

## Sunny Rejuvenated Home | Residential Interior \$100,001 to \$250,000

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### THE BACKSTORY

A 1920 center hall classic is home to an owner who loves to entertain. Sadly, at the time, the home didn't allow for it.

The kitchen and breakfast rooms were cramped, and the sun porch was disconnected and unenjoyable.

### DEADLINE AMIDST A PANDEMIC

The homeowner loves to entertain, and we made a promise that we intended to keep. A refreshed space to host family and friends for Thanksgiving 2020. Despite the pandemic, we were done the day before.

### THE END RESULT

In the end, the main floor was refreshed with a bigger, brighter kitchen and sunroom. Connecting these rooms created a cohesive space perfect for entertaining. In the basement the laundry room was spiffed up on a budget.



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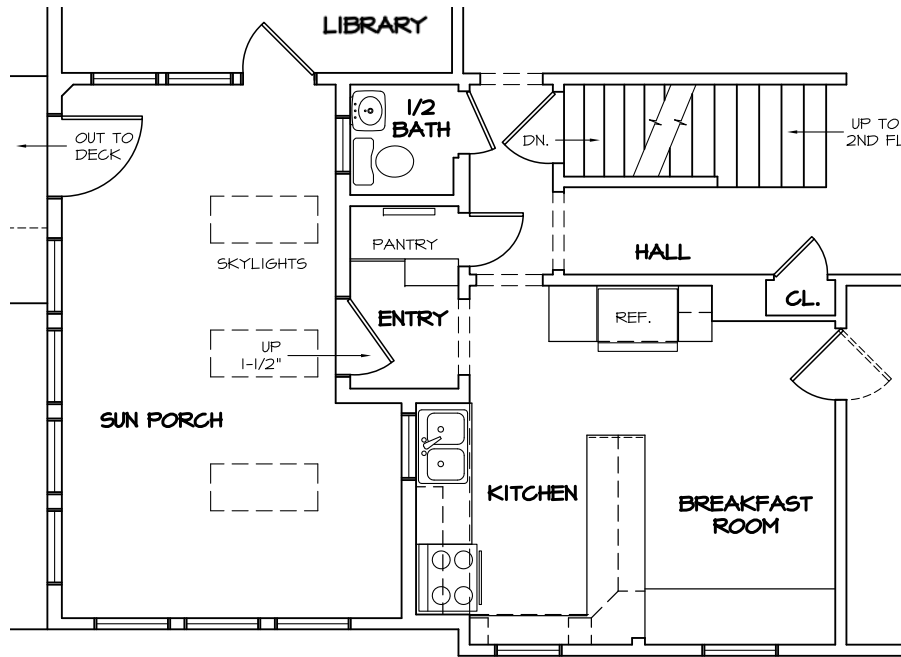
NARI MN 2022 COTY AWARDS, CATEGORY 12

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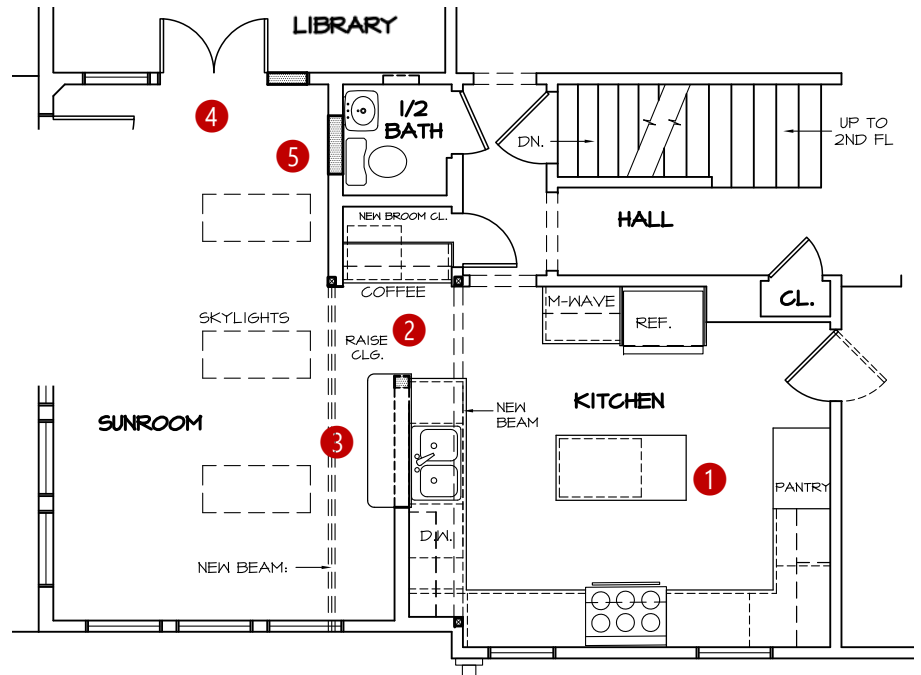
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Part One of Our Mission: Transform the sun porch into livable space. Create unified and comfortable rooms.

