

Timeless Townhome Triumph

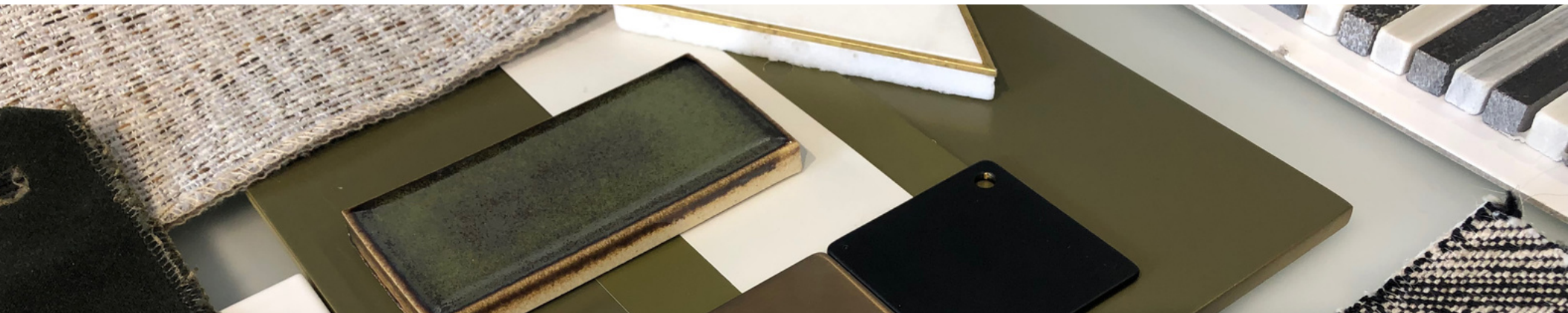


Project Statement

After acquiring her mother's Edina townhouse, making it feel like her family's own was our client's goal. The townhouse had been purchased new by her mother and had all the hallmarks of an early 1990's luxury build - high ceilings (a stratospheric 18'-2" in the living/dining area and 9'-4" elsewhere), more 45° angles than you can shake a drafting triangle at, and a plethora of dated finishes. These next generation homeowners wanted an elegant open space with a common elevated aesthetic throughout the main floor. While much of the work was focused on the kitchen and owner's ensuite closet and bathroom, the other areas of the main floor also received much needed attention including new flooring, lighting, and finish updates.

The closed-off, country kitchen was reimagined into a stunning modern jewel. It is now open to the main living areas creating connection and continuity among the spaces. The generous island invites conversation and activities, while the abundant storage helps keep all the surfaces clean and everything within easy reach.

The owner's suite was reconfigured by abandoning the redundant, angled, and ill-placed entry hallway and using that space for the new walk-in closet and bathroom layout. The bathroom now features three adjoining rooms for WC, bathing, and daily grooming functions. Artisan tile compositions highlight the vanity and steam shower areas. A custom closet system makes the most out of the newly rectangular closet allowing every inch to be fully utilized for clothing and accessory storage.

