

NARI MINNESOTA – 2026 ROTY AWARDS

PROJECT: WHERE IT ALL BEGAN

CATEGORY: RESIDENTIAL INTERIOR OVER \$500,000

Returning to the home she grew up in, the homeowner wanted to preserve a place filled with family history while completely transforming an interior that had been neglected for years. The existing home was dated, compartmentalized, inefficient, and no longer suited to modern family living. Rather than replace its history, the homeowners chose to reinvent it from within.

The interior was stripped to the studs, providing the opportunity to completely rethink the existing floor plan while working within the home's established structure. Walls and visual barriers were removed or reconfigured to create an expansive kitchen, dining, and living environment with improved circulation, abundant natural light, and stronger connections between spaces.

The kitchen became the heart of the new interior, combining custom cabinetry, an oversized island, professional-style appliances, layered lighting, extensive storage, and refined traditional detailing. Arched openings provide graceful transitions between adjoining spaces, maintaining definition and architectural character within the newly opened floor plan.

Private spaces were equally transformed. The reconfigured primary suite incorporates a spacious bath, custom walk-in closet, and extensive built-in storage, while laundry, office, pantry, powder bath, and supporting spaces were strategically reorganized to improve everyday function.

Because the homeowners intend to remain in the childhood home long term, aging-in-place planning was integrated discreetly into the interior. Stacked closets provide functional storage today while reserving the footprint required for a future elevator, allowing accessibility to be added later without substantially disrupting the newly completed interior.

Throughout the renovation, traditional forms, custom millwork, warm wood cabinetry, marble-inspired surfaces, decorative lighting, and carefully coordinated finishes were used to give the completely reconstructed interior a sense of permanence and history. The result is an interior that feels appropriate to the home's past while being entirely reconsidered for the way the family lives today—and how they intend to live in the future.



CLIENT NEEDS AND OBJECTIVES

- Restore and transform the homeowner's childhood home while preserving its history and emotional connection.
- Completely reimagine the dated, compartmentalized interior for modern family living.
- Work within the home's existing structure while maximizing the functionality of the available footprint.
- Open the main level to create stronger connections between the kitchen, dining, and living spaces.
- Create a larger, highly functional kitchen with increased cabinetry, storage, prep space, island seating, and improved appliance placement.
- Improve circulation, sightlines, and natural light throughout the main level.
- Create a spacious primary suite with a private bathroom, custom walk-in closet, and integrated storage.
- Reconfigure supporting spaces—including the pantry, laundry, powder bath, and office—to improve everyday function.
- Incorporate custom cabinetry and built-in storage throughout without sacrificing openness or architectural character.
- Establish a refined traditional aesthetic that feels appropriate to the home's history while giving the interior a fresh, updated identity.
- Incorporate aging-in-place features discreetly so accessibility planning does not compromise the home's residential character.
- Align stacked storage spaces to provide useful storage today while allowing conversion to a future elevator.
- Select durable, timeless materials and finishes appropriate for a home intended to serve the family for generations.



