



Canvassed House

CHAMBER

NARI Minnesota – 2025 ROTY Awards

PROJECT: Carriage House Charmer **CATEGORY:** Residential Interior \$250,000 to \$500,000

This charming 1910 carriage house has been many things over its lifetime. Originally built to shelter horses, it was later converted into a home during the Great War housing shortage, and it has stood for more than a century as a reminder of craftsmanship and history. For its current owners, however, the upstairs layout had long been a daily frustration. Two separate wings of the home were connected only by passing through the smallest bedroom, which had been serving as the nursery. This arrangement disrupted privacy, interrupted sleep, and left the second floor feeling disjointed and inconvenient.

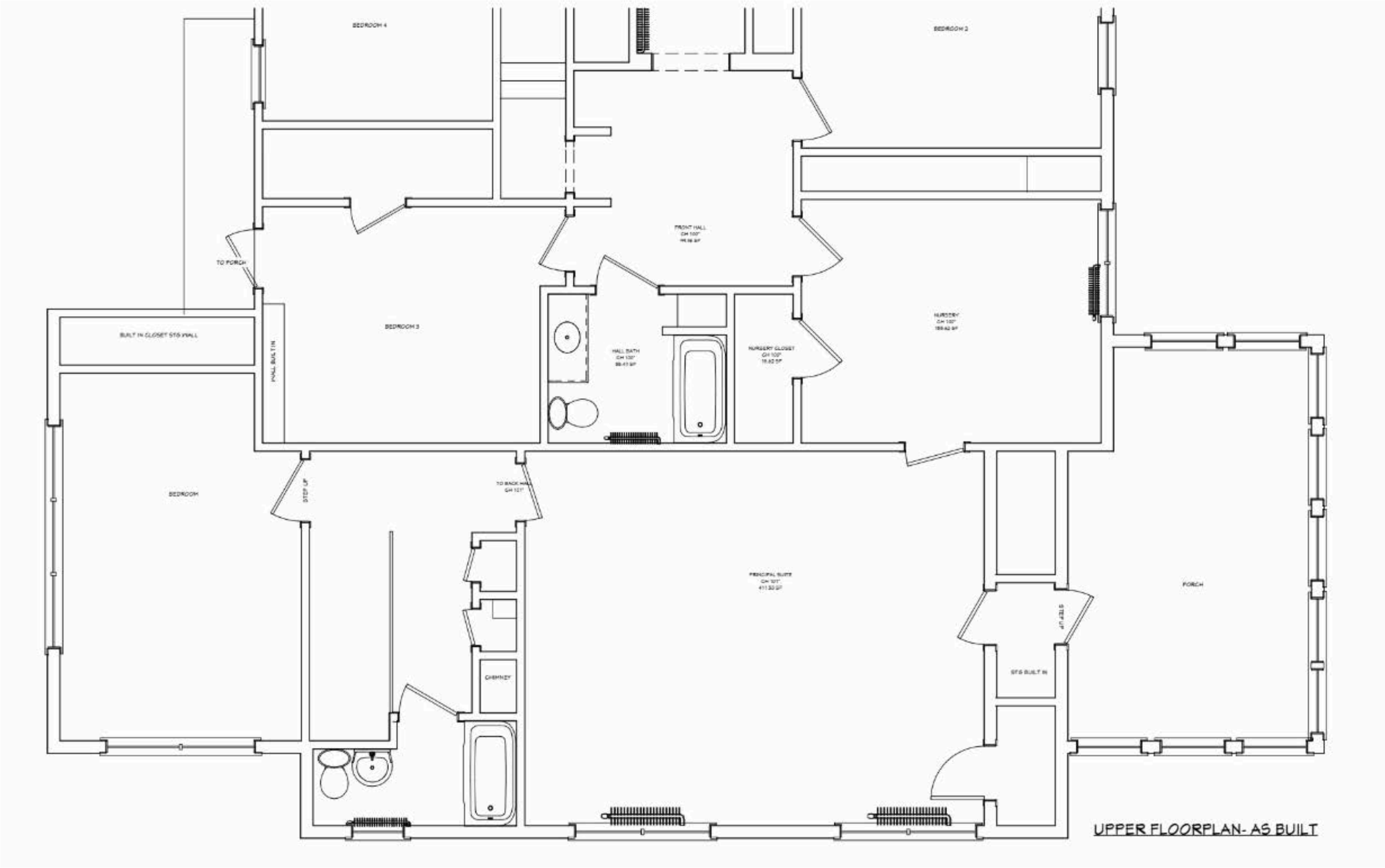
The homeowners dreamed of a second floor that flowed with ease, respected their need for privacy, and provided the sense of calm they had always wanted. They imagined a primary ensuite where they could unwind at the end of the day, a functional hall bath that could support their three young boys, and a floor plan that finally felt cohesive.

This remodel turned that dream into reality. The design solution began with a precise architectural move: shifting the existing hall bath to the right, eliminating an adjacent closet, and carving out space for a proper pass-through hallway. This reconfiguration unlocked the floor plan, created a more logical circulation path, and made room for a brand-new primary ensuite.

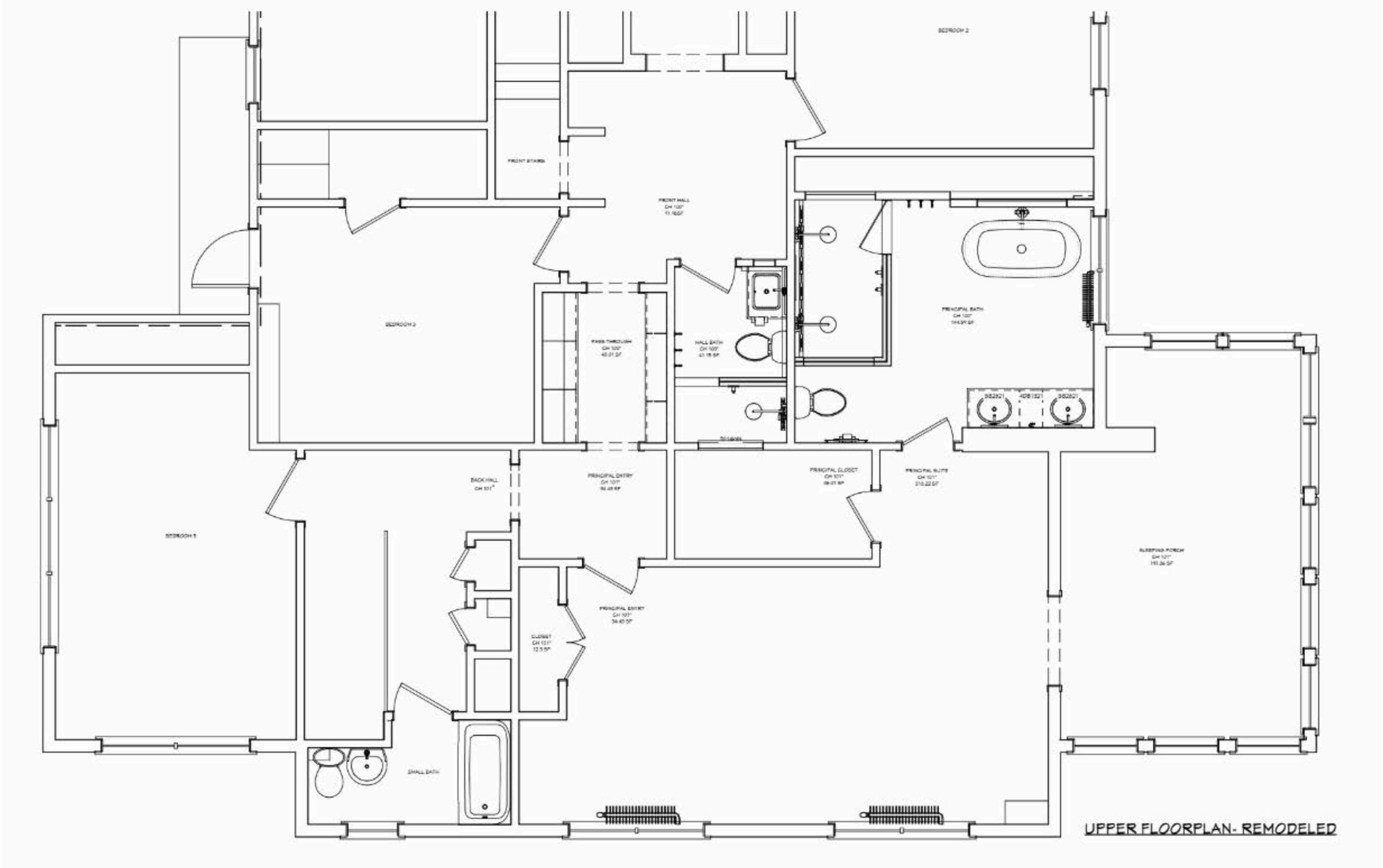
Today, the second floor has been transformed into a sanctuary that honors the home's history while meeting the needs of modern family life. Every detail, from the custom walnut cabinetry to the Cambria Portrush quartz shower walls, was selected to create an environment that is warm, elegant, and designed to serve this family as they grow into it.



