

# Charm and Warmth Meets Form and Function

Bathroom over \$100,000





# Client Needs

These empty nesters have raised their family in their 100-year-old home and it was time for an update to their main bathroom.

- ✓ Preserve the historic charm
- ✓ Add warmth and coziness
- ✓ Increase storage by:
  - Replacing the pedestal sink with a vanity
  - Creating a linen closet







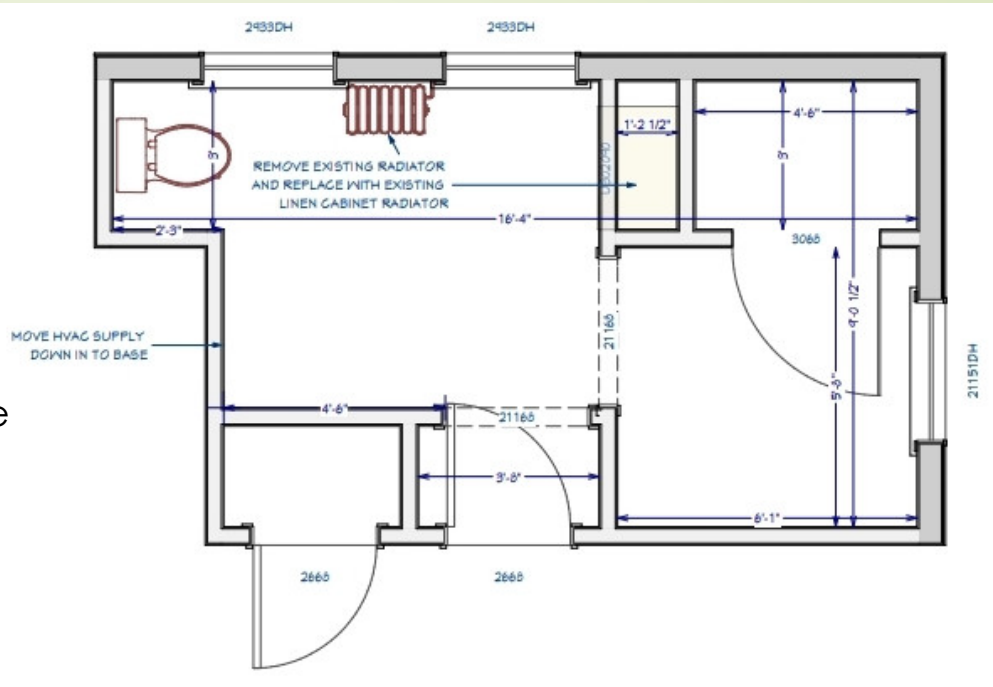




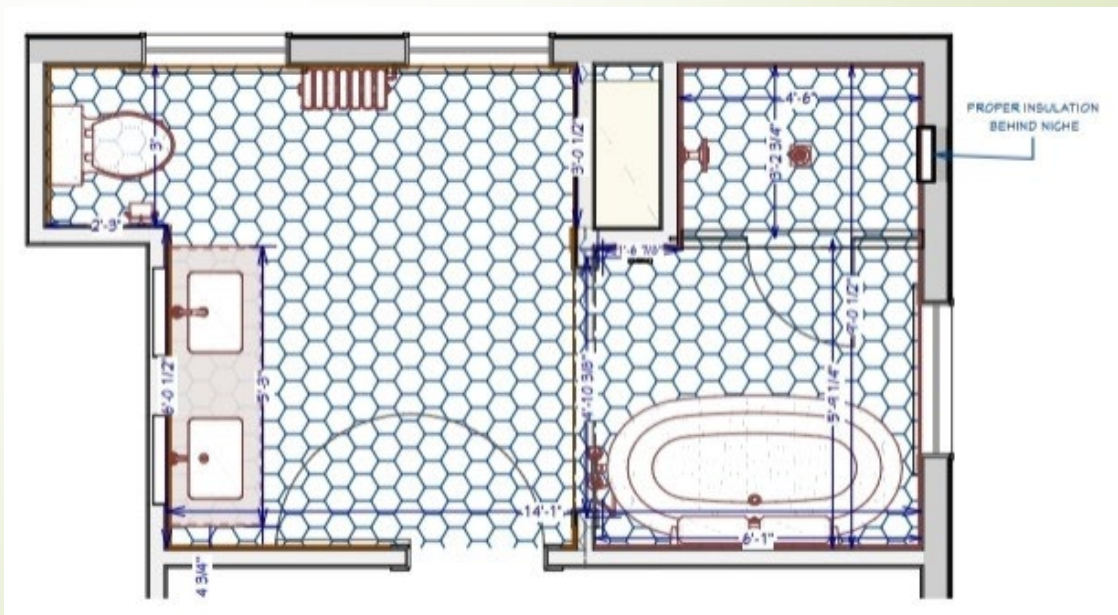


# Floor Plan

Before



After




















# Craftsmanship/Innovative Uses/ Methods of Construction

- Built a custom white oak double vanity and linen cabinet with inset doors
- The meticulously installed tiles including two niches above and one long narrow niche below were lined in brass Schluter trim
- Perfectly installed wallpaper so it was centered with the light fixtures and mirrors
- Because the bathroom had at one time been two separate rooms, the framing was severely compromised by past remodels. The kitchen was directly below, and the homeowners did not want to disturb the ceiling. We devised a clever way to strengthen the flooring system by using a combination of plywood gussets and engineered metal plates for the plumbing to pass through. This also helped level the floor so we could lay new tiles.
- The three scones were purchased from a catalog and the color did not match the other fixtures and hardware. With supply chain issues, it was one of the last products to arrive. The homeowner very much liked the lights and did not want to reselect, so we hand painted the lights to better match the other fixtures. We painted a champaign bronze base coat and then hand rubbed black into the groves to give it depth. Now the fixtures are truly one of a kind.





# Functionality



- Expanded the bathroom by eliminating the small hall closet allowed us to install two sinks instead of one
- Replaced the pedestal sink with a new double vanity cabinet that now provides ample storage
- The pulls on the vanity are large enough to function as towel bars, eliminating the need to add them to the wall
- Installed Washable wallpaper
- Removed one radiator and relocated the larger one centered under the window. This allowed for a larger linen cabinet
- To ensure the space was warm enough, we added electric in-floor heat under the tile floor
- The thick rolled edge of the tub helps you to be able to sit on the edge and grab it as you get in and out of the tub



# Aesthetics

- Custom white oak double vanity and linen closet add warmth and storage
- Large format marble hexagon floor tile is a fresh take on traditional hexagon tiles you might find in this kind of space
- Washable floral print wallpaper
- Curvy cast iron tub creates a classic style with a modern twist
- White walls with a hint of gray and a white quartz countertop compliment the flooring and heighten the light and airy feel
- Mirrored medicine cabinet with brushed black frame sit above each sink.
- Three hand painted wall sconces in a custom finish match the champagne bronze faucets
- Semi-flush mount light with metal shade and warm brass finishes contribute to the updated transitional style
- Removed the open shelf storage and installed a custom oak vanity that adds clean lines and warmth
- Removed the half wall and dated decorative column, creating more open connection in the room
- A 67-inch white freestanding cast-iron tub with a pedestal base replaced the former tub, giving the homeowners room to stretch out their legs
- Opened the shower entrance and added frameless glass panels that let in natural light from a nearby window
- Creamy, glossy 5x5 inch wall tiles and 3x3 inch Carrara marble hexagonal tiles on the floor enhance and brighten the look
- The shower niches are lined in brass accent trim







