



Tangletown

2025 NARI ROTY AWARDS

Category: Entire House Over \$1 million

Project Statement

Modern Renewal

Nestled along Minnehaha Creek, this unique Minneapolis duplex remodel in the historic Tangletown neighborhood was brought back to life after a century of piecemeal renovations.

Built in 1925, it is modernized for today's lifestyle while honoring its original charm. Every inch of the home was remodeled with each detail carefully considered to create a home that feels both timeless and tailored.

Each unit is stylistically distinct, yet the design choices create a cohesive flow that unites them as one home. Thoughtfully designed and rich in character, this uniquely structured home strikes a seamless balance between historic charm and modern comfort.



Lower Unit

A decidedly masculine styling fills the space, paired with elegant arched doorways, gleaming hardwood floors, and an abundance of natural light.



Upper Unit

The upper unit is a true retreat. The expansive living and dining areas provide the perfect backdrop for entertaining or unwinding after a long day.

Entire Home

Objectives & Challenges

OBJECTIVES

The homeowners asked the team to design the home so that each unit felt stylistically distinct yet cohesive with its sister unit. They also emphasized the importance of honoring the residence’s historic and period-inspired charm

Beyond the aesthetics, they asked that the property be fully brought up to date with modern amenities and functionality.



CHALLENGE

The extensive remodel presented a range of structural challenges tied to the home’s age, including missing structural beams, absent window headers, and outdated mechanical systems. Each discovery required thoughtful evaluation and creative solutions to respect the home’s historic character while bringing it up to modern standards

CHALLENGE

Electrical and plumbing was brought up to code throughout the home. New HVAC runs were added to provide efficient central heating and air conditioning, also eliminating previous design constraints.

CHALLENGE

All wood floors were replaced throughout with new 5” white oak due to the original home having multiple species of flooring, large gaps, and a poor sub floor which created stability issues.



Lower Unit

Before Plan & Challenges

CLIENT FRUSTRATIONS

Before the renovation, the lower unit showed signs of age and wear, with dated finishes, limited storage, and a layout that didn't support modern living. Layers of previous updates had diminished the home's original charm.

