

NARI MINNESOTA – 2023 COTY AWARDS

PROJECT: CAPITAL HILL BOJO CHIC

CATEGORY: RESIDENTIAL BATH \$40,000 – \$70,000

This project started as a request to update the main bathroom/laundry to reflect her free spirit personality while fitting in with the home's traditional aesthetic as well. A "boho chic" style ended up being the final concept. The existing bathroom was part of an addition done in the 1980s to a Victorian home on Cathedral Hill in St. Paul. It was a mish mash of finishes. It had a closet like shower with a low ceiling and shower head. The overhead soffits made the space feel cramped and dark. Existing power cords and drain tubes were exposed and ran from the laundry units over to the sink. The goal was to update and brighten the space. The laundry area needed to remain in the space. The existing shower head was too low for the husband who stands at 6'6". The space had a decent footprint but was dark and dated.

This refined boho chic bathroom boasts 8"x 8" porcelain tile with a traditional yet bohemian motif. The pattern tile was used on the floor and then repeated as an inset panel in the shower as a focal point. A complementary mix of neutral field tile and 2" hex was used to ground everything together. The blue in the tile was complemented by a custom blue painted vanity. Gold fixtures and accessories complete the space. The use of light finishes, a frameless shower door and LED recessed lighting creates an open, light, and bright space. It is a perfect reflection of the homeowner's personal style while keeping with the traditional aesthetic of the home.

