

Ludington Daily News

ROOM REDO

Five finalists for sixth edition of Room Redo

This year, which is the sixth for the Ludington Daily News Room Redo, is once again offering the expertise of the Cottage Works team. There were more applications this year than in 2019. The crew from Cottage Works, which works to design and renovate the space (with help from the homeowner), teams with the Ludington Daily News to select finalists' spaces to tour, then has the difficult task of choosing a winner. The five finalists for 2020 — shown below — are Sharilyn Rotta, Erik Wierzbowski, Connexion Point, Jeanne Miller and Jordi Kimes. After tours of all five locations on Tuesday, Feb.11 and Wednesday, Feb. 12, the team determined the winner. The crew now has a \$2,000 budget to transform the space. See page 2 to learn this year's winner of the Room Redo!



Niki Breazeale, Susan Pohl and Julie Van Dyke talk with Jordi Kimes about what she would like to see in her basement redo. Kimes lives at 2649 S. Morton Road in Ludington.



Erik Wierzbowski talks with the Room Redo design team about what he is envisioning for his living space. Wierzbowski lives at 507 E. Melendy St. in Ludington.



Niki Breazeale, along with Julie Van Dyke, takes notes while talking with Sharilyn Rotta and her daughter, Kim Rotta Alexander. Rotta was asking for the Room Redo team to update her basement. Rotta lives at 608 N. Saint Paul St. in Ludington.



Julie Van Dyke points out a couple of possible changes that Jeanne Miller could do in her family's living room to make the space feel larger. Miller lives at 1549 W. Conrad Road in Scottville.



Shelley Kovar listens to Dr. Michelle Kuster as she discusses some of the changes she would like to make at Connexion Point, which is located at 309 N. Rowe St. in Ludington.





Room Redo design team members Niki Breazeale and Julie Van Dyke, along with Shelley Kovar of the Ludington Daily News, talk with Dr. Michelle Kuster at the Connexion Point gathering space last week. The room was selected as the winner of the Room Redo makeover.

And the winner is ... The Boon House

BY DAVID BOSSICK
MANAGING EDITOR

The Boone House owned by Connexion Point at 309 N. Rowe St. in Ludington was looking for some work to completed to its basement for a gathering space, and designers of the Ludington Daily News' Room Redo team felt it was the right project at the right time.

‘We’re **so excited** to turn Connexion Point The Boon House basement into a gathering room that is warm, **comfortable and peaceful** for the staff and clients.’

Julie Van Dyke
Cottage Works

The basement area is a 18-foot by 18-foot area that the board of the non-profit organization would like to use for weekly or bi-weekly spiritual meetings for men and women in recovery wrote Connexion Point board member Beth Kirby.

The home, built in 1890, was donated to Connexion Point to serve as a place for men working through their various addictions.

“The upper two levels of the house provide a safe living space for men in recovery,” Kirby wrote. “The gathering room is in the basement and is far from ready for gatherings.”

There is access from the basement from the upstairs, as well as the exterior, and the Connexion Point board believes the space is a good place for



The Boon House is located at 309 N. Rowe St. in Ludington and will house a gathering space for Connexion Point in the building’s basement.

gatherings.

“We are confident that the conversations and messages will be welcoming, and we want the gathering space aesthetics to feel the same way,” Kirby wrote. “Currently, the room has a table and chairs in it, and we also have a few other chairs set aside to use.”

The members of the Room Redo design crew — which consists of Julie and Dann Van Dyke, along with Sue Von Pohl of

Cottage Works and Birch Michigan’s Niki Breazeale — said they’re looking forward to assisting Connexion Point in transforming the space into one that can be useful for the community.

“We’re so excited to turn Connexion Point The Boon House basement into a gathering room that is warm, comfortable and peaceful for the staff and clients. The impact of having a relaxing, enjoyable space in The Boon House

will be worth all of the effort put forth by Cottage Works, Birch Michigan and Connexion Point staff, board members and volunteers,” Van Dyke said.

Throughout the next few weeks, the room will be transformed.

Once the work is completed, the end result of that transformation will be revealed in an edition of the Ludington Daily News that will be published in March.



A completed storyboard that shows what the room could possibly look like after the Room Redo is completed.

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Niki Breazeale writes down the paint colors that Wierzbowski had chosen for his living room walls.

Wierzbowski points to the living room wall to show the area where he would like to see his family photos and artwork.

Wierzbowski has a solid start to rooms

BY DAVID BOSSICK
MANAGING EDITOR

Erik Wierzbowski sought a redo of his living room and dining room areas for his home at 507 E. Melendy St. in Ludington.