Before Floor Plan



After Floor Plan



Client Requests

- The homeowners requested a true pass-through hallway that would connect both wings of the upstairs without disturbing anyone sleeping, restoring privacy and improving circulation.
- They asked that the new hallway feel like it had always been part of the house, with arched openings, custom-milled trim, and warm walnut cabinetry for concealed storage.
- Primary ensuite that felt like an at-home spa, complete with a freestanding soaking tub, a dual shower, and radiant heated flooring for comfort in all seasons.
- Custom double vanity with quartz countertops, recessed medicine cabinets, and elegant sconces to provide ample storage and flattering lighting.
- They wanted the hall bath shifted and completely reimaged to work for three growing boys, with durable black-and-white hex flooring, floor-to-ceiling wall tile, and a handheld shower for easy cleanup.
- Generous, well-organized storage in the hall bath, including a large shower niche, a recessed alcove near the vanity, quartz ledges, and a mirrored medicine cabinet to keep counters clutter-free.
- Design that maximized natural light and flow throughout the upstairs, making the second floor feel open and bright.
- They asked for finishes and details that honored the home's 1910 character, including preserved glass knobs, matching trim profiles, and arched doorways that felt historically appropriate.
- Custom his-and-hers closet systems designed to suit each partner's needs, with one tailored for a larger wardrobe and the other for practical organization.
- They asked for the adjoining sunroom to be fully insulated and heated for year-round use, preserving its original hardwood floors and cabinetry while adding a soft, inviting lighting plan.
- They wanted a custom hanging bed installed in the sunroom as a cozy spot for reading, planning their week, or enjoying coffee together on quiet mornings.
- They asked that all materials, from quartz countertops to porcelain tile and hardware, be durable, low-maintenance, and designed to last through years of heavy family use.

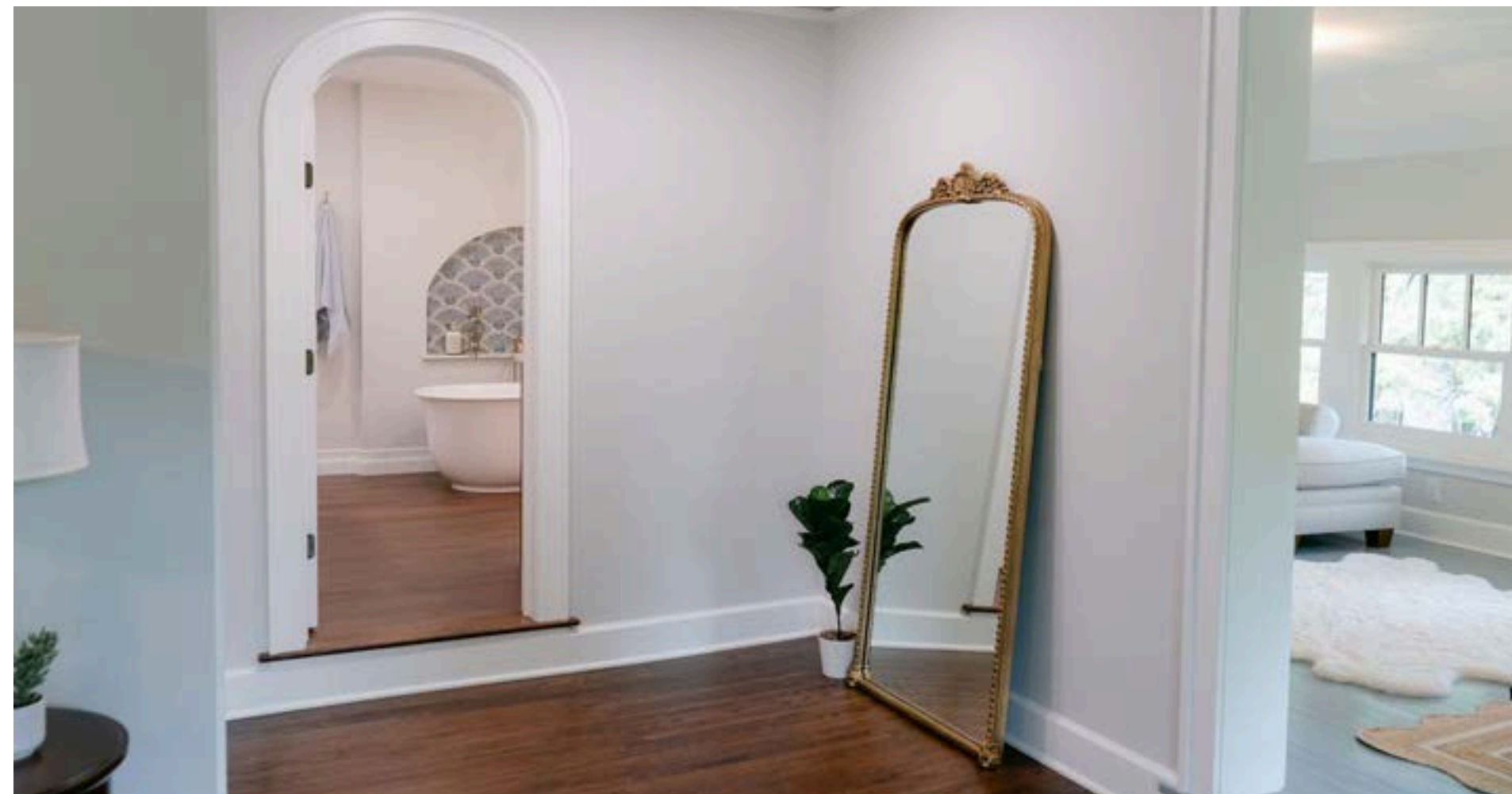
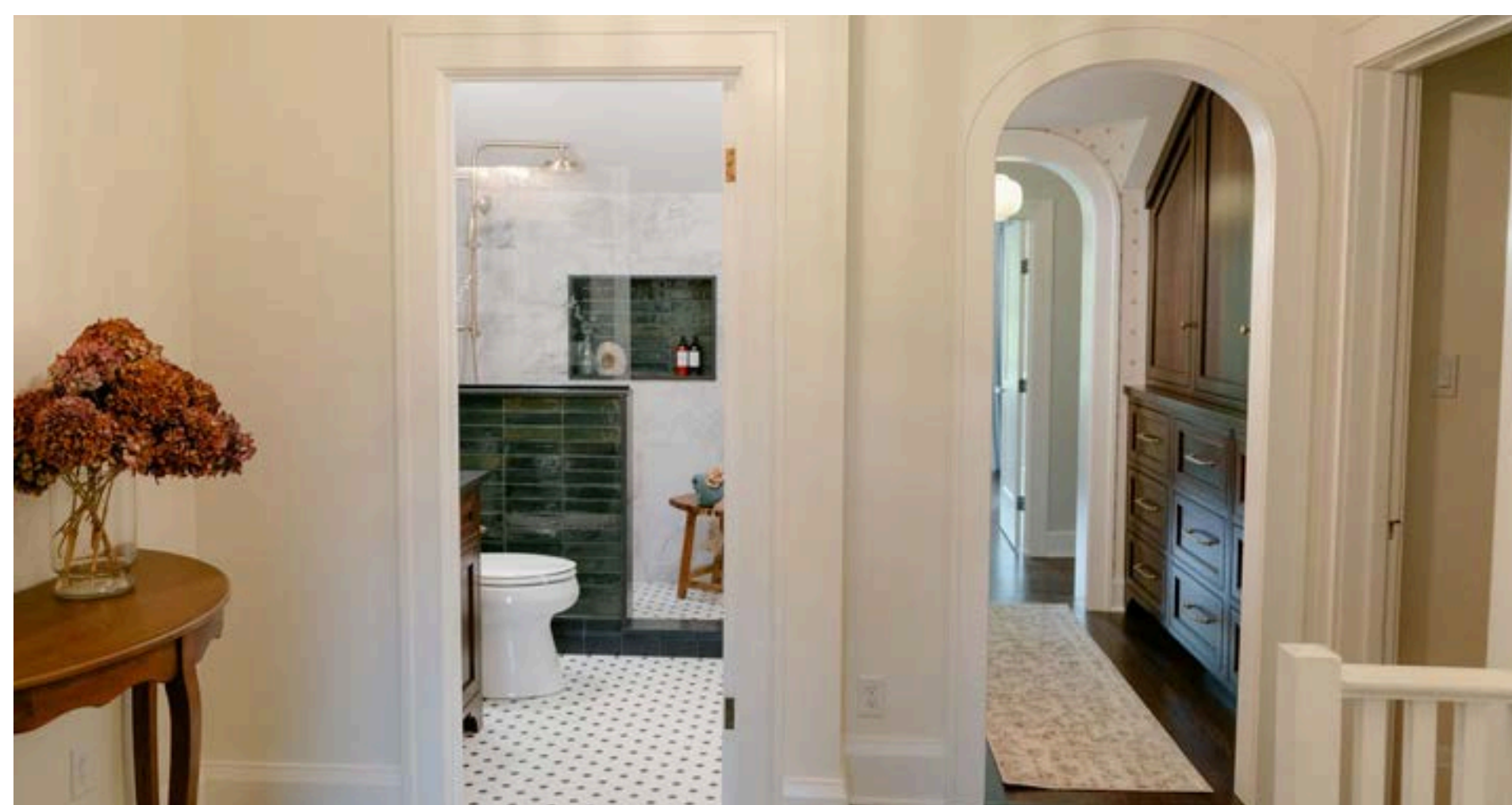
Where It All Began

