

# Kieran Boughan

San Francisco Architect



## RESIDENTIAL

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### LOEVEN/BURRBIDGE RESIDENCE

159 DAY STREET  
San Francisco, CA



Right: Front Sketch Elevation

Renovation and 2-story additions to a cottage-style house in Noe Valley. The existing house had living space above a garage level. No interior circulation existed between the two levels.

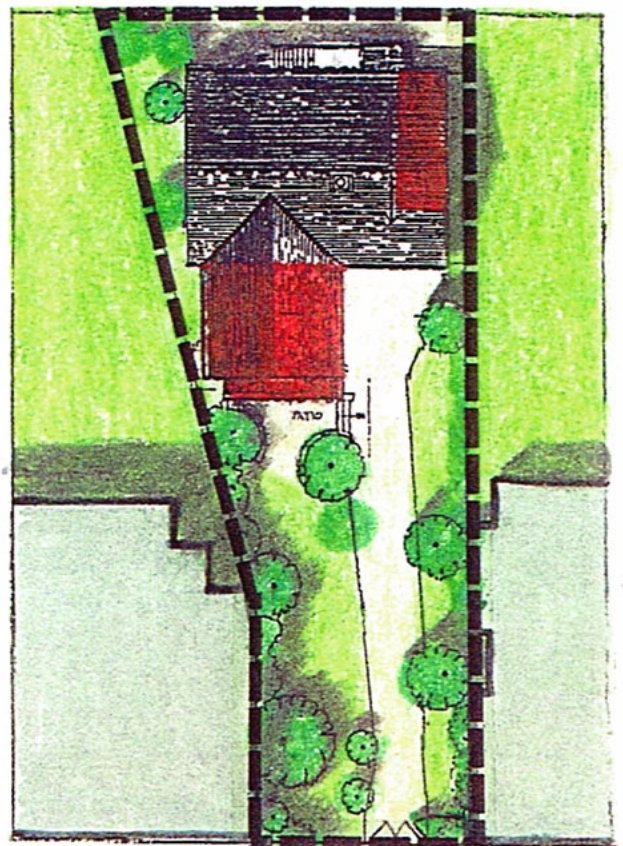
The program called for connecting the upper and lower levels with an internal stair. The lower level needed to be excavated deeper to achieve an 8'-0" ceiling height. Additional space was needed so the dwelling was expanded with the addition of a 2-story wing.

As the house is located at the extreme rear of the lot, it was necessary to expand to the front of the existing building. A smaller addition was also added to the side. (See plans on following pages.)

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EXTERIOR BEFORE ADDITION AND RENOVATION



