

# NARI MN 2026 ROTY AWARDS

**Project:** Timeless Modern

**Category:** Residential Addition Under $250K



# CLIENT OBJECTIVES

## HONOR THE SETTING

Set along the bluffs of the Minnesota River Valley, this 1942 Bloomington MN home offered a remarkable setting, but the existing structure did little to take advantage of it. The original cramped and dated addition disrupted both the architecture and the flow of the home, limiting natural light and preventing the kitchen, dining, and living spaces from working together.

Having recently purchased the home, the homeowners envisioned a home that fully embraced its setting while unlocking the entire main level. Their goals for the addition extended well beyond adding square footage. They wanted to capture the river valley views that first drew them to the property, fill the home with natural light, and create seamless connections between the kitchen, dining, and living spaces.

The design also needed to strengthen the relationship between the interior and exterior, supporting the way they gather and enjoy the landscape throughout the year.

Just as importantly, the homeowners wanted the addition to feel as though it had always been part of the original home. Rather than introducing a stark contemporary statement, they sought an architectural solution that respected the home's 1940s character and enhanced both the home and its setting.

# WHAT WASN'T WORKING IN THEIR EXISTING HOME

## BEFORE FLOOR PLAN

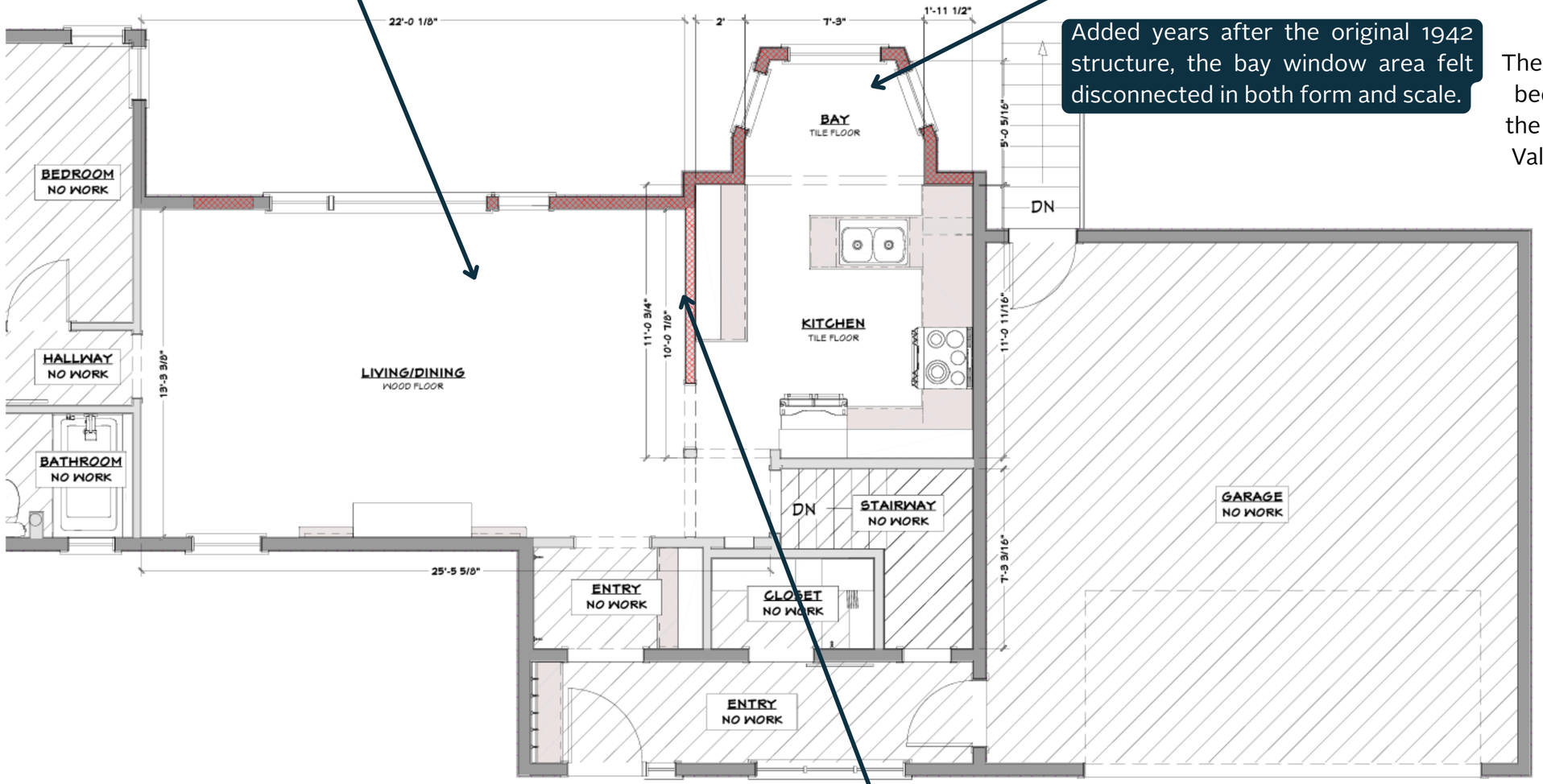
The main floor closed off what should have been the home's most compelling feature, the sweeping views of the Minnesota River Valley. A bay window addition, added later, compounded the problem, limiting the potential of both the home and its remarkable setting.

