

IT'S A BEULAH-FULL LIFE

An Endeavor: Capturing a Lifestyle and Translating It into a Legacy

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Rose's favorite phrase "It's a Beulah-full life" is indicative of her creative flair and, more importantly, reflective of Tom and Rose's passion for Crystal Lake and the quaint, waterfront village of Beulah where Tom's family summered for many years. After Tom was graduated from high school, his parents purchased a lake front parcel with a cottage on the lakeside and a duplex on the roadside. For a family living on a teacher's salary to pay for this investment, a creative plan was crafted - rent the cottage, live in the duplex, and during the summers Dad would teach drivers education and Mom would work at the Cherry Hut. A lifetime of memories emerged as the family conquered the financial challenges of owning a summer cottage - a gathering place with many years of great memories.

As Tom and Rose's children, Nick and Rosie, grew older and started including their friends, and Rose wanted to invite her very large family, it became clear that they needed more space. Tom shares, "Plus, it was very important to us not to impose upon my sisters and their families as they enjoy the property for extended periods." So, deciding to explore possible alterations and additions to the cottage, Tom and Rose contacted Beulah architect Caleb P. Luibrand to begin work on a redesign.

One day, as serendipity would have it, while leisurely strolling along the Beulah Crystal Lake waterfront, Tom and Rose encountered a rare and unusual sight - a FOR SALE sign! Grinning, Tom shares, "Rose came from a family of nine children and now there are over 20 grandchildren. We wanted a place that would feel cozy enough for just



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the two of us but also accommodate a crowd.” The large house on the lakeside with a smaller ranch on the roadside was exactly what Tom and Rose needed. “This is one of the finest lots on the lake. It is within walking distance from downtown Beulah. It is 100 feet wide with a west view,” shares Arcadia builder Brad Hopwood of B J Hopwood Inc.

Prior to closing, Rose and Tom asked Caleb to secure a land use permit for a deck and screened-in porch on the lakeside as these items were a necessity. With approved permit in hand, the purchase was finalized.

find out first hand what we liked and didn’t like about the house.”

With design complete, and Caleb having made “the most of the parcel with unparalleled attention to detail” as Brad says, the project was ready for build. B J Hopwood Inc. and the crew worked on site for a year to complete the property’s transformation. Brad’s meticulous attention to detail ensures a pleasantly captivating feel to this home – the home that will house generations of families and their memories.

Rose’s eye for creative décor is evidenced by every choice and within every piece is a story.



Special acoustical architectural details have been incorporated into the shape of the ceiling with its wood planking and array of beams, some structural and others configured to absorb and deflect sound.



Rose describes the style as “casual refined.” The “emphasis is on the beautiful view, rather than the furnishings. Everything is about the view,” smiles Rose.

Words set in motion. Entering through the front door, the immediate view through the massive triple-banked window wall, housing two oversized, barrier free, side by side opening, sliding glass doors, places Crystal Lake center stage. Through the western facing window wall one has a captivating telescopic view of small white caps dancing across the crystal blue water’s surface fenced in by dipping and rising tree covered mini-mountainous hills. Crystal Lake’s pristine water casts a hypnotic spell enveloping the viewer into a dreamlike trance of luxurious lake front living. Tom describes the breathtaking sunsets as “a new painting every night”.

Turning one’s focus to the interior living space, the triple tiered window wall required exceptional ceiling heights so a breathtaking cedar ceiling was designed and crafted. Because Rose is hearing impaired, special acoustical architectural details have been incorporated into the shape of the ceiling with its wood planking and array of beams, some structural and others configured to absorb and deflect sound.

This cedar canopy covers the reconfigured kitchen, dining and living areas - all with lake view. In the kitchen, all the conveniences of epicurean pleasures - sinks, trash bin, wine cooler, Viking range, Bosch dishwasher, 48” Sub Zero refrigerator - are within reach. Rose explains, “I cook by scratch a lot and being able to easily chop lots of fresh ingredients is a big deal.” The oversized 3’ by 5 ½’ island with a prep sink and with three inch butcher block top, which Rose, with the help of cabinetmaker Paul deHeere, distressed and stained with a tea mixture concocted by Caleb, allows the cook to do her work directly on the butcher block top. Even when a large crowd gathers in the kitchen area, this design lets Rose prepare her culinary delights without interference. A long angled four seat bar also helps with crowd control.

