

Project Name: Whole House Remodel
Residential Interior \$250,001 - \$500,000
Completion Date: May 27, 2022
Location: Middleton, WI



NARI CotY
WINNER OF
MULTIPLE AWARDS



AFTER: VIEW OF NEW INTERIOR

RESIDENTIAL INTERIOR
MIDDLETON, WI
2022

When our clients were moving back to the Madison area to be closer to their grandchildren, they were looking for a certain type of home at a certain price point. Recognizing that homes (even at their expensive price point) were going to require remodeling, they decided to find a lower priced home that was 10 - 20 years old, and in a beautiful neighborhood. This freed up a significant portion of their budget to do an extensive remodel, and make it the home they dreamed of. Having found the right home in the right location, they contacted one of our partners that brought us into the project.

Our job was to make it happen, and to integrate all of the other remodeling work that had to be done throughout the home.

The original home was a typical 2003 luxury ranch totaling over 2500 square feet on the main level. Typical of that era, it had a dining room with columns and arches, and a kitchen that was divided off from the great room by a large wall. (Image shown is same point of view as page 1)

While there should have been plenty of light in this home, the fact is, it felt closed off and bland. It certainly did not live up to the expectations of the 2020s.





AFTER: VIEW OF THE GREAT ROOM OUT TOWARDS KITCHEN WHERE WALL WAS REMOVED

The main intervention was to refocus the kitchen design. The main area showcased a large cathedral ceiling, which provided the perfect start for a wide open floor plan. The wall between the kitchen, breakfast nook, and great room was removed to create a beautiful open living space.



BEFORE: BREAKFAST NOOK

The wall to the left of the 3 season room door was removed to allow room for cabinetry to run along the wall, which also created length for an expansive island. The triple pane window was also removed, creating the opportunity to install a large patio door, which would grant immediate access to the naturesque backyard.



AFTER: NEW VIEW OF FORMER BREAKFAST NOOK LOCATION



AFTER: VIEW OUT TO PATIO DOORS AND DECK

A 10 foot, 4 panel patio door, was placed at the back of the home going out of the kitchen to the deck



BEFORE: ENCLOSED KITCHEN SPACE (LEFT OF REMOVED WINDOW)



AFTER: OPENED AND REORIENTED KITCHEN

The kitchen (viewed from the same angle as pg 7) was reoriented so that it now shares space with the great room, since the wall was removed. Even though there are less windows, careful selection of how the kitchen is oriented and the addition of the four panel patio door provides even more light.



AFTER: OPEN AND AIRY KITCHEN & GREAT ROOM

The indoor outdoor connection that the owners were expecting from their new home was achieved!



AFTER: VIEW FROM ISLAND TOWARDS APPLIANCE WALL

The kitchen was designed to have the best of the best. A Thermador appliance package includes a double wall oven, French door refrigerator, six burner cooktop, dishwasher, and a microwave drawer in the island. A baking center nestles perfectly in between the appliances.



AFTER: WALL OF APPLIANCES WITH SIX BURNER COOKTOP



AFTER: VIEW OF MICROWAVE DRAWER IN ISLAND



A high-end 4 foot galley sink is the centerpiece of the huge island.



AFTER: MAIN APPLIANCE WALL



AFTER: ISLAND

The main appliances and work areas are now lined up along one wall of the kitchen, while the island now looks out to the great room. Bookshelves for the client's cookbook collection are to the left of the Thermador refrigerator, above the baking center. Oversized lantern pendants were selected to perfectly complement the newly opened and expansive space.



AFTER: VIEW OUT TO BACKYARD

And the beautiful backyard is now visible throughout the entire space - the centerpiece of this design.



AFTER: BRIGHT & MODERN

Extensive use of back splash tile and a variation of trim moldings and cabinet heights, along with some floating shelves, now break up the expansive kitchen. Each area has its purpose, and each area is beautiful on its own.



AFTER: BACKSPLASH TILE WITH HERRINGBONE ACCENT



BEFORE: EXISTING FIREPLACE WALL



BEFORE: EXISTING DINING ROOM

The great room fireplace and dining room were also in need of a redesign. Heavy oak finishes around the fireplace and on the dining room columns created unnecessary weight, and made the surprisingly dark space feel even darker, adding drama rather than an open and airy feel. The dining room arches only added to the dated appearance.



