



# A NEW VIRGINIA FARMHOUSE

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PHOTOGRAPHY BY KIP DAWKINS

Nestled in the picturesque Blue Ridge Mountains on the western side of greater Charlottesville, with extended views of the surrounding idyllic farmland, stands a beautiful historical looking farmhouse. But it didn't always look this way. Up until about two years ago, the structure, which had originally been built in 1958, was an outdated, undersized, poorly designed ranch house. The current homeowners, a

young couple with a growing family, had been living in the house since 2005. They loved the location but wanted the house to look and feel worthy of its spectacular surroundings.

While the owners had debated buying a new house or leveling the existing one and starting over from scratch, they ultimately decided to renovate the existing formation because 1) they didn't want to give up the unique location with its magnificent

views, and 2) they wanted to preserve parts of the original house and avoid rebuilding, which would have taken longer and cost considerably more than renovating.

The couple enlisted the help of Keith Scott and designer Julie Dixon of Rosney Co. Architects in Charlottesville, whose mission it is to design and create structures that draw inspiration from the site, as well as to tailor each project to the individual needs and wishes of



The kitchen can be described as elegant yet comfortable, open yet inviting, detailed but not overdone. The clients a workable area where they could prepare food, as well as a welcoming space for family and guests. A large island provides seating and a generous workspace, and a separate wet bar enables guests to circulate without obscuring the main food prep area. The resulting kitchen is perfectly designed for both cooking and socializing.





the client. The redesign concept was innovative: make the addition appear to be the original house, and the existing house, a later addition.

As the house grew from 1,987 square feet to an impressive 2,958 square feet (with 400 square feet of porches), the family gained a new expansive living space (including two porches) on the first floor, three bedrooms (including a master suite) on the second and third floors, and a playroom and wine cellar in the basement. Per the owners' wishes, local materials were incorporated

wherever possible; this included gorgeous reclaimed antique oak flooring throughout the addition.

The repurposing of the existing house resulted in a spacious new kitchen, a suite of guest bedrooms, and a formalized entryway. To create the kitchen, the ceiling was removed and raised to the bottom of the existing rafters, two rows of clerestory windows were added on both sides, and the space was opened up to combine the kitchen and dining areas. The open space now serves as a focal point of the house. The

renovated kitchen features soapstone counters from Alberene Soapstone in Schuyler and an antique heart pine beam. Two doors connect the kitchen to the expanded courtyard and existing pool out back in order to facilitate movement between the two. And the new patio, which creates an intimate experience, boasts an outdoor fireplace with an antique chestnut beam mantel and wrought iron supports from Silver City Ironworks in Charlottesville.

The owners wanted a clearly defined formal entryway, which was lacking in the existing house, as well as a family entrance with a mudroom and laundry room. The formal entry was accomplished with the addition of a driveway, walkway, and entry porch, while the family entrance was achieved through the repurposing of the sunroom and living room.

The entire project, which took just over a year and a half to complete (October 2009 to May 2010), resulted in a stunning farmhouse that looks to have been built over time. The homeowners got their wish: they were able to remain on this picturesque site in Albemarle County. And now they have the home to match it. *a*

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