

The Daily Telegraph
home

November 24, 2012

Leck



Great divide

Getting creative with space in a new interior **14**



Focus Local heroes 7 **Display** Vincia by Homes By Mirvac 10

Renovate

The brief

To respectfully bring a Victorian-era cottage up to date.



ARCHITECT/PROJECT MANAGER
Trevor Hall (pictured) Trevor Hall Architects, hallarchitects.com.au

BUILDER
Elvis Mardini
Mardini Constructions Pty Ltd,
mardiniconstructions.com.au

OWNERS
Michael Joseph and Terry Melocco and daughter Alessandra, 18

THE SOURCE
Skillion roof shed
fairdinkumsheds.com.au
Spotted gum timber flooring
iflooring.com.au
Stainless steel benchtops
stainlesssteelaustralia.com

BEFORE



AFTER



Restoration's happy ending

The Victorian era ends after four rooms, writes Catherine Nikas-Boulos

Victorian architecture is as synonymous with Leichhardt as pizza and gelato, but beyond the narrow hallways a revolution is taking place.

Like a growing number of residents, Michael Joseph and wife Terry Melocco have taken a shambles of a house, albeit with good bones, and lovingly brought it back to life in homage to its 1900s beginnings.

The reworked facade of their double fronted home, with its coloured glass Gothic windows and front porch with decorative ironwork and restored sunrise gable, is testament to their endeavours.

Inside, the first four rooms of the house have also been carefully kept to style, with ornate high ceilings a point of reference. Beyond this though, the love affair with all things Victorian comes to a dramatic end.

Location, location

Michael and Terry bought the property after being priced out of properties from Drummoyne to Five Dock.

"It was so much better than everything we had looked at. It was double-fronted for starters. Most places we looked at in our price range were single-fronted and had lots of original features. I could see the potential," says Michael.

"It's one of the few dead-end streets in Leichhardt, close enough to Norton St and the Bay Run without the traffic and noise."

Five years on, having made the house "livable", it was time to take it a step further. The home they bought looked vastly different from what they have today.

It had been used as a boarding house and

was in frightful condition. At the back, a kitchen and bathroom was encased by a single sheet of fibro with a tiny window between two rooms, and the backyard was taken up by an asbestos-filled factory.

Window shopping

Trevor Hall Architects worked with Mardini Constructions over six months to realise a contemporary renovation to the rear which adds living space and natural light.

The new galley kitchen with one Caesarstone benchtop and another in stainless steel housing the oven and hob are a world away from the original.

A new skillion roof with clerestory windows enhances the feeling of open space and an extra bedroom was worked into the roof space.

"Clerestory windows are brilliant in the inner city," Michael says. "You're so close to the sky and they give the illusion of space. And in summer they allow the whole house to breathe if you leave the louvres open, while in winter you get a glass house effect."

"Flash forward Post-renovation, the home is close to its original footprint, bar the kitchen and main bathroom, which were pushed out a metre into the driveway. "Everyone assumed we would have to keep the driveway, even though it was so tight you couldn't fit a car up the side," Michael says. "Then somebody had the idea: If we use some of that land, you could have a laundry, second bathroom and more kitchen space."

Flash forward

Post-renovation, the home is close to its original footprint, bar the kitchen and main bathroom, which were pushed out a metre into the driveway. "Everyone assumed we would have to keep the driveway, even though it was so tight you couldn't fit a car up the side," Michael says. "Then somebody had the idea: If we use some of that land, you could have a laundry, second bathroom and more kitchen space."

Much of the original period detail was retained in the front section.



Builder Elvis Mardini says the project wrapped up in six months and although it finished ahead of schedule, the build was not without difficulty.

The roof was particularly problematic. "From memory there were 126 flashings on that roof, which is a record for us," Elvis says. "It was really difficult because the roofline was not straightforward. There was a traditional 45-degree tiled roof, a curved roof and a splayed roof, all of which had to marry together to be watertight."

catherine.nikas@news.com.au
Pictures Bob Barker



The roof, with its many shapes and levels, was particularly challenging.



Stacks of space

Stacker doors are easier to move than bifolds and don't take up nearly as much space when open.



Better put your foot down



New land release now selling

You'd better be quick to join Sydney's fastest growing community, Oran Park Town. New lots are now selling and they're all close to the forthcoming Town Centre with its major shopping precinct that includes Woolworths, retail outlets, cafes and a wide variety of fresh food.

Other highlights include:

- **Close to leisure centre and schools**
- **Situated opposite large park and lake**
- **Priced from just \$208,500* less rebates***
- **Various lot sizes available from 375m² to 721m²**
- **\$10,000 Rebates* available**

\$5,000 Home Design Rebate* + \$5,000 Landscaping Rebate* available on all lots purchased directly from the Developer.

Start your engines, this could be the best move you've ever made! Call or visit the Sales Centre on Oran Park Drive today.



oranparktown.com.au 9043 7500