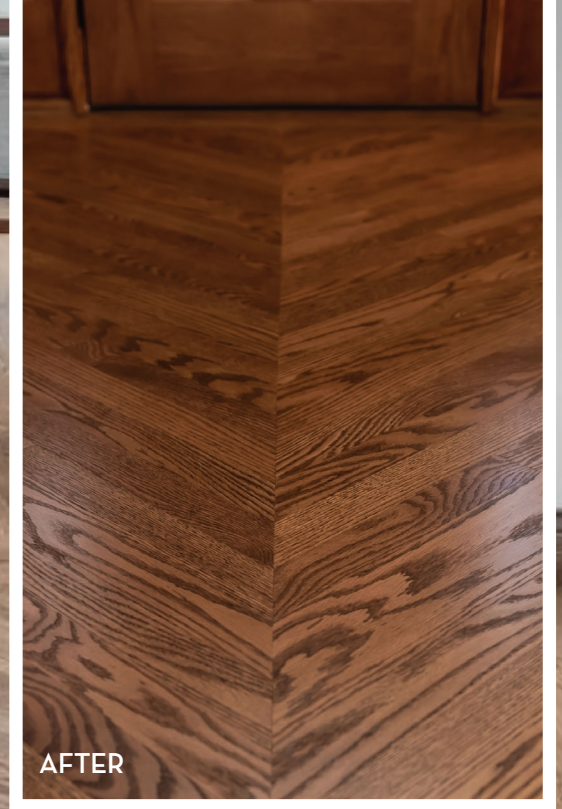
AFTER: VIEW OF FIREPLACE

Floor to ceiling masonry, and a new fireplace were the perfect solution. A stained mantel now helps anchor the wall, providing the perfect location to feature treasured art.



AFTER: VIEW FROM OFFICE INTO DINING ROOM

By removing the arches, and the heavy oak columns, the dining room now fits the space, feeling bright, open, and airy. A beautiful high-end linear chandelier serves as the main focal point of this room.



AFTER: NEW CHEVRON FLOORING

A new chevron pattern now graces the floor of the expansive foyer, creating a beautiful feature while ensuring that the look of the new wood versus the old wood is not noticed. This chevron design element is also characteristic of many other areas of the home, mimicking the herringbone accents found throughout the tile finishes. Craftsmanship is the name of the game!



BEFORE: VIEW TO HOT TUB

The master bathroom had another common problem of this era - an oversized jetted tub (left) that was never ever used. In this case, the shower (below) was not as small as many are - after all this house is 2500 square feet, but the opportunity arose to place an even larger shower, 6 inches wider and a foot longer, in the location where the tub used to be.



BEFORE: VIEW OF VANITY



BEFORE: VIEW OF SHOWER



AFTER: BRIGHT & AIRY MASTER BATHROOM

The shower is now set up for comfortable and safe aging in place by the homeowners. The design includes a teak bench, adjustable hand shower, beautiful tile work, and a transom window looking out to the private backyard.



AFTER: GLASS ENCLOSED SHOWER

A custom glass shower enclosure ensures that there is plenty of light throughout the entire bathroom. The niche in the outside wall of the home was carefully constructed with foam insulation to keep everything warm and comfortable, while careful tile work and waterproofing will ensure that this bathroom and window are durable for years to come. A herringbone pattern has been installed on the shower floor, mimicking the chevron pattern found in the entryway.



In place of the former shower location, there is now a perfect makeup station for our client. This is now a place that she can customize to her liking, a place all her own. With its beautiful use of wallpaper and a decorative sconce that brings just a touch of glamour, this makeup area has become the focal point of the entire bathroom, as it is the first place you see when you walk into the room.



The subtle touch of crystal in this fixture complements the crystal knob of the vanity. Again, making the design functional and intentional, with just a touch of glamour.

AFTER: MAKEUP STATION



BEFORE: GUEST BATH

The main floor guest bath and lower level bath (next page) also received a makeover. On the main floor, the old module was replaced with a new modern squared tub, and in the lower level, the tub was replaced with a walk-in shower. In both bathrooms, tile was installed on the walls continuing all the way to the ceiling, and decorative niches accent the spaces, providing the perfect amount of luxury. Once again, the chevron pattern is repeated (below).



AFTER: DECORATIVE NICHE

AFTER: GUEST BATH



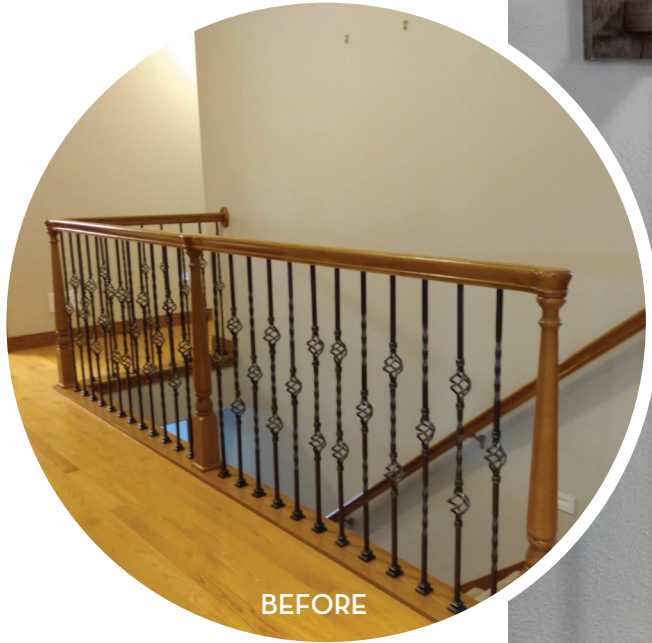
BEFORE: LOWER LEVEL BATH



AFTER: LOWER LEVEL BATH



AFTER: LOWER LEVEL BATH



BEFORE



AFTER: VIEW OF UPDATED STAIRWELL

At the stairway, the original bread loaf design, oak rails, and oil rubbed bronze basket accents were replaced with squared style, stained maple railing with black iron balusters and knuckle accents. A subtle, yet very noticeable and intentional upgrade to the space, which now accents the refinished flooring perfectly.