CHALLENGE

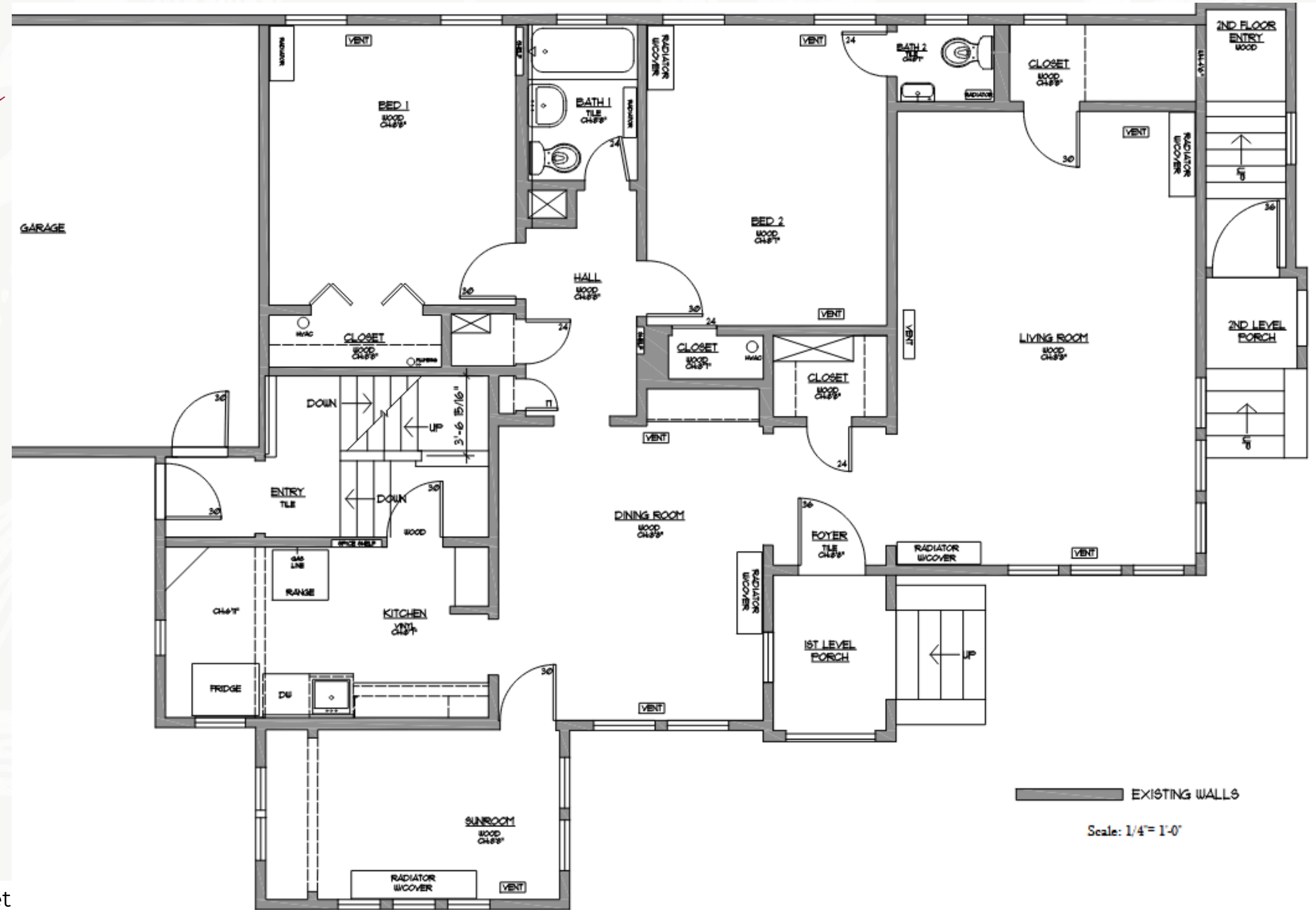
Reimagining the Primary Suite Layout

The existing two-bedroom, two-bath configuration was completely reworked to create a true primary suite. An existing chimney running from the basement through the second level initially complicated the redesign. During demolition, it was confirmed that the chimney could be safely removed, allowing the proposed layout to proceed.

CHALLENGE

Creating a Stately Powder Bath

Before the reconfiguration, the lower unit lacked a dedicated half bath for guests. To address this, the half bath connected to one of the original bedrooms was removed and extended into the former living room closet to create a long, narrow powder bath. An angled ceiling above the toilet required shifting the fixture forward slightly to allow proper clearance.



Lower Unit

After Plan

The lower unit's layout was redesigned to make the most of the space and keep everything flowing easily to fit the homeowners' needs.

