



ELIZABETH RECONFIGURED



A WHOLE HOME RENOVATION STORY

Hogan Design & Construction's clients Katie & Zach fell in love with the charm and location of the Victorian home originally built in 1868. Having grown up in the area, its proximity to Geneva's quaint historic shopping and dining district was a prize, and the eclectic nature of the home's exterior, the lot size, its tall ceilings, and the interior's architectural and finishing details were unique. The home had a story - it had even been featured on the cover of a 1941 issue of the Saturday Evening Post - and it was the perfect setting for the young family to create their own life story.

However, nothing is ever perfect. Over the years, some additions and ad-hoc work had been done to the residence with varied quality and functionality. The couple knew that changes would need to be made to the entire interior in order for it to function for their needs. They would need to tackle a [whole home remodel](#).

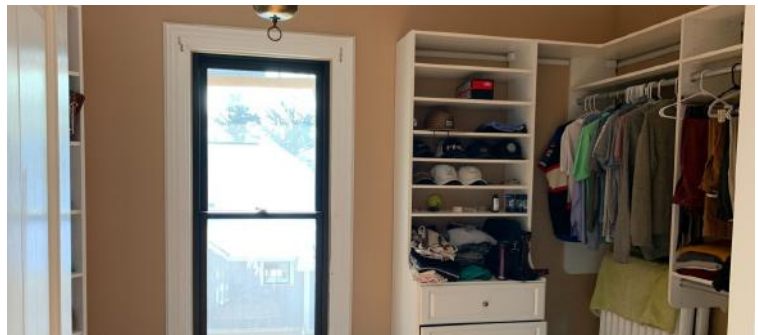


A first-floor half bathroom shared the same space as the laundry and was awkwardly located very close to an entrance. The kitchen was at the back of the house and felt very cut off from the dining room and the rest of the main floor. And, the butler's pantry was a completely separate room. Two bonus bedrooms and a bath were only accessible off the garage, not at all connected to the home's interior.



THE BEFORE

Upstairs they found ample living quarters with three bedrooms and two hall baths. However, the second-floor layout, with one large shared closet, seemed odd, and the homeowners ultimately would have preferred to have their own primary suite.



THE HOMEOWNER ON WHY HOGAN DESIGN & CONSTRUCTION

“

"We did vet a number of contractors. Ultimately, it was the vibe we got from our initial contact and meetings. Brad was great at walking us through the entire process and setting expectations. And, once we realized the price tags weren't that significantly different, it just seemed like the right option for us."

”

After living in the home for a bit, Katie and Zach had identified what they needed, as well as [researched and met with area contractors/ design-build firms](#) that might work on their home renovation projects. Ultimately, they chose HDC to help make their dream for their home a reality because of their industry knowledge and experience (especially with an old home in the area) and their [design-build services](#) that simplified the entire remodeling process.



In a house with so much character, some of the remodeling would be considered more of [a refresh](#) - like removing the draperies to let more natural light in, and the basic patching and painting to update certain spaces. However, creating a new layout on the main floor and upstairs required enlisting the help of industry experts which is where Hogan Design & Construction really came into play.



[Marshall](#)
[Architects](#)



[Hogan](#)
[Design & Construction](#)



[VARA](#)
[Design](#)

