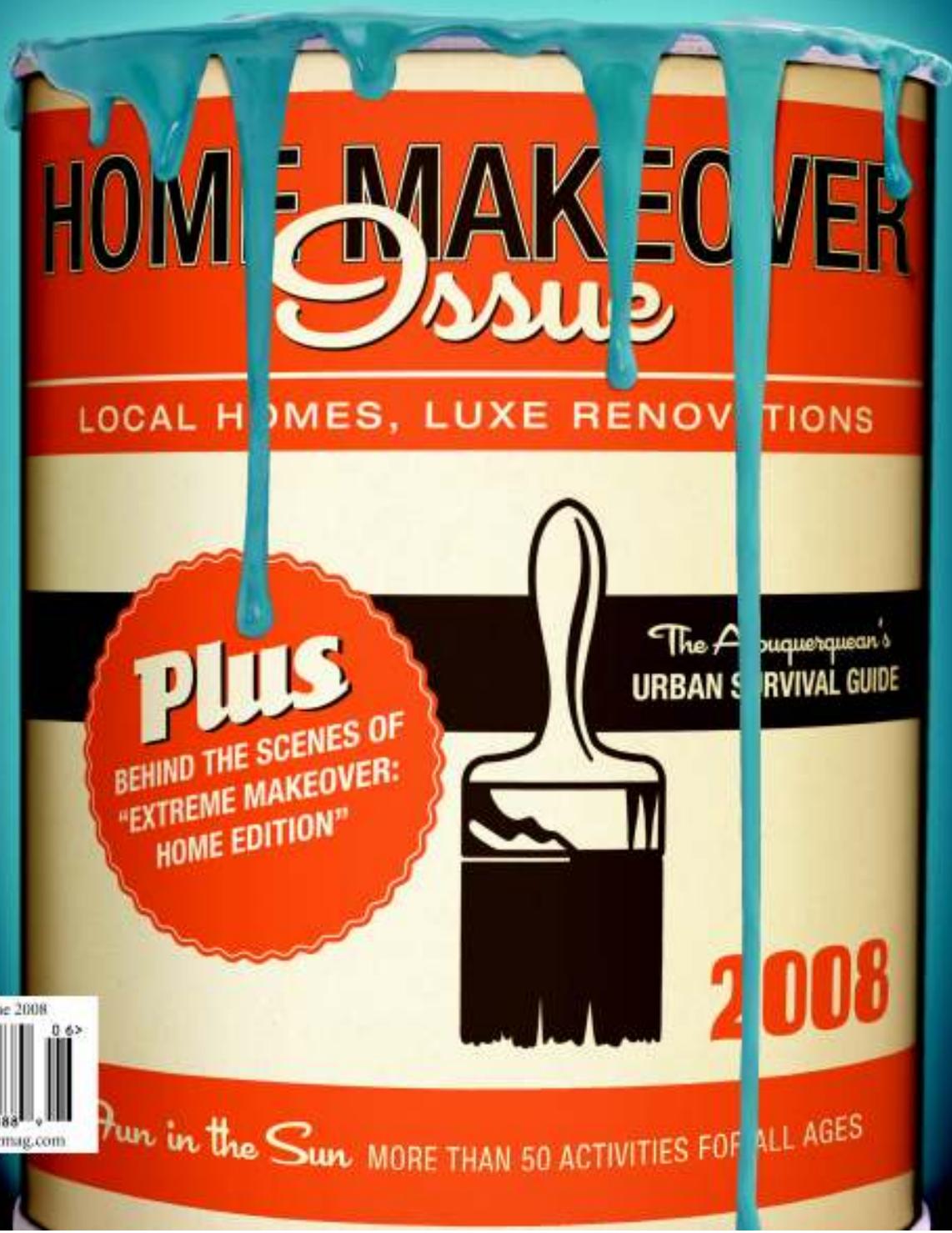


albuquerque

THE MAGAZINE

June 2008



HOM E MAKEOVER
Issue

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HOME IMPROVEMENT

**Three local houses.
Three radically different situations.
Three incredible transformations.**

Albuquerque is well regarded for its unique architecture, but some houses need a little extra TLC. Check out three of the most eye-catching makeovers we saw happen in the city:



House #1: Rebuilt from the ground up with the help of thousands of volunteers and the staff of “Extreme Makeover: Home Edition”

House #2: A local designer gave a family the kitchen of their dreams (with a view to match)



House #3: An Albuquerque family renovates an old Victorian home to become a picture-perfect bed and breakfast





Turning Back the Clock



An old Victorian home shines like new, thanks to the patience and persistence of two creative owners

Photos by Liz Lopez

In the Beginning

Steve and Kara Grant own Heritage House Bed and Breakfast (842-0223, www.huningheritagehouse.com), a charming Victorian house nestled in the Huning Heights section of Albuquerque. But the house wasn't always so lovely. When the Grants purchased the historic home—which dates back to the turn of the century—it had fallen into disrepair, and showed much of its 100 years of wear and tear.