Indicative of Rose’s creative flair, the dining area features a longtime family owned oil painting titled “The Bread Basket” and a uniquely designed circular table with pie shaped leaves, that are stored in the table itself, allowing for expanding seating from six to twelve.

Of the many wonderful features in the house, Tom particularly enjoys the central vacuum feature. When he sweeps the floor,





Guest Bathroom



Office/Guest Bedroom



Lower Level Kitchen
with re-purposed kitchen cabinets



“This house evolved into what it is because of every one’s involvement ... making it better and better”

it can be swept into a vacuum opening on the floor beneath the kitchen island; not under a rug like he use to do, he says with a smile.

While the living room seating arrangement directs one’s view to the lake, the corner fireplace, replicated from one of Rose’s magazine tear sheets and constructed with a blend of Michigan Black River and Thunder Bay ashlar limestone and of Wisconsin Calumet and Chateau Chilton stone, and the hand-crafted combination television and book case cabinet continue the “casual refined” theme. The charcoal stained, hand scraped and distressed Common American Cherry floor adds to the simplistic elegance of the canopied area.

The main floor master bedroom suite has a Desert Buff limestone corner fireplace, which mirrors the placement of the living room fireplace, a laundry nook with a view, and the original Scandinavian sauna off the master bath. A handcrafted custom, two-sided Armoire provides spacious storage, buffers sound, and enhances privacy



Beach Bathroom
with recycled farm sink

between the main floor living space and the sleeping area. The lakeside sliding glass doors perpetuate the “everything is about the view” theme.

The previous main floor laundry room with a single window lake view, now doubles as a guest room and as Tom’s office with an expansive lake view and features a custom designed and built queen size Cherry Murphy bed with matching work surface.

The living area in the lower level has a window wall view of the tumbled colored concrete patio, the Wisconsin Calumet and Chateau Chilton stone walkways, the lawn, the beach, and the lake. The room layout for the living area is a comfortable television viewing spot, with a low ceiling and large screen to facilitate easy caption reading for Rose. It provides ease of entertaining along with an option to close it off from the upper level. The kitchenette, using recycled cabinetry from the upstairs kitchen; the laundry room; a beach bath which incorporates form and function



Patio
with Michigan quarried stone piers

with its hydra floor of composed rubber and a recycled farm sink from one of the original cabins on the property; the exercise room; the lakeview bedrooms, one for Nick and one for Rosie, each with full bath, all work to make this lower level sustainable for visiting family members, friends, and guests. A real highlight is a Plexidor electronic dog door for Champ, the family pet.

This major renovation was a collaborative effort involving creativity, precision and skill. Photos, updates, and emails, along with an endless exchange of enthusiasm, were part of a

“Everything is about the view”



Master Bath



Master Bedroom
with Desert Buff limestone fireplace

Friday ritual keeping the project on track even though Rose and Tom were in another state. “This house evolved into what it is because of every one’s involvement ... making it better and better,” explains Brad.

