

Midcentury Japandi

CATEGORY // ENTIRE HOUSE \$1,000,000+

PROJECT
OVERVIEW

The owners of this Minnetonka residence loved their private hilltop lot, but the house itself was dark, dated, and poorly suited to their lifestyle. "We had a vision of the home that met our lifestyle," the clients said. "We love our neighborhood and the yard that surrounds us. We wanted to craft our forever home together in this place, on that foundation." So, they turned to our team, who began the design process by meeting with them, learning how they live, and discovering what their goals were for the project.

CLIENT
GOALS

- ◇ Improve entertainment and hosting spaces
— See *Functionality*, page 7
 - ◇ Increase natural light
— See *Aesthetic*, page 8
- ◇ Integrate views of surrounding greenery
— See *Aesthetic*, page 8
 - ◇ Combine Eastern and Western design
— See *Aesthetic*, page 8
- ◇ Convert to an energy-efficient lifestyle
— See *Innovation*, page 10

WHAT WE
CHANGED

To bring this vision to life, a majority of the exterior walls were kept while removing all of the main level interior walls and the roof.

Kitchen

- ◇ Expanded and modernized kitchen
- ◇ Included a beverage fridge and hidden coffee station
- ◇ Added large walk-in pantry with Costco door

Bathrooms

- ◇ Added a full bath and powder room to the main level for a total of 2.5 bathrooms
- ◇ Created a private primary bathroom (previously shared)
- ◇ Gave the guest bedroom & office their own bathroom

Main Level

- ◇ Created a dedicated dining room
- ◇ Transformed the living room fireplace into the focal point
- ◇ Expanded the entryway
- ◇ Added a laundry room to main level
- ◇ Added a private office space

Basement

- ◇ Provided minimal structural and foundation work in the basement as needed for the remodel & addition

Garage

- ◇ Created an attached garage
- ◇ Converted the old garage space into a guest bedroom, bath, and office

Exterior

- ◇ Completely renovated the exterior including an entirely new roof/roofline
- ◇ Replaced windows, doors, and siding
- ◇ Added a front porch
- ◇ Added a back patio



