



Welcome to 411 N Wahsatch Avenue

A Modern Restoration of a Historic
1909 Craftsman Bungalow

The Hosts



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About This Home

The Craftsman Bungalow is a style of home that became popular in the early 20th Century. This style of home is known for its simple yet elegant design, with a focus on natural materials and functionality.

A two-year-long restoration of this 1909 downtown Bungalow provides upscale modern living while retaining its historic charm and character. This home boasts restored Prairie-style windows, an antique slipper light, original tile around the fireplace, French doors to the dining room, and leaded glass bookshelves. The hall bath highlights the original clawfoot tub, professionally refinished in a modern black and white, and encased in an 8' tall seamless glass surround. Oak flooring extends throughout the house and showcases a large amount of Tiger Oak planks, and period black and white marble tile flow into the bathrooms. Interior and exterior take their paint palette from historically-researched colors. Antique doorknobs and ball-tip brass hinges have been removed, stripped, and polished. Special-order, reproduction lighting, and classic Shaker cabinetry round out the original charm.

All of the charming, historical features combine with well-planned, modern amenities to bring you a fully functional modern home, complete with a true master suite. The 3rd bedroom was permitted and transformed into the primary bathroom and walk-in closet. The kitchen was fully remodeled and boasts brand-new GE Café appliances, a custom rolling butcher-block island, a quartzite countertop, and a marble backsplash extended to ceiling height. All windows except the front 3 original windows have been replaced with energy-efficient vinyl windows. AC and water heater installed in 2021, Furnace in 2020, Humidifier in 2023, and Reem Halo air scrubber in 2022. The electrical panel was upgraded to 200 amp in 2021 and the lines were buried so that the only overhead lines in your view are the café lights over the patio. And the old 1-car garage was insulated and finished to provide the extra space needed in today's lifestyle...a perfect area for a second office space, family room, or work-out space. No detail was left untouched in this restoration.



Before



After



Before



After



Before



After

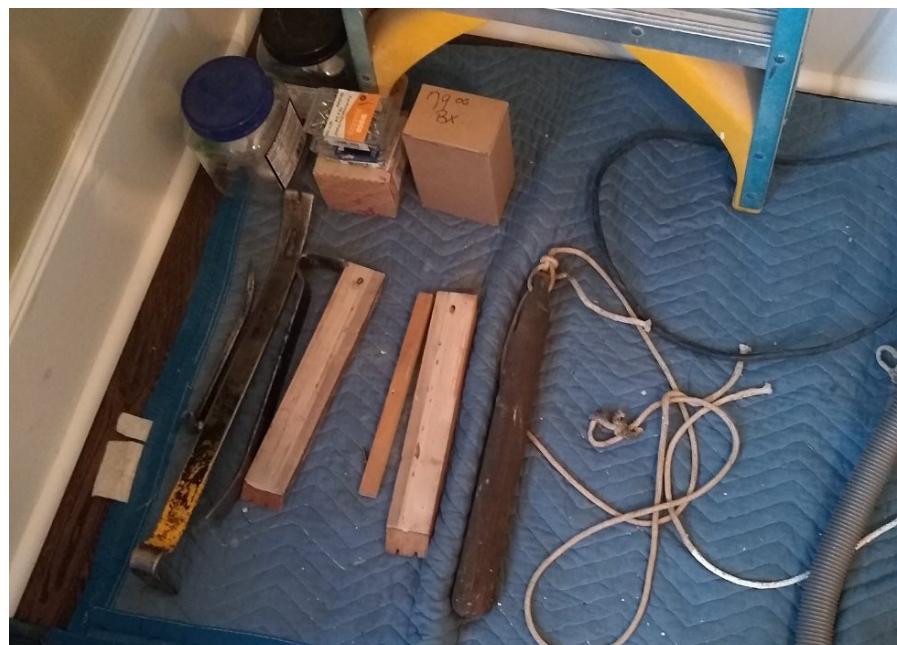


Landscaping

This home sits on a 9500 sq ft lot and already had great sidewalk and patio areas, a firepit already in place, and plenty of space to create a masterpiece. However, as great as the bones were, there was basically nothing in place for landscaping or curb appeal, and many trees were dead or diseased. Over the course of three phases, trees were trimmed or removed as needed, and interest was added to the landscape with well-planned hardscape and decorative rock and mulch. Decorative grasses and low-maintenance perennials are thoughtfully laid out in a manner that allows for a continual parade of seasonal color.