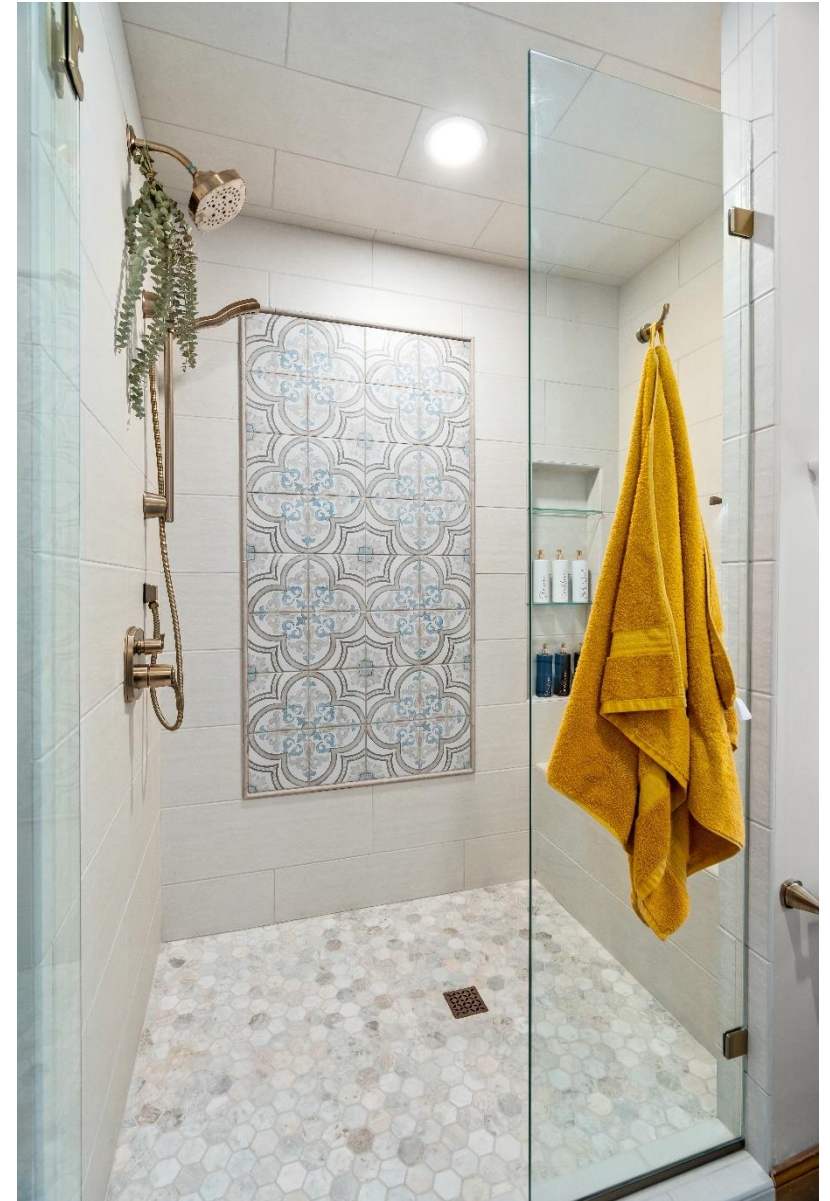


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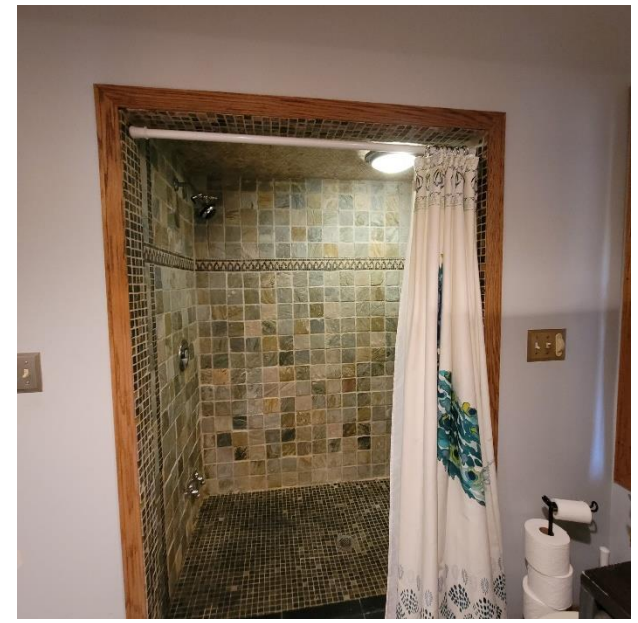
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BEFORE PHOTOS



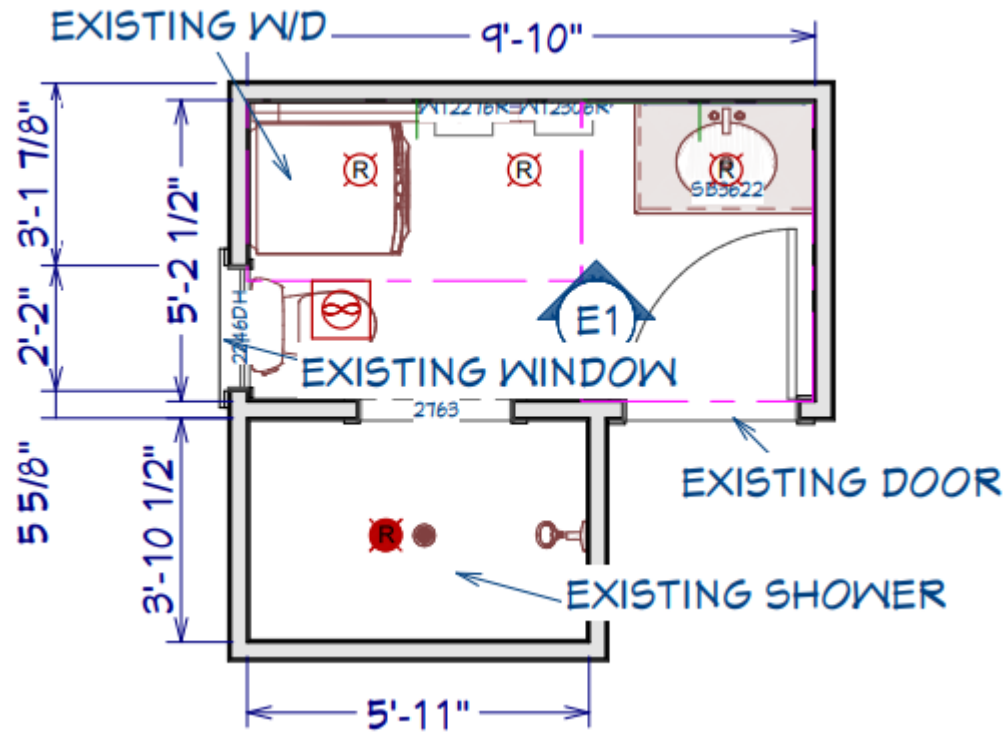
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BEFORE (AS BUILT PLAN)



