



**TITEL RESIDENCE
RESIDENTIAL INTERIOR
DEFOREST, WI
2019**

AWARD WINNING PROJECT

Project Category: 03-12 Residential Interior \$100,001 - \$250,000

Location: Village of Windsor - DeForest, WI

Completion Date: December 2018

The Titel Residence is an interior remodel in a newer, but stylistically outdated home built in the early 2000s. The home was originally built by a home builder as his personal residence and office. In order for our clients to make it their own, a full overhaul was necessary.

The whole home remodel included the kitchen, the master bathroom, and the entire lower level. Careful planning allowed us to salvage and reuse many cabinets, doors, trim and more throughout the remodel. What was once a heavy, ornate, dark feeling home, became a bright, tranquil, modern oasis through careful reorganizing of functionality as well as selections providing depth and texture.

AFTER: PATRIAL KITCHEN VIEW FROM DINETTE.



BEFORE: DARK AND ORNATE KITCHEN WITH NO ISLAND SEATING AND UNDERUTILIZED DESK.



AFTER: LIGHT AND AIRY FARMHOUSE FEEL WITH AMPLE ISLAND SEATING AND NEW BEVERAGE CENTER.



BEFORE: LOTS OF DARK CABINETRY WITH AN AWKWARD OPENING ABOVE THE FRIDGE, ORNATE RANGE HOOD ORNAMENT, AND THREE DIFFERENT CABINETRY HEIGHTS CREATE A CLOSED IN, BUSY FEEL.



AFTER: OPEN SHELVING, A METAL RANGE HOOD, AND WHITE CABINETS CREATE A LIGHT AND FRESH FARMHOUSE FEEL.



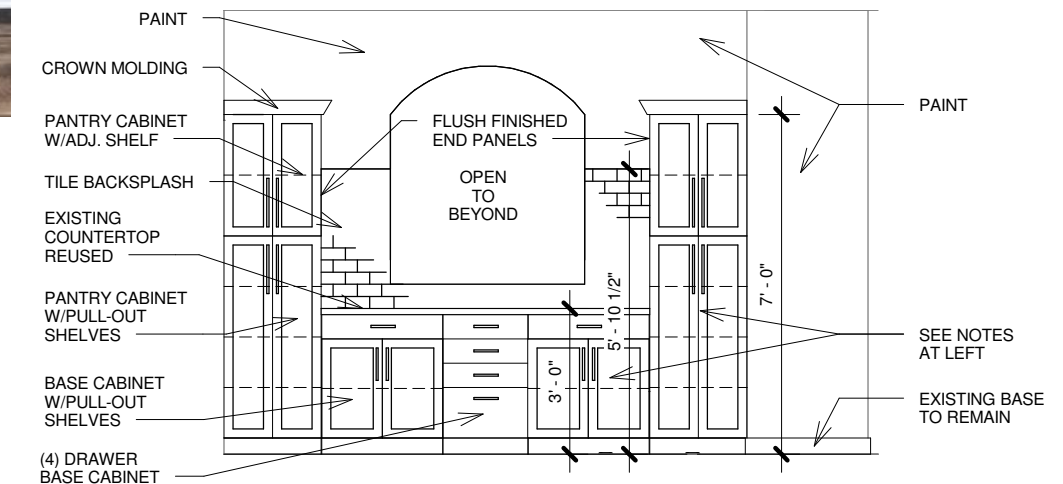
AFTER (LEFT): WHITE, FLAT PANEL CABINETRY IN A MODERN FULL-OVERLAY STYLE MAKES THE KITCHEN FEEL BRIGHT, FRESH, AND MODERN.

SUBWAY TILE EXTENDS HIGHER UP ONTO THE WALL WITH A DARK GROUT, ADDING TEXTURE AND DEPTH TO THE SPACE.

LARGE PULLS ADD TO THE CONTEMPORARY COUNTRY FEEL. THE GRANITE WAS ABLE TO BE REMOVED AND REUSED IN A COST-SAVING AND "GREEN" MEASURE.



BEFORE (ABOVE): RAISED PANEL CABINETRY DOORS ADD TO THE TRADITIONAL FEEL OF THE KITCHEN.