BEFORE PHOTOS



BEFORE PHOTOS



BEFORE PHOTOS



BEFORE PHOTOS



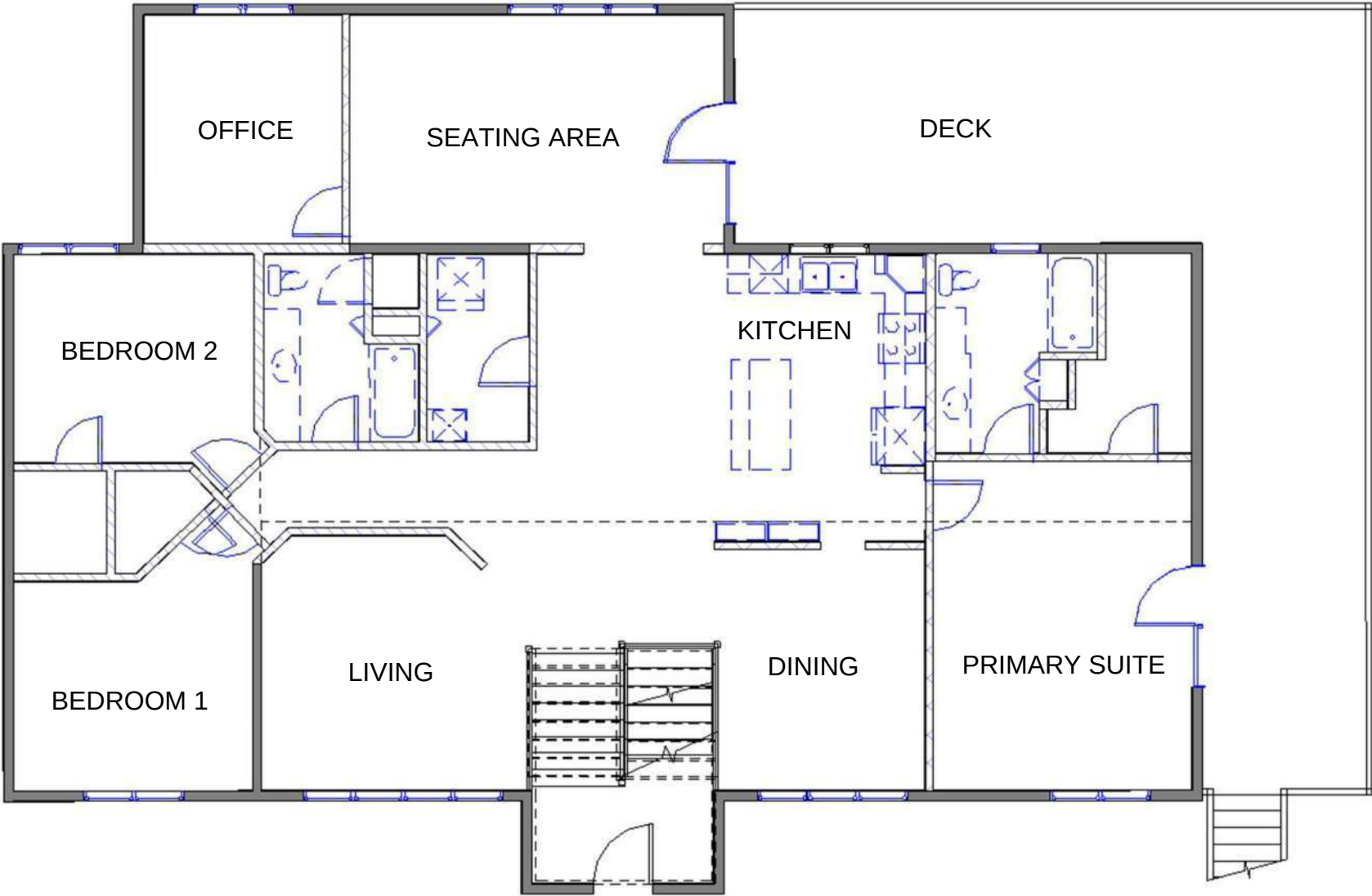
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