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After photo by Thomas McConnell

Small Home Undergoes

Massive Transformation *To Meet Family's Current Needs*

It's a problem that most of us face at some point—and one that I am dealing with right now—your growing family has outgrown your current home. You have a decision to make. Do you move to a different house, add on to the house you have or build new? Then of course there are all of the questions that come along with whichever option you choose. Can you find a house you like in your price range? Do you like the location? Do you have the room for an addition? Structurally, is adding on even possible? Who should be your contractor?



By Krista Hovis
Associate Editor

Billy and Mary Guerrero of Buda, TX, faced this very dilemma. But while these questions may give most of us a headache (mine is being alleviated by moving), the Guerreros already had some of their answers.

Billy is president/owner of CG&S Design-Build in Austin, TX. The company was started by his parents in 1957 and specializes in new residential architecture/construction and renovations, both large and small. It has a full design staff, estimators and field personnel, and completes around 80 projects per year.

CG&S built the Guerreros home, which

was designed by company architect—and Billy's brother-in-law—Stewart Davis, in 1986. At that time, it was just Billy and Mary so the 1,500 sq. ft. house with three bedrooms and two baths was fine for a couple just starting out. "Economy was its main characteristic," commented Davis.

Fast-forward 20 years, and you'll find a completely different situation. There are now four children in the Guerrero family and the home was cramped. It was also getting dated and worn. Clearly, more space became a huge necessity. As the home was located on 2-1/2 acres of open land, there was plenty of room to expand. Since Billy built the home, he knew this option was structurally feasible.

The family had several ideas about the renovation. They wanted a new wing specifically for the children, a larger kitchen/dining area and generous outdoor spaces to take advantage of the Texas climate. With

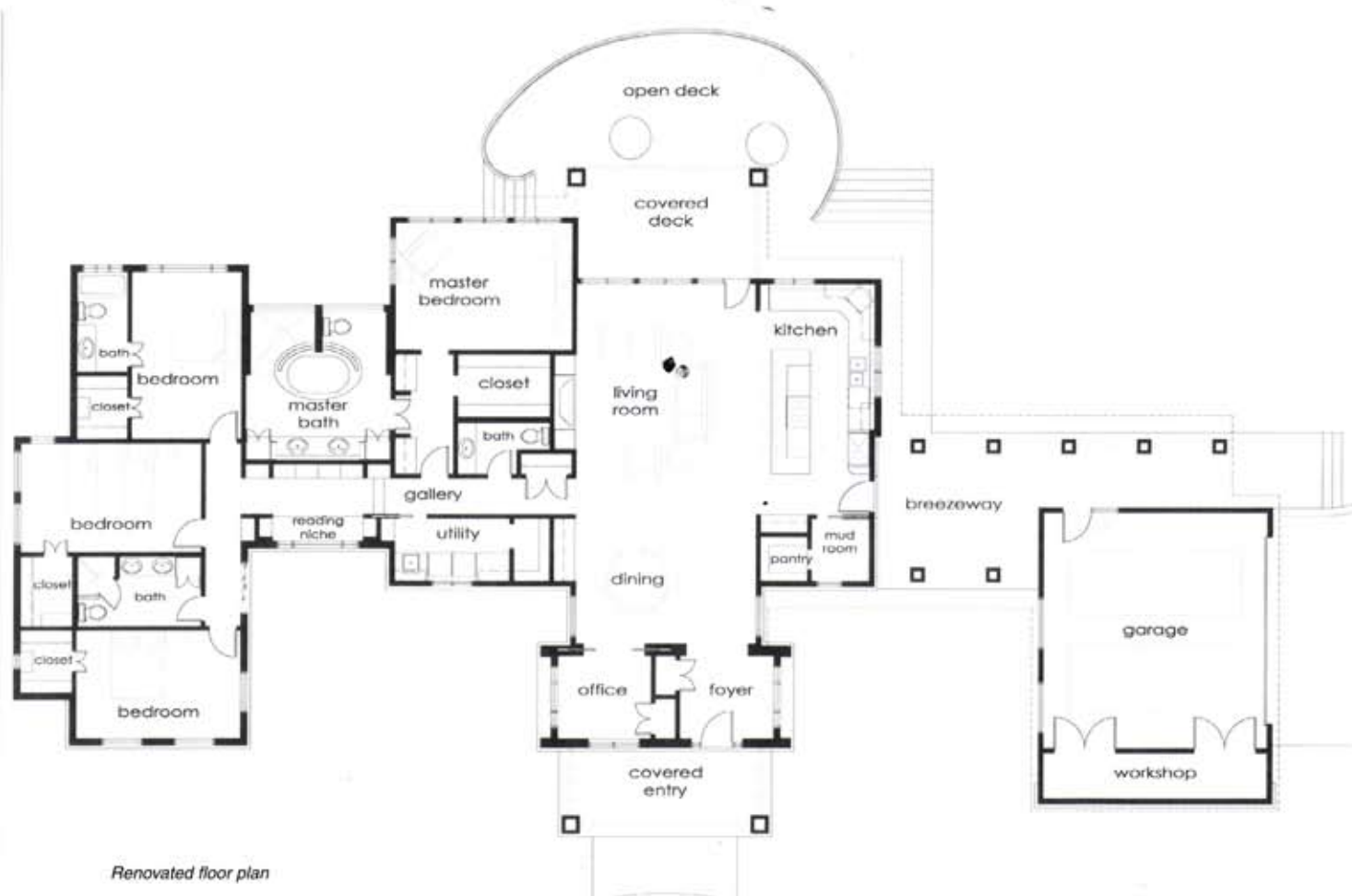
all of his experience, Billy knew a good design was crucial to meeting the family's needs and turned again to Davis in 2003. Davis came up with a design that included enlarged living spaces, a new master bath, connecting hallway and reading niche, and a children's wing with three bedrooms and two baths.

