

Townhouse Kitchen Transformation

RESIDENTIAL KITCHEN \$100,001 - \$150,000



Project Overview

After living in their townhome for a while, our clients were unhappy with their kitchen and wanted changes. Despite two windows in the vaulted area to the back of the kitchen, the room felt dark and there was no visual flow with the rest of the main floor and no view of the beautiful backyard gardens. The couple wanted warmth and character; the existing simple white cabinetry didn't do it for them, but they didn't want a heavy traditional look either. They weren't sure if the breakfast table or hutch in the vaulted nook were really needed, but they liked the look of the Restoration Hardware hutch.

They didn't know how to bring all their needs together, so our designer presented four potential remodeling plans for them to consider, complete with CAD 3D perspectives to help them visualize the possibilities. The plan they chose gave them an amazing transformation with everything they both wanted in their new dream kitchen!

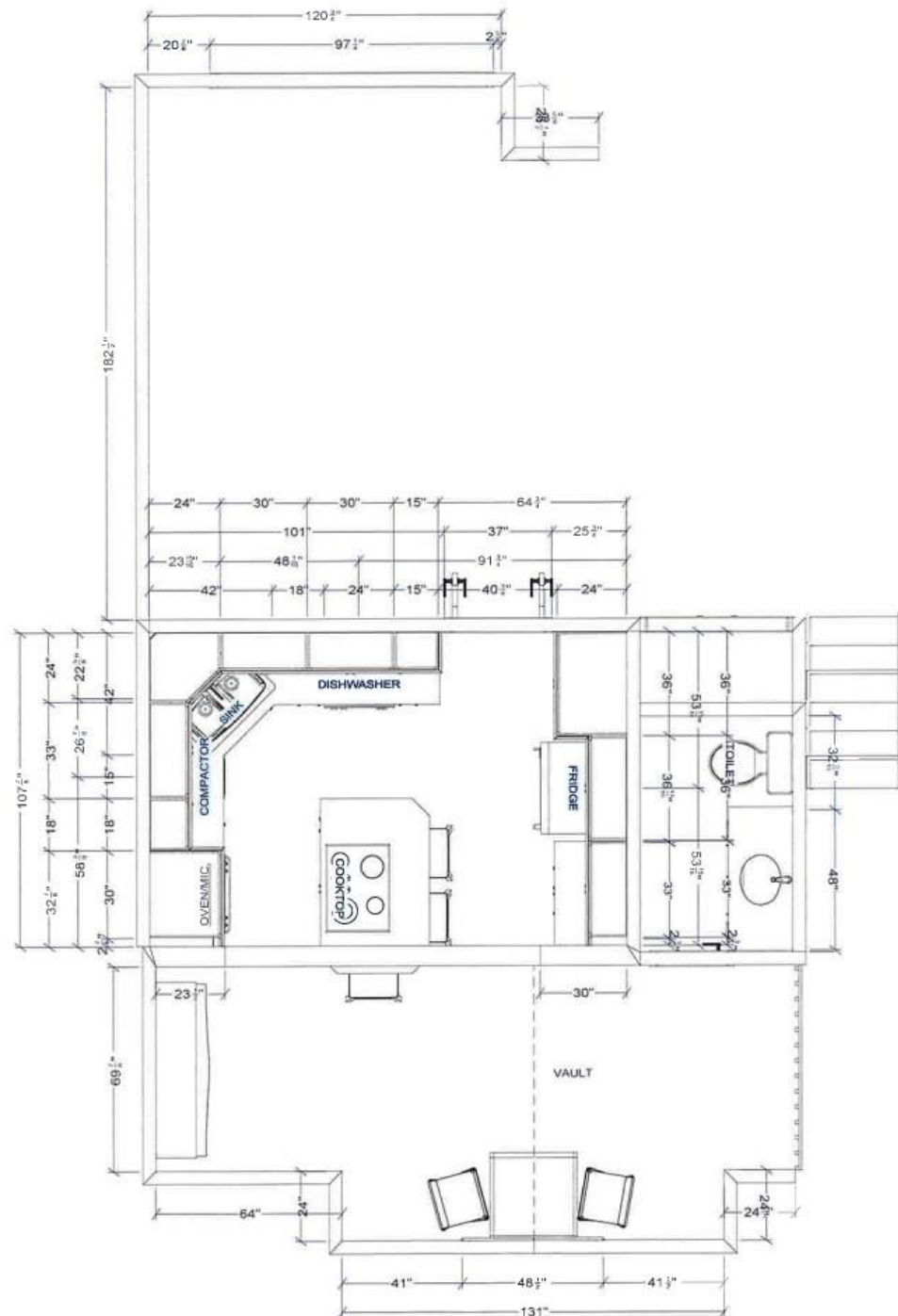
Our clients' needs:

1. Bring in natural light and connection with the rest of the main floor and the backyard
2. Create more functional work zones so the two could cook together comfortably
3. Preserve counterspace and improve storage space
4. Plan for new upgraded appliances
5. Create convenient cookbook storage/beverage center
6. Preserve counter seating for when the two are casually dining together or when entertaining
7. Add warmth and character in the vein of their Restoration Hardware hutch

We designed and produced this kitchen remodel in-house, with our designers, production manager, office professional, and carpenters working as a team along with subcontracted trade professionals.

