



# More Than A Remodel

How Historic Meets Modern Sustainable in a Downtown Petoskey Home

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## BEFORE RENOVATION



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## AFTER RENOVATION



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



BEFORE



DURING

Jeff Grantham, owner of Grantham Building and Remodeling was working on a historic restoration in downtown Petoskey when a couple approached him on the job site. Rick and Carol Mandle had plans to purchase two streets over, but before making an offer, they wanted Jeff to take a look at the home to assess its potential.

Upon entering the front door, the foyer smacked Jeff with all the elements of a turn-of-the-century home. Built in 1904, the paneled oak staircase and stained oak pocket doors had been preserved for all these years. Walking further into the home, its flaws and shortcomings were soon revealed. The floor sagged in places and the rooms were small and dated. Lead paint covered drafty windows, mildew plagued the basement, a tired old furnace chugged away and the insulation was simply void in some places.

On the next floor up, five bedrooms shared one bathroom. Behind a narrow door was a tight stairway. Headroom was limited, but there was a bright spot: the small front attic window provided a panoramic view of Lake Michigan over the rooftops of neighboring homes.

The oak staircase, the broad wooden doors and doorways and the usable square footage also provided a brighter outlook. Jeff soon knew this home had two things: boundless potential and a need for a major remodeling.

A project of this size and detail might seem daunting to some, but it only inspires Grantham Building and Remodeling. "Our projects are usually unique and create conversation just by their complexity or specialty," says Jeff.

Complex is certainly an accurate description of this project. To start, Jeff prepared as-built drawings of the original house from which the new plans were based. Each floor was meticulously re-designed to accommodate Rick and Carol's lifestyle and to give a purpose and use to every square foot of the proposed renovation.

A quick comparison of the before and after blueprints shows this was more than your average remodel. It was an extreme home makeover that transformed the house from a tired 2,100-square-foot structure into a custom energy-efficient, historically-accurate, 3,800-square-foot dream home, all without increasing the footprint.

"Jeff had some great ideas," says Carol.

"He listened to everything we said and then he would make adjustments. He constantly noticed things, all the little details we would miss—the placement of a towel rack behind a door, a coat hook in a hallway or the location of the thermostats. He paid attention to the smallest detail."

This collaboration before and throughout construction took place using shared document folders on the Internet. This way, homeowners, builder and subcontractors communicated in real time, preventing communication errors and streamlining production. This spreadsheet tracked every element of the home—from flooring selections, appliance specifications and door styles and hardware, to paint colors, stains and finishes.

As any builder knows, however, the plans are just the beginning. To complete major projects, Grantham Building and Remodeling utilizes trade partners for HVAC, plumbing, heating, insulation, dry-wall and painting. The rest—demolition, framing, windows, siding, roof, trim, doors, flooring, cabinets, built-ins and the like—is tackled by Jeff and his carpentry team. Off to work they went.

Perhaps most impressive is the transformation of the house foundation. After



**Kitchen**  
Modern marries rustic with stainless steel KitchenAid appliances and the warmth of stained oak cabinetry and trim.

removing the entire plumbing, heating and electrical systems and the four-story brick chimney, an outside company lifted the house off the original foundation and placed it on cribbing. This made it possible for Jeff and his team to demolish and remove the old stone foundation and dig the basement two feet deeper. They then set the house down on new structural beams and a new insulated concrete form (ICF) foundation and an insulated basement slab.

The new basement holds an exercise room with daylight windows, abundant storage space and Rick's woodcarving workshop. A space previously used as a bilco-type basement entry is now a fruit-and-vegetable canning room that doubles as a wine cellar. Once again, history was preserved as the original beveled-glass front entry door was re-purposed to enclose this space.

In the front foyer, the original stairway to the second floor was preserved during demolition and remodeling. The oak treads, trims and railings were refinished and risers painted, and any new additions, repairs and improvements are exact replicas of the original.

While the fireplace on the first floor was demolished, the owners were well aware a home like this would be incomplete with-

out a replacement. The new sealed natural gas fireplace is located in what was the bay window. Faced on three sides with natural stone tile selected by Rick, a geologist, it is bordered by a site-built white oak mantle and shelves.

Rick and Carol's influence didn't stop there. Together they worked with Jeff and Brooke Anderson of Preston Feather Building Centers to create a kitchen with modern functionality, yet vintage style. They decked the area with stainless steel KitchenAid appliances, and maintained the history aspect with quarter-sawn white oak cabinets, a farm sink, a six-burner range stove and a painted alder island with an aged finish.

The wall between the dining room and kitchen was removed to create a large open space, and a window opening was enlarged to place a sliding door to an outdoor patio. The space that had been a butler's staircase has been reworked, to create both a walk-in pantry and a powder room.

"Every wall on the second floor is new," says Jeff. The second floor was re-appropriated to include a master suite, two additional bedrooms, a guest bath and a day-lit laundry and spacious linen closet. Two of the former bedrooms were combined to form the



**Laundry Room**  
This day-lit laundry room's spacious linen closet provides space and is energy efficient.



**Dining Room**  
The former window was enlarged and transformed into a sliding glass door onto the outdoor patio.



master suite, leaving plenty of room for a custom closet with built-ins constructed on site by Jeff and his team. The master bath features a double-sink, quartz countertop and off-white painted wainscoting with matching custom cabinetry. A walk-in shower with floor-to-ceiling tiling, a rain head shower and a glass enclosure continues the grandeur.