## BEFORE



## AFTER



1. **Remove the peninsula.** Eliminate the old-style breakfast room and convert to a large U-shape layout with an island.
2. **Eliminate the Entry.** Add new beams to replace load bearing walls.
3. **Connect the kitchen and sunroom.** Remove the window and wall above the sink.
4. **Improve flow** between the library and the new sunroom with French Doors.
5. **For privacy,** remove the 1/2-bath window.

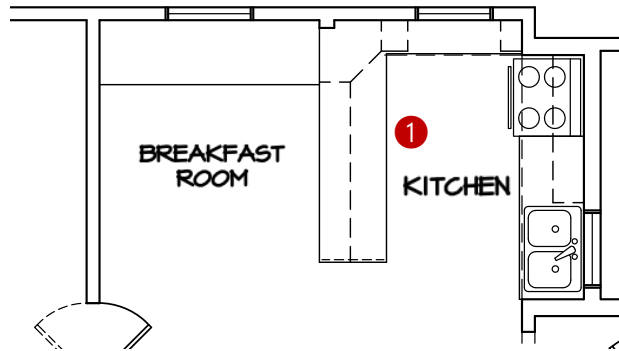
## SCOPE OF WORK: MAIN FLOOR

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A peninsula separated the breakfast room from the kitchen.

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# 1 Remove the peninsula.

The dark breakfast room was unused (well except for collecting "stuff") and the kitchen was tight. Removing the peninsula and expanding the kitchen gave the homeowner ample space to prep, cook, and clean.



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## CRAMPED & DARK KITCHEN

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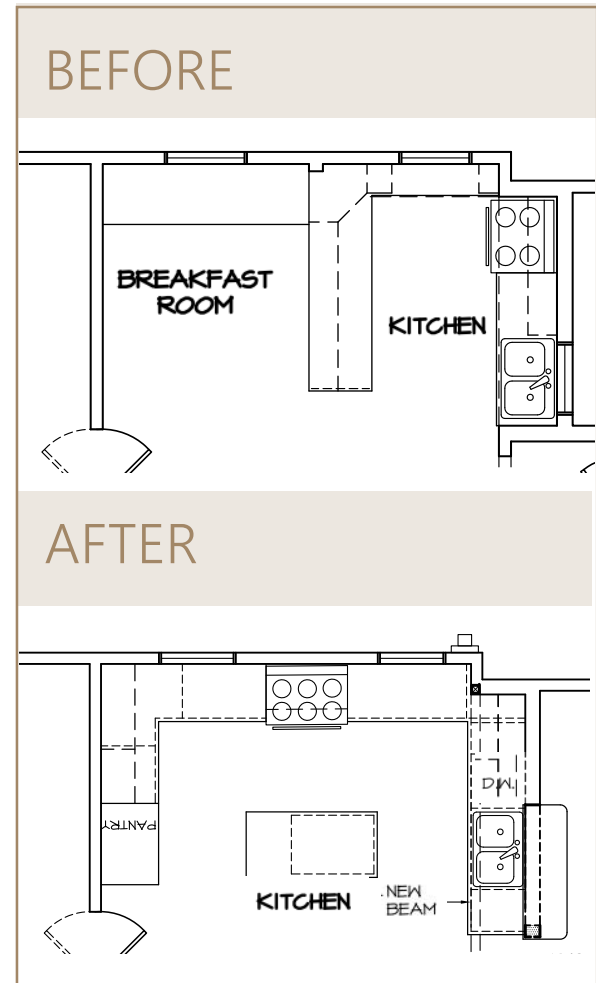
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The new U-shaped layout feels calm and spacious.