Rather than serving as a natural extension of the home, isolated primary living spaces limited opportunities for entertaining and enjoying the connection to the outdoors.

↑ Minnesota River Valley ↑

A brick-walled bay and a low ceiling restricted natural light while creating a visual barrier between the kitchen and the landscape beyond.

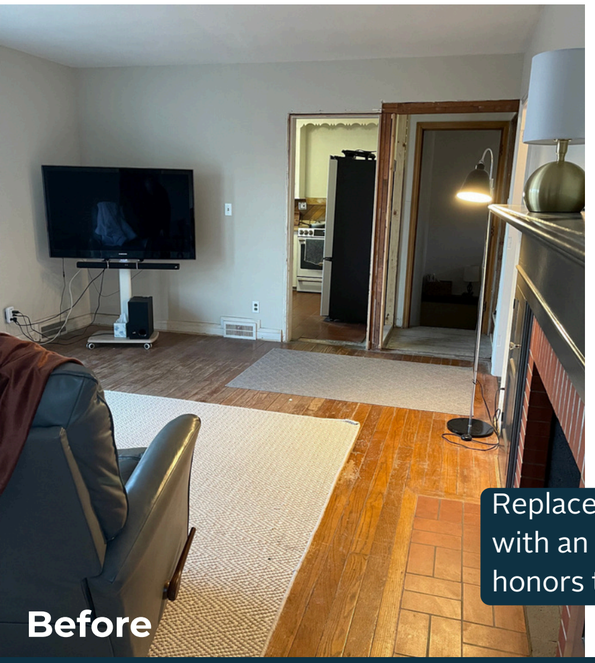
Added years after the original 1942 structure, the bay window area felt disconnected in both form and scale.




Walls separated the kitchen, dining area, and living space, interrupting circulation and preventing the rooms from functioning together









# CLIENT WISHES

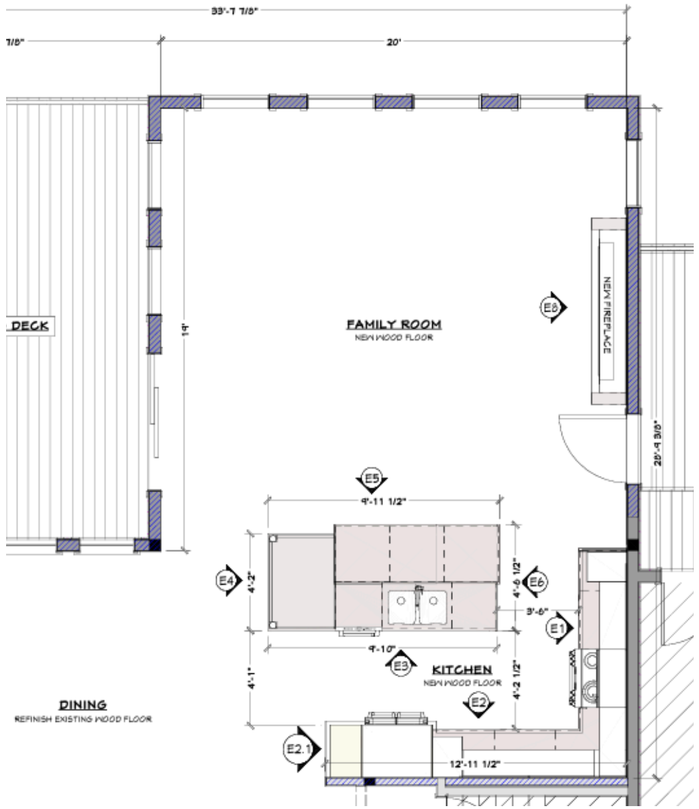
Their goals for the addition extended well beyond adding square footage.

