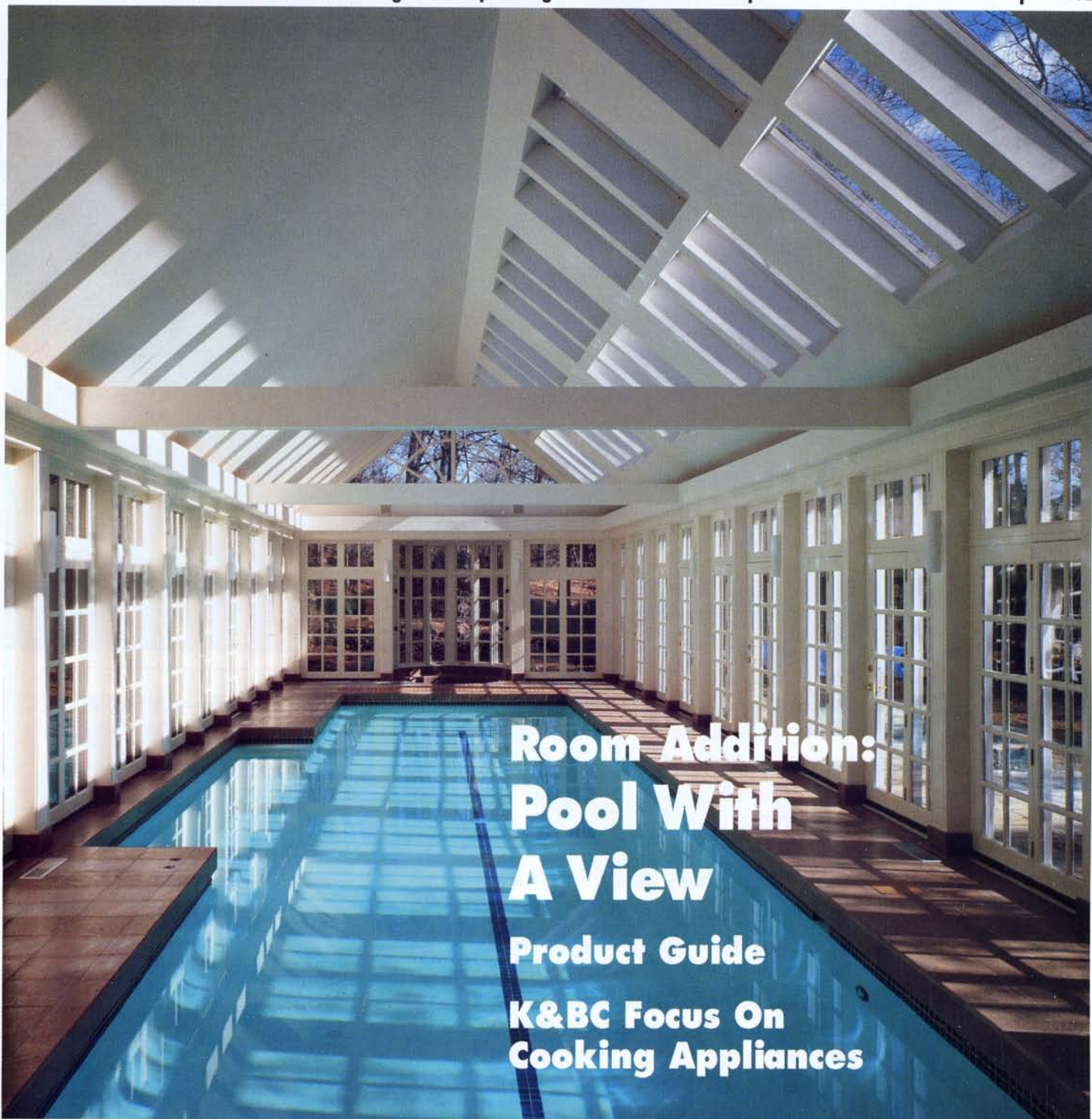


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**Room Addition:
Pool With
A View**

Product Guide

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Perfect Illusion

A light-filled pool room addition brings the outside in

Because their Dutch Colonial home was surrounded by beautiful gardens and woods, a Short Hills, N.J., couple wanted it to take advantage of these views. Besides capturing the attractive setting, the homeowners wanted to improve the structure's traffic circulation and update its look while maintaining the home's traditional feeling.

