest values, because they state the item’s retail replacement cost. Fair market appraisals are for sales between willing buyers and willing sellers, or for cases involving divorce or charitable donations. Marketable cash value may help those wanting to liquidate quickly.

■ Value is relative: Intrinsic quality, condition, fashion, the market, age and scarcity all determine an item’s value.

■ Know when: Appraise items you think may be valuable so you can itemize them on your home insurance, with photos and documentation. You can also get a good sense from eBay. Older people appraise for estate planning purposes and so their kids don’t set the Chippendale chairs out in the garage sale.

■ Listen to your parents’ stories. Stick notes behind artwork or in drawers of furniture stating when, where and why an item was purchased and the cost. Even if the item isn’t valuable, someday the story may be priceless.

Marni Jameson is author of the forthcoming “The House Always Wins” (DaCapo Press). Contact her at [www.marnijameson.com](http://www.marnijameson.com).

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