

# NARI MINNESOTA - 2022 CoTY AWARDS

**PROJECT:** MORNING MANTRA      **CATEGORY:** RESIDENTIAL KITCHEN \$60,001 TO \$100,000

This Lakeville kitchen remodel completed in 2022 stands out for so many reasons but primarily due to its focus on flow and for the fact that it was a partial remodel project where much was repurposed and transformed.

Coming to us with a very tight, awkward kitchen layout awash in yellow, orange and grey, the kitchen was cramped and less than ideal for our clients who love to entertain. A jig saw-like layout throughout the main floor further hampered entertaining. Adjacent to the kitchen and nearby dining room, an awkward space intended to be used as a breakfast nook but currently being utilized as an office, added to the confusion.

Keeping and reusing the original cabinetry and countertops, we widened the entrance, added a beverage station, and reconfigured the peninsula island into the breakfast area, opening up the kitchen dramatically. Matching the original countertops, the newly extended peninsula cabinetry includes pantry storage and an overhang on all three sides, providing additional seating for up to eight during dinner parties. A fresh coat of paint on the lower cabinets and a stunning herringbone backsplash lighten the space dramatically, pairing beautifully with the new LVP flooring and trim throughout. New black iron spindles on nearby stair railings tie it all together.

A far cry from its closed-in beginnings, the new space is equally suited for enjoying a morning coffee or hosting a large gathering. A genuinely multi-functional space that no longer feels like a jig saw of rooms put together.





# BEFORE PHOTOS

Pictured clockwise starting in upper left corner:

- 1) Existing kitchen, view from breakfast nook
- 2) Existing kitchen, view of main kitchen area
- 3) Existing breakfast nook
- 4) Main hallway, stair railing on left and entrance to kitchen on right



