



NARI MINNESOTA – 2022 COTY AWARDS  
RESIDENTIAL KITCHEN – \$30,000-\$60,000

# INDUSTRIAL FARMHOUSE PROJECT

## ABOUT

Our client's home was a dated and "challenged" 1950's home with the original cabinetry and laminate countertops. Two walls partitioned the kitchen off from the dining room and the living room of the home. The steep staircase was unfortunately seated in the middle of the living space and separated the kitchen from the dining room. The challenge: Take down those walls and create an open floor plan to allow this family to stay connected while working in the kitchen. Create a safe yet beautiful railing for the staircase without compromising the open concept layout. Put in a new support beam to replace the existing load bearing walls. And rework the floor plan to be more functional and aesthetically appealing. A two-tiered countertop protected the open staircase from the range and countertop "roll aways" and was the perfect place to highlight the custom backsplash tiles. The wrap around countertop fit the client's request for a place to have their morning coffee. The previous countertop was 9 square feet which was drastically increased to 52 square feet! While the windows remained, the back door was replaced with a full-lite design and the space became flooded with morning sunshine. Removing the two bearing walls let the large dining room windows brighten the once dark kitchen and prep areas. This client's aesthetic was modern farmhouse and the new design included new custom maple cabinets, quartz countertops, entire appliance package, lighting and plumbing fixtures, and a tile backsplash. The 1950's hickory flooring was throughout the entire house, but the small kitchen was vinyl tiles. We worked with a wood flooring installer to match the hickory plank size and stain. Having the entire space use one flooring material made the space seem larger and more cohesive. The beam and post were custom stained to match the staircase railing and cap board that was placed behind the countertop. The post the accent trim pieces were the perfect place to hang a farmhouse lantern. The look was pulled together with a stainless farmhouse apron sink, a beautifully stained support beam, and a neutral color palette. Our clients now have a new space that they absolutely adore and is now both functional and fulfilling!







## CLIENT NEEDS

Create an open floor plan by removing two bearing walls

Drastically enlarge countertop workspace

Brighten the space by allowing the windows to cross between kitchen and dining room

Countertop bar for morning coffee

Match 1950's hickory flooring

More functional work zones with better storage

High end appliances

Quartz countertops

Incorporate the farmhouse aesthetic, including a farmhouse apron sink

Protect the center staircase from "roll away" object on the counter

Ability to prepare food in the kitchen while being able to see young family members at the dining room table

Conceal new post and beam with rustic wood while also matching the new railing and countertop cap board



## FUNCTIONALITY

- ☐ Open floor plan was achieved by removing two walls for better flow and accessibility
  - ☐ A wraparound quartz countertop increased workspace as well as added counter seating
  - ☐ Zero maintenance Cambria quartz countertops
  - ☐ Full lite door which added additional lighting for a once dark kitchen
  - ☐ Protected center staircase
  - ☐ Seamless flooring
  - ☐ A rustic support beam was installed to replace the existing load bearing walls as well as match the mocha railing
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## AESTHETICS

- Hickory hardwood flooring
- Beautiful custom maple cabinetry
- Professional high-end appliances
- Farmhouse/apron front 36" stainless steel sink
- Glazed ceramic mosaic tile backsplash
- Industrial lighting fixtures
- Polished neutral quartz countertop
- Mocha accent wood pieces

