



Extraordinary and special challenges defined this major renovation project from the start. A historic, circa 1800 waterman's house on Annapolis' Back Creek was literally rotting on its minimal foundations yet 50% of the original structure (by historic regulations) had to be retained in the renovated construction. The long, narrow lot, with 5 ft. sideyards, had neighbors cheek-to-jowl on each side. The question posed was how to transform these cramped and collapsing difficulties into a spacious, open, light-filled, architectural experience with modern, open-air connections to expansive views maintaining, all the while, a carefully controlled privacy.

The design approach was as follows: the 19th century street facade was restored with the addition of a front porch that research revealed had been removed many years in the past. One long, existing side-wall was retained as well. This 50% of the historic envelope, structurally stabilized, was jacked up and then re-set on a new foundation with full basement. The remainder of the original envelope was reconstructed as a single, space-volume of four levels connected vertically with a curved, floating staircase illuminated by floor to ceiling window walls glazed (for side-yard privacy) with fabric scrim. At each level, the main living spaces extend the full width of the footprint, transforming what had seemed narrow and confining into a surprisingly expansiveness.

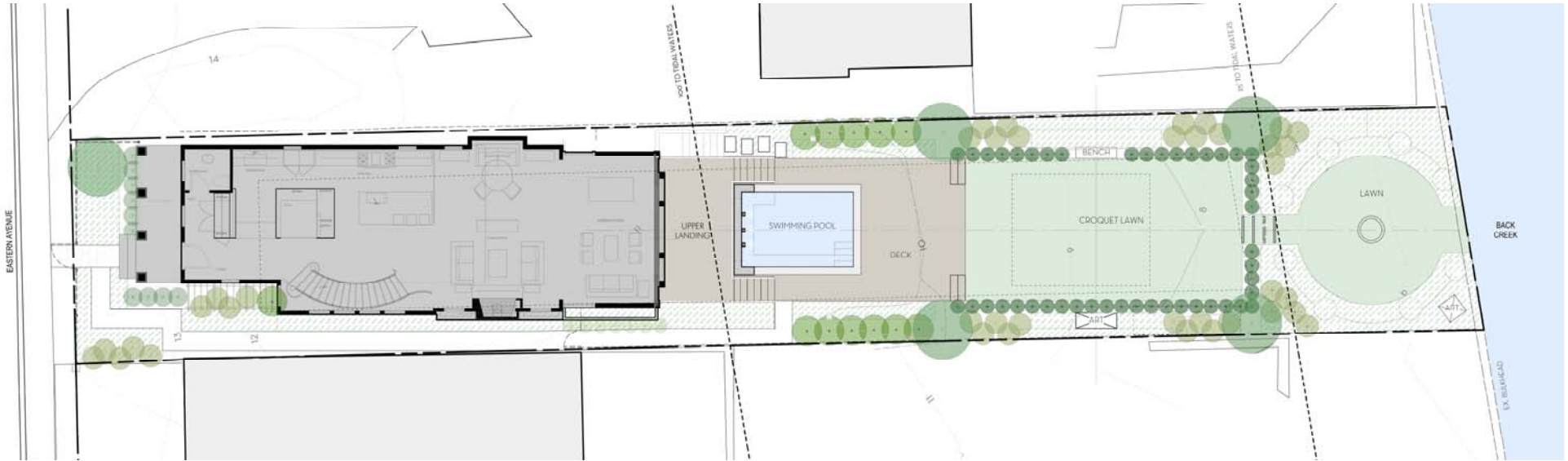
The main level comprises a single living space, the full width and length of the house. The water-side, end-wall is completely transparent the space flowing dramatically out to a rear veranda and plunge-pool, a narrow, landscaped, croquet court and, beyond it all, a "long view" of Back Creek and the Severn River meeting the Chesapeake Bay. This single open-plan space is organized and serviced by a central, paneled core which holds storage, pantry, butler's wet-bar, powder room, coat closets and an elevator connecting the four floors. The open kitchen, defined by a dominant island with a luxurious pot-rack designed by the owner, gives the great-room entertaining space the subtle and friendly ambience of a professional French country-kitchen, complimented with surprising, elegant, electronic surprises such as a flat screen TV that rises and disappears from the center spine of the island, giving the cook access to menus and more. Designed for entertaining, the functional spaces flow seamlessly from the butler's wet-bar and serving counter near the front entry, past the island's perfect buffet configuration, through the sitting and dining areas, out to the full width veranda, and down a few steps to the plunge-pool and croquet court.