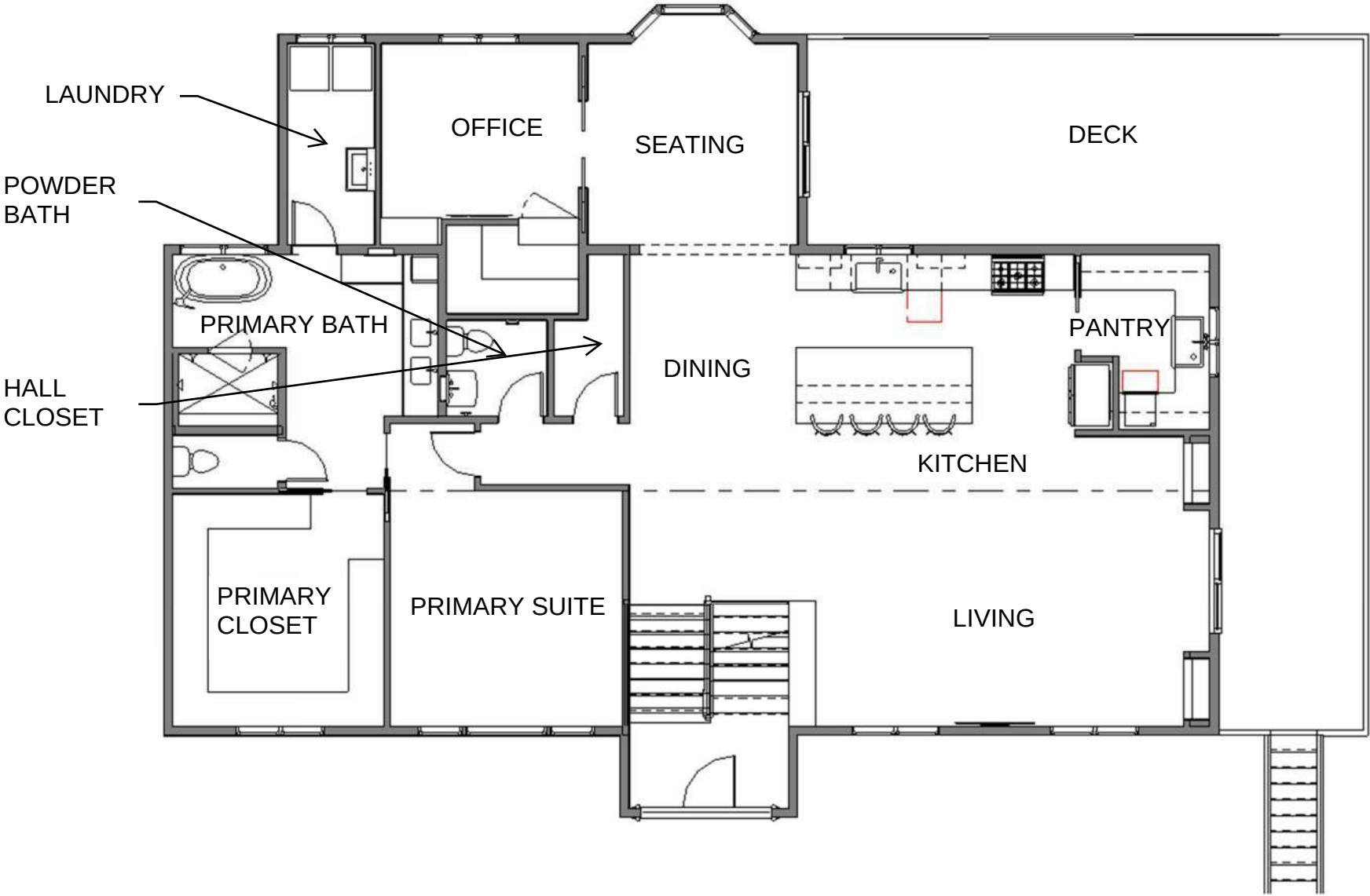
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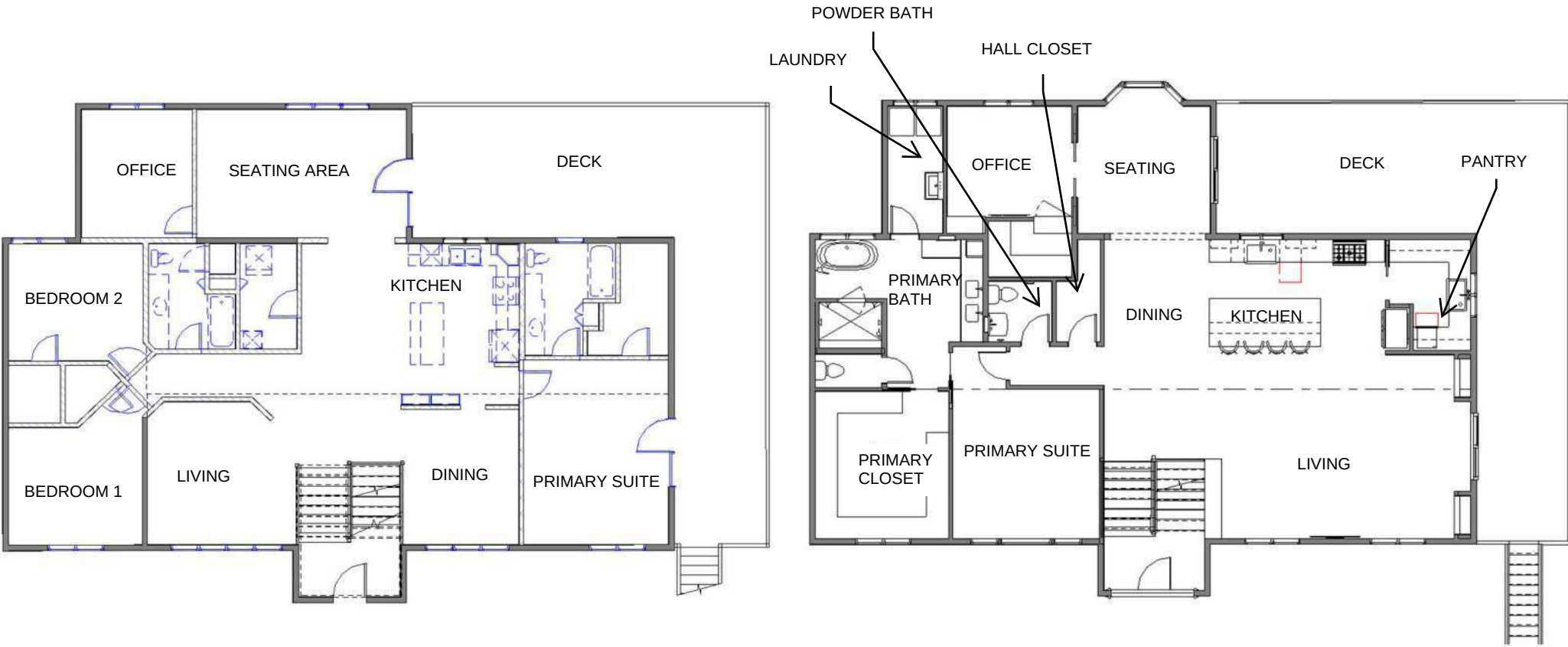
BEFORE FLOOR PLAN – MAIN LEVEL LIVING AREA



