

Project: 3rd Ave South Kitchen

Category: Residential Interiors \$100,000 - \$250,000



Our incredible clients have immense love for good food, entertaining friends and family, living in Minneapolis, and passing their passions on to their children.

They wanted a better flow and more function in their kitchen as well as a hope to open the kitchen up to the main level of the home.

As a bonus, the powder bathroom needed a little love while the kitchen was enjoying a full makeover.

project information

client needs

- a kitchen for multiple cooks and bakers at the same time
- create an efficient workflow with new appliances and new appliance locations
- storage, storage, storage!
- a design that honors the history and architecture of their 100-year-old home but also speaks to their more contemporary style
- updates to the powder bathroom off the kitchen
- hardworking appliances

meeting their needs

- the creation of three different working zones in the kitchen
- relocating the fridge, the range, the sink and building an opening in a wall made for much better traffic patterns in the kitchen, mudroom, side entry, and dining room areas
- storage for every appliance, every gadget and even a new beverage fridge for overflow
- the new arched opening at the former wall location is a perfect match to the other openings on the main floor
- the cabinetry and countertops combine classic colors with a modern backsplash and hood
- fun, bold updates to the powder bath

project information

function first

- smart storage solutions are hidden everywhere – extra large roll out drawers, doors with custom rollouts, an appliance garage, and a built-in trash, recycle, compost area
- zero maintenance quartz countertops and backsplash on range wall for easy cleaning
- professional oven, range, built in fridge and a steam oven, perfect appliances for a family who loves to cook
- peninsula with seating on the dining room side to keep the non cooks out of the kitchen but giving the chefs ample countertop space for prepping and serving
- plenty of walking room between each work zone for multiple chefs at the same time
- undercabinet lights because let's face it, we aren't getting any younger

beauty second

- classic white cabinetry with a stained cherry peninsula to bring warmth and natural woodgrain into the space
- custom designed and build metal hood to anchor the range wall and balance the weight of the range
- quartz countertops are both functional and effortlessly stunning
- glass doors on the cabinet by the seating, creating a lighter feeling
- classic goose neck kitchen faucet and farmhouse apron sink
- decorative lighting, bringing a modern touch to an elegant space
- architectural details in opening to kitchen are carried throughout the main floor