The solution began with a single, powerful design move: creating a true pass-through hallway. To achieve this, the existing hall bath was shifted to the right, an adjacent closet was removed, and the space was reframed to accommodate a new circulation path.

For the first time in the home’s history, the two upstairs wings are connected in a way that respects privacy and flow. The family members don’t have to tiptoe through a bedroom to access the other side of the house. Instead, the new hallway turns what was once a point of frustration into a feature that elevates the entire floor.

The design of the hallway was given as much care as the principal rooms. Walnut cabinetry with a matching top provides storage, while arched openings soften the transitions and echo the home’s early twentieth-century character. As light spills through, it highlights the warm grain of the wood and draws you forward, making this hallway functional and beautiful. It is the architectural heart of the renovation.

By unlocking this route, we created the space needed for a primary ensuite that feels private and serene, as well as a hall bath that supports the boys with ease. This pass-through was the key that allowed the rest of the design to fall into place.



The Primary Ensuite

Creating a primary ensuite was at the very top of the wish list for these homeowners and was a real need for privacy and peace in their busy lives.

The centerpiece of the space is a freestanding soaking tub, perfectly framed beneath a beautiful arched niche that mirrors the same design as the shower.

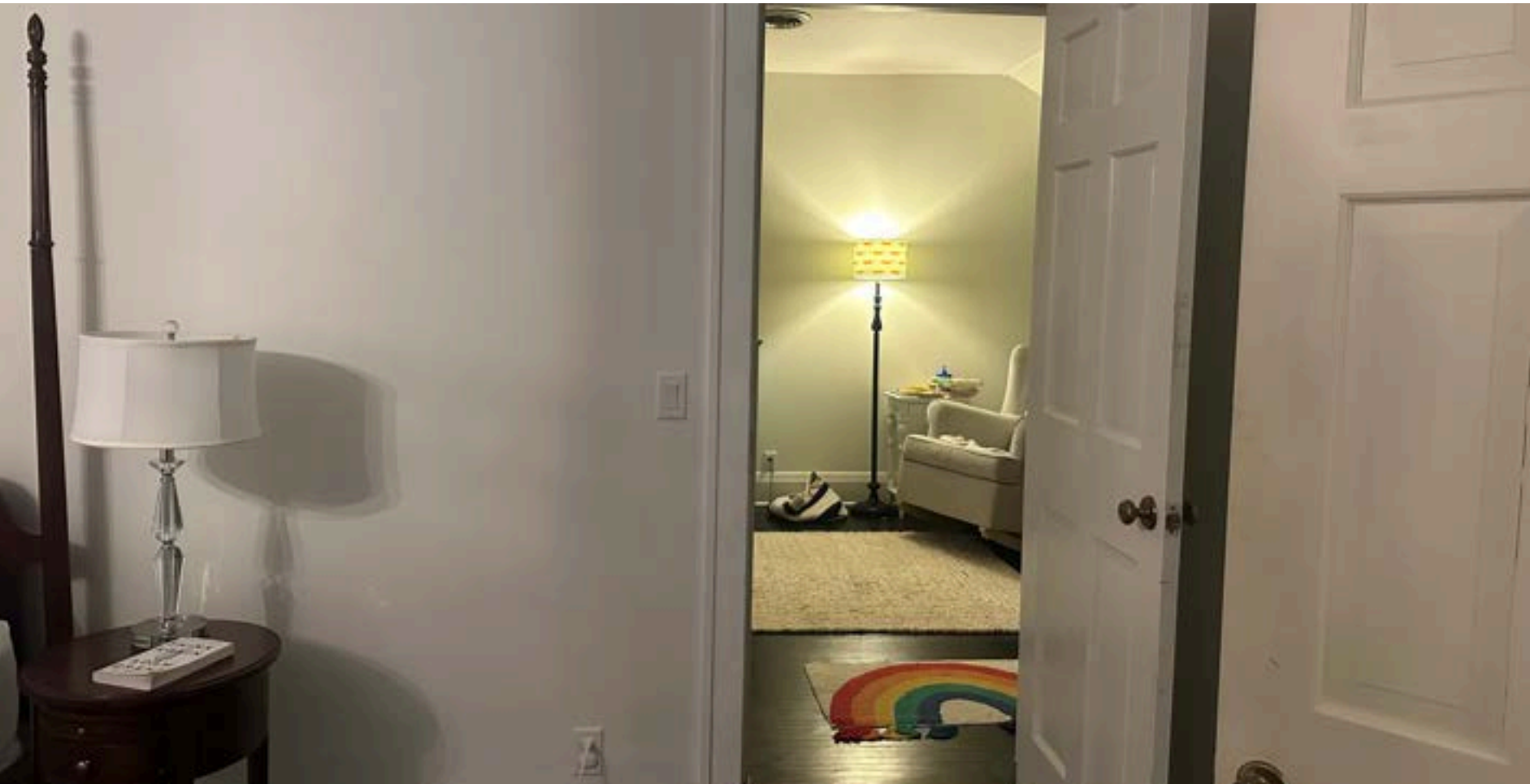
The oversized dual shower is wrapped in full-height Cambria Portrush quartz slabs with two hidden niches. Heated floors make mornings feel more inviting.

A warm walnut double vanity topped with quartz is durable and elegant, and recessed medicine cabinets keep counters free of clutter. Honey-bronze hardware, soft wall sconces, and carefully layered lighting create a flattering glow.

