

## HIGHLAND HOUSE

**Category:** Renovation/Addition

**Project Type:** Private Residence

**Project Address:** 1065 W 52nd Street, Indianapolis, IN 46228

**Substantial Completion:** April 2020

### Architect's Statement

An Indianapolis couple purchased this existing home being drawn to its feeling of being established and settled into its surroundings of serene lawn and the home's shelter of hundred year old trees. With the goal of down-sizing, they also desired a contemporary and clean transformation as an opportunity for a fresh start, leaving their colonial traditional estate in their past.

This home originally designed in the 1980's by a local prominent architect was in dire need of updating. The living areas were compartmentalized and disconnected. Interior spaces were dark and outdated. The Owners desired a master suite on the main living level to accommodate their goal for aging-in-place, as the original home held all bedrooms on the second floor. They also envisioned more light-filled open spaces with a direct visual and physical connection to outdoor living spaces.

The solution then became a purposeful annexing of different building elements that respect the existing architecture, while avoiding matching the 1980's vernacular. The Architects described the design parti to the Owners as a concept of bookends. The first bookend adds a new two-car garage to the south, repeating the main house gabled form. The second book-end concept implements a new flat-roofed master suite wing projecting to the rear of the site on one side of the original house, with a similar screen porch addition mirrored on the other side of the original house. These two book-end elements, along with the rear of the existing home, create a protected outdoor living room, completely sheltered from neighbors.

The existing home was stripped back to its bones, maintaining only those elements that were needed. Stair location and spare bedrooms were maintained. Interior walls were removed to create more open and connected spaces to allow natural light and views to the exterior. The rear wall was opened-up with a twenty-foot long glass multi-slide door to create a direct connection to the exterior living room. A glass passage to the master bedroom is sheltered by the stone wall offering protection through this layering of materials. Similarly, a stone wall anchors one end of the screen porch as a visual barrier from the neighboring houses.

The exterior was shed of its aged wood siding and replaced with a clean crisp white stucco, grounded by a new stacked stone wainscoting, replacing deteriorating brick. Through their materiality, this stucco and stone palette are the thread that tie the new to the existing, while the forms remain of their time. This thoughtful juxtaposition of the existing architecture and the new pavilion additions allow the original house to remain prominent in the greater composition and serves as the point of reference for the evolution of the new residence grounded in this site.

### Sustainable and Environmental Design Statement

As founders of a recycling business, the inclusion of sustainable materials was of importance to the owners in the final design. A conscious decision to retain the existing structure was the main driver for sustainability. Contributing features include a geothermal loop heat pump, improved insulation, premium performance glazing systems, and LED lighting throughout.

The Highland House is a tale of transitions. A conscious orchestrated arrangement of simple, clean architecture. A cleansing of the interior, along with a refreshing crisp exterior completes the whole. A story of architecture transitioning and enhancing a sense of place. A new spirit, creating a sanctuary for the owners as a new beginning in a contemporary home that is grounded with its surroundings, sitting serenely in a meadow of green grass, protected by hundred year old trees.



