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These homeowners in Victoria wanted a “real Federation home” according to Bryan and Gayle Cole, requirements which fit their company, B & G Cole, perfectly, as period homes is their area of expertise and speciality. When envisaging their new home, the owners especially liked the traditional style of home — double storey with attic rooms, nine-foot ceilings downstairs, with eight-and-a-half-foot ceilings upstairs.

They preferred a small builder with a more personal approach — they had built twice before and subcontracted, and didn’t want to do this again.

“We bounce from the information the client provides, both verbally and visually,” says Gayle. “They often have photos or have looked at buying a property before they decide to build. We go to their existing home and they can show us what does and doesn’t work for them. I show them photos of projects we have done, or photos that I have collected of old houses, and these are all

used to build the design brief. In this case, the owners had photos of an original old home they liked, and we used this as inspiration.

“A brief is built up before we go to the architect with a ‘ballpark figure’ given to the owners. I overview the plans at all stages of development to ensure that the clients’ wishes are interpreted into the drawings in the best way possible. While the architect is outsourced, it is a trusted and valued relationship that has produced stunning homes that have come to be recognised as being built by our company.”

On this clients’ wishlist was 30 to 32 squares of living, plus verandahs and a three-car garage. Overall squareage was 44 squares and construction time was 12 months, with four to six months prior to construction for the design and development of architectural plans and specifications.

After providing Gayle with magazines showing the period-style elements the clients wanted, reclaimed red bricks and unglazed terracotta roof tiles were selected for the exterior, while

inside, they requested a kitchen with walk-in pantry, full island bench and stove with mantle.

Their design was to incorporate a meals/family room with wood heater and period mantle and surround; a theatre/rumpus room adjoining these, but separate; laundry; powder room; formal lounge large enough to fit a dining table, and upstairs two other bedrooms; study and multi-purpose room, with the childrens’ bedrooms; bathroom and an attic area in the roof, depending on costs.

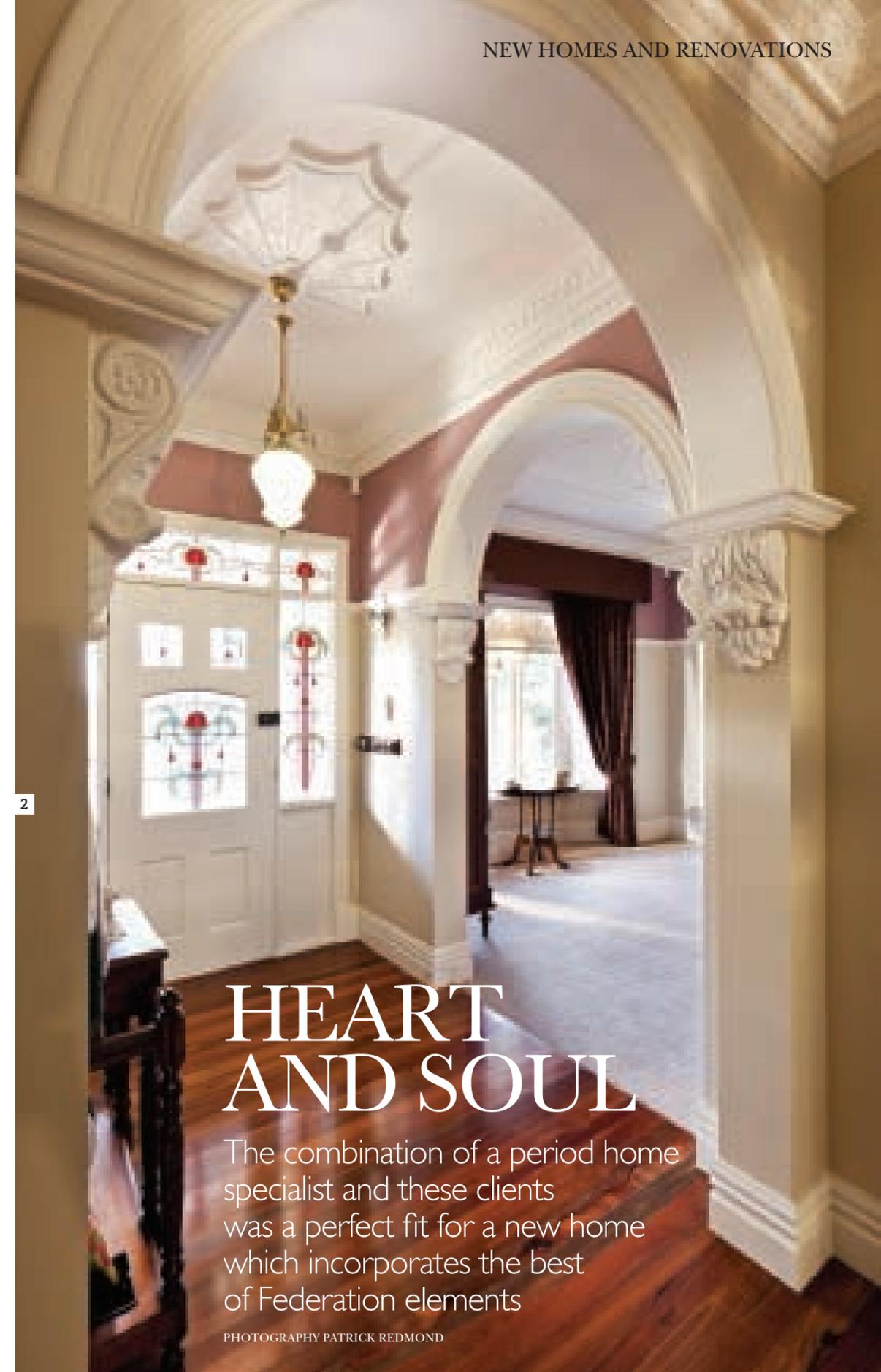
In pursuit of the ideal period home, generally they required extensive timber floorboards, ornate cornices, ceiling roses, period tiling, fretwork, exposed rafters, lots of storage and window seats — which, when combined, would create the home inspired by the past that they had dreamed of.