Meeting these objectives revolved around the addition of a 1,650-square-foot enclosed pool room onto the rear of the home. The traffic circulation system was reorganized around a two-story atrium hall with a grand floating staircase and a breezeway which connects the main structure to the new pool house. The new 1,000-square-foot breezeway and two-story hall eliminated the need to walk through one room to get to another one.

French doors enclose the breezeway, which features a Saltillo Mexican tile floor that gives the area a soft, warm feeling.

Creating an illusion

Adding to the home's new warm feeling is a pool room that opens up to the exterior. "They [the clients] wanted the illusion that when they were inside they would feel like they were outside," said Jonathan Katz, AIA, of Katz/Novoa Architects in Millburn, N.J., construction manager for the project. Ileana Martin-Novoa, AIA, Katz's co-partner in the firm, did most of the design work.

Enclosing the room with operable French doors and installing 72 skylights on the southern face of the roof achieves the desired illusion. These skylights

provide some solar heating and an almost unobstructed view of the sky. Furthermore, the upper 36 skylights can be electrically operated.

The pool house includes a 12' x 50' lap pool, Mexican stone floors, and support spaces such as a sauna, dressing rooms, bathroom, and wet bar. These spaces are arranged around a rotunda that provides formal entry into the pool room from the breezeway. A round spa encircled with windows at the end of the pool provides an especially nice view of the landscape. "The main reason we have glass all the way down to the floor is so that when they're in the pool or spa they have full view of the gardens," Katz said.

Addition matches traditional style

One of the more challenging aspects of the project was tying in the modern pool room and breezeway addition with the traditional-looking original home without it looking like it was just stuck on the structure.

For instance, the design called for French doors with true divided lights that complement the existing home. Furthermore, the doors feature one fixed panel and one swing panel that can swing 180° so it does not protrude in the walkway along the pool. The architects could have specified sliders, but they wanted a more traditional look, Katz said. "The addition has a modern, open look, but it's done with traditional materials and details that complement the original home," he said.

Katz and Novoa were also challenged on how to work in the pool room's de-





In order to fill the addition with daylight, the 1,650-square-foot enclosed pool room (left) features French doors and 72 skylights. The lap pool measures 12' x 50'. Besides the pool room, the project included the addition of a breezeway and two-story atrium hall (below), which helped improve the home's traffic circulation. French doors with true divided lights complement the existing home's style.





The breezeway leads to a rotunda, which provides formal entry into the pool room. Surrounding the rotunda are the pool room's support spaces—sauna, dressing rooms, bathroom, and wet bar.

humidifier so it functioned properly, but was concealed. This was accomplished by storing the dehumidification and pool equipment in the home's basement. Also, Katz built a false wall by the rotunda for the return air space, eliminating the need for a return grill.

Besides the addition, the existing 4,350-square-foot home was completely gutted and refurbished, including new oak floors, gypsum wallboard, and windows. The rooms on the main floor were modernized and opened up to the gardens, while those on the second floor were rearranged to create a large master bedroom suite.

The kitchen was reoriented to take advantage of the outside views and now features skylights, oak flooring, new cabinetry, and custom designed, handpainted tile countertops and backsplashes. **QR**

Project Highlights

Architect

Jonathan Katz, AIA, partner
Ileana Martin-Novoa, AIA, partner
Katz/Novoa Architects
Millburn, NJ

Remodeler

Karl Steingall, president
K&M Construction
Lake Hopatcong, NJ

Photographer

Steve Lopez
Logo Studios
Sayerville, NJ

Major products

Marvin windows, doors
Velux skylights
Baldinger lighting fixtures