

NARI MINNESOTA – 2026 ROTY AWARDS

PROJECT: COMING HOME

CATEGORY: ENTIRE HOUSE OVER \$1,000,000

This project was more than a whole-home renovation—it was an opportunity to give new life to a home with deep family history. The property was the homeowner's childhood home and had been neglected for many years. Rather than leave it behind, the homeowners chose to preserve its history and completely reimagine it as their long-term family home. Situated along a golf course, the property offered a beautiful setting and an opportunity to transform a dated residence into a home that could serve the family for decades to come.

The transformation was comprehensive. The home was stripped to the studs, allowing nearly every aspect of the residence to be rebuilt while retaining the core structure of the homeowner's childhood home. Major systems and infrastructure were replaced, including HVAC, plumbing, electrical, septic, and well systems, while new insulation, windows, roofing, siding, and building-envelope improvements dramatically increased efficiency, comfort, and longevity. At the same time, the main and lower levels were extensively reconfigured to improve circulation, increase natural light, strengthen connections between spaces, and take greater advantage of the home's golf-course setting. On the main level, walls and visual barriers were removed or reconfigured to establish an expansive kitchen, dining, and living area. The kitchen now serves as the heart of the home, with custom cabinetry, an oversized island, professional-style appliances, layered lighting, and thoughtfully integrated storage. The open layout provides generous space for everyday family life and entertaining while carefully placed arched openings and architectural details create definition between rooms and introduce softness and character throughout the interior.

The private areas of the home were completely reconsidered as well. The primary suite was transformed into a comfortable retreat with a spacious bathroom featuring large-format marble-look tile, custom cabinetry, refined lighting, and a generous walk-in shower. An adjoining custom walk-in closet maximizes organization with extensive hanging space, drawers, shelving, and a central storage island. Additional bathrooms, laundry spaces, closets, and supporting areas throughout the home were reconfigured to improve storage, organization, and everyday functionality.

The lower level was also extensively transformed, creating spaces that feel like a natural continuation of the main level rather than secondary areas of the home.

Reworked layouts, updated finishes, improved lighting, and coordinated architectural details provide comfortable spaces for family living and entertaining while maintaining the same refined design language found throughout the rest of the residence.

Because the homeowners intend for this to remain their long-term home, aging-in-place planning became an important component of the overall design. Rather than waiting until accessibility became a necessity, the renovation was planned to accommodate future needs from the beginning. Stacked spaces between levels were strategically designed to preserve the footprint required for a future elevator. Today, these areas function as useful closets and storage, allowing the homeowners to benefit from every square foot of the home. In the future, the stacked closets can be converted to accommodate an elevator with minimal disruption to the surrounding newly renovated spaces. This dual-purpose solution allows the home to function efficiently for the family today while providing a thoughtful path toward greater accessibility as their needs evolve.

The exterior received an equally thoughtful transformation. A lighter, more timeless material palette and updated architectural detailing refreshed the home's appearance and established a stronger relationship between the exterior architecture and newly renovated interior. The result is a residence that feels cohesive from the moment it is approached and carries the same refined character throughout its interior spaces.

Despite the scale of the transformation, this remained the homeowner's childhood home at its core. Portions of the original structure were retained and incorporated into the completed project, allowing the history and physical fabric of the existing residence to remain part of its next chapter. New construction, reconfigured existing spaces, and retained portions of the home were carefully integrated so the finished residence feels intentional and unified rather than like a series of separate renovations.

What was once a neglected and dated childhood home has been completely renewed as a sophisticated, functional, and adaptable residence. The completed project honors the property's history while responding to how the homeowners want to live today and how they may need to live in the future. Thoughtful space planning, extensive custom detailing, traditional craftsmanship, refined finishes, improved connections throughout the home, and proactive aging-in-place design have created a home intended to serve this family for generations to come.