A large area of turf in the backyard provides a sea of green with none of the watering or weeding. Large trees provide shade and a variety of fall colors. And over 1500 tulips, daffodils, and crocus bulbs have been planted for a burst of Spring happiness. Hostas, daylilies, and Russian sage keep the yard green through the Summer. Enjoy your summer evenings on your patio with a bonfire to keep the chill off, and various cafe lights and pathway lights allow the evening to continue into the night. Whether you like to relax alone or entertain large groups of friends, this yard will be your favorite oasis.





Stucco and Windows

The house needed an exterior facelift with some attention to historical details. The original, front windows were kept and completely restored, to keep in line with the era of the home. The original glass was re-glazed and old weight cords were replaced with new copper chains.

The stucco was recoated, new custom scallop siding was added to the north peak, and new, Prairie-style windows were added to the rest of the home to increase efficiency. The color scheme was chosen from Sherwin Williams historic collection, adding more detail to the original Craftsman-style Bungalow. New gutters were hung, with extended downspouts and French drains to help protect the home for years to come.



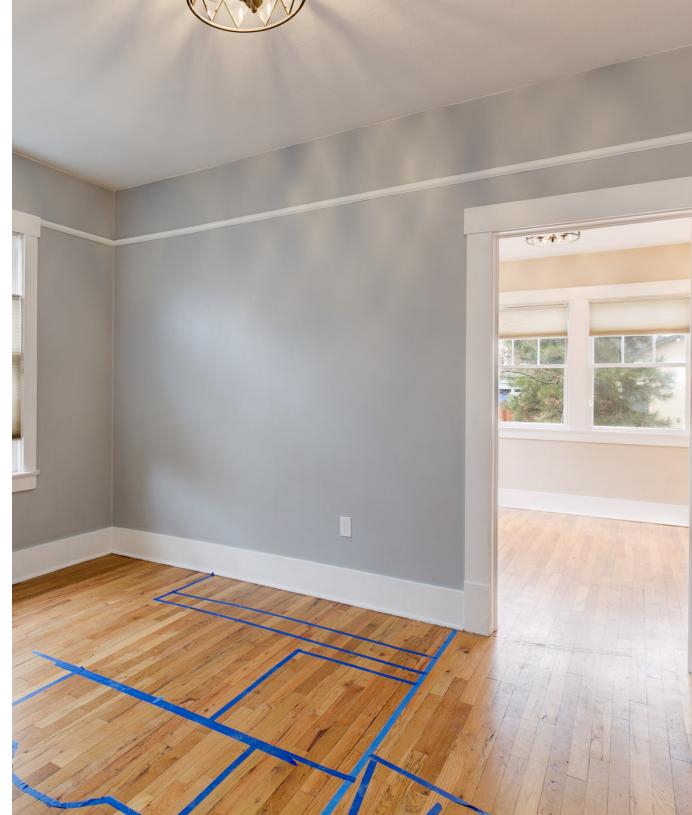


Additional Living Space

A sad old one-car garage with drooping front doors and crumbling cement gets a new lease on life. New, oversized windows, patio doors, and vaulted ceilings allow you to feel almost as if you are sitting outside. In the winter, it is like being in your own little snow globe, yet warmed by the thermostat-controlled fireplace.

The new concrete floor and LVP flooring, a new 75 amp sub panel, double-paned windows, and R-19 insulation make this a perfect getaway in your own backyard. Whether your view is snow softly falling or the tulips blooming under the window, this additional living space makes a great family room, office, or workout room.