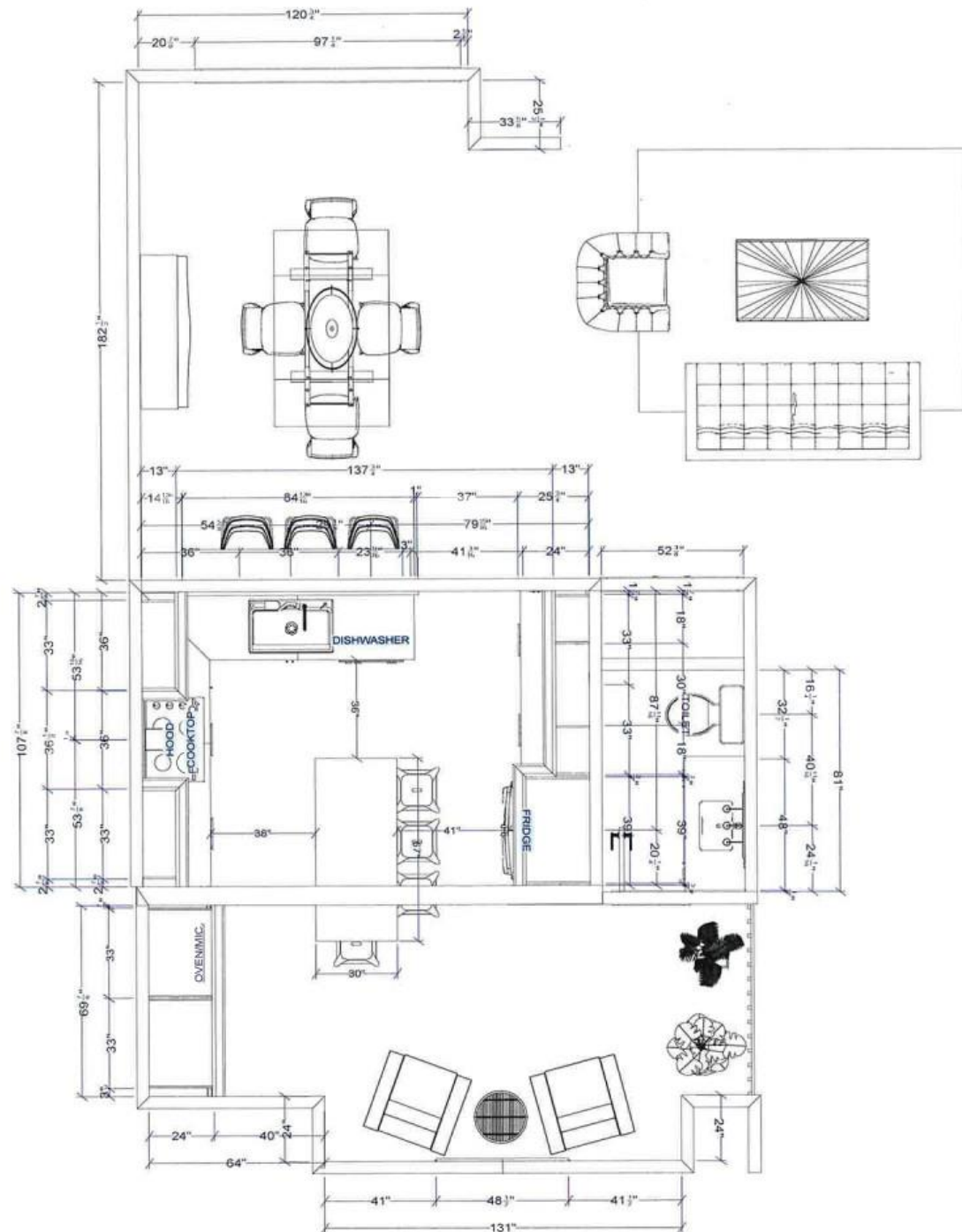
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After Floorplan

By opening the wall between the kitchen and the dining room, our new plan integrates all areas of the main level.



CAD 3D Renderings



Before Image

The dining room was formerly separated from the kitchen by a wall and swinging doors.



After Image

Now the dining room, kitchen, and living room are one large open entertainment space.



Before Images

The vaulted area of the kitchen was a separate small breakfast nook with a table and chairs under the window and a hutch in the corner. It was separated visually from the kitchen with different wall paint colors.



After Image

After opening the kitchen wall to the main dining room, the breakfast table is no longer needed, and the space by the window is now a welcome spot to sit and relax. The hutch now resides in another part of the house with a new function, and in its place the kitchen is expanded with a continuation of cabinets. The formerly separate kitchen and breakfast nook spaces are further unified with a single wall paint color.



Before Image

The deep refrigerator located in the middle of the wall protruded into the kitchen walkway, impeding traffic and crowding the space visually.