MASSIVE RENOVATION INCLUDES METAL....

Renovation of the home began in the fall of 2003. It is common for construction projects to encounter difficulties—some minor, some a little more serious. This project was no exception and the problem was encountered early on. The original home was built with an out-

of level concrete slab and it posed some big challenges. "We poured a new level concrete cap over the existing slab at the living/dining/kitchen area," said Davis.

The ground itself presented another issue. The soil in the area consists of tan





and gray clay. Prior to pouring the new slab for the addition, around 2' of clay had to be removed. A layer of compacted, crushed limestone base was brought in for the concrete to bear on, thereby limiting the expansion/contraction of the clay.

The open, rural location of the project led to selecting exterior materials that would blend with the setting and be able to withstand high heat and winds. Being environmentally friendly was another factor. For the roof, the decision was an easy one. The existing home already had a bare metal roof. Those panels were in good condition and were going to be retained for budgetary reasons, so it made sense to go with something similar on the new portion. The majority of the addition was topped with Galvalume 5-V roof panels from Wheeling Corrugating. Over the curved entryways, 26-gauge Galvalume Snap-Lock panels from Architectural Building Components were applied.

Davis said, "I like the strength and durability of metal. I also like the textures possible with the various panel profiles. We





Photo by Greg Hursley



Before



Interior before

almost always prefer natural colors, like Galvalume, over painted stock. Metal roofing is also ideal for rainwater collection and seems to fit well here in the Texas Hill Country as an indigenous material."

On the exterior walls, a combination of concrete block and corrugated metal panels were employed. Wheeling Corrugating also manufactured the 29-gauge galvanized steel BarnMaster panels. These were installed both vertically and horizontally by the CG&S crew. "I wanted to create a balanced assembly of volumes," stated Davis. "It seemed a bit deadly to run the corrugation horizontally throughout. Vertical orientations were used at important places such as the gable endwalls, surfaces that met the sky and seemed to want to 'soar'."

To "warm up" the exterior and balance the material palette, lpe decking and stained cedar trim was also utilized. "I was concerned at first with using so much metal on



Photo by Thomas McConnell



Photo by Thomas McConnell



the exterior but it's balanced with all the other materials and details to work," commented Davis.

Warmth was a key element in choosing the interior finish materials. Davis explained, "The metal on the exterior only works because the interior materials are so warm and friendly. That was essential in creating a comfortable and inviting home."

Public areas of the home feature oak floors and stained wood doors, frames and trim. Custom twin-rail tracklighting illuminates the living room and dining area. The

kitchen has custom, modern craftsman painted cabinets. A generous amount of windows provide natural lighting and ventilation, thereby reducing energy costs.

Materials used in the children's wing were selected with durability in mind. However, it was also intended to be a fun place for the kids to live. Here, the floors are stained concrete. Rich, vibrant paint finishes coat the walls.

The renovations were completed in the spring of 2004 and brought the home to 3,100 sq. ft. It has gained some local notori-

ety and was featured on last year's AIA Austin Homes Tour. This project illustrates how, with careful planning, an existing home can undergo a complete transformation.

"I'm very pleased with the final project and am grateful to the Guerrero family for allowing me to design such a fun and rewarding project," said Davis. The Guerreros are also very happy with their "new" home which now has plenty of space for hosting family parties and will serve them well for many years to come.

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