SITE PLAN SKETCH – ADDITIONS IN RED

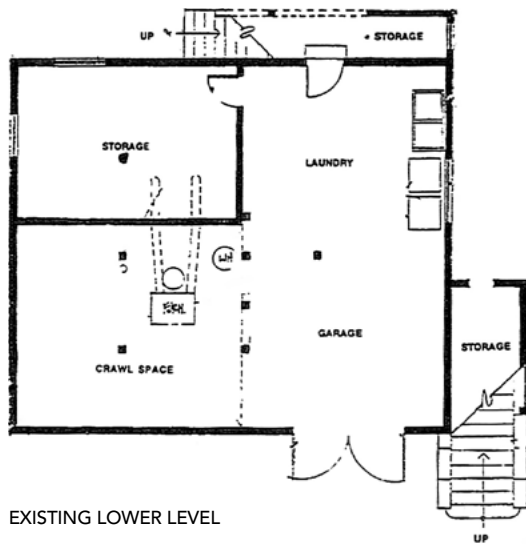
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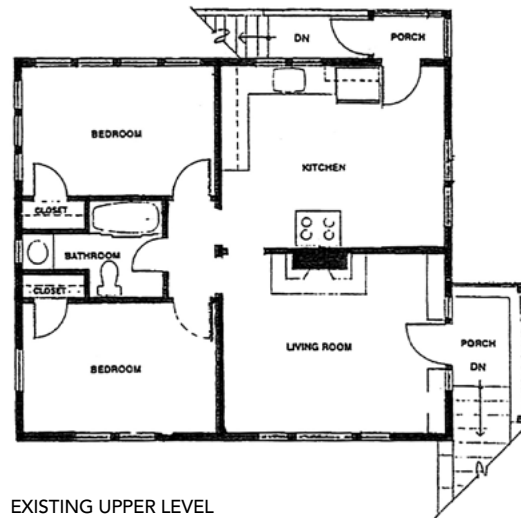
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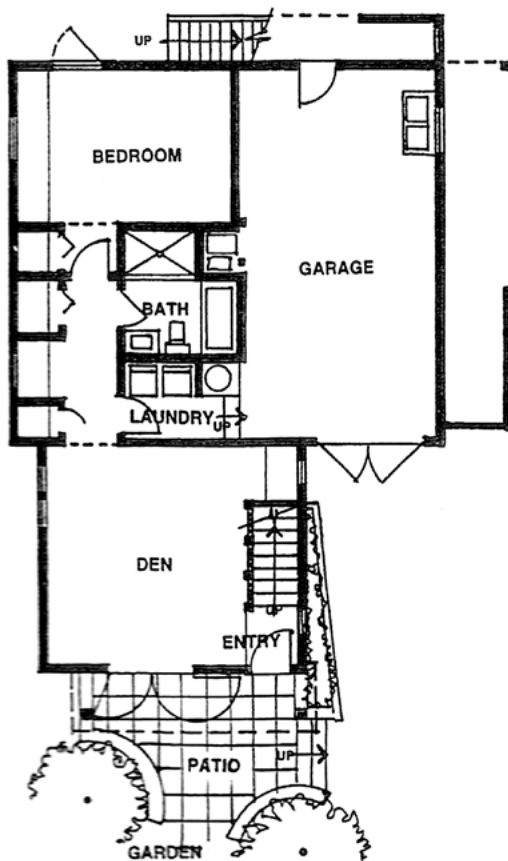
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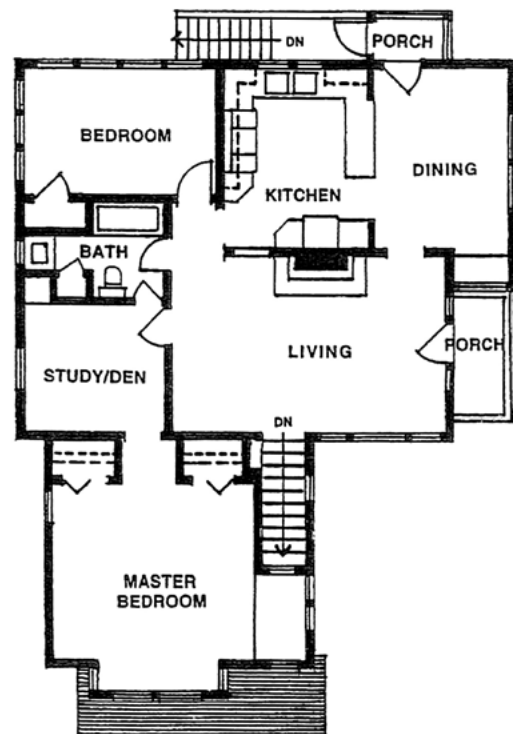
EXISTING LOWER LEVEL



EXISTING UPPER LEVEL



NEW LOWER LEVEL PLAN



NEW UPPER LEVEL PLAN



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The character of the existing house was emulated in the new portions as can be seen in these photos.



A porch and new entry were created at the front of the new wing.



Side of new front wing with entry porch at left.



With the removal of the exterior front stairs the upper level entry porch has now become a terrace off the living room.