“We wanted to make the house much like how it was originally. We kept saying we just needed to bring the beauty of the house back out again,” Kara says. “We were truly trying to ‘restore’ it, not ‘remodel’ it.”

Luckily, the Grants are experienced when it comes to renovating—Kara and Steve have remodeled every house they've bought. Their experience proved to be essential.

The Rose Room

Backyard



BEFORE



Front of house

“We found sometimes that we had to slow down of some things during the restoration, just to kind of catch our breath and get a feel for the house and what needed to be done next,” Kara says. “With some remodeling, you can get to going so fast that after a point, you can lose sight of the vision you had and start doing things just to get it done.’ I’ve found that it’s important to know where you want to go.”

So did they get to the place they wanted to go?

“We’re very happy with the way it turned out,” Kara says. Now, Heritage House is a working bed and breakfast with many guests, which also welcomes businesses for meetings and corporate retreats.

The Whole House

In order to bring the house back to its original “flavor,” Kara and Steve knew they had to care for every part of the house—room by room, and as a whole.

They installed two new heating units in the house (the upstairs area had no heating or cooling), insulation (the house had none), repaired windows, put in new plumbing, replastered (after first removing massive amounts of old, crumbling plaster), and rewired the house with modern electricity systems. They also painted the house’s exterior and landscaped the front and back yards.

Common Rooms

The Grants were eager to refinish the floors and make the original wood shine once again. That proved to be problematic—the floors were too damaged (and some parts were

Porch



BEFORE



Dining room



BEFORE



outright missing). Instead, they lay down new flooring. They stripped five to six layers of ancient paint from the stairway and handrail, repainted the original fireplace with a brick faux finish, and applied an elegant Venetian plaster to several of the walls.



Dining room

BEFORE



Kitchen and Breakfast Nook

The kitchen is an important part of any home, but that's especially true when the home is a bed and breakfast. The Grants paid particularly close attention to where guests all convene in the mornings: the breakfast nook. They refinished the original wood floor, put in a new ceiling, added new trim and a new door, stained and sealed the beadboard on the nook walls, and installed gorgeous stainglass over the kitchen sink.

The parlor



BEFORE



The Pansy Room

The original flooring in the downstairs bedroom was in good enough condition that the Grants could refinish it. They stripped down wallpaper in order to install beadboard and textured walls, then repainted both the bedroom and bathroom (including the trim). The bathroom got a shiny new tiled floor, and new curtains and bedding were custommade for the bedroom.

The Secret Garden Room

One problem with the upstairs bathroom dealt with space: namely, when you opened the door, it would smack into the tub. The Grants took care of that by moving the door so that it opened out



Breakfast nook



Breakfast nook

BEFORE





The Secret Garden Room



Downstairs bathroom

to the bedroom instead of the hallway. The bath floor was retiled, and a new area for a modern sink was carved out. The Grants refinshed the bedroom floors—the original room had carpet—and put new paint and faux finishes on every wall.

The Ivy Room

The Grants had a surprise waiting for them in this blue bedroom: an old chimney. To make the best use of the exposed brick, they had a custom-built shelf made. They also refinshed the floors, painted the trim, repaired broken windowpanes, and made curtains and bedding. The bathroom had been used as a large closet, so the Grants had plumbing installed and put in a concrete counter to turn it into a working bathroom. New tile on the floor and walls and a coat of paint completed the job.



The Rose Room

This bedroom featured original plaster that was largely in good condition, so the Grants just spot-repaired it. After repairing some windows, adding a picture railing, and painting the walls, they handpainted



The Ivy Room

vines above the picture railing. The linen closet at the end of the hall was originally another door into the room; the Grants added a sink and that into a sitting space.

Next Up

Heritage House isn't the Grants' last project. In fact, they are finishing up the details on their second bed and breakfast: another Victorian home that had been broken into five separate apartments. The Grants have stripped out all of the individual kitchens to unite the house once again, reusing the kitchens' pipes to create plumbing for bathrooms. And this house comes with a compelling past.

"It's known as the Spy House," Kara says. "In 1945, drawings of an atomic bomb were sold in the house to a Soviet spy. The individual who sold the drawings was David Greenglass, brother of Ethel Rosenberg, who was executed in the 1950s for being a spy."

The Grants have kept quite a few of the house's original attributes—including plaster, and the original heater—while updating the old floors, plumbing, and many other details.

"The list for this house is just about as extensive as it is for the other," Kara says.

"Before" photos courtesy of Steve and Kara Grant

The Ivy Room's sitting area



BEFORE



Living. Color.



Living things

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