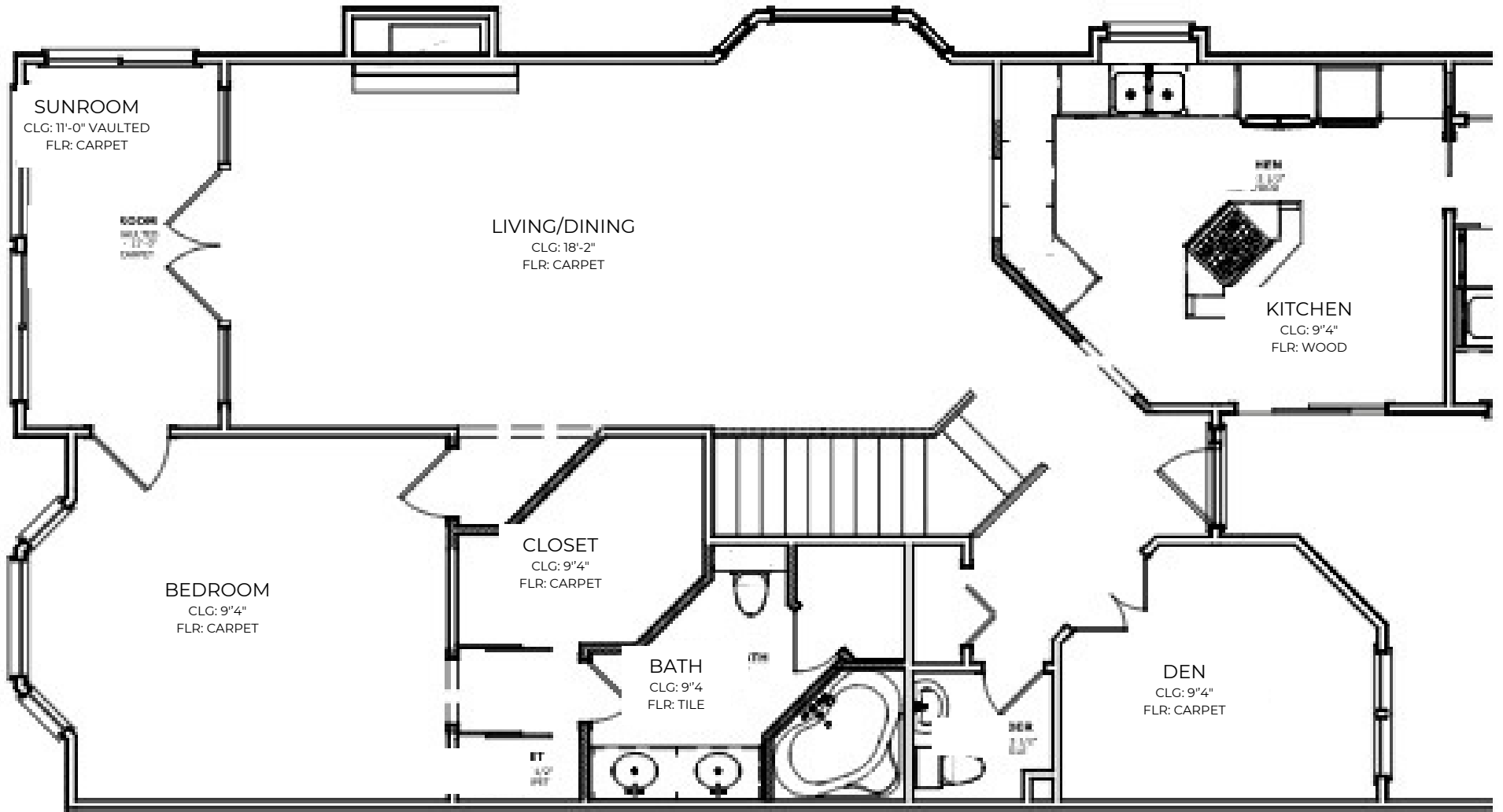


The living/dining area had suffered from an overwhelming volume of space with 18'-2" ceilings that dwarfed the furniture and decor. Balance was restored by creating a full-height stone fireplace feature as a focal point for the living room and installing hand-wrought large-scale light fixtures to delineate the programmatic areas and draw one's eye down in the space. The glass doors and panels to the sunroom were removed making it a sunny extension of the living area for breakfast, afternoon tea, or reading activities. A custom railing and newels, designed to coordinate with the kitchen cabinetry details and flooring materials, were installed at the stairwell.

The dark English Oak flooring in a sophisticated herringbone pattern creates a rich blanket of warmth and texture beneath all the public areas of the main floor. Popcorn ceilings were smoothed throughout and a fresh palette of soft natural colors envelop the spaces. Lush greens in features, furnishings, and artwork combine with the matte black and brushed brass fixtures and accessories to enliven the luxurious aesthetic. Wonderfully whimsical wallpaper adds a "pop" of personality to the stately powder room where fixtures and accessories were also updated.

