



PENTHOUSE PANACHE:
POISED, POLISHED, PERFECTED

YEAR ONE

PERCHED HIGH ABOVE THE ELLIOT PARK NEIGHBORHOOD, OUR CLIENTS' PENTHOUSE OFFERS A GORGEOUS PANORAMIC VISTA OF DOWNTOWN AND ALL OF SOUTH MINNEAPOLIS BUT WAS LACKING INTERIOR FINISHES TO RIVAL THE VIEW. 20 YEAR-OLD BUILDER-GRADE CABINETS, TILE, AND FIXTURES WERE SHOWING THEIR ERA AND AGE, LEAVING THE KITCHEN AND BATHROOMS LOOKING DRAB AND LIFELESS. OUR CLIENTS WERE LOOKING TO RECTIFY THIS MISMATCH BY UPDATING AND PERSONALIZING THEIR SPACES TO FIT THEIR LIFESTYLE & AESTHETIC PREFERENCES. THE PRIMARY BATH, GUEST ("EXECUTIVE") BATH, POWDER ROOM, AND KITCHEN WERE THE FOCUS. THIS TRANSFORMATION HAPPENED IN TWO PHASES, ONE COMPLETED IN EARLY 2024 AND THE SECOND COMPLETED IN 2025.

REMODELING OF CONDOMINIUMS, ESPECIALLY IN HIGH-RISE BUILDINGS, HAS MANY CHALLENGES. OFTEN THE LOCATIONS OF THE PLUMBING AND MECHANICAL SYSTEMS ARE EXTREMELY DIFFICULT IF NOT IMPOSSIBLE TO BE ALTERED SINCE THE BUILDING INFRASTRUCTURE RUNS IN PRESCRIBED PATHS THROUGH THE MULTIPLE-STORY STRUCTURE. CONCRETE FLOOR/CEILING SYSTEMS AND METAL STUD WALL CONSTRUCTION ARE COMMON. WINDOWS CANNOT BE MOVED AND ACCESS TO STRUCTURE AND SYSTEMS IS LIMITED TO THE UNIT WHERE WORK IS BEING DONE WITHOUT BEING ABLE TO ACCESS THE UNITS ABOVE OR BELOW. FINALLY, THERE IS THE LOGISTICAL CHALLENGES OF DELIVERY OF MATERIALS, DISPOSAL OF DEBRIS, AND COORDINATING ACCESS AND PARKING FOR MULTIPLE WORKERS, VENDORS, AND TRADE PARTNERS.

PHASE ONE OF THIS TRANSFORMATION TACKLED THE EXECUTIVE BATH AND KITCHEN RENOVATION. UPDATING THE KITCHEN SOUGHT TO CREATE A CLEAN, SIMPLE LOOK, HEAVY ON FUNCTIONALITY. NEW CABINETS WERE FABRICATED, INSTALLED, AND TOPPED WITH THE SALVAGED QUARTZ COUNTERTOPS. FIXTURES AND FINISHES WERE SIMPLIFIED TO PRESERVE THE OPEN SIGHT LINES OF THE LIVING AND DINING AREAS. THIS INCLUDED INCORPORATING THE RANGE HOOD INTO THE DROPPED CEILING AREA TO KEEP IT OUT OF VIEW. THE EXECUTIVE BATH IS WHERE THE OVERARCHING PROJECT DESIGN THEME OF "ORGANIC VS. GEOMETRIC" BEGAN. THE DISTINCTIVE HEXAGONAL TILE FEATURING SOFT COLORS AND TROPICAL FOLIAGE SERVES AS A SPRINGBOARD FOR THE ROOMS COLOR PALETTE AND SIMILAR JUXTAPOSITIONS OF ANGULAR, LINEAR, AND ORGANIC SHAPES THROUGHOUT THE SPACES.