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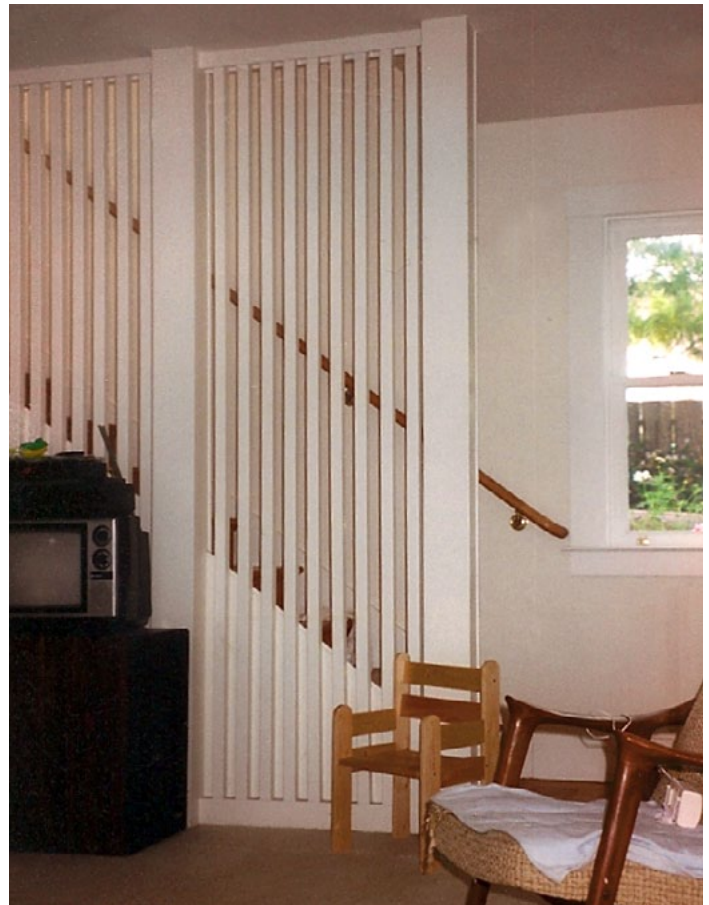
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**Above:** The rear bedroom on the lower level had the floor lowered to achieve an 8'-0" ceiling height. For budget reasons the existing side foundation was retained and a new lower foundation was added next to it. The higher foundation became a shelf and a sitting bench within the bedroom.

**Above right:** A wood picket screen was installed between the stair and the den to give a degree of privacy to the den while allowing light penetration to the stair. The main posts of this screen continue up to form pilasters at the upper stairwell wall which, with raised horizontal beams, give a paneled effect to this area.

**Right:** The master bedroom has a bay projecting over the garden with windows relocated from the original facade. Window trim replicates that of the original portions of the house.



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### HOOVER I ROSENFELD RESIDENCE 2 Romain Street, San Francisco, CA

**Scope:** Renovation of an existing 2-story residence above the Castro district in San Francisco.

This somewhat drab 1950s home was opened up, both inside and out, to create more generous, welcoming spaces and avail of the dramatic views.

Using geometry with minimal expansion, new rooms were added within the existing building.

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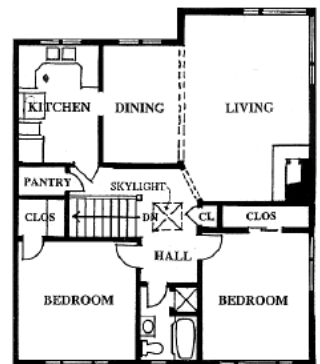




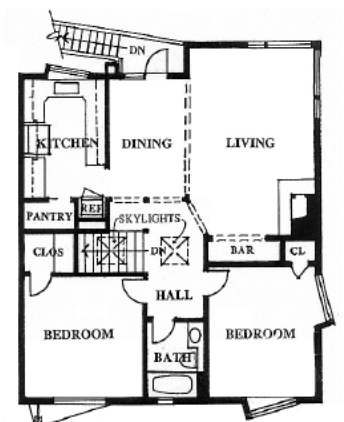
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PRIOR UPPER FLOOR PLAN



REMODELED UPPER FLOOR PLAN

The entry, hall (top left) and stair areas (top right) were remodeled to create more generous open spaces and provide access to the master suite. Existing walls were removed to open up the interior and splayed bays were added to capture the views.



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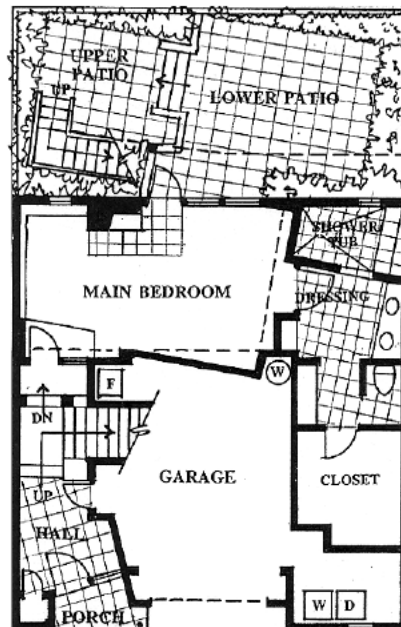
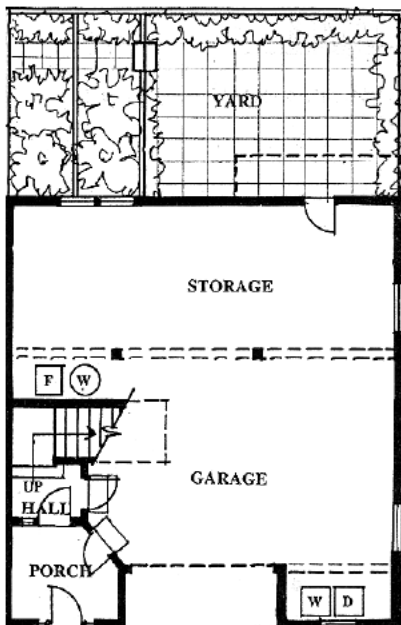
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The remodeled kitchen, left, has new cabinetry, appliances, fixtures and finishes.

