

NARI MINNESOTA—2023 COTY AWARDS

Project: The Hague Haven: An Attic Conversion and Second Level Remodel

Category: Residential Historical Renovation / Restoration \$250,000 and Over

Step into the realm of timeless elegance and modern comfort with our exquisite attic conversion and second level remodel in a historic 1880 Victorian home nestled in the heart of St. Paul, MN. In this captivating project, we have meticulously breathed new life into the attic space of this century-old gem, transforming it into a harmonious blend of classic charm and contemporary functionality. The attic, once dormant and underutilized, now stands as a testament to the artistry of restoration and innovation. The original architectural elements have been carefully preserved, seamlessly integrating with thoughtfully incorporated modern features.

On the second level, we undertook a comprehensive floorplan restructuring to seamlessly integrate a primary bathroom, renovate the existing guest bathroom, and establish a dedicated hallway for direct access to the guest bedroom, which will serve as the client's designated office space. The culmination of these efforts signifies a notable enhancement in both the functionality and overall value of the residence as a whole.



Client Objectives:

Attic Transformation: The client's foremost objective is to transform the attic into a functional living space, with a dedicated area for a home office that caters to a work-from-home lifestyle.

Enhanced Attic Accessibility: To improve the overall usability of the attic, there's a desire to enhance its accessibility.

Second-Level Bathroom Addition: The client seeks to add a primary bathroom to the second level, concurrently reconfiguring the existing single bathroom on that level into a guest bathroom.

Preservation of Home Value: A critical goal is to maintain the home's value, specifically by ensuring the den retains the space needed for a



PROJECT SCOPE

Attic:

- ◇ Small dormer addition with new window on back stairs for improved accessibility to attic space.
- ◇ Rebuilt existing back staircase.
- ◇ Sistered existing roof framing and flattening work in preparation for drywall hanging.
- ◇ Additional framing and retrofitting challenges were faced due to the home having a fire at one point that impacted the attic.
- ◇ Framed knee walls for support and additional storage.
- ◇ New ethernet run to accommodate work from home lifestyle.
- ◇ Custom cabinetry in turret and attic space with storage solutions.
- ◇ New millwork throughout.
- ◇ All new drywall: intricate work accommodates for the pitched roofs and turret architecture unique to Victorian homes.
- ◇ Spray foam insulation installed to gain necessary R-value, without sacrificing ceiling height.
- ◇ Strengthened roof with collar ties that were wrapped in custom woodwork.
- ◇ Upgraded electrical panel for increased demands.
- ◇ New mini split systems added for attic climate control.

Second Level:

- ◇ Demolition of existing bathroom.
- ◇ Framing of new primary bath, hallway, linen closet, with re-framing of guest bath and bedroom.
- ◇ Installation of new plumbing for the primary bath and reconfiguration of existing plumbing in the guest bath, concealed within the existing bulkhead.
- ◇ Primary bathroom finishings: tiled floor, tiled shower with multiple shower heads, new vanity with solid surface countertop, new toilet.
- ◇ Creation of custom transom window to introduce natural light into interior bathroom, designed to match existing designs of the Victorian home.
- ◇ Additional custom transom windows above all added doorways to match the style of existing doorways.
- ◇ Installation of additional mini-splits new guest bedroom / office for improved climate control.

ATTIC—Turret Transformation



ATTIC—Turret Transformation

The turret area has been transformed into a perfect reading nook, basking in ample natural light. Custom cabinetry was utilized to provide storage options and to artistically wrap the structural beam.



