



RENOVATION

less is more

A TEAM OF LIKE-MINDED CREATIVES JOIN FORCES TO GIVE A MID-CENTURY HOME IN MELBOURNE'S CAULFIELD NORTH A RESPECTFULLY RESTRAINED MAKEOVER



who lives here?

Jennifer and Elad Admon, co-founders of children's clothing label Huxbaby, and their daughter Zoe, 2. Huxbaby.com; @huxbaby

IN A SUBURB RIFE WITH BEAUTIFULLY RESTORED MID-CENTURY MODERN HOMES, it would be a crime to consider a knockdown rebuild, but it was this thought that initially crossed the minds of married couple Jennifer and Elad Admon when they first went to view their now home in Caulfield North, Melbourne. Upon closer inspection, they were able to see beyond the property's street appeal to its "amazing bones and architectural roots", and so they quickly changed tack and went down the renovation path instead. Soon after, the couple fell pregnant with their daughter Zoe, which meant they now had a tight deadline for the project. Thankfully, Jennifer knew just the person to help them on their renovation journey: interior designer Rhiannon Orr of Design Orr Build. She and Jennifer had met at an industry trade fair eight months earlier, and shared the same minimalist style and business values. "Rhiannon understood my style implicitly," Jennifer says. Rhiannon adds, "It was our respective company visions that drew Jen to engage me for the renovation. My aim was to channel the ethos of her brand, Huxbaby, and to breathe new life into this beautiful old home." →

In the picture

Framed prints from Middle of Nowhere work perfectly with the home's pared-back style.

Take the floor

Timber Harper & Sandilands floorboards provide a solid, recurring theme throughout, and soften the fairly monochromatic palette.

Chair apparent

The Thonet "Hoffmann" dining chairs create textural interest and are "by far our favourite furniture pieces", Jennifer tells.

DINING



KITCHEN

Go with the flow

The home's revised layout has created a lovely flow of movement between the kitchen, living and outdoor areas, making them feel like unified communal spaces.



Partition magic
The reeded glass wall between the kitchen and hallway is one of the home's key features.

“THERE IS SOMETHING SO SIMPLE AND CALMING ABOUT THE ENTRY AREA. FROM HERE YOU CAN APPRECIATE THE HOME’S LAYOUT AND BRIGHTNESS”



ENTRYWAY

THE FLIP SIDE

The overall brief was to take the home from a rundown rental to a light-filled, functional space, while being respectful to its modernist style. “We decided on a simple 180-degree swap,” Rhiannon explains, “moving the living space from the back of the house and into the front to exploit the northern light. The pool was also placed at the front of the property to capitalise on the natural light and provide a beautiful view from the inside.” This simple flip meant that the existing plumbing and electricals were perfectly placed to work within the new spaces, but best of all, “We have created flexibility for an extension in the future, if Jen and her family require it,” Rhiannon says.

SURROUNDING STYLE

Jennifer and Rhiannon drew inspiration for the home's design from a number of places. “The area has an abundance of beautifully restored '60s and '70s

houses, so we took lots of ideas from what we thought worked well," Jennifer tells. "Our aim was to be as sympathetic to the architectural roots of the home as possible, as it's these quirky, original features that translate to something really special." And when it came to the colour palette, Rhiannon looked no further than Jen's Huxbaby clothing line, with its use of subtle tones, textures and patterns.

PROFESSIONAL PERKS

"Working with a designer allowed us to tap into trade pricing," Jennifer says. "This meant that the cost

of having Rhiannon help us was somewhat neutralised, and we were able to leverage off her knowledge and contacts in an affordable way."

ECO IMPACT

Yet another area in which Jennifer and Rhiannon saw eye to eye was the importance of natural materials and low environmental impact. Low-VOC paint was used throughout, as were organic wools and linens. The Harper & Sandilands engineered floorboards were chosen for their sustainable practices and Forest Stewardship Council (FSC) certification.

SPACE FILLERS

Much thought was given to the furniture choices as well. "Given the strength of the architecture and the simple, minimal aesthetic, it was more a question of how little rather than how much furniture we should add," Rhiannon says. "The scale had to be perfect to ensure it felt pared back rather than unfinished, and custom-sized sofas, rugs and joinery were used to achieve this." ●

Curtain call

"The floor-to-ceiling windows were one of the greatest drawcards for us," Jennifer tells. Curtains made with linen from Unique Fabrics let the light in.

Wool factor

A reversible "Vigor" wool rug from Halcyon Lake works with the pared-back brief and helps anchor the space.

Perfect fit

A Jordan "Nook" sofa is the ideal size for the room. "We have just the right amount of negative space surrounding each piece of furniture," Rhiannon says. →

“THE HOUSE THRIVES ON MOVEMENT AND SHADOW PLAY. FROM THE DAPPLED LIGHT COMING IN FROM THE GARDEN TO THE AFTERNOON SUN EMPHASISING THE STRONGER ARCHITECTURAL DETAILS, IT’S ALWAYS ADAPTING!”



Serendipitous surprises

"We were originally going to acid wash the Fibonacci Stone terrazzo paving to clean it up and brighten it, but luckily we did a patch test first – we preferred the flawed look of the original: chips, cracks and all!" Jennifer says.



get the look

Neutral hues, sleek lines and organic textures create a calm and cosy effect

1 White Gloss tiles #83378, \$42.90 a sq m, Academy Tiles. **2** Mizu "Drift" ceiling shower, \$122.99 for arm and \$290 for showerhead, Reece. **3** White Matt tiles #81012, \$62 a sq m, Academy Tiles. **4** Disk hanging pendant in White, \$882, TossB. **5** Middle of Nowhere "Alps" framed photographic print, \$359, Design Twins. **6** Terrazzo stone tiles in Cloudburst Honed, \$143 a sq m, Fibonacci Stone. **7** Ash Grey brick tiles (23cm x 7.6cm), \$89.10 a sq m, Robertsons Building Products. **8** Fogia "Tabula" coffee table, from \$2387, Fred International. **9** Nook 4-seater deep sofa in Comet, \$8700, Jardan. **10** Line wall-mounted light in White, \$NZ398 (about \$372), Douglas & Bec. **11** Vigor wool rug (2m x 3m), \$4380, Halcyon Lake. **12** Dulux Wash&Wear low-sheen interior paint in Natural White, \$77.90 for 4L, Bunnings. **13** Fogia "Bollo" armchair, from \$3795, Fred International.