



Submission Category:

- PRESERVATION/ADAPTIVE REUSE/RENOVATION

Project Type:

- Single Family Residential

Project Address:

- 604 S Meadowbrook Dr., Bloomington, Indiana 47401

Date of Substantial Completion:

- June 30, 2023

Tucked within the woods of Bloomington, Indiana is an elegant Midcentury Modern residence designed in 1960 by architect, Jasper Ward. The original owners lived in the home until recently, with only minor updates in that span (nearly 60 years). We worked with the new owners, full-time California residents, to renovate the property for use as a summer residence closer to family.

Though very well-maintained, the property presented some challenges. While existing stone cladding, redwood, windows, planter, railings, and exposed beams were salvageable and meticulously restored, other critical updates were needed. Those other updates included new electrical systems, mechanical systems, and improvements to address persistent lower-level flooding issues. In collaboration with owner, builder, and interior design consultant (owner's sister), we were able to honor the original design while adapting the space for contemporary living.

As the architect, our primary ask was to help preserve the soul of the residence while providing minor layout and interior finish/fixture/hardware updates to kitchen, bathrooms, bedrooms, and living spaces. Modernization was essential, but not at the expense of pre-existing character. The space had always offered warmth, abundant natural light, and a sense of privacy. We worked to maintain those qualities throughout the renovation.

In the original layout, the powder bath, laundry area, and kitchen were combined into a single, relatively tight space, which the new owners wanted to revise. Also, the original concrete floor system presented some plumbing flexibility limitations. The final solution integrated these elements into a more cohesive whole with the use of an operable hidden wall system to separate laundry and powder bathroom from kitchen. The wall finish uses the same veneer as the new kitchen cabinetry and also features an integrated island with booth seating for dining space. The final bespoke nature of this space in particular addresses its compact size, while staying true to the original.

Since this is a part-time residence, it requires remote access to all new high-efficiency systems (security/access, electrical, HVAC), and settings optimizing times unoccupied. Restoring existing materials (glass/frames, claddings/structure) is sustainable – embodied energy/waste reduction. Updated, durable interior materials contribute to lower long-term maintenance needs.

This renovation is a strong example of how a thoughtful, informed collaboration can help preserve the legacy of a historic structure while meeting the needs of modern life. This project demonstrates that restoration and innovation can exist side-by-side in a meaningful and enduring way.



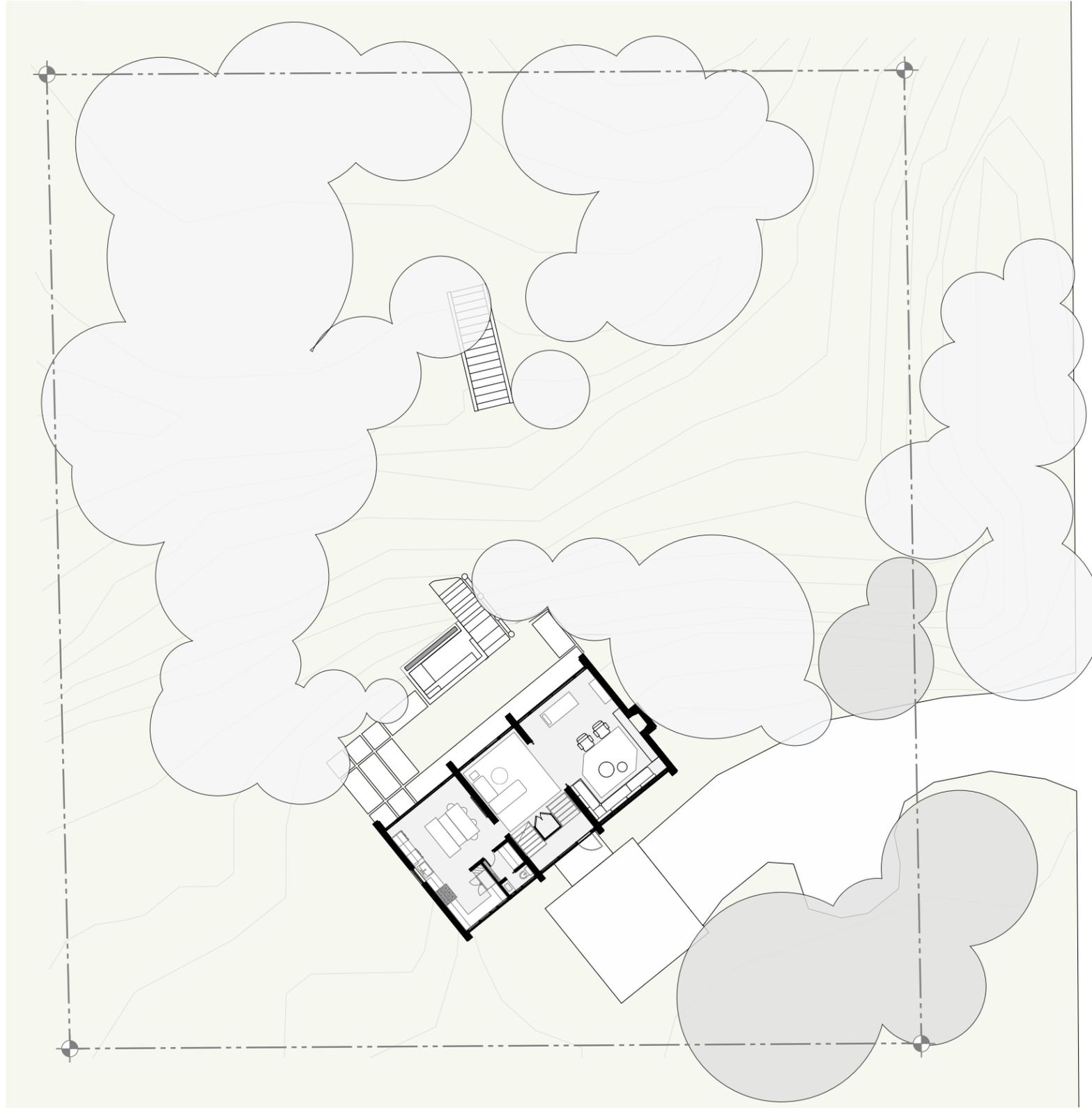
The parlor boasts a double-height ceiling, cozy wood accents, hidden supply-air grills, and a large original rug. New enhancements here include lighting, furniture, and restoration of original elements.





