

2006 WBA Remodeling Awards

Project Category:
Kitchen Over \$50K

“Open, Bright, Connected”



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INC.



Open, bright, connected. These three words defined the needs and desires of the clients during the initial interview.

In more detail, the husband (who is the family chef) noted that he can get by with less storage space, as long as it is better utilized. They desired to open the plan to the private, wooded back yard and take advantage of the view. Another key was for the space to function with 5-6 people in the room, even when actively cooking for a family gathering.

At the same time, their living room has always been a “truly used” space and the wife wished to maintain a level of separation between the living room and kitchen to maintain cleanliness.



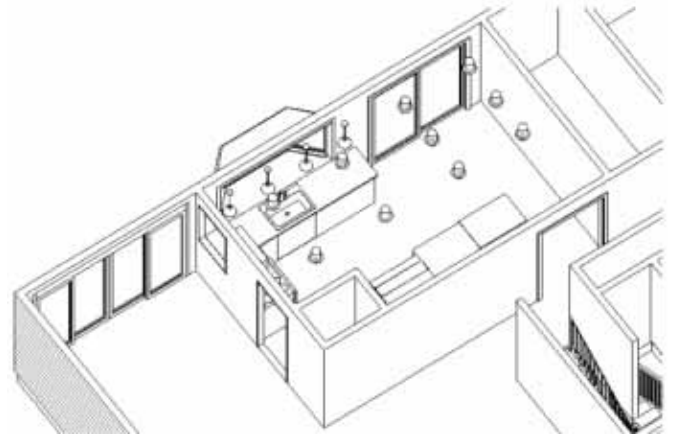
The new kitchen has a daring plan that virtually eliminates upper cabinets in favor of pantry cabinets, roll-out trays and large work surfaces. A new bay window opens the view to the private back yard and creates a new level of connection to the existing deck. Two previously-installed skylights remain and provide punctuation marks in the ceiling, breaking up the length of the room.



Before: The original cabinets and counter tops had unusable blind corner cabinets and hanging peninsulas which required people to duck in order to speak between the kitchen and table. The dishwasher even conflicted with standing by the sink when open!



The Remodelor™ had already completed three projects for a neighbor so the reputation was well known and trust was quickly established, and the same kitchen designer was recruited to assist with innovative goals suggested by the Remodelor. Options including an angled peninsula were explored, but ultimately the most comfortable use of space involved using the dinette table as the primary eating area in the room. A skylight with a deep tunnel already provided comfortable diffused lighting over the table, and additional recessed can lights were added to provide dimmable, even lighting in this area.



A new Andersen 4-panel patio door maximizes the indoor-outdoor connection and brings southern light into the entire area. A wide eave overhang and the wooded area protect from excessive heat during the summer months and glare during the winter months. A pass-through window was added next to the range looking toward the patio doors to maximize every bit of light and connection between the rooms. The former dining room is primarily used as a bright and cheery reading area.



Before: The dining room was rarely utilized and only a modest window provided a view to the deck and wooded yard beyond.





The original kitchen window was a standard case-unit commonly used by builders; kitchen soffits and a scalloped valance made the area dark and confined in spite of previously installed skylights.



While a large case-unit window was earlier contemplated, the dramatic addition of a bay window with the counter top seamlessly leading up to the window stops provides additional space for decorations or plants, while maximizing the size of the window pane directly in front of the sink. A single-bowl stainless steel sink with Rohl pull-out faucet was selected by the husband for his culinary needs. The bay also creates visual interest on the back of the house, which is otherwise a very flat and simple raised-ranch plan. Careful planning and craftsmanship by the Lead Carpenter brought the side window casings directly down to the counter top surface while the backsplash abuts the casing precisely.



The bay window provides the greater indoor-outdoor connection and also punctuates the linear form of the house, particularly on the exterior.



Before: The back of the house was mundane and disconnected from the interior in spite of a patio door and two modest windows; the new patio door opening began the dramatic transformation.



Before: The hanging peninsula was a visual obstacle and did not provide effective storage. It was also a source of head-bumps when one tried to use the peninsula counter as a prep surface.