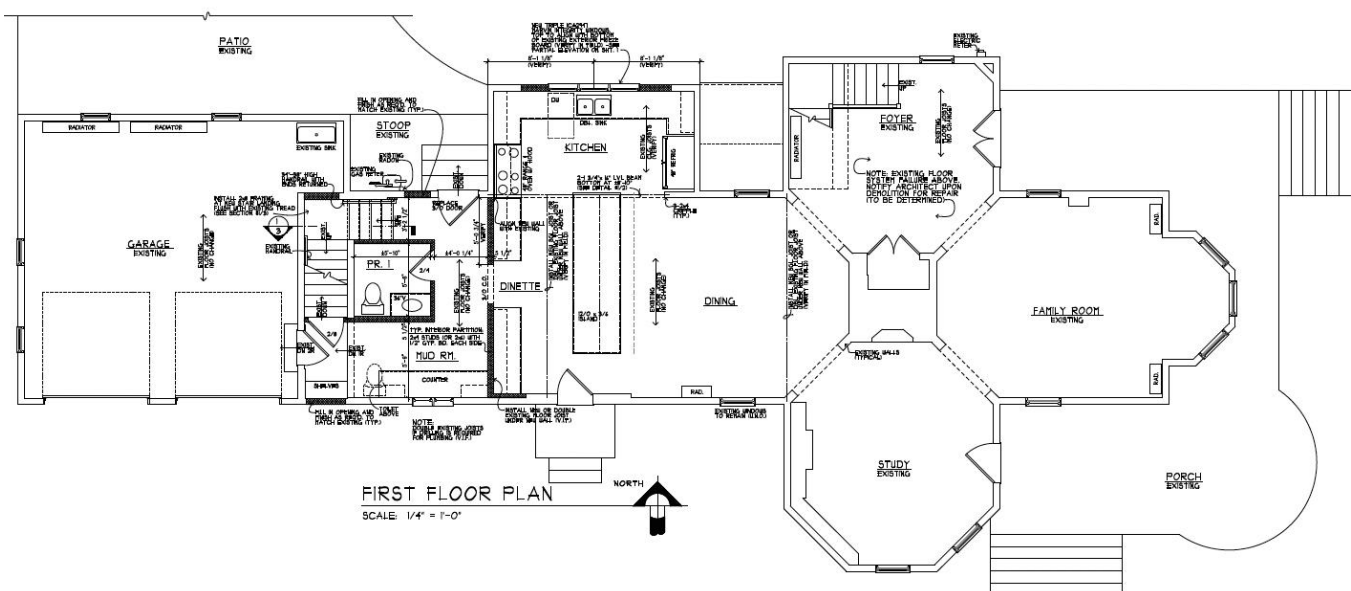
Assembling the dream-making team

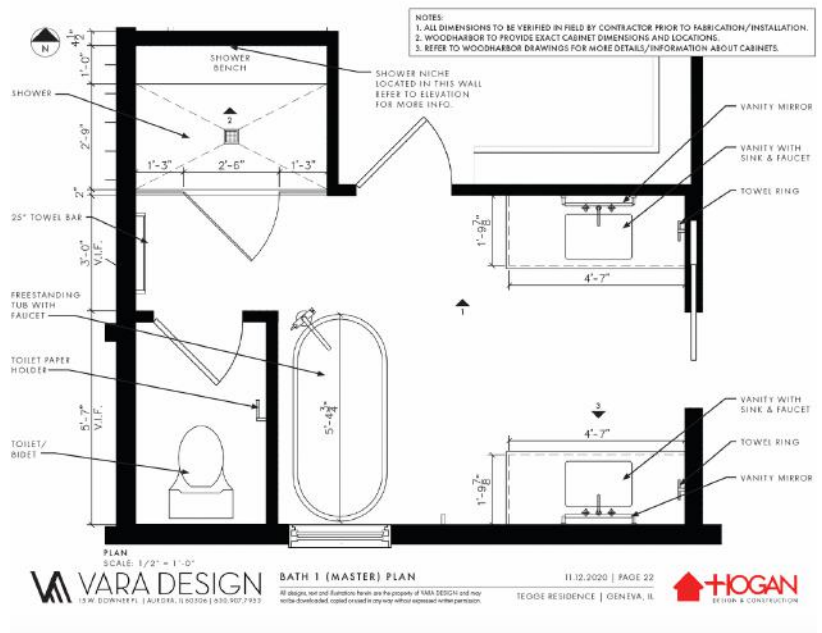
As a [design-build firm](#), Hogan Design & Construction managed all the touch points for the family so they didn't have to worry about missing anything when taking on such a large home project. HDC's design department decided to recruit the help of their partners at VARA Design and Dan Marshall Architects to [develop an interior plan](#) for the Victorian home. The partner team, along with the HDC production team, worked together to create a design and construction plan that met the client's needs and wants while remaining practical and executable, ensuring the build would go smoothly.

Designing and reconfiguring the spaces

As a young family, it was important that the kids would have a designated place to play and in which to confine their toys. Additionally, Katie and Zach wanted a space that would be their own retreat - a break from the chaos that can come with parenthood and adulthood. The family also entertains a lot with friends and family coming over regularly, and the truth was that the layout of the home was not meeting their needs.