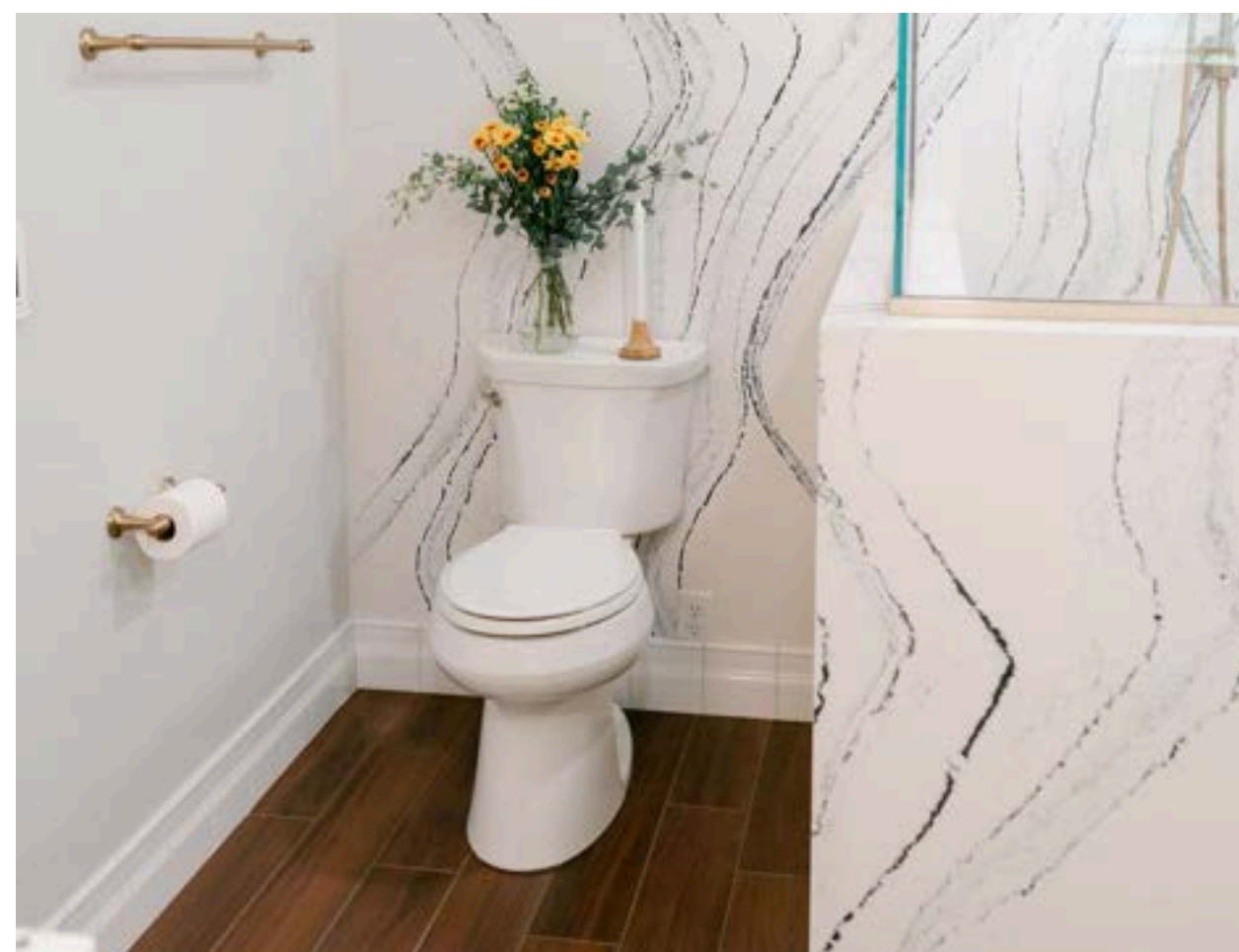
It's practical, thoughtfully planned, and built to make everyday life easier for these busy parents.



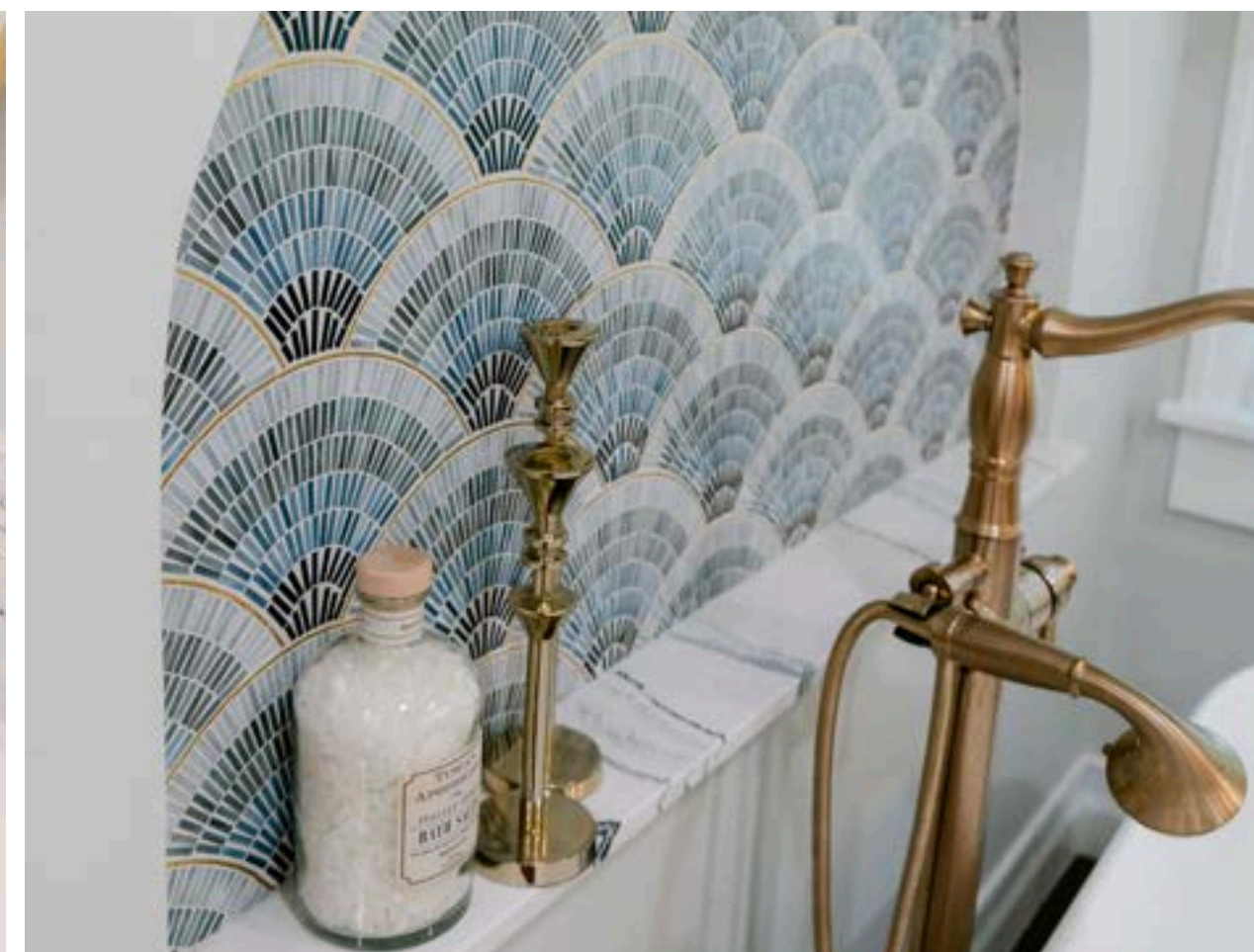
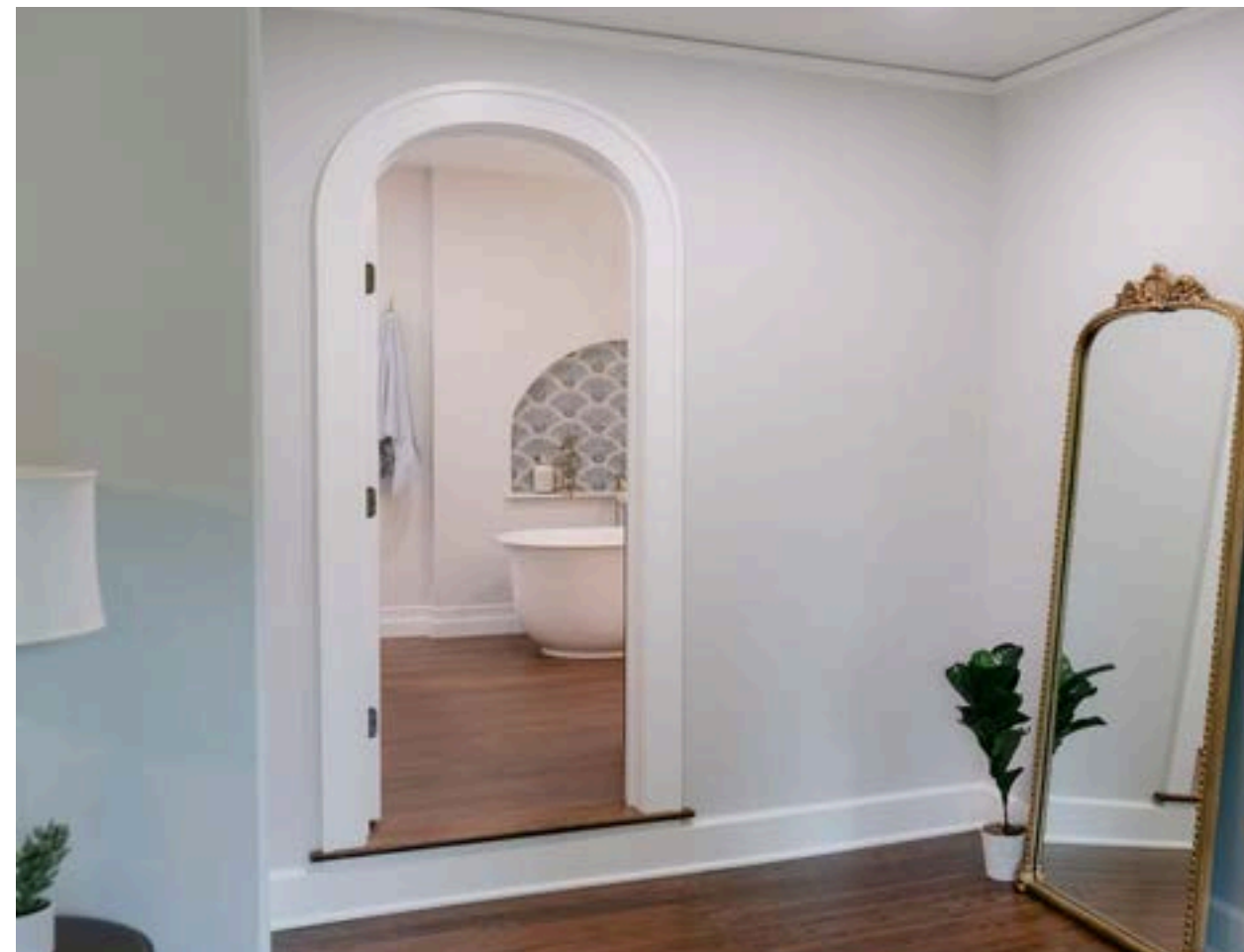
Before Photos- Primary Bath