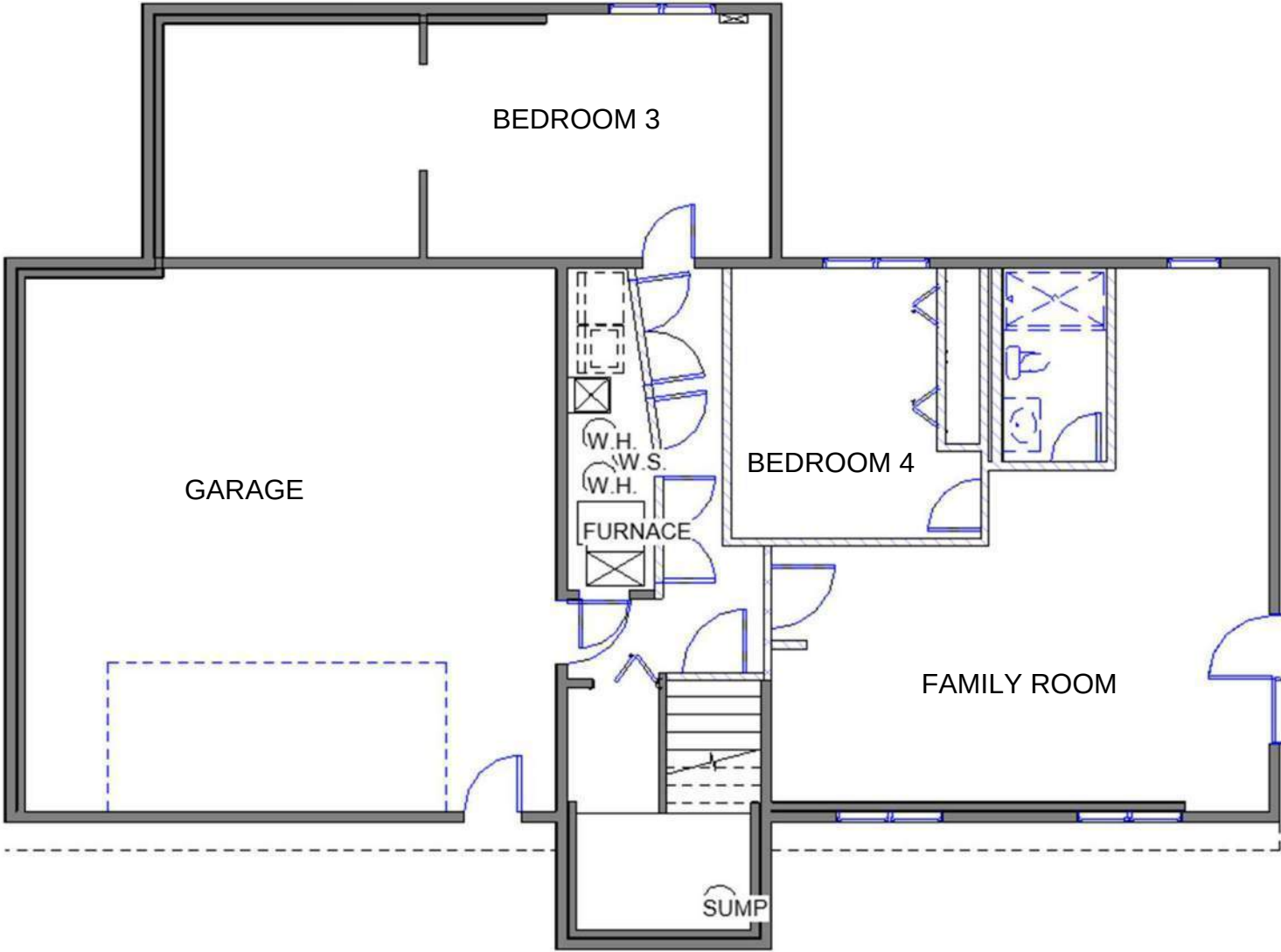
AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA



BEFORE AND AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA SIDE BY SIDE



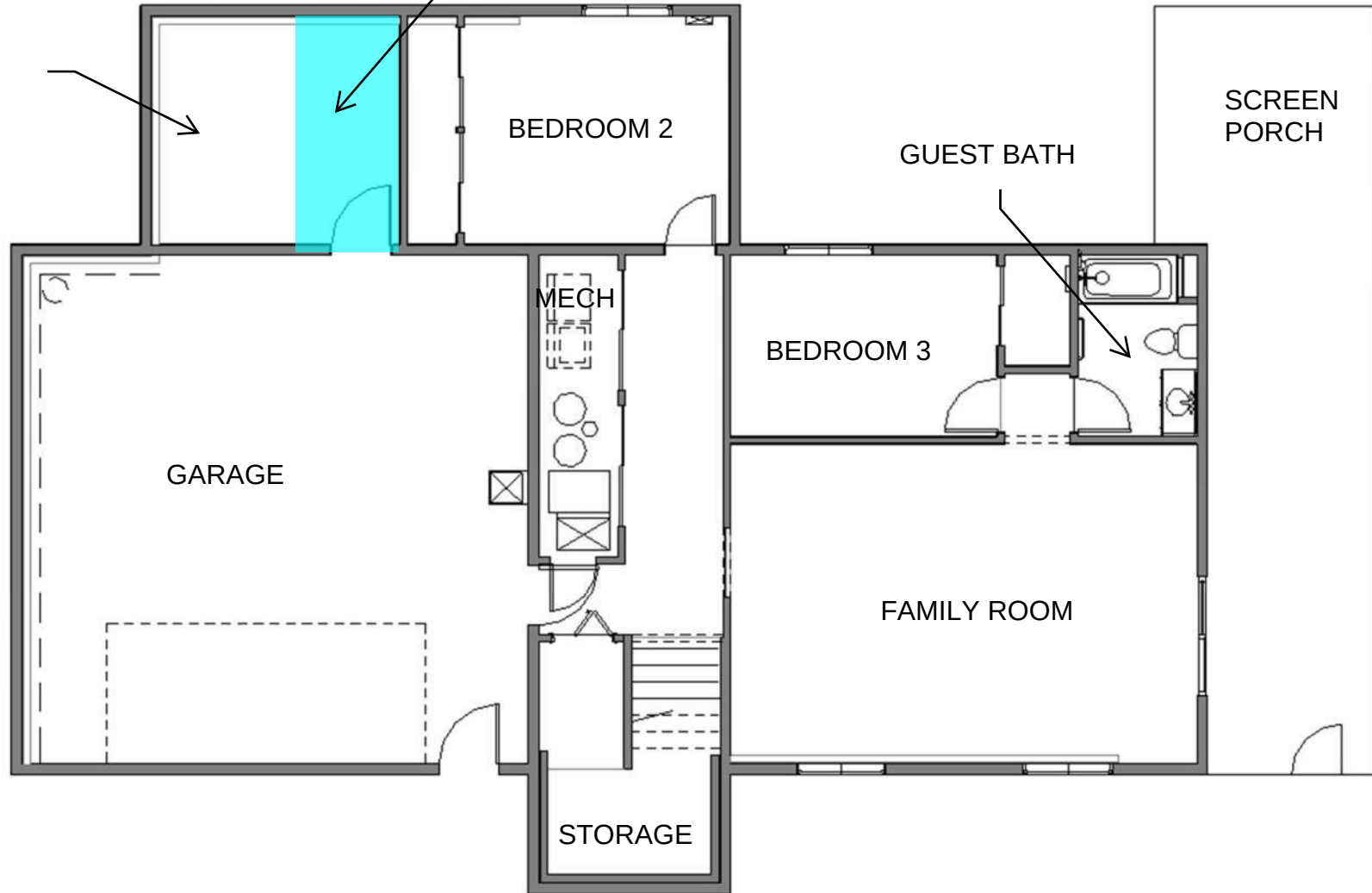
BEFORE FLOOR PLAN – LOWER LEVEL



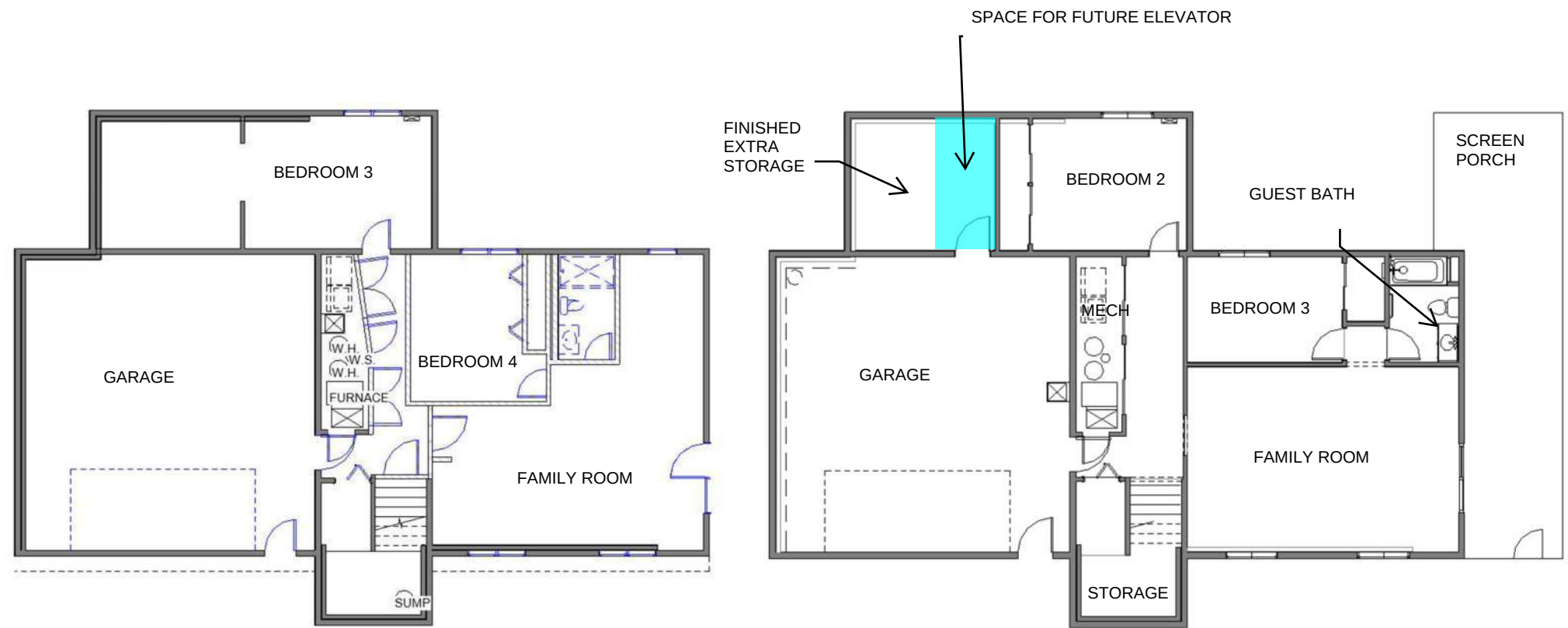
AFTER FLOOR PLAN – LOWER LEVEL

FINISHED
EXTRA
STORAGE

SPACE FOR FUTURE
ELEVATOR



BEFORE AND AFTER FLOOR PLAN – LOWER LEVEL SIDE BY SIDE



3D RENDERINGS



3D RENDERINGS



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



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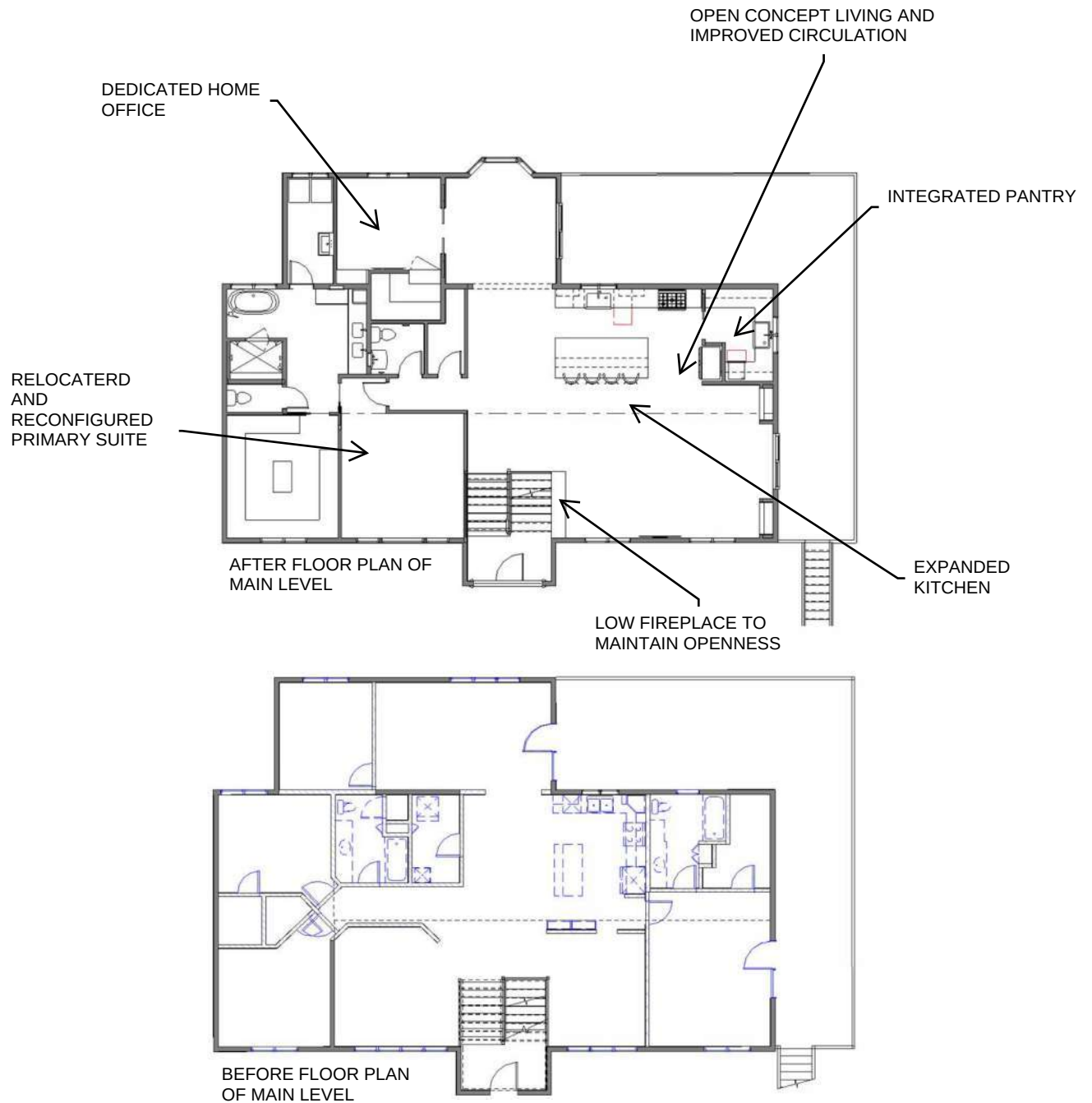


AFTER PHOTO



FUNCTIONALITY

- **Open Main Level:** Reconfiguring the existing floor plan created a direct connection between the kitchen, dining, and living spaces while significantly improving circulation and sightlines.
- **Expanded Kitchen:** The redesigned kitchen provides substantially more cabinetry, countertop space, island seating, storage, and efficient appliance placement while serving as the central hub of the home.
- **Improved Circulation:** Strategic wall and opening changes created wider, more intuitive pathways between spaces and eliminated the disconnected feeling of the original compartmentalized layout.
- **Functional Primary Suite:** Reworking the existing footprint created a private primary suite with a spacious bathroom, custom walk-in closet, and extensive integrated storage.
- **Supporting Spaces:** The pantry, laundry, powder bath, and office were strategically positioned to support daily routines without interrupting the primary living areas.
- **Integrated Storage:** Custom cabinetry, built-ins, and thoughtfully planned closets maximize storage throughout the interior while maintaining a clean, uncluttered appearance.
- **Discreet Aging-in-Place:** Long-term accessibility was considered throughout the layout and circulation without introducing features that make the home feel institutional or accessibility-driven.
- **Natural Light & Sightlines:** The reconfigured interior allows light to travel farther through the main living spaces and creates longer views across the home.
- **Existing-Footprint Efficiency:** Major functional improvements were achieved by carefully reallocating space within the existing structure rather than relying on additional square footage.