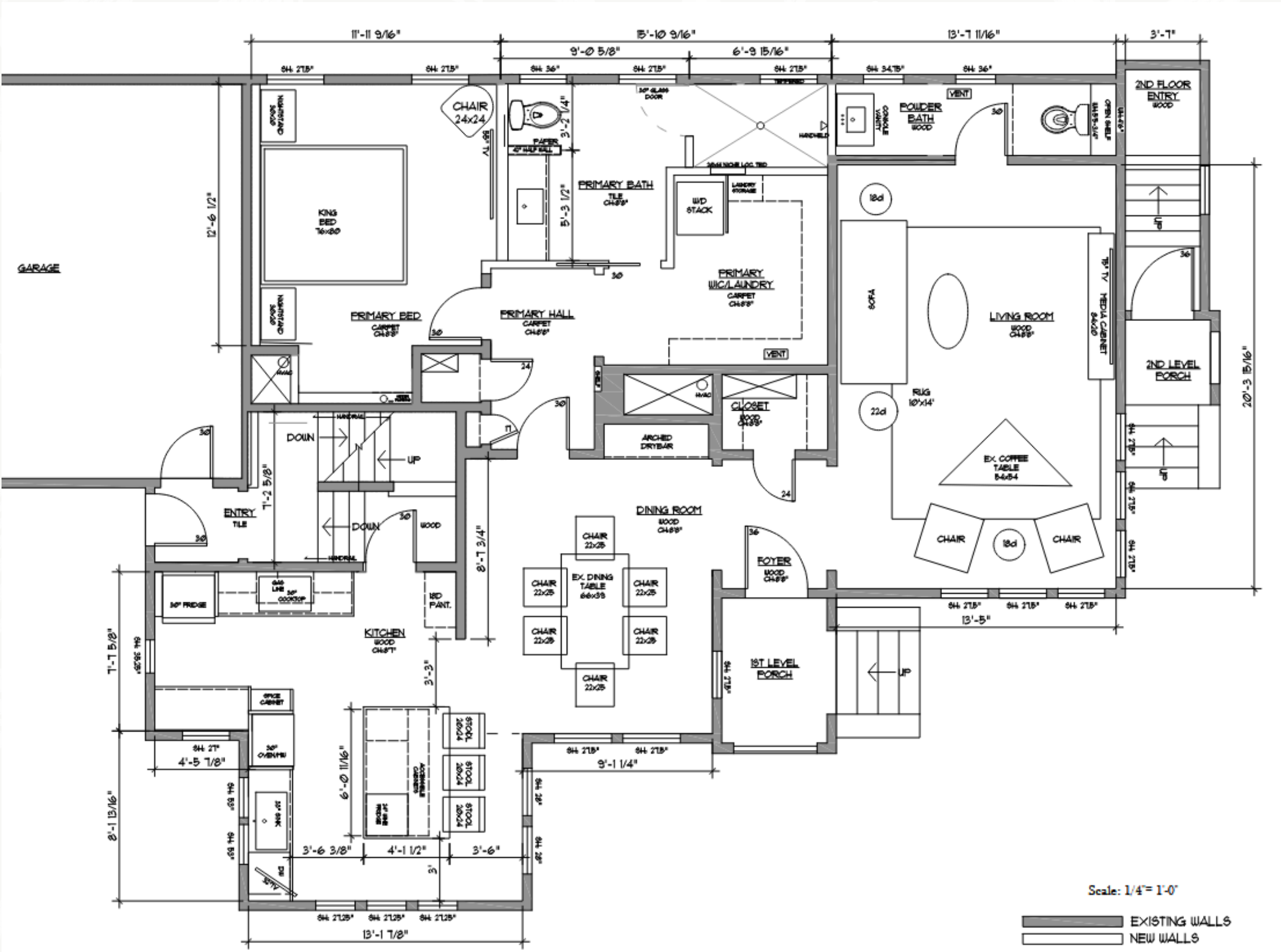
INNOVATION

The original two-bedroom, two-bathroom layout was reimagined, creating a true primary suite and adding a powder room for guests.

Each room connects in a way that makes daily life simple and natural. The layout makes it easy to move from one space to the next without feeling awkward or cramped.

INNOVATION

Through careful planning, HVAC system, electrical and plumbing were upgraded without impacting the homes historical integrity while ensuring the space is mechanically sound for years to come.



Lower Unit

Kitchen & Dining

The completed lower unit is where timeless architecture meets modern livability. With sun-drenched interiors, every detail reflects the home's historic charm.

FUNCTION

Once just a small galley kitchen, the newly designed lower unit kitchen was expanded and is now open and packed with features for entertaining, securing its main floor status.



FUNCTION

Dimmable recessed lights were added to the ceiling to brighten the space but also create a warm space for settling in.

AESTHETICS

The arched dry bar features deep blue cabinetry paired with a hint of blue quartzite topped with an antique mirror and gold/black hardware.



CRAFTSMANSHIP

Rich stained maple cabinetry in the kitchen and warm white oak floors throughout carry a historic appeal.



