

# Building Up

*Artistic Renovations of Ohio*

**YOU'D NEVER KNOW** the craftsman-style with Tudor detail was once a ranch home. This Lakewood house underwent a full renovation to add a second story and to remodel the existing 1,600-square-foot ground level, while bringing in historic detail that's appropriate for the neighborhood, says Ken Perrin, owner of Artistic Renovations of Ohio.

The upstairs addition nearly doubled the size of the home and created a living environment where the owner's mother can move in, too. "We met the owner about 12 years ago, and she started talking about doing this project," Perrin recalls of how the seed was planted and eventually grew into a project. A few years ago, she decided it was time. And, for six months during 2018, she moved out so the comprehensive construction process could take place.

There are many considerations when adding a second floor, Perrin points out. "You have to worry about bearing points and how the structure will be supported, because a ranch is not meant to hold a second floor."

Artistic Renovations re-engineered the infrastructure and mechanicals, along with addressing some electrical issues that were discovered during the process. (The team found knob-and-tube in the basement that needed to be upgraded — which meant stripping the ceiling.)

"We wanted to save the hardwood floors, and, with the rain we had in the spring, we didn't want to remove the roof during construction," Perrin says of how the project unfolded. They left the ranch roof on, cut off the overhangs and built the second-floor system underneath the existing roof. "When the weather cleared, we tore the original roof off and built the walls. We already had the second story framed up," Perrin explains. "It was faster that way, otherwise, we'd have to wait until it stopped raining



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## NUTS & BOLTS

### HOME ADDRESS:

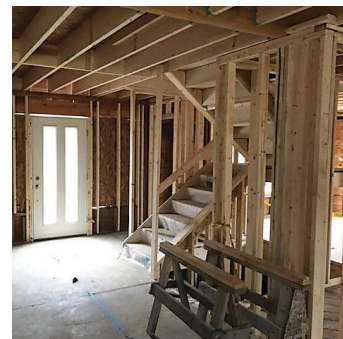
17416 Lake Road,  
 Lakewood

### CONTRACTOR INFORMATION:

Artistic Renovations  
 of Ohio, 12333 Ridge  
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 artisticreno.com

### PROJECT FOCUS:

Second Floor Addition  
 and Whole House  
 Renovation



and we'd be a month or two behind."

NARI member Absolute Roofing assisted with the new roof, and another member, Toth Painting, assisted with painting throughout the home.

Timing is everything, particularly when the owner has to move out during construction, he says. Furniture was stored in the basement and off-site.

As for the design, Artistic Renovations delivered a style that honors the history of the lakefront neighborhood. That includes cedar detail in the

roof gable, shake siding and maintaining the ranch's original brick. Inside, a staircase was relocated to make way for a turning staircase with wood spindles, stained steps and painted risers. "If you walked in, you'd think it was there forever," Perrin says.

The kitchen was outfitted with KraftMaid cabinets, and new hardwood floors blend with the original.

The significant project was worth the time and investment for the owner, who wanted to stay in Lakewood and loves her neighborhood. "You can see the lake from her house," Perrin shares. "By adding on this second story, she'll enjoy the home, and in this area it will retain its value."

Come see the finished product! — KH