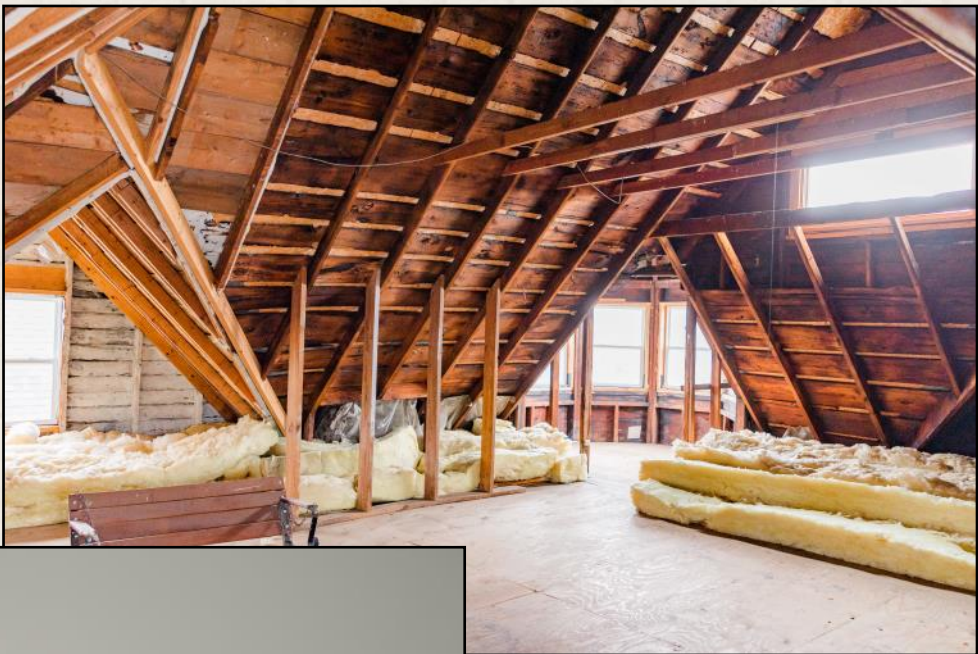
While the attic predominantly comprises a single, expansive area, the clients successfully partitioned it into five distinct zones. These zones include the enchanting turret space, a comfortable living area, a dedicated craft space, a cozy gaming nook, and a work-from-home office area. Each of these zones aligns perfectly with the clients' envisioned use of the attic space.



The custom bench shown in this photo is utilized to hide the new bath fan vent exiting out to the roof from the primary bathroom addition on the level below.

