



A Place
in the
Sun

THE DANCE OF
INDOOR-OUTDOOR LIVING
CHARACTERIZES THIS
HOME'S EXPANSION.

“Our house looks out onto the front yard from the living room, kitchen and Florida room, and it was important to me to view native Florida plants that would create a screen around our home.”

—STEPHANIE SHOPA



By Jolene Nolte | Photography by Raif Fluker

Upon moving into their Venice, Fla.,

midcentury ranch as their full-time residence, homeowners Stephanie Shopa and her husband found that the 2-bedroom, 1.5-bath home did not provide them space to host visiting family and guests, as well as also lacking in its day-to-day livability. They loved their location and their home's midcentury style, so they decided to expand their home to accommodate their vision.

This vision is one that Robert Dynan of Dynan Construction Management, Inc. explains as keeping the best of the midcentury style “in a setting updated for 21st-century living.” Homeowner and interior designer Stephanie echoes this: “I think of this home as ‘in the style of’ or ‘following the spirit of’ midcentury modern, but utilizing materials and building methods that weren't available in the '50s or '60s.”



The homeowners added on to their midcentury home to meet the needs of their family, but replicated the original aesthetic.

THE FLOATING WOOD CEILING ABOVE THE KITCHEN ISLAND PROVIDES WARM CONTRAST AND GIVES THE OPEN KITCHEN AREA DEFINITION. THE KITCHEN OPENS TO THE DINING AREA TO MAKE FOR EASY MOVEMENT AND CONVERSATION BETWEEN THE SPACES.



CONTINUING ELEMENTS

In the original 1,300 square feet of the house, the midcentury elements were left intact—such as the terrazzo floors, the aluminum window materials, the rooflines and the cypress in the front room. They continued those roof lines into the new addition and incorporated cypress in some of the hallway ceilings, in a living room beam as well as the eaves outside.

The contrast between the wood and white walls and other material continues in the remodeled kitchen. Robert explains the homeowners wanted an open, “social-centric” kitchen connected to the living and dining room. To give the open kitchen definition, Robert says, “The architect [Jon Barrick] created a wood-panel, floating ceiling to hang over the island.”

Other midcentury characteristics make their way into the addition, such as the hallway with its clerestory windows and Moooi Random lights. One of the homeowners is an artist, so the colorful and original abstract art adds color and fits in perfectly with the modernist style.



“The lines between indoor and outdoor living are blurred with large vertical and horizontal windows, a 700-square-foot screened-in lanai off the back of the home, and an outdoor shower in the master bath.” —ROBERT DYNAN, DYNAN CONSTRUCTION

(RIGHT, TOP) THE GREEN TILE, ORCHID AND NATURAL LIGHT THROUGH THE SLIDING GLASS DOOR BRING THE OUTDOORS IN—EVEN IF YOU OPT TO BATHE INDOORS.

(RIGHT, BOTTOM) THE OUTDOOR SHOWER OFFERS PRIVACY WHILE YOU ENJOY OPEN SKY ABOVE YOU.



Clerestory windows allow for added natural light to flood the house.

BLURRING THE LINES

The dance of the inside and outside elements is a defining feature of this home's remodel. As Robert elaborates, "The lines between indoor and outdoor living are blurred with large vertical and horizontal windows, a 700-square-foot screened-in lanai off the back of the home, and an outdoor shower in the master bath."

Stephanie explains the central importance of the landscape: "Our house looks out onto the front yard from the living room, kitchen and Florida room, and it was important to me to view native Florida plants that would create a screen around our home."

(ABOVE) INSIDE THE ENCLOSED PATIO, OR LANAI, YOU ARE SURROUNDED BY VIEWS OF THE TROPICAL LANDSCAPE. (OPPOSITE) THE BACKYARD'S LUSH, TROPICAL LANDSCAPE BORDERS THE LANAI AT THE BACK OF THE HOUSE.

The landscape outside provides a lush, tropical view framed by the large windows throughout the inside of the house, but you can also enjoy privacy while enjoying the great outdoors in several places. There is a seating area in the outdoor entryway, and the owners added seating areas on the north and south side of the house that you can easily get to from the kitchen and living room, respectively. The lanai, or screened-in porch, at the back of the house provides another easy access point to enjoying the outdoors while inside, or you can step out into the natural landscape just outside it.

Stephanie also wanted the home's landscape to communicate what was on the inside: "I wanted both the hardscape and the planting plan to give a hint to what lay beyond the standard block-and-stucco façade." ☼



PROJECT NOTEBOOK

HISTORY

Located in the historic community of Venice, Florida, this home was built in 1959. Homeowner Stephanie describes the home's exterior as "a run-of-the-mill L-shaped midcentury ranch."