1. On the main floor, the homeowners wanted to create an open floor plan with a more cohesive design, in which guests would feel comfortable (good-bye laundry-toilet room combo) and conversation and dining would easily flow and remain interconnected.
2. Without a finished basement, the clients wished to integrate the additional bedrooms and bath off the garage into the main home's interior and convert the rooms to a hang-out space for the entire family.
3. Upstairs, they wanted to rearrange the hallway and rooms to create a space for their own primary suite.





Taking inspiration from the Katie's favorite Instagram designer, [Jean Stoffer](#), the VARA Design team was able to provide the couple with interior selections that delivered exactly what Katie had envisioned, and VARA communicated how each choice could affect the budget. Detailed talks about how each room was to be used and enjoyed helped define exactly what needed to get done. Architectural and interior design plans and elevations were drawn up, finalized, and reviewed with the production team so that everyone remained on the same page. A final construction contract was then provided with an updated budget based on all the choices made throughout the process.

THE HOMEOWNER ON WORKING WITH VARA DESIGN

“I was amazed at how VARA was able to provide me with options that really hit on the look I was going for that worked within our budget.”

Once through design, the couple met with our production team and officially met their Project Manager, Mike Martin, who would be their single point of contact moving through the scheduling and construction phase. Mike worked to get all the items on order and with our trade partners to develop a schedule for executing the project in an orderly and timely fashion. And, if there was a [question or concern](#), Mike was there to set expectations and help guide the homeowners through all of the steps.



[More about Mike](#)

THE HOMEOWNER ON WORKING WITH HDC'S PROJECT MANAGER, MIKE MARTIN

“

"Mike brought calm to our chaos His approach and consultative spirit were just what we needed to get us through the remodel. He had so much industry knowledge, and he was good at explaining it in a way we could understand. He was our trusted advisor throughout. He became, or we now consider him, a friend."

”

The scope of work included:

- Patching and painting in the existing living room and study to refresh
- Structurally opening up the ceiling to add structural support for an area in the upstairs hallway the floor was sagging
- Removing the walls, including one [load-bearing](#), between the dining room, kitchen, and pantry to create one large open space
- Removing a stairwell leading to the second floor from the pantry
- Removing the laundry-bath combo and creating a new hall with a powder room and mudroom space
- Relocating the laundry up to a closet space on the second floor
- Converting the exterior two bedrooms into one large media space, and removing the tub to create more space in an additional half bath of the new home theater area
- Creating a new primary suite by eliminating a hall and large closet off the stairs and flipping the bedroom and bath
- Shoring up the supports in the basement to add support for the new designs.

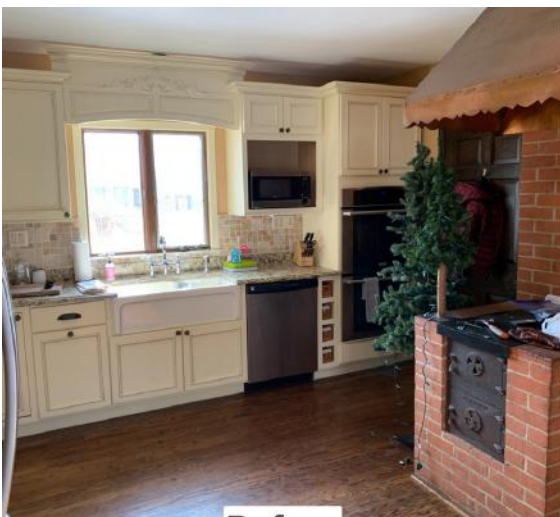


HDC PROJECT MANAGER MIKE MARTIN ON THE SURPRISES THAT COME WITH REMODELING AN OLD HOME.

“

"Working on a home built in the 1800s presents its fair amount of unexpected difficulties. It also can make for the best before and afters. The homeowners were great to work with despite the abrupt pivots that were required based on unearthed discoveries. Ultimately we are left with something that we can both be excited to show off."

”



Before



After



Challenges & discoveries along the way

As with any old home renovation, there are surprises and challenges in taking on a remodel. When demo day came, HDC had to be prepared and ready with lead-safe practices during construction. They put a [dust mitigation system](#) in place throughout the construction period and made sure that all trade partners and field staff followed proper protocol to ensure the safety of all.