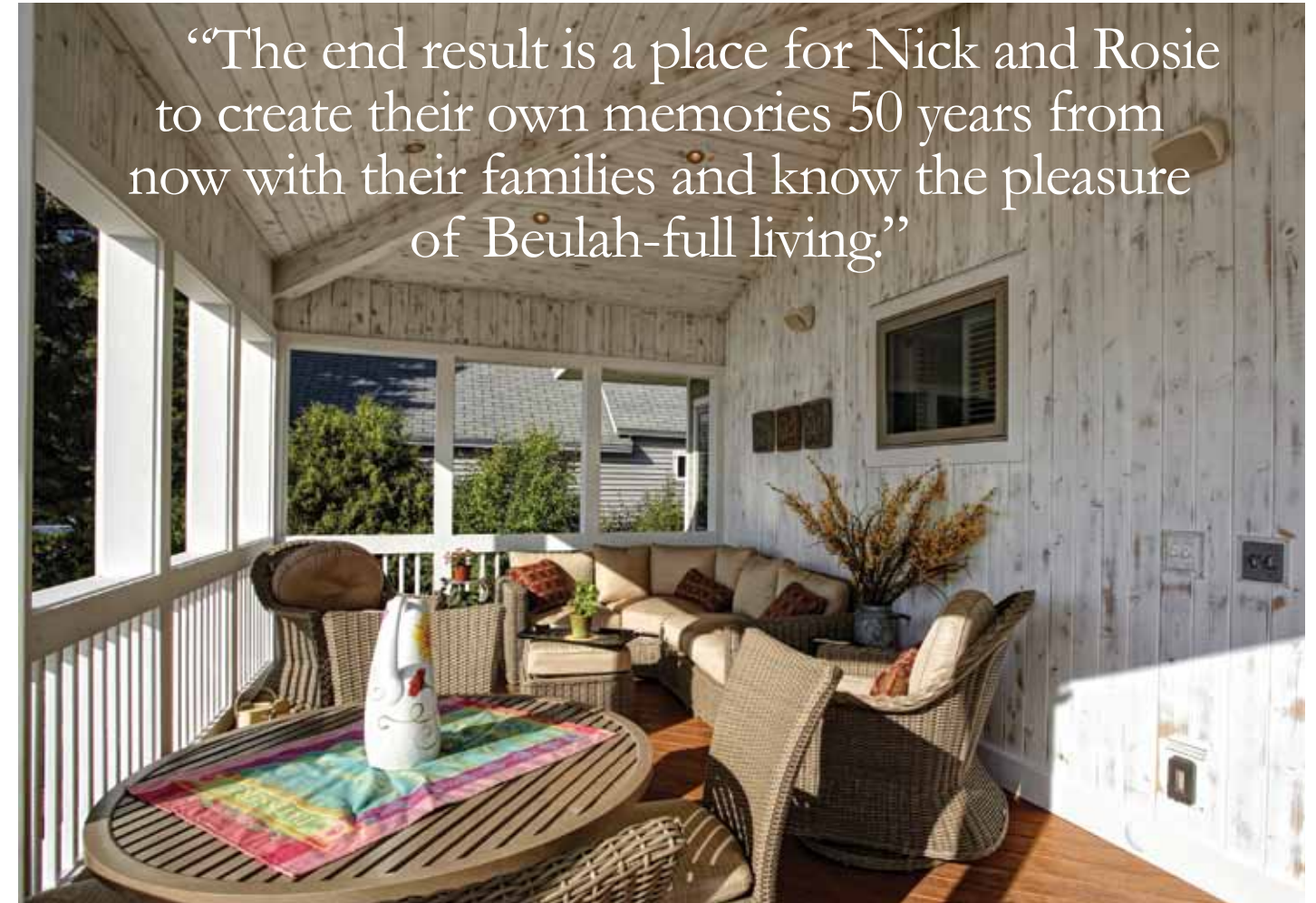
Throughout the project, Rose did extensive research on-line. She accumulated a library of magazine tear sheets giving visual aid to Caleb and Brad. There were endless discussions comparing and dissecting selections suitable for the desired effect and style. “I would pick something from a magazine and they would make it better,” shares Rose enthusiastically.

Tom and Rose whole-heartedly agree that this experience was unique. “We have worked with talented architects and builders before, but this was extraordinary. We will know Brad and Caleb for a lifetime. They are both very passionate about their respective tradecraft. That, combined with their truly collaborative approach, made this project a real joy. They are true artists,” explains Rose. “It became more about relationships than building a house. And, everyone Caleb and Brad engaged on the project was delightful. I enjoy telling Tom that I had so much fun, I’m ready to do it all over again!”

“The end result,” shares Tom, “is a place for Nick and Rosie to create their own memories 50 years from now with their families and know the pleasure of Beulah-full living.”



Master Bedroom
handcrafted custom two sided armoire



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Caleb P. Luibrand Architect, PC

PRINCIPAL OWNER:

Caleb P. Luibrand
Kelly Gilman, Draftsperson
Judith Danford, Administrative Assistant

YEARS IN BUSINESS:

The office located in Beulah opened 37 years ago.

EDUCATION:

Caleb was graduated from Lawrence Technological University with a B.S. in Architecture in 1971. Before opening his own business, he worked for Gillette Associates in Bloomfield Hills and Eldon Eroh in Arcadia.

YEAR BUSINESS STARTED: 1977

BUSINESS PHILOSOPHY:

Caleb's decision to locate his architecture business in the small, quaint village of Beulah – where people value family, friendliness, neighborhoods, and face-to-face, one-on-one business transactions – reflects the personal, down-to-earth service given to each client. Two goals of CPL are to infuse our creative design experience into clients' drawings and to sustain community values.