A new bay is also added.

The slate flooring carries throughout the house in various elements from the entrance through to the fireplace hearths, bath and kitchen floors and out to the rear patio levels.



The ground floor level, far left, before renovation housed a single parking space and storage area.

In the remodel, the parking is retained but now arrayed around it are the new entry, hall and an entire master bedroom suite which opens onto a reconfigured rear garden.

Existing structural columns were incorporated into the new layout so the transformation could be achieved without any restructuring.

FAR LEFT: PRIOR GROUND FLOOR PLAN

LEFT: REMODELED GROUND FLOOR PLAN



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### **336 DAY STREET** **San Francisco, CA**

This extensive expansion and remodel of a Noe Valley Edwardian in San Francisco included a new two-story rear addition as well as a new lower level master suite, media/family room, bathroom, sauna and wine cellar.

Original period details were restored and also replicated in the newly added areas. Wainscot, paneling, molding, trim and hardware blend seamlessly from older to newer zones within the home.

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**Above and right:** An existing passageway and narrow kitchen were combined into a new more spacious room with a central island that incorporates seating.



**Above:** A new sauna, opening off the bathroom on the lower level was added.

**Right:** An existing unadorned upper bathroom was reconfigured and enhanced with marble walls and floor and period trim, fixtures and bean-board wainscot.





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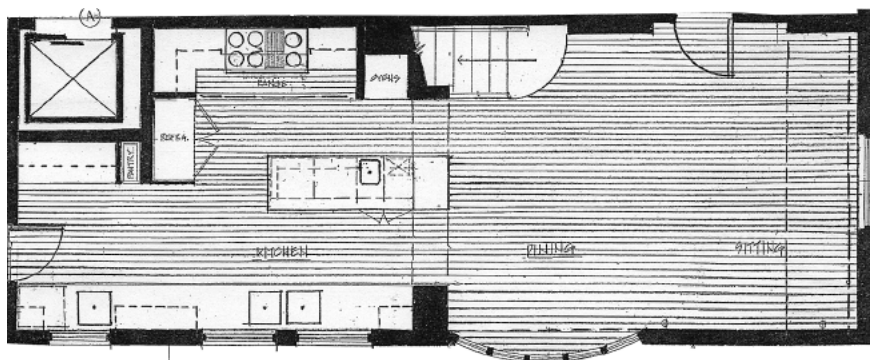
### NAIFY RESIDENCE

2626 Vallejo Street, San Francisco, CA

The scope involved creating a modern kitchen, dining and sitting area in a portion of an edwardian mansion that had previously housed the original kitchen and a group of small ancillary rooms.

The design introduced a series of shallow arches to define the different areas while keeping an open feeling. These echoed the arches that occur through the other level of the building.

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In construction, these spaces were demolished back to the framing. The existing stair was retained but opened up to the space with a custom-designed balustrade. The island contains a dishwasher and a two drawer refrigerator, pull out metal-lined garbage chute to trash room below, counter sink and additional storage.

Walls are a custom 3-layer integral color plaster with a waxed finish and floors are oak to match existing floors.

Above and top right: Cabinetry is cherry throughout with upper cabinets containing glass panels. Countertops are mottled tan granite and this material is also used for the backsplash which extends up to the underside of the upper cabinets.



Before





### ONE TURNER TERRACE SITE MAP Half Moon Bay, CA

Three new coastal residences on adjacent lots incorporating an extensive deeded area of shared preserved wetlands.

The three 2-story dwellings are designed in a coastal shingle style. While they differ in size, orientation and massing, they are conceived to form a compatible grouping along the eastern boundary of the wetlands.