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A beautiful, functional layout is equipped with enough countertop space on each end of the range. The island provides additional countertop, storage, and seating for friends.



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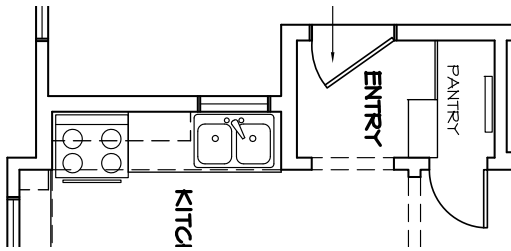
## U-SHAPED LAYOUT

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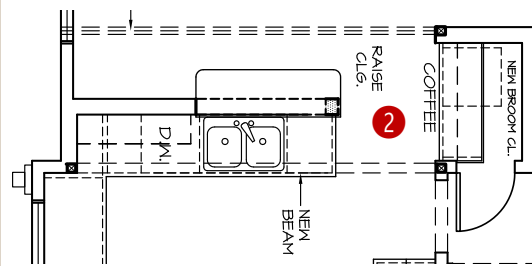
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Eliminate the entryway so light and people can freely flow from the sunroom into the kitchen.

## BEFORE



## AFTER



### 2 Eliminate the Entry.

The old entryway was converted into a transitional space with cabinetry for a beverage refrigerator and dessert service.



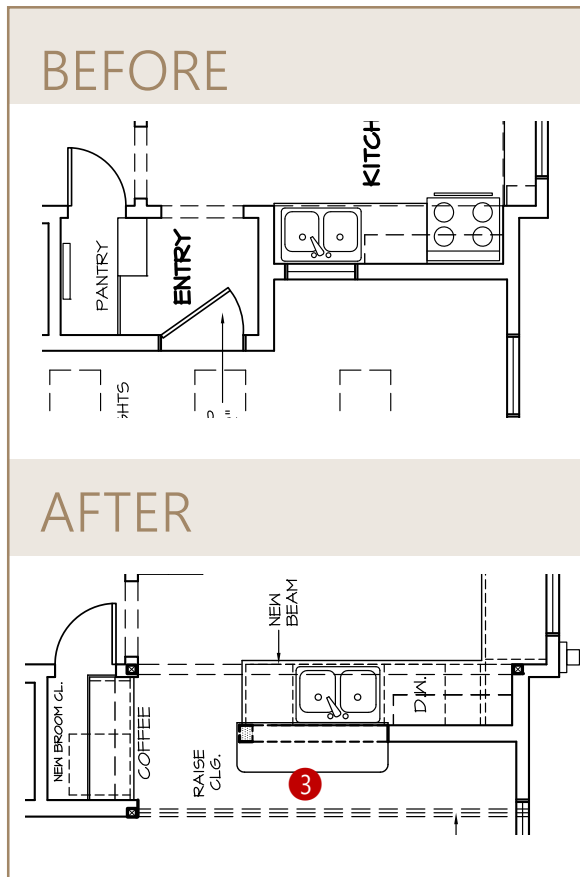
## OPEN & BRIGHT

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A connected kitchen and sunroom is perfect for entertaining.



### 3 Connect the kitchen and sunroom

The kitchen and sunroom are now a cohesive unit. Friends and family can relax and socialize. When working in the kitchen, cooks can chat with guests seated at the breakfast bar.