CLIENT NEEDS AND OBJECTIVES

- Restore the homeowner's neglected childhood home while preserving its history, original structure, and personal significance.
- Strip the existing home to the studs and comprehensively rebuild it for modern family living rather than replacing the home entirely.
- Create a highly efficient, high-performing home through an entirely new building envelope and replacement of outdated systems and infrastructure.
- Replace the home's major systems, including new mechanicals, HVAC, plumbing, electrical, septic, and well systems to improve performance, reliability, and longevity.
- Completely renew the exterior with new roofing, siding, windows, insulation, and exterior materials selected for long-term durability and reduced maintenance.
- Reconfigure the dated, compartmentalized interior to create brighter, more open and connected living spaces with improved circulation throughout.
- Create an expansive kitchen and entertaining area with abundant cabinetry, storage, seating, and strong connections to the surrounding living spaces.
- Completely redesign the main and lower levels, including the primary suite, bathrooms, laundry, storage, and supporting spaces, for improved everyday functionality.
- Maximize the home's golf-course views and strengthen the connection between the interior and surrounding property.
- Create expanded outdoor living areas with low-maintenance decking and a porch below, providing multiple spaces to enjoy the golf-course setting while minimizing future upkeep.
- Establish a sophisticated, timeless design language that carries cohesively throughout the extensively reconstructed interior and exterior.
- Incorporate aging-in-place planning so the homeowners can comfortably remain in their family home long term.
- Strategically align closets between levels to reserve space for a future elevator while providing functional storage today.
- Transform a neglected childhood home into an efficient, durable, low-maintenance residence designed to serve the family for decades to come.