YEAR TWO

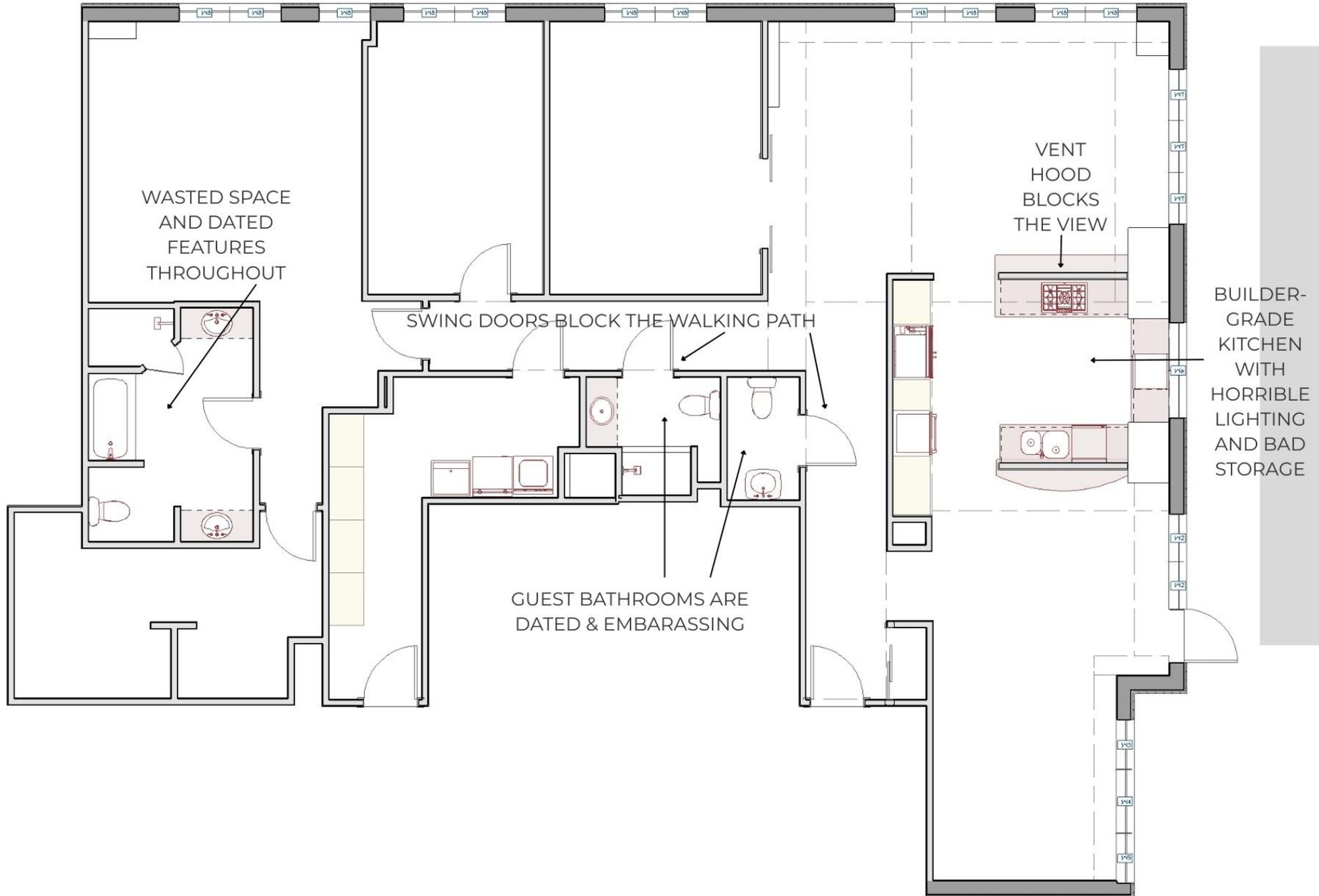
A YEAR LATER, PHASE TWO TACKLED THE POWDER ROOM AND PRIMARY BATH. THE POWDER ROOM TRANSFORMED FROM DULL TO DRAMATIC WITH BOLD BLACK & GOLD GEOMETRIC WALLPAPER, A HERRINGBONE TILE FLOOR, SIMPLIFIED VANITY & WAINSCOT, AND DISTINCTIVE BLACK AND GOLD PLUMBING AND LIGHTING FIXTURES. THE HINGED DOOR WAS REPLACED BY A POCKET DOOR TO PRESERVE SPACE AND ACCESS. ORGANIC INSPIRED FEATURES INCLUDE THE MIRROR AND QUARTZ COUNTER PATTERNING.