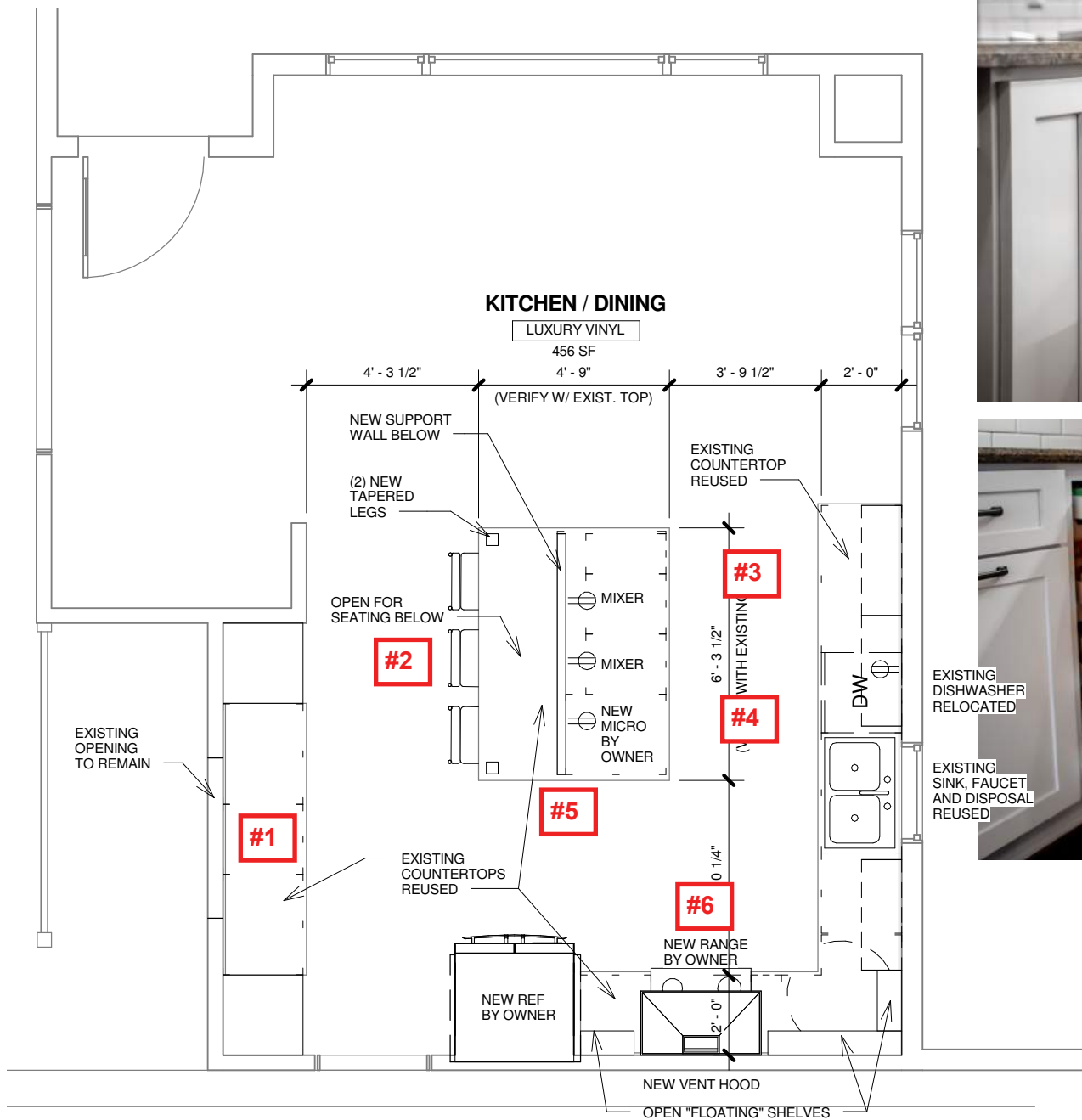




BEFORE (ABOVE): EXISTING DESK AREA WAS OUTDATED AND UNDERUTILIZED.



AFTER (RIGHT): A NEW BEVERAGE CENTER INCREASES KITCHEN FUNCTIONALITY. GLASS CABINETS PROVIDE DISPLAY SPACE AND COMPLEMENT THE NEW OPENNESS OF THE SPACE.