Done in tandem with a kitchen renovation and improvements to the adjoining spaces, they wanted:

- a large great room and open concept that would allow them to entertain and host family and friends
- a modern, bright design that quietly supported the star of the show, the views of the Minnesota River Valley below
- a space flooded with natural light
- an integrated design that would tie the entire main level together
- a statement wall to ground the space with a fireplace to enjoy during cozy winter nights

# DESIGN & CONSTRUCTION CHALLENGES

## AFTER FLOOR PLAN




## LIMITATIONS ON FOOTPRINT

The challenge was fitting the clients' full wish list within a limited footprint while improving circulation and maintaining a strong connection to the home and its surroundings.






## CONNECT SEAMLESSLY

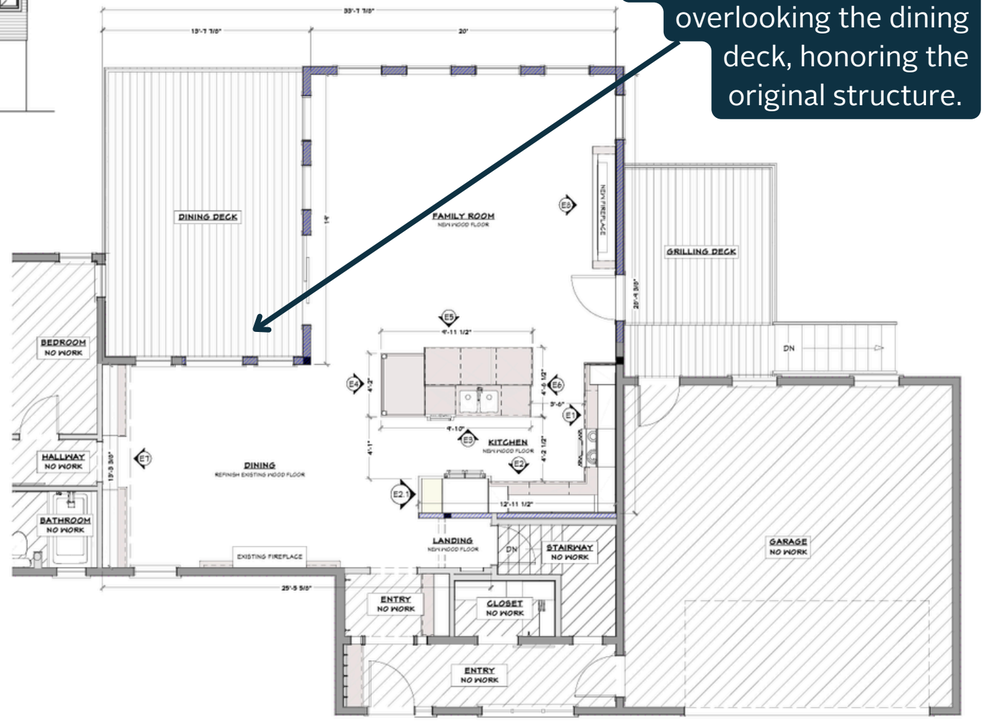
Beyond the site itself, the new addition needed to reconnect seamlessly to the original 1940s home. Careful attention to rooflines, transitions, and material continuity allows the addition to read as part of the original structure.