Lower Unit

Bathrooms & Living Spaces

AESTHETIC

A warm palette of rich, earthy tones, draws out the home's historic character. Layered lighting and abundant natural light emphasize the craftsmanship. Every element throughout, from the wood grains to the metal accents, contributes to a cohesive aesthetic that maintains the homes character but with all the modern amenities the homeowners desired.

CRAFTSMANSHIP

A mix of natural woods, textured materials, and tailored finishes lends a grounded, masculine edge.

CRAFTSMANSHIP

Tilework in the primary bath becomes a focal point with its striking mix of contrasting tile offering both texture and visual interest.



Upper Unit

Before Plan & Challenges

CLIENT FRUSTRATIONS

Before its remodel, the upper unit was a patchwork of past renovations that lacked cohesion and functionality. Outdated finishes, an inefficient kitchen layout, an underwhelming primary bed and bath and inconsistent flooring made the space feel disconnected and underutilized.

CHALLENGE

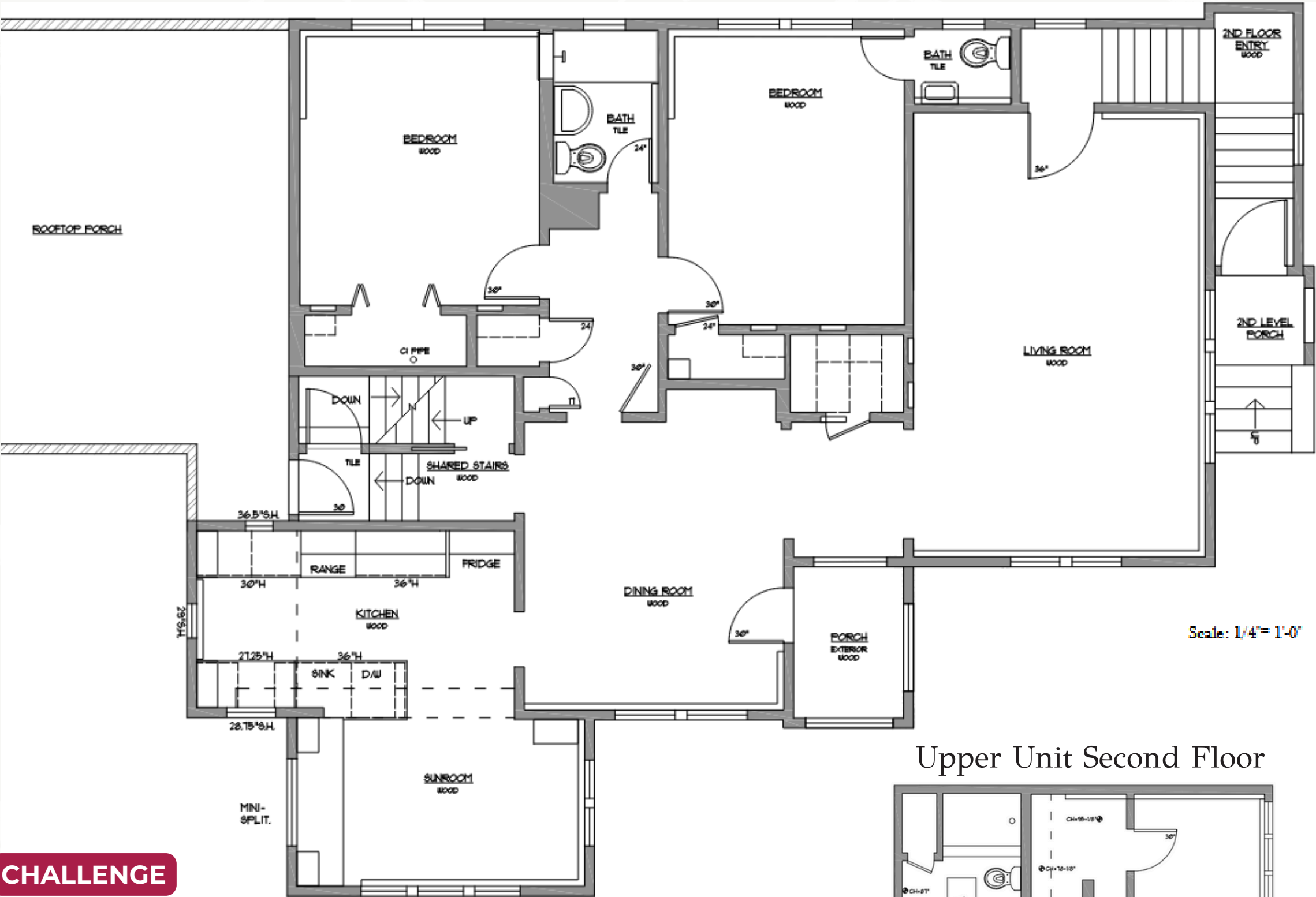
Reconfiguring the Primary Bathroom Layout