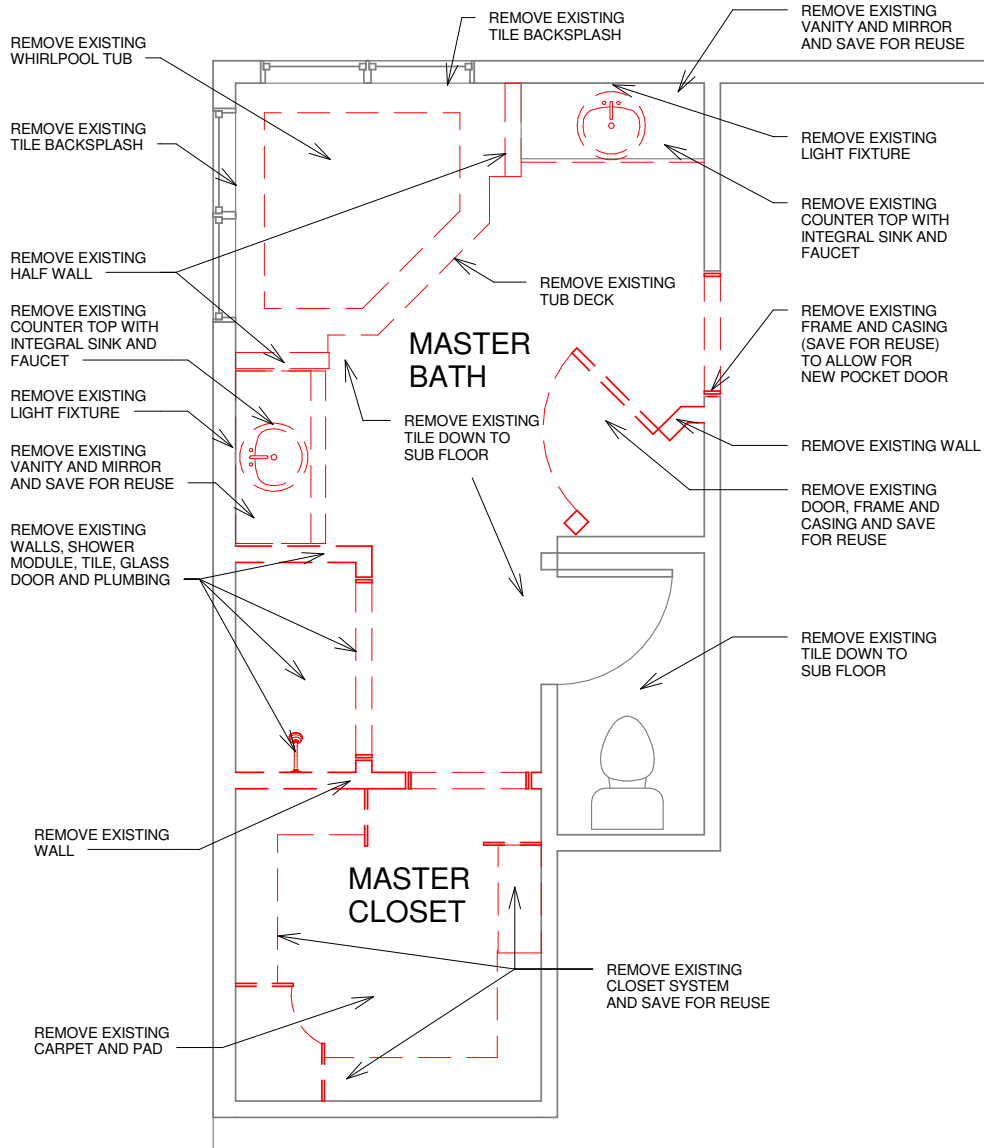
KITCHEN ZONES WERE CREATED FOR AN EFFICIENT FLOW:

- #1: STORAGE**
- #2: EATING**
- #3: BAKING**
- #4: CLEAN-UP**
- #5: PREP**
- #6: COOKING**

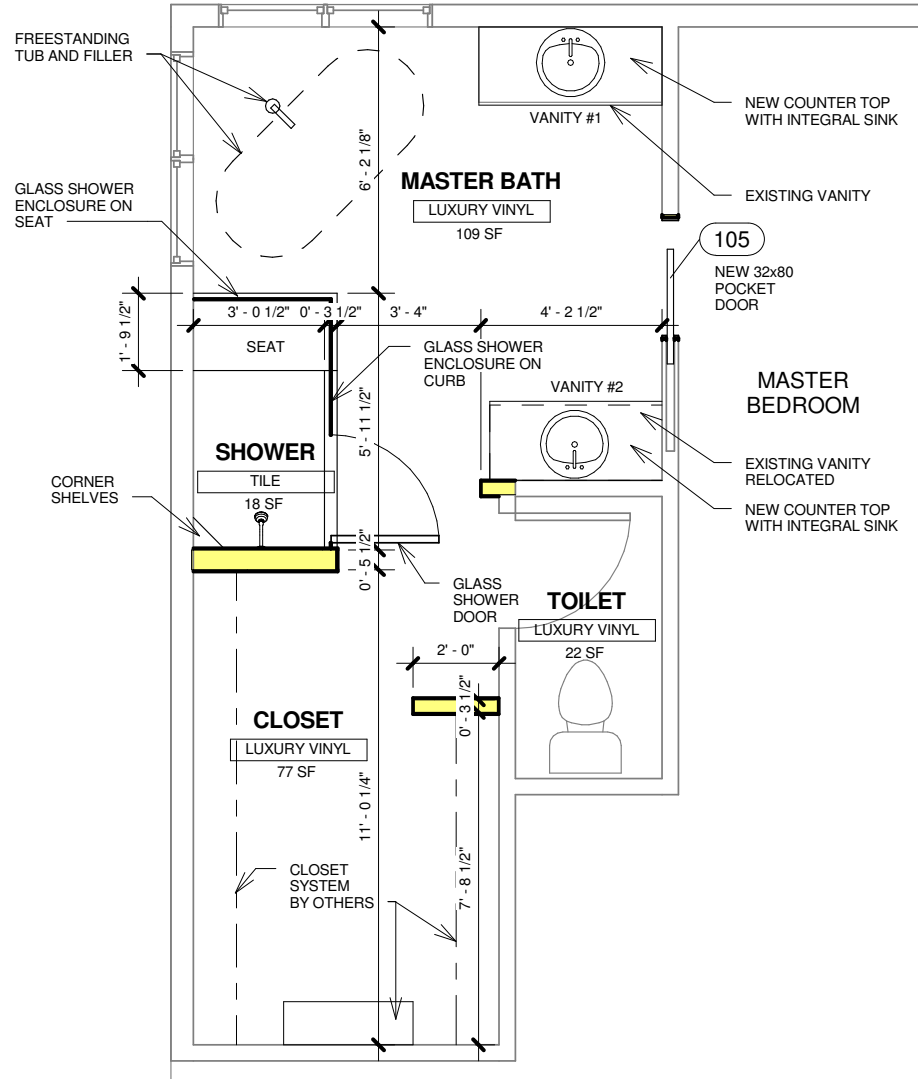
KITCHEN FLOOR PLAN



BEFORE (LEFT): VIEW OF MASTER BATHROOM FROM BEDROOM OPENING.
AFTER (ABOVE): VIEW OF MASTER BATHROOM FROM NEW POCKET DOOR ENTRANCE.