BURDEN OF PROOF

The home's location in coastal Venice, Florida is part of its charm, but it also presented a few challenges in the remodeling process.

Robert explains, "Venice is a city that was first built up in the 1920s and has a Historic District designation to protect the Mediterranean Revival homes of that period." This meant "the homeowners had to state their case that midcentury homes were architecturally significant and should be exempt from needing to meet the Mediterranean Revival guidelines of the district."

This cropped up again when the wood screens in the landscape plan did not conform to the district's guidelines. Again, they "argued that the wood screens were part of the midcentury vernacular, and permission was granted to use them."

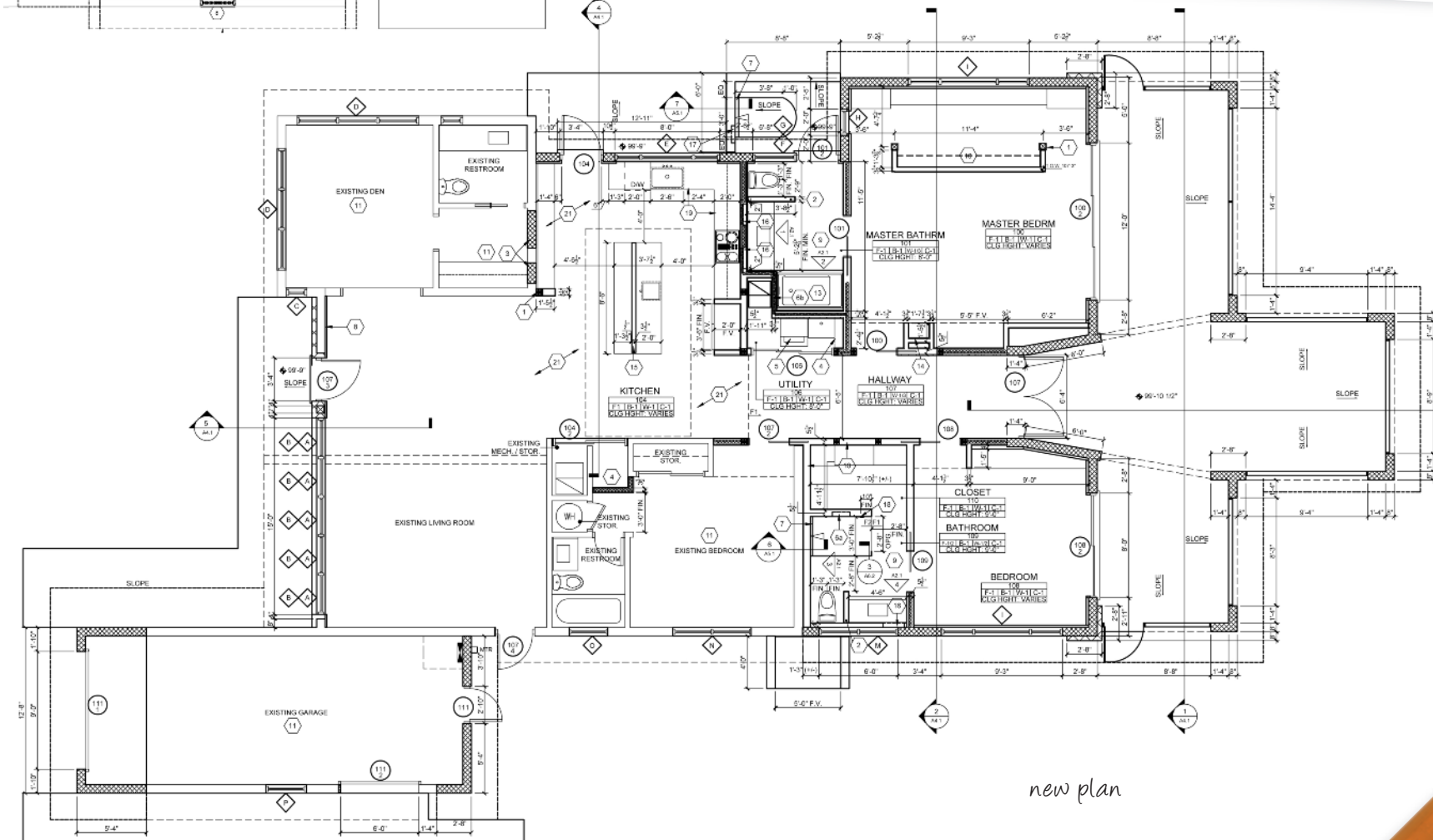
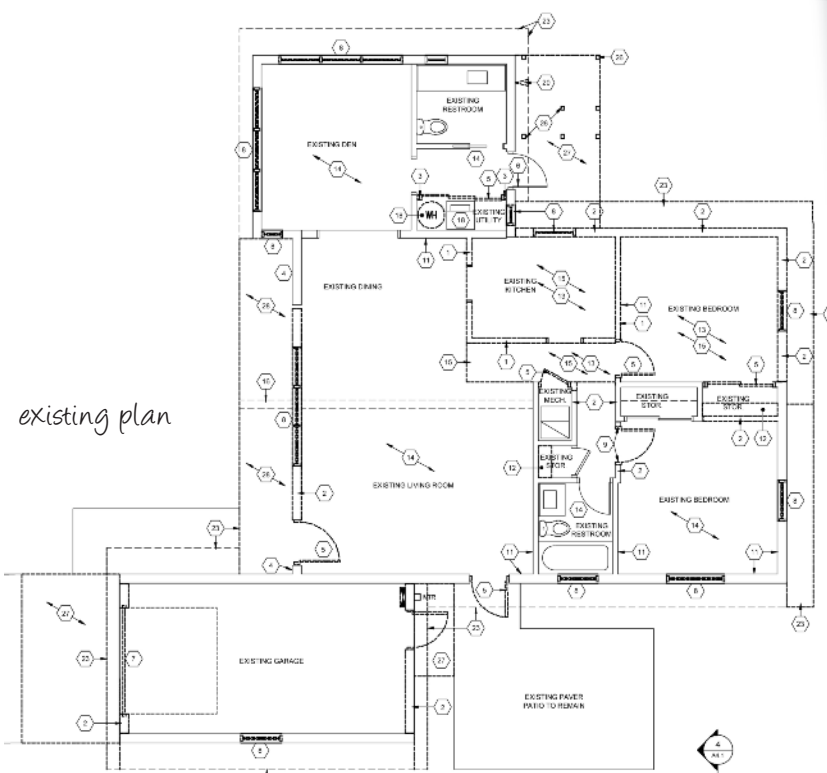
SURVIVOR INSIGHT

