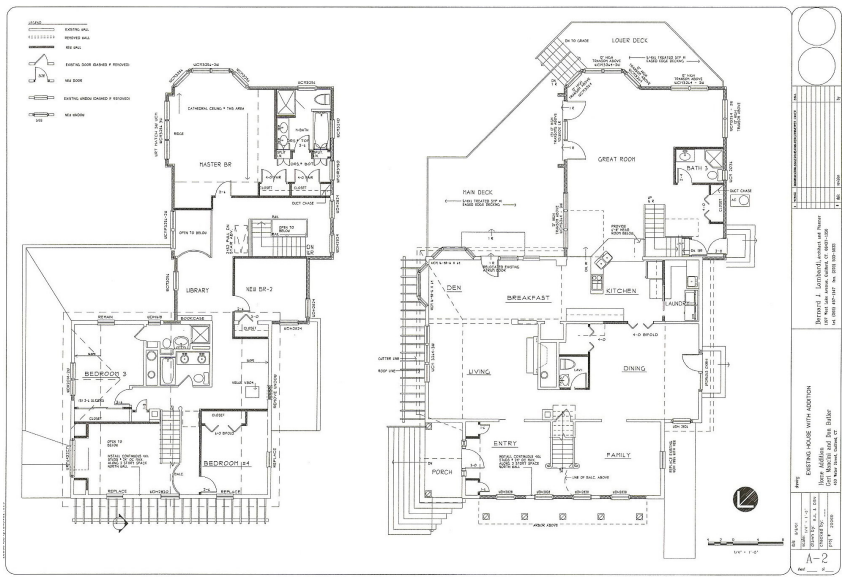
Bernard J. Lombardi, architect & planner
1197 West Lake Avenue, Guilford, CT 06437
tel: (203) 4571147 fax: 533-5033

RESIDENTIAL

Addition & Renovation at
Water Street

Owners:
Geri Mancini & Don Butler

After searching for property with comparable privacy and salt marsh vista, the owners concluded that they would not find another comparable site in Guilford that could provide them with more than they already had. Thus they made the decision to create in their current home, what they desired in a new and larger home. The existing home contained 1,557 square feet on the first floor and 910 square feet on the second floor, it had undesirable room relationships and inadequate living and bedroom spaces and no garage. A significant addition to the south oriented to take full advantage of the marsh vista and wooded privacy areas was the clear decision. The first floor planning rearranged the kitchen and entry relationships with the existing rooms and added the first floor addition containing the great room, bath laundry and a private stair to the new second floor master bedroom addition. Portions of the existing second floor were removed to provide an airy two story main entry and to gain access to a new guest bedroom and master bedroom suite. The additions enlarged the home by 727 square feet on the first floor and 961 square feet at the second floor. Taking advantage of the site's slope downward to the south, a grade level 2 car garage, work room and general storage area was provided under the new addition. A large deck at the first floor level enhanced the views to the salt meadow and allow the addition of two carport spaces.



Floor plans illustrate the addition to the top (south) and former home to the bottom (north)