

# 932 S Burnside Avenue

## Museum Square

This 1925 Mediterranean Revival has been refreshed and modernized into a stylish family haven and entertainment retreat. The 7701 sq ft property includes a 2107 sq ft main house with 4 bedrooms, 2 baths and central air & heat – as well as a stand-alone guest house with a bonus room, bedroom and 3/4 bath that adds additional high-quality square footage to the property. Design architect BowersThomas has waved her wand to return this home to its grand historic beauty, updated with subtle nuances, comforts and clevernesses. With light-filled Moorish overtones, the home's many original features – such as barrel ceilings and curvaceous arches and coves, as well as rich wood floors, doors, moldings and grand arched windows, and related period hardware – are seamlessly complimented by quatrefoil architectural and decorative

accents, a modern Bosch-appointed kitchen, updated bathrooms, a master suite, striking period-appropriate lighting and repurposed stone appointments. Day blends into night due to dramatic low-voltage landscape lighting; the entire property flows effortlessly from curbside entry into and throughout the interior to side porches, patios, decks, gardens, and guest house; there are four separate patio/porch areas that artistically blur the line between interior and exterior space. The site is conducive to, and designed for, both family living and entertaining; at night, it is transformed into a wonderland of dramatic landscape lighting, tree structures and canopies. By retaining many original elements, reintroducing others, and adding some of today's smartest green products, this home is set to celebrate another 100 years.

The interiors are defined by pleasing Mediterranean architectural elements, original western woods, and striking tilework. Hand-painted and handmade original tile design elements are incorporated throughout, with key



\*Information provided by owner. Agent cannot confirm accuracy. Buyer to verify.

components from RTK Studios, Laird Plumleigh, and The Tile Guild, as well as additional beauty provided by Walker Zanger and Porcelanosa.

As part of its modernization and its re-purposed use of antique elements, the home is a subtle statement in green comfort – it unites sustainability with quality design. For example: The beautiful kitchen countertops are Cosentino ECO, made from 75% recycled material as well as similar sustainability practices during the manufacturing process; the expansive deck in the back garden is United States-manufactured EverGrain Epoch, the only compression-molded, durable & low- maintenance, wood-like grain composite decking. The rooms are technology-ready with coax-c5. The latest nest learning thermostat system wirelessly controls, customizes and economizes the home's air temperature and power usage, as well as standing ready to accept other personal smart applications such as those for internal security cams and other specialty features.

This is a home for all generations and for all seasons; it transforms and evokes new moods throughout different times of the day and the year. There are many happy surprises awaiting discovery – a discovery that unfolds over time and perspective through proud ownership. Let's take a tour of some of the elements that compose the beauty of this property.

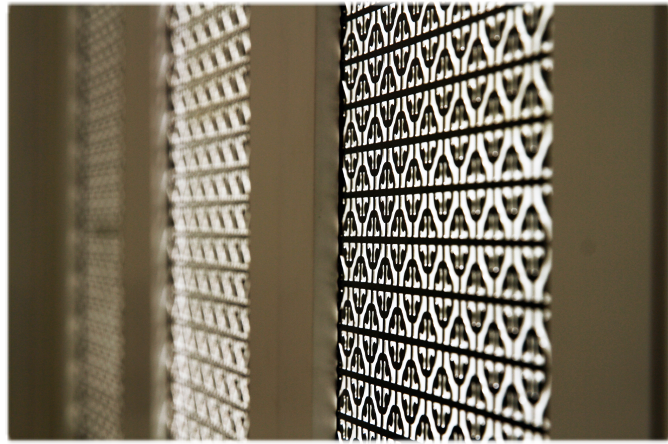
Strolling up the lighted stairs from the Burnside sidewalk, the winding Autumn-slate walkway transports you to the entry through a garden of native greenery. One ascends stairs adorned with Laird Plumleigh's hand-sculpted, glazed tiles, and arrive on the front porch – a portal where the seasonal scents from the garden waft through the custom wrought-iron grille to the threshold and beyond. Original Western Cedar doors greet your approach and provide separate welcoming entry to each of the living and dining rooms. Caramel slag-glass antique faceted lanterns enhance and light the region.

