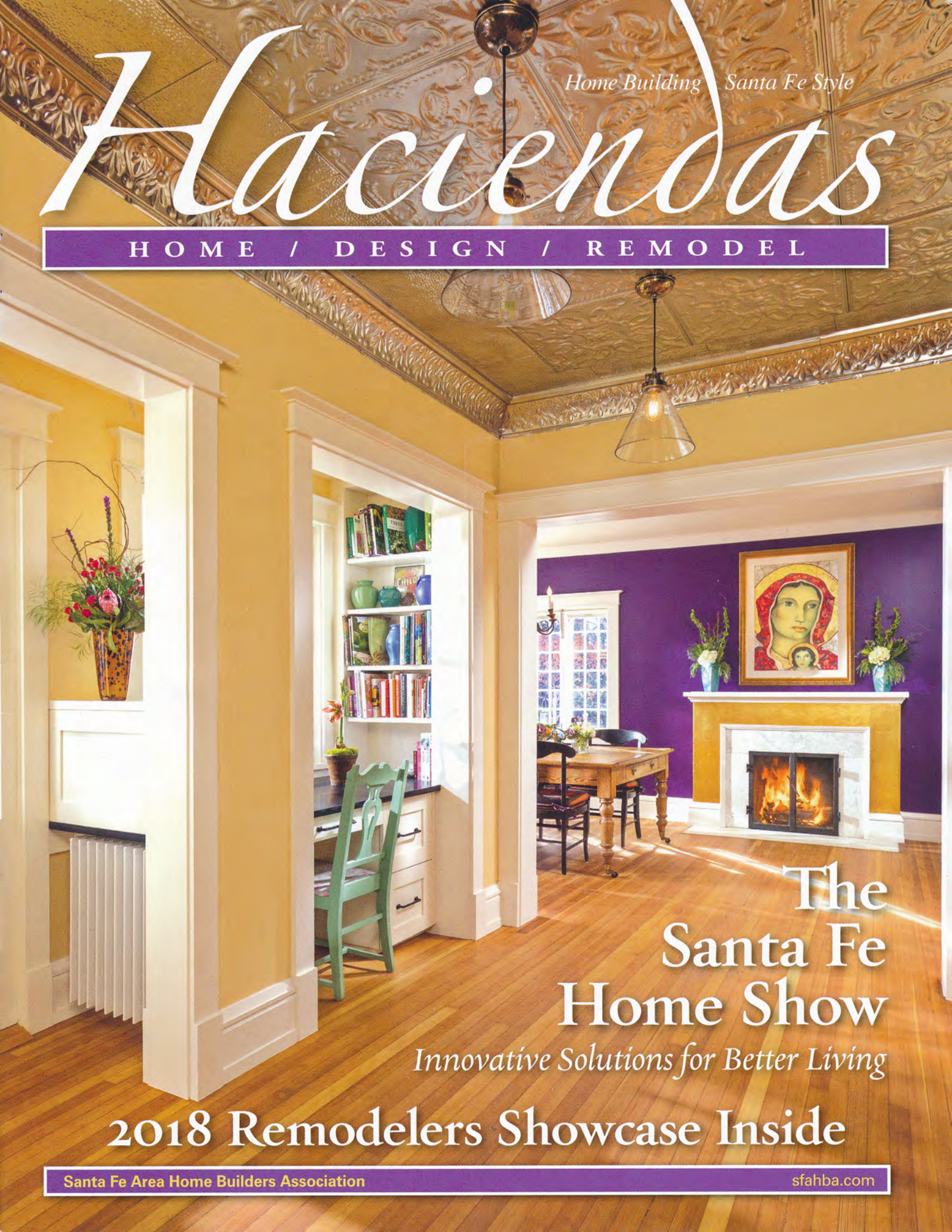


# Haciendas

Home Building Santa Fe Style

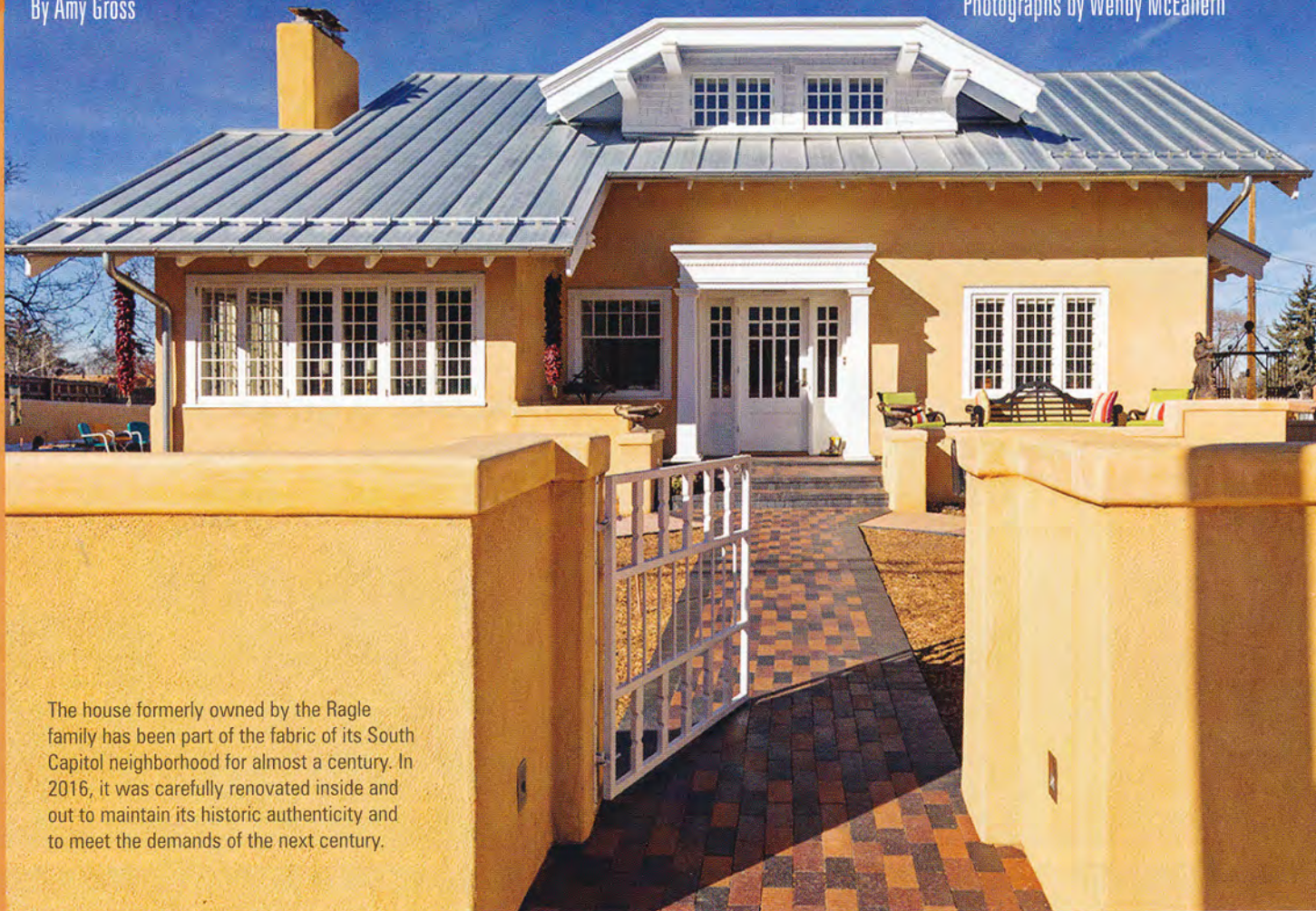
HOME / DESIGN / REMODEL



## The Santa Fe Home Show

*Innovative Solutions for Better Living*

### 2018 Remodelers Showcase Inside



The house formerly owned by the Ragle family has been part of the fabric of its South Capitol neighborhood for almost a century. In 2016, it was carefully renovated inside and out to maintain its historic authenticity and to meet the demands of the next century.

## A Bigger Act of Trust

**Tierra Concepts earns the Grand Award for a comprehensive historic renovation**

**T**he huge Craftsman-style house on Don Gaspar has been a fixture in the quiet South Capitol area neighborhood since 1926. Formerly owned by the Ragle family, it's seen its share of transformations and attempts at updating over nearly a century, but what no previous owners had managed to sort out during that time was its hopelessly confusing and nonfunctional—in some places, dangerous—floor plan.

Still, the house was a beauty, a faded *grande dame* with tons of potential, simply in need of a little love. Okay, a lot of love. And that's where Wendy Wilson and her husband, Douglas Turco, came in. Wilson and Turco moved into the new-to-them home in late 2014 and lived in it for about a year before realizing it simply wasn't working in its current, claustrophobic iteration. Having transformed other older homes together, Wilson and Turco wanted fervently to retain the house's historic persona but also needed to adapt elements of it for modern living and aging in place. They enlisted the help of award-winning builders Tierra Concepts, Inc., who shared with the homeowners a vision of the house's next life.

