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Sunday, April 18, 2004 - Page updated at 12:00 A.M.

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AIA Open House
Remodel revitalizes Wallingford bungalow

By [Elizabeth Rhodes](#)
Seattle Times staff reporter

The house: Previously a long-term rental, this Wallingford bungalow had been used and abused over the years. At one time carved into a duplex, its floor plan was jumbled and its plumbing and wiring "were a cobbled-together mess of quick fixes held together with duct tape and wire ties," says its architect. A series of '70s remodels robbed it of any remaining 1920s charm.



[enlarge](#) STEVE RINGMAN / THE SEATTLE TIMES

This Wallingford bungalow underwent a total remodel. The goal was to maintain the modest scale of the house and stay on budget.

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The architect: Joseph Hurley of Joseph Hurley Architects, who gave the house a total remodel — even finding a way to squeeze in a view deck out of attic space. "Our plan," says Hurley, "was to get three bedrooms upstairs, a better functioning group of spaces on the main floor, maintain the modest scale of the house and stay on budget."

The owners: Joseph Hurley, Jen Frankel and their two young children.

The contractor: Joseph Hurley, who acted as his own general contractor to keep costs down.

Judges' comments: "This house proves that a tightly constrained budget need not constrain creativity and taste. The budget was considered in every move, and the results are richer than one might expect."



Joseph Hurley

The size: 1,900 square feet, four bedrooms, 3-1/2 baths.

Project cost: \$252,000. (Includes all labor, materials, building-permit fees, sales tax and architect, contractor and/or consultant fees. Excludes land cost.)

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The Seattle Times/AIA Open House program began in 1954. All licensed architects are encouraged to submit their residential work to the AIA for consideration. Nominees are reviewed by the Seattle Chapter, AIA Open House committee. Call 206-448-4938.



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