After Image

The new hutch is relocated and integrated with the rest of the kitchen cabinetry, and is a convenient spot for the beverage center, cookbook storage, and display of decorative items. A new counter-depth refrigerator is now located at the end of the wall.



Before Image

There were no
backyard views and
minimal natural light.



After Image

With the new wall opening, the beautiful backyard landscaping is visible throughout the main floor, and all areas are flooded with natural light.



Functionality

1. The new open floor plan, achieved by opening the kitchen/dining room wall, allows the kitchen to “breathe,” improves natural light, gives a view of the back gardens, and turns the first floor into an entertainment space.
2. The cooktop on the island was a safety problem, solved by moving it to the side wall. Rearranging the kitchen layout and strategically placing appliances separates work stations and improves clearances so the couple can work together comfortably and safely, and also improves traffic while entertaining.
3. Seating was maintained by the island and also added with the counter seating at the new wall opening.
4. Plenty of countertop space was maintained and also added with a counter at the new wall opening, conveniently used as a buffet serving bar when needed. Our clients appreciate how this new counter helps keep guests out of the way of the cooks yet allows them to interact while working.
5. Storage space was added by continuing the line of kitchen cabinets into the former hutch space, and smart interior storage accessories used throughout the kitchen make maximum use of storage space.



Functionality

- 6. Quartz countertops are durable and maintenance friendly.
- 7. Professional appliances enhance the cooking experience.
- 8. The undermount working sink is fitted with inset multifunctional accessories to easily strain, chop, drain, rinse, dry, etc.
- 9. The new LED lighting system is unobtrusive, providing abundant lighting when needed but featuring no conspicuous fixtures to impede sightlines. Undercabinet fixtures provide task light, and new housings and lamps were installed in recessed ceiling fixtures for ambient light.
- 10. The cork flooring is economical, soft underfoot and easy to clean.



Aesthetics

1. A timeless mix of old and new comes together in the cabinetry. Taking our cue from the Restoration Hardware hutch that our clients admired but moved to a more functional space elsewhere in the house, the custom cabinets are finished with a character stain that feels organic and weathered and are topped with simple traditional crown molding, but are also contemporary frameless construction with modern full overlay flat slab doors.
2. A warm neutral monochromatic color scheme unifies the space, with contrast provided by variation in lighter and darker values, and accessories providing pops of color.
3. Textures abound in the mix of materials: character-stained wood, sleek steel and glass, large-veined quartz and straight-grained marble, resilient cork, plush leather upholstery and soft rugs.
4. In the symmetry of the cooktop wall, the striking hood becomes a focal point with cabinets flanking it on both sides. The hood is a mix of contemporary steel and glass and traditional crown molding.
5. An interesting mix of metals is provided by the steel hood and faucetry and the gunmetal grey hardware.
6. Daylight is abundant and is augmented by an LED lighting system.



Craftsmanship and Innovation

1. The custom cabinetry selected for this project is beautifully crafted with a hand-applied character woodstain. A sample door was presented, and our clients immediately gave their enthusiastic thumbs up! The island cabinets were stained several shades darker for contrast. The boxes, doors, drawers and moldings were expertly installed by our crew.
2. The backsplash selected for this project is thin-stone marble slabs of a type called “teakwood.” It makes for a beautiful unbroken backsplash and we handled this in-house, with extra care taken to cut it precisely and install it carefully so the most striking areas of the marble would be highlighted.
3. A beautiful contemporary steel and glass vent hood with traditional crown molding was selected and installed, mixing the old and the new.
4. A new unobstrusive LED lighting system augments the natural light, including undercabinet lighting and recessed ceiling lighting.



cabinet door sample with
custom character stain



“teakwood” marble thin-stone

Obstacles

1. We encountered the first obstacle during demolition. Tearing into the wall between the kitchen and dining room in preparation for a new header beam, we expected to find electrical needing to be rerouted, but we also found a wayward plumbing pipe servicing the second-floor master bath and errant vent ducting. There was also a hidden framed opening that had been a very small pass-through at one time. The lady of the house became distraught, thinking she was going to have to accept the small window opening and forego her planned large opening, giving up a major feature of her dream kitchen. She later thanked us for having our designer and project manager come out to meet with her that very morning to “talk her off the ledge.” They assured her that this kind of thing sometimes happens, and re-routing everything was possible and the only thing lost would be a few inches of the planned opening width.
2. Secondly, the design plan originally called for the same wood flooring as the rest of the main floor to be continued into the kitchen. Due to supply chain issues in the aftermath of Covid19, this flooring became backordered into infinity. We met with our clients to discuss options to pivot, and a cork floor was chosen that flows naturally with the wood floor and provides the added benefits of softness underfoot and ease of maintenance. Our clients call it their “happy accident.”
3. Thirdly, this was a townhome with the kitchen on the second floor and we had an association to deal with. We went to extra lengths to make sure everybody was kept happy: paperwork, parking, clean up, work hours notices, etc. It helped that our client was on the association board.



demolition day: unexpected challenges at the sink wall