

**Friendly Remodel**  
**Remodels of the Year, 2004**  
**San Diego Home and Garden Magazine: August 2004**

Creating a more spacious feeling was just one of a series of challenges remodeler Steve Lusk faced in the redo of the 1926 Point Loma Bungalow owned by his friends Chuck and Linda Ekstrom. The Ekstroms also asked Lusk to:

- Convert their seldom-used front porch into additional living space;
- Relocate the front door so it faced the street, not the side garden;
- Maintain and enhance the existing charm and character of the home;
- Create a new breakfast/snack area that captures morning sun;
- Improve the poor circulation throughout the house

And, by the way, Chuck and Linda told their friend, do it all with a budget not to exceed \$100,000.

The linchpin of Lusk's solution was a spacious new entry gallery with high clerestory windows that let in natural light from sunrise to sunset. Replacing a porch the clients rarely used, it also ties together living, dining and kitchen areas while opening up the entire home's traffic flow.

Now, the Ekstroms can use all their dining room chairs. Before the remodel, heavy traffic from the living room through the dining room to the kitchen made that impossible. Without the entry door, the usable space in the living room was increased by perhaps 20 percent. The new breakfast room offers an inviting new option for meals while creating more access to the kitchen.

The Ekstroms also love the look of their remodeled house.

"You can't tell, in any way, that the house has been remodeled," Chuck says.

The new entry door mimics the existing living-room window. Formerly rectangular entry steps now are curved, to match the door's arch.

The work required less than four months. Lusk came in not only on time but, at \$73,500, nearly \$27,000 under budget.

Chuck, a real estate broker, is happy for one more reason: "It has increased the value of the house by about \$300,000."

That, Lusk might have told his clients, is what friends are for.