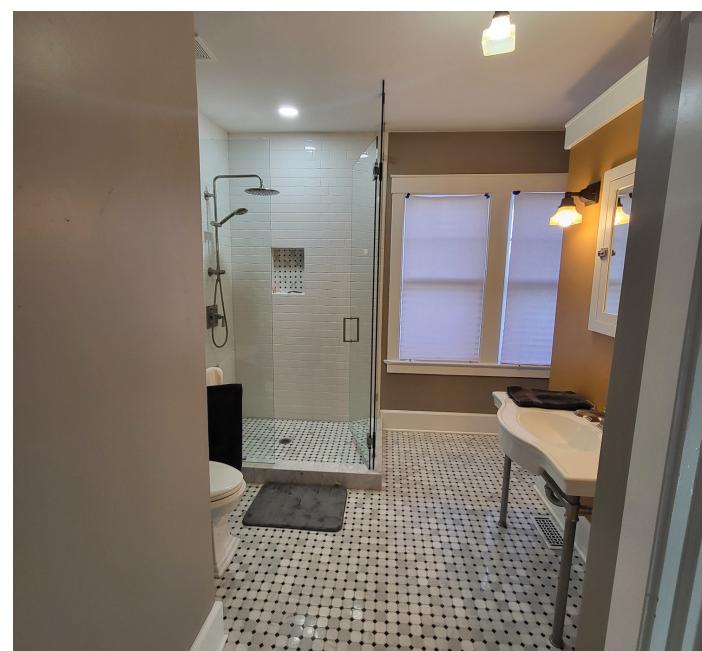




Primary Bath

One difficult aspect to achieve in an older home is the storage and closet space we expect today. Additionally, a primary suite has not been a common feature except in the last few decades. This little bungalow had the added challenge of having a third bedroom added on at some point in the early 1900s that required a person to walk through the second bedroom to access it. The solution? Combine the rooms into a primary suite, complete with his and her closets, a modern glass-encased shower, and plenty of linen storage. Designed to feel truly upscale, you enter the suite through a small entry, which gives a sense of separation from the dining room.

The third room becomes the primary bedroom, with four large windows letting natural light stream in through the morning. The second bedroom has been turned into a bathroom and walk-in closet. Period-style console sink, recessed medicine cabinet with a reproduction oval cabinet latch, and craftsman-styled lights keep the bathroom in line with the architecture of the house. Crisp, black and white marble flooring, white subway tile, and floor-to-ceiling custom shower glass provide the comfort of modern living. Open shelving mimics shelving of the era, while giving even more storage. Modern function and design blends seamlessly with historic touches to make a primary suite that you will love waking up in!





Dining Room

The dining room was a staple in a Craftsman Bungalow. The early 1900s was an era when people were adjusting to the increased pace of industrial America and pulling back from the overly-ornate Victorian era. The Craftsman movement honored hand-crafted, artisan, simplistic designs and a return to high craftsmanship. The dining room table and the dining room itself reflected this style in a solid, simplistic manner which allowed families to sit and dine. This dining room offers original oak floors, with a high percentage of Tiger oak planks, hand-textured walls, french doors, and large Prairie-style windows to let in plenty of natural light. The window seat that was probably added mid-century was removed and ductwork was moved out of the main traffic flow. The new Asian-inspired chandelier is reflective of the Asian elements that found their way into Craftsman design.

Living Room

The classic bungalow living room is located in the front of the house, protected by the overhanging eaves of the front porch. The bungalow home flows seamlessly through the dining room and then to the kitchen, which is traditionally located at the back of the home. The living room showcases a central fireplace and leaded-glass doors encasing the built-in bookshelves. Original brown tile still sits at the hearth of the fireplace, while the oak floors were finished to a modern deep espresso. The original exterior windows on each side of the fireplace now bring a decorative element to the room. French doors open into the dining room and can be closed to bring a coziness to the room on snowy, winter nights. A versatile room that can easily be decorated in a traditional or modern style, this large living room will suit your style.





Kitchen

The kitchen had gone through several remodels in the last 100 years, and was a mishmash of the previous updates. Much consideration was given on how to update this kitchen to fit today's discriminating chef while staying true to the character of the home. Picket shaped, marble tiles and Shaker cabinet doors were chosen to fit the era of the home. A custom butcher block rolling island was designed to provide additional counter space and bring traditional warmth to the heart of the home.