To start, there was a challenge with the home's electric wiring. One of the walls, set to be demolished, housed the main electric to the entire home. The team also discovered that a dropped ceiling from a previous kitchen remodel had been done to hide all the additional wiring. HDC worked with their trade partner, [Ideal Electrical Contractors](#), to relocate the panel and rewire the entire second floor to meet building code and ensure the safety of the family.

A welcome surprise came when demolition began of the pantry, and the team discovered that [a vaulted ceiling](#) would be possible in the kitchen.

Since HDC was not gutting the entire space, they were also challenged to match existing trim and flooring so that the new rooms flowed into the old parts of the home. The trim proved to be a challenge. HDC even had to have a special bit made to match the new trim work to the old. The homeowners wished to keep the wood flooring so where walls and built-ins were removed and relocated, the plan required mixing in new flooring that would blend and look like the original.



THE HOMEOWNER ON WORKING WITH OUR TRADE PARTNER, JAKE'S HARDWOOD FLOORING

“

"You can't see a difference. The hardwood flooring contractor was able to patch new flooring in without anyone being able to notice it was done. It looks like it's always been here."

”



The reimagined and reconfigured home remodel is both elegant and functional. Each room has been refreshed and modernized, but bits and pieces of the home's history remain to create a lovely story.

Originally set at the back of the house and disconnected from the rest of the main floor, the [new open-plan kitchen remodel](#) has become the centerpiece and hub for the family. Walls were removed, and a hutch from the former butler's pantry was relocated, painted to match the new cabinetry, and repurposed to serve as a dry bar. A custom paneled fridge, freezer, and wine cooler blend into the rest of the cabinets, and the navy blue color with the contrasting white quartz countertops and large slab backsplash create a clean, classic, yet colorful kitchen design.



THE HOMEOWNER ON THE NEW KITCHEN

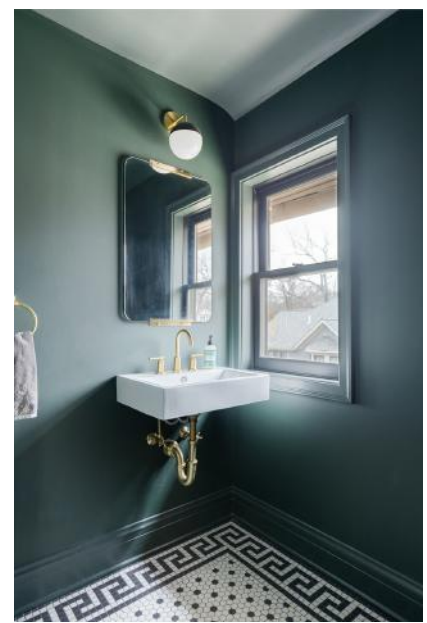
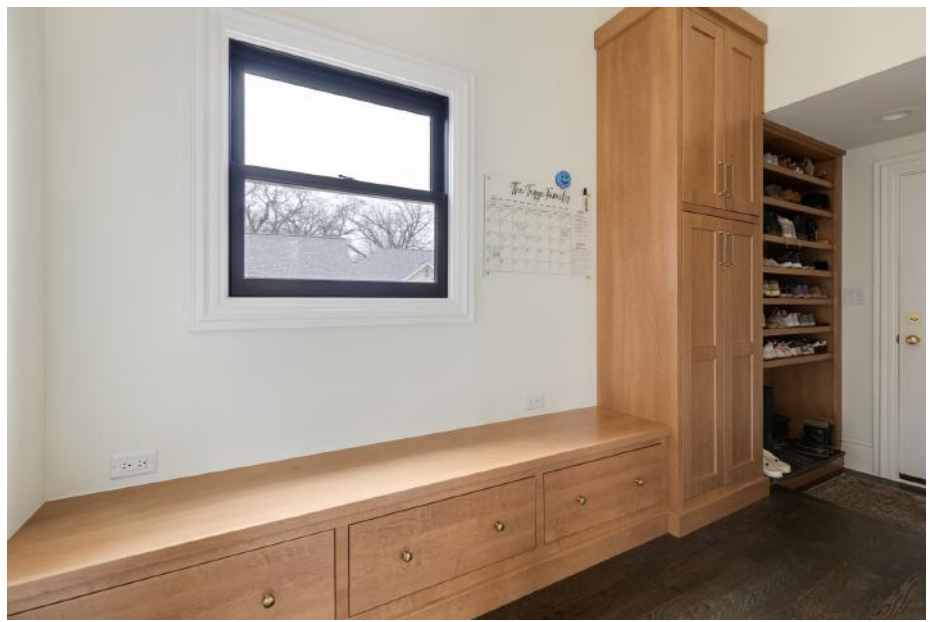
“