A FRESH LOOK

Before & After Photos

EXTERIOR // **AFTER**



EXTERIOR // **BEFORE**



KITCHEN // **AFTER**



KITCHEN // **BEFORE**

A FRESH LOOK

Before & After Photos

LIVING ROOM // **AFTER**



LIVING ROOM // **BEFORE**



DINING ROOM // **AFTER**



DINING ROOM // **BEFORE**

A FRESH LOOK

After Photos



PRIMARY SUITE BATH // **AFTER**

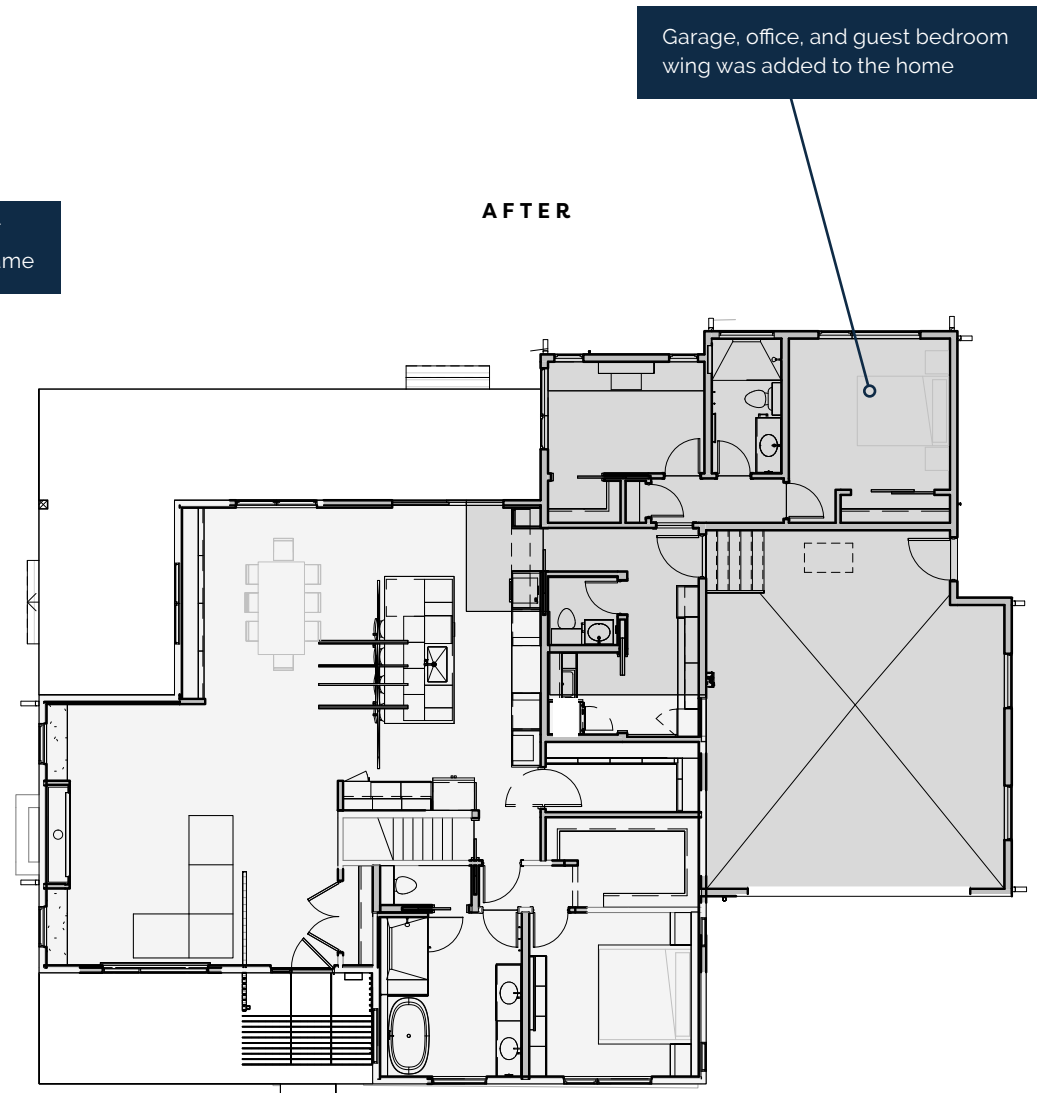
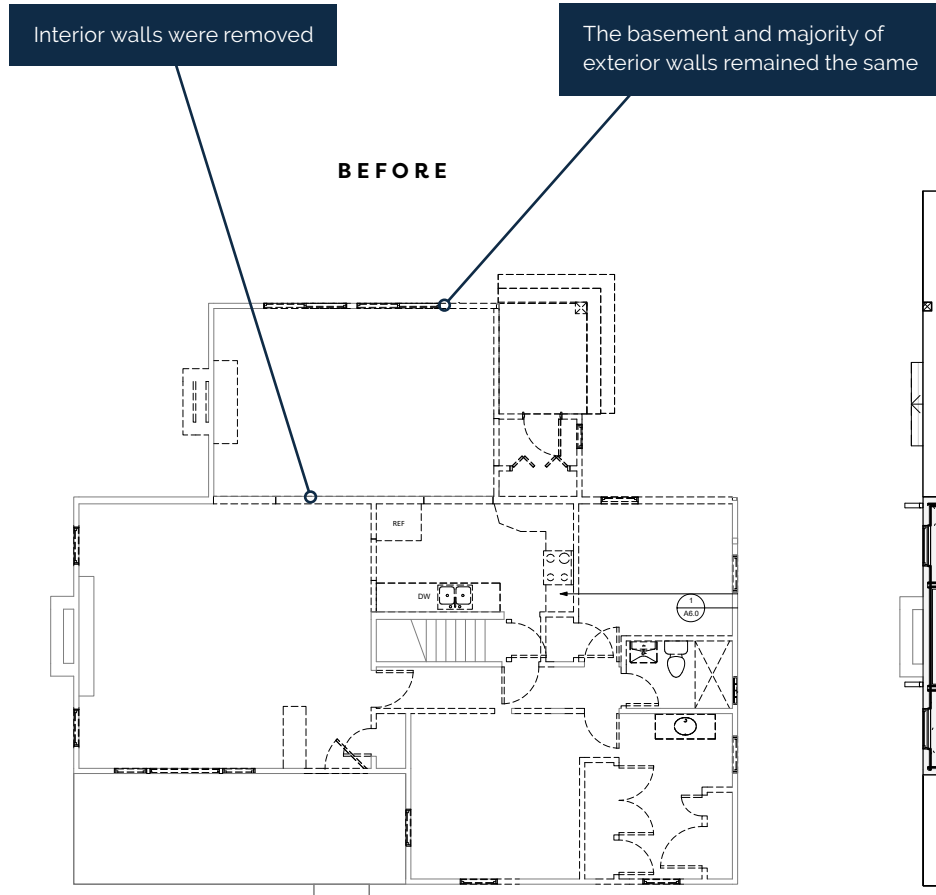