THE PRIMARY BATH IS THE PIECE DE RESISTANCE OF THIS PENTHOUSE PROJECT. THE CLIENTS WANTED TO CREATE A SPA-LIKE BATHING OASIS FOR THEIR EVERYDAY ENJOYMENT. THE SPACE IS BARELY RECOGNIZABLE FROM HOW IT BEGAN. THE LIMITATIONS OF CONDOMINIUM DESIGN WERE CHALLENGED AND OVERCOME WITH THE INGENIOUS ADDITION OF A RAISED PLATFORM, ALLOWING RECONFIGURATION AND RELOCATION OF THE PRIMARY DRAINS AND SUPPLIES OF THE TUB AND SHOWER. THIS CREATED TWO ZONES - THE VANITY AREA FEATURING MATCHING MIRRORED CABINETRY, FIXTURES, AND ACCESSORIES AND THE BATHING & WC ZONE ONE STEP UP. THIS RAISED AREA INCLUDES A PRIVATE TOILET ROOM WITH FROSTED POCKET DOOR ON ONE END. ON THE OTHER END, THERE IS A CURBLESS SHOWER AREA WITH SPECIALTY SHOWERING FIXTURES, A LINEAR DRAIN, AND A HINGED GLASS PANEL ENCLOSURE. AND CENTRAL TO IT ALL, IS THE SLEEK FREE-STANDING SOAKING TUB FED BY A FACETED FLOOR-MOUNTED TUB FILLER. THE TUB/SHOWER AREA IS WRAPPED IN FLOOR TO CEILING STACKED LARGE-FORMAT TILE FEATURING A DRAMATIC FULL-WIDTH HORIZONTAL LEDGE AND NICHE FOR KEEPING BATH PRODUCTS CLOSE AT HAND. THE RESULTING COMPOSITION OF FORM, FIXTURES, AND FINISHES IS AT ONCE BOLD, BEAUTIFUL, AND SERENE.

OUR CLIENTS ARE ECSTATIC WITH THE ELEVATED AESTHETIC AND ENHANCED FUNCTIONS OF ALL THEIR UPDATED SPACES. THEY FINALLY FEEL THAT THE INTERIOR OF THEIR HOME REFLECT WHO THEY ARE AND IS WORTHY OF THE VIEWS SURROUNDING IT AND ART THAT FILLS IT.

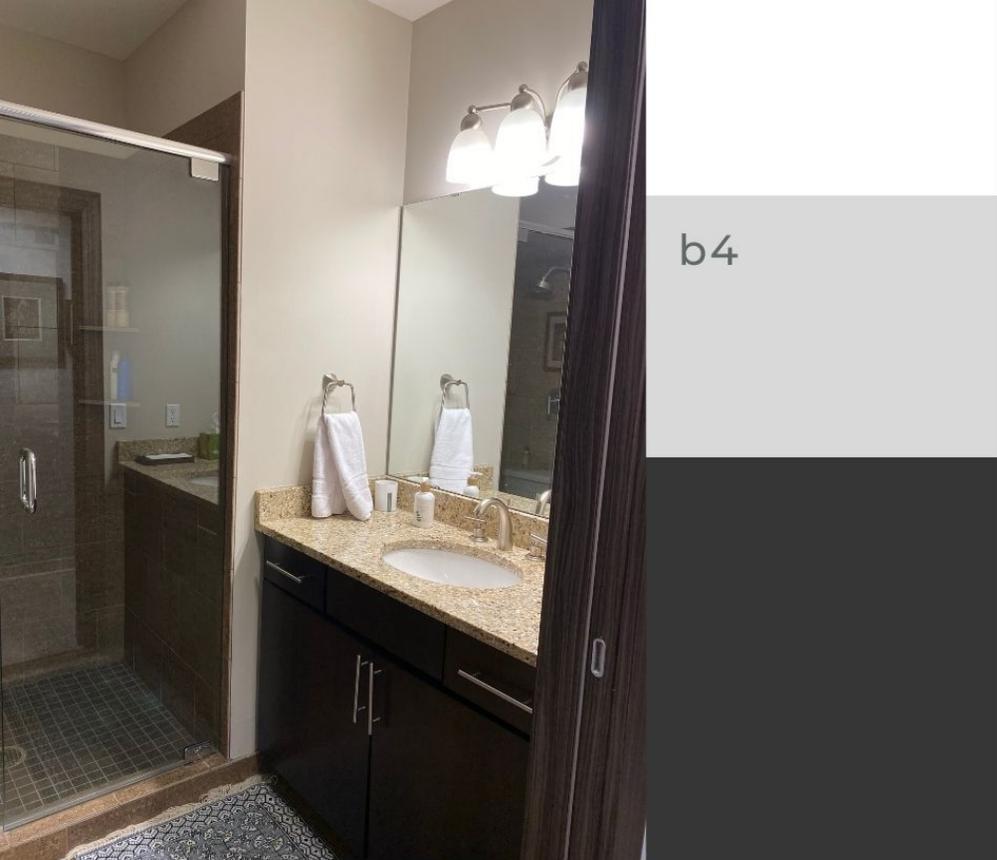
IT IS NOW A TRUE WORK OF ART IN ITS OWN RIGHT!