After Photos- Primary Bath



After Photos- Primary Bath



Primary Ensuite Highlights

- Freestanding soaking tub positioned beneath an arched niche creates a dramatic focal point and a place for the homeowners to relax.
- Quartz niche shelf in Cambria Portrush ties the palette together with subtle blue and gold veining, adding luxury and cohesion.
- Oversized dual shower wrapped in full-height Cambria Portrush quartz slabs provides a seamless, spa-like look that is both beautiful and durable.
- Precision-mitered corners at all slab seams deliver a tailored, high-end finish.
- Two hidden niches tucked below the pony wall keep shower products organized and out of sight, maintaining clean lines.
- Dual showerheads and a handheld shower wand offer flexibility for two users and make cleaning easy.
- Lineal drain in the shower floor keeps the design minimal and visually uninterrupted.
- Radiant heated tile flooring ensures comfort on even the coldest mornings.
- Beaded inset walnut double vanity grounds the space with warmth and offers generous drawer storage.
- Cambria quartz vanity countertop provides a durable, elegant work surface.
- Recessed medicine cabinets above the sinks keep counters clutter-free.
- Honey-bronze cabinet hardware adds subtle warmth and ties into the rest of the bath finishes.
- Layered lighting plan with sconces and overhead fixtures ensures bright task lighting for mornings and soft ambiance for evenings.
- Dual mirrors scaled to fit the angled ceiling create symmetry and a balanced composition under the sloped roofline.



The Primary Ensuite

The primary bedroom was refreshed to feel as special as its new ensuite. Refinished hardwood floors bring warmth and character, while layered lighting — a statement chandelier paired with recessed cans — creates a serene glow.

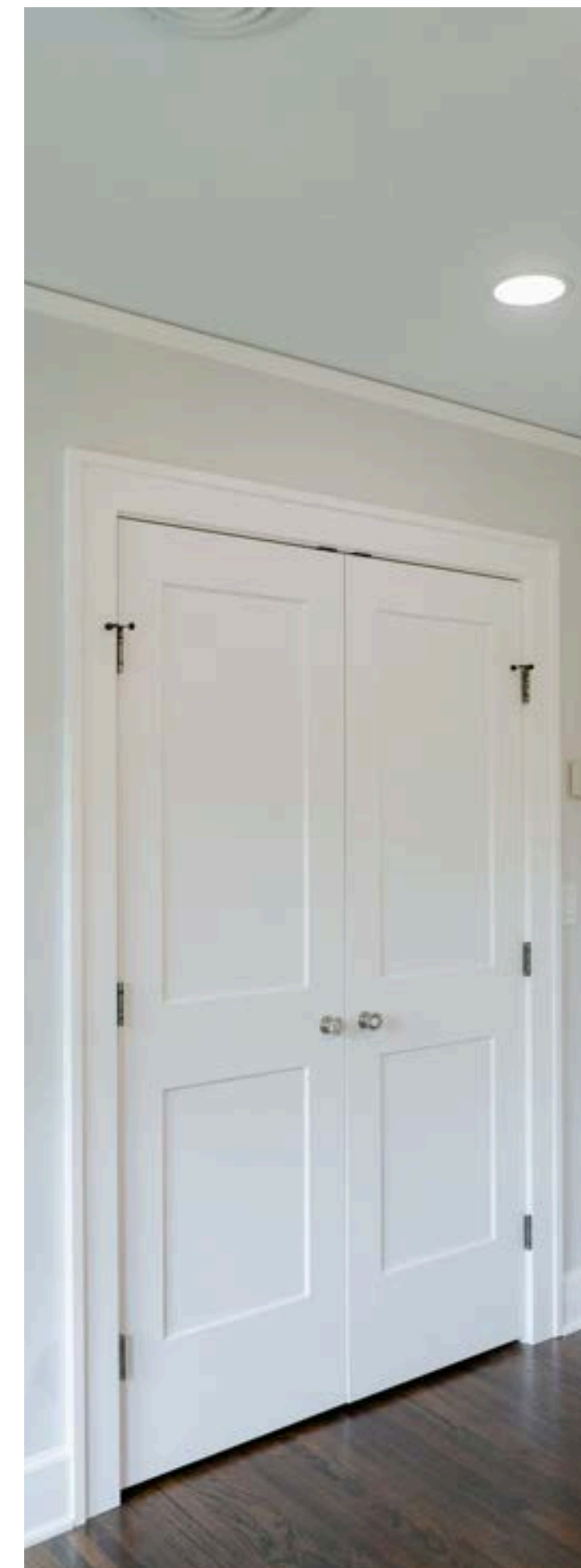
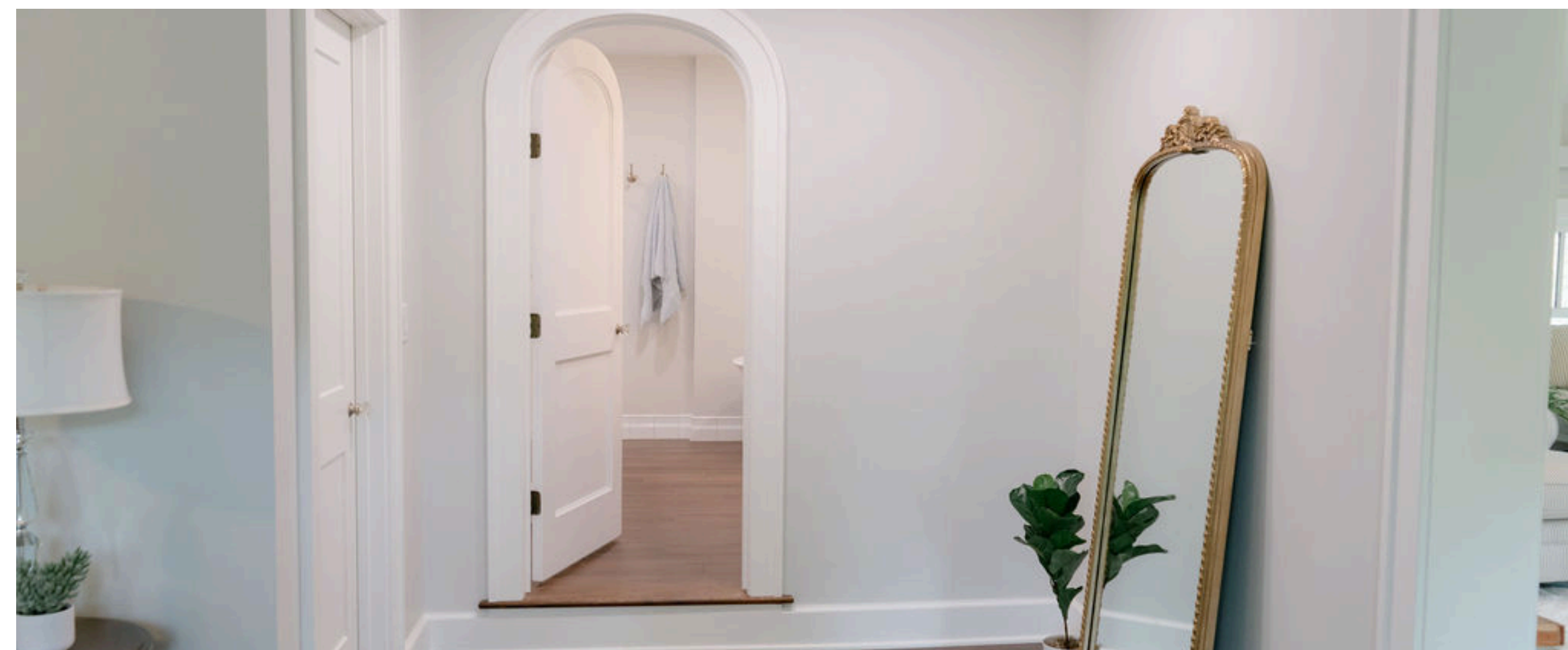
Custom his-and-hers closets were designed to suit each homeowner's needs, with carefully planned storage configurations. One is perfectly sized for the fashionista of the family, with room for shoes, bags, and favorite outfits, while the other is tailored for practicality and function. Together, they keep the bedroom organized and clutter-free, allowing it to serve as a true retreat.