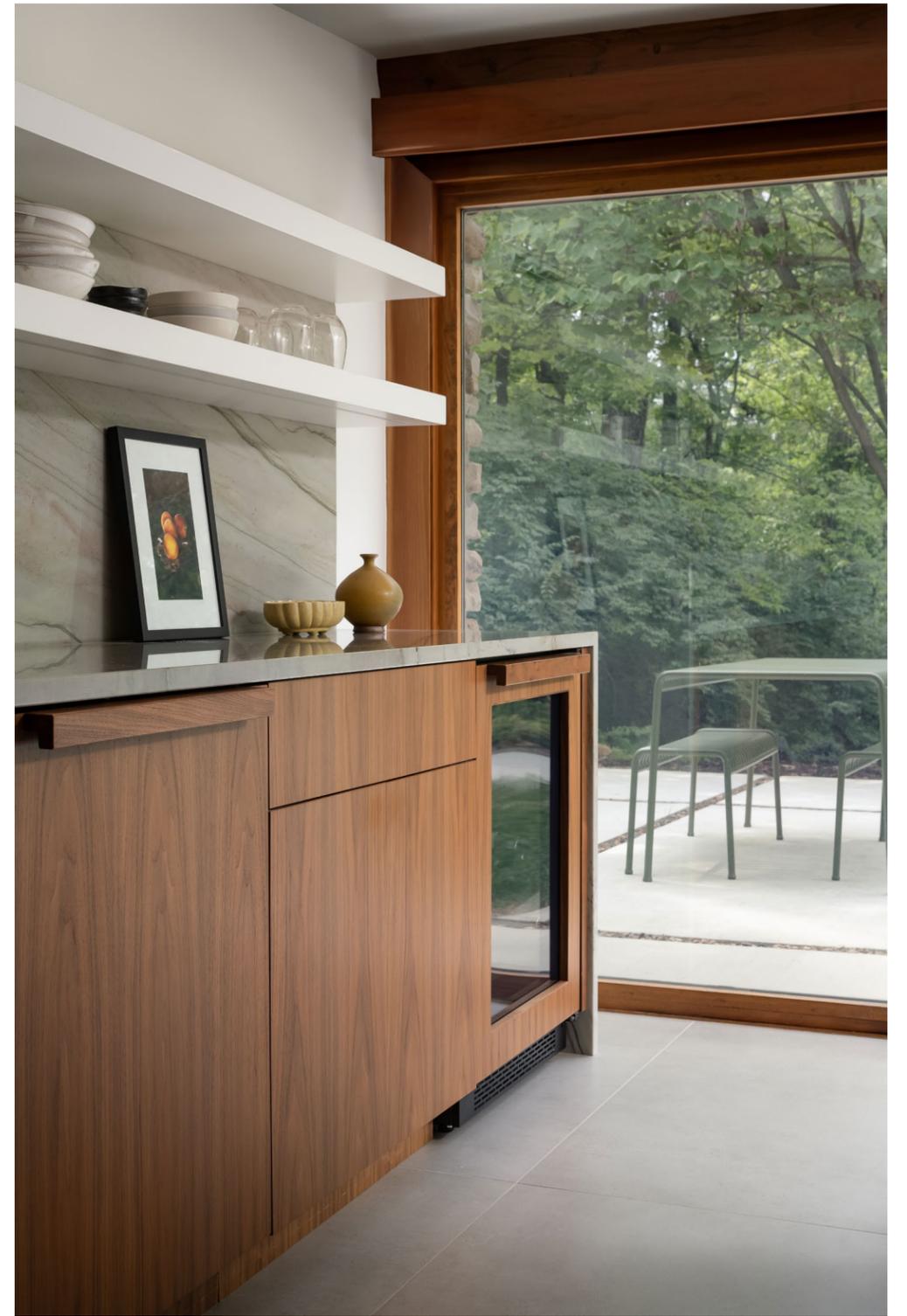
In this view from entry hall to kitchen entry, we can see the new renovation, complete with wood veneer wall/hidden door panels and new island integrated with Dining seating in this relatively compact space. What was formerly a tight kitchen nook is now wholly integrated kitchen + dining space.