Two windows were removed to allow for more wall space and GE Cafe appliances were chosen to bring a modern, commercial feel to this high-end kitchen. Reproduction lighting was added to keep the flow of the home and a black Kingston Brass bridge faucet and pot filler bridge the gap between traditional and modern. The 5 burners and double oven gas stove will delight the cook in the family. The entire kitchen is highlighted with Victoria Lux Quartzite countertops.

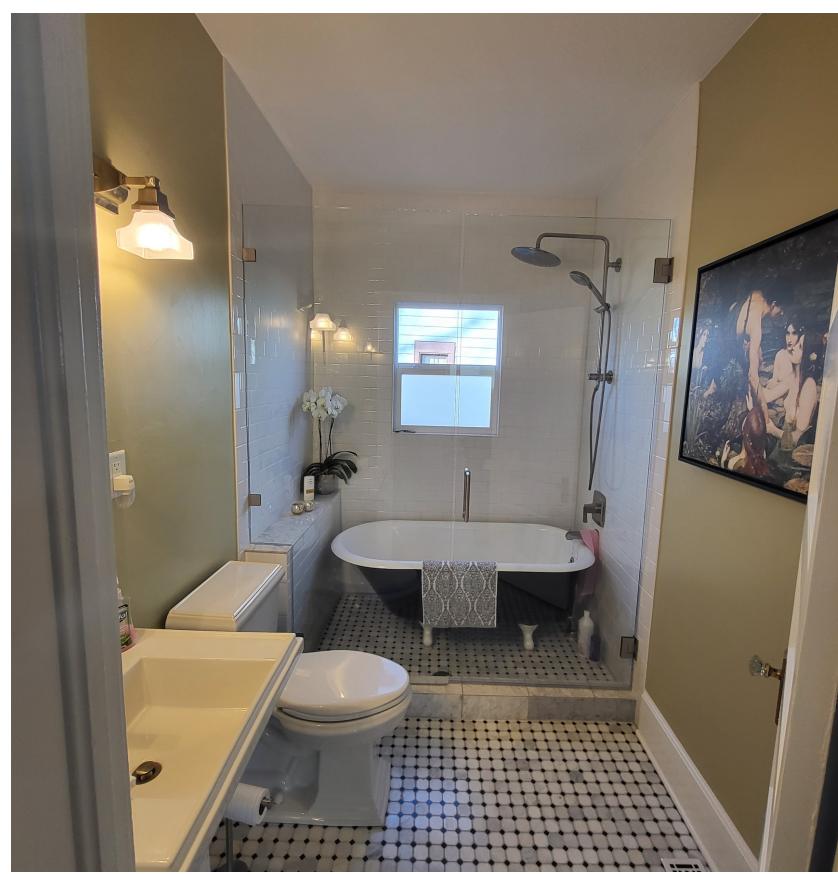
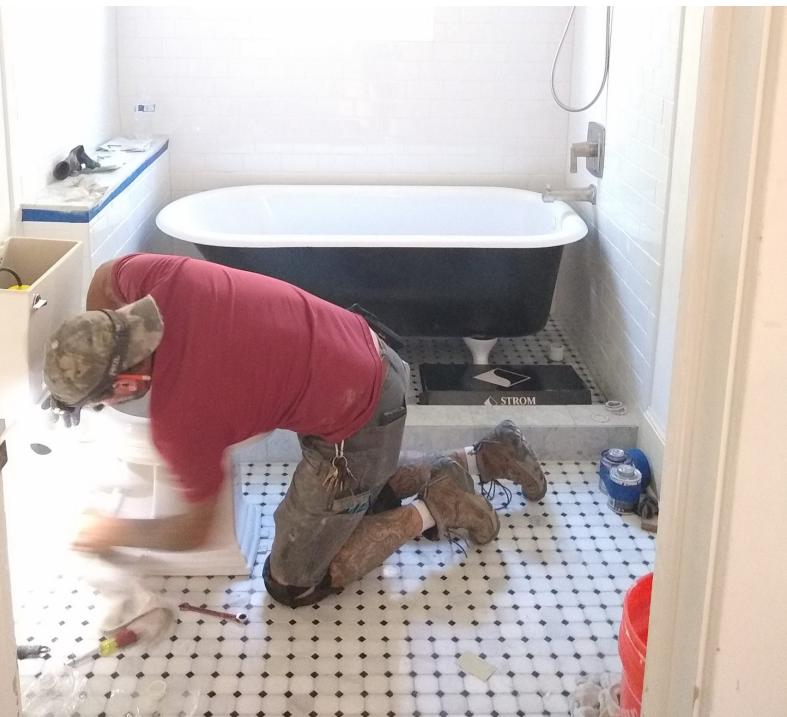