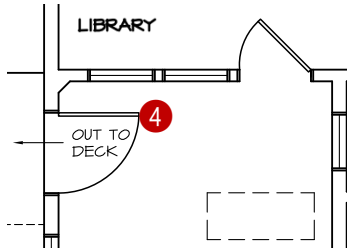
## A COHESIVE UNIT

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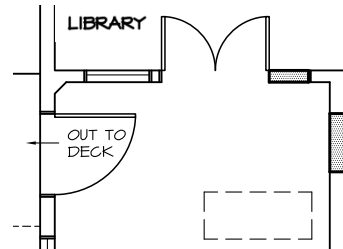
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Improve flow between the library and the sunroom with French doors.

## BEFORE



## AFTER



### 4 Improve the flow.

A new sophisticated entrance leads into the library.



## IMPROVED FLOW OF TRAFFIC

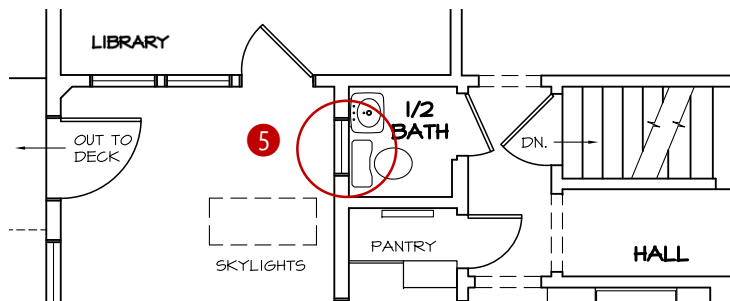
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For privacy, remove window in the ½ bath.

## BEFORE

- 5** For privacy, remove the ½-bath window.



## ADDED PRIVACY

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Along the way, the team faced a few challenges that required skill, innovative solutions, and excellent time management.

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#### **BEFORE: INADEQUATE FRAMING AND BEAMS**

Unfortunately, the existing beam/header was compromised from previous work. As seen to the left, this wall was supposed to be load bearing, but it was cut to accommodate a pipe.

#### **AFTER: REINFORCED STRUCTURE**

Two structural wood beams (LVL beams) were engineered ahead of time, so they were ready when needed. Now, a safe and sound structure is in place.



#### **ASBESTOS ABATEMENT**

As expected, there was asbestos found in one of the kitchen floor tiles.

The discovery did not impact our timeline or the budget. We anticipated it and tested early and handled the result appropriately with professional abatement.

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## CHALLENGES & SAFETY

Calming mix of colors and textures.

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### **CLASSIC WHITE**

This kitchen is bright, airy, and will stay in style for years to come. The white cabinets and drawers are equipped with soft close hinges to reduce noise.

### **SLEEK STAINLESS STEEL**

There's a 36" THERMODORE PRO gas range for cooking and a ZEPHYR, 36" wall hood to exhaust smoke, steam, and cooking odors to the outside. Despite daily use, the stainless steel will last and will keep the kitchen looking brand new.

### **TEXTURED BACKSPLASH**

The raised white glass and marble backsplash gives texture. The color enhances the spaciousness of the kitchen. Encasing it is a metal edge that compliments the stainless-steel appliances and pull hardware.

### **BRIGHT COUNTERTOPS**

Practical CORIAN QUARTZ BIANCO DOLOMITE with eased edges maximizes the light in the room. Its bright color reflects the light to naturally brighten the kitchen.



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TIMELESS & CLASSIC AESTHETIC

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Exceptional lighting during the day and at night.

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### A PERFECT MIX

Both natural and recessed lighting are key factors in this space. The natural light that flows in is perfect. When the sun goes down, recessed LED lighting in the kitchen and sunroom, two pendants above the kitchen island, and undercabinet LED task lighting illuminate the space.

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## LIGHTING

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Functional pantry to house plenty of supplies. For convenience, an extra oven and microwave to the right.

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#### PRACTICAL PANTRY

A pantry with an enormous amount of storage allows the homeowner to store just about anything she needs. On the inside there is a mix of shelving and pullout storage.

#### MICROWAVE & ELECTRIC OVEN

In addition to the gas range, there's a microwave and a small electric oven. The client loves to bake so the electric oven is ideal for baking. It is also positioned so it is easier to use.



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## FUNCTIONAL STORAGE & CONVENIENCE

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Intentional details create a cohesive and spacious design.