The rooms are used by Wierzbowski and two autistic adults whom he cares for.

“I think since this is the room we spend most of our time in. It would be wonderful to relax rather than think about everything I need to do to make it a more calming space,” Wierzbowski wrote to the group in his application. “I have seen what you can do. You redid one of my best friend’s homes a few years back on Rowe Street, and it looks phenomenal.”

The design group had several ideas for the family room and dining room areas, and one of those was changing the current dining room to make it the family room, and making the family room the dining room.

The rooms need to be brightened up, said Julie Van Dyke of Cottage

Works. One way to do that is to paint the upper walls a lighter color.

But she suggested not to use white or cream because it is too light.

“Go with a neutral tone to add color to make the room larger,” she said. “Leave the wainscoting wood tone. Do not paint a dark color.”

Decluttering the rooms will help, too, along with removing the room-darkening curtains, Van Dyke said.

A lighter color table cloth on the table will help — or painting the table or replace the table with a smaller version.

The crew suggested that larger pieces of artwork will be better than many smaller pieces of art.

The also suggested cleaning out the cabinet and moving it against a wall instead of on an angle.

Nike Breazeale of Birch Michigan said blowing up the family photos to canvas size would be one way of getting those larger pieces of artwork.

Area rugs also would be a good addition, she said.



Erik Wierzbowski lives at 507 E. Melendy St. in Ludington. He was looking for a little help in designing his living room and dinning room area from the Rood Redo team.

Erik likes ships and he had several model ships throughout the two spaces in his room.



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Designers Niki Breazeale, Susan Pohl and Julie Van Dyke talk with homeowner Jordi Kimes about her basement of their home, located at 2649 W. Conrad Road in Scottville.

Kimes looking to add space for visiting children

BY DAVID BOSSICK
MANAGING EDITOR

Jordi and Ken Kimes were looking to have their basement spruced up for their home, a 1972 ranch-style home at 2649 S. Morton Road in Riverton Township.

The Kimes family includes four children — three daughters are adults while a son is still attending high school. The daughters visit often, making the basement a place to be for those coming and going from the home.

“We wanted a dedicated, private living space for them. My husband built some creative bunk beds to maximize the sleeping space, a dressing room to help ease bathroom traffic and (he) put in a sweet wood stove,” Jordi wrote in her application to the team. “We have a good start, but now the project is on hold.”

Jordi said she has been dealing with metastatic breast cancer since April 2018, and she learned it reached her brain in December.

“We have faith in God I will be healed, but now my kids want to come visit more often,” she wrote. “I would also like a dedicated corner for a prayer/read the Bible area. We have a beautiful view of our woody backyard through a slider door, and it is so peaceful down there.”

With so many updates already done by Ken, the crew felt it couldn’t make a major impact.

“It just needs a few more items to complete their great start,” said Julie Van Dyke of Cottage Works. “We would love to work with the Kimes family to fin-

‘It just needs a few more items to complete their great start.’

Julie Van Dyke
Cottage Works

ish this room as a design project if they would enjoy our help.”

Suggestions from Van Dyke and the design team included adding a TV above a console.

The suggestion is to mount it on a wall to angle it toward a game table when needed.

Instead of the large recliner, replace it with a smaller option or a rocker and place it in the corner of the room by the electrical box with a floor lamp. A sofa or a small sectional would also help with along the south wall. Above the sofa would be a good place for a large canvas of a family photo.

Doors on the bathroom and changing room — something already in progress — would also help.

Near the wood stove, a game table and chairs would be a good touch, too.


Niki Breazeale of Birch Michigan suggested a small cabinet or shelf for a charging station for gadgets. She also said a large piece of art, a chalkboard or a large hanging paper roll for scorekeeping can be placed on the wall by the game table. The bedding could be spruced up, too.



The design team talks with Jordi Kimes’ daughter, Andee, who is visiting her parents while home from college. The Kimes family has four children with three of them living away from home.




Ken and Jordi Kimes live in a 1972 ranch-style home located at 2649 S. Morton Road in Riverton Township.



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Designers Niki Breazeale and Julie Van Dyke talk with homeowner Sharilyn Rotta and her daughter, Kim Rotta Alexander, who is currently living with her mother at 608 N. Saint Paul St. in Ludington.

Rotta looking for help with basement space

BY DAVID BOSSICK
MANAGING EDITOR

Sharilyn Rotta was looking for help with her basement family room at her home at 608 N. Saint Paul St. in Ludington.

Rotta wanted the design group's help in converting the room into a home for her daughter, Kim, because it needs to serve as a workspace and a bedroom while also being a gathering place for friends and family.