## CRAFTSMANSHIP/INNOVATIVE METHODS AND USES



**Hardwood flooring  
integrated and  
installed to match  
existing flooring on  
main level**



**Beautiful custom  
maple cabinetry**



**Removed 2 load  
bearing walls;  
replaced with  
support beam and  
post**



**Custom mocha  
railing with  
matching trim work  
throughout**

## PROJECT CHALLENGES

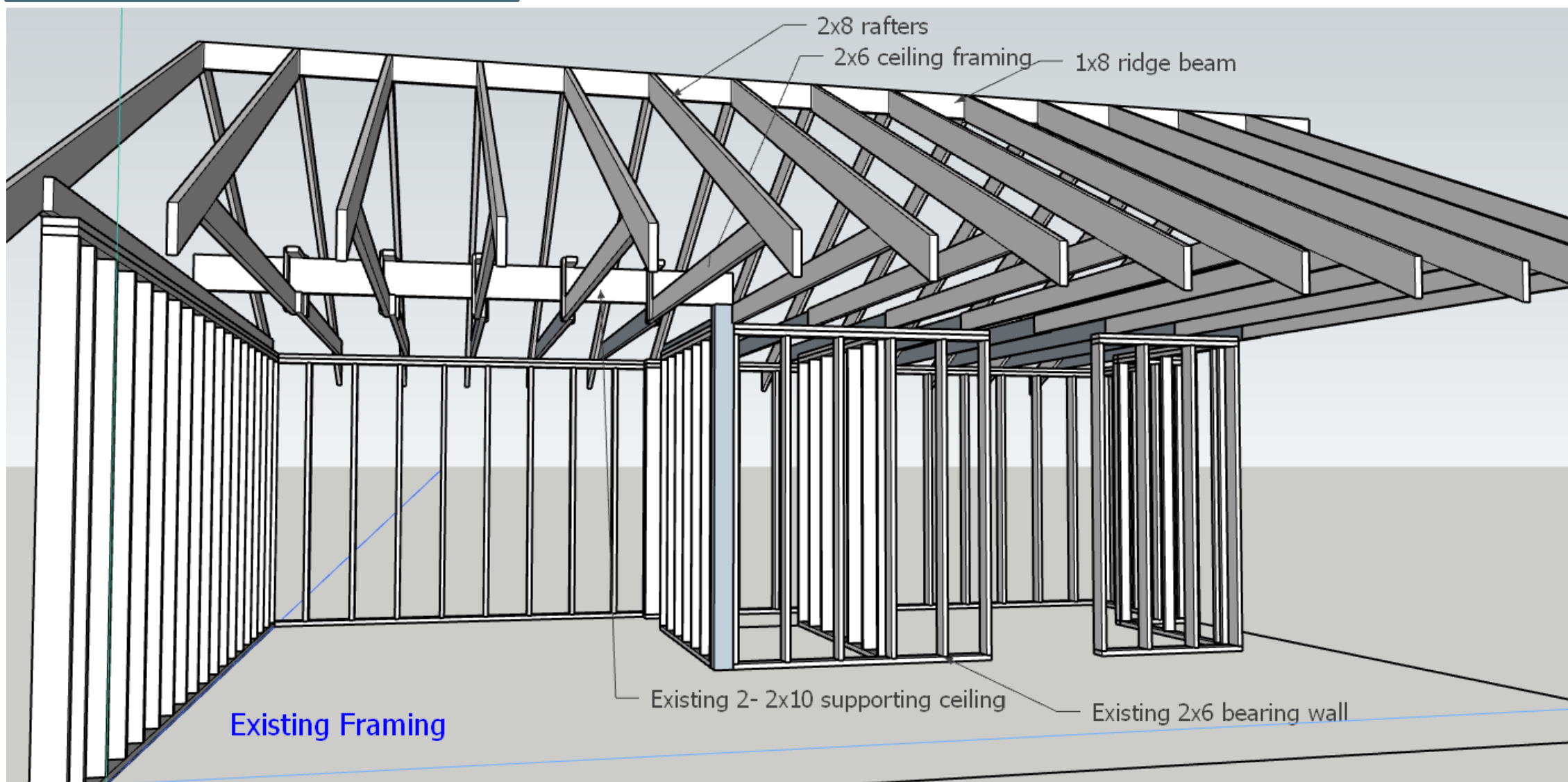
Removed 2 load bearing walls; replaced with support beam. Support beam finished in a rustic stain to further enhance farmhouse aesthetic

The client's main level already had newer hardwood flooring. For a seamless look for the new open floor plan kitchen, matching hardwood flooring had to be integrated.

The centrally located staircase broke the dining room away from the kitchen and it was important to see between the two rooms. The staircase faded away with a minimal railing and clean balusters.