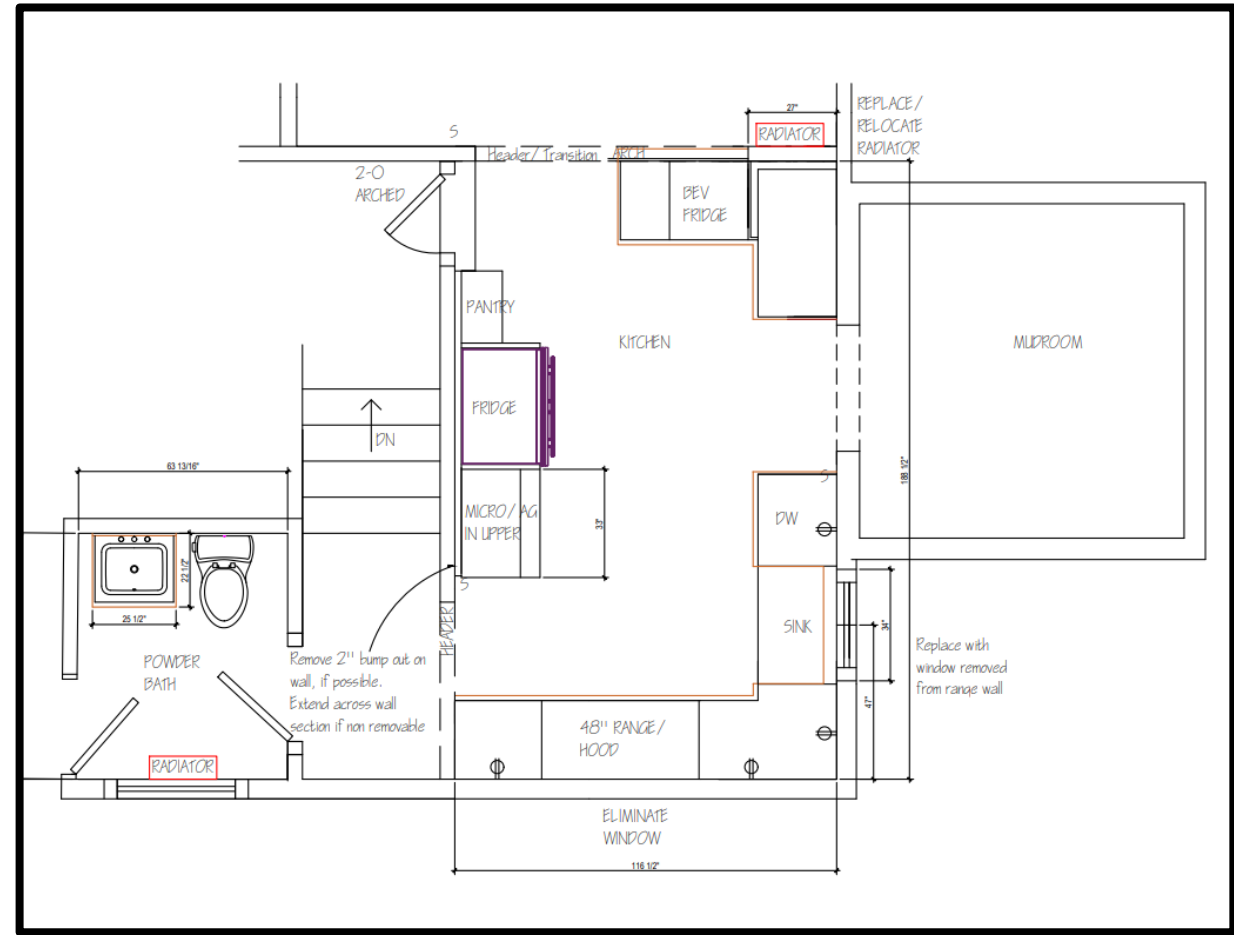
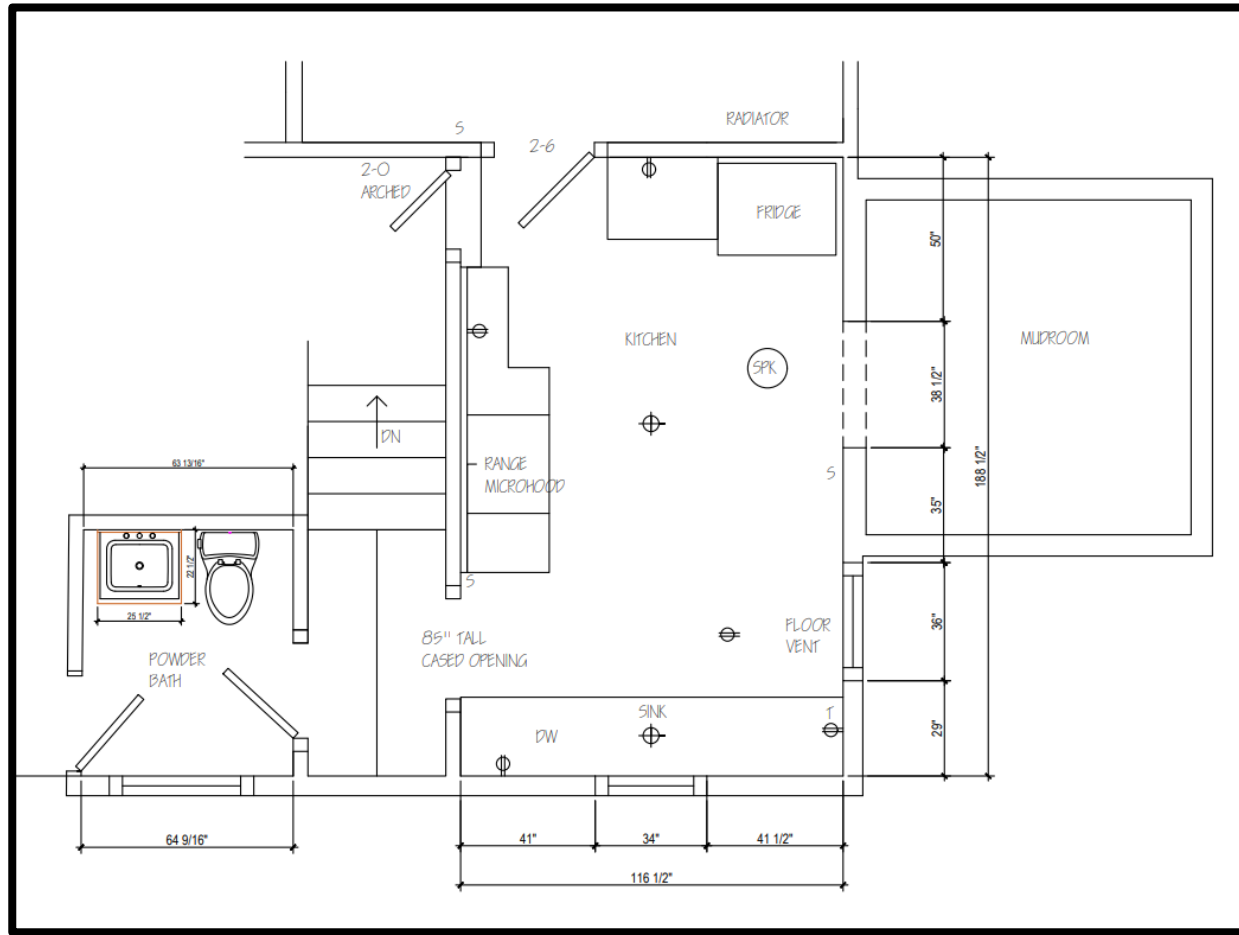
project information