The third level is, technically, a "half-story" (to meet the zoning overlay) tucked under roof and dormers. This is the owner's private office domain, complete with an open, "bird's nest" view of the distant freighter anchorages in the Bay. Level two, below, provides a master suite on the waterside. The historical, street-side provides a guest suite with traditional windows and original wood-planked floors. All of this "openness" and modern lifestyle is packed neatly and efficiently into the original shape-volume of the lowly, 19th century waterman's house. Everyone, to say the least, is pleased.

ANNAPOLIS, MARYLAND

RESIDENTIAL

BACK CREEK RESIDENCE



FIRST FLOOR

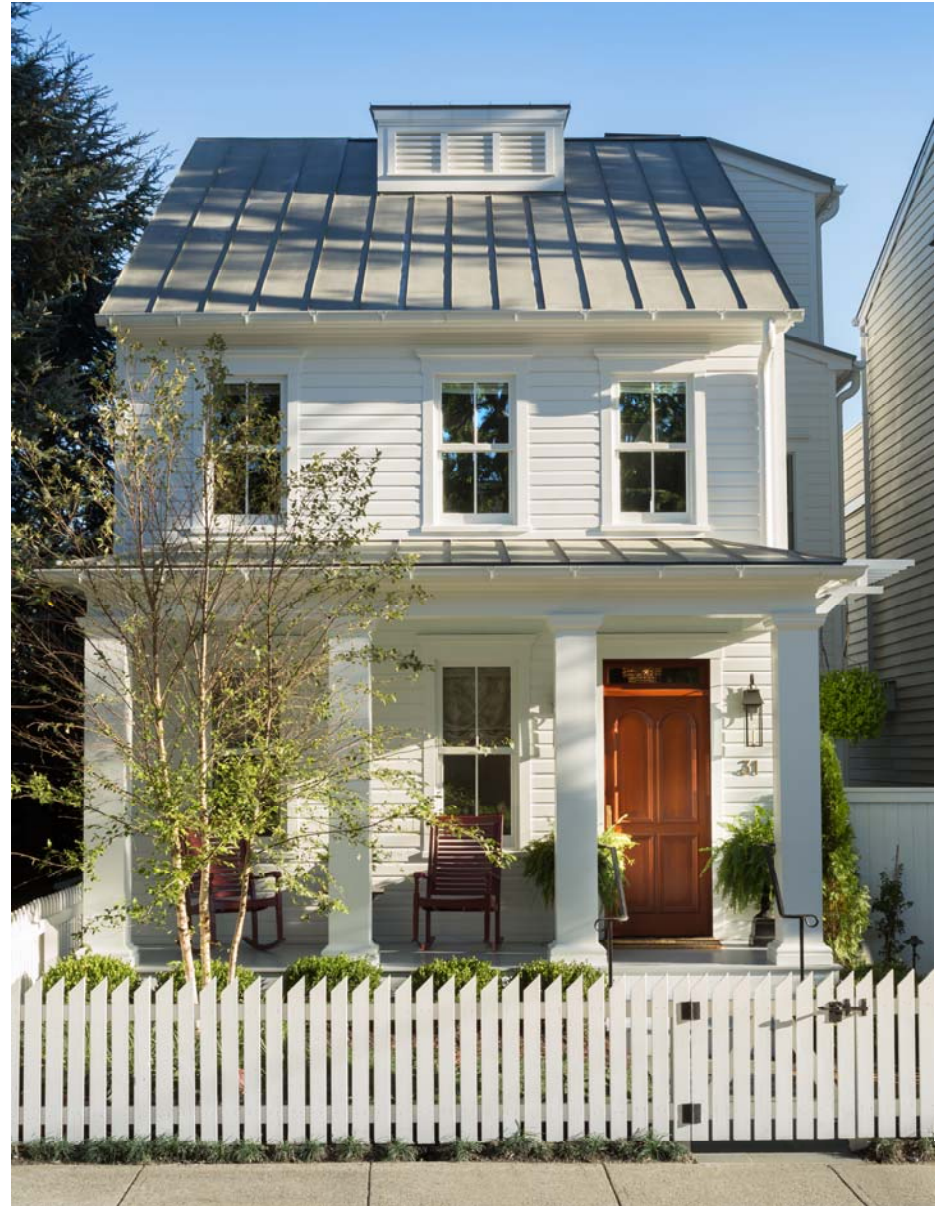
SITE PLAN



BACK CREEK RESIDENCE



STREETFRONT (BEFORE)



STREETFRONT (AFTER)