Site Plan (New)

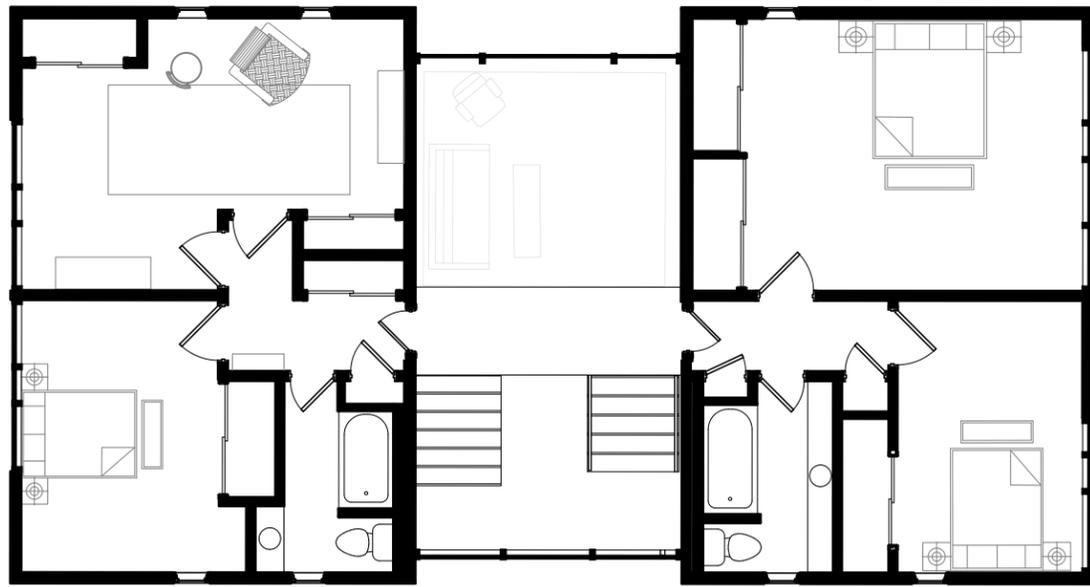
S. Meadowbrook Dr.