Entering the large living room, you find yourself in a sun-saturated realm with 15-foot barrel ceiling, original arched-wood windows, and hardwood floors. A gas-burning, smokeless fireplace is a quiet, yet dramatic focal point. An inviting Moorish arch frames a tiled fire opening, graced with Laird's hand-crafted Arabesque and keystone tiles which are in high-relief and bear translucent, multiple high-fired glazes for subtly dramatic sparkle. Working with this design master, a quiet yet compelling focal point has been achieved Through many tints and shades of gray, aqua and green. Dove subway tiles complete the field with a tonally-related marble threshold. Above, a pair of antique silver-toned Art Deco sconces repeat the refined shapes found throughout the room. An original, divided-light Western Cedar door allows exit to the southern side patio and gardens.

The open space of the living room flows through an original expansive Moorish arch into a spacious dining room. Two pair of original tall wooden windows and a Western Cedar divided light door create a wall of luminance flowing from the entry patio. The unique chandelier reflects the hand-wrought metals of the period, their original patinas, and the structural designs of the Art Deco era. The room provides abundant space for a large dining ensemble, including buffets, a bombé chest and additional seating.

An original wood swing-door leads to the beautiful yet efficient kitchen, bathed in whites and gray-green neutrals. The scene is set with Cosentino Eco Riverbed countertops, Italian Stratta

and American quarry tile, stainless steel appliances, custom-designed cabinetry with under-cabinet lighting, melon-shaped brushed-nickel hardware, hidden toe-kick bonus drawers, a pair of Holophane pendant lamps, art-glass door insets and reticulated screening. BOSCH appliances, including their prize-winning dishwasher, vented gas stove-top, and double ovens/microwave, as



well as an LG French-door counter-depth refrigerator complete this attractive, state-of-the-art kitchen. The space includes barstool seating, a computer-desk nook, a separate area for café seating, and a hidden, easy-access laundry. Unique antique components of two military jet engines have been customized and transformed by Musselman's Custom Lighting into a pair of intriguing pendant lights – a striking conversation piece above the dining bar. An exterior exit door provides access to the north-side walkway.

A generously-wide central hallway, with original curved walls, leads from the public areas to the bedrooms, baths and master suite. It is more than a long walkway: an original telephone nook is transformed into a sculptural display focal point; a large linen closet as well as a coat closet provide additional storage; a pair of brass & beveled glass lanterns imbue the area in warm light and allow ancillary furniture or art-pedestal placement if desired. The space feels more like a distinct interior room and art gallery.

The front bedroom can easily be used as a den. It has a three-light, antique Art Deco wheat-design ceiling fixture in copper & bronze tones; smaller, related fixtures grace two other bedrooms. Original French doors open onto a veranda with a tiled porch overlooking the side garden – a private relaxation cove or wonderful indoor/outdoor extension for social events that flow into the south-side gardens and beyond. A multi-faceted, caramel slag-glass ceiling lamp enlightens a Barcelona-style tile carpet, incorporating RTK Studios raised-relief tiles. The charm and crisp color of these tiles can be felt in other tile design accents awaiting your discovery throughout the private gardens.

The hall bath is accented with an antique cut-glass rosette window, framed by a blueberry tub archway. In keeping with the era of the home, the room is bathed in tile, including elongated subway tiles and architectural molding tile from Walker Zanger. Toiletry nooks cleanly provide easy access to necessities. An antique Deco bullet sconce lights a Latin pounded-metal and tile-framed mirrored medicine cabinet positioned over the pedestal sink. Additional built-in shelves are hidden behind the entry door to the room.

The two north-side bedrooms are full of light and have ample closets. Central antique lights repeat the wheat-design found in the front bedroom/den. The rear north-side bedroom exits through French doors onto the backyard deck and gardens.

The light-saturated Master Suite is a private enclave. Drawn into the main room of the Suite through an arched second hallway, one passes a pocket-door accessing the walk-in closet (awaiting customization by the new owners). The master bedroom provides multiple options for placement of furniture according to the owner's personal preferences. By night, antique brass lighting warms the areas from above, and a remarkable brass, breastplate chandelier sets the tempo for the multiple moods of the Suite.