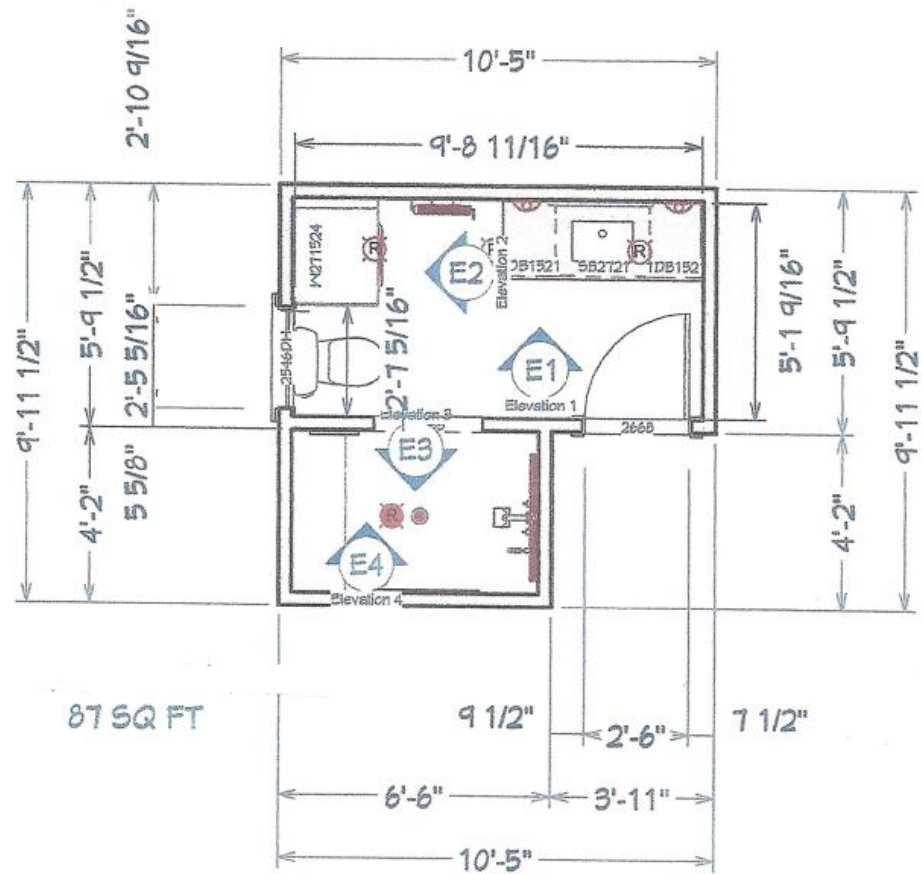
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PROPOSED(AFTER)PLAN



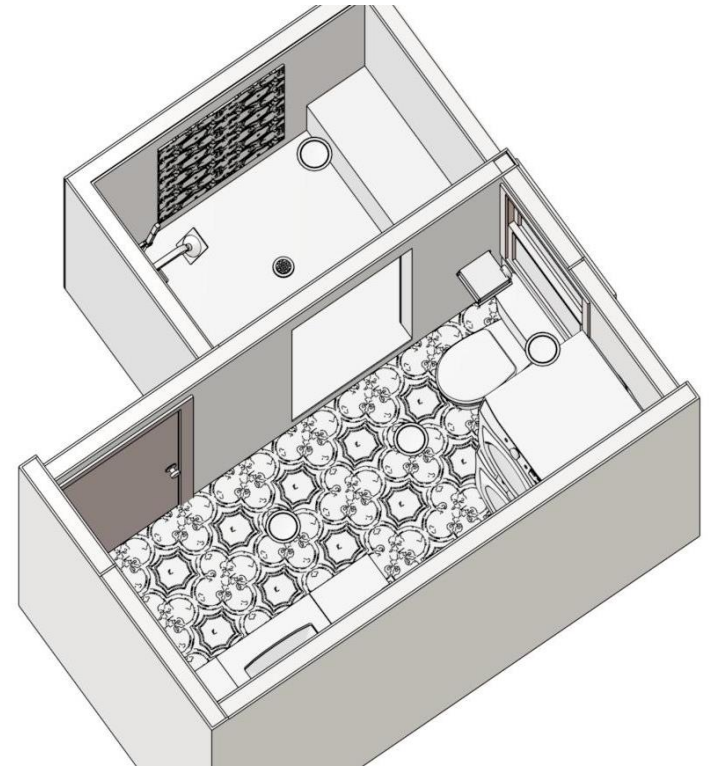
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3D DRAWING