This is achieved through listening carefully to our clients' expressed design ideas and by translating the verbal into a hand-drawn (not computer drawn) design. Each project is a team effort involving the owner and our full office staff, the general contractor, and all of the subcontractors. As we help clients with the selection of all interior items, we encourage them to do business locally.

Not only does this support the local economy, it also fosters a sense of community. Our business philosophy extends beyond the confines of our office walls. While creating homes for our clients, we perpetuate the values for family, friendliness, neighborhoods and the personal, down-to-earth lifestyle of the community.

WHAT SETS YOUR BUSINESS APART?

What truly sets Caleb P. Luibrand Architect, PC, apart from other firms is the scope of work we do. Even before agreeing to a full contract, we offer tailor-made, multifaceted research services ranging from a simple feasibility study – beginning with helping the client determine the desirability of a property prior to purchase – to researching local zoning, DEQ rules and regulations, and the determination of the feasibility of a redesign or new design. Providing this information aids our clients in making sound decisions. Because we are a small firm, we are able to listen carefully and to work closely with our clients from conceptual design through construction.

We also specialize in obtaining permits to build in the Critical Dunes and High Risk Erosion Areas and in designing homes on these parcels that maintain the integrity of their natural surroundings.

HOBBIES, VOLUNTEERISM, ETC. :

Having served in his community over the past years, Caleb is currently enjoying focusing on his passion for architecture, and spending time with his children and grandchildren. He can be considered a "gentleman" farmer; he cans his fruits and bakes wonderful pies. Caleb, together with his family, owns and operates a tree farm. In addition, Caleb has renovated his farm house and is finishing the restoration of the original barn.

CONTACT PHONE NUMBER:

For additional information, contact Caleb at (231) 882-5061.



B J Hopwood Inc., General Contractor

PRINCIPAL OWNERS:

Brad and Jan Hopwood

EDUCATION:

Brad graduated from Onekama High School in 1972. Brad believes keeping up to date with ever-changing regulations and technologies is key to providing clients the best product available. He has acquired numerous certifications, including National Association of Home Builder's "Certified Green Professional" and Michigan State University's "Master Citizen Planner".

YEAR BUSINESS STARTED: 1976

WHAT SETS YOUR BUSINESS APART?

We build legacy homes that are unique to our client's lifestyle and are built to stand the test of time. B J Hopwood Inc. has always maintained an unwavering commitment to integrity, excellence and customer satisfaction, and we believe we have the best team in the business. Several of our employees have been with the company 30 years or more. Our subcontractors are among the best in the business and most of them have been with us for many years as well. Everyone on our projects understands what is expected and everyone works together as a team.

The team approach allows us to work across disciplines to build homes to exacting specifications. Beyond the daily on-site operations, we believe that successful projects require a team approach with the owner, architect and builder working as partners from conceptual design through project completion. As the builder, a primary responsibility is keeping the communication lines open and the partners involved on a day-to-day basis. Our company excels at building in areas where other builders may be uncomfortable working because we specialize in understanding complex environmental and regulatory issues and develop appropriate workable approaches to solving them.

HOBBIES, VOLUNTEERISM, ETC. :

Brad and Jan have been married for more than 30 years, and business partners for most of those years. They have two married children, one grandchild, Brad's parents and eight siblings between them; spending time with family is their greatest pleasure. They also enjoy traveling around the country in their coach when their busy schedules allow it. "A lifelong resident of Arcadia and Manistee County, I have been involved in planning, economic development and placemaking in the area for most of my life," Brad shares. "I have a passion for creating special places where people want to live, work and recreate. I think of what I do as placemaking for present and future generations whether it's in the homes we build or protecting and restoring a special place like Arcadia Marsh or developing and building an accessible park for the community. As such, I am involved in numerous civic and community organizations and projects." Brad currently serves as chair of the Arcadia Township Planning Commission, chairs the board of directors of the Manistee County Community Foundation, serves on Arcadia's Pleasant Valley Community Center board of directors as advisor and is co-chair of the Lakes to Land Regional Initiative. Jan is an avid runner and Brad collects unique and rare antique Allis Chalmers farm machinery. Brad also enjoys being a hobby farmer and woodsman on the acreage they live on.