Outside, the owners envisaged a backyard proportional to the size of the home and land, and a pool and lawn area which could be viewed from inside the house.

Their block had 6.5 metres of fall from back to the front. Also, the block was

1. Reclaimed red bricks and unglazed terracotta roof tiles were selected for the exterior.

2. Downstairs boasts 10-foot ceilings, ornate cornices and ceiling roses, plus leadlighting at the front door, creating a striking first impression upon entry to the home.



HEART AND SOUL

The combination of a period home specialist and these clients was a perfect fit for a new home which incorporates the best of Federation elements

PHOTOGRAPHY PATRICK REDMOND



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irregular with a wider frontage, causing a fan shape. “A lot of blocks we work on have quite a significant fall which needs to be factored into the design,” says Gayle. There was also a three-metre easement running front to back on the right-hand side, which couldn’t be built over. The architect needed to utilise the width of the block and not build against the fall, which would be more costly and aesthetically less pleasing because of the height of the footings and the cuts in the land.

“Working with the slope, I suggested to the owners that we give the front of the house 10-foot ceilings, and nine-foot ceilings at the rear,” says Gayle. “This would add to the traditional feel of the home and work in with the fall of the land.”

To say Gayle and Bryan are impressed with the finished result is an understatement. “It starts as I drive up to the property. I look at it from my car and think — wow, we built that, and I feel quite proud,” says Gayle. “That’s not to downplay the client and architect participation, because it is a three-way union.

“Then my awe keeps going as I walk through the home — because each room is beautiful and functional, it’s hard to say which is my favourite. The kitchen is the nucleus of the house, the centre of the home, and I believe it is the favourite room because

3. The kitchen is the nucleus of the house, the soul of the home. 4. The classic-style white kitchen boasts the use of granite and timber, with an island bench in the middle of the space. 5. The design incorporates a meals/family room with wood heater and period mantle and surround. 6. Window seats and timber floorboards can be found throughout the study. 7. The bathrooms feature timber vanities from Schots Emporium. 8. The main bedroom is a generous space with ceiling roses and ornate cornices.

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of its detail, practicality, beauty and proportion.

“This project is special because the home looks so fantastic and the owners put their heart and soul into it, as we do as builders. We built up a special friendship along the way and there was always a great deal of respect between all parties.

“The finishing of the home by the owner — the curtains, light fittings, landscaping and pool — were all done to the highest standards and complemented the home perfectly. Our tastes are so similar it was like we were on the same page at all times. It was a privilege to see the property finished in such detail.” APS

The project was designed by:
An architect outsourced by B & G Cole

The project was built by:
B & G COLE PTY LTD
63 Lavender Park Road, Eltham Vic 3095
Tel: 03 9439 4754
Email: info@bgcole.com.au
Website: www.bgcole.com.au

FLOORING

Living areas and kitchen: Feature-grade spotted gum timber floorboards from Victorian Designer Floors

Bathroom: Tessellated tiles from The Tile Gallery

Bedrooms: Carpet

WALLS

Living areas: Period picture rails with two wall colours

Bathroom: Tiling to dado height

KITCHEN

Timberone Cabinets

Cabinet doors and panels: Satin vinyl wrap

Benchtop: Granite and timber

Splashback: Tiled

BATHROOM

Bath/shower/vanity: Timber vanities and clawfoot bath from Schots Emporium

Additional features: Fireplaces with timber mantles and cast-iron inserts from Schots Emporium

Windows: Trend Windows (specified by Gayle and Bryan)

Leadlighting: Boulevard Leadlighting

Outdoor landscaping: By owner



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