

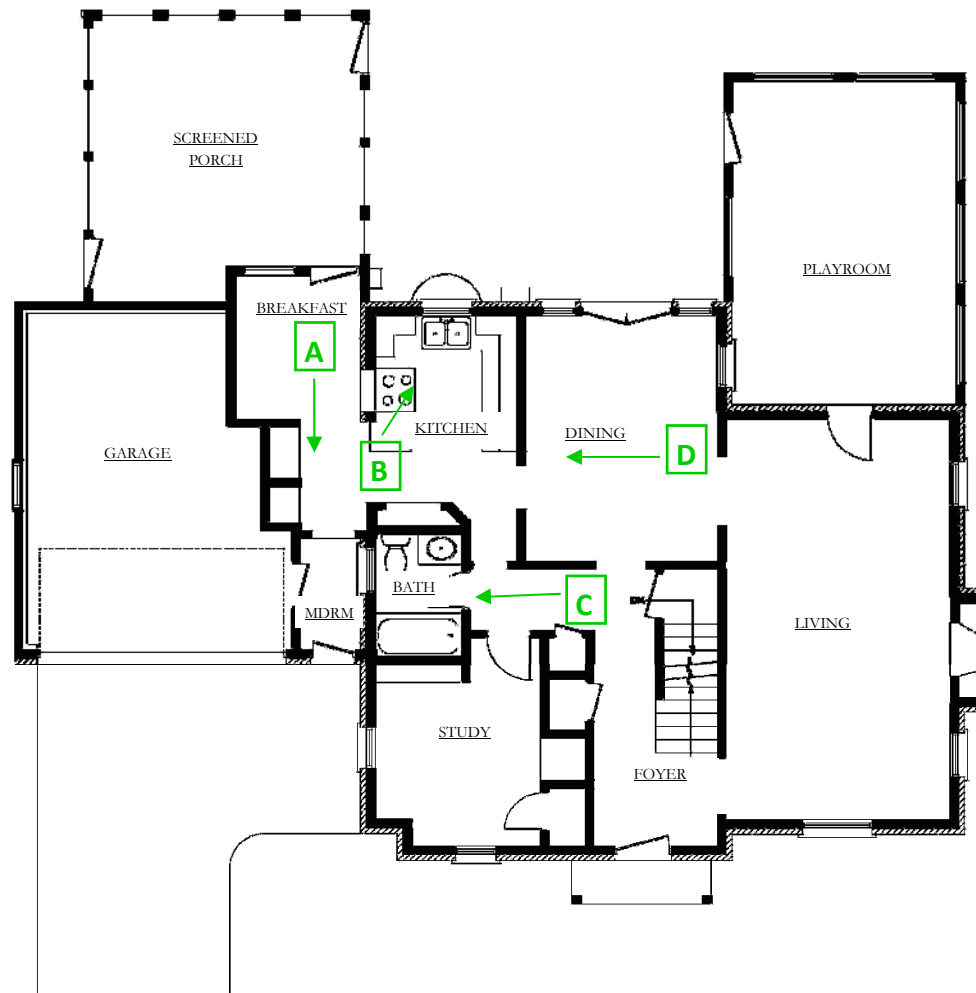


OPENING THE FIRST FLOOR

BEFORE: FLOOR PLAN

2

1941 2-Story Home
Chopped up spaces, poor traffic and sight lines
Small kitchen, no room for seating
No true mudroom
Un-needed full bath





A

Original entrance,
cuts through kitchen

B

U-shaped
Kitchen

BEFORE: PHOTOS

Photo locations shown
on plan below



C

Current first floor hall with under-utilized first floor full bath



D

Existing wall between dining and kitchen, which blocked views
and communication between the spaces