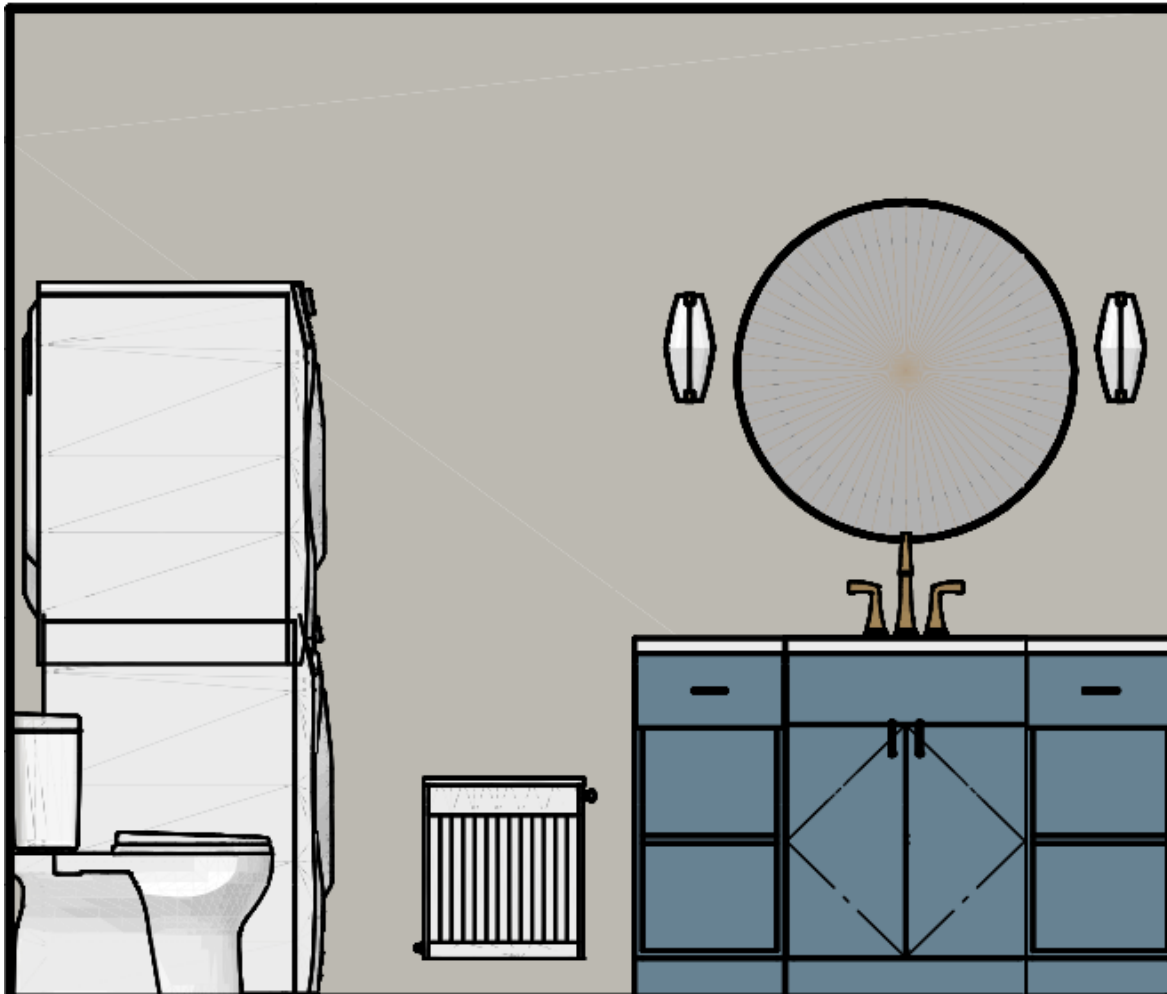
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VANITY ELEVATION