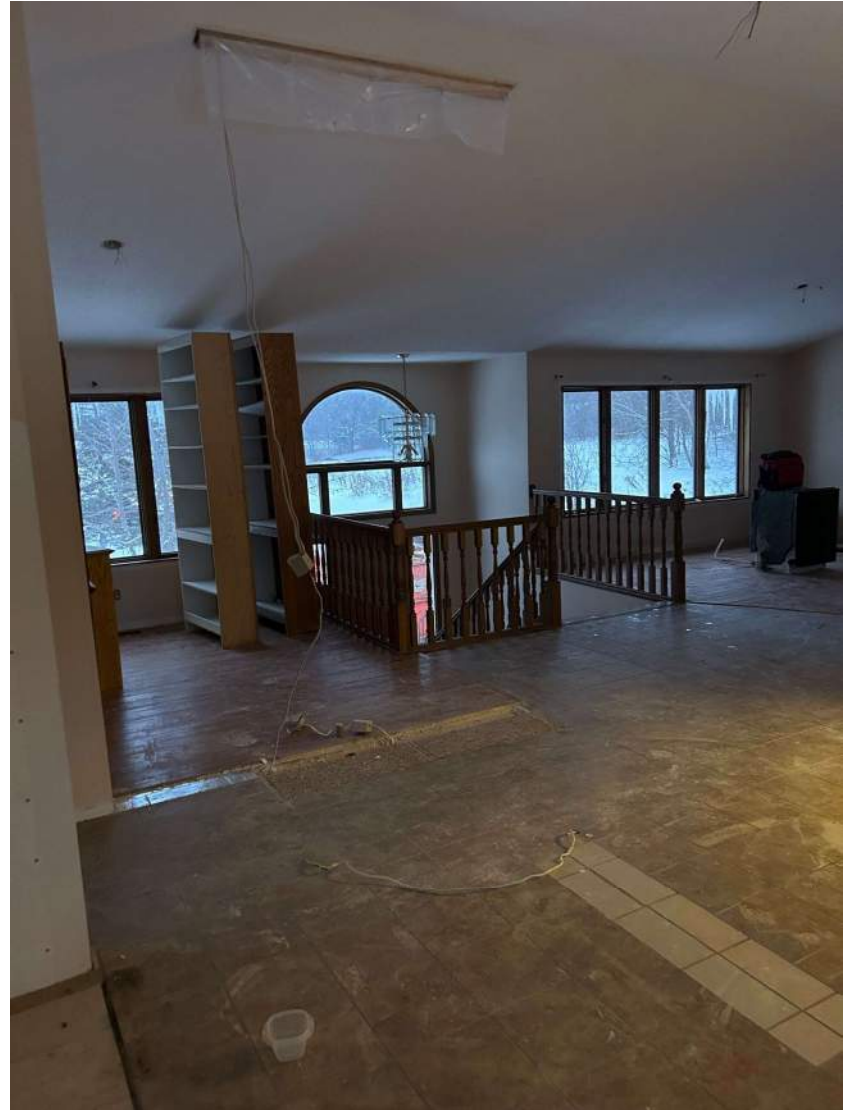
BEFORE PHOTOS



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