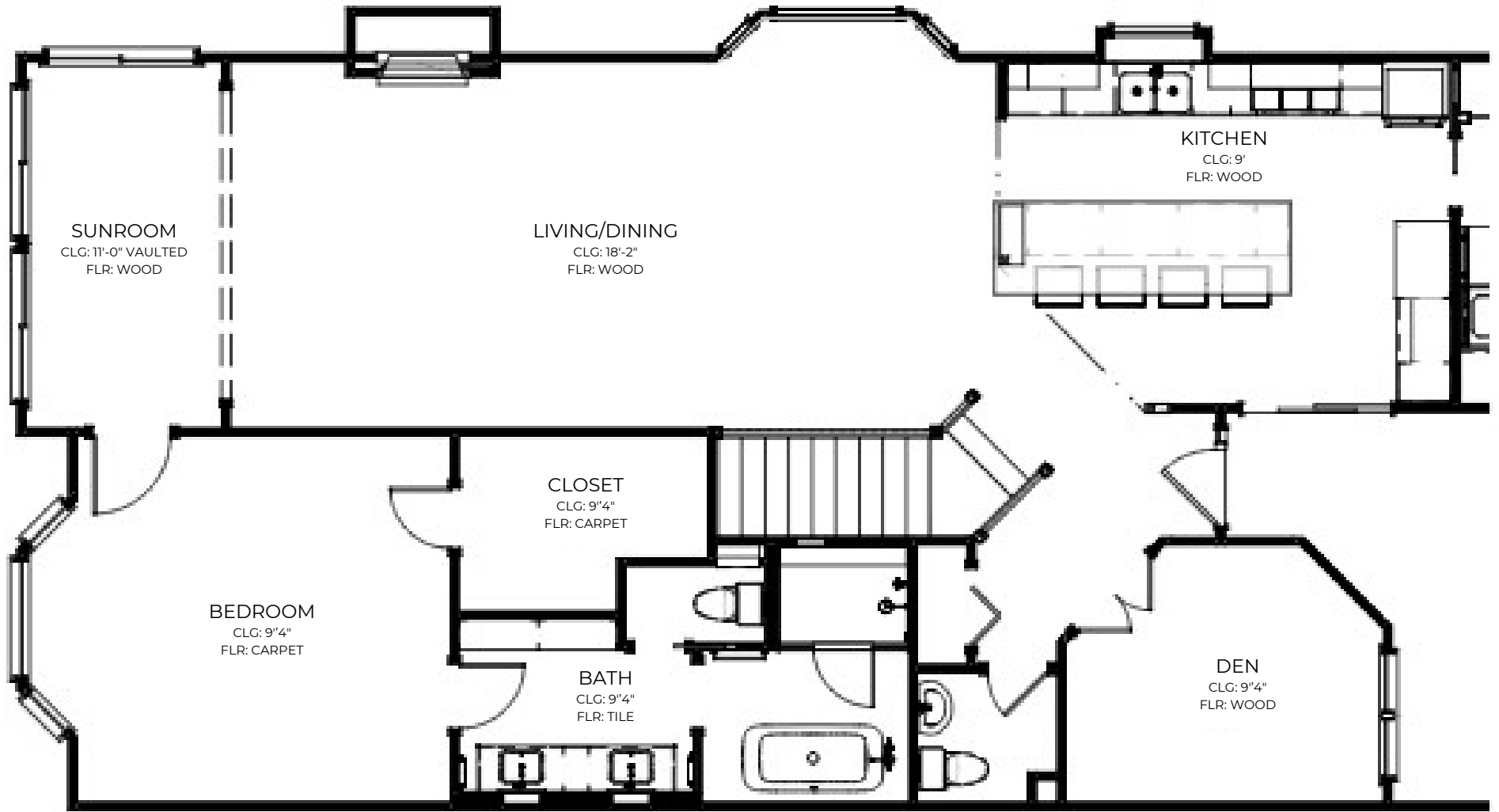
Nearly the entire main level of this townhouse was revamped. Big and small alterations, artisan features, and the latest technologies, all combine with fresh fixtures and finishes to make this stunning home ideal for modern-day living. The homeowners are so excited by the transformation and are eagerly awaiting hosting big Holiday gatherings in their gorgeously updated spaces!