HOMEOWNER STEPHANIE SHARES A TIP FOR THOSE EITHER IN OR ABOUT TO BEGIN A MIDCENTURY RENOVATION.

Request a 3D rendering. Talk to your architect and/or contractor and request this high-tech preview of the finished product. "It will save you immense amounts of time and explanation—to say nothing of preventing surprises that are difficult to see when you are just dealing with drawings," she says.

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existing plan



new plan



SEE RESOURCES, PAGE 128.

REMODEL RUNDOWN

The remodeling process is rife with choices. Stephanie explains that she had help from the architect and especially the contractor, who communicated "the consequences of my choices in close to real time." Stephanie walks us through some of the places she chose to save or splurge and why.

COST-SAVING CHOICES

Flooring: The original home has terrazzo floors, but Stephanie discovered that newly-poured terrazzo floors in the addition would come with a steep, out-of-the-budget price tag of \$30-\$60 per square foot. Stephanie was faced with the choice of either covering the terrazzo with something else so all the flooring matched or keeping the terrazzo and using a different material for the flooring in the addition. Stephanie really wanted to keep the terrazzo, so she opted to save money and use poured concrete in the addition.

Plain block: For the exposed block in parts of the exterior, Stephanie wanted to use "ground face block where you see the stones on the surface," but the shipping cost for this was incredibly expensive. "It was really difficult to give this up, but it was about a \$10,000 savings, and it was early in the project, when you don't know what other cost decisions you'll be faced with," she says. "Fortunately, the architect Jon Barrick had designed a stacked pattern of full blocks and half blocks that added interest to the block layout."

STRATEGIC SPLURGES

Landscape: Since the indoor-outdoor approach was so central to the remodeling process—but would be one of the last things implemented—Stephanie kept an eye on how decisions would affect the landscape budget. Stephanie made sure there was enough to hire Landscape Architect Dane Spencer, "based on the renovation and landscaping he did for his own Sarasota, Florida Midcentury Modern home."

Cypress: This wood was commonly used in Florida midcentury homes, including in the home's original Florida (sun)room. Stephanie wanted to incorporate more cypress throughout the house, and she even had a stucco beam in the living room wrapped in cypress.

In the end, all of these decisions contributed to a beautiful, functional result. As Stephanie explains, "Going from a 2 bedroom, 1.5 bath home to a 3 bedroom, 3.5 bathroom home is a game-changer, but it's the attention to detail in how this was done that makes this home so special."