craftsmanship is key

- the obligatory step from the kitchen to the stair landing is integrated with the cabinetry for a flawless transition between the two
- the custom metal hood not only functions like a champ, but it truly is also a work of art
- getting the architectural arch details perfect were a must do – took a little bit of math but the result is a solid match
- the custom cabinetry was designed to create a built-in look around the dishwasher and sink
- a stacked crown detail was custom built on to the kitchen cabinetry to reflect the crown detail found throughout the home

from challenges we learn

- the new range required a 600 cfm hood liner appliance which can be a challenge to overcome in an old Minneapolis home
- we were able to find a place for the makeup air unit and ultimately made it all work, including some unexpected asbestos abatement, drilling through 16” thick walls and all the wonderful challenges a 100 year old home has to offer
- the original hardwood floors were not in the best shape... we laced in new wood to match the existing and they turned out incredible after a few trial-and-error coats
- when we were installing the hardwood in the sections that needed help, a mysterious water leak appeared
- turns out that there were water lines attached tight to the kitchen subfloor from a previous renovation and they were nicked by a nail during hardwood install
- we found the leak, aired out the area and repaired the sheetrock
- last but not least, we moved the water lines so they would never (cross your fingers) have that issue again



plan view before & after



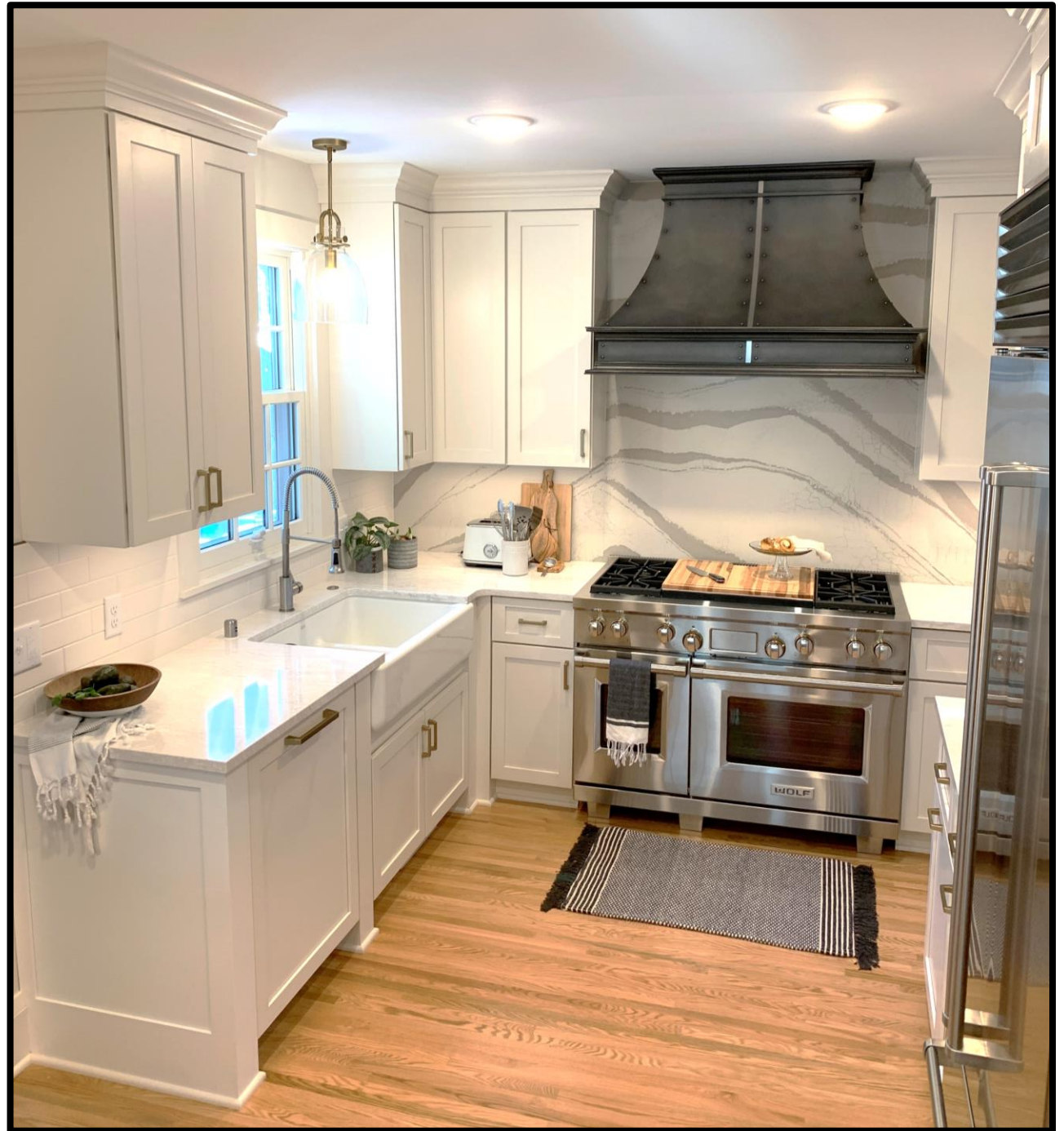
construction
renderings

before & after



before

after

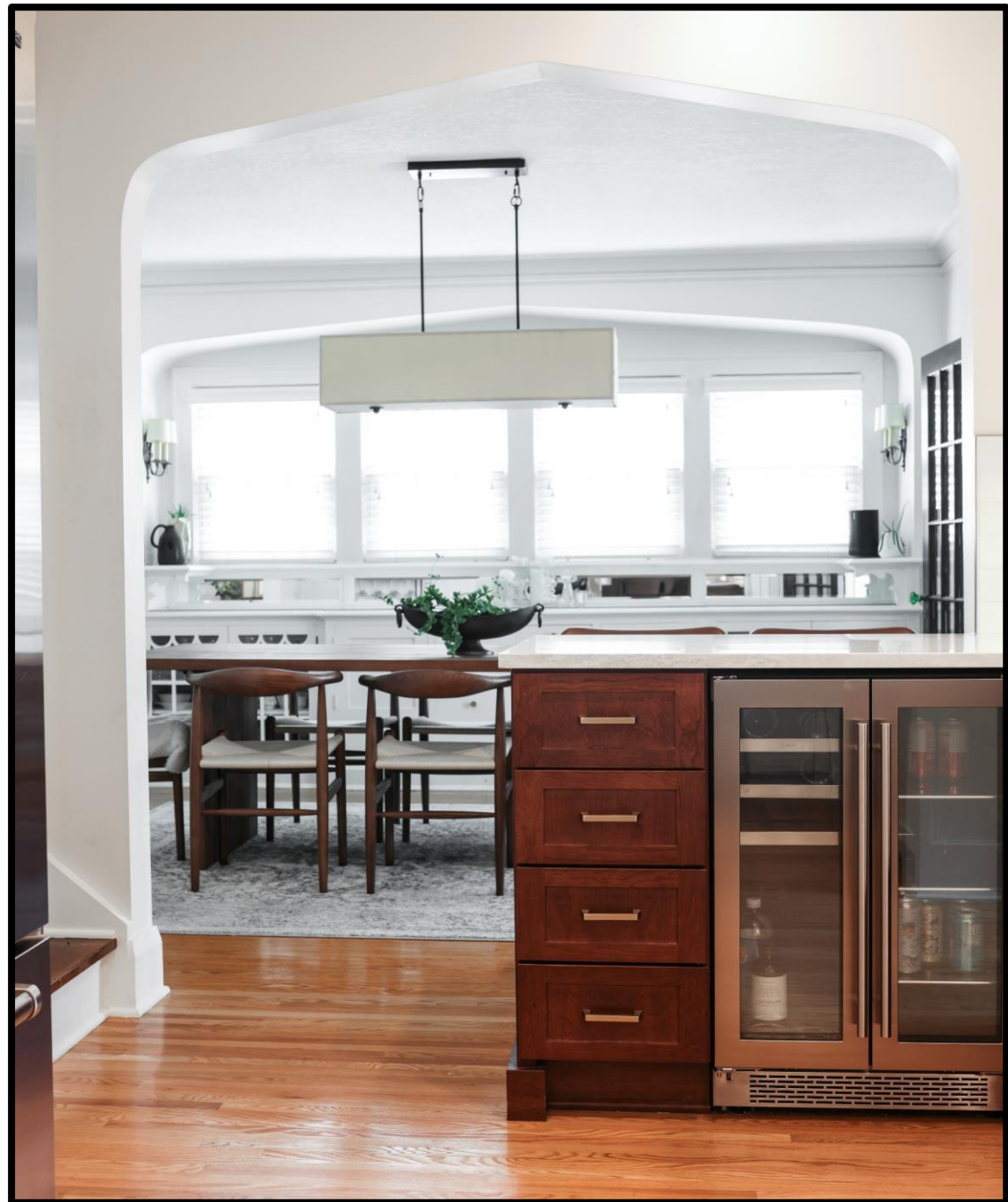


before & after



before

after





before



after

before & after

before & afters



before

after



before & after – side by side