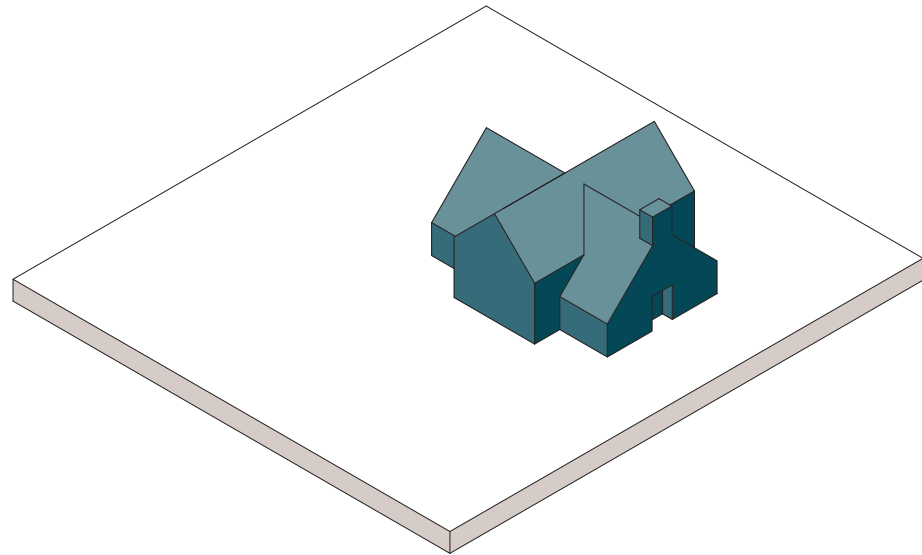






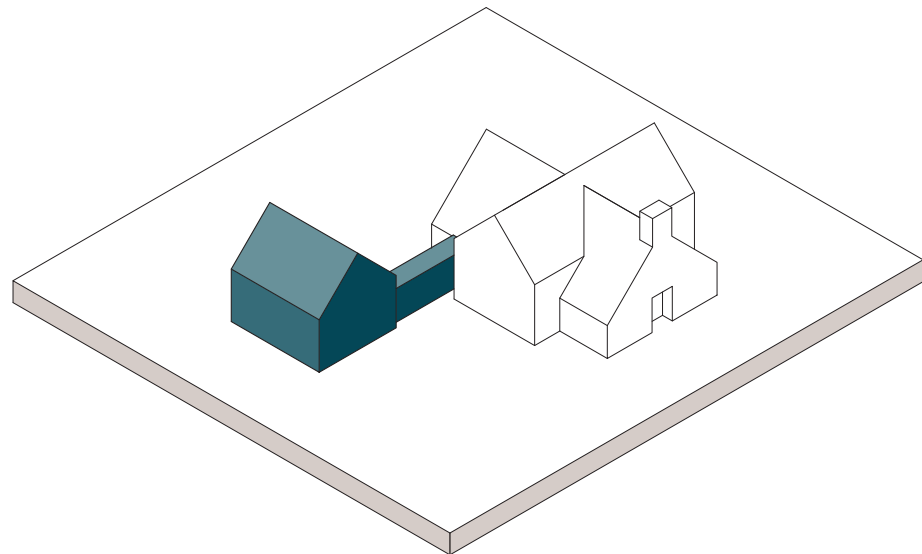






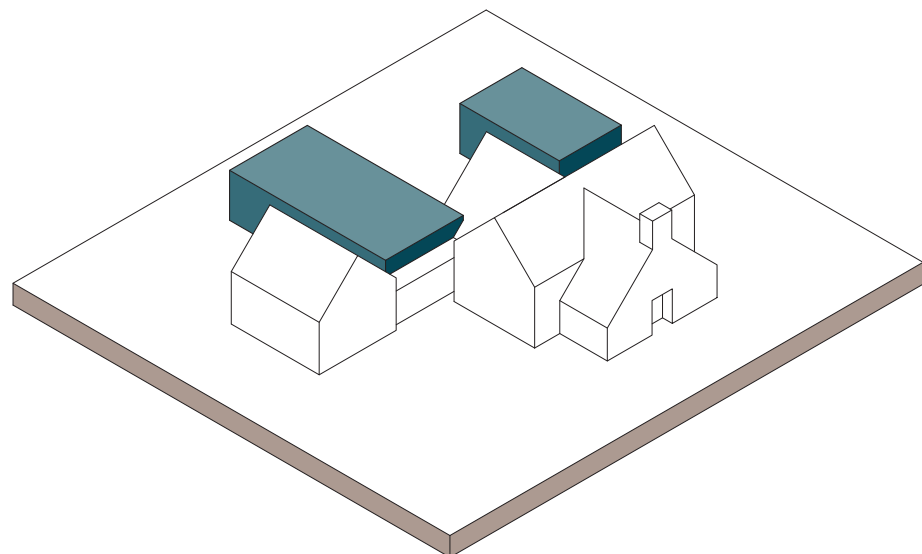
1// ESTABLISHED FORM

Iconic gable-roof establishes the visual anchor for the project. Peel away existing exterior material and maintain existing form. New stucco and stone exterior to stitch together previous and new, as one composition.