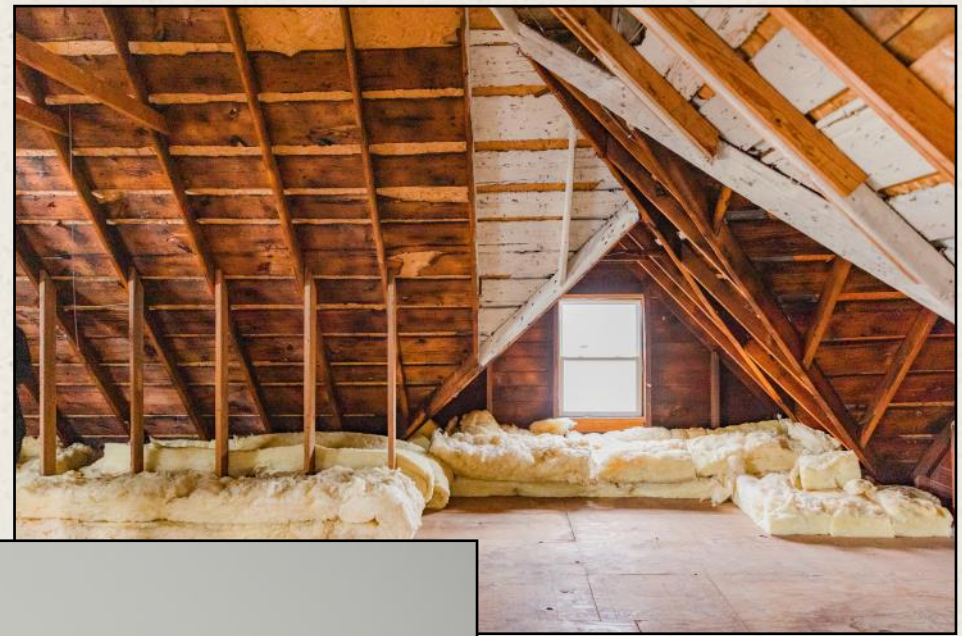








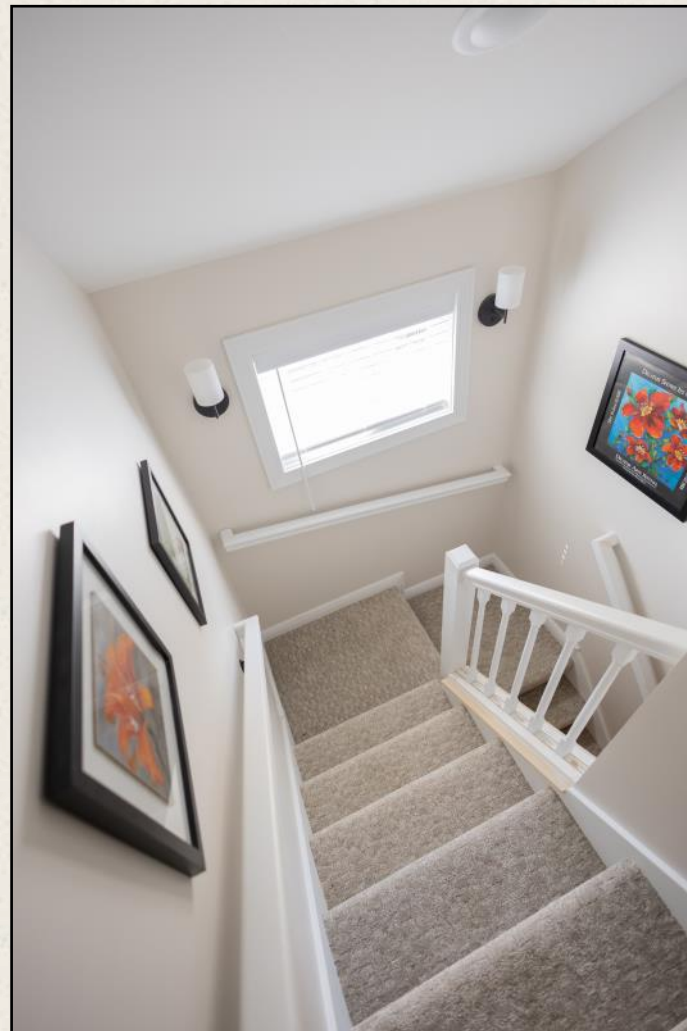




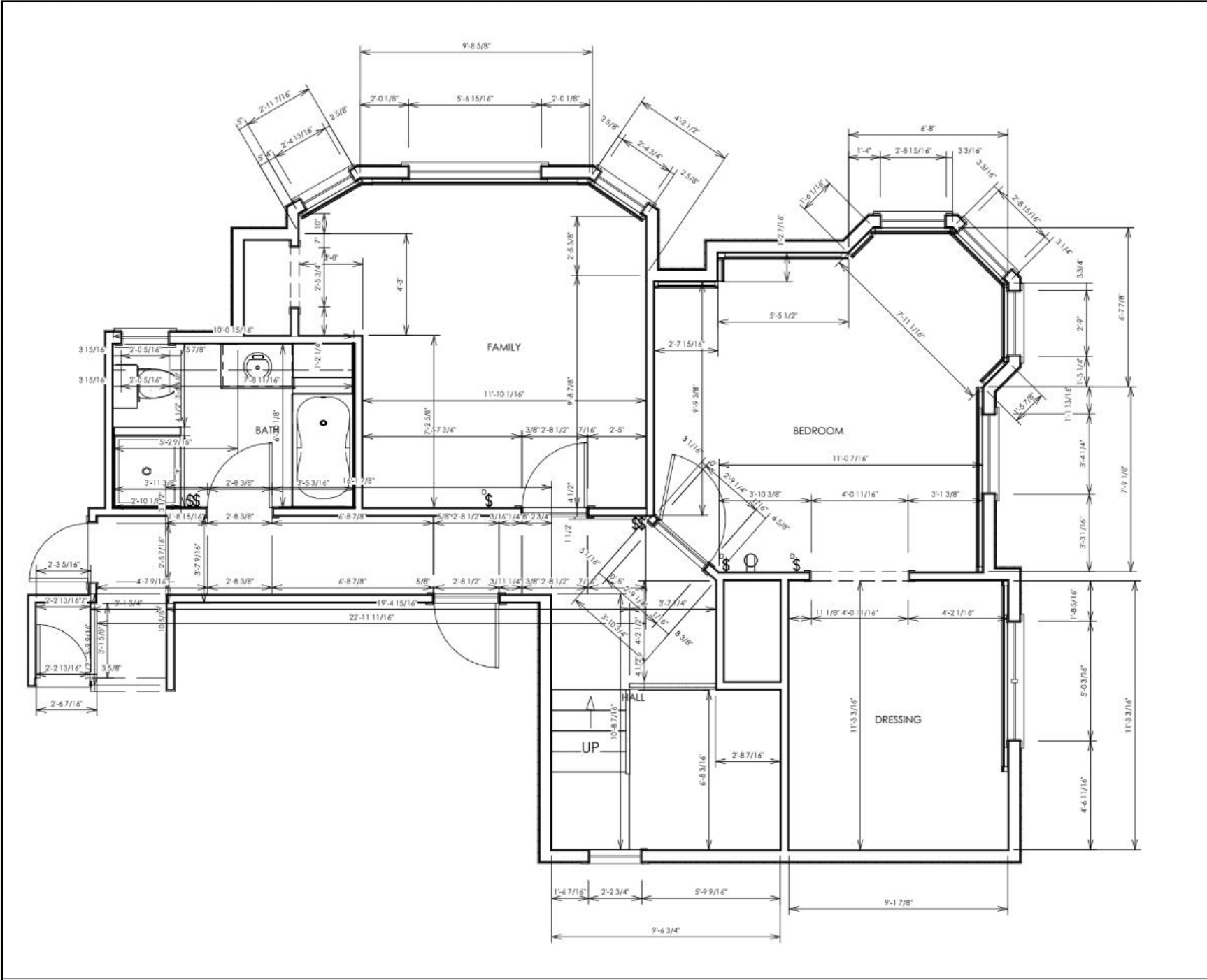




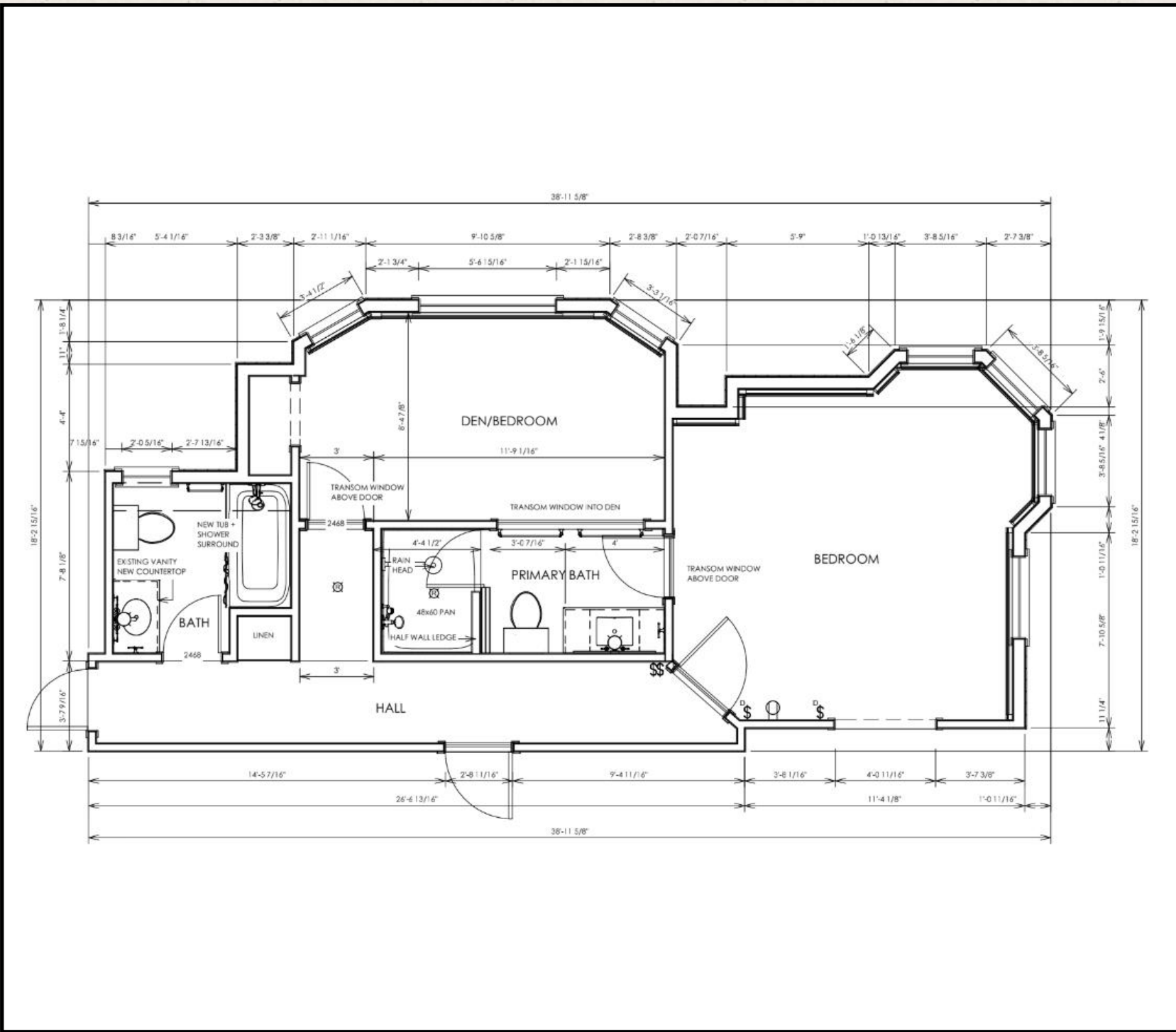
A small dormer addition was skillfully incorporated onto the existing rear staircase to enhance accessibility to the attic area. The pre-existing staircase posed safety concerns and lacked the capacity to accommodate furniture movement. This thoughtful addition not only invites an influx of natural light but also ensures a safer and more functional entry point, warmly welcoming you into the renovated attic space.