OFFICE // **AFTER**



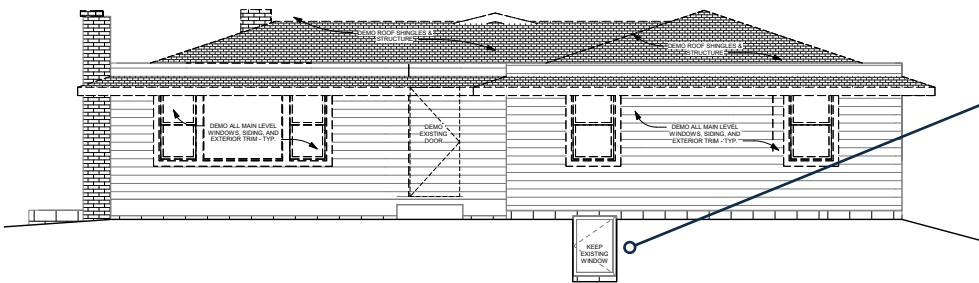
POWDER ROOM // **AFTER**

Floor Plans – Main Level



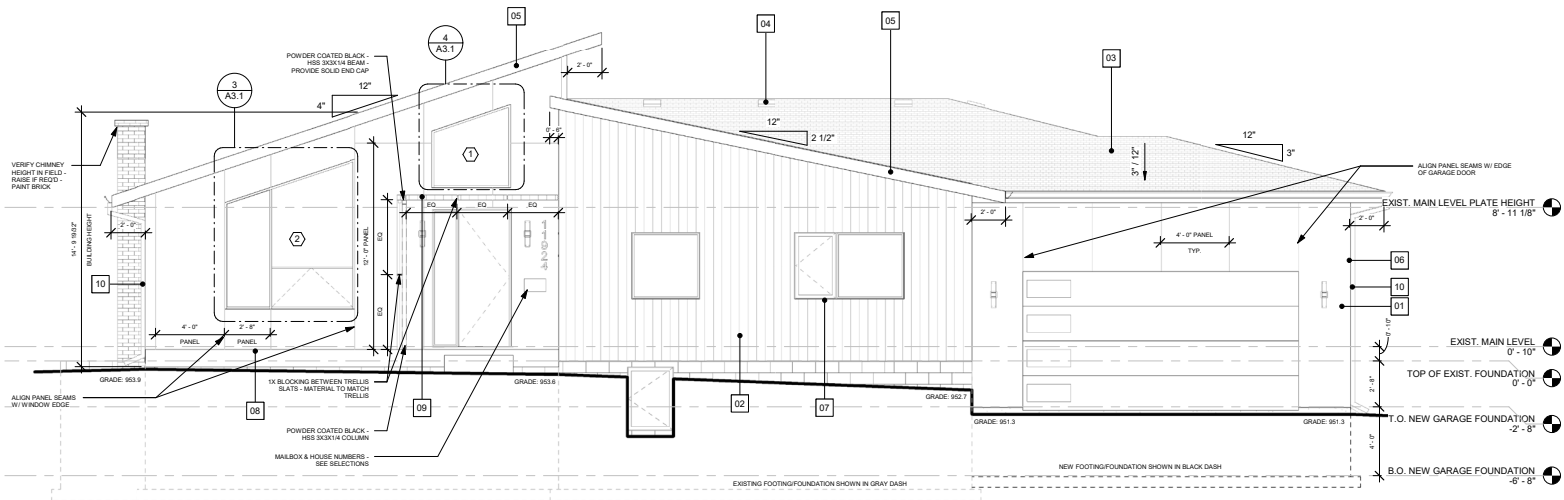
Floor Plans – Exterior

BEFORE



Egress window remained the same

AFTER



FUNCTIONALITY

When Rooms Connect, So Do the People in Them

Our team had two primary functional goals for this home. One, open up the home, making it more accommodating for frequent guests. Two, increase the amount of usable space in a previously space-limited home.

In summary, make the house more inviting to friends and more livable for the family.

IMPROVE SPACES TO HOST & ENTERTAIN

- ◇ Our team opened the entire floor plan, allowing for better flow and conversation from entry to living room to kitchen.
- ◇ The previous home felt dark and closed. Our team didn't stop at knocking down dividing walls; we completely redesigned the roofline to allow the home to feel spacious, but connected.
- ◇ The new floor plan included a larger kitchen with a beverage fridge, coffee station, large island, and walk-in pantry.
- ◇ Instead of two small casual dining spaces, we created one dedicated dining room that can fit more people and more conversation.
- ◇ The living room has an improved layout to enjoy the fireplace, TV, or just relaxing with friends and family.
- ◇ The main level was previously two different offset levels and was converted to one elevation for easier navigation and continuity.