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WASHER & SHOWER ELEVATIONS



ELEVATION 2

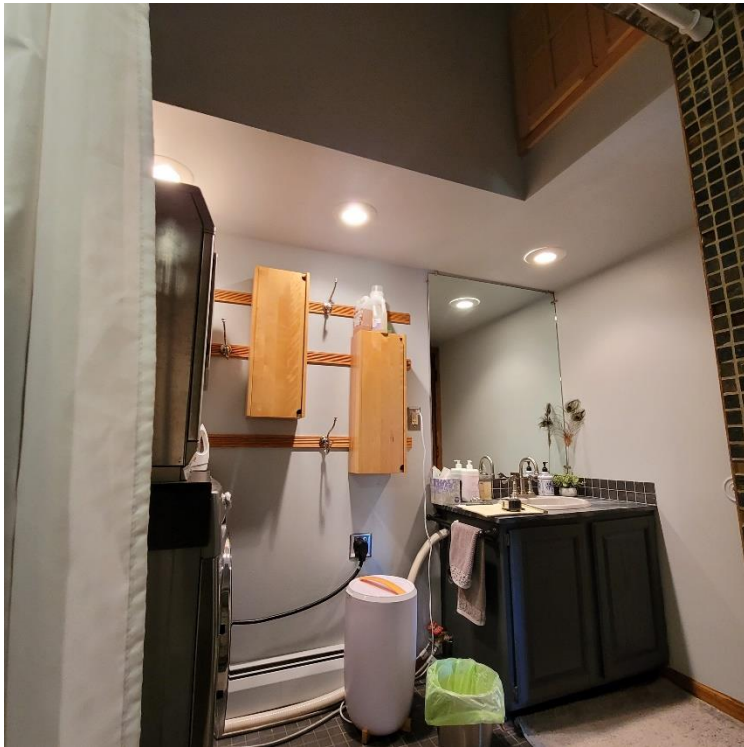


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BEFORE/AFTER



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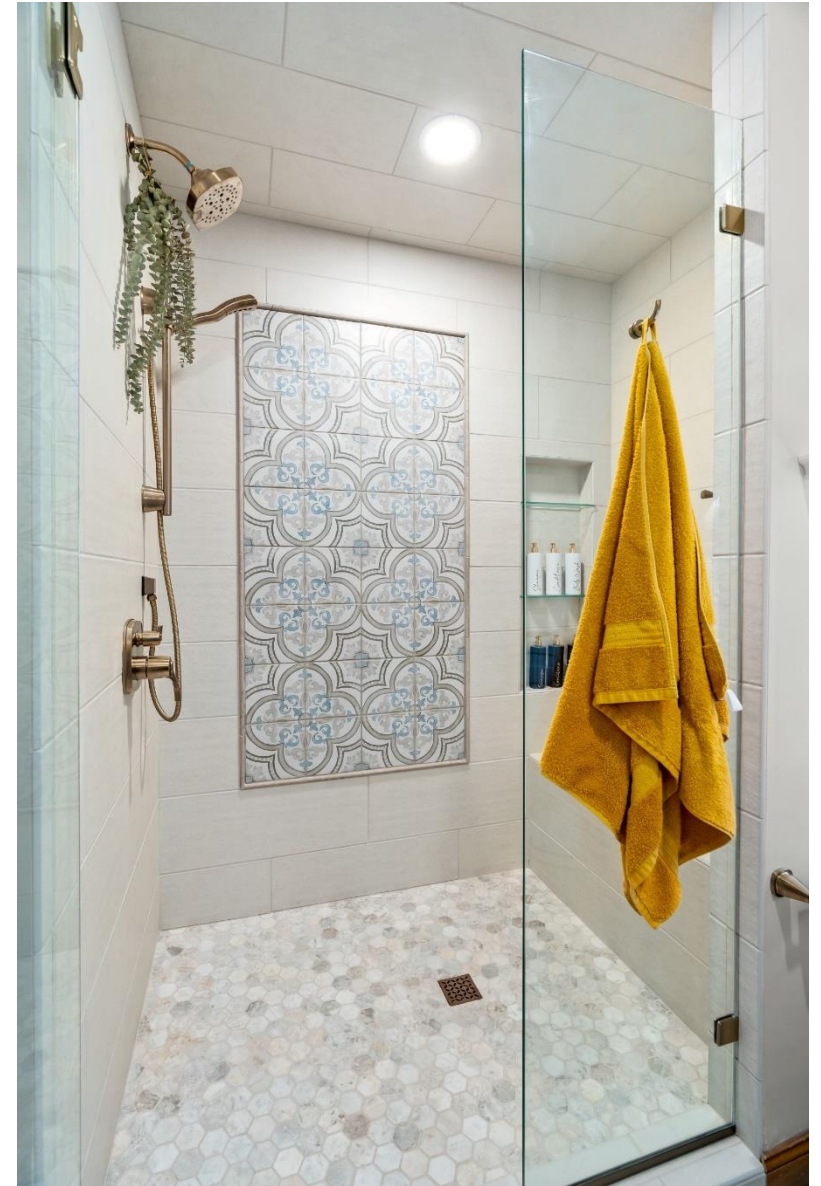
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Innovative Solutions/Craftsmanship