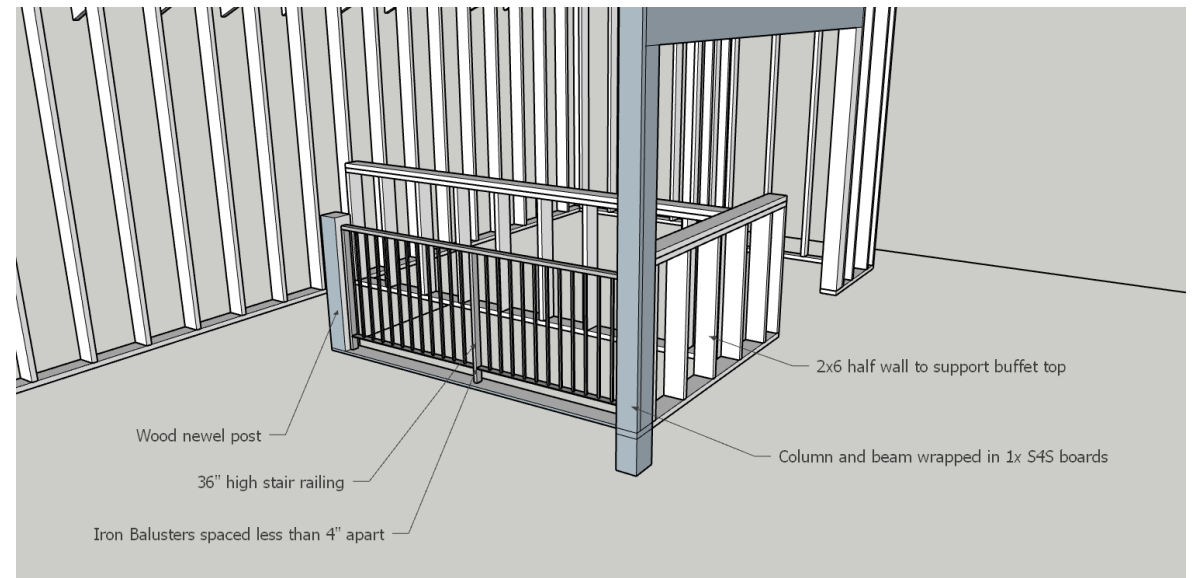
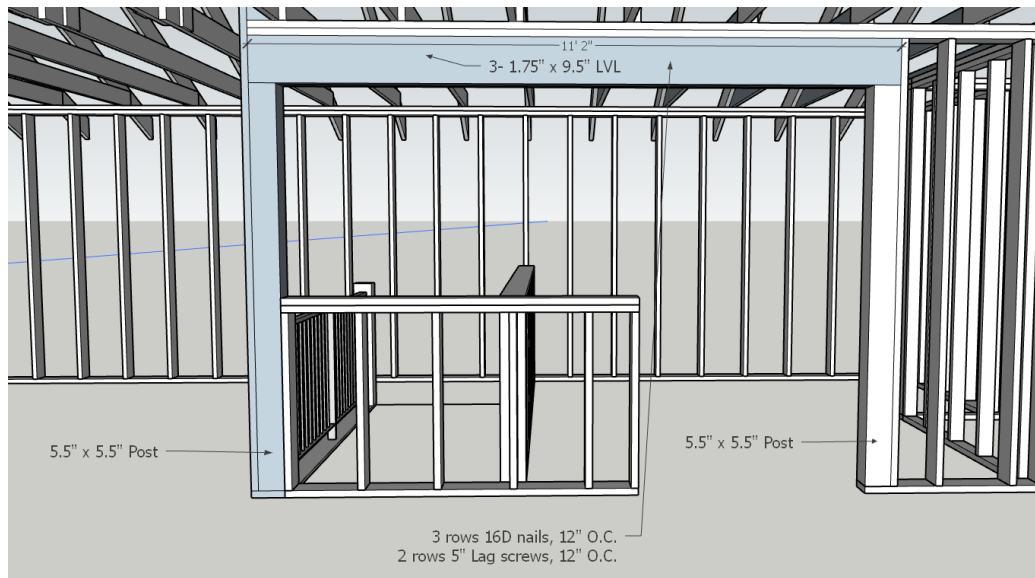
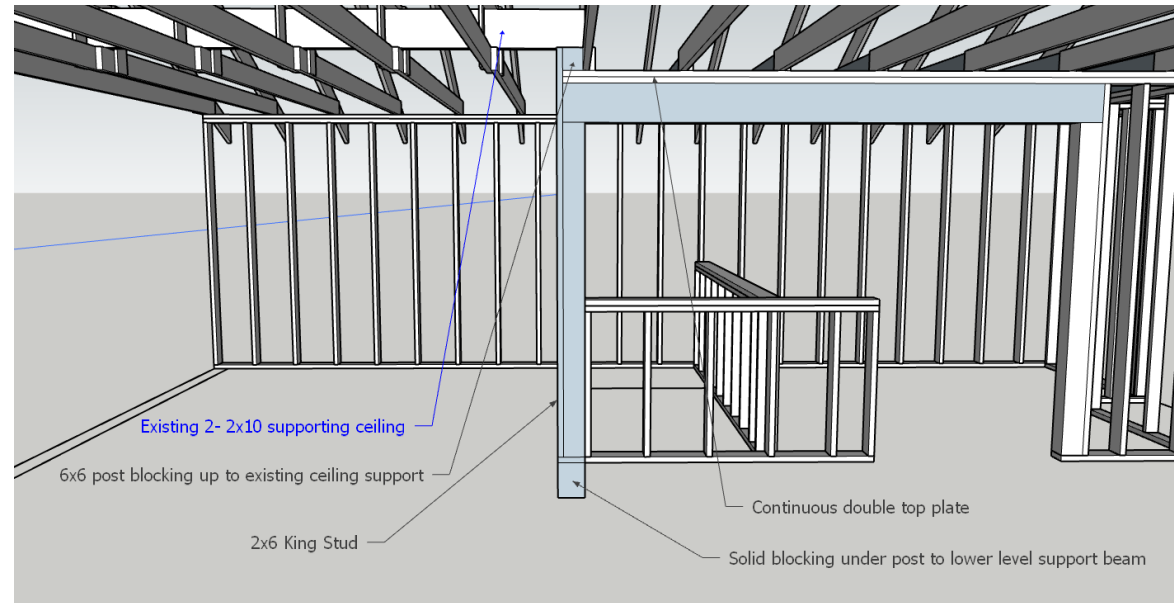
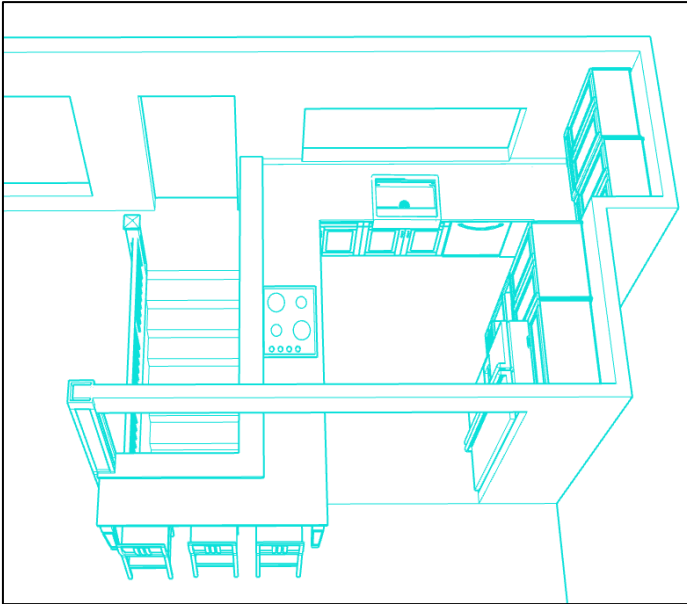