AFTER: FLOOR PLAN

4

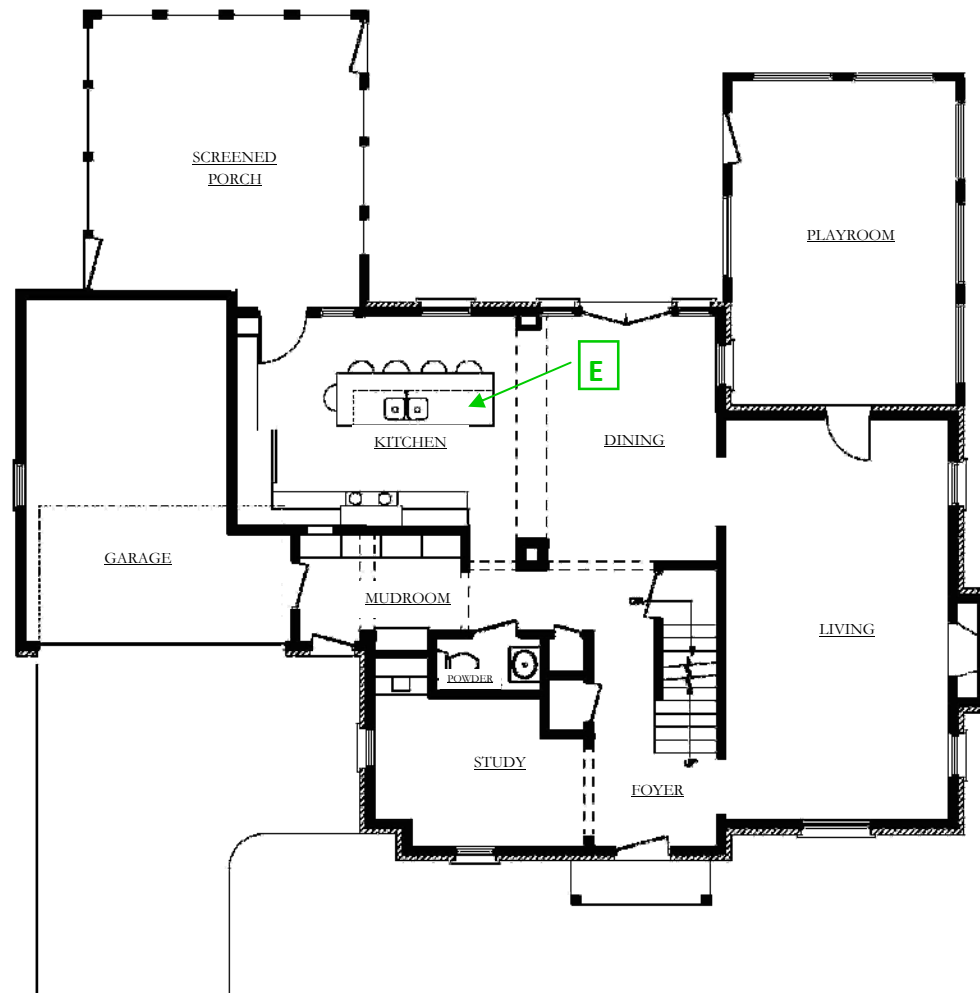
1941 2-Story Home

Open plan between kitchen and dining

Better utilization and arrangement of kitchen

Full mudroom with space for entire family

New powder room





E DINING & KITCHEN



CHALLENGE #1 – THE CENTER WALL



The wall between the dining room and the kitchen presented a unique set of complications. It was the central support structure for the second floor. It also housed several drain lines, two supply pipes, two major heating runs, and assorted electrical. All of it had to go.

We took the straightforward approach structurally. We installed three large LVLs across the span, building in posts at each end. This formed one side of the soffit.

Plumbing was run next. New PVC drain lines were installed and run toward the exterior wall, to be hidden in a chase. Supply lines went toward the interior to a second chase.

This second chase also housed the new supply ductwork. It was then run parallel to the plumbing to re-connect with the second





CHALLENGE #2—SQUARING UP THE KITCHEN

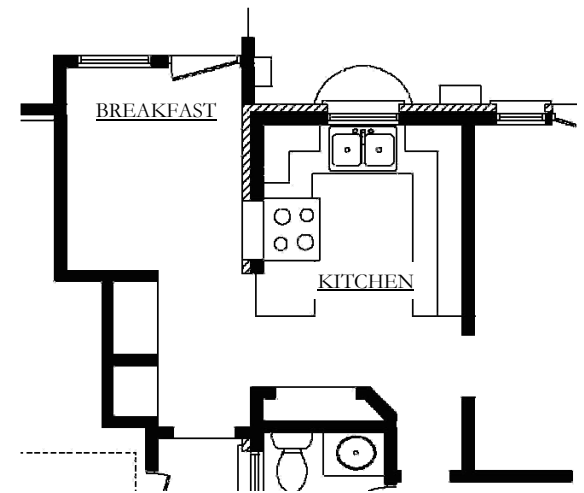


The existing kitchen/breakfast area was extremely chopped up. Lots of different traffic patterns separated the main kitchen from the pantry and the fridge. Many ins and outs, bumping awkwardly into the garage and the screened porch. Mix of slab-on-grade, crawlspace, and basement lead to uneven floor levels. One bricked bearing wall divided the space.