Plan Views



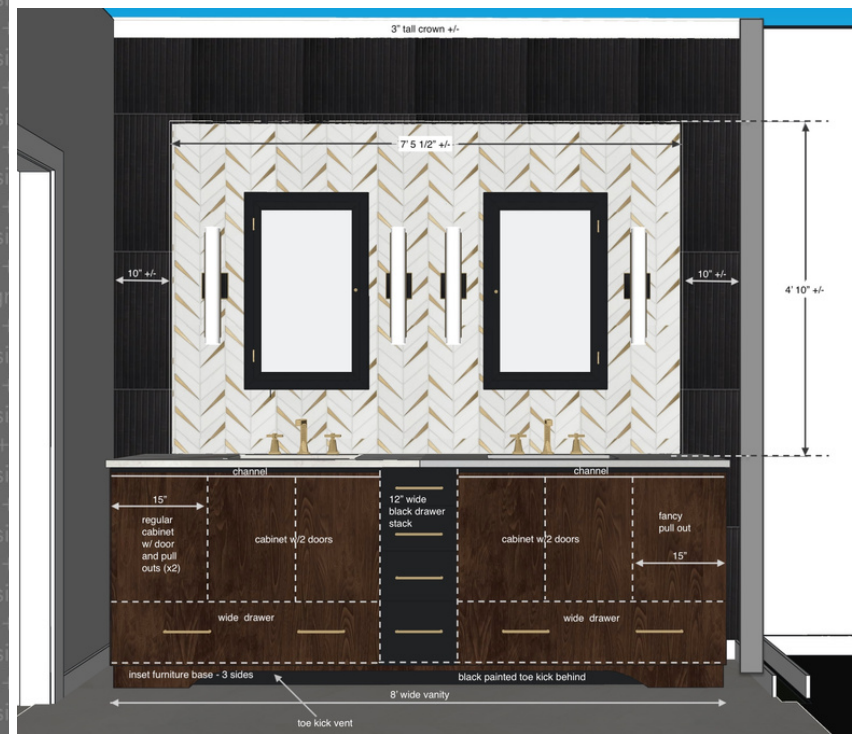
BEFORE PLAN

Plan Views



AFTER PLAN

3D Views

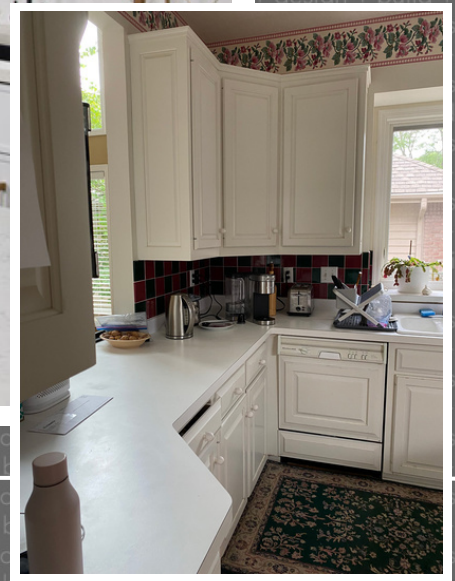


before/after



after

before/after



before/after

after



before



before/after



before

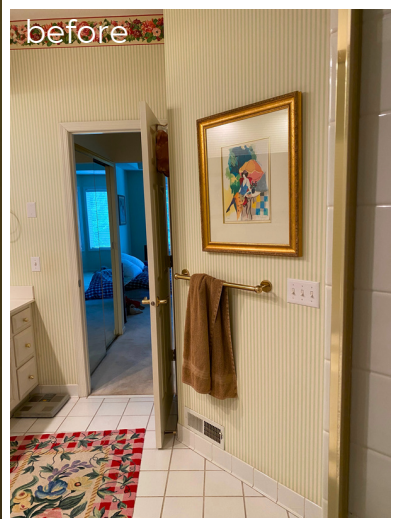


after

before/after



before/after



after

before/after



before

after



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before



after

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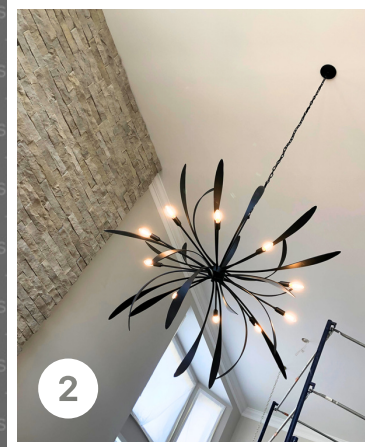
Client Objective

1. Create main floor living spaces that flow from one space into another with an overarching common design aesthetic.
2. Update finishes throughout the spaces of the main floor - to make the space their own after they acquired it from their mother
3. Find a way to make sense of the very large volume and 18 foot tall ceilings in the living and dining spaces
4. Open the kitchen to the living spaces for a more modern way of living
5. Update the owners suite with a more functional walk-in closet and up-to-date 5-piece bathroom



Functionality

1. The kitchen featuring an extra-large island with ample seating and storage is opened to the living spaces greatly improving the circulation in and out.
2. The living room is opened to the adjacent sunroom allowing an abundance of light to flood in.
3. A full-height stone fireplace feature with a modern gas insert creates a worthy focal point for the towering space.
4. Grand, artisan-forged light fixtures adorn the ceiling and help to delineate the programmatic areas.