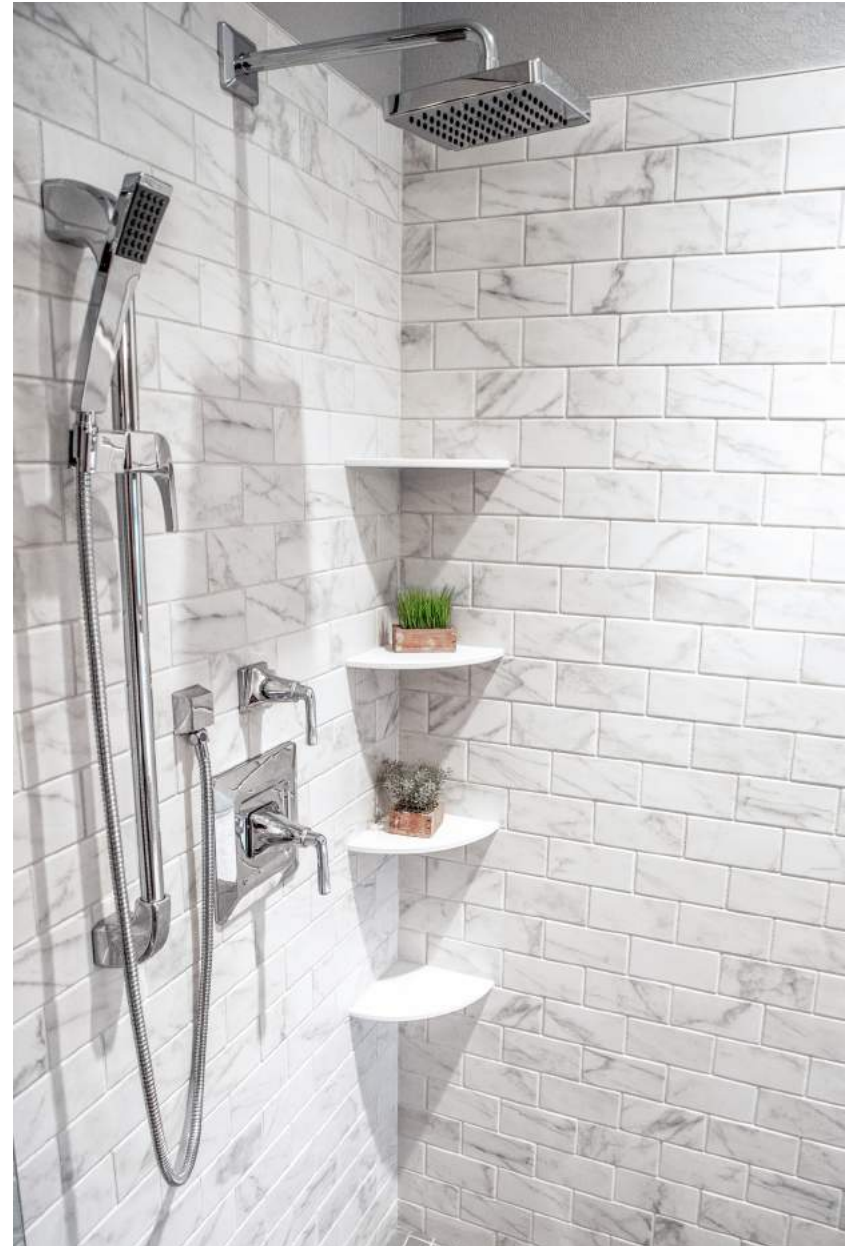
MASTER BATHROOM DEMOLITION PLAN



MASTER BATHROOM NEW FLOOR PLAN



BEFORE: VIEW OF MASTER BATHROOM TOWARD WALK-IN-CLOSET.



AFTER (ABOVE): DETAIL OF TILED SHOWER.

AFTER (LEFT): VIEW OF MASTER BATHROOM TOWARD WALK-IN-CLOSET.



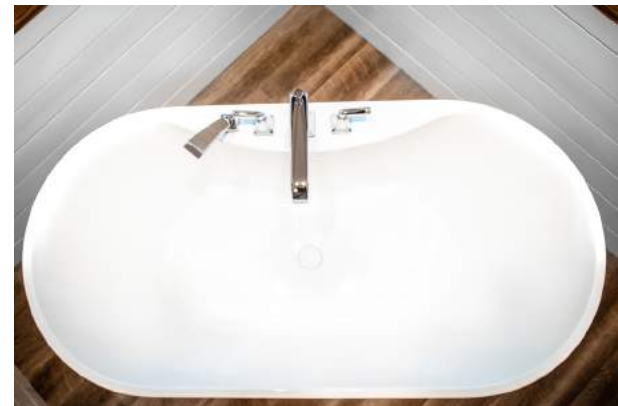
BEFORE: VIEW OF MASTER BATHROOM TOWARD SHOWER.



AFTER: VIEW OF MASTER BATHROOM TOWARD SHOWER.



AFTER: VIEW FROM MASTER WALK IN CLOSET.



AFTER (ABOVE): DETAILS OF THE MASTER BATHROOM.



BEFORE: VIEW OF DATED FAMILY ROOM AND BAR AREA.



AFTER: DETAIL VIEW OF CUSTOM MANTEL.



AFTER: VIEW OF FAMILY ROOM AND BAR AREA WITH NEWLY PAINTED BAR CABINETRY RELOCATED FROM THE KITCHEN, NEW LUXURY VINYL PLANK FLOORING, UPDATED LIGHTING, AND CUSTOM FIREPLACE MANTEL.



BEFORE: VIEW OF RUSTIC FEEL BAR AREA.





AFTER: VIEW OF CONTEMPORARY BAR AREA.



BEFORE: VIEW TOWARD EXISTING PLAYROOM.



AFTER: VIEW TOWARD EXISTING PLAYROOM, NOW BEDROOM. RELOCATED DOUBLE DOORS WITH TRANSOM TO NEW PLAY/ART ROOM. POOL TABLE AND LIGHT FIXTURE ANGLE HAS BEEN STRAIGHTENED.