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#### DESIGN CONTINUITY

WHITE OAK flooring is stained to match the hardwood in the dining room. Planks run in the same direction for a cohesive feel throughout the home. Notice the matching trim and crown molding throughout the remainder of the kitchen

#### WHEELCHAIR CLEARANCE

The island with seating is scaled to fit the space. It also allows clearance for a walker or wheelchair if it's needed in the future.

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## CRAFTSMANSHIP

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Wine bar and media zone. Plus, a useful drop-zone and charging station under the TV.

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### WINE BAR WITH PERSONALITY

Wine bar cabinet with a pink interior adds a hint of personality and fun. Below there's a stainless-steel beverage fridge for drinks.

### FUNCTIONAL DROP-ZONE

On the other side of the doorway is a drop-zone for keys, groceries, and everything in between. Plus, a charging station for phones or a laptop.

### DINNER AND A SHOW

Just above the drop-zone is a TV that can be pulled out and rotated. The homeowner enjoys eating at the island and catching up on the latest shows.



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## AESTHETICS & FUNCTION

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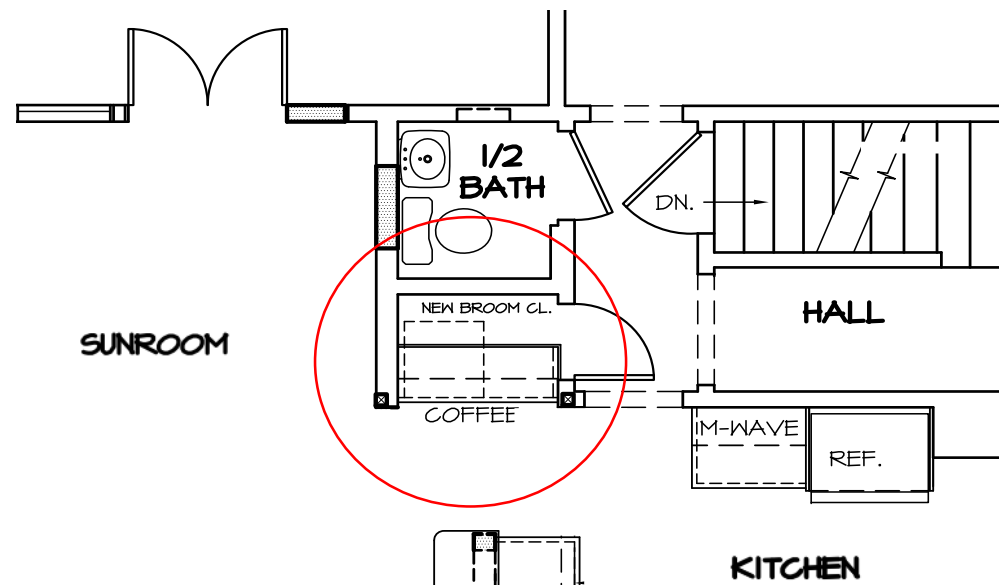
An innovative use of space. Squeezing in a new broom closet behind the coffee and wine bar.

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#### NEW BROOM CLOSET

On the other side of the wet bar (which is deep enough for wine storage) there's "secret storage" – ½ of the hall closet was saved for the vacuum cleaner and items not used often. It was her idea and she's very proud of it.



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## INNOVATION

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A few steps away is a bold and stylish powder room.

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#### VINTAGE FLAIR

An eye-catching floral wallpaper adds interest. Instead of the small hex tiles that are common in homes of this era, we used a slightly larger size for a bolder look.

Additionally, the timeless BARCLAY WASHINGTON traditional pedestal sink ties a bow on the overall vintage look.



BEFORE

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## AESTHETICS

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A now livable sunroom where the client spends most of her time.

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## SUNROOM

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A space that blends in with the rest of the home by matching existing details.

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#### **SMOOTH FINISHED CEILING**

The wood-panel ceiling in the existing sun porch was removed, replaced with smooth drywall.

#### **GRAND LIBRARY ENTRANCE**

The TRUSTILE stained solid wood doors with quarter round sticking, and colonial style door stop match existing interior doors. Similarly, the new knobs match others in the home.