BEFORE: THE CONCERNS



AFTER: THE RESULT





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THE BASIC BROWN BUILDER-GRADE "EXECUTIVE" BATH COMES TO LIFE WITH A NEW SATURATED TEAL PALETTE AND POPS OF BRUSHED BRONZE. ORGANIC CURVES ARE JUXTAPOSED WITH HEXAGONAL GEOMETRIC TILE AND MIRROR. A CHALLENGING PALETTE TO COORDINATE, THE BRUSHED BRONZE FEATURES WERE COORDINATED THROUGH 6 DIFFERENT VENDORS.



FULL-HEIGHT STORAGE INCLUDING DRAWERS, DISPLAY, AND ENCLOSED LINEN SHELVES IS INSTALLED IN THE RECESS BESIDE THE SHOWER. THE DEEP TEAL UNIT BALANCES THE MATCHING VANITY ON THE ADJACENT WALL. SHOWER ACCESS WAS CREATED FOR FUTURE MAINTENANCE, HIDDEN BEHIND THE UPPER STORAGE.



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1.
ARTISAN-INSTALLED, PIGMENTED CEMENT IS APPLIED ATOP THE EXISTING TILE IN AN OMBRE FINISH CREATING DEPTH AND INTEREST IN THIS ONCE BLAND SHOWER.

2.
THE THEME OF ORGANIC MEETS GEOMETRIC IS PERFECTLY EMBODIED IN THIS HEXAGONAL FLOOR TILE, FEATURING WATERCOLOR FINISHES AND PALM FRONDS.

3.
THE PERIMETER TILE BASE IS PRECISELY CUT TO HIGHLIGHT THE GEOMETRIC FACETS. THE SATURATED HUE COORDINATES WITH THE PAINTED CABINETRY AND COLORED CONCRETE SHOWER BASE.

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2.



3.





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A BLASÉ POWDER ROOM BECOMES ABLAZE WITH DRAMATIC BLACK & GOLD GEOMETRIC WALLPAPER. A BOLD BLACK VESSEL SINK SITS ATOP A CRISP WHITE COUNTERTOP. GOLD FIXTURES AND ACCESSORIES IN ROUND AND ORGANIC SHAPES ADD CONTRAST AND BALANCE TO THE SIMPLE RECTALINEAR VANITY AND WAINSCOT PANELING.



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A SIMPLE UNADORNED FLOATING VANITY WITH PUSH-TO OPEN DOOR HARDWARE PROVIDES NECESSARY STORAGE WHILE ALLOWING THE PLUMBING, LIGHTING, AND BATH ACCESSORIES TO SHINE.





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THE KITCHEN CEILING IS SIMPLIFIED BY REMOVING THE TRACK LIGHTING AND SUSPENDED RANGE HOOD. THE RANGE EXHAUST IS CONCEALED IN THE DROPPED CEILING AND DISCREET WAFER LIGHTS ILLUMINATE THE WORKZONES. A MODERN FLUSH-MOUNT FIXTURE IS CENTRAL TO THE SPACE.





THE FUNCTIONALITY OF EACH SIDE OF THE U-SHAPED KITCHEN REMAINS THE SAME. THE COUNTERTOPS, WHICH THE CLIENT HAD RECENTLY UPDATED, WERE REMOVED, PROTECTED, AND REPLACED ATOP THE NEW WOOD-GRAIN CABINETS.

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THE KITCHEN IS NESTLED BETWEEN THE LIVING AND DINING AREAS, ABLE TO TAKE ADVANTAGE OF VIEWS FOR MILES TO THE SOUTH AND WEST. SEATING IS FOUND ON BOTH SIDES LETTING GUESTS INTERACT WITH THE COOK FROM EITHER DIRECTION.

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OPPOSITE THE WORK AREA IS A WALL OF FULL-HEIGHT STORAGE. THE CABINETY IS DESIGNED TO CREATE A BALANCED COMPOSITION OF APPLIANCES, CABINETS, DRAWERS, WRAPPED BY WHITE OPEN SHELVING AND TALL PANTRY. THE ONLY VISIBLE HARDWARE ARE THE APPLIANCE PULLS FOR THE PANELED REFRIGERATOR.