Hall Bath

The hall bath was originally the only bathroom in the house and was awkwardly laid out. The toilet was directly behind the door and the door could only open part-way. The original clawfoot tub had seen better days and touted the ever-so-lovely circular shower curtain. A full makeover was in order, starting with a more spacious layout. The sink and toilet were placed against the left wall, allowing the door to fully swing open. The original tub was hauled down to a porcelain restorer and had a full refinish in a classic, yet trending, black and white.

A wet room-style shower enclosure highlights the room. It includes a custom, dual drain system that allows for the tub and shower drain to be utilized in the same area, while a new American Standard rainfall showerhead mimics the look of a classic shower, yet delivers modern luxury. High-end Kohler Town Square fixtures, period style marble mosaic tile on the floor and subway tile on the walls, and Craftsman-styled lights tie the look together. All of this capped off with frameless glass shower walls at a custom 8 foot tall, so that the visual line is not impaired. Come soak your cares away in this luxuriously remodeled bathroom.

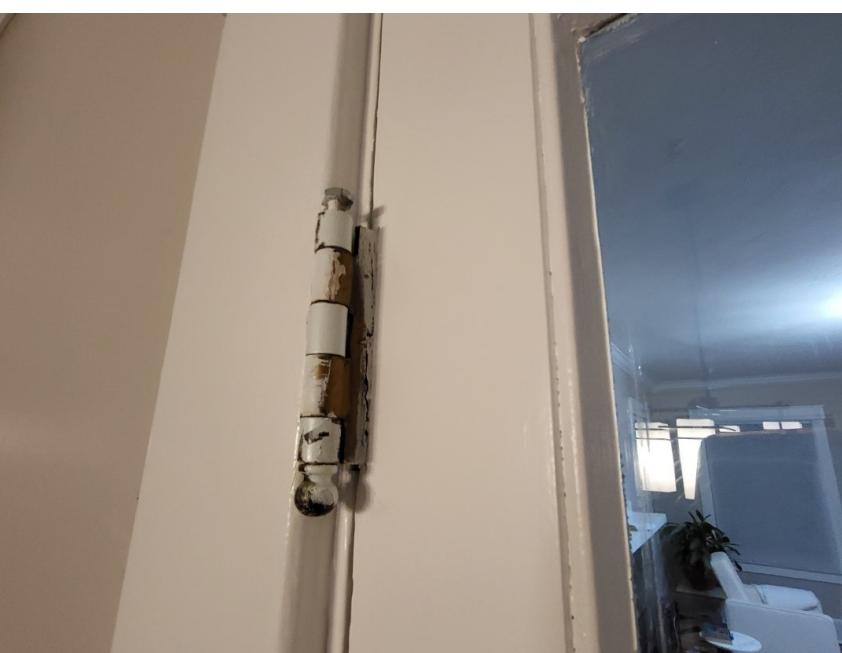




The Devils in the Details

The devil is in the details...when you are truly trying to bring an old house back to life, you pay attention to the details and do what you can to save the elements that remain, or alternatively, look for appropriate reproductions. An area often overlooked is hardware. This house still had its original ball-tip hinges and had a fun and beautiful array of antique doorknobs in various styles. However, all were coated with various layers of paint, marred up, and forgotten.

Many hours were spent removing latches from the original front windows, the bookshelves, and the pantry. All of the doors were taken down so that hinges could be removed and all the hardware was stripped and then tediously polished using first a vinegar and baking soda solution, followed by an additional polishing with brass polish. At the end of the day, beautiful antique brass (and a few random chrome ones, too!) were uncovered and hung back into place. Their deep luster gives a beautiful accent to the pieces they adorn.





Thank You For
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