## MEETING CODE REQUIREMENTS

The protected bluff location added another layer of complexity. Strict setback requirements following the natural contours of the land, along with lot coverage limitations, required careful planning to maximize the available footprint while meeting code requirements.

## SAVE THE BAY WINDOWS

The bay windows from the original addition were reused in the dining room overlooking the dining deck, honoring the original structure.



# FUNCTIONALITY UPGRADES

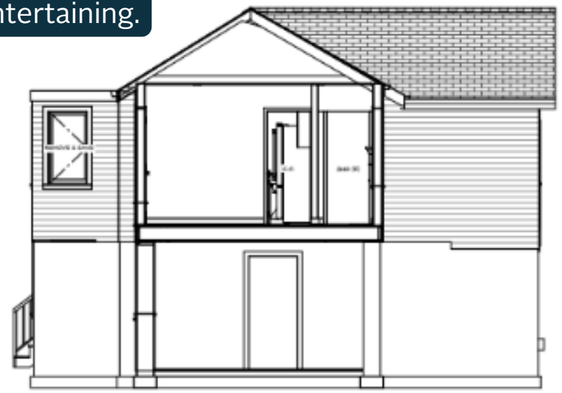
## UNLOCKING A WHOLE NEW MAIN LEVEL

The addition transforms how the homeowners live in the main level. The result is a welcoming environment that feels open, comfortable, and thoughtfully designed for the way the homeowners live.

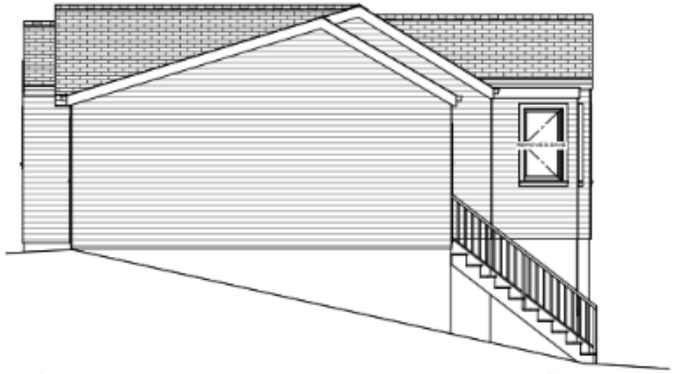
Dual eight-foot patio doors open to decks on either side of the addition, extending the living space outdoors and strengthening the home's connection to its bluffside setting.



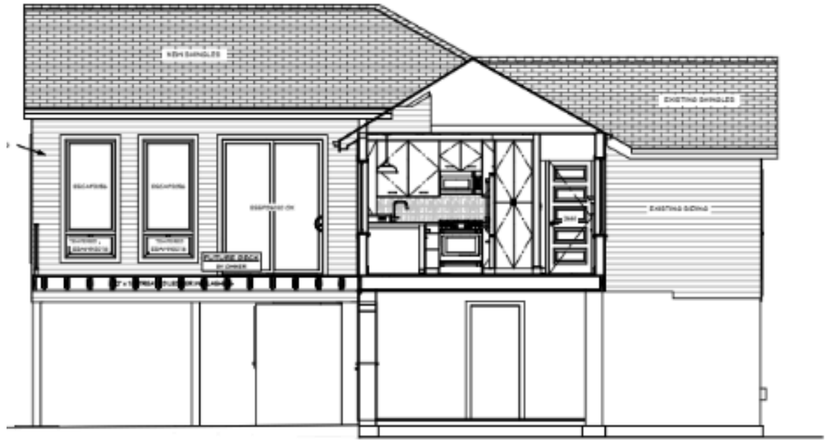
The 20-by-19-foot addition creates a generous primary living space, giving the home a true destination for everyday living and entertaining.



EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

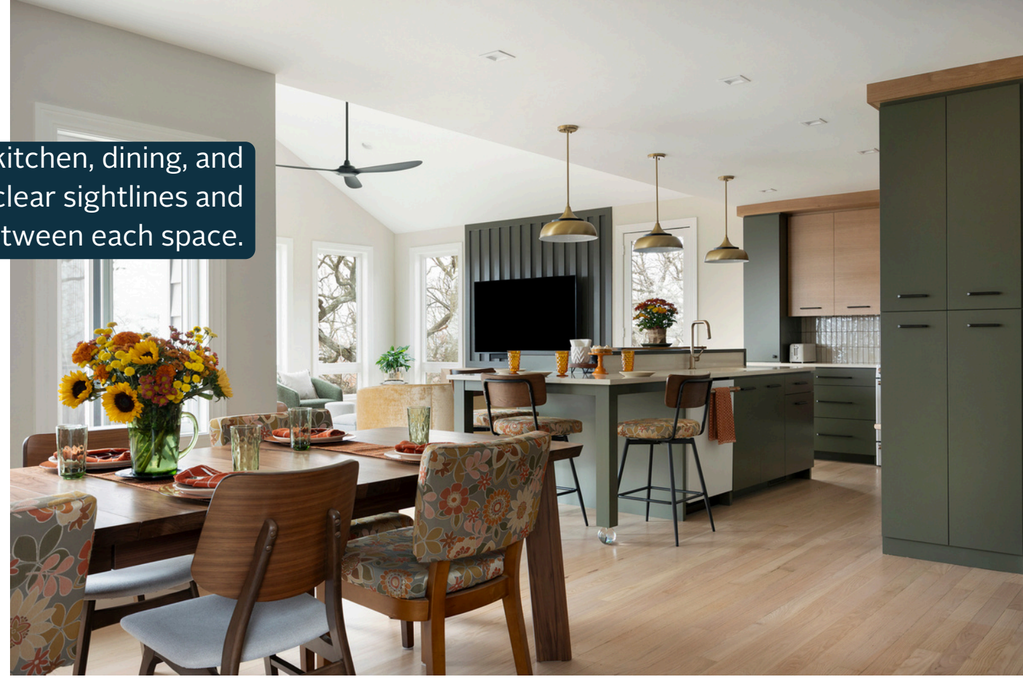


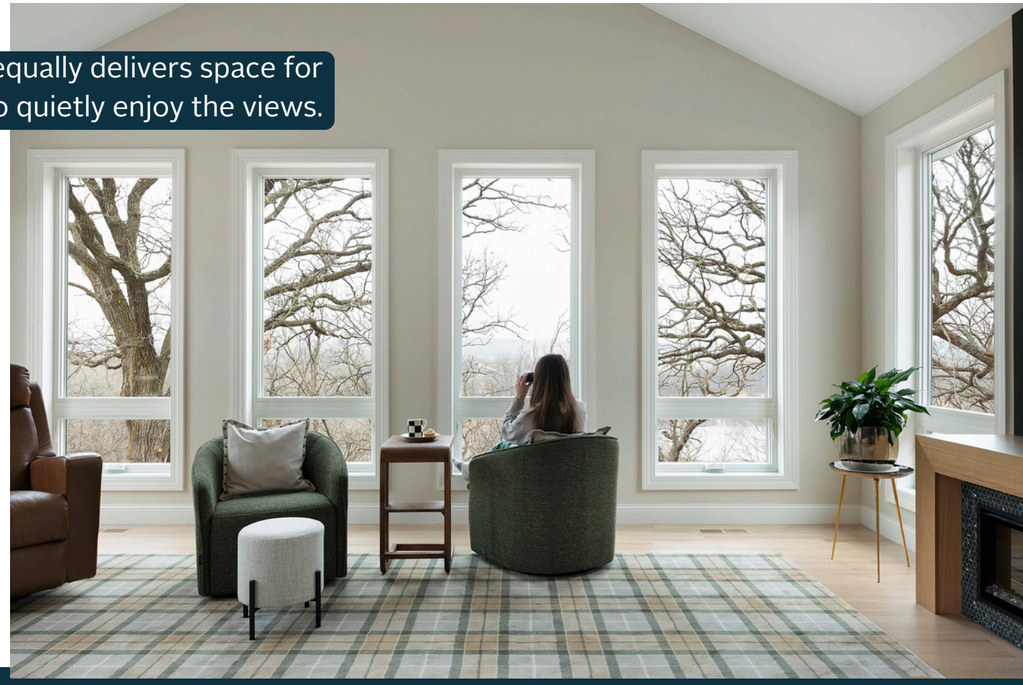
PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