Before Photos- Primary Bedroom



After Photos- Primary Bedroom



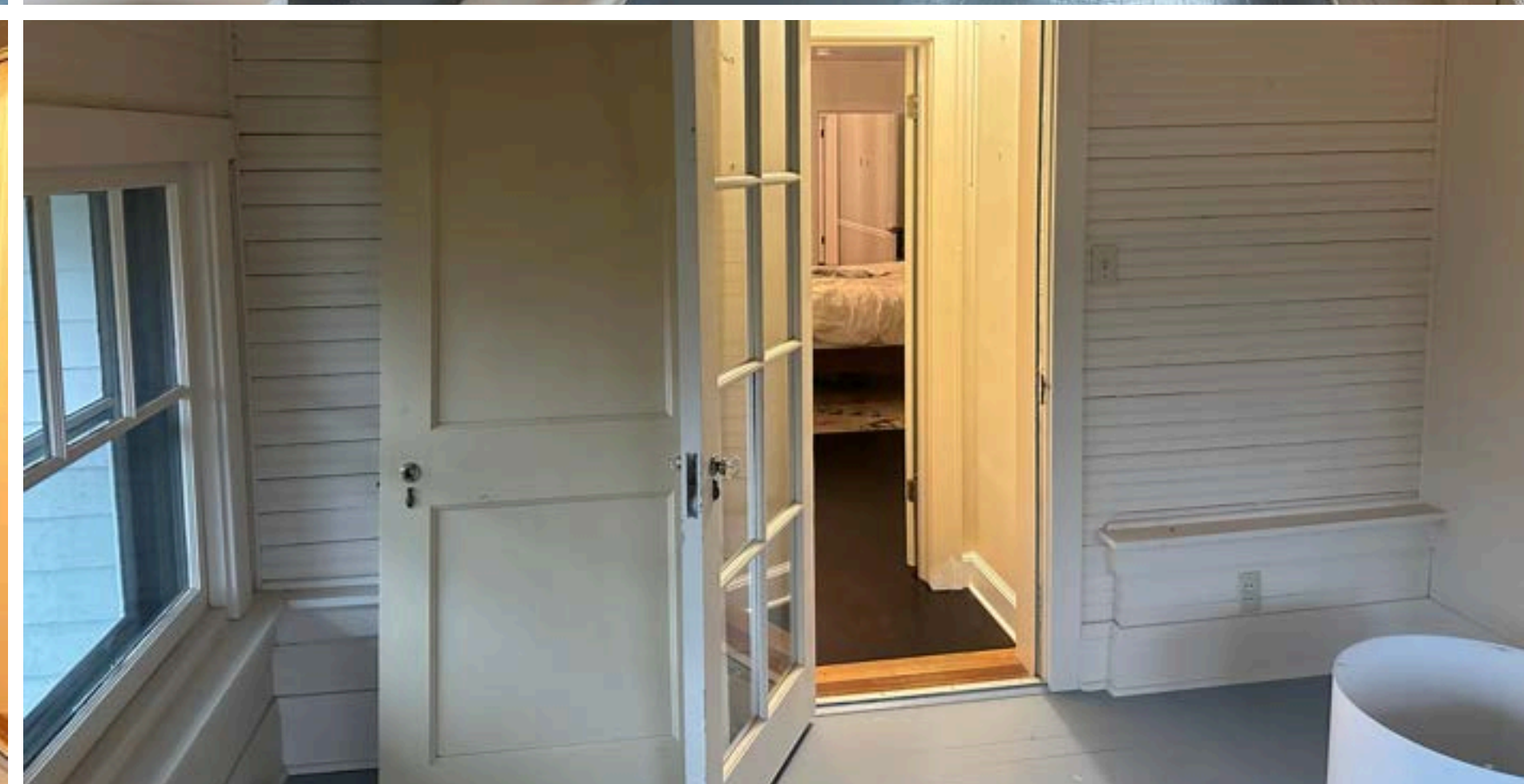
The Sunroom

Perhaps the most charming surprise of this remodel is the sunroom. Once underused and chilly, it is now fully insulated and heated for year-round enjoyment. The original cabinetry and hardwoods were lovingly preserved, maintaining a connection to the home’s history.

A scalloped amber-glass ceiling fixture casts a golden glow, and a custom hanging bed suspended from the ceiling invites quiet mornings, family story time, and peaceful moments with a cup of coffee. It has become the perfect place for the couple to plan their week, read together, or simply enjoy the stillness of an early Sunday morning, a space that feels like a gift to themselves.



Before Photos- Sunroom





Sunroom & Primary Bedroom Highlights

- Refinished hardwood flooring brings warmth and restores the room's historic character.
- Layered lighting plan with chandelier and recessed cans allows for both bright light and soft, relaxing evening ambiance.
- Custom his-and-hers closet systems create personalized organization for each partner, reducing clutter.
 - Hers: U-shaped layout with ample shelving and gold hardware gives space for shoes, handbags, and wardrobe essentials.
 - His: Straight layout with preserved decorative glass knobs maintains practicality and ties in with the home's historic hardware.
- Original hardwood floors and cabinetry were preserved to honor the home's history while enhancing warmth.
- Fully insulated and heated for year-round comfort and usability.
- Custom hanging bed creates a perfect spot for reading, coffee, or lounging.
- Scalloped amber-glass ceiling fixture casts a soft, golden glow that enhances the inviting feel.