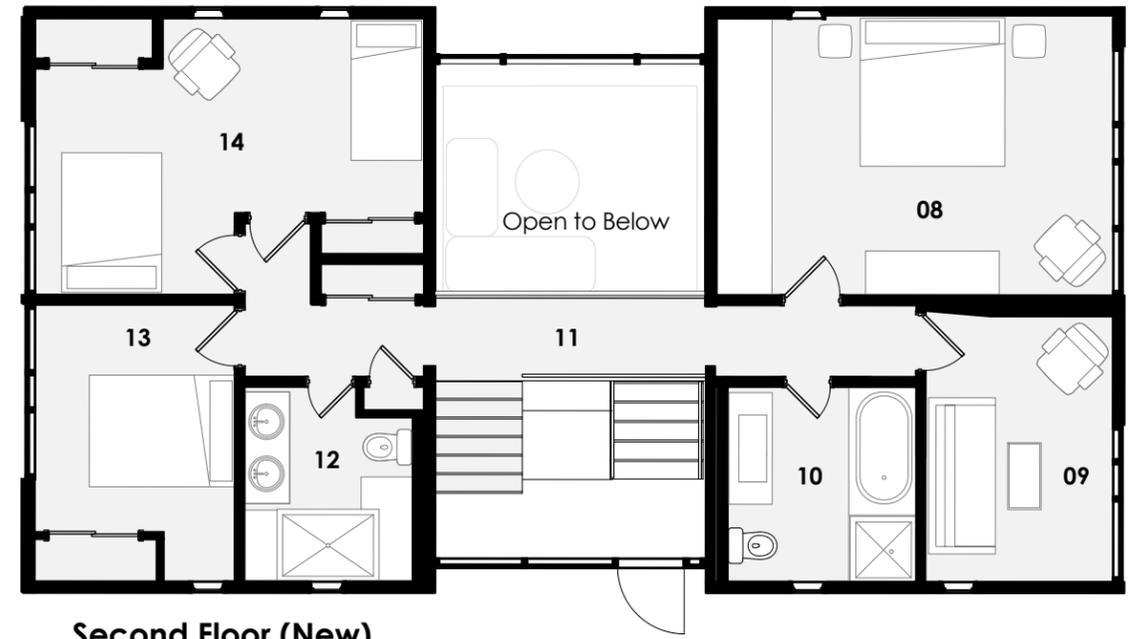


In kitchen, we maintained/restored original windows (new sliding doors), which offer amazing natural light from front and rear. Especially with a smaller space, layout and details make a difference.

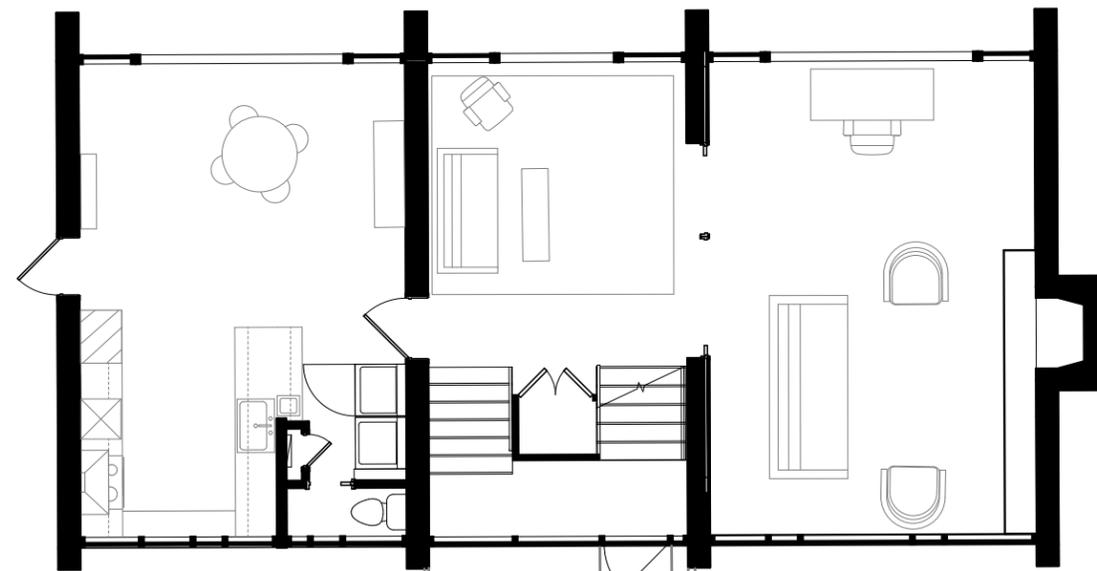




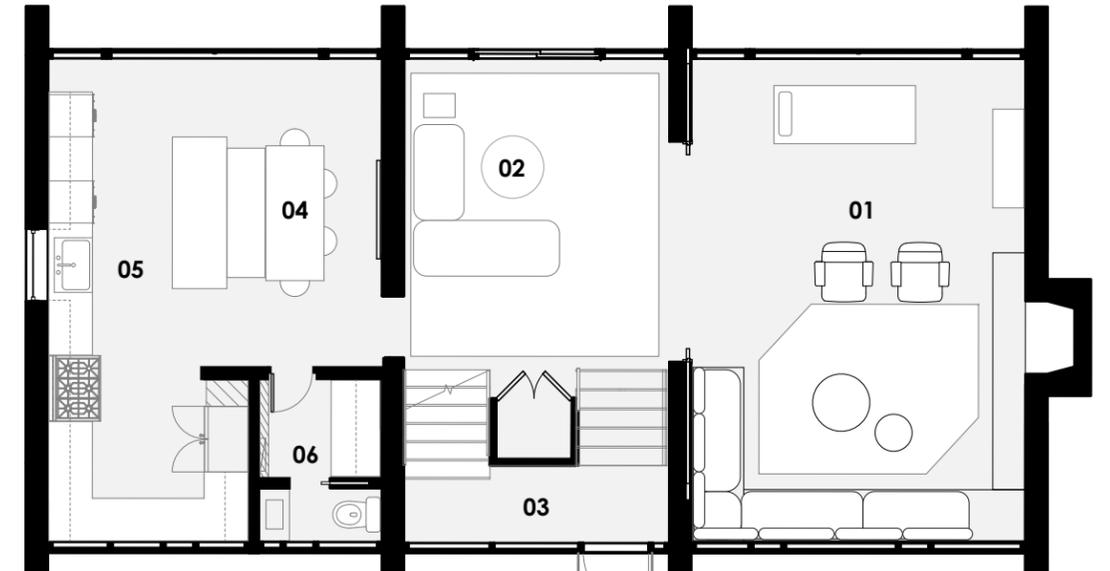
Second Floor (Original)