The former attic is now "The Loft," a fully-functional living space with seven-foot headroom and cottage board ceilings. A dormer addition created the open stairway and bathroom space. One end of the loft is a bunkroom suite, complete with twin bed and a full bath. The other end is a "studio" flooded with natural light, fresh air and—you guessed it—custom bookshelves and plentiful storage. The Loft is ideal for pausing in a busy day and soaking in the scenery of the nearby bay through an oversized triple window, custom made by Marvin Windows. This bay is a part of downtown Petoskey, the main reason Rick and Carol chose this home. "We are retired now and wanted a total lifestyle change," says Carol. "We wanted a home in town, where we could walk to the grocery, restaurants, church, shops and the post office."

In addition to location, Rick and Carol also have an affinity for the historic. "We wanted to keep the integrity of the home. I like the warmth and comfort of it," she says. This integrity was kept by Jeff and the homeowners in a multitude of ways during con-

struction: the preservation of the original staircase and the twin sets of oak pocket doors to the living room; the selection of kitchen cabinetry and oak interior doors purchased by Rick and Carol; wide baseboards and heavy mouldings custom-made to reflect the home's 1904 vintage. The original woodwork was saved, planed down and re-used in the custom built-ins throughout the house.

Even the artifacts of bygone years found by Jeff and his crew throughout the demolition and construction processes were kept for Rick and Carol. Carol had a shadow box built to display these relics of living history: a child's canvas pants, clear glass light bulbs, newspapers, Bibles, old photographs, postcards, coins, lumber with handwritten names and dates from 1904 and so on.

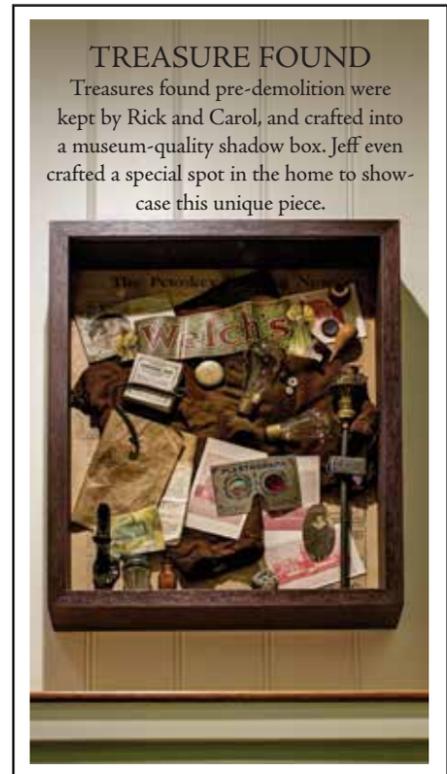
Doubly impressive is that all of this was accomplished with a strict adherence to the standards of green living. In fact, by time of publication, Jeff hopes to have attained third-party certification for the Emerald rating of the National Green Building Standard for the project. To achieve the Emerald rating—the highest possible level—a building must save 60% or more of its energy use.

"There is a lot of work you don't see or recognize, including xeriscaping (plantings and irrigation to conserve or eliminate watering) and site drainage management," says Jeff. Subtle grading and drains carry the water away from the foundation and ensure a dry basement, a rarity in downtown Petoskey. In addition, the outdoor living spaces are maintenance free and interconnected, offering more enjoyment for the owners and guests.

For Rick and Carol, this means they now have a home in an ideal location that is not only energy-efficient, but also full of "warmth and personality," to borrow a phrase from Carol. For Jeff and Grantham Building and Remodeling, it means another successful project in an already impressive portfolio. □



**Mud Room**  
Providing entry to the home interior are oak pocket doors replicating the home's original pocket doors preserved in the kitchen and dining.

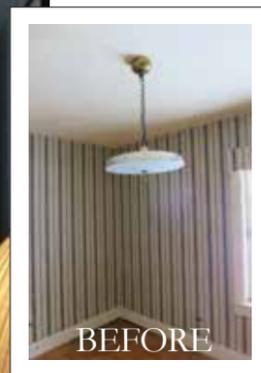




**Living Room**  
A new sealed natural gas fireplace is encompassed with natural stone tile, white oak mantle and bookcases custom-built on site.