- LED Recessed Lighting
- Custom Stained Cabinetry
- Frameless Shower Door
- Brushed Gold Fixtures
- Artistic Tile Design



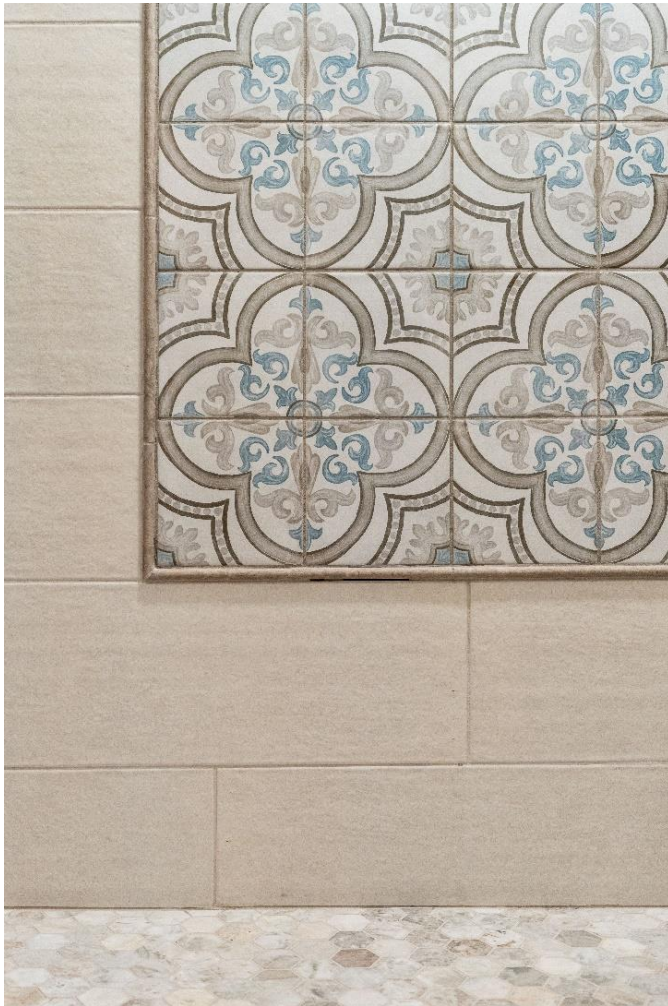
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AESTHETICS

