

WATERFRONT RENOVATION

Designing for large group gatherings has never looked so good.



By Chelsea Greenwood

Photography by Michael Wall



When a vacation home in Pompano Beach changed ownership from a group of friends to a husband and wife, the couple knew that the waterfront property was due for some dramatic changes, too. The house needed serious TLC, and the affluent homeowners wanted to completely upgrade the six-

bedroom, six-and-a-half-bath home to better accommodate large groups of visiting friends and family.

Hailing from Toronto, Canada, the couple had seen the work Coral Springs-based P&H Interiors had done on a friend's home. So they tapped Susan Connor, P&H owner and president, and her team to perform a comprehensive renovation on the approximately 6,500-square-foot residence.

"They had used the home for many years, so they knew what the issues were and that it didn't function well in certain ways," Connor says. "We were able to really design it to function better for them."

In addition to Connor, the renovation team included P&H staffers Vanessa Bugeja, Marisa Courson, Julie Harris and Karen Rubin. The owners also brought in a Toronto designer who they had worked with in the past, Costantino D'Elia of COZ Design, who worked in tandem with the P&H team.

They addressed such issues as water damage, mold, bad plumbing, faulty windows, poor spatial planning and an overall lack of architectural detail. Nearly every inch of the house was touched in some way.

"There's nothing original left in the house at all – absolutely nothing," Connor says.

The team completely reworked spaces that didn't function well and added visual interest to ceilings and walls via custom woodwork and detailing. Through thoughtful materials selections and all-new furnishings, the designers implemented a sophisticated yet casual coastal aesthetic, with a color palette comprising taupe, mushroom, gray, oyster and eggshell.

"The house was originally trying to be Mediterranean, but it was poorly executed," Connor says. "So we really wanted a fresh, clean-lined look. Even though the look is coastal, it's definitely very classy, too."

A testament to the team's success, the project recently won two Aurora Awards, affiliated with the Florida Home Builders Association and the Southeast Building Conference: one for remodeling over \$100,000 and another for interior detailing \$1 million to \$2 million.

"I really enjoyed seeing the transformation of this house from an ugly duckling to a sparkling jewel," Connor says.

The exterior renovation of the six-bedroom home comprised all-new impact-glass windows and doors with faux bois metal frames and matching front-entry and garage doors.

The foyer was reworked to create a dramatic first impression.



ENTRANCE

One of the biggest challenges of the renovation was the main entry, says Connor: “It was difficult getting a nice proportion there, with the two-story volume.”

To balance out the area, the team created windows of leaded art glass with coordinating fretwork and detailed paneling. The grand foyer also saw bulky closets eliminated and the addition of a handcrafted iron railing along the dramatic staircase.

LIVING ROOM

The main kitchen/family room area has a nice flow and works well, Connor says, but, formerly, if guests wanted to watch a sporting event or a movie in the family room, “it was really disruptive to everyone,” Connor says.

So, the team transformed a formal living room, which was isolated in the floor plan, into a media room.

“That worked out really well for them,” Connor says.

The design team eliminated a small side window that looked toward a neighboring home and placed a large movie screen on that newly available wall space. Other additions include ceiling beams, an extensive wall unit and pocket doors “so it could be closed off, and they could rock and rumble in there,” Connor says.



The living room features plenty of comfortable seating, centered on a large-screen television surrounded by marble vein-cut tiles and custom woodwork. Sea-inspired wall art underscores the subtle coastal design scheme throughout the home.

The team selected clean-lined and casual furnishings, including comfortable seating that works for large groups or just the couple.

Here and throughout the house, old, leaky windows were replaced and now feature faux bois metal frames, a fairly new product that Connor says “really gave the house a whole new look.”

KITCHEN

When the homeowner was growing up, his father owned a pizza shop in Toronto, so he was dead-set on having a gas-powered pizza oven installed in the kitchen.

“That was a major element of the house,” Connor says.

The rest of the kitchen was oriented around that oven, including other gourmet appliances, marble tiling and all new cabinetry. The team also addressed how the kitchen functioned in relation to the dining room.

“Formerly, you would walk into the home, and you were just trying to walk through the dining room to get to the kitchen. There was no sense that that was off-limits at all,” Connor says.

The creation of a butler’s pantry between the two rooms allows for an organic flow at mealtime. Also great for entertaining, the adjacent breakfast area now includes a window seat and room for 10 diners.



Surrounded by marble vein-cut tiles, the homeowner’s prized pizza oven – a throwback to his father’s Toronto pizza shop – serves as the focal point of the completely remodeled kitchen. New stainless steel appliances complement the sleek, clean-lined aesthetic.



In the master bedroom, an existing tray ceiling was elaborated upon with intricate molding, while large-scale patterned wallpaper behind the bed ties in the color palette of the room's plush linens.



In the renovated master bathroom, warm wood cabinetry sets the tone, featuring mullioned mirrored doors and artful hardware. The designers reconfigured the entry of the bathroom for better accessibility from the bedroom.

MASTER BEDROOM

Creating a natural flow was also a priority in the master bedroom, which previously had a “crazy-eight configuration,” Connor says. “To get from the bedroom to the bathroom, you had to walk around the closet – there was a lot of wasted space, which made the bathroom function really poorly. And then there was a sitting room attached to the room, but you had to go through the master to get to it.”