5. Bathroom amenities are updated to the latest technologies - steam shower, soaking tub filled with features, toilet with heat, light, and bidet functionality.
6. The custom closet installation takes advantage of every inch of the new walk-in closet layout.



Aesthetics

1. The vast majority of the 45° angles were removed from the plan. For those that had to remain, we make sense of them with complimentary patterns and features in the design.

For example, the dark English Oak flooring in a herringbone pattern used throughout the main spaces, ties into the angled stair opening.

2. Rich, dark oak details continue in the spaces as shown in the kitchen window sill, small appliance countertop, range hood accent, and a custom two-tone crown. In the bathroom, the dark oak appears again in the custom vanity and matching tub perch.

3. Tile featured in the kitchen and bath feature complimentary angled patterns going along with this textural theme.

4. Loden and metallic textured subway tile in the kitchen inspired the greens throughout the space..

5. Brushed brass & matte black finishes are balanced throughout as seen in the cabinet hardware, plumbing and lighting fixtures.

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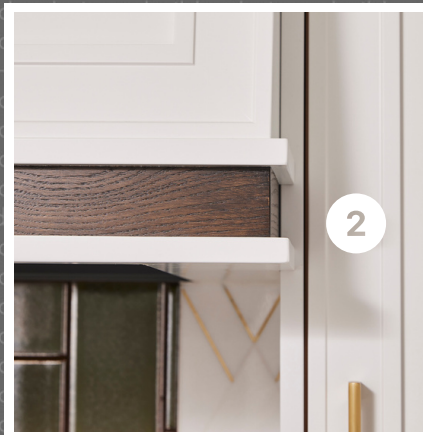
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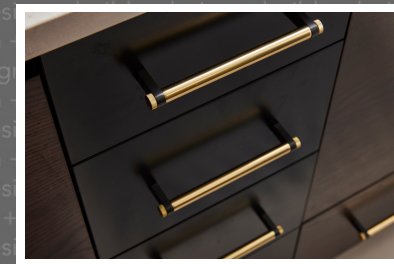
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Craftsmanship

There are many details in this project that highlight true craftsmanship.