"This remodel was not only an act of faith on the owners' part, but an act of stewardship, of love," says Kurt Faust, a Tierra

Concepts managing partner along with Eric Faust and Keith Gorges. In this massive project, which would involve working with the Historic Districts Review Board and keeping peace within the quiet neighborhood, there would be no room for cursory fixes. "It's an architecturally recognizable house," Faust points out. "And it needed to be brought into a whole new century."

Redesigning the floor plan was paramount on the to-do list. The team, which included designer Stephen Beili of Studio Beili and Tierra general superintendent Raul Rodriguez, realized that to do so, they would need to relocate the stairwell in the front entry area—no small feat of engineering. The new stairwell now angles gracefully up to the second floor, with ample room to navigate and windows and niches built along the way that make the space architecturally interesting. A long, awkward entry area that might have once been a parlor was reimagined as a tin-ceilinged hallway that joins the living room, a built-in desk area, and the dining room (which used to be the kitchen). The kitchen itself was lightened and enlarged, and appointed with modern appliances and materials "for someone who actually cooks!" says Faust. To comply with H-Board directives, all street- and side-facing windows had to be



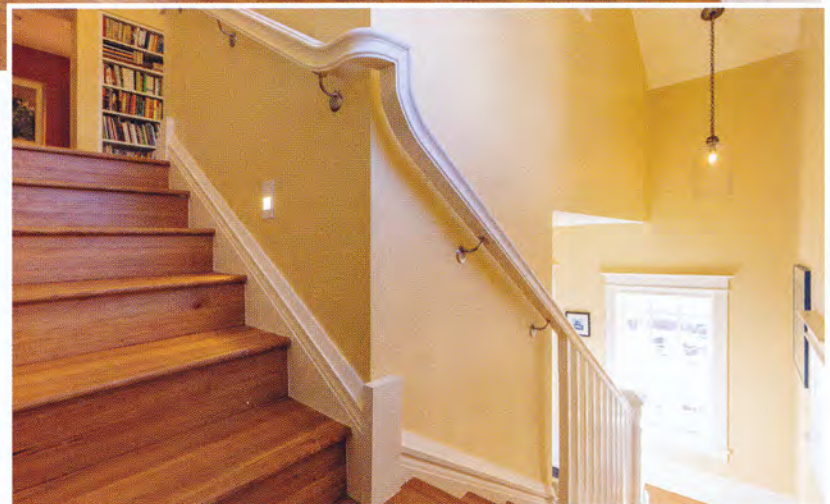
The dining room and kitchen swapped places in the remodel. Now at the front of the house and clad in rich hues of deep violet and metallic gold, the dining room is a stunning entertaining space.

meticulously restored by a skilled local carpentry company, while new windows were matched to the old.

As with many historic renovations, there were some bizarre discoveries during the project, such as learning that the house's sewer line went under the neighbors' property—most likely because at the time the house was built, the family owned virtually the entire street. But each challenge merely reinforced the homeowners' choice of a remodeler with years of experience and a passion for the details. "It occurred to me during this project that doing a whole-house remodel is actually a bigger act of trust in your builder than doing a house from scratch," says Saguna Severson, Tierra Concepts' Marketing Director. "There are so many unknowns in a whole-house remodel."

Wilson and Turco's trust in their builder paid off in spades. There's no doubt they're now enjoying their home more—indoors and out—thanks to a floor plan that flows well, a well-designed kitchen, gorgeous finishes and colors, a fully landscaped yard, and more space overall. But there's also the satisfaction that comes with knowing you have personally saved and restored a piece of history and returned it to its former elegance. When Tierra Concepts accepted their well-deserved Grand Award for the whole-house renovation, the proud homeowners, an integral part of the team, were on stage, too.

"This was one of those projects where, thank goodness, there were people who wanted to take on a special house and make it so beautiful," says Severson. "When you walk past a remodel like this one, you just know how amazing it is. It was such an act of faith and love on their part." **H**



Above: The entry hall stairway was entirely relocated so as to create space for additional rooms. It is now a striking architectural focal point.

Below: With new windows, the kitchen is light and bright and features beautiful custom cabinetry, high-end stainless appliances and modern finishes, and a flowing, sensible floor plan.