So the team sealed up the existing suite entrance with a custom bookcase and created a new entry that opens on a sitting room, attached to the bedroom.

“Now the couple has their own living space and total privacy,” Connor says.

The designers elaborated upon an existing tray ceiling in the master bedroom with intricate molding and inset wallpaper to create a focal point appropriate for the high-ceilinged space.

Now, a hallway flanked by his-and-her closets leads directly from the bedroom to the en-suite bath, which features striking hardware and cabinetry adorned in mullioned mirrored doors.



Formerly, the pool deck had little seating and was difficult to navigate. The design team expanded the area to allow for various groupings of furniture around the existing pool and spa. A new set of stairs leads to the enlarged dock.

POOL DECK

For the home to truly function well for entertaining, the backyard pool deck needed due attention as well.

“Everything originally had just been thrown together, so we did a very deliberate execution,” Connor

says of backyard elements such as lighting and landscaping.

The existing pool was maintained while much-needed poolside seating was added, opening up the deck area overall. A new set of stairs now leads to the enlarged dock.

The Black Book

Residence: Pompano Beach, Fla.

Interior Design: P&H Interiors, Coral Springs, Fla.

FOYER

Chandelier by Currey and Company

Pedestal by Global Views

Light Bombe Urn by Global Views

Center table by Hickory White

Wallcovering by Eykon

LIVING ROOM/ MEDIA ROOM

Area rug by Masland Carpets & Rugs

Sectional by Bentley Churchill

Fabric for pillows by Romo, Kravet, Bentley and Vanguard

Console by Vanguard

Lamp for console by Arteriors Home

Wallcovering by Thybony

Side table by Hickory White

Floor lamp by Arteriors

Box on stand by Pearson

Cocktail table by Henredon Furniture

Berkley chair by Bentley Churchill

Round side table by Global Views

Window treatments by Custom Window Treatments, fabrics by Robert Allen

Window treatment hardware by Chase & Company

DINING ROOM

Wallcovering by Romo

Dolce Chandelier by Corbett Lighting

Wall sconce by Currey & Company

Chairs by The Charles Stewart Company, fabric by Kravet and Stout

Serving cart by Maitland-Smith

Window treatments by Custom Window Treatments, fabrics by Kravet, Lee Jofa and Trend

BREAKFAST ROOM

Chandelier by Currey & Company

Wall sconce by Hudson Valley Lighting

Chairs by Fairfield, fabric by Kravet, Designmaster and Duralee

Wallcovering by Eykon

KITCHEN

Pendant Lighting by Hudson Valley Lighting

Counter Stool fabric by Designmaster

FAMILY ROOM

Area rug by Stanton

Sofa by Bentley Churchill

Pillows for sofa by Robert Allen and Fabricut

Cocktail table custom by P&H Interiors

Custom Ottoman frame by Vanguard, fabric by Designmaster and Fabricut

Lounge chair by Pearson, fabric by Kravet

Box on stand by Sherrill Occasional

Console by Sherrill Occasional

Window treatment by Custom Window Treatments and Robert Allen, Trend and Fabricut

Window treatment hardware by The Fitial Company

POWDER ROOM

Chandelier by Currey & Company

Wall sconce by Corbett Lighting

Sink chest by Ambella Home

Wallcovering for vanity doors by Eykon

Mirror by John Richard

Wallcovering by Romo

MASTER BEDROOM ENTRY

Light fixture by Hudson Valley Lighting

Mirror by Arteriors Home

MASTER BEDROOM SITTING AREA

Area rug by Surya

Custom sectional by Bentley Churchill

Pillows for sectional by Robert Allen, Fabricut and Romo

End table with drawer by Sherrill Occasional

Lamp by Arteriors Home

Oval cocktail table by Sherrill Occasional

Window treatment by Custom Window Treatments with Kravet and Trend

Window treatment hardware by The Fitial Company

MASTER BEDROOM

Light fixture by Hudson Valley Lighting

Carpet by Masland Carpets & Rugs

Custom king upholstered headboard by Eastern Accents

King bedding ensemble by Eastern Accents

Lumbar pillow by Romo and Fabricut

Occasional chair by Pearson, fabric by Kravet

Chest of drawers by Selva

Lamps by Currey & Company

Mirrors by Emerson Et Cie

Bench by Pearson, fabric by Kravet

Desk by Selva

Window treatments by Custom Window Treatments, fabrics by Kravet and Trend

Window treatment hardware by The Fitial Company

Wallcovering by Romo



MASTER BATHROOM

Wall sconce by Hudson Valley Lighting

Area rug by Surya

Wallcovering by JF Fabrics

Window treatments by Custom Window Treatments, fabric by Fabricut and Robert Allen

POOL AREA

Cushioned sofa by Lane Venture, fabric by Sunbrella

Cushioned lounge chairs by Lane Venture, fabric by Sunbrella

Market umbrella by Treasure Garden, fabric by Sunbrella

Cushioned chaises by Dedon, fabric by Silver Slate

Circular loveseat with canopy and (eight) throw pillows by Dedon, fabric by Sunbrella

Occasional tables (two) by Emissary Trading

Cantilever umbrella by Treasure Garden, fabric by Sunbrella

Decorative pillows for cushioned seating by Kasmir and Sunbrella