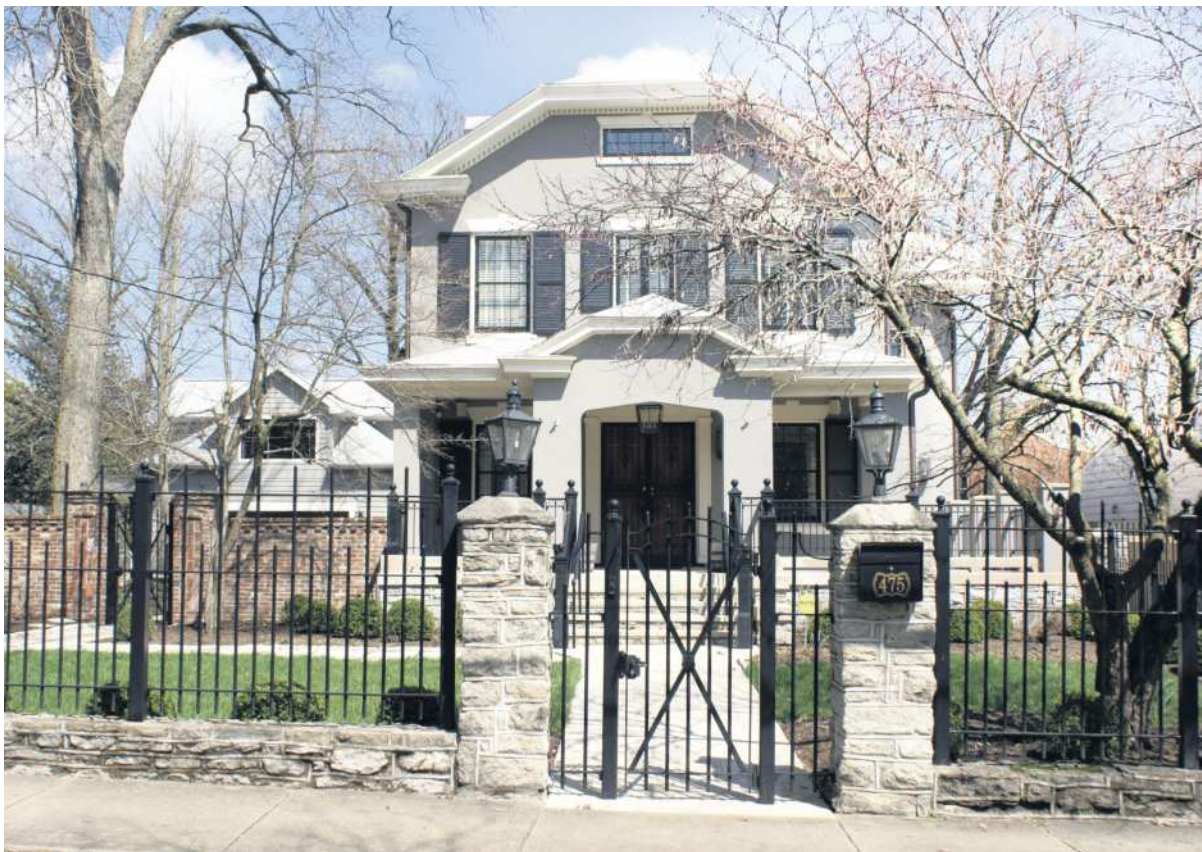


Homeseller

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Nothing spared in renovation of 475 W. 2nd St. PAGE 8



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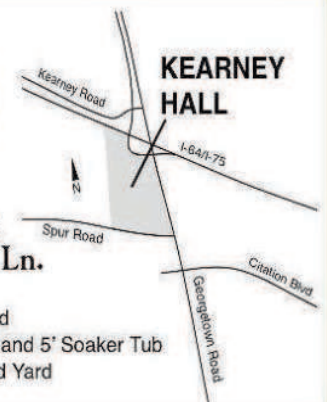


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Clever use of space distinguishes renovated 120-year-old house

By Susie D. Hillard
CONTRIBUTING WRITER

Hannah Goodman-Goodlett adapted easily to living in downtown Lexington as a student at Transylvania University.

When the two-story brick at 475 W. 2nd St. popped up on her radar, she took the plunge.

Already familiar with surrounding neighborhoods, Hannah knew that almost every house on the

street had been renovated or was being renovated.

Like some of its neighbors, the ca. 1900 house needed work.

"At first, the idea of renovating this place was daunting, and I thought about selling," Hannah recalls. "There was so much to be done. But ultimately, it was a project I wanted to take on, because I knew I'd be able to make the house my own and could see myself starting my family here."

Achieving the open floor plan and other items on Hannah's "must have" list began with gutting the interior to replace wiring, plumbing, HVAC, windows and doors.