The original layout featured an oversized tub/shower combination and an excessively deep linen closet, resulting in an inefficient use of space. The homeowner requested a tub in the bathroom, with a more spa-like experience. This required a slightly narrower shower at 32 inches, with every measurement carefully considered due to the subtly sloped ceiling.

CHALLENGE

Designing the Primary Bathroom Vanity

The client request also included a makeup station in the primary bath. Space planning proved challenging, as the layout needed to accommodate the sink, lowered makeup counter, sconces, and mirrors within a limited footprint. To maximize functionality, one of the mirrors was strategically lowered to better serve the makeup area.

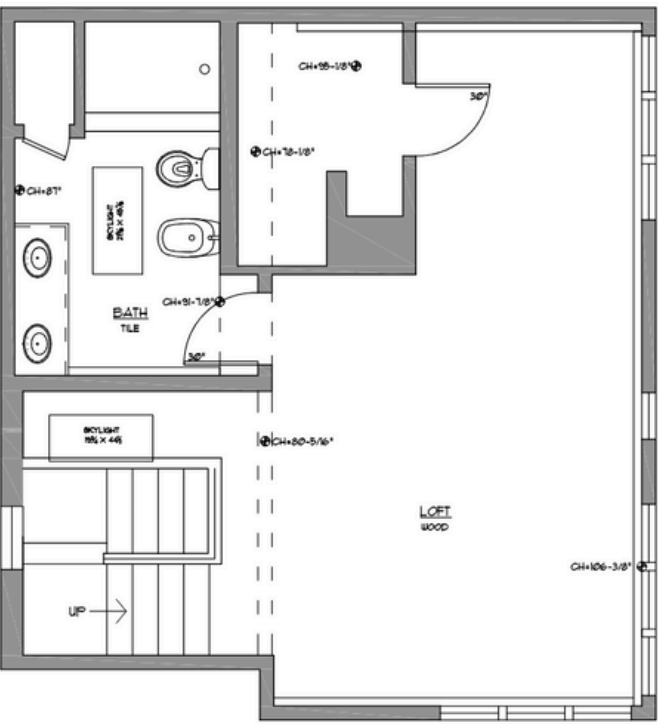


CHALLENGE

Making Space for a Home Office

The design team was tasked with revising the space plan to incorporate a dedicated home office, which meant carefully reworking the existing kitchen and surrounding areas. The challenge was to carve out new functionality without compromising the flow, storage, or chef-worthy performance of the kitchen.

Upper Unit Second Floor



Upper Unit

After Plan

In its finished state, the upper unit offers a refined retreat designed with both comfort and sophistication in mind. A chef-worthy kitchen, a distinctive owner's suite on the second floor of the unit, and a generous deck tucked into the treetops create an inviting space for daily living and quiet escapes.