Second Floor (New)

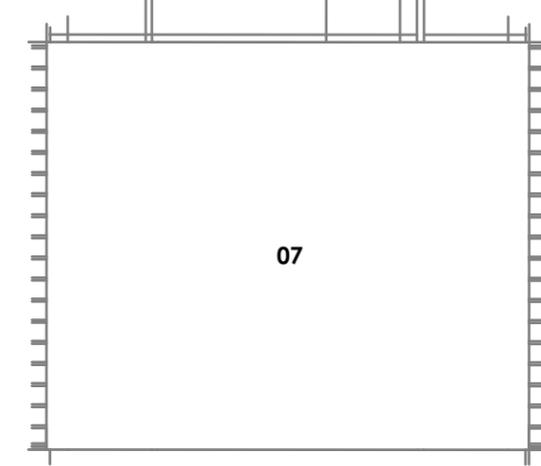
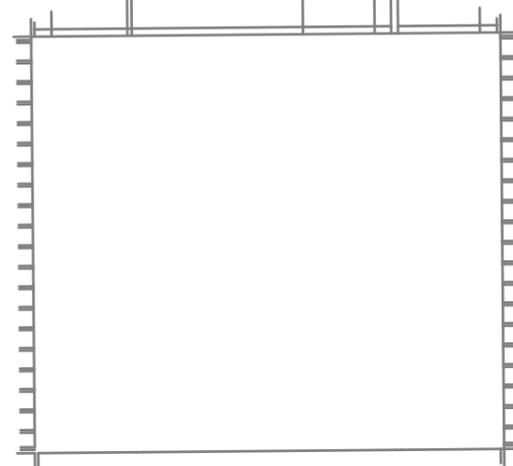
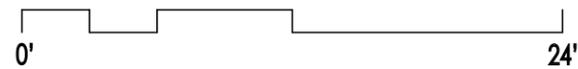


First Floor (Original)



First Floor (New)