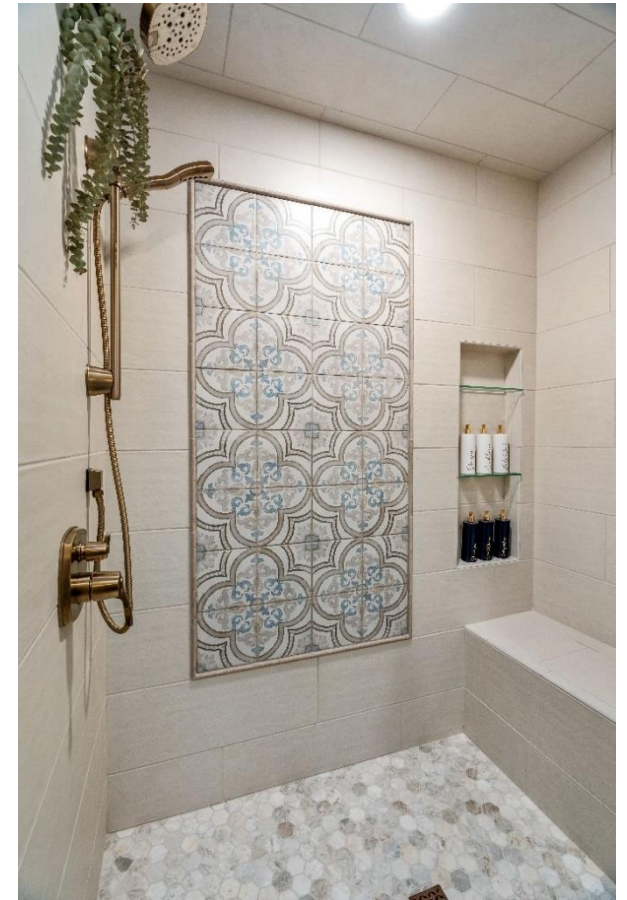


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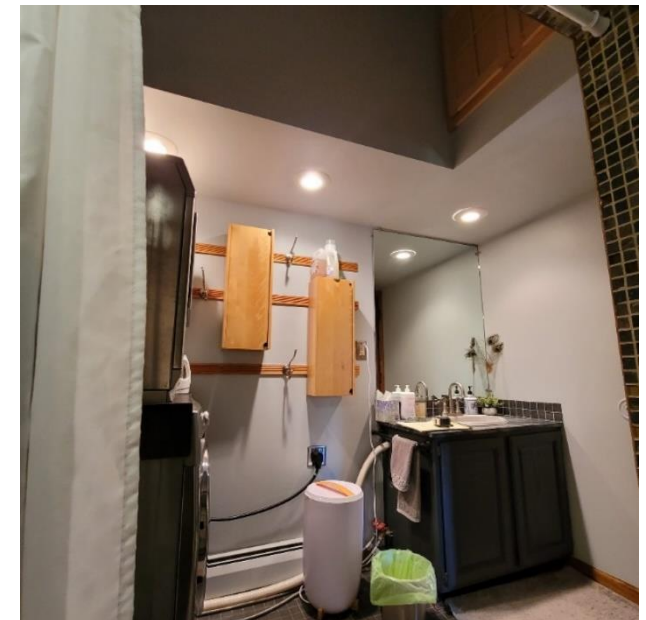
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PROJECT CHALLENGES & CHALLENGE PHOTOS



The existing space was a conundrum of finishes. It had a closet like shower with a low ceiling. The soffits over the vanity made the space feel cramped and dark. Existing power cords and drain tubes were exposed and ran from the laundry units over to the sink. The goal was to update and brighten the space. The laundry area needed to remain in the space. The existing shower head was too low for the husband who stands at 6'6". The space had a decent footprint but was dark and dated.

The original plan of adding side panels and storage above the stackable laundry units was eliminated to accommodate larger capacity machines as requested by the homeowner. The existing radiant baseboard heater would need to be replaced with a wall mount unit to allow for the new larger stackable appliances and still meet code clearances. The largest obstacle during this project was the slab on grade construction. The concrete had to be busted up to relocate supply lines and drains.

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The final plan included removing the soffits, increasing the shower height, and making the shower opening as large as possible. Unused space in the adjacent sunroom (over the shower) was allocated to extend the shower height. During demo, we discovered random plumbing vent stacks in both the soffit and shower wall. We were unable to place the niche where originally planned due to a vent stack and electrical. The placement of the niche was relocated to the opposite side on the back wall.



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