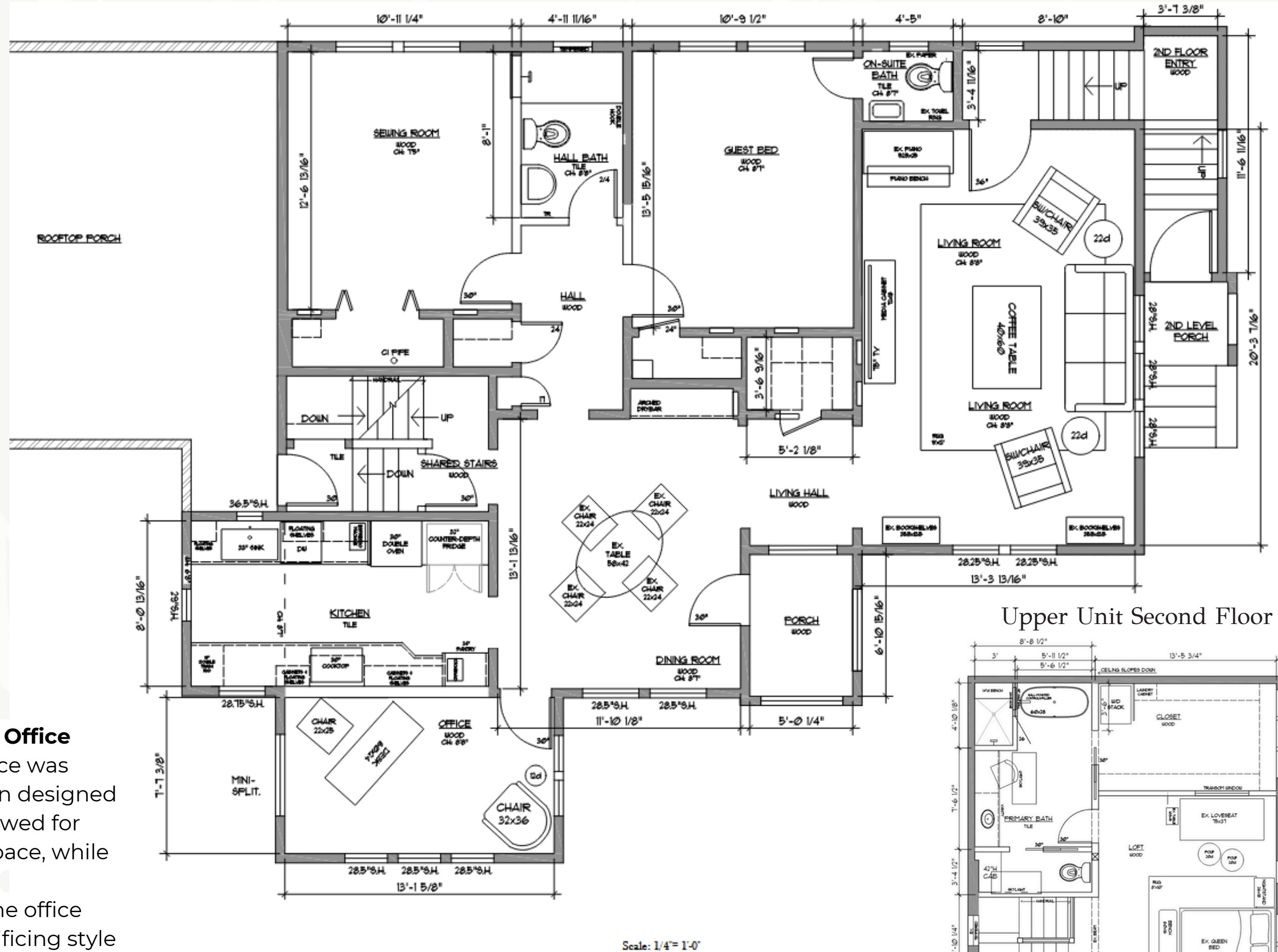
INNOVATION

Spanning two levels, this was an incredibly complex space to redesign in a way that felt purposeful. The team delivered on the homeowners wishes to integrate not only both levels of the upper unit, but also flow logically with the lower unit.