The individual houses are designed to afford maximum privacy while affording extensive views of the shared open space. All afford expansive ocean views from their upper levels.



**Above:** The indigenous shrubs throughout the wetlands are retained. To the rear of this zone, where the houses are located, the existing trees largely remain untouched. This became a major factor in the exact siting of the dwellings, especially the third residence, in the top right of the site plan, above left.



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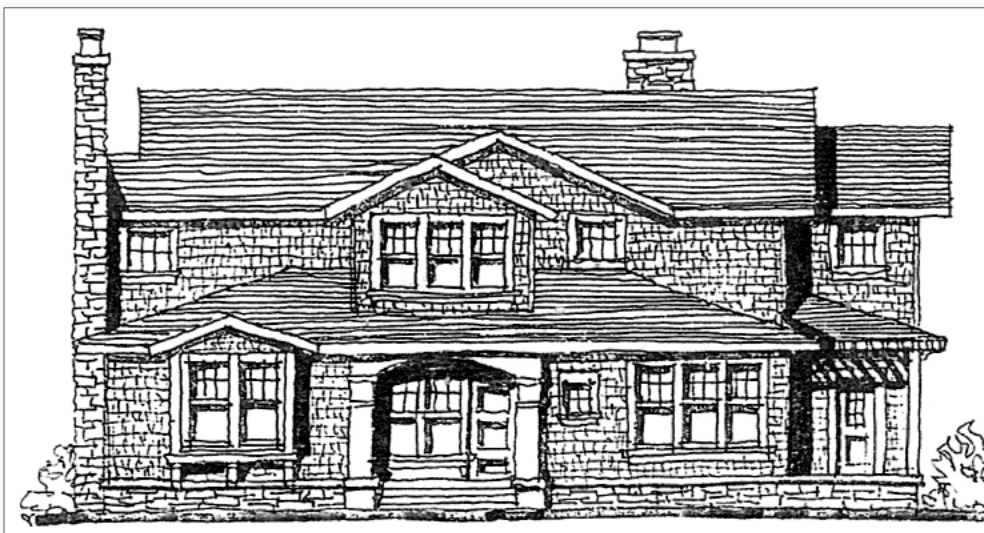


### ONE TURNER TERRACE

Half Moon Bay, CA

This 3,630 sq. ft. residence sits on a corner lot flanking the coastal wetlands area. The 90 by 100-foot lot had required setbacks of 20-feet on 3 sides and 25 on the 4th.

To maximize the accommodation while avoiding an overly boxy building, the massing was sculpted with porches and trellises on the lower floor and dormers and projecting bays on the upper level.



**Above:** View from the corner of the wetlands area looking towards the dwelling.

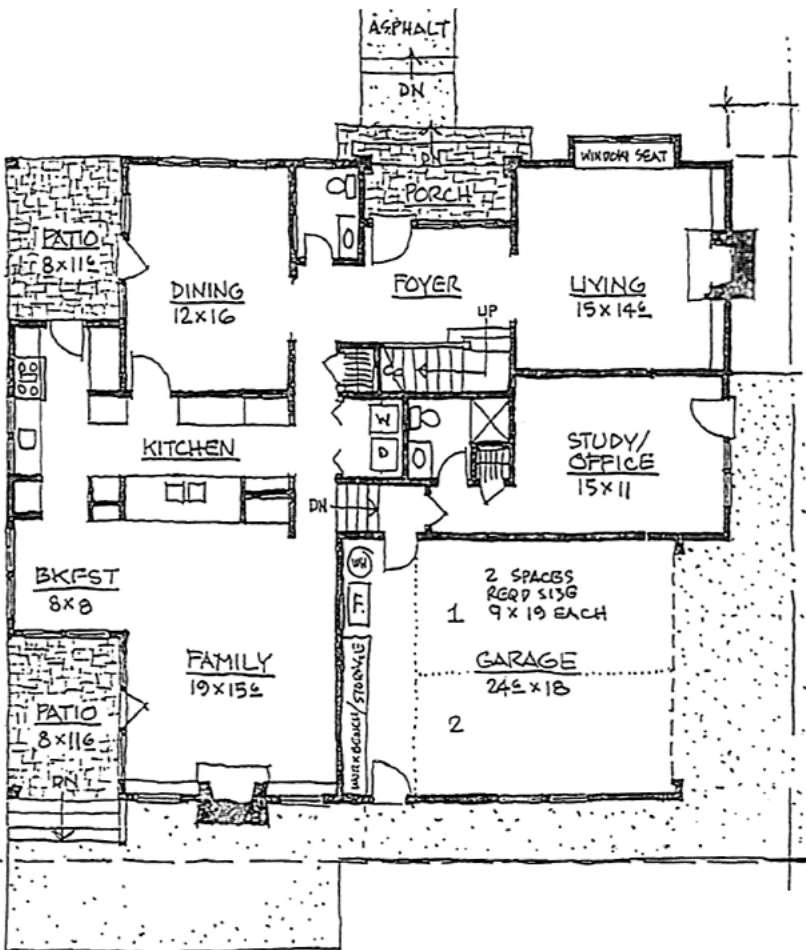
**Left:** Sketch elevation developed for the original planning submittal. The finished dwelling is essentially the same.