The Hall Bath

This hall bath was designed to keep three boys moving on busy school mornings. Classic black-and-white hex tile gives it timeless style and stands up to heavy use, while floor-to-ceiling shower tile and a handheld showerhead make cleanup simple.

Storage is everywhere: a large shower niche for full-size bottles, a recessed alcove near the vanity for daily items, quartz caps and ledges that are easy to wipe down, and a mirrored medicine cabinet to keep counters clear.

Bright lighting and smart fixture placement make it easy for more than one person to use the space at a time, keeping routines smooth and organized.



The Pass-Through

This new hallway is as beautiful as it is practical. Warm walnut cabinetry adds hidden storage and a natural focal point, while arched openings echo the home’s original charm and make the space feel timeless.

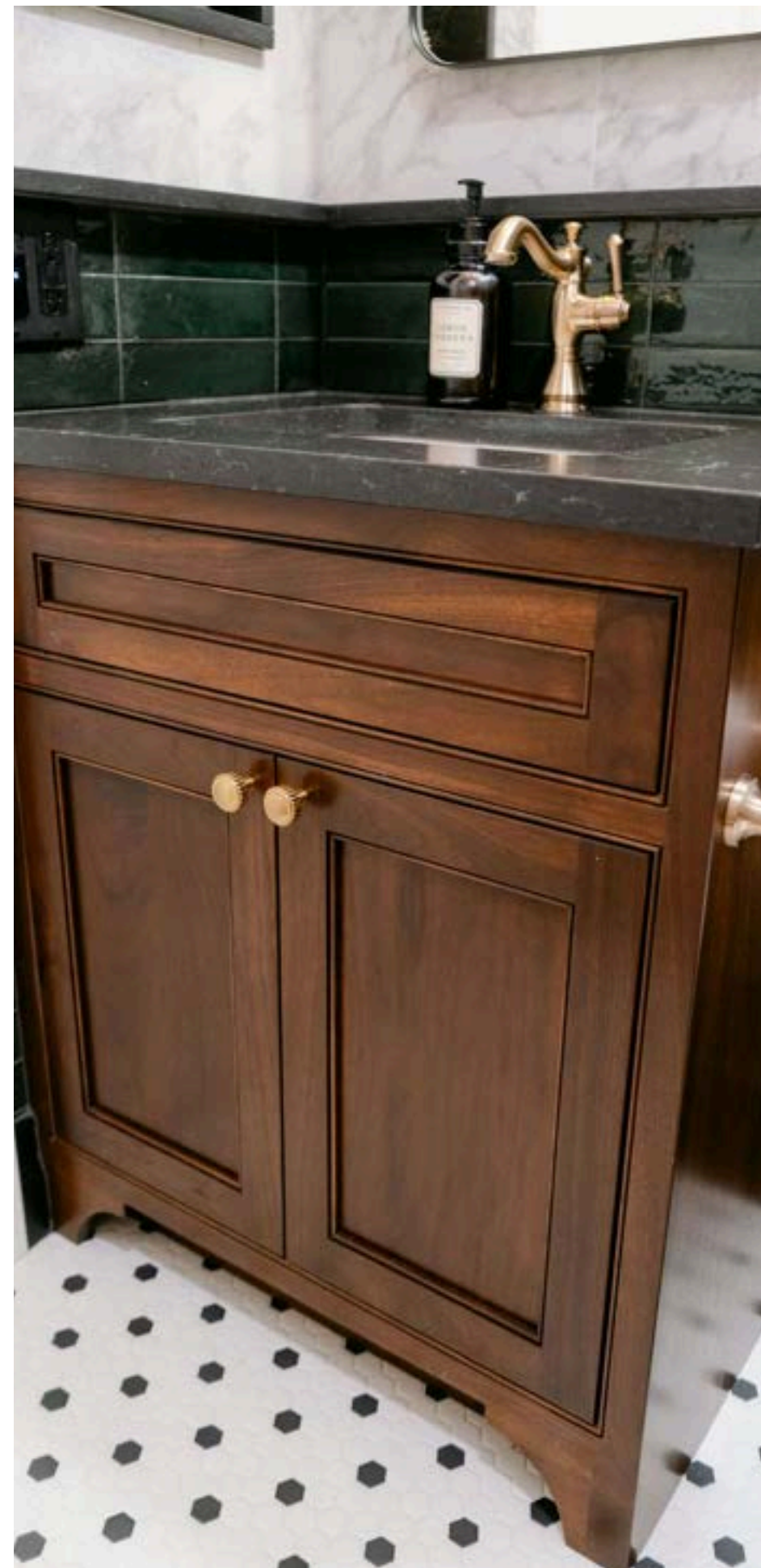
A soft accent wallpaper adds depth and a hint of sheen, catching the light from the elegant semi-flush fixture and sconces. Together, they create a warm, inviting glow that makes the hallway feel special.

It’s the perfect spot for a small gallery wall of family photos, a design moment that connects the home’s past with the family’s present while also creating a smooth, private path between upstairs wings.



Before Photos- Hall Bath & Location of Future Pass-Through







Hall Bath Highlights

- 1" black-and-white hex tile flooring from Virginia Tile brings timeless character and durability to this busy kids' bath.
- 12x24 Landmark Charme Evo Renoir shower wall tile provides a clean, classic backdrop that brightens the room.
- 2x9 Ragno Glossy Oliva green lower wall tile and niche backs add a playful pop of color perfect for a children's space.
- Quartz vanity countertop, half-wall caps, curb cap, and niche ledges make every surface durable and easy to wipe down.
- Large shower niche and recessed alcove near the vanity provide abundant storage for soaps, shampoos, and toothbrushes.
- Mirrored medicine cabinet adds hidden storage for personal items, maximizing the small footprint.
- Handheld showerhead makes bathing kids and cleaning the space quick and simple.
- Lineal shower drain keeps the floor looking streamlined and drains efficiently.
- Layered lighting plan ensures the room is bright enough for three boys to get ready at once, even on dark mornings.



Pass-Through Highlights

- Walnut cabinetry with coordinating top adds concealed storage and a warm focal point, keeping the hallway functional and tidy.
- Custom arched openings soften transitions and make the new hall feel original to the home.
- Custom-milled trim to match 1910 profiles ensures the new construction blends seamlessly with the historic architecture.
- Stargaze wallpaper adds depth and a subtle shimmer that catches the light.
- Semi-flush ceiling fixture creates a welcoming glow and anchors the center of the hallway.
- Coordinated wall sconces add layered lighting, enhancing the space's character and highlighting the architectural details.



PRIMARY BATHROOM

MATERIALS & FINISHES



KEY	
A. STP Modern Ridge Walnut 6x36 Wood Look Tile	I. Top Knobs Honey Bronze Holden Pull
B. MAPEI Truffie #115 Grout	J. Top Knobs Honey Bronze Holden Knob
C. MTS ¼" Cepac Cirque Penny Round Tile	K. Crystorama Libby Langdon Sylvan 13" Wall Sconce
D. Artistic Fan Club Blue Ombre with Brass Tile	L. Sherwin Williams First Star Sw7646 Wall Paint
E. MAPEI Frost #77 Grout	M. Benjamin Moore Chantilly Lace OC-65 Trim Paint
F. Cambria Portrush Quartz	
G. Adex Neri White Base Molding	
H. Kohler Verera 15x30 Moderne Gold Mirror Medicine Cabinet	

PRIMARY BATHROOM

MATERIALS & FINISHES



KEY	
A. Delta Champagne Bronze Cassidy Single Handle Bathroom Faucet	I. Kohler Vibrant Brushed Bronze Wellworth Highline Toilet Tank Lever
B. Kohler White Caxton Oval Undermount Bathroom Sink	J. Delta Champagne Bronze Cassidy Metal Lever Handle Kit
C. MTI White Hamilton Mineral Composite Freestanding Soaker Tub	K. Delta Champagne Bronze Cassidy Single Handle Floor Mount Tub Filler
D. Delta Champagne Bronze Universal Showering Emerge 26" Round Shower Column	L. Kohler White Cachet Ready Latch Quiet-Close Elongated Toilet Seat
E. Delta Champagne Bronze Universal Showering Components 3-Setting Hand Shower Wand	M. Delta Champagne Bronze Cassidy Double Robe Hook
F. Delta Champagne Bronze Cassidy Monitor 17 Series Valve Only Faucet Trim	N. Delta Champagne Bronze Stryke Double Robe Hook
G. Brizo Luxe Gold Litze 8" Round Multi-Function Shower Head	O. Delta Champagne Bronze Dorval 24" Towel Bar
H. Kohler White Highline	P. Delta Champagne Bronze Dorval Pivoting Tissue Holder