#### **PANELED WAINSCOTING**

The wood-paneled wainscoting was reinstalled in the sunroom. This detail helps makes the room feel original to the home.



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## CRAFTSMANSHIP

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A comfortable and usable finished space to enjoy year-round.

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### THOROUGHLY INSULATED

Despite its name, the existing three-season porch was “bearable” to be in two months of the year. We installed spray foam in the walls and ceiling. All existing window and door openings were hand spray-foamed to eliminate air gaps and increase efficiency.



### COMFORT ALL YEAR LONG

In addition to insulating every crack we could find, there are other options to keep the room comfortable. Existing skylights bring in rays of warmth. A ceiling fan for a breeze. And a new mini-split AC/Heat system.

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## QUALITY & THOROUGHNESS

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Hexagon tiles create vintage-inspired flooring.

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BEFORE

#### MODERN FLOORING

Without sacrificing style, the SPRINGTIME natural 7" hex porcelain tile withstands heavy traffic and is more resistant to scratches and stains.



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DURABLE & STYLISH

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Part Two of Our Mission: With a few practical changes, elevate and declutter the basement laundry room.

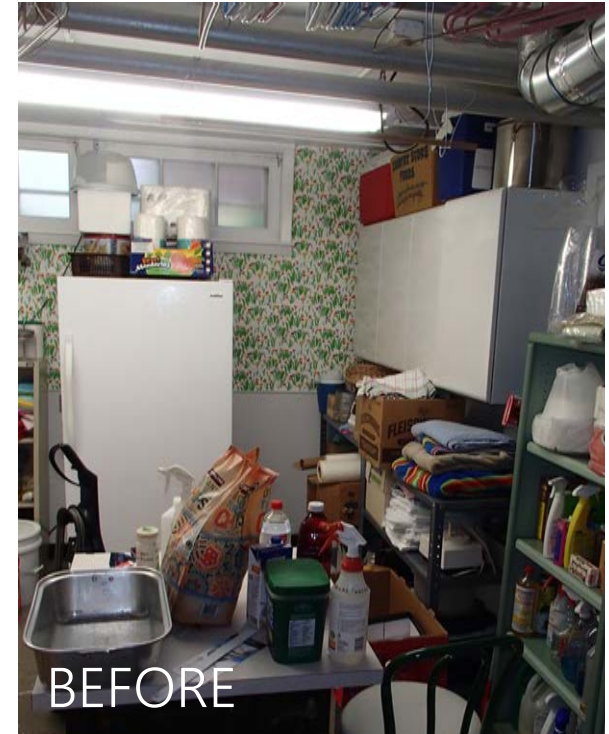
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### MAKING USE OF OLD MATERIALS

Another challenge was salvaging old kitchen materials and determining which pieces would work in the laundry room.

To refresh the laundry room.

- 1. Remove and replace the cement laundry tub and faucet. Additionally, remove existing shelving.**
- 2. Install cabinets and granite countertops salvaged from the kitchen.**
- 3. New flooring and fresh paint.**



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## SCOPE OF WORK: BASEMENT

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1. Haul away the old and bulky cement tub and replace it with a more compact stainless-steel sink.
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## 2. Install cabinets and countertops salvaged from the kitchen.

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### REDUCE, REUSE, RECYCLE

Reusing old cabinets and countertops was a budget-friendly (and earth-friendly) solution that transformed this laundry room into a functional and organized space.

### REARRANGING TO FIT

Determining the layout was like a game of Tetris. We kept everything until we were certain it couldn't be reused. It was a simple but effective redesign of the existing space.



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## INNOVATIVE APPROACH

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### 3. New flooring and a fresh coat of paint.

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#### FINAL TOUCHES

To finish off the space, new flooring and fresh paint renew the room. For added convenience and extra food storage, we kept the old microwave and refrigerator.

#### A BETTER BASEMENT LAUNDRY

So often basement laundry rooms are neglected despite how often we work in them. Without adding too much to the budget, we were able to transform it into a stylish and practical room.



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COMFORTABLE, STYLISH & FUNCTIONAL

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