Final Assessment & Results:

The clients' goals have been met in this remodeling process. The home was further unified by installation of the same wood flooring throughout the kitchen, dining room, living room, hallway, and entry. The wood was even used for stairway treads, while the stringers remained the original, darker trim color used in the rest of the house. While trim in the kitchen was stained to match the cabinetry, the stairway helps to tie all the elements together. The family reports great enjoyment and function in their remodeled home.



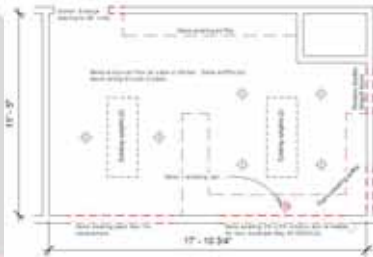
Finally, the Remodeler utilized a holistic approach in this kitchen project. Significant improvements to the comfort, safety, and energy efficiency of the home have been realized. A Home Performance with ENERGY STAR consultant pre-tested and post-tested the home. Most importantly, significant air leakage through framing around a masonry chimney was eliminated (through air sealing in the attic and the basement), and the tuck-under garage was better isolated from the house to prevent combustion gas intrusion. In fact, during the demolition enough additional room was discovered within the chimney chase to add one more pantry cabinet for spices and smaller items directly adjacent to the range.

The new kitchen allows plenty of room for everyday dining and the table has enough room to expand for family dinners as well. The cook space is highly connected to the other living areas of the house and is comfortable to be occupied while the cooking for larger family gatherings.

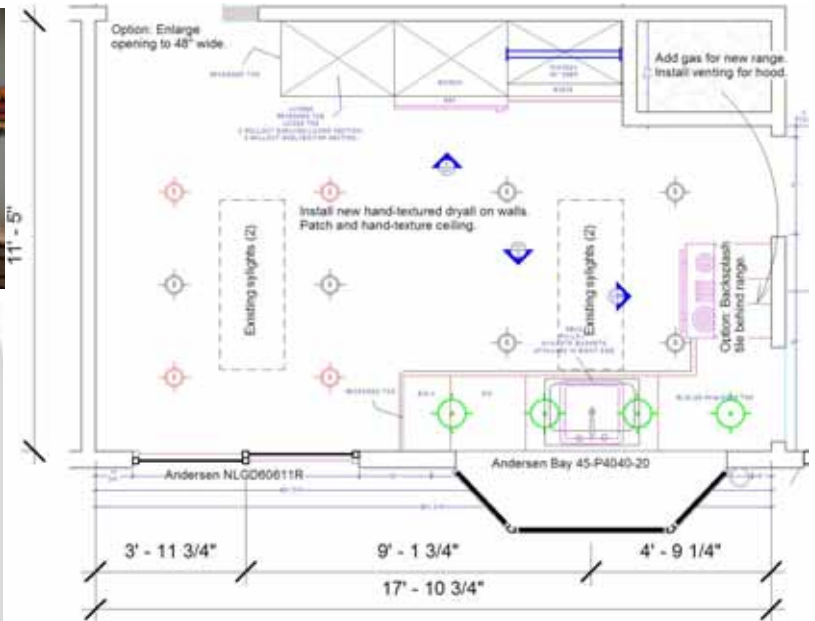


Air leakage through the chimney chase was corrected during the remodel.





The stairway was rebuilt using the existing stringers which remain stained the color of the original trim in the house. The treads match the dominant floor and cabinet color, while the risers were installed in natural maple. This creates a beautiful contrast between the treads and risers, a design which is also friendly to the visually impaired.



Specifications of Note:

- Kitchen Cabinetry: WW Wood Shiloh, Door style: SRP with 100 edge detail, slab-style drawer head Maple with Golden Stain, full-overlay framed with 1 3/4" crown moulding.
- Kitchen Tops: Corian, color: Linen.
- Kitchen Sink: Elkay ELU-211510 Stainless Steel Undermount
- Kitchen Faucet: Rohl R3810STN Pull-Out in Stainless Steel
- Wood Flooring: Kingsford solid strip 5/16" x 2 1/4" oak square E/E random lengths.
- Pendant Lights: Provided by owner.
- Windows & patio doors: Anderssen 400-series bay window and Narrow Line patio doors.