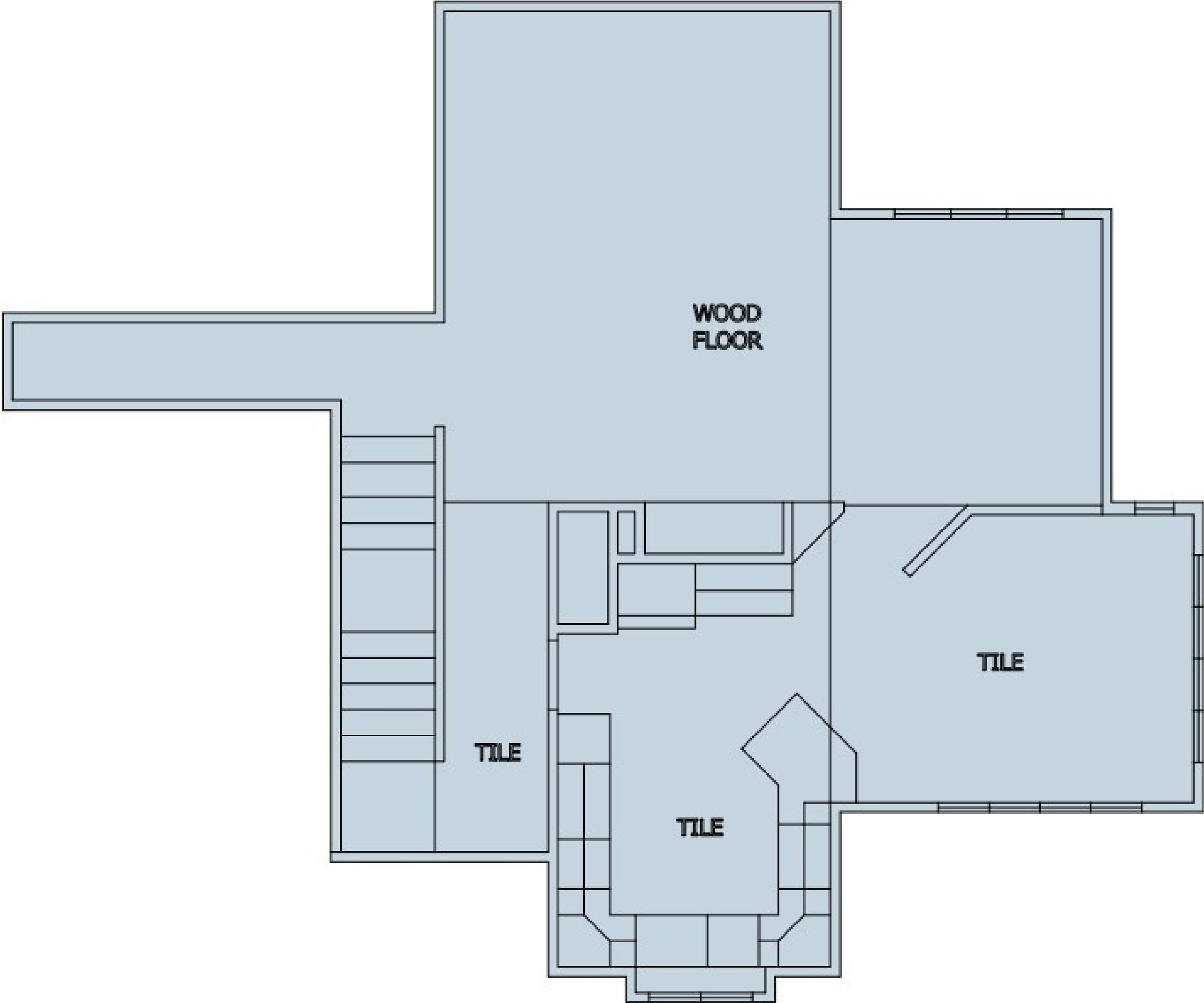
# CLIENT REQUESTS

- Devise a better layout more conducive for entertaining
- Better utilize the awkward breakfast nook space currently used as an office
- Reuse existing cabinetry & countertops if possible to control costs
- A more contemporary aesthetic that feels light and updated.





BEFORE SITE PLAN



# AFTER SITE PLAN & LAYOUT CHALLENGES

Reuse as many appliances, cabinetry and countertops as possible.

To create a new island, one that didn't awkwardly cut off the space, we pieced in a new island that followed the wall into the existing breakfast nook area.