"She is involved in volunteer organizations and needs space to do the work she is called to do, such as creating documents, printing, laminating and cutting," Sharilyn wrote in her application. "It would be nice to have a coffee bar area and a seating area where she could hold meetings."

"This space is a real challenge, and I can't wait to see how the LDN design team meets this challenge," she wrote.

The design team, though, believed that the amount of work necessary to accomplish the task was beyond

the means of the contest.

"It's a great story, and we would have loved to help her out, but it would take too much time and money needed to complete this project," said Julie Van Dyke of Cottage Works.

Van Dyke had several suggestions for converting the basement bedroom into an office and meeting space. One is to replace the two twin beds with a sofa, coffee table and chairs.

With the ceiling, Van Dyke suggested replacing the fluorescent lighting and drywall the ceiling.

There were several suggestions for the floor. A heated pad and vinyl plank flooring will add warmth and less mustiness, Van Dyke said.

In the bedroom area, a room divider and area rugs are items that could be useful. Filing cabinets and paper files placed in the utility room of the basement will assist with clutter. Antique furniture as end tables and coffee bar for guests is something that could be useful, too, Van Dyke said.



The basement space could be converted into a bedroom and office space for Kim as she moved home to support her mom.

THE DESIGN TEAM

Dann & Julie Van Dyke

Dann and Julie Van Dyke are owners of Cottage Works, which they started in April 2009.

After being cottage-owners/weekenders in Mason County for five years, and living full-time on the same lake for the past 10 years, they've learned a lot about lake living that they like to share with their clients.

As a graduate of Grand Valley State University and a mechanical engineer, and having worked in the technical field for 17 years as a designer, project engineer, project manager, customer support manager and engineering man-

ager, Dann has the skills and background needed to tend to your every detail and make sure that your project requests are handled timely and professionally.

Dann also has his Builders License and has many years of building experience.

Julie has more than 25 years of experience in the corporate world and a master's degree in business administration. She manages the retail shop, purchasing, bookkeeping and human resources, as well as all customer intake calls and scheduling for all aspects of the business.

Niki Breazeale

Niki Breazeale has spent a lifetime curating amazing treasures and making spaces comfortably beautiful. Niki is also the co-proprietor of Birch Michigan & Pentwater Candle Company. Birch Michigan & Pentwater Candle Company is a one-stop-shop for home decor, hand-poured candles and specialty gifts, as well as offering interior design services. Whether you love all things vintage, or prefer a more polished contemporary look, Niki's shop has got you covered, from furniture, to accessories, to artwork, to rugs, to lighting and more. The business is located at 119 S Hancock St. in Pentwater.

Susan Pohl

Sue brings to Cottage Works more than 10 years of experience in interior home design.

Prior to her relocation to Ludington, Sue worked as a design studio specialist with Pottery Barn and has brought her visual expertise to the cottage décor store. She was recognized as one of the top-selling design consultants at Pottery Barn, Geneva, Illinois, by effectively delivering space plans, furniture selections and home accessories to her clientele. Specialties include staging, home accessory finishing touches and blending new and existing furniture pieces and décor.

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Jeanne Miller gets some advice on what to do with the family living room from Julie Van Dyke and Niki Breazeale during their home visit last week. Miller live at 1549 W. Conrad Road in Scottville.

Miller: Farm house style home built in 1886

BY DAVID BOSSICK
MANAGING EDITOR

Jeanne Miller lives in a home with her family in Amber Township, and the Millers were looking at getting their 1886 home an update.

“Our 1886 home is in the process of renovations, one room at a time,” Miller wrote in her application to the team. “We would like to brighten and make better use of the space. The old farm house style is very choppy, and we have to plan strategically for the best use of the room where we spend a lot of our time as a family.”

The home has been in the family since its construction, Miller wrote, and the family has worked to keep the home’s original character while also making updates.

The family room for the Millers was already great, but there are some things the crew suggested.

“We would love to work with Jeanne to finish this room as a design project if they would enjoy our help,” said Julie Van Dyke of Cottage Works.

Some of the suggestions the crew included mounting the TV on the wall and putting up a new, taller TV console with doors to hide equipment and DVDs.

Van Dyke said the room could use a new sofa and recliners in smaller versions.

The crew also suggested removing the bookcase and replacing it with a small end table between two small recliners. She suggested going to Hegg’s.

“Hegg’s also has a really nice, cool chest coffee tables with storage for throws,” Van Dyke said.

The design team also suggested replacing the ceiling fan.

The room can also use a window bench in front of the front window with storage.



Miller shows the Room Redo team the storyboard that she put together for her home. The board is full of ideas to help the design team to get to better know styles and color schemes.



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