Here are a few:

1. The precise location of the required structural post, surgical insertion of the partially-recessed beams to carry the roof/ceiling structure, and ceiling furring create a 'natural' transition from kitchen to living areas. All members are placed so that the final finishes align perfectly as designed. The post is nestled within a hard-working cabinet servicing the kitchen island work surface.

2. The new custom railing required exacting angles, precision assembly, and detailed finishing.

3. Complex and exacting tile and flooring installation in specific and detailed patterns had varied alignment needs.

4. Exquisite custom cabinetry with tight tolerances, crisp details, tricky alignments, precision finishing, and coordination of functions and adjacencies make this kitchen shine!

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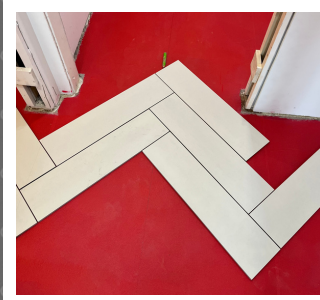
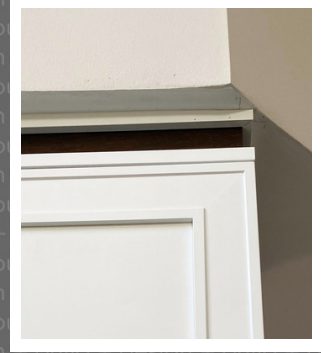


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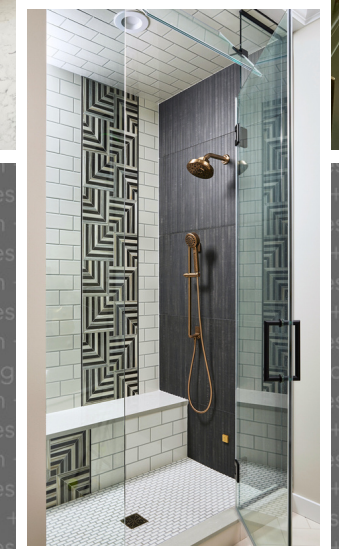
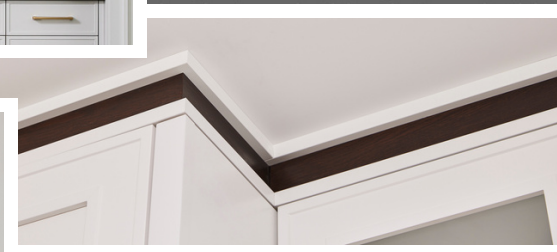
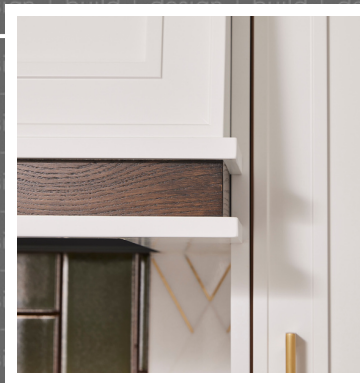
Innovation

1. An innovative solution combining the functions of a cabinet, the necessary structural support, and visual beauty and strength anchors the end of the island.

2. Custom design features draw the richness of the dark flooring throughout. These include a 3-part crown, range hood accent, countertop, and window sill in the kitchen, a custom railing and newels with dark oak inclusions in the main area, and the two-tone vanity and shallow shelf alongside the tub in the owner's bath.

3. To balance the large volume and three-level bay of windows, a full-height stone fireplace feature creates a worthy focal point for the towering space.

4. The owners' bath is full of showering, bathing, storage, and WC technologies such as digitally programmable steam shower controls, chroma/thermotherapy soaking tub, powered pullouts for grooming appliances, and heat and bidet functions in the WC.



Come on in and make yourself comfortable!