# FUNCTIONALITY UPGRADES (CONT.)

## EVERYDAY FUNCTION



# CRAFTSMANSHIP & INNOVATION

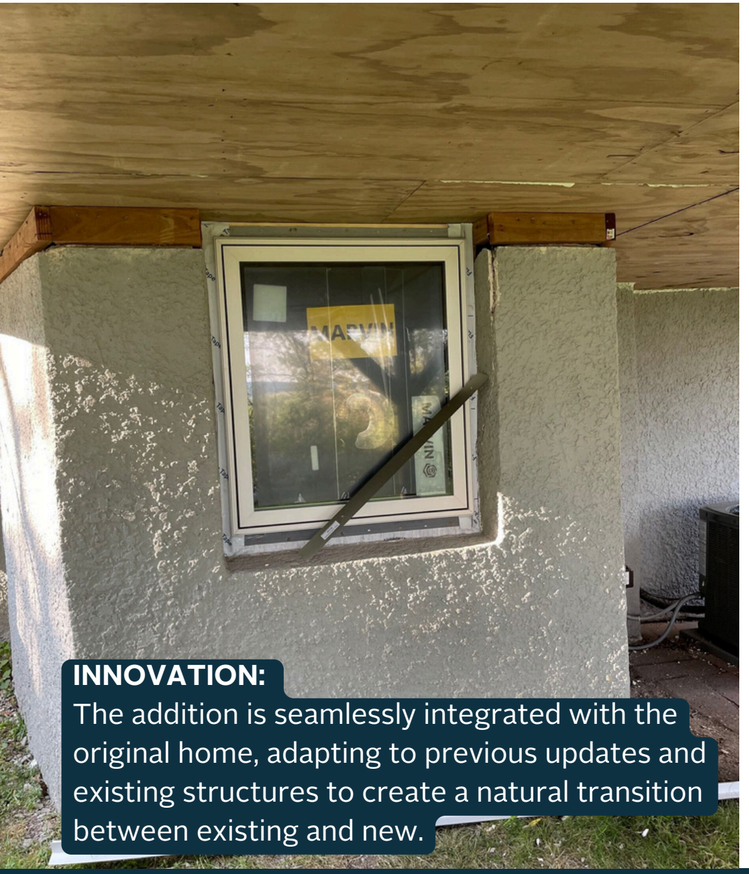
## MASTERFUL DETAILS

The addition combines thoughtful design with meticulous craftsmanship to create a space that feels both innovative and timeless. Every decision responds to the unique opportunities and constraints of the protected bluff site, while ensuring the new addition integrates seamlessly with the original 1942 home.




**INNOVATION**
Careful structural engineering supports expansive window and door openings while maintaining clean architectural lines throughout the addition.

**CRAFTSMANSHIP:**
Marvin windows and patio doors wrap the addition on three sides, transforming the home's relationship with the river valley.




**INNOVATION:**
The addition is seamlessly integrated with the original home, adapting to previous updates and existing structures to create a natural transition between existing and new.





**INNOVATION:**
The addition maximizes the home's allowable footprint while responding to protected bluff setbacks and lot coverage requirements..

**After**

# AESTHETICS & DESIGN DETAILS

## NATURE INSPIRED

Inspired by the surrounding Minnesota River Valley, the addition pairs timeless design with a warm, natural material palette. Rich textures, thoughtful contrasts, and carefully layered finishes create visual interest while allowing the landscape beyond to remain the focal point.

Every detail was thoughtfully selected to create an addition that feels current, comfortable, and beautifully integrated with the original 1940s home.



# AESTHETICS & DESIGN DETAILS (CONT.)

The dining area retains the original 1940s fireplace, while custom terracotta-toned shelving draws inspiration from it, connecting the ‘new ’ to the original home.



The six-foot linear fireplace, black-veined tile, and natural white oak surround create a dramatic focal point without competing with the river valley views.





In the adjacent remodeled kitchen and dining room areas, painted cabinetry pairs with natural white oak to create depth, warmth, and timeless character that blends with the addition.