## BEFORE FLOOR PLAN

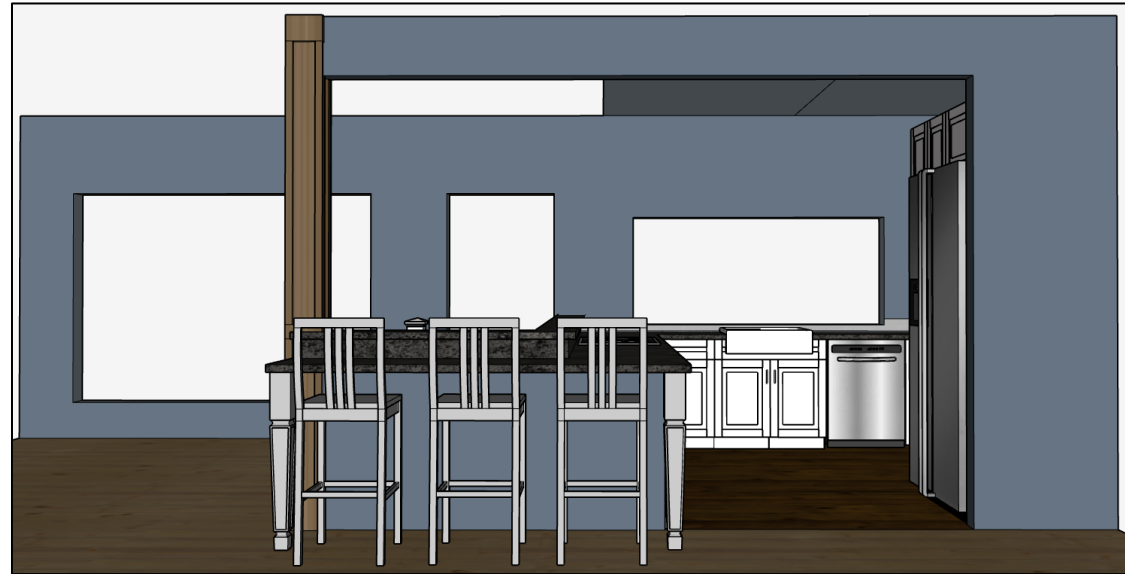




# AFTER FLOOR PLAN



## 3D RENDERINGS





# BEFORE PHOTOS





# BEFORE PHOTOS





# AFTER PHOTOS





# AFTER PHOTOS





BEFORE & AFTER SIDE BY SIDE





BEFORE & AFTER SIDE BY SIDE





BEFORE & AFTER SIDE BY SIDE





## BEFORE & AFTER SIDE BY SIDE