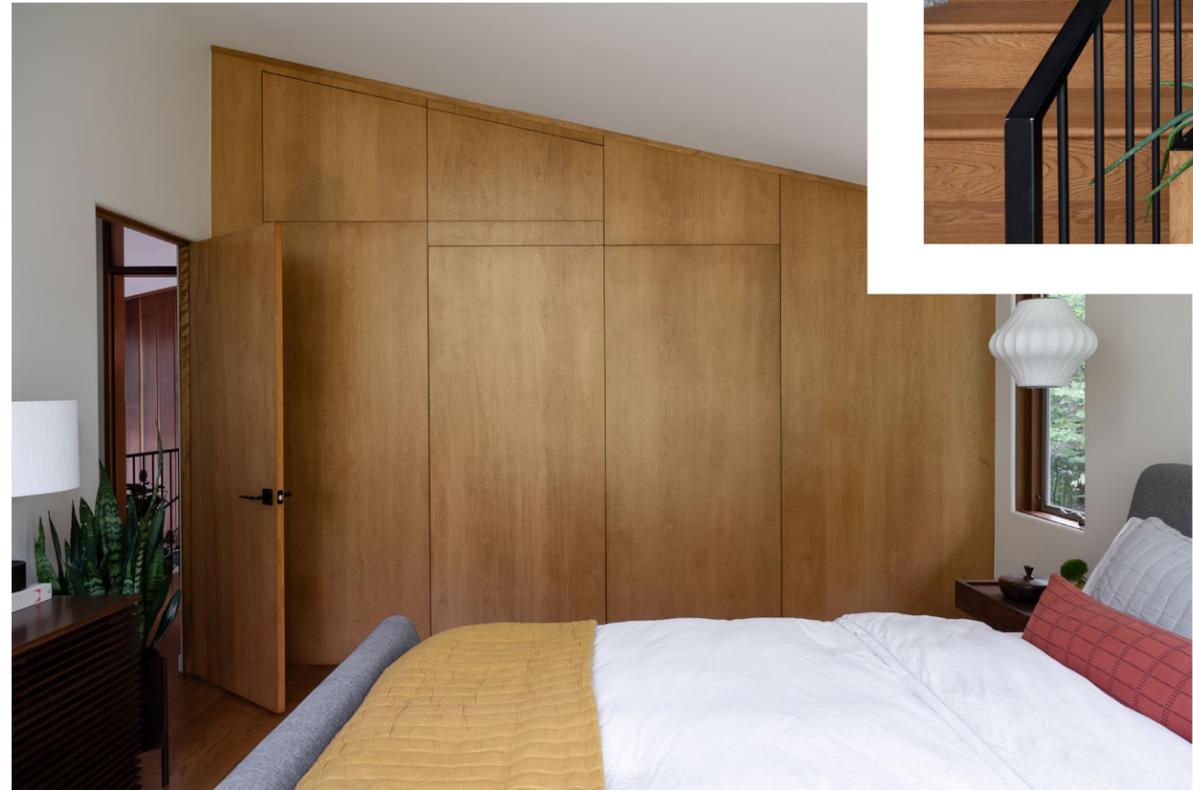
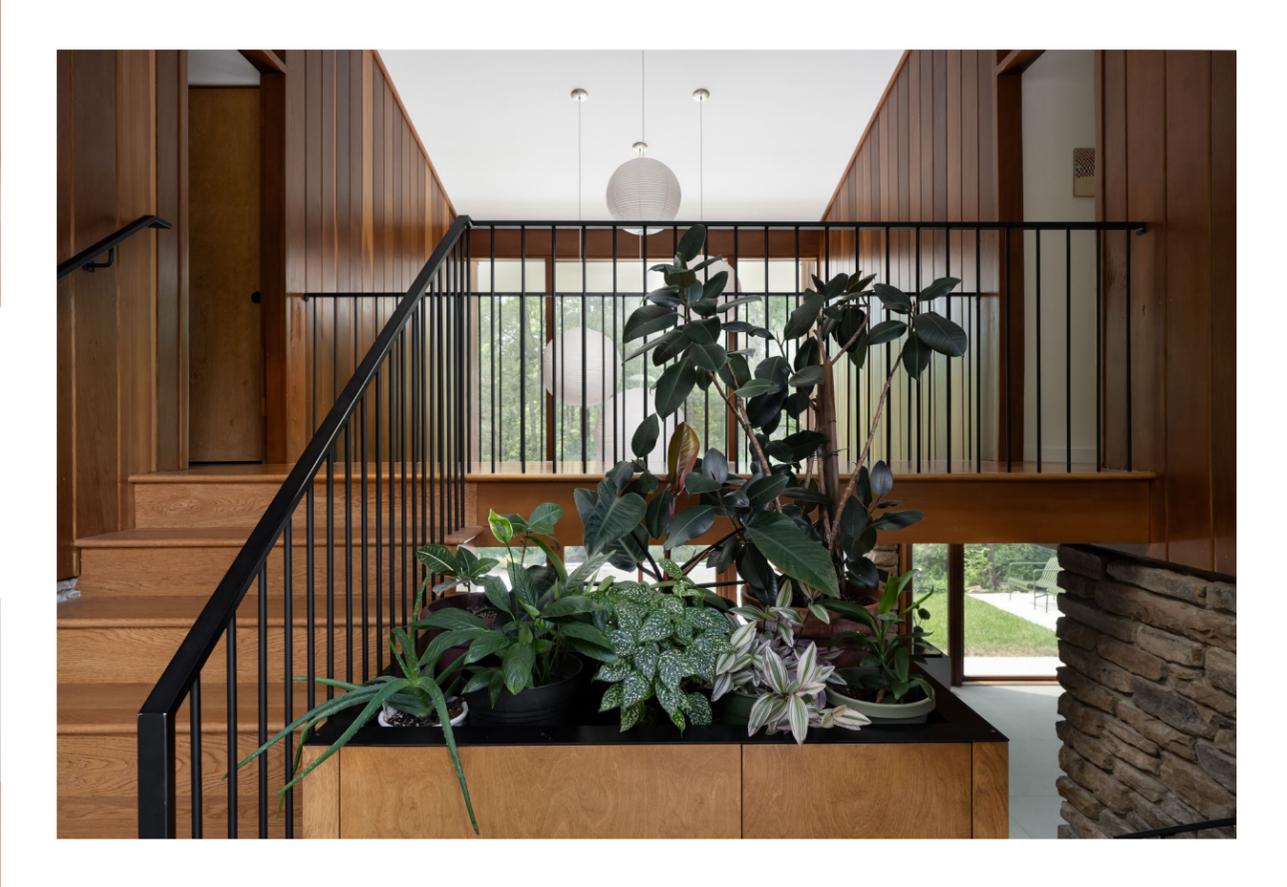
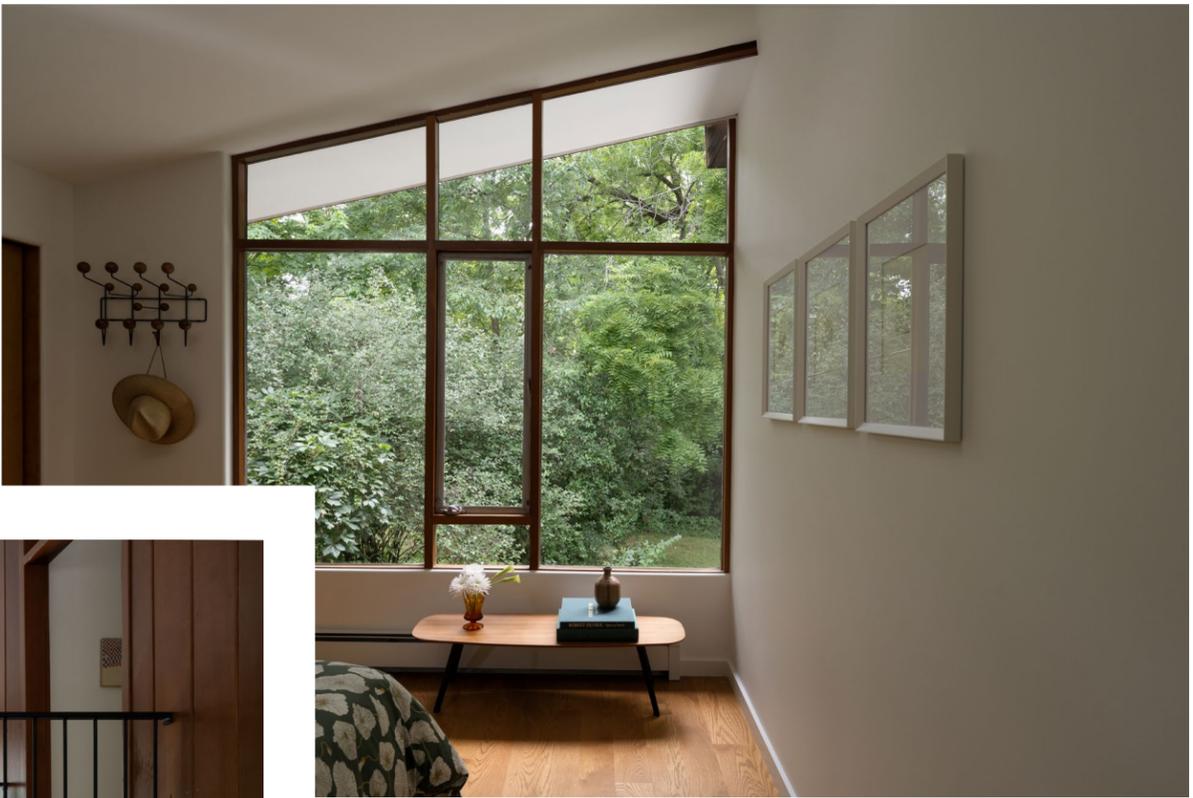
- 01: Living
- 02: Parlor
- 03: Entryway
- 04: Dining
- 05: Kitchen
- 06: Laundry / Powder
- 07: Carport
- 08: Primary Bedroom
- 09: Study
- 10: Primary Bathroom
- 11: Bridge
- 12: Guest Bathroom
- 13: Bedroom 2
- 14: Bedroom 3