BACK CREEK RESIDENCE



KITCHEN

BACK CREEK RESIDENCE



LIVING ROOM



FIREPLACE

BACK CREEK RESIDENCE



MAIN LEVEL VIEW TOWARD WATER

BACK CREEK RESIDENCE



STAIRCASE

BACK CREEK RESIDENCE



MASTER BEDROOM



MASTER BATH

BACK CREEK RESIDENCE



BEDROOM (REUSE OF ORIGINAL HOUSE)

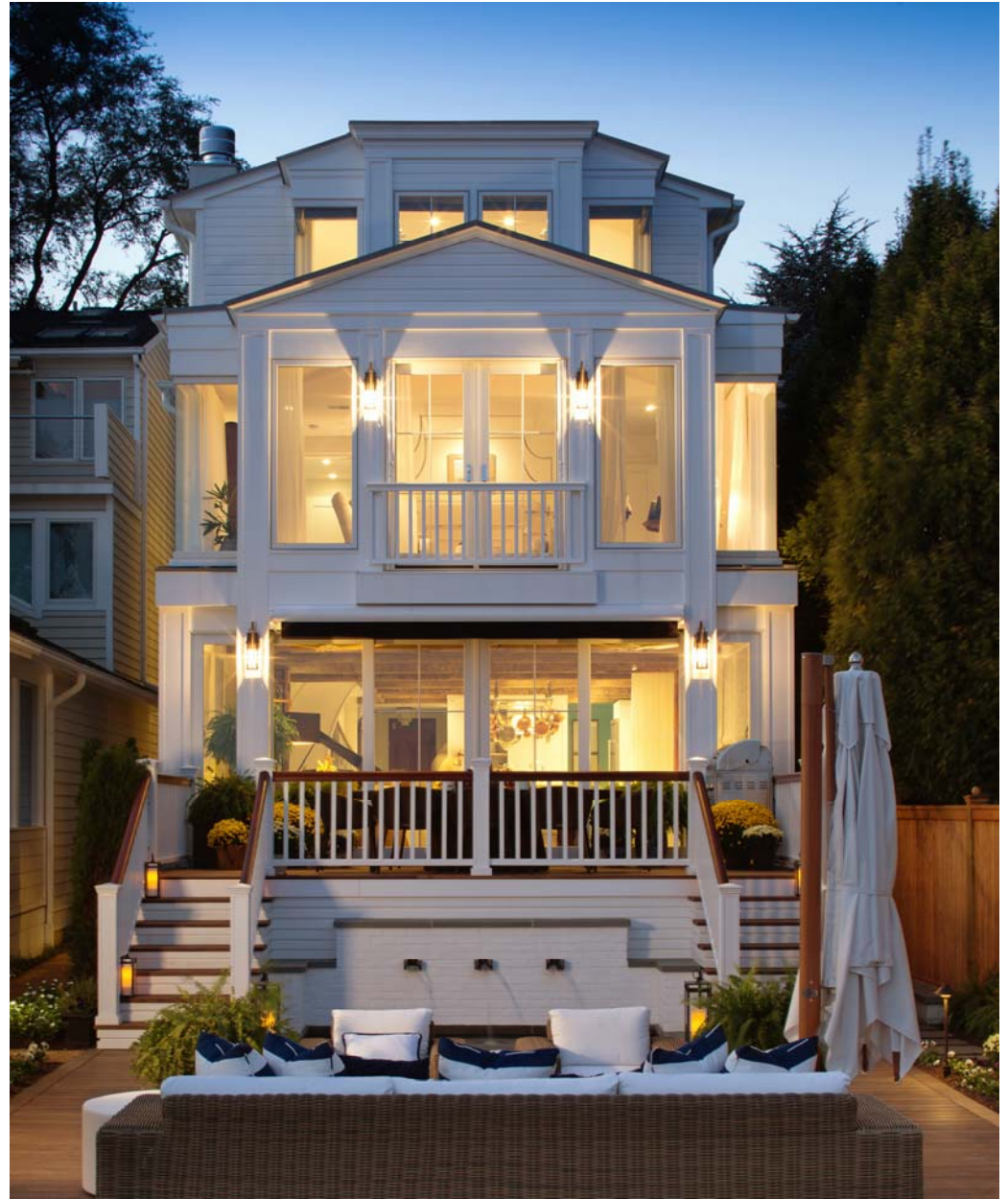


OFFICE

BACK CREEK RESIDENCE



WATERSIDE (BEFORE)



WATESIDE (AFTER)

BACK CREEK RESIDENCE