AFTER



CRITERIA RESPONSES

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

Having been unable to find a home in the \$1M plus range that was satisfactory to our clients, they instead chose a home well under \$1M with a beautiful yard in the perfect location. This left them with plenty of financial ability to remodel it into their dream home. We were chosen to create an open floor plan, update the house from 1990s/2000s design, create a dream kitchen and luxury master bathroom too. As you see in our entry, we have accomplished all of these things and more!

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

The original floor plan was closed off. Opening the floor plan between the kitchen and living space allows for island seating, and invites use of the formerly-isolated dining room. Furthermore, an unused and oversized jetted tub was removed in the bathroom, allowing for an aging-in-place friendly shower to be installed. Wood flooring now extends throughout most of the main level of the home, which is helpful for cleaning, appearance, and aging in place dexterity. A patio door was added, connecting the home to the previously-isolated backyard.

To what degree does the project enhance the structure aesthetically?

The home has been totally transformed out of the dated 1990s/2000s design into beautiful 2020s aesthetics. Thanks to our design team and the clients' great taste, the original trim color of the windows and doors now ties in perfectly with the stained oak flooring - the flooring now is rich - not dated. The tones have the perfect contrast to work with the gentle gray colors used for painted cabinets and walls. The rich browns and cool grays continue seamlessly into vanities, tile choices, mantle color, fireplace masonry, and more. Without wasting the good "bones" of the house (wood floor, interior doors & trim, windows, casing, and baseboard) the home looks perfectly put together with 2020s aesthetics.

Is there evidence of superior craftsmanship?

Superior craftsmanship can be seen in several areas:

- the wood floor: A perfectly installed chevron pattern was inserted in the foyer where tile used to be. The perfect number of turn boards were chosen to tie into other existing wood floors in the adjacent rooms. Tile was removed in the kitchen, and new flooring was toothed in to fit. Then all flooring was sanded, stained and finished so that the difference between old and new could not be discerned.
- wall removals and drywall patching: The home was full of unused speakers which the clients requested that we remove and patch. We also needed to remove the large wall between the kitchen and living room. Archways above the dining room entries were also removed so that the openings go all the way to the ceiling, and bulky faux wood columns were removed as well. We also made changes to window and door locations. All of these

CRITERIA RESPONSES (continued)

things required superior craftsmanship by expert carpenters and drywallers in order to blend old and new together.

- Because the "Galley Ideal Workstation" kitchen sink was chosen, we had to precisely prepare the sink cabinet and the plumbing that goes with it within a fraction of an inch. There is not even a quarter inch of flexibility to work with.

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

Yes, we needed to innovate and create in several ways.

- Because we were reusing the extensive oak flooring, it needed to be tied in yet certain areas needed differentiation of space. The office, dining room and living area surrounding it were all wood. Rather than tooting in and having it all fade together, it was important that the flooring, floor plan, and ceiling plan tie together. The chevron pattern and turn boards accomplish this. The foyer fits in properly and stands out as its own space.
- Because of the "Galley Ideal Workstation" sink, we needed to use the center panel on the island wall as an access panel so that the faucet hookup can be done from the back side. It was installed as one of the last things, and with careful putty work and trim head screws, it is removable for future servicing of the sink, faucet, and air infiltration valve that are in the sink base.
- Our client did not want any distractions in the back splash tile. No outlets. And so, outlets were carefully placed in alternative locations, such as the side panels of the oven cabinet, and in plug molds concealed by the upper cabinets. A switch for the under cabinet lights is hidden inside a cabinet. However, at the baking center with the floating shelves, there is no molding to conceal plug molds below the shelves. There, a pop-up outlet was used in the counter top.

Did the contractor overcome difficult obstacles?

There are 3 different obstacles that we had to overcome.

- First was finding the solution to the kitchen sink design and the needs that went with the structure of that large, heavy sink. Along with that was planning out the perfect way to conceal the outlets on the back splash wall, as mentioned before.
- A second challenge was routing a hot water return line throughout the finished basement without creating an excessive number of holes to be patched and painted in an area that was to remain undisturbed during construction.
- The third obstacle that we overcame was that the clients had moved into the home, and they were living in the lower level for the entire duration of the project. We had to make our timeline as efficient as possible, despite supply chain delays, such as a replacement bathroom window, which had to integrate perfectly with the tiled shower walls. In addition to this, the homeowners added a change order to remodel the downstairs bathroom, and so our area of work expanded into "their realm."