AESTHETICS

- **Refined Traditional Character:** Classic architectural details, warm materials, and timeless finishes establish an interior that feels appropriate to the history of the homeowner's childhood home.
- **Architectural Arches:** Graceful arched openings create visual transitions between spaces, adding character and definition while maintaining the openness of the reconfigured floor plan.
- **Statement Kitchen:** Custom cabinetry, warm wood tones, marble-inspired surfaces, decorative lighting, and carefully selected hardware create an elevated focal point at the heart of the home.
- **Custom Millwork:** Detailed cabinetry, built-ins, trim, and millwork introduce craftsmanship and architectural depth throughout the newly reconstructed interior.
- **Layered Material Palette:** Warm woods, soft neutral finishes, stone-inspired surfaces, tile, metal accents, and textiles create depth while maintaining a cohesive aesthetic.
- **Thoughtful Lighting:** Decorative fixtures, architectural lighting, and layered illumination reinforce the traditional character while highlighting key design features.
- **Elevated Private Spaces:** The primary bathroom and closet continue the home's refined aesthetic through custom cabinetry, detailed tilework, polished fixtures, and carefully coordinated finishes.
- **Cohesive Interior:** Consistent materials, architectural details, cabinetry, and finishes connect the kitchen, living areas, primary suite, and supporting spaces into one unified design.
- **Old Meets New:** The design honors the history and familiarity of the childhood home without recreating the past, introducing an updated interpretation of traditional residential design.
- **Timeless Longevity:** Rather than relying on trends, the interior was designed with enduring forms, materials, and details intended to remain relevant for years to come.



CRAFTSMANSHIP

- **Stud-to-Finish Reconstruction:** Stripping the interior to the studs required careful rebuilding and coordination to create precise, finished spaces within the existing structure.
- **Custom Cabinetry:** Extensive custom cabinetry throughout the kitchen, pantry, bathrooms, primary closet, and supporting spaces was tailored to maximize storage while maintaining a furniture-quality appearance.
- **Architectural Millwork:** Detailed trim, moldings, built-ins, and transitions were carefully executed to establish the refined traditional character envisioned for the home.
- **Crafted Arches:** New arched openings required precise framing and finish work to create smooth, consistent forms that appear intentional and original to the architecture.
- **Kitchen Execution:** Cabinetry, countertops, appliances, lighting, hardware, and architectural details were carefully integrated to create a highly finished and cohesive centerpiece.
- **Detailed Tilework:** Carefully planned layouts, transitions, niches, and material changes elevate the bathrooms and reinforce the level of craftsmanship throughout the interior.
- **Primary Suite Details:** Custom vanity cabinetry, detailed tilework, millwork, and the built-out primary closet demonstrate the same attention to detail found in the main living spaces.
- **Seamless Integration:** New walls, openings, cabinetry, flooring, and finishes were carefully coordinated so the extensively reconstructed interior reads as one cohesive home rather than a collection of remodeled spaces.
- **Consistent Finish Quality:** Materials, alignments, reveals, transitions, and detailing were carried consistently throughout the interior to maintain a high level of execution from room to room.
- **Built for Longevity:** Construction methods, custom elements, and finish materials were selected and executed with long-term durability in mind.