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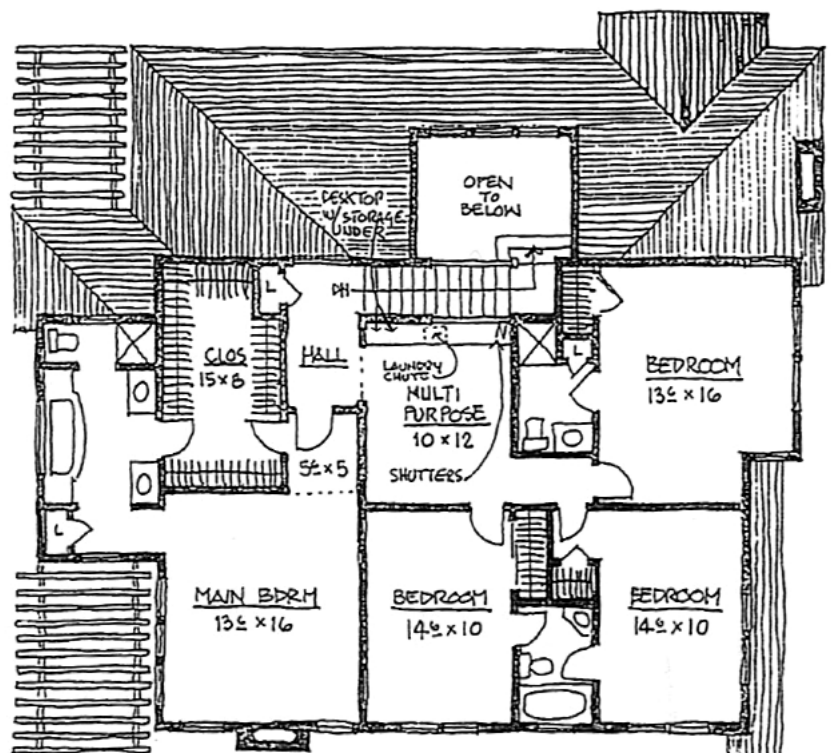
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GROUND LEVEL FLOOR PLAN

The house features a two-story entry hall, formal dining room and living spaces at the front of the dwelling. They open out onto decks overlooking the wetlands. Also on this level is a bedroom/home office with a separate entrance and a two car garage with adjacent storage areas.

Upstairs the main bedroom and bath have expansive views of the Pacific Ocean while the other bedrooms open onto a multipurpose space which overlooks the cathedral-ceiling entry hall below.



UPPER LEVEL FLOOR PLAN

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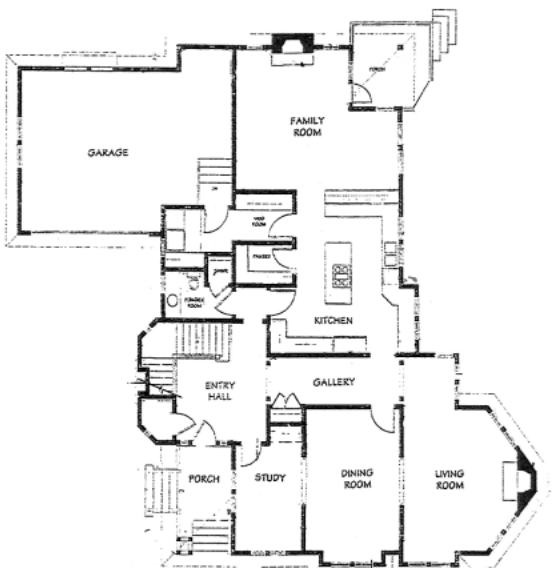
### THREE TURNER TERRACE