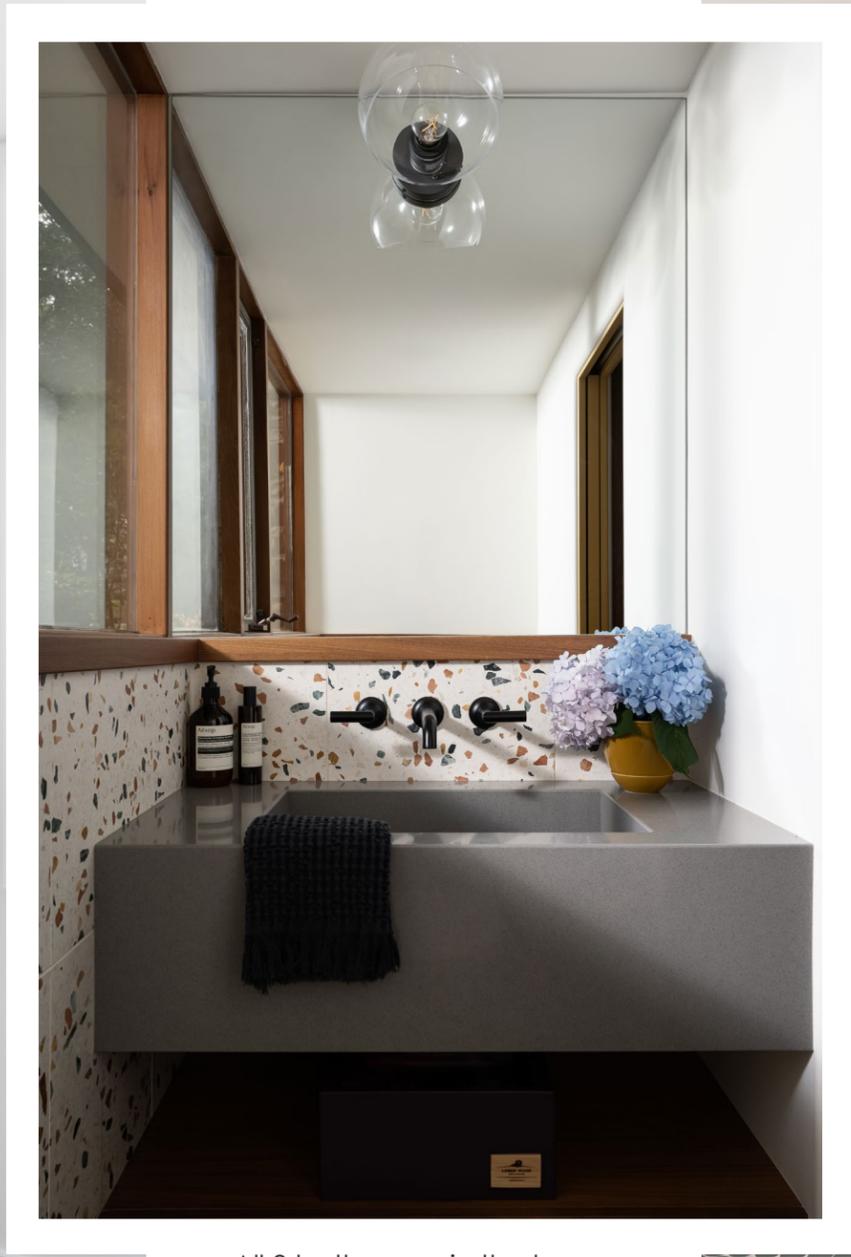
The living room incorporates a new built-in wrap-around sofa to fit the period and take advantage of relatively close quarters. New porcelain tile through living level replaces original carpet and linoleum finishes. Windows, exposed beams, and fireplace are original.



