

PROJECT NOTEBOOK

LOCATION

The home is located on a corner lot in Carmel-by-the-Sea, California and was built in 1966.

REMODEL RUNDOWN

Working with a style known for its functionality and efficiency means that Midcentury Modern can dovetail well with energy efficiency. While it is not always the case, sometimes the investment it takes to make these changes pays off or even saves money.

GREEN SAVINGS

In this home, the homeowner's eco-conscious choices as they approached the remodel led to some savings, as they did not want to add to the home's footprint and they also wanted to save as much from the interior finishes as possible. By using the space they already had and making previously unusable square footage functional, such as the rooftop deck, they found clever, eco-friendly solutions that also saved money.

EFFECTIVE SPLURGES

Savings in working with the existing structure and opting for Ikea elements in the kitchen and guest bath allowed for more of the budget to go towards things like the retractable roof in the dining area, NanaWall in the master bedroom and Omvivo sink and onyx tile in the master bath. These splurges have a large effect in the daily use of these areas of the house, giving the openness that instantly transforms them into a beautiful retreat within the existing structure.

ADVICE

Designer and architect Mary Ann advises homeowners with Midcentury Modern homes approaching the remodeling process: "Most midcentury homes have great layout and light. Keep as much of the original structure as possible and focus on technical upgrades—insulation, electrical, heating and cooling, doors and windows."

SEE RESOURCES, PAGE 128.



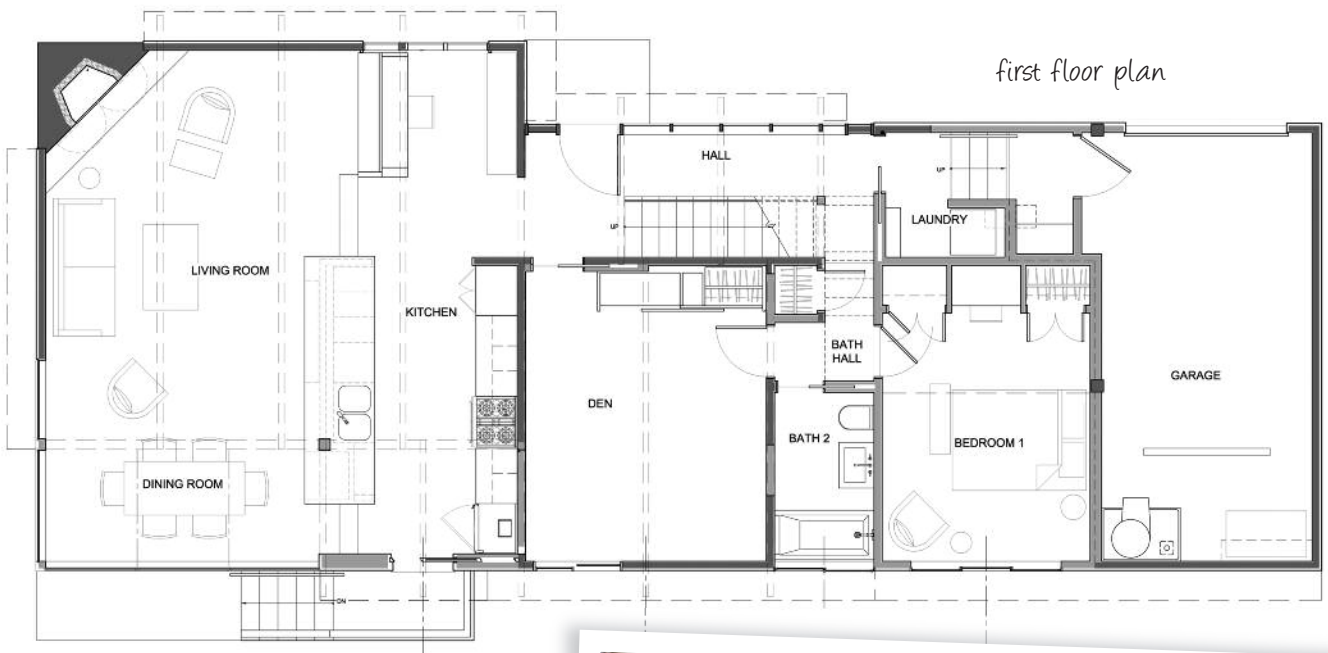
LIVABILITY AND ROI

"When we work on client's main home, we usually do not focus on ROI but instead on how much comfort and refuge a home can offer," Mary Ann says. "We believe that the environment we live and work in can make us stronger and more effective or can make us sick. None of this is measurable in dollars.