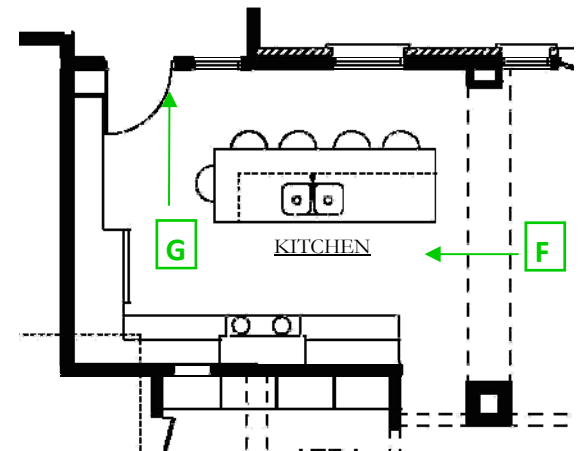
Brick was supported above with a lintel. The bearing wall was replaced with another string of LVLs. These were set flush with the second floor joists, leading to a uniform ceiling in the kitchen.

The existing floor was torn up, and new insulation was put in. Floor joists were adjusted and furred, giving a uniform floor throughout.

All the odd bump-outs were torn down. New exterior walls were built to create a uniform, rectangular space.



BEFORE



AFTER



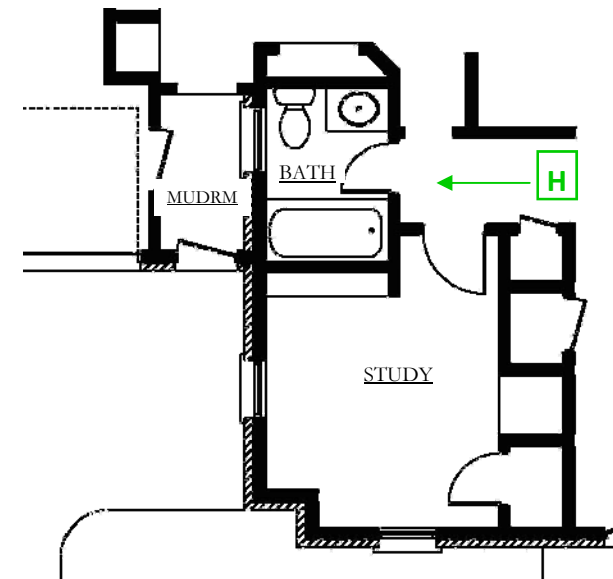
CHALLENGE #3—LOCATING THE MUDROOM



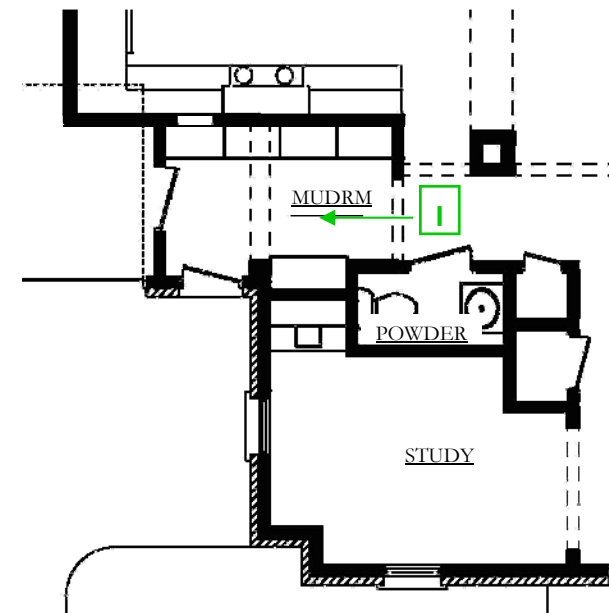
There was no true mudroom in the house. The existing entrance area off the garage was small almost entirely occupied by whatever door was open. Poor for a household with three small children and their backpacks, coats, and boots.

The ideal location was occupied by the first floor full bath. With two full-baths upstairs, we were able to reduce this down to an half bath, and shift it out of the main traffic pattern.

This blocked the original door the study. We turned this complication into an advantage. We created a gracious arch into the study, making the front entrance feel more spacious.



BEFORE



AFTER



MUDROOM



POWDER

SIMPLE BEAUTY

The best remodeling projects improve spaces while retaining the character and feel of the original home. In this project, we made many functional improvements to the layout. At the same time, we utilized a very minimal, traditional style to give the space a feeling of warm and class — a space that is new and functional, yet could have always been this way.



DINING & KITCHEN