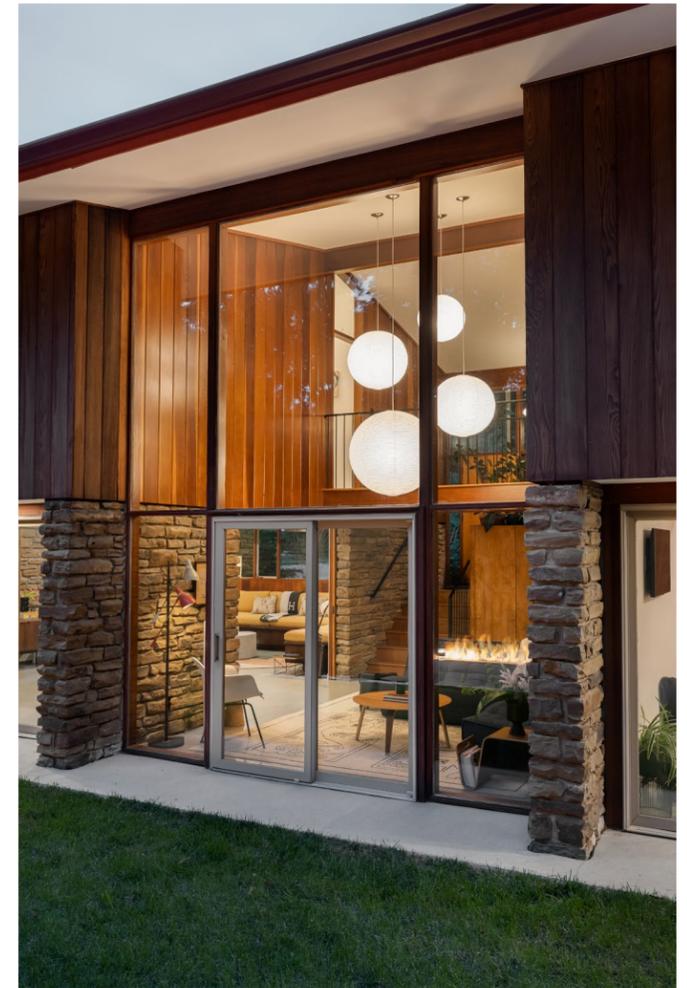


Heading upstairs, all original cork floors were replaced with new wood to compliment existing built-ins. Bedrooms were mostly kept intact with updates to built-ins, finishes, hardware, and lighting.





All 3 bathrooms in the home received substantial makeovers, with each taking inspiration from the contemporary interpretation of mid-century modernism. The bathrooms are light, airy, and have accents of the natural materials seen throughout the home.



This home embraces its context with large, spansive windows, warm toned materiality, and an elegant landscaping renovation that complements the yard's unique topography.