"That said, I believe the fact that this is a healthy home (all no-VOC finishes, hydronic heat, etc.), and the features that make this small home seem bigger and open and connected to the outside, are the ones which will have the best ROI."

While the sum total of the improvements can't be measured in dollars, efficiency in layout and technical aspects will certainly make a difference to a home's livability, utility bills and value.

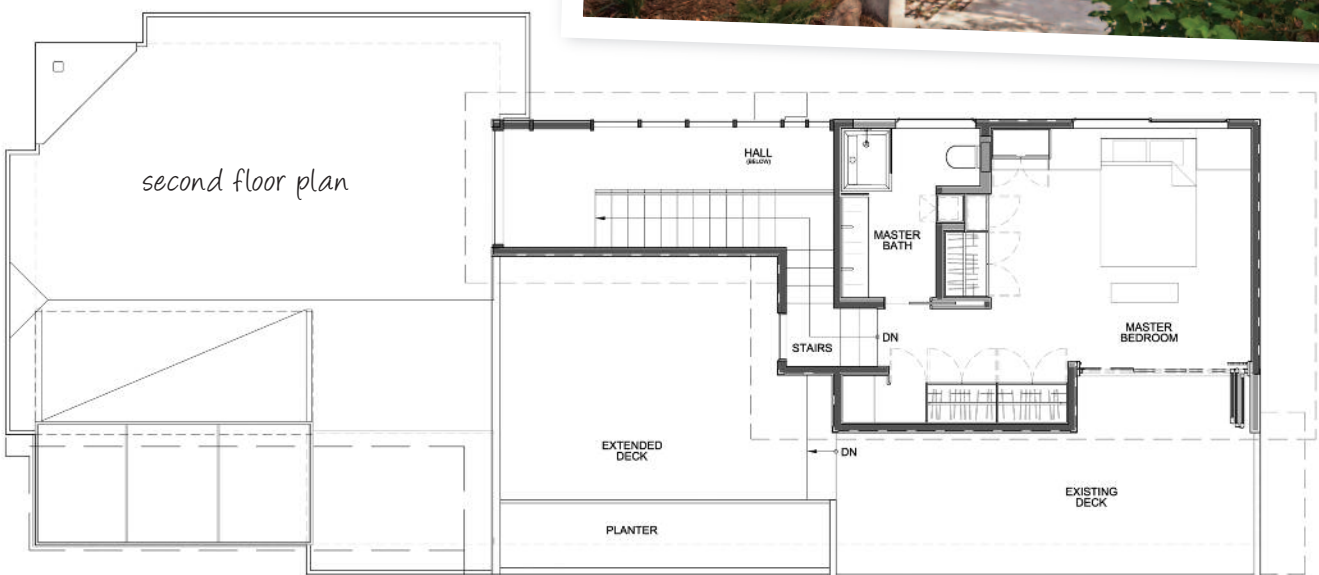




SOLAR POWER

A major element of the home's green renovation is its integration of a 3.4-kilowatt PV solar system.

According to average electricity usage and rates in California from 2014 and the Affordable-Solar.com calculator, using solar for 100 percent of electricity in this home will save **80 percent** of its electricity payments for an annual savings of **\$1,095.96**. Also according to the site, adding solar panels automatically increases the value of the home by **\$21,919.20**.



> FOR MORE INFORMATION ON MARY ANN SCHICKETANZ, VISIT CARVERSCHICKETANZ.COM.