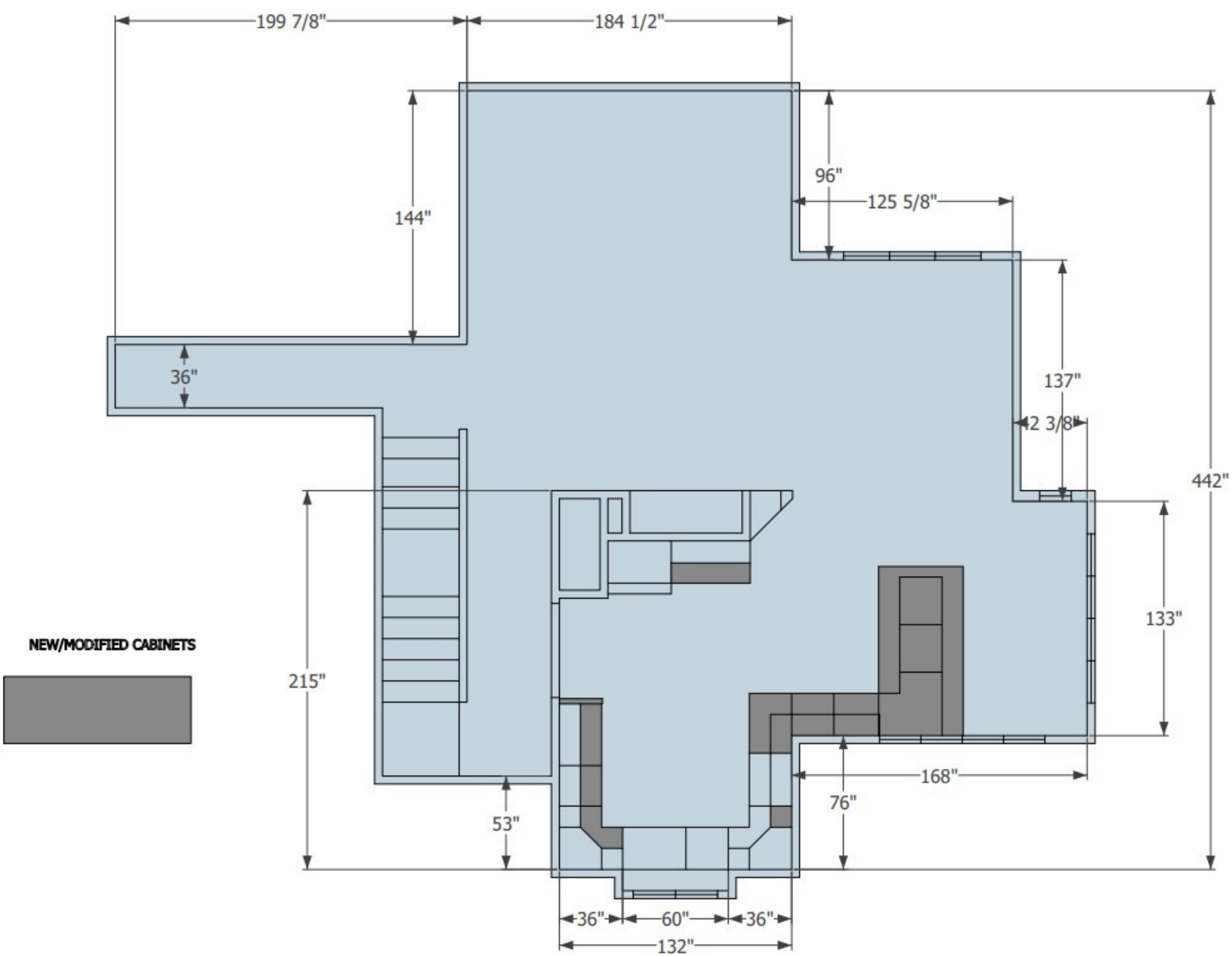
To open up the breakfast nook area, we removed the wall separating the existing dining room and breakfast nook.

In order to further open up the kitchen area, we needed to remove the existing pantry which was located at the entrance from the main hall. With limited wall space to work with, we needed to think creatively about where to incorporate a new pantry.

The outside corner created by the new design also provided a challenge in terms of how to lay out the cabinetry and the backsplash.

Homeowners requested ample seating around the peninsula. To accommodate this request, we had to consider electrical challenges and the functionality of cabinets to make this all work.

To maintain the openness of the design, we needed to rehouse the microwave below the counter in a location that wouldn't take away from the overall aesthetic of the new kitchen layout.





BEFORE AND AFTER





# FUNCTIONALITY

Removed the existing pantry located next to the kitchen entrance to widen the opening to the kitchen from the front hall.

Removed an angled wall that jutted out between the dining room and breakfast/office area, creating an unwanted separation.

Kept the existing countertops and most of the existing cabinetry, moving just the layout of the island to follow the wall, opening up the kitchen, and better utilizing the newly opened breakfast nook space.

By matching the existing countertop material, an overhang on all three sides of the newly placed peninsula island allows for extra seating of up to eight during dinner parties. The peninsula also features pull-out shelves in the cabinetry, providing pantry storage to replace the pantry we removed.

Added a beverage station beside the fridge, separate from the cooking area and easily accessible for entertaining.

New stainless steel oven hood. Above-the-stove microwave replaced with an under-counter microwave.





**AESTHETICS**

Boothbay Gray paint on the lower cabinets to modernize the cabinetry and bring much needed light into the space.

A light gray herringbone patterned backsplash lightens the space dramatically, playing beautifully with the existing countertops including a new section of countertop for the new island that we matched to the existing.

Contemporary black stainless steel hood, medium brown LVT flooring, matte black cabinet hardware, a fresh coat of paint throughout the main level, and new trim and baseboards ensure a cohesive updated and lighter feel.

New black iron spindles on the existing stairway and new entryway light complete the contemporary transformation of the main floor.

New space is open and inviting, perfect for entertaining or enjoying a cup of morning coffee.