BEFORE FLOORPLAN—Second Level



AFTER FLOORPLAN—Second Level



SECOND LEVEL: Primary Bathroom

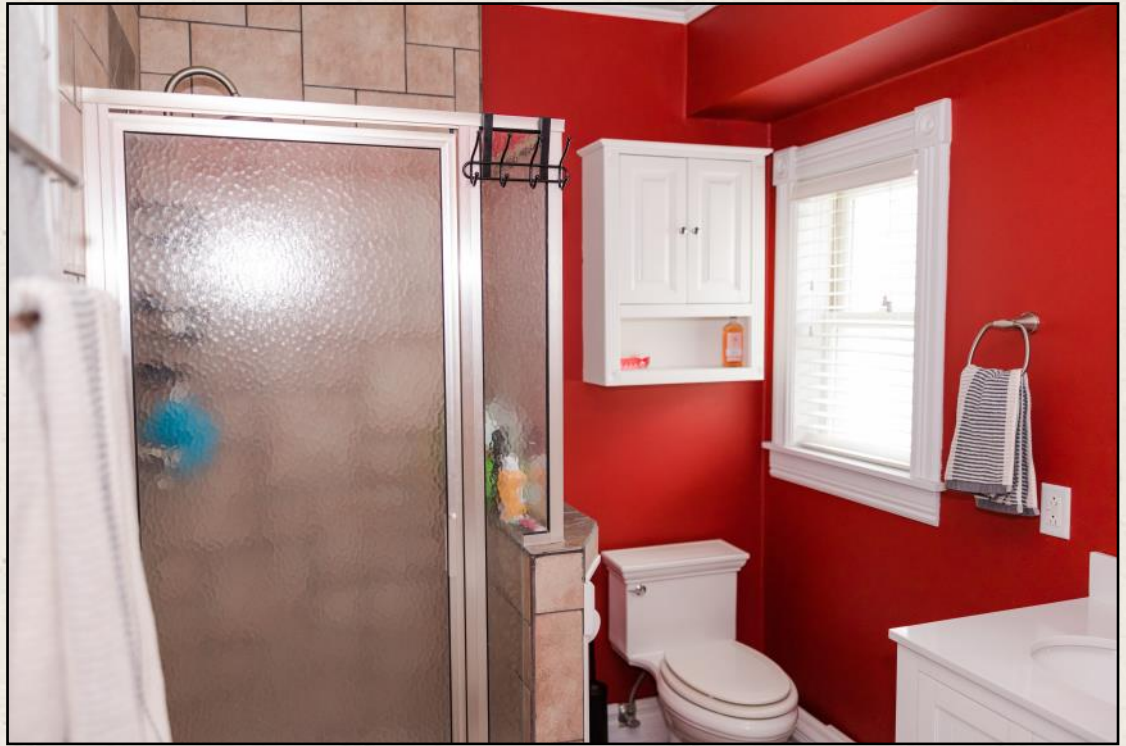
The primary bathroom was incorporated by repurposing space from the preexisting bathroom and the guest bedroom. Custom transom windows, thoughtfully placed above the new doorway and within the bathroom itself, seamlessly integrate with the home's existing design motifs while infusing the interior bathroom with natural daylight. Featuring a luxuriously tiled walk-in shower complete with a soothing rainhead showerhead, this bathroom serves as a splendid addition, culminating in the creation of an exquisite primary suite on the second level of the home.