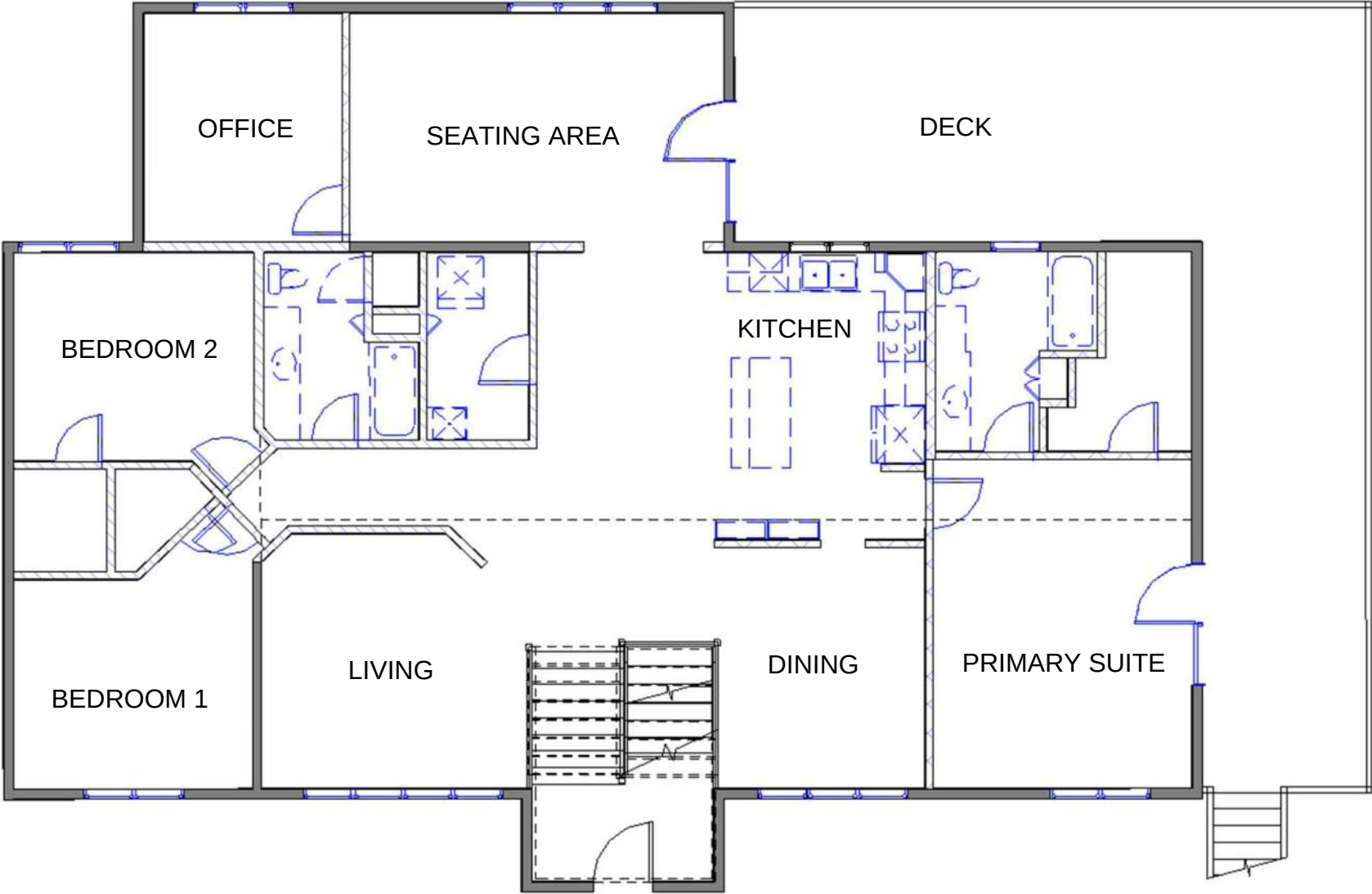
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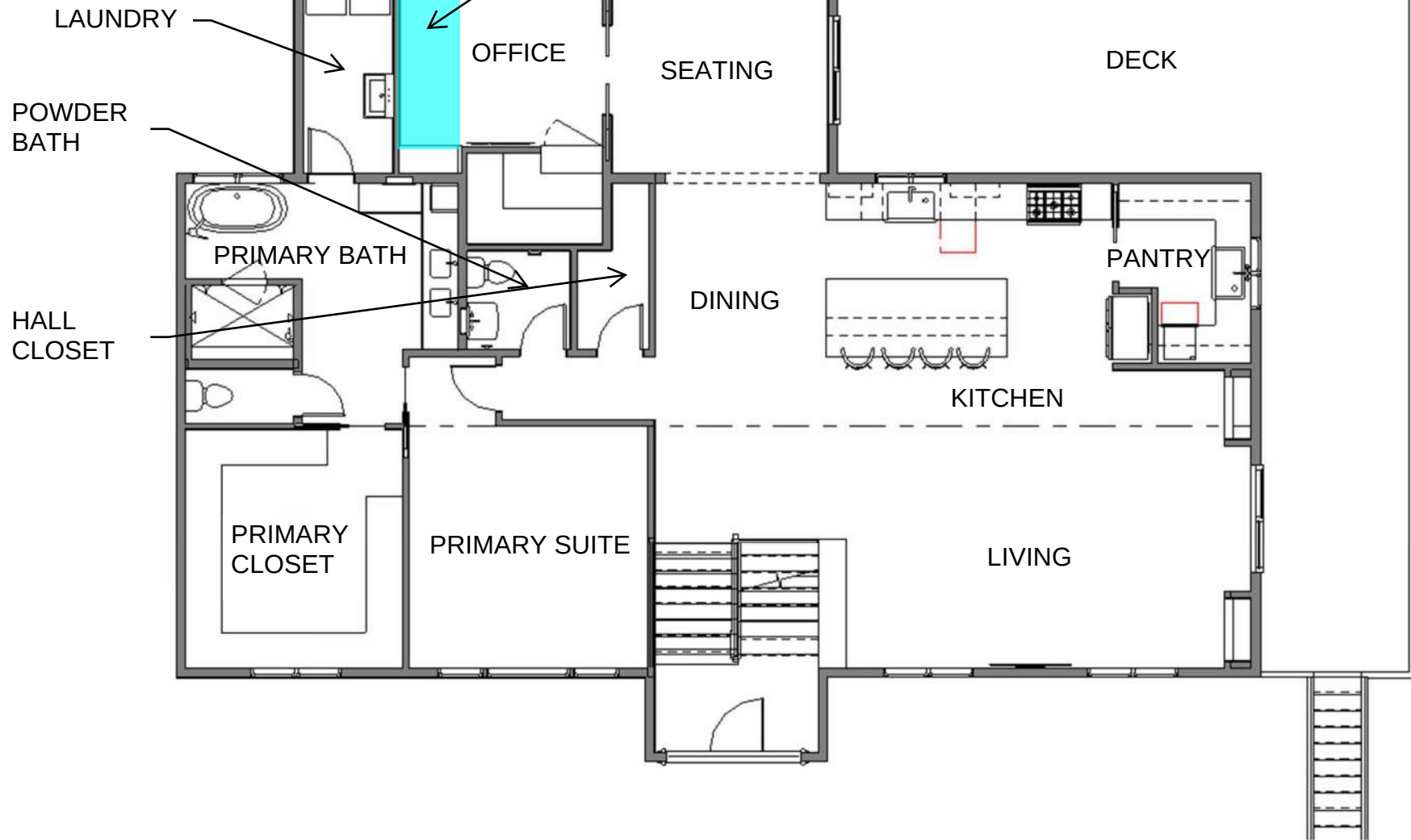