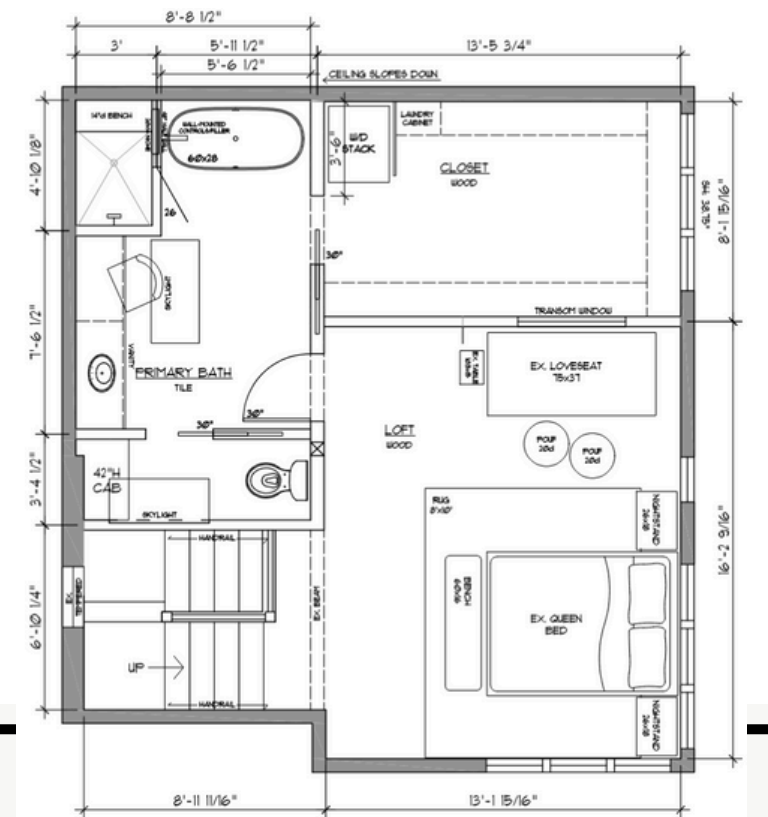
INNOVATION

Redesigning the Kitchen - Adding a Home Office

Once home to a much larger layout, the space was streamlined into a chef-worthy galley kitchen designed for efficiency. The reconfigured footprint allowed for optimized storage, workflow, and cooking space, while a portion of the original square footage was repurposed into a dedicated home office. The office meets the homeowners' needs without sacrificing style or practicality.



Upper Unit Second Floor



Upper Unit - First Floor

Dining & Living

The upper unit exudes a sense of sophisticated charm, where feminine touches and graceful details dovetail beautifully with the the home’s historic character. Warm, inviting tones layer seamlessly with the original architectural features, creating a space that feels both timeless and refreshed.

AESTHETICS

The living area strikes a perfect balance between comfort and style. Plush, inviting furnishings create a cozy atmosphere for the day-to-day, while refined finishes and thoughtful details add a sense of sophistication.



CRAFTSMANSHIP

Crown molding and wood trim enhance the architectural detail in the unit, while new 5-inch white oak flooring installed throughout creates a cohesive look.



AESTHETICS

A unique arched dry bar, a twin with the one on the lower level, oozes with historic charm.

Upper Unit - First Floor

Kitchen

CRAFTSMANSHIP

Refined finishes, elegant textures, and intentionally chosen accents bring a quiet sense of luxury without overwhelming the historic bones of the unit.



FUNCTION

Despite its smaller footprint, the layout still packs a lot of storage and desired features into the transformed kitchen space.

FUNCTION

Once disjointed and inefficient, the new galley layout offers streamlined flow, high-end appliances, and chef-ready prep space.

AESTHETICS

Rich dark green cabinetry, marble countertops, and a Venetian plaster hood set a refined tone, while warm wood accents and limestone flooring preserve the home's classic character.



CRAFTSMANSHIP

Limestone flooring in the kitchen preserves the home's classic character.



Upper Unit - Second Floor

Primary Suite



FUNCTION

From the requested make up station to soaking tub, this space delivers a true oasis of relaxation.



AESTHETICS

The owner's suite bathroom exudes luxury with champagne bronze finishes and stunning tilework.

FUNCTION

Just steps away, a spacious closet offers ample shelving and storage, conveniently located next to the stackable washer and dryer.