HALL BATHROOM

MATERIALS & FINISHES



KEY	
A. Foundation Black and white 1" Hex	G. Adex Nerio Black Satin 6x6 Baseboard Tile
B. MAPEI Frost #77 Grout	H. Top Knobs Honey Bronze Holden Knob
C. Viatera Carbo Brushed Quartz	I. All Modern Recessed Black Medicine Cabinet with Arched Top
D. MAPEI Black #10 Grout	J. Benjamin Moore Chantilly Lace OC-65 Trim Paint
E. Ragno Glossy Porcelain Oliva 2x9 Tile	
F. LMK Charme Evo Renoir Plus 12x24 Tile	

HALL BATHROOM

MATERIALS & FINISHES



KEY	
A. Delta Champagne Bronze Cassidy Single Handle Bathroom Faucet	G. Delta Champagne Bronze Dorval Pivoting Tissue Holder
B. Kohler White Caxton Rectangle Undermount Bathroom Sink	H. Kohler White Highline Comfort Height Two-piece Elongated Toilet
C. Delta Champagne Bronze Universal Showering Components Emerge 26" Round Shower Column	I. Kohler White Cachet Ready Latch Quiet-Close Elongated Toilet Seat
D. Delta Champagne Bronze Litze 8" Round Multi-Function Shower Head	J. Kohler Vibrant Brushed Bronze Wellworth Highline Toilet Tank Lever
E. Delta Champagne Bronze Universal Showering Components 3-Setting Hand Shower Wand	K. Delta Matte Black Stryke Double Robe Hook
F. Delta Champagne Bronze Cassidy Valve Only Faucet	L. Delta Champagne Bronze Cassidy Double Robe Hook

Project Challenges

Overall

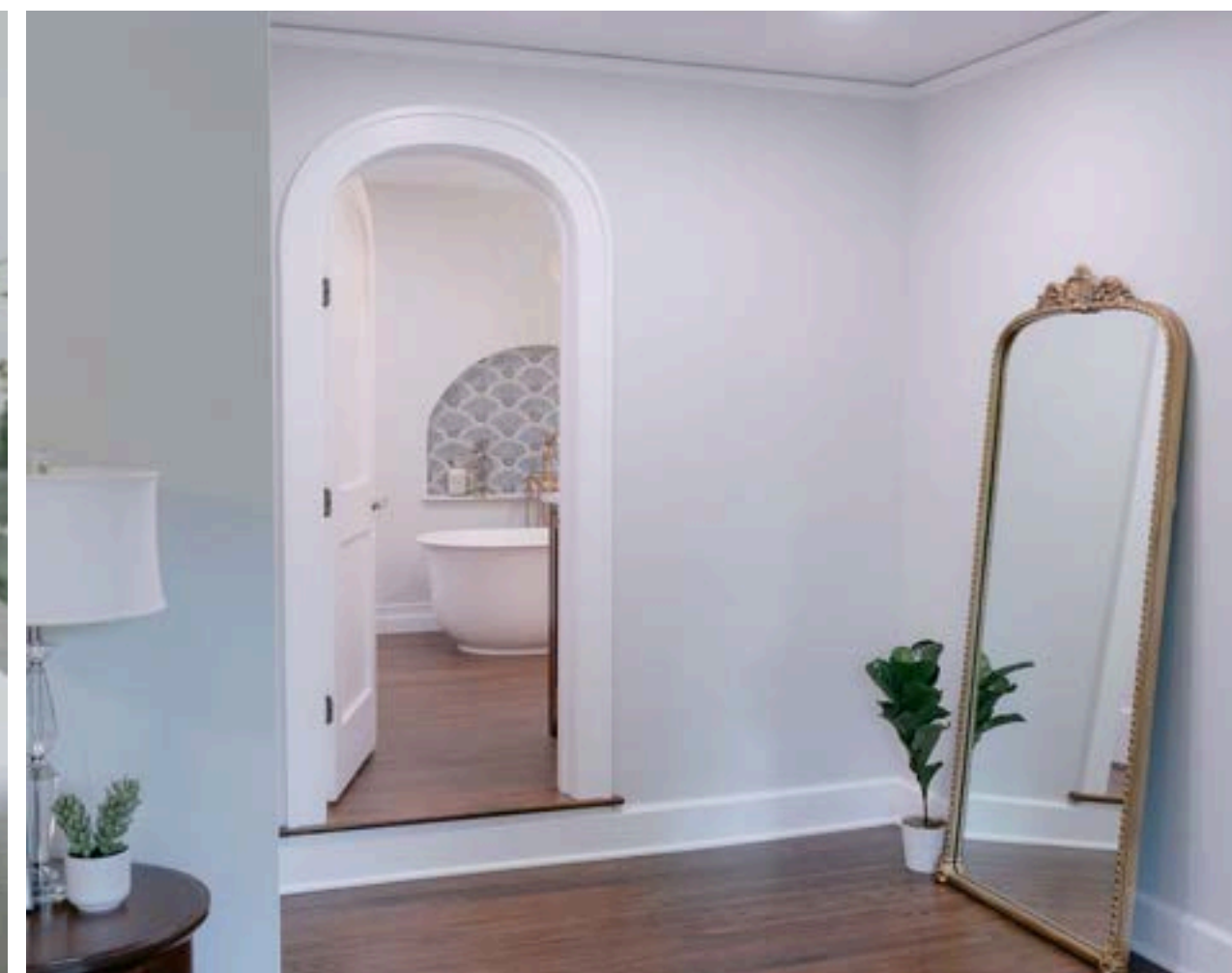
- Working within a 1910 carriage house meant dealing with uneven framing, settled floors, and limited space for reconfiguration.
- We encountered unexpected conditions, including vermiculite insulation, which required abatement before work could proceed safely.
- The narrow staircase and upstairs hallways made delivering and installing large materials — including full-height quartz slabs — a logistical challenge.
- All plumbing and HVAC needed careful rerouting to accommodate the new layouts while maintaining ceiling heights and proper flow.
- Maintaining livable circulation for the family during construction was difficult since the remodel impacted the only upstairs access between wings.



Project Challenges

Pass-Through Hallway

- Required shifting the hall bath to the right and removing a closet to carve out enough space for a proper hallway.
- Had to match new trim and millwork to the home's original 1910 profiles so the hallway looked like it had always been there.



Primary Ensuite

- Plumbing lines were rerouted to create a new wet wall for the shower and tub.
- Full-height Cambria Portrush quartz slabs had to be maneuvered up narrow stairs and installed with perfectly mitered corners.



Project Challenges

Upper Hall Bath

- Entire bath had to be shifted to make room for the new pass-through while still meeting clearance requirements.
- Plumbing and HVAC systems had to be relocated and reconnected to align with the new layout.
- Needed to maximize storage for three growing boys within a compact footprint.



Bedroom & Closets

- Existing room lacked adequate storage and needed two separate, functional closet layouts.

Sunroom

- Space was uninsulated and drafty, requiring new insulation and heat to make it usable year-round.
- Needed to preserve original cabinetry and hardwood floors.





This remodel transformed a disjointed upstairs into a connected, functional layout, giving the family what they had always wanted: a true primary ensuite, a hardworking hall bath, and a smooth pass-through that restored privacy and flow.

Every detail, from Cambria Portrush quartz slabs and walnut cabinetry to radiant heated floors and classic hex tile, was chosen to honor the home’s 1910 character while elevating it for modern living.

This newly renovated second floor supports the family’s daily routines, gives the parents a quiet retreat, keeps the kids organized on busy mornings, and creates a home that feels as timeless as it is life-changing.