The master bathroom boasts a pair of antique cut-glass leaded windows that glow onto an arched alcove of hand-silvered & patterned tile – a Tile Guild debut – above a whirlpool soaking tub. Alchemy-grey, blue & taupe-colored marble called Ocean, and archipelago Walker Zanger tile, wrap the walls, floors and counter-tops in luxury, with Kohler appointments to the stand-alone shower (with steam-shower glass venting), tub, and lavatories. The evolving window-light from this eastern exposure, the glimmering pendant lighting, and the shapely beveled mirrors provide a luscious atmosphere that inspires and reflects many different moods throughout the day and night.

The Master Suite boasts French-door openings to the garden via a large covered deck. The Evergrain Epoch environmentally-responsible deck extends the full length of the back of the home, weaving in and out of covered overhangs. At either end are matching RTK Studios tile columns, bookended by a pair of antique exterior Deco sconces. Lighted steps provide entry into a luscious green exterior room – a large grassy carpet, a garden rimmed and walled with unique bushes and plants, and a “ceiling” of a marvelous mature shading Chinese elm.

Situated in the southern corner of the garden is an arbored patio and guest-house; the structure is original to the property. The guest house is a real gem to the property. It has a large bonus room, a bedroom/office with closet, and a three-quarter bath. With a beamed ceiling overhead and distressed wood-plank-style Porcelanosa tile flooring running throughout the main living space, this clean design provides easy-to-maintain yet fashionable space, affording great flexibility. It is perfect for use as a guest house, media room, gym, home office, or playroom – limited only by your imagination and needs. Attached to the guest house, with separate entry and hidden behind its eastside, is a locked storage shed to hold all your gardening, handyman and seasonal items.

The guest-house patio is adorned with an RTK Studios tile column reflecting those on the master deck; a lantern, lined in quatrefoil art-glass, lights the entry French doors and the patio. From this vantage point, one can contemplate on nature in the garden, the architectural magnificence of the Chinese elm, and look back toward the main casa with its promise of living in and experiencing the comfort and luxury of the blend of the historic and the modern.





Added detail information:

Paints & Stucco

- G Interior walls: Dunn Edwards White Heat
- G Interior painted baseboards, moldings & doors: Swiss Coffee
- G Kitchen & bathroom wall, moldings & doors: Ultra White
- G Master Bathroom: Silver Sky W-F--510
- G Exterior Wood trim & Guest House interior: Ultra White
- G Stucco: 20/30 Merlex P-138 Haystack

Windows: Double-pane, low-E windows (north, east, south sides of main home), with the exception of original divided-light windows & doors, many of which still have their original, rolled antique glass (front of home wrapping to south-side patio). Cut-glass windows in the baths are antiques that have been floated between the double-pane glass of modern windows.

Marble & Stone

- G Fireplace hearth is marble
- Master Bathroom countertop, decktop, floors are all the same marble: Ocean
- G Kitchen Countertops are a Green composite product called Cosentino Eco: Riverbed
- G Hall telephone nook: re-purposed travertine piece from old fireplace hearth.
- Kitchen Floor & South-side Porch Field Tiles: Puritan Gray & Buckskin Sanded & Un-sanded Quarry Stone Tiles

G Entry walkways & patio are slate: Autumn

Antique Lighting Restoration and Collections by: Musselman's Custom Lighting and BowersThomas Design Architecture

Artwork by: Paula Matei (<http://www.paulamatei.com>), Bill Arms, Barbara Clum, Dy'Ans, Carole Barnes, Jansson, Jack Davis, Matthew Kotzin (<http://www.matthewkotzin.com/Paint.html>), Carol Davis, Nick Pasko, BowersThomas, Sylvia Edwards, Connie Muldrow, and Photographs by Evin Grant: (<http://www.evingrant.com/EvinGrant/Start.html>), (<http://evingrantphoto.com/>)

\*Information provided by owner. Agent cannot confirm accuracy. Buyer to verify.