1.
PLANES OF CONTRASTING TEXTURE
AND COLOR CREATE INTEREST.
PUSH-TO OPEN HARDWARE
SIMPLIFIES THE COMPOSITION.

2.
CONNECTIONS TO CONVERSATIONS
AND VISTAS ARE MAINTAINED WITH
AN OPEN VIEW THROUGH THE
KITCHEN WORK AREA.

3.
RE-USE OF THE KITCHEN
COUNTERTOP REQUIRED CAREFUL
REMOVAL AND SKILLFUL
REINSTALLATION. A LOW PROFILE
FAUCET STAYS OUT OF SIGHT OF THE
DINING ROOM GUESTS.

1.



2.



3.





THE EXISTING ALCOVE TUB WAS REMOVED BUT IN ORDER TO ADAPT THE PLUMBING FOR THE DESIRED FREE-STANDING SOAKING TUB AND TUB FILLER, A PLATFORM WAS BUILT 6-1/2" ABOVE THE ORIGINAL FLOOR. THIS ADDITIONAL SPACE ALLOWED FOR RELOCATION OF THE DRAIN AND SUPPLIES FOR THE TUB AND THE LINEAR DRAIN OF THE NEW OPEN SHOWER.

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AN OVERSIZED ALCOVE TUB IS REIMAGINED AS A SENSUOUS FREE-STANDING SOAKING EXPERIENCE. A BACKDROP OF PRECISION-LAID TILE AND HORIZONTAL SHELF MAKES THIS A SENSUAL CENTERPIECE TO THE PRIMARY BATHROOM.



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A QUIRKY OPEN-CORNER TOILET AREA SANDWICHED BETWEEN THE TUB AND A VANITY BECOMES A PRIVATE WC BEHIND AN ELEGANT POCKET DOOR WITH A FROSTED GLASS PANEL.



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THE DARK, DINGY, CORNER SHOWER IS TRANSFORMED INTO A OPEN OASIS. A CEILING-MOUNTED RAIN SHOWER HEAD TOPS A TRADITIONAL AND HAND-HELD SHOWER ASSEMBLY. THE HINGED GLASS PANEL CAN BE ADJUSTED TO CONTROL THE AMOUNT OF OPENNESS OF THE EXPERIENCE. THE HORIZONTAL NICHE WRAPS THE CORNER TO BECOME USEFUL FOR PRODUCTS.





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THE OPPOSING MATCHING VANITIES ARE A LESSON IN SIMPLICITY WITH TWO WIDE OVERSIZED DRAWERS FOR STORAGE. A MINIMALISTIC MIRROR FLANKED BY MODERN SCONCES SITS ABOVE A COMPLIMENTARY GEOMETRIC WIDE-SPREAD FAUCET. THE STUNNINGLY BOLD YET ORGANIC COUNTERTOP HAS A HIGHER THAN STANDARD BACKSPLASH, INTENSIFYING ITS PRESENCE.



THE MODEST WC POCKET DOOR BELIES ITS COMPLEXITY. WITH NO CASINGS TO HIDE THE SEAMS, THE TILE INSTALL AROUND THE OPENING HAD TO BE FLAWLESS. A SHALLOW SLOT WAS CREATED WHERE THE WALL AND CEILING PLANE MEET ALLOWING THE LONE EXISTING EXHAUST FAN TO PULL AIR THROUGHOUT THE BATHROOM AREAS.



1.
THE TUB POSITION, TUB FILLER
LOCATION, AND THE BUILT-IN
BENCH WERE METICULOUSLY
PLANNED OUT FOR APPROPRIATE
ACCESS AND EASE OF USE.

2.
THE UPPER PORTION OF THE BACK
WALL WAS FURRED OUT TO CREATE
THE FULL-WIDTH NICHE AND
APPROPRIATE REVEALS. BECAUSE
THIS WALL IS COMMON WITH THE
ADJACENT UNIT, NO RECESSES
COULD BE CUT INTO IT.

3.
CONDO WORK HAS ITS LIMITATIONS,
AND FOR THIS PROJECT THAT WAS
NEEDING TO RELY UPON A SINGLE
EXHAUST FAN FOR ALL AREAS OF
THE PRIMARY BATH. LOCATED
ABOVE THE TOILET, WE CREATED A
SLOT AT THE TOP OF THE WC WALL
TO ALLOW AIRFLOW TO THE FAN.
THE SLOT SIZE WAS DETERMINED TO
ALIGN WITH THE TILE JOINT.

1.



2.



3.



LINEAR MEETS
ORGANIC





THE SKY'S THE LIMIT! **SALUT!**