

California dream

Tucked behind this heritage home in Sydney is an ingenious extension that serves its owners just perfectly.

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FACADE The heritage-protected front of this California bungalow is painted Dulux Lexicon Quarter with trims in Dulux American Mahogany. The slate on the original roof was updated and the roof on the rear extension is Colorbond in Dulux Manor Red to complement it. Built around 1923, the house retains much of its original glazing.

There are many benefits to knowing a good architect, and one of them is that you can seek their expert advice on a property before you buy. That's exactly what Jacqui and Daniel, the owners of this beautiful California bungalow in Sydney's inner west, did.

The couple and their three children - Charlotte, 13, Chiara, 11, and Isaac, seven - were living in a part of Sydney governed by some of the nation's strictest conservation rules. They wanted to stay in the area, but were on the lookout for a house they could transform into their ideal family home.

"Any property they were considering, they'd run past us so we could let them know what the achievable scope of work would be," says architect Eva-Marie Prineas, who worked closely on this project with architect Jacqueline Lindeman, her colleague at Studio Prineas. "When this house came up for sale, we said 'grab it' because it had a reasonably dramatic level change from the front of the house to the back. We could see that there was ▶



LIVING The sunken living area features timber-veneer doors that slide over the shelves to reveal the television. The built-in sofa was made by Atelier Furniture using Rino Mastrotto 'Antico' leather in Terrone from Decor Design Centre. Coffee table and Nelly table lamp, both Jordan. Woodnotes rug, Anibou.

DINING Hoffman chairs by Thonet surround a Winter dining table from Jordan. A pair of Vitra 'Akari 75A' pendant lights define the space. **KITCHEN** Opposite Jacqui with her son Isaac and daughter Chiara. The island bench is made with Valencia marble from Euro Marble and has a burgundy inset. Osso stools, District. White oak crown-cut timber-veneer and rattan joinery by Finch Projects. Inax 'Patina' brick-look porcelain tiles on floor and skirting, Artedomus.



potential to tuck a new addition in behind the existing house.”

Rather than simply meeting the heritage requirements, the Studio Prineas team embraced them wholeheartedly. “We took the Manor Red colour from the roof and used tonal variations of it right through the house.” The palette is warm and playful, flowing through the decorative brickwork, the kitchen island and even the grout in the bathrooms.

The home’s interiors might have been outdated when Jacqui and Daniel bought it in early 2019, but the building itself was in good condition. Inside, spaces were

simply remodelled to work better for the family. From the front door, a broad hallway leads to the main bedroom suite, Isaac’s room, a formal living room, the girls’ bedrooms and a retreat for the children.

A set of stairs connects these spaces to the new, lower section of the house (also accessible from the garage), which contains the kitchen, dining zone and a sunken living area. The kitchen is a masterful mix of brick-look tiles on the floor and skirting, and handleless timber-veneer cabinetry with rattan insets that cleverly disguise the airconditioning vents. Star of the space, though, is the

island bench with its red-veined Valencia marble a perfect match for the home’s palette. The dining area is punctuated by a pair of Vitra ‘Akari 75A’ pendant lights and a skylight set off-centre so as to provide a softer, more diffused light.

This space flows on to the spectacular sunken living room. It’s been carefully lowered so as to create a visual connection with the waterline of the pool. “Because of the nature of this space, it made sense to build in the sofa,” says Eva-Marie. Decorative brickwork features once again and is neatly complemented by the lines in the rug used in this room. ▶

“I LOVE THE KITCHEN’S MARBLE AND HOW IT FITS WITH THE WARM, NEUTRAL AESTHETIC OF OUR HOME.” Jacqui, owner





THE PALETTE

Dulux Manor Red (new roof)	Dulux American Mahogany (exterior trim)	Dulux Lexicon Quarter (interior walls)
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Daniel and Jacqui wanted a good stretch of lawn for the kids to play on and a generous swimming pool. “Looking at the available space we had, our solution was to connect the pool to the house,” says Eva-Marie. “The pool house at the end of the garden acts as a kind of exclamation point as you look out to it.” With its covered barbecue and built-in daybed, this is a space that’s as hard working as it is great looking.

The renovation work was complete just before Christmas in 2019 and the family were able to enjoy their first summer with a pool of their own. “Eva-Marie was great to work with,” says Jacqui. “She came to us with ideas and suggestions, but she took our input onboard. There was always the right balance between inspiration and practicality and, as a result, we have a home that we are beyond pleased with.” ▶

Studio Prineas, Rushcutters Bay, NSW; studioprineas.com.au. Carrington Building, St Peters, NSW; carringtonbuilding.com.

THIS IS THE LIFE

Jacqui and Daniel were already living in this suburb, and their kids were settled in school locally, when they decided to look for a house they could renovate to become their forever home. “During the lockdown in 2020, we all spent a lot of time working and studying at home,” says Jacqui. “We feel very lucky to have a house with lots of space and design details that we love. It has clear, separate zones, but it feels connected and warm at the same time.”



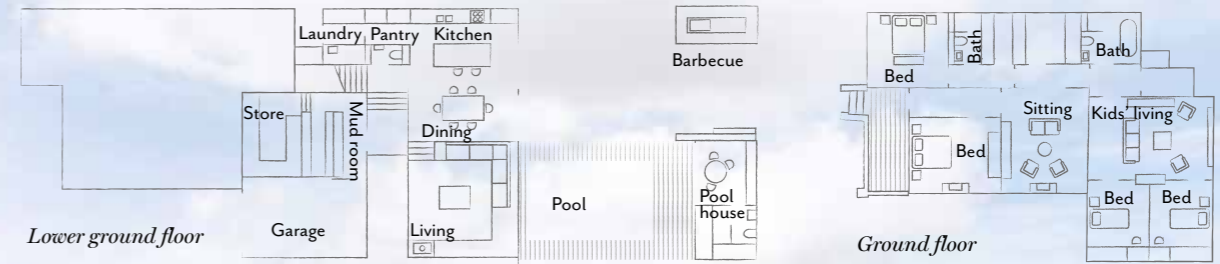
Paint colours are reproduced as accurately as printing processes allow.

FAMILY BATHROOM Ardex grout in Mocha enlivens the white mosaics from Better Tiles and picks up on tones in the Momentti terrazzo tiles from Onsite Supply+Design. Vola tapware and Towel rails in Mocca special finish. **MAIN BEDROOM** *Opposite top* Curtains in Mokum ‘Satori’ and Warwick Fabrics ‘Utopia’ made by Paddington Shutters & Blinds. Finley bed, Jordan. Bed-end bench, Great Dane. **STUDY** *Opposite bottom* Daniel’s study has a desktop in Forbo Flooring Systems’ linoleum in Burgundy. Eames office chair, Living Edge.

“A POOL WAS HIGH ON OUR WISH LIST. IT’S INTEGRATED SO WELL WITH THE HOUSE.” Jacqui



THE LAYOUT



POOL & POOL HOUSE *Above and opposite top* A pool custom-designed by Studio Prineas extends out from the new section of the house. Ironbark from Kennedy’s Timber has been used for the deck and the pool house, which has a Colorbond roof in Dulux Manor Red to match the roof on the extension. Jak & Jil outdoor table and chairs in Intensity Desert from Tait. **GARDEN** *Opposite bottom* Fermob outdoor chairs and table, Design Nation. Bolster cushions, Jardan. *For Where to Buy, see page 192.* H&G