**SECOND LEVEL:
Primary Bathroom**

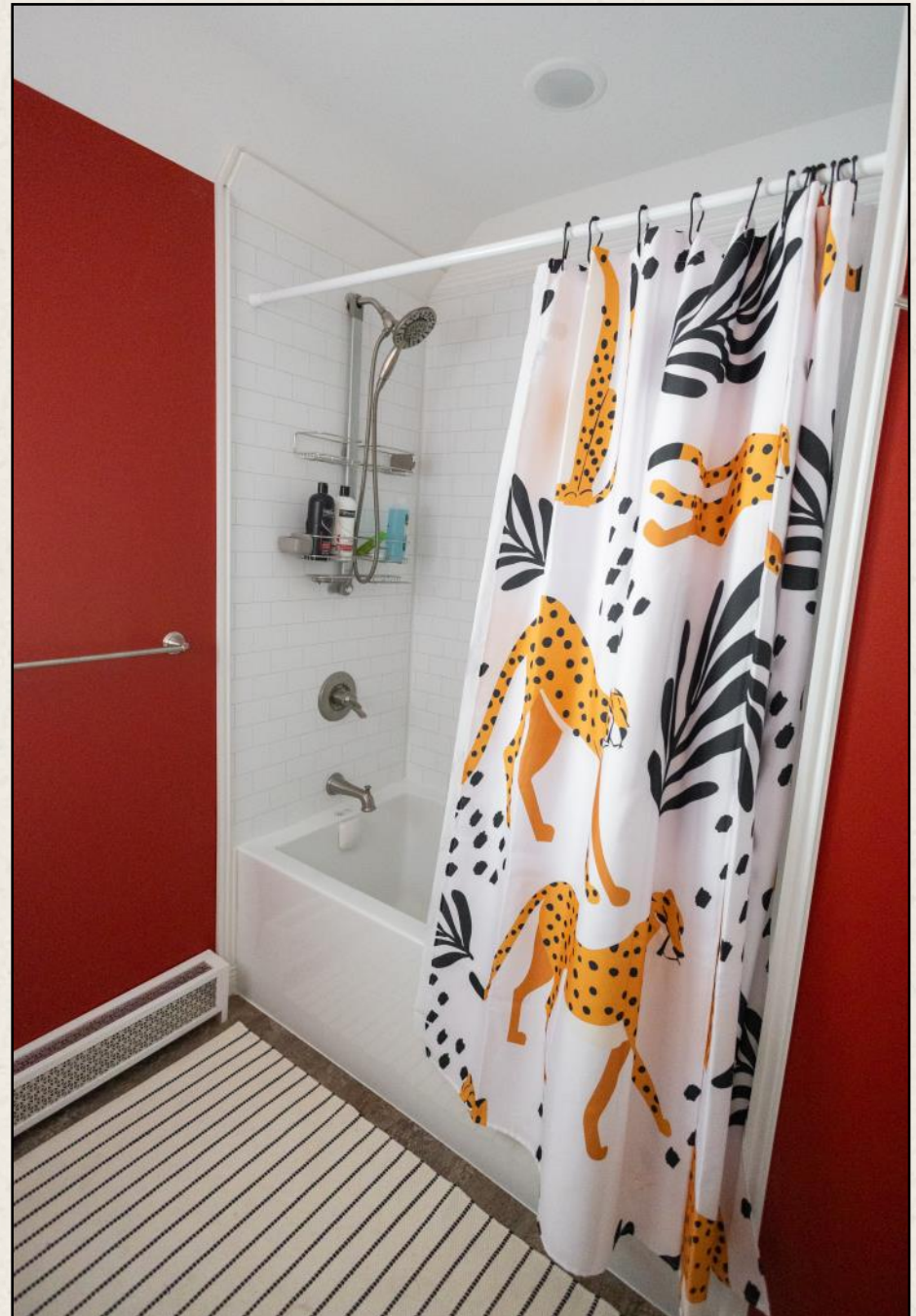


**SECOND LEVEL:
Guest Bathroom Before**



SECOND LEVEL: Guest Bathroom After

The clients had an appreciation for the bathroom's original color and design; however, they aimed to maximize space efficiency to facilitate the redesign of the entire level. By transitioning to a shower-tub combination, they managed to retain all the functionality of the original bathroom.



Custom-made heat cover crafted to fit over existing baseboard hot water boiler. The metal finish was coordinated with the plumbing fixtures, while the painted wood was matched to the trimwork to seamlessly integrate the element into the bathroom's design.

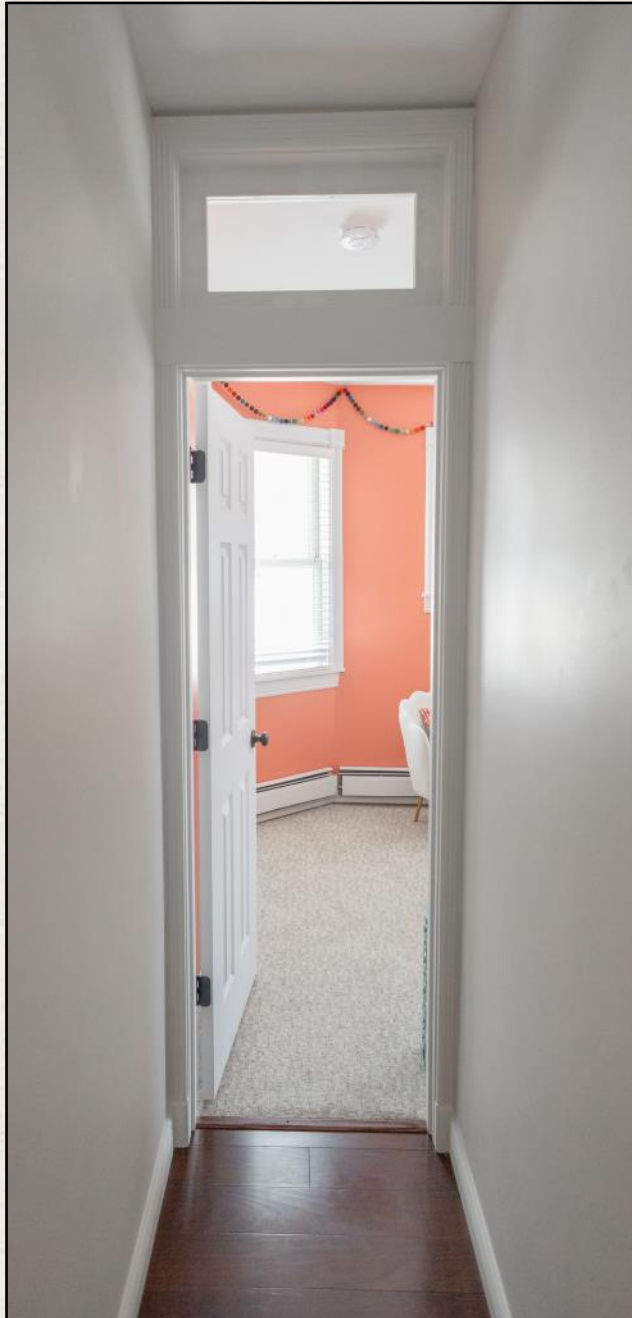


SECOND LEVEL: Guest Bedroom Before

The guest bedroom underwent a strategic reconfiguration to make way for the new primary bathroom. The introduction of a new hallway and access point allowed the clients to retain the functionality of the bedroom, presently serving as a well-appointed office space.



SECOND LEVEL: Guest Bedroom After



This project not only enhances the historical integrity of this Victorian gem in St. Paul, MN but also significantly boosts the home value and elevates everyday functionality, ensuring a timeless legacy.