"The kitchen is by far my favorite part of the new renovation - the space and the flow. We love having a new large island. It is great for when we entertain, but every day it's used by the kids too. They just hop on up for snacks, to do work and crafts, or just to chat with me. The entire family is in the kitchen every night. We love it"

”



The less-than-private laundry-bathroom combo off an entrance was demolished, and in a new back hall, off the kitchen, resides a new powder room and mudroom at the back of the house. A staircase in the back hall also leads to the new home theater and half bath, which has become a weekly spot for the family to hang together. It has become another favorite space of the home transformation, in which movie nights are held often, and toys are quickly put away in the large closet when visitors come. The rest of the main floor was refreshed with paint to pull the entire floor together.





Upstairs, the hallway that once led to the back bedroom, second hall bath, and closet has been completely reconfigured to create a primary suite. The homeowners say the [spa-like escape](#) provides a needed retreat with the soaking tub and bidet. The steam shower also greatly helps with our client's asthma. The overall result is a home that functions for the entire family and looks good doing it.



HDC asked Katie and Zach what advice they may have for anybody considering taking on a whole home remodel.



LIVE IN THE SPACE BEFORE YOU BEGIN THE PROJECT

“

"It was good to move in and live in the space for a few years before moving forward with your home remodel. I didn't know I needed a mudroom until we lived and needed it."

”

[Get to know the space and how you will use it.](#) Living in the space also helps identify things that are not working that you had not considered. You may discover that what you thought you wanted and what you actually need are very different things.

HAVE A CONTINGENCY BUDGET

HDC recommends that you build in a 10% - 20% contingency into [your budget](#), especially when working with an older home. While exploratory work can be done to help reduce surprises, the contractor will never fully know what is going on in the space until everything has been exposed.



“
"We knew there would be projects when we purchased an old house, but we were also a bit naive. We had watched too much HGTV and soon realized that our budget would need to grow when we spoke with area contractors. There will be surprises so plan for it. Set your budget but know it could swing - like 20% - when working with an older home."

”



COMMUNICATION IS KEY TO A POSITIVE REMODELING EXPERIENCE

“

"Have open and honest conversations with your contractor about your max budget. Also, seek out a construction partner that sets clear expectations, realistic timelines and communicates regularly so you understand what you are getting into and what is going on throughout the process. If you do that, you can enjoy more of the fun parts of a remodel and stress a lot less."

”



Hogan Design & Construction prides itself on its customer service, communication, and top-quality results. Read about other [HDC client experiences](#) and see what makes their services go #beyondbuilding.

The Beyond Building Experience

At Hogan Design & Construction, we make your vision for your home a reality. Over 20 years, we have established a reputation for high-quality work, excellent customer service/satisfaction, integrity, and dependability. Our company is known for its strength in managing and executing residential and commercial remodels, custom builds, and residential development.

We are deeply rooted within the communities in which we live & work. We want to ensure that, in addition to providing clients with the best remodeling or building experience possible, we are respectful and recognize all those affected by our ongoing projects.

We are committed to delivering amazing spaces, realizing dreams, and building community. Hogan Design & Construction will always go Beyond Building.

LET'S TALK

Our goal at HDC is to deliver beyond imaginable building experiences and spaces that meet our clients' needs and exceeds their expectations. If you are planning renovations for your home, please [contact us](#) to arrange for a consultation today.

(630) 991-8700

21 N 6th Street

Geneva, IL 60134

www.hdcbuild.com





Explore the work. Learn about HDC services.



See the project video.
Elizabeth | Reconfigured

[The HDC Portfolio](#)

[HDC Services](#)



Want to explore this project further? The primary bath was featured in the March/April issue of [West Suburban Living Magazine's, 'Soothing Baths' article](#), or learn more about the kitchen remodel in HDC's blog post, '[Elizabeth Reconfigured: The Kitchen Remodel](#)'.



hdcbuild.com

follow us.