BEFORE FLOOR PLAN – MAIN LEVEL LIVING AREA

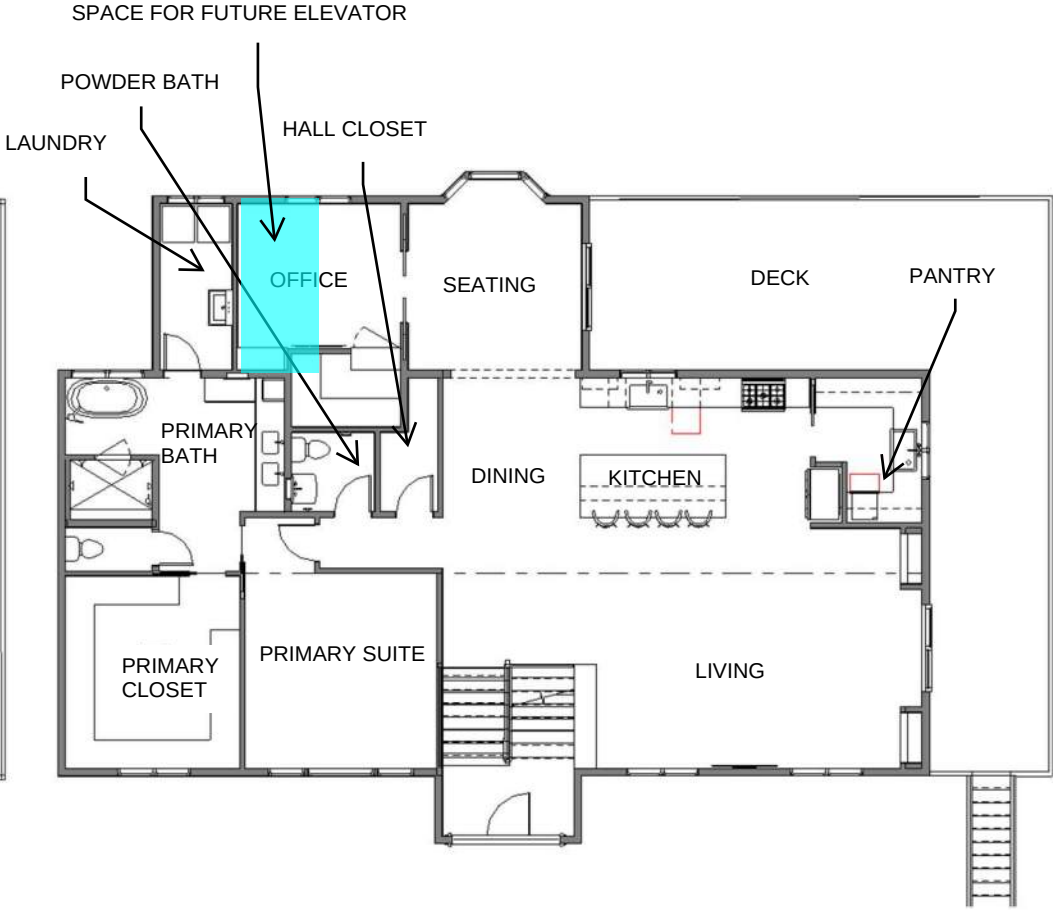
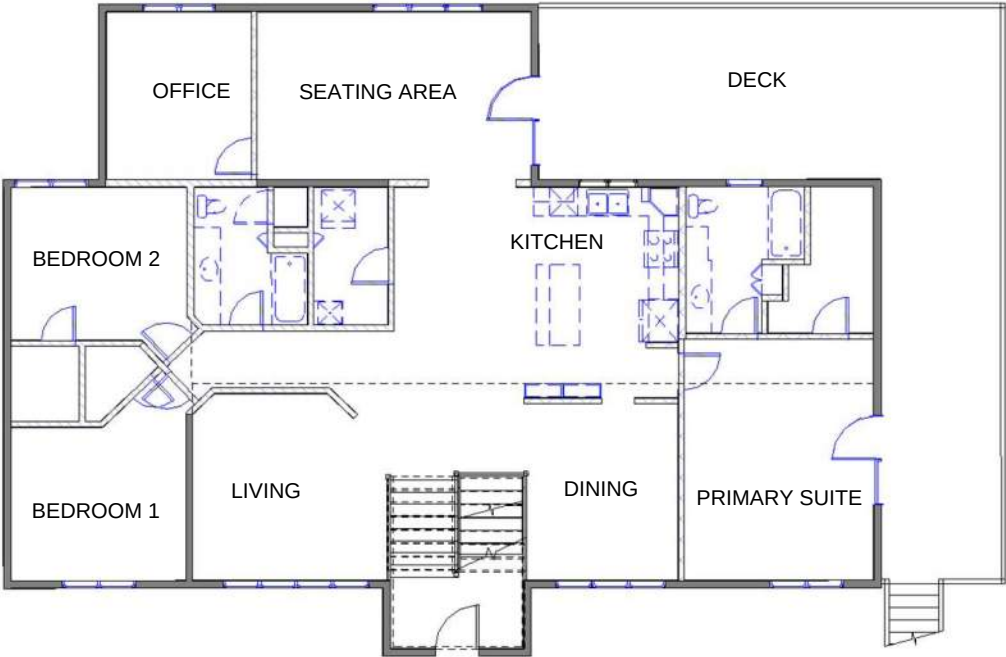


AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA