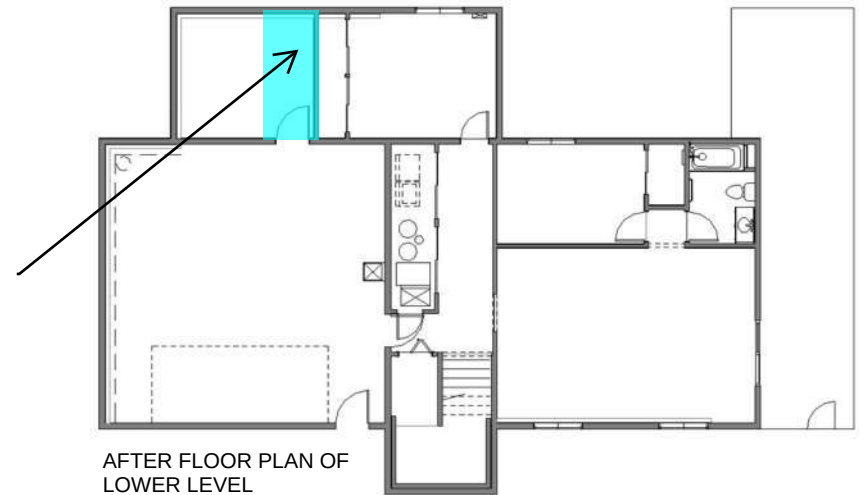
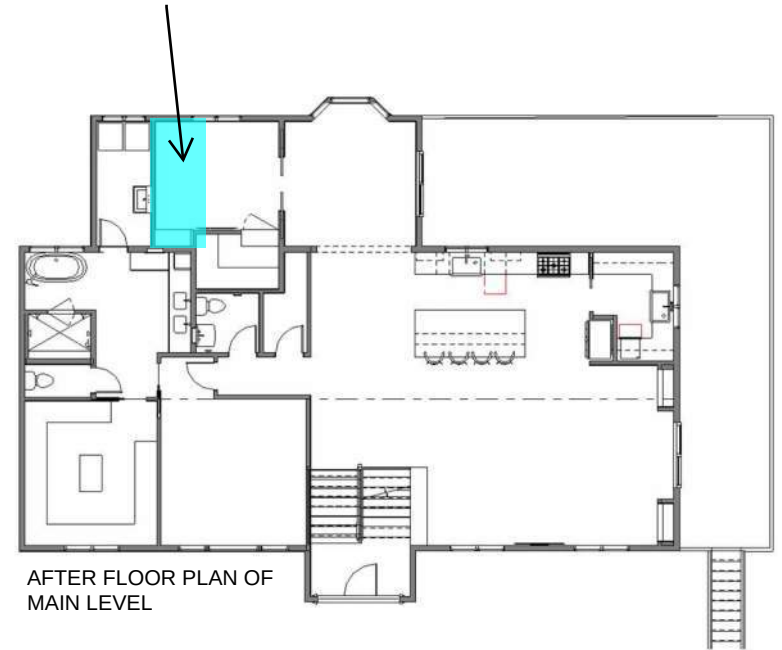
INNOVATIVE METHODS AND USES

- **Future Elevator Integration:** Stacked storage spaces were strategically aligned to function as useful closets today while reserving the footprint for a future elevator.
- **Adaptable Design:** Planning for the elevator during the renovation allows the home to accommodate future accessibility needs without requiring major disruption to newly finished spaces.
- **Discreet Aging-in-Place:** Accessibility and long-term usability were incorporated into the layout without making the home appear institutional or specifically designed for mobility limitations.
- **Existing-Footprint Reinvention:** The interior was extensively reconfigured within the home's existing structure, using strategic space planning rather than additional square footage to achieve the homeowners' goals.
- **Multi-Purpose Space Planning:** Areas were designed to provide immediate function while anticipating how the homeowners' needs may change over time.
- **Integrated Storage Solutions:** Custom cabinetry and built-ins make use of otherwise underutilized areas, increasing storage without compromising openness or circulation.
- **Open Yet Defined:** Arched openings and carefully positioned transitions maintain visual connection between spaces while providing architectural definition within the open floor plan.
- **Long-Term Flexibility:** The reconstructed interior balances the family's current lifestyle with future needs, allowing the childhood home to continue evolving with its owners.



ALIGNED FOOTPRINT FOR FUTURE ELEVATOR

FUNCTIONAL STORAGE TODAY / FUTURE ELEVATOR



PROJECT CHALLENGES

- **Preserving a Meaningful Home:** The greatest challenge was completely transforming the homeowner's neglected childhood home while preserving the history and emotional connection that made rebuilding it worthwhile.
- **Working Within the Existing Structure:** Major layout improvements had to be achieved within the home's established footprint, requiring careful space planning to create larger, more functional rooms without relying on an addition.
- **Extensive Existing Conditions:** Once the interior was stripped to the studs, years of deterioration and previous construction conditions had to be addressed before rebuilding could move forward.
- **Reconfiguring a Compartmentalized Layout:** The original interior contained disconnected rooms and inefficient circulation. Creating an open, cohesive plan required significant structural and spatial reconfiguration.
- **Integrating Old and New:** New framing, openings, cabinetry, flooring, millwork, and finishes had to be carefully coordinated with the retained structure so the completed interior felt intentional and unified.
- **Creating Character After a Gut Renovation:** Because so much of the interior was rebuilt, traditional architectural character had to be thoughtfully reintroduced through arches, millwork, cabinetry, materials, and detailing so the home did not feel like new construction.
- **Discreet Aging-in-Place Planning:** Future accessibility needed to be incorporated without compromising the refined residential aesthetic, including strategically aligning storage spaces for conversion to a future elevator.
- **Balancing Current and Future Needs:** Every square foot needed to serve the homeowners today while allowing the home to adapt as they age, requiring careful coordination of circulation, storage, and future accessibility.
- **Maintaining Design Continuity:** With numerous rooms being reconstructed simultaneously, materials, cabinetry, millwork, lighting, and finishes required careful coordination to create one cohesive interior.



CLIENT FEEDBACK

“We're thrilled we picked _____ to manage our remodel. _____, _____ and team made a challenging project look easy. The quality of work exceeded our expectations. Thank you!

– Homeowner of ‘WHERE IT ALL BEGAN’