Half Moon Bay, CA

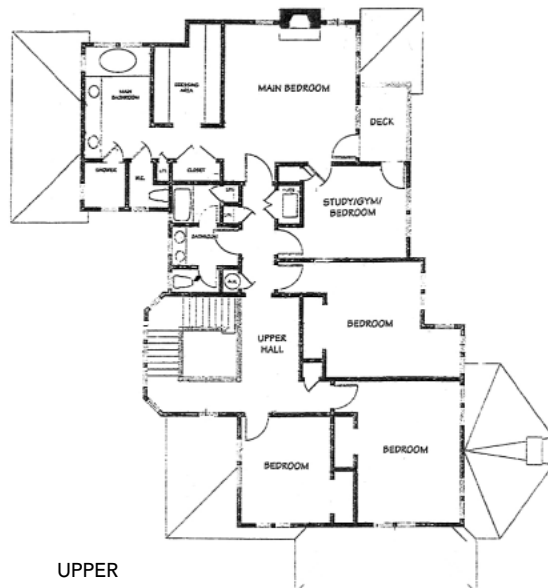
This is the largest of the 3 houses at 6,000 sq. ft. It has 3 connecting reception rooms, an art gallery, kitchen, and faculty room at ground level. It also features 5 bedrooms upstairs, 4 of them facing the ocean. Both levels are accessed through a 2-story hallway.



Left: Original sketch elevation which depicts the style of the building and carries through to the finished elevation, above left.



GROUND



UPPER



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### 1365 VALLEJO STREET San Francisco, CA

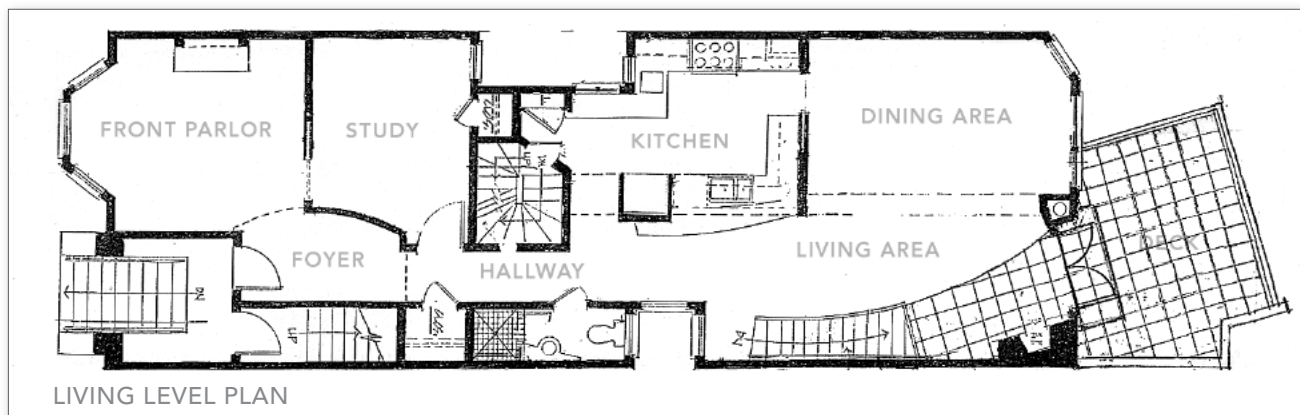
An extensive renovation and expansion of an existing three-story residential building including combining two floors into one duplex unit and adding a den with deck to the rear.

Right: Rear extension housing den with living room deck above. The orientation of this element was skewed to get daylight directly into the bedroom and to alleviate the rigorous straight shot long corridor feel of the previously existing layout, see plans on earlier pages.

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**Above:** The concrete terrace incorporates a gas-fed fire pit, at right, and a fountain at left in photo opposite.





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**Above:** The remodeled kitchen has African black granite counter tops with a stainless steel backsplash and flush face cherry cabinetry throughout. The space was opened up to the hall beyond to create a breakfast bar and the cabinets above it are double sided glass faced to enhance natural light penetration into the kitchen.

**Above right:** The new interior stair connects the living and master suite levels of the duplex.

**Right:** No changes were made to the exterior front facade of the building which continues to blend unobtrusively with its neighbors.