INCREASE USABLE SPACE

- ◇ The entire primary suite was renovated, adding a private ensuite and reconfigured walk-in closet for better efficiency. The original home lacked a private bathroom and the previous WIC contained a small vanity and sink, limiting its use.
- ◇ We added the following spaces through both an addition and reconfiguration:
 - Main floor laundry room
 - Guest bedroom and bathroom
 - Dedicated office room
 - Powder room
 - Expanded mudroom including built-in storage and bench
 - Attached garage



A Merging of Cultures

The design of this home was inspired by the juxtaposition of different styles—East and West, contemporary and timeless, clean but comfortable. The homeowners were inspired by their travels to both Europe and Asia. They loved the culture, food, and history of many different countries and wanted to blend everything into their redesigned home.

INCORPORATE HERITAGE, TRAVEL, & CULTURE

- ◇ One client is from Taipei, Taiwan; the other was inspired by Scandinavian design. Together with our design team, we landed on the idea of Midcentury Japandi, merging both Scandinavian and Eastern design.
- ◇ Natural wood materials common in Eastern design were used throughout the home:
 - Built-in wood benches and shelves
 - Wooden wall treatment in the living room
 - Wooden divider between entry and living room
 - Built-in headboard and dresser in the primary bedroom
- ◇ The design incorporated cleanliness through minimalist, straight lines and flat panel cabinetry.
- ◇ The wallpaper in the powder room incorporated Eastern influence.
- ◇ A variety of light fixtures throughout helped incorporate the Midcentury Japandi aesthetic and created different atmospheres throughout the home.

INCREASE LIGHT & INCORPORATE VIEWS OF GREENERY

- ◇ Knocking down the interior walls and changing the roof pitch allowed us to open up the entire floor plan, increase ceiling heights, and flood the entire home with natural light.
- ◇ We were also able to achieve views of the backyard from almost every room in the home.
- ◇ We utilized a combination of overhead fixtures, toe-kick lighting, art sconces, and under cabinet lighting to improve daily tasks and tie in the Eastern aesthetic.



DINING ROOM & KITCHEN // AFTER

CRAFTSMANSHIP

It's All in the Details

The unique design aesthetic and complete tear down of the roof and interior allowed our team to flex many of our skills and capabilities.

CRAFTED DETAILS

- ◇ The roof was completely redesigned to allow for lofted ceilings and the Scandinavian-Japanese style angles.
- ◇ Custom windows were integrated to match the new roof line.
- ◇ A hidden built-in dog gate was added between entertainment and private spaces for the clients' two Jack Russel Terriers.
- ◇ A Costco door was incorporated with the addition of an attached garage, allowing groceries to quickly go from car to pantry.
- ◇ The design aesthetic required the incorporation of a significant amount of natural wood built-ins.
- ◇ A significant amount of tile work was incorporated throughout the home:
 - Large format porcelain tile in the primary bathroom (created single slab look)
 - Fluted tile around the living room fireplace
 - Tiled shower in the guest bathroom designed to provide natural stone aesthetic without the maintenance; additional tile outside the shower mimics wood while standing up to water
 - Kitchen countertop incorporated hidden pop-up outlets
- ◇ Originally a 1950s home, our design team was able to maintain some of the midcentury character while blending Scandinavian and Eastern cultures.



EXTERIOR // AFTER



GUEST BATH // AFTER

INNOVATION

Creating an Energy Efficient Lifestyle

Living an environmentally-conscious lifestyle was very important to our clients and their approach to living in their new home.

INCORPORATING INNOVATION

- ◇ This home incorporates energy-efficient features that reduce its environmental footprint while enhancing modern living. A high-efficiency electric heat pump provides climate control, significantly lowering energy consumption compared to traditional HVAC systems.
- ◇ The clients embraced an all-electric approach by eliminating most natural gas usage, opting instead for an induction cooktop that offers precise cooking performance while reducing emissions. Additionally, the home is equipped with car charging ports, supporting the transition to electric vehicles and promoting a greener lifestyle.

OVERCOMING CHALLENGES

- ◇ During the demolition phase, we opened the floor for plumbing and HVAC rerouting and encountered conditions that required review by our structural engineer. This slightly impacted our original timeline, as we needed to integrate old framing with new to maintain the structural integrity of the home.



KITCHEN // AFTER