2// NEW GABLE ADDITION

Mirroring the established house form with a new gabled garage. Family entry glass connector as transparent gasket, bridging the previous and new architecture.



3// SHELTER

Master suite wing and screen porch win, along with the existing house, create a private outdoor living space. Coursed, stacked stone walls act as visual barriers, reinforcing the protected exterior court.



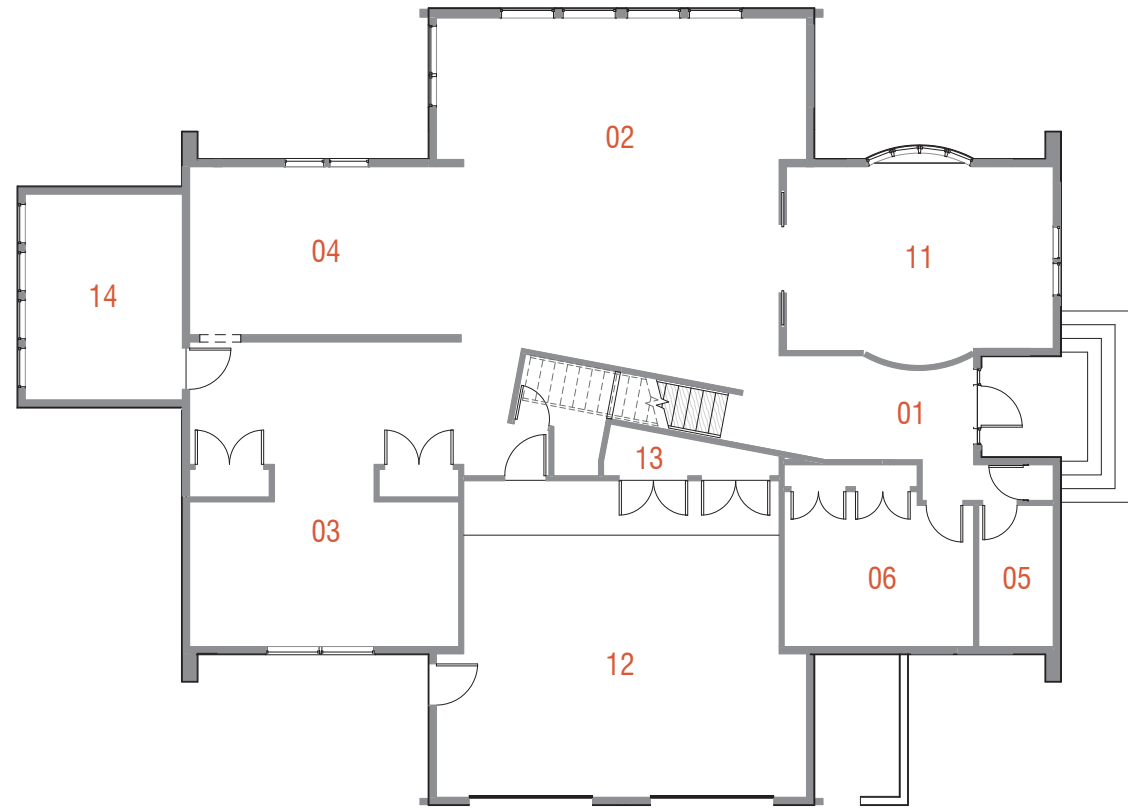
PREVIOUS



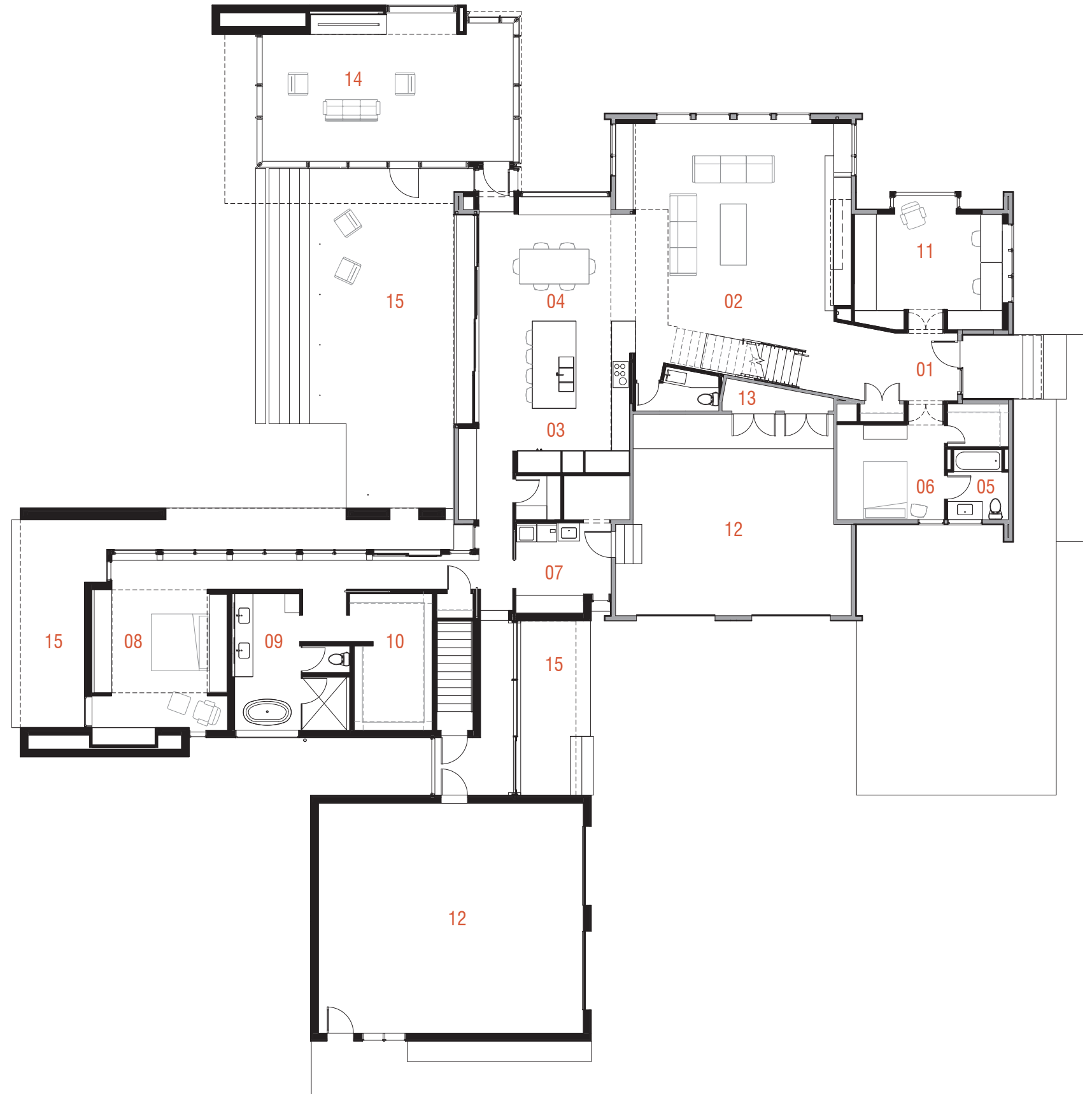
PREVIOUS



PREVIOUS FIRST FLOOR



NEW FIRST FLOOR



- |    |          |    |                 |    |                |
|----|----------|----|-----------------|----|----------------|
| 01 | entry    | 06 | bedroom         | 11 | office         |
| 02 | living   | 07 | laundry         | 12 | garage         |
| 03 | kitchen  | 08 | master bedroom  | 13 | mechanical     |
| 04 | dining   | 09 | master bathroom | 14 | screened porch |
| 05 | bathroom | 10 | master closet   | 15 | patio          |

SCALE 10' 20' 30' 40'







PREVIOUS EAST ELEVATION



NEW EAST ELEVATION



PREVIOUS WEST ELEVATION



NEW WEST ELEVATION

