BEFORE: VIEW OF EXISTING PLAYROOM.



AFTER: VIEW OF NEW GUEST BEDROOM.



BEFORE: VIEW OF EXISTING OFFICE. THIS UNDERUTILIZED SPACE FOR THE OWNERS WAS TRANSFORMED INTO A PRIVATE GUEST BEDROOM.

AFTER: VIEW OF NEW SECOND GUEST BEDROOM WITH PRIVATE ENTRANCE FROM BACK DRIVEWAY.





CRITERIA RESPONSES

To what degree were the expressed needs of the client met?

While there was plenty of space in their home, it was dated and did not meet the lifestyle of the current owners. The clients tasked us with updating the aesthetic and reorganizing the kitchen, updating the look and function of the master bathroom (there was no privacy, as there was no bathroom door!), and creating a better flow and functional utilization of the lower level. We accomplished these goals, and completed the project with a tight timeline goal of substantial completion by Thanksgiving.

To what degree does the project enhance the existing structures functionally?

Kitchen: Originally the clients had brought to us two spaces that did not function well for them: (1) the island had no seating; and (2) the computer desk area was outdated and underutilized. While maintaining the size of the existing island countertop, new cabinetry was selected to reform the island into a storage AND seating area. The underutilized desk area became a new beverage center with wine storage and an under counter beverage refrigerator. After asking the right questions, it became clear that the existing kitchen cabinetry layout was functioning just averagely. By talking through baking areas, cooking areas, and prepping areas, the clients were elated to choose cabinetry that allowed each function to be congregated together. No more running across the kitchen for this appliance or that ingredient. Everything is at their fingertips at the correct station.

Master Bath: The existing bathroom was dated, dark, and had one huge privacy and functionality flaw: It had no door between the bedroom and bathroom - only an opening. The new bathroom fixed the functionality/privacy issue by adding a pocket door. The space was adjusted to provide a larger walk-in shower with glass walls to create a more open feel and an expanded walk-in-closet.

Lower Level: The original builder of this home utilized the lower level of the home as an in-home office, complete with an exterior door to the oversized office along with a conference room and office storage. Because the new homeowners do not run a business out of their home, the space was highly underutilized. We were able to turn the office area into two new bedrooms and combine conference/office storage rooms into a play/art room.

To what degree does the project enhance the structure aesthetically?

The renovated spaces have a bright, airy feel with clean, modern, lines in stark contrast to the existing heavy, dark, and formal feel it used to have. For instance, the contrast of the dark countertops and rustic floating shelves in the kitchen add depth and hierarchy to the space. The new master bathroom feels open and spacious while showcasing a beautiful tile shower and freestanding soaking tub. The lower level family room is no longer drab and beige, but rather filled with natural light and complemented by a more current color scheme.

Is there evidence of superior craftsmanship?

Not only was the existing kitchen granite removed and re-installed, a feat in and of itself, but the wood floating shelves and fireplace mantel were custom built and stained by our carpenters in the field. The floating shelves extend the lines in the kitchen cabinetry and tilework. Additionally, many of the kitchen cabinets were removed and reused in the bar. Removing seamed granite without breaking it is no small task, and ensuring a proper fit of the new cabinets with existing countertops is true craftsmanship.



CRITERIA RESPONSES

Were innovative uses of material and/or methods of construction used in the project?

Innovation was demonstrated in the interest of budget and waste reduction. We were able to successfully salvage carpeting for reuse in a different area, relocate and paint many of the kitchen cabinets to the bar, and reuse an 8' tall glass door/transom combo in the lower level. In order to reuse the door/transom, we sourced and installed a 6" tall steel beam in lieu of a traditional wood header to make it fit. Lastly, trim was salvaged and reused wherever possible to keep the finishes congruent.

Did the contractor overcome difficult obstacles?

The largest obstacle of the renovation was the reuse of the existing kitchen's granite countertops. This move was not only meant to be budget-friendly, but also meant to be "green" by keeping perfectly beautiful granite out of the landfill. The tops were carefully removed, salvaged, stored, and reinstalled, completing the farmhouse look that the clients were hoping for. Additionally, we remodeled more than half of our clients' home, both the main and lower level, while the clients were able to remain using the living room, 3 bedrooms, and a bathroom. We are experts at allowing our clients to live in their home during construction, but often they can retreat to another area of the house. In this case, there were few unaffected areas remaining, but we made it successful for them to remain in the home during the entire remodel.