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REMODEL

Roberts/Kolderup Residence



# DOGPATCH KITCHEN REMODEL

*A little more space goes a long way in a Victorian cottage's updated kitchen*

The old kitchen in Jennifer Roberts's and Erik Kolderup's home felt like an afterthought. The dark cramped room lacked space for one chair, let alone a table. They loved their cottage in San Francisco's Dogpatch Historic District, but after 12 years of making do with an inadequate kitchen, it was time for a little more space, a lot more daylight and a better connection with their backyard.

Roberts is an author of books about green homes, including *Good Green Kitchens*, and Kolderup is a building energy efficiency consultant, so greening the kitchen was a given. Besides improving the kitchen and adding a deck, the scope included replacing the eroded brick foundation at the back of the house and adding subsurface drainage to solve the erosion problem.

Architect Cate Leger came up with a design that kept size in check while meeting the couple's desire for space, daylight and outdoor access. A 78-square-foot addition fills a previously unused sideyard. A space-wasting hallway was removed and the wall replaced with open shelving that lets daylight through. Restoring the kitchen's dropped ceiling to its original 11-foot height allowed them to take advantage of vertical space for storage. A new deck extends no further into the yard than the old stair landing, yet significantly expands their outdoor living space.

To reduce waste in the future, the kitchen is designed for deconstruction. Everything is modular and either stands alone or is attached in such a way that it can be easily removed and reused or recycled without damaging the component or the building structure.

*“The quality of daylight from the Kalwall skylight is great. There’s no glare, and the aerogel insulation makes it comfortable to sit under any time of the year.”*

—Jennifer Roberts, homeowner



HOME STATISTICS
<b>ORIGINALLY BUILT:</b> 1893
<b>REMODEL COMPLETED:</b> 2006
<b>ORIGINAL SIZE:</b> 1,049 SF
<b>SIZE AFTER REMODEL:</b> 1,127 SF
<b>ARCHITECT:</b> Cate Leger, Leger Wanaselja Architecture
<b>BUILDER:</b> Jonathan Cunha, Fusion Building Company

## GREEN at a GLANCE

### ENERGY EFFICIENCY & RENEWABLE ENERGY

- Designed for daylighting
- Recycled cotton batt insulation (UltraTouch)
- Insulated panel skylight (Kalwall with Nanogel)
- Double-pane, clear-glazed wood windows (Weather Shield, Jeld-Wen)
- 100% fluorescent lighting: CFLs, dimmable linear fluorescent (Litecontrol fixture, Advance Mark X dimming ballast)
- ENERGY STAR® appliances (Kenmore)

### RESOURCE CONSERVATION

- 90% recycling of construction waste
- Deconstructed: materials reused on-site, donated or recycled
- Foundation drainage system
- Engineered lumber beams
- Framing lumber: FSC-certified or salvaged
- 50% FSC-certified plywood (Hayward Lumber)
- Kitchen designed for future deconstruction
- Reused existing exterior walls as addition's main wall and interior walls
- Salvaged Douglas fir interior trim (Evan Shively) and flooring (Caldwell's)
- Salvaged cedar shelving and cabinet, fir countertops (Windfall Lumber)
- Recycled-content aluminum shelving (Rakks)
- Recycled-glass deck tabletop (Vetrazzo)
- 80% salvaged redwood deck (Evan Shively)
- On-site compost and vermi-compost
- Exterior lights shielded to reduce light pollution

### WATER CONSERVATION

- Water and energy-efficient washing machine (Kenmore)
- 2.0 gpm flow reducer on kitchen faucet
- Roof runoff drains to front garden
- 18 inches of sheet mulching
- Converting to edible landscaping
- No irrigation system, hand watering

### INDOOR ENVIRONMENTAL QUALITY

- No combustion appliances in living spaces
- Range hood vented to the outside (NuTone Rangemaster)
- No-VOC interior paint and primer (AFM Safecoat)
- Natural oil-based wood finishes (Bioshield, Osmo)
- Low-VOC caulk and construction adhesives
- No-added formaldehyde fiberglass batt insulation