

## **Bristol Village Renovation**

Conner & Buck had renovated this structure once before in 1998, so this project afforded us the dubious privilege of tearing out our previous work. Once you get past the first day of demo, it's fine. We collaborated with our clients, Will and Vanessa and designers to rework the interior and exterior spaces. The new layout is just right for this family and we all had a good time working together to create this beautiful home. We had a great team on this one. **Stuart Hamilton** did all of the construction drawings, **Pam Swatkins** was our project manager, **Annette Tatum**, along with our client Vanessa, handled all of the interior design.

Our goals for this project included opening up the floor plan, adding space in the kitchen/dining area, adding a master bedroom/bath, creating better access from the main entry, better access to the back yard, upgrading the thermal values of walls and roof and upgrading the mechanical systems.

We demoed virtually all of the interior spaces except for the boys' bedrooms. We also removed all of the exterior siding and trim, as well as most of the existing windows. We then took the opportunity to add rigid foam to the main house exterior, then "Blueskin" membrane, as our WRB layer. This was the perfect product for this project. The membrane is adhesive-backed and allowed us to do a really good job of air seal the existing exterior.

We installed new windows, new doors, resourced a few salvaged windows and replaced the siding with cement clapboards. The front porch was completely rebuilt because it had structural concerns. We removed the side porch which placed you outside at an odd location and instead added a new porch out back that creates covered access to both the kitchen and the den. The porch floors are painted white oak. The porch trim transitioned to a much simpler style eschewing the turned posts and filigree from the original design.

The main entry was reworked to allow for a direct entry to the foyer, which afforded us this great opportunity to create new winding staircase that is five ft. wide. This is fairly wide for a staircase but it feels just right in that space. The main entry now allows for a straight shot visually to the back of the building. This was something that Will envisioned from day one. He wanted to open the space up and have the rooms feel less separate from each other. It was a great idea and the result is a spacious and dramatic interior. The existing kitchen and mudroom were a bit small so we built these spaces out an additional seven feet and added a second floor above this area, which was dedicated to the master bed and bath. A back staircase from the mudroom to the master suite gives the parents a way to sidle out in the morning without waking the kids.

An existing office turned into a bathroom and the existing bathroom turned into a laundry. Another windowless bathroom was enlarged to accommodate a shower and a window. The three existing bedrooms received new flooring and paint finishes with only minor renovations. All new flooring was salvaged wood. We installed reclaimed heart pine in the master suite, which was sanded and finished with Rubio mono-coat. The main floor received a combination of red pine and spruce, which was kiss-sanded, scraped and finished with matte polyurethane for more durability. The natural color of the old wood shines through beautifully.

The mechanicals were upgraded with a Daikan SkyAir ducted system for heating and cooling and a CERV unit for heat recovery ventilation. Both of these are relatively new pieces of equipment for us but each

has proven to be a great addition to our equipment lineup. The CERV outperforms standard HRVs by adding a small heat pump which matches set point temps for incoming fresh air. It also monitors VOC and humidity levels in the home as well circulating indoor air within the building when it's not doing any of the other stuff. The Daikan ducted system is great for heating the home during the "shoulder seasons" and cooling in summer. There are no visible air handlers with the SkyAir. All equipment resides in a conditioned attic space.

The basement was finished as well. Bobby Stoddard did a great job creating and installing a unique jungle gym for the kids.

Our crew on this project:

**John McClain, Randy Butler and Clark Sutton** all took turns leading this project at various stages. The other all-star crew members contributing their efforts on this work: **Russ Davis, Jim Hunt, Shawn Roscoe, Ben Lucarelli, Peter Bicknell & Lonny Edwards**. These are the guys that make it happen. They are all most excellent men and highly skilled craftsmen.

Key subs on this job: These guys are all real pros and not only pay attention to the details but provide their best efforts on the job every day and work with us to find solutions to site challenges.

Concrete: **Donnie Sargent**

Mechanicals: **Champlain Valley Plumbing & Htg. - Eric and his crew**

Electrical: **Peck Electric - Kevin & crew**

Insulation: **Todd Frieze, Lee Bullis**

Painting: **Tim Ryan & Caleb & Matt** did all of our interior painting. **Jeff & Nick Hornbeck, Jason & Larry** handled all of the exterior.

Floor Finish: **Ramon Wales, Don Pinette**

Tilework: **Tyler Pratt & Andrew**

Roofing: **Perfect Pitch - Tim Clark**

Masonry: **Glen Stidsen**

Millwork: **Dan Ober** handled the staircase balustrade

Cabinetry: **Fine Lines in Wood**

Stone: **Burlington Marble & Granite**

Landscaping: **Ed Burke & Sam Wyatt of Rockydale Gardens**

**Matt Atkins and Brian** handled all of the excavation, finish grading, hardscaping and left the job looking just like it oughta.

Thank you to all who made this project a success!

*Chris Conner*