Taking the 4,635-square-foot house down to the studs enabled Hannah to better envision the reconfigured floor plan. "We opened it up so that the kitchen, living room, and dining room flow more easily," Hannah said in describing some of

the changes to the main floor. "When we did take it down to studs, we uncovered original brick walls in the master bedroom and in the guest bedroom. I thought they were beautiful and decided to leave them just as they were," Hannah said.

Brick pillars in the partially finished basement also remain.

Hannah worked with Lexington interior designer Matthew Carter to

choose a color palette that felt right for the house. She settled on soft white walls for the main level.

The clean, soothing neutral hue provided the perfect foundation for layering texture, pattern and color.

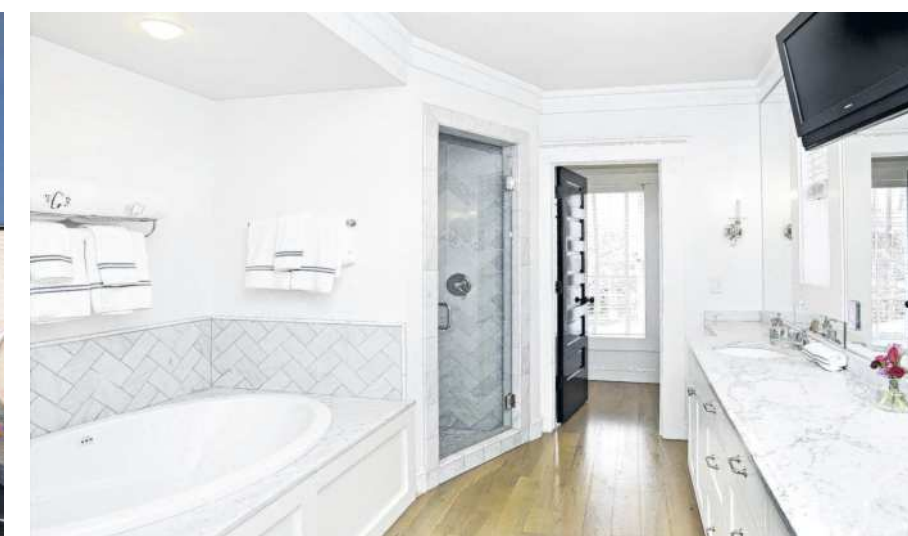
In the living room, for example, wallpaper applied to the coffered ceiling instantly warms the room and makes it more inviting.

"It's one of my favorite details of the house,"

Hannah said.

Upstairs in the space previously used as a den, a brick wall that unites the master bedroom and adjoining sitting room contrasts with smooth navy walls and crisp white accents.

A complete makeover of the master bath took it from dull to dazzling. It features modern white cabinetry, gray and white stone countertops and coordinating tile in the shower and around the



tub.

Like the owners' suite, the roughness of a brick wall plays off eclectic, colorful and shiny accessories to give the guest bedroom its boho vibe.

In 2015, with the help of her dad, Greg Goodman, and Lexington architect Steve Sherman of Sherman Carter Barnhart, Hannah's vision for the house became a reality. "My dad has a great eye for houses and their potential," Hannah said. "It's one of the gifts he's al-

ways had."

Two years ago, Hannah transformed the former master bedroom into a nursery for her and husband Will Goodlett's son James Robert. White and navy furniture and accessories pop against kiwi walls to keep the home's third bedroom light and airy.

DRAMATIC CHANGES OUTSIDE

Hannah admits being skeptical of one of her dad's bolder ideas —

using a sizable portion of the small lot to build a detached two-car garage. She also admits the garage, which has overhead doors on either end and an apartment above, exceeded her expectations.

"I wouldn't have thought of it at all," Hannah said of the clever use of real estate. "There was already a great side yard, and my dad, who loves to entertain, thought it would be cool to have this other space, especially in

the summer. I didn't truly 'get it' until it was done, and then I thought, 'Oh, that makes so much sense.' It was an amazing idea."

When Hannah and Will throw a party, they raise the garage doors and park their cars on the street. "For a baby shower I hosted a couple of years ago, I had Sorella Gelateria set up a gelato bar in the garage opening facing the courtyard," Hannah continued. "It's a great covered space for the

caterer while guests enjoy the beautiful side yard and courtyard."

Located between the garage and the house, the courtyard features a stone firepit and curved retaining wall that overlooks the lush lawn and colorful landscaping.

As much as they like their home and the convenience of living downtown, the Goodletts have set their sights on building a new house on a 35-acre farm they bought recently. It's closer to

Hannah's parents, who own Mt. Brilliant Farm.

"I've always said if I could take this house and have it on a farm, I could live in it forever," Hannah said. "But we're planning on having more kids, and they need space to run, so we're going back to the country."

The Goodlett home is listed with Bill Justice of Justice Real Estate. For more information or to schedule a showing, contact him at 859-255-3657 or office@justicerealestate.net.