BEFORE



BEFORE

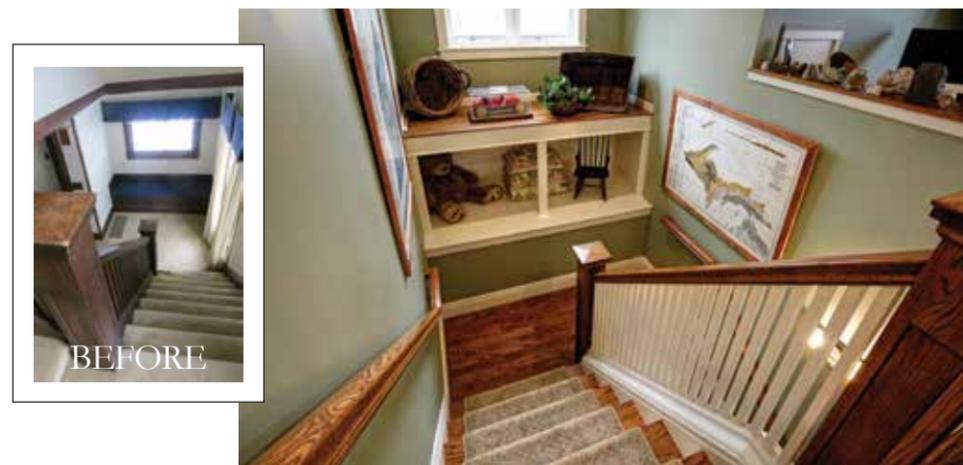
**Guest Room**  
Buxton Blue walls with white custom trim add a quaint vintage quality.



**Mudroom Bench**  
The seat is from the original bench seat in the front foyer from 1904, adding charm, function and preserving history.

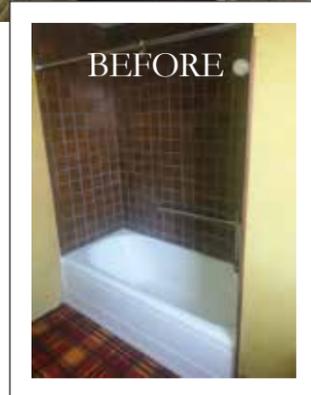


**Master Bedroom**  
Two former bedrooms were combined to make this master suite, complete with a master bath and custom closet with built-ins constructed on site.

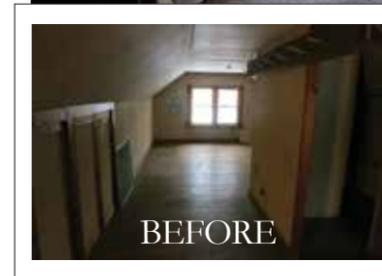


BEFORE

**Master Bathroom**  
Double-sink quartz countertop, frameless glass shower and custom cabinetry.

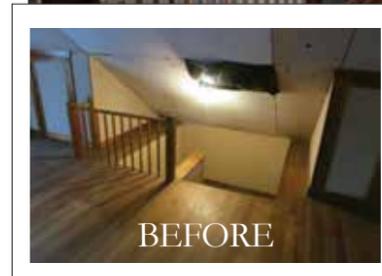
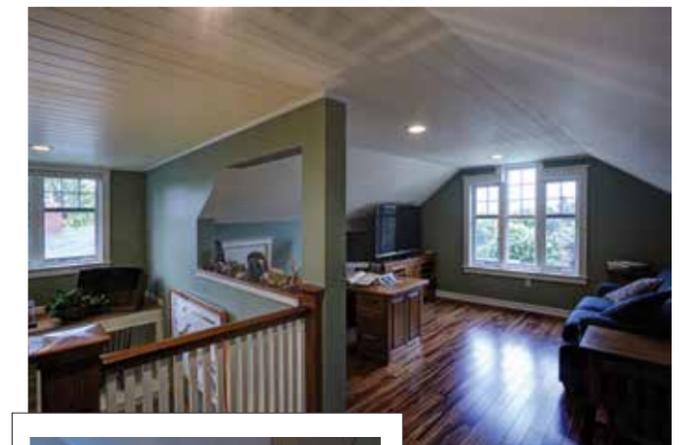


BEFORE



BEFORE

**Bunkroom**  
Twin beds and a full bath make this former attic a fully-functional living space.



BEFORE

**Loft Study**  
The study is decked with custom bookshelves and storage, and is flooded with natural light thanks to the over-sized custom window overlooking the bay.



### Home Exterior

The color of the Mastic vinyl siding, "Quiet Willow," is testament to the peaceful wonder inspired by the home at large.



## Grantham Building and Remodeling

PRINCIPAL OWNERS: Jeff Grantham

YEARS IN BUSINESS: 21

ESTABLISHED IN: 1993

EDUCATION:  
Kalamazoo College, class of '89

BUSINESS PHILOSOPHY:  
I only do things one way—the right way.

WHAT SETS YOUR BUSINESS APART?  
Our experience in green practices, design, building and remodeling, and our dedication to a pleasurable building experience leaves a lasting impression long after we've finished.

HOBBIES, VOLUNTEERISM, ETC.:  
Jeff was the youngest of eleven and his parents were married for 59 years before his father passed away. They instilled a hard work ethic and a giving-onto-others spirit in him. In 2008, Jeff personally donated over 600 hours to build a home for a Habitat family. He was named "Michigan Remodeler of the Year" by the HBA Michigan, served as President of the HBA of Northern Michigan for three terms, and currently serves as chairman of the HBA Michigan Remodelers Council, and remains on the HBA Michigan Executive Board and on the NAHB Board of Directors. Jeff is still active in a recreational basketball league and has won league championships several years in a row.

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