

NARI MINNESOTA - 2019 COTY AWARDS

PROJECT: FREMONT AVENUE SOUTH

CATEGORY: RESIDENTIAL KITCHEN OVER 150K

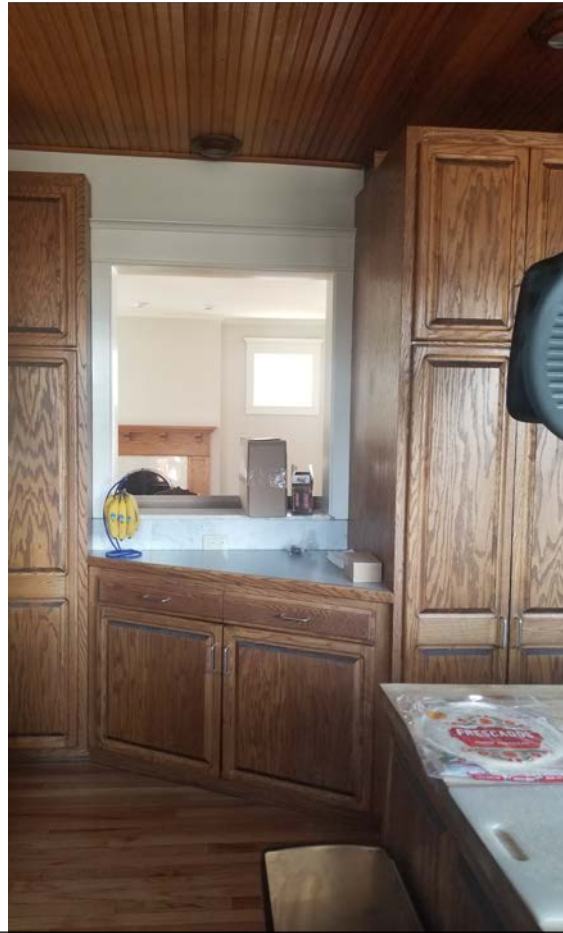
Our clients moved from the San Francisco Bay area and purchased this 1909 home with plans to remodel. The original kitchen was oak, top to bottom, with a beadboard ceiling stained dark--making the kitchen feel too dark overall. The layout had a bulky peninsula with a huge commercial range and hood that blocked off the kitchen from the dining room and the rest of the home. It simply did not meet the needs of this home chef. Our clients wanted an updated and brightened luxury kitchen that blended seamlessly with the rest of the home. The home featured a mixture of wood finishes throughout, but mainly had quartersawn oak with some rooms having white painted trim. The designer had the vision to embrace some of the original architectural features and blend them with more contemporary touches to achieve just the right balance of old and new. The design phase included 3D models to show the clients just how this beautiful kitchen transformation could be achieved!

CLIENT NEEDS:

- Merging existing style and interior architecture with some fresh contemporary touches while staying true to the home.
- More functional work zones with better storage.
- Large central island for entertaining and great work space with prep sink.
- Great flow through-out the new and old spaces.
- High-end appliances.
- Brighten up the space.
- Dog food storage and space for dog bowls.

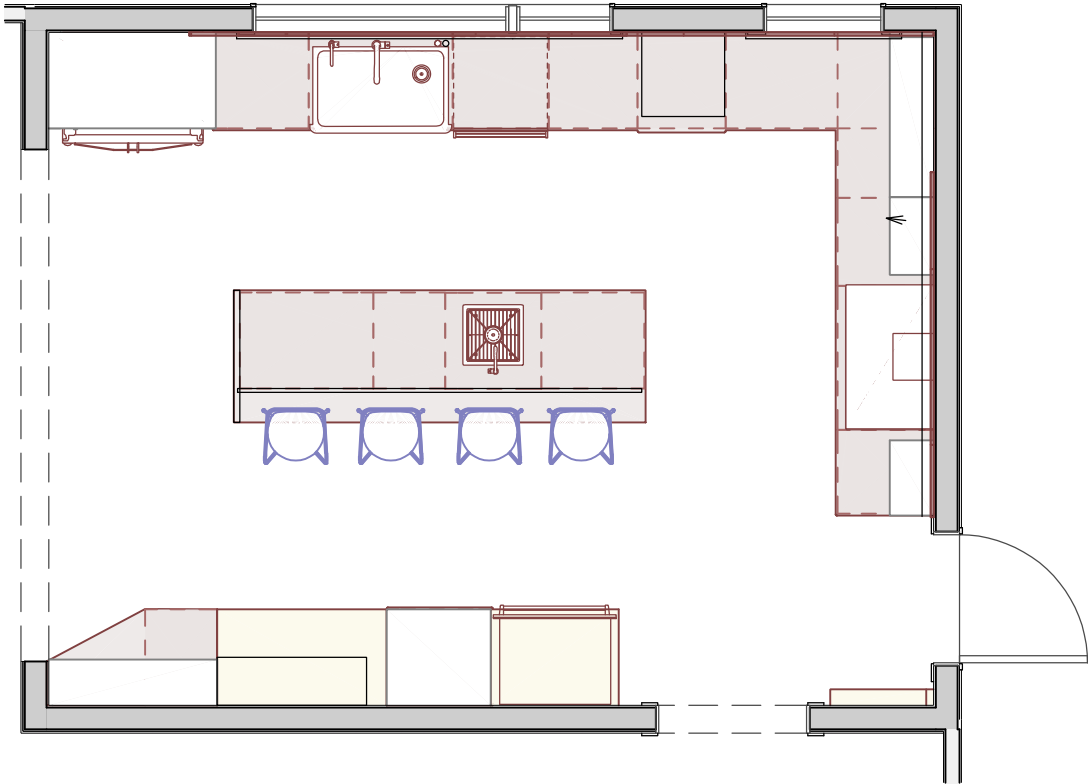


BEFORE FLOOR PLAN & PHOTOS



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AFTER FLOOR PLAN &
3D RENDERINGS



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FUNCTIONALITY

- We opened up the floor plan by removing a wall and eliminating the peninsula for better flow. We added a large island that is both great for extra workspace and even better for entertaining.
- We turned a window pass-thru into a doorway which created new access to and from the living room which really improved the overall flow of the entire first floor.
- Smart storage solutions such as extra large roll out drawers, doors with custom rollouts, and cook book storage.
- Niche for mixer and canisters.
- Zero maintenance Cambria Quartz Countertops.
- Professional double ovens and range.
- Space for dog food storage and bowls.



AESTHETICS

- Beautiful custom quartersawn oak inset cabinetry.
- Custom leaded glass inserts to match old glass inserts in the original doors of the home.
- Beveled subway tile with a beautiful deep matte blue glaze.
- Heavy duty solid brass hardware.
- Custom painted cabinetry with undercabinet LED lighting.
- Striking new pendants and recessed lighting.
- Large, heavy duty cast iron, apron front sink.
- Highend stainless steel faucets.



CRAFTSMANSHIP/INNOVATIVE METHODS AND USES

- Custom leaded glass cabinet door panels to match the glass inserts in the original doors.
- Added real wood tongue and groove beadboard ceiling with wide crown molding.
- New oak hardwood floor to match the existing in the home.
- Cambria waterfall edge on the island.
- The tile installer custom fit the chunky beveled tile into custom panels to fit around the old crumbling chimney.
- Beautiful custom quartersawn oak inset cabinetry.
- Hidden microwave and small appliance center with doors that slide in.
- Pop up countertop outlets.
- LED undercabinet lighting.
- Roll-out cabinet with dog food storage



PROJECT CHALLENGES

- The kitchen had a chimney running up the exterior wall between two windows. It had been covered by cabinet panels. We were hoping to remove it and have exposed brick but the brick ended up not being visually appealing. We just decided to repair it enough to tile the area with custom panels and make it a focal point. It turned out to be one of our favorite features of the space.
- As in many remodeling projects, challenges sometimes are only uncovered once demo begins. There was an exposed beam in the kitchen that we wanted to move up into the ceiling. When we opened up the ceiling to make that happen, we found that there was at one time an exterior wall with a staircase under that beam so the framing was more challenging. We did not want to disturb the upstairs bedroom flooring, so we creatively re-framed the space to fit the inset beam. In doing this, we had to create new bearing posts on the exterior wall. This resulted in no wall area to install outlets so they were installed into the counter to meet code requirements.
- This house had been remodeled several times over the years and the mechanicals had also been moved around several times. We had to work with our plumbing and HVAC contractors to come up with ways to move them around to fit out desired layout.
- We had to take apart, move, and rebuild a laundry chute to accomodate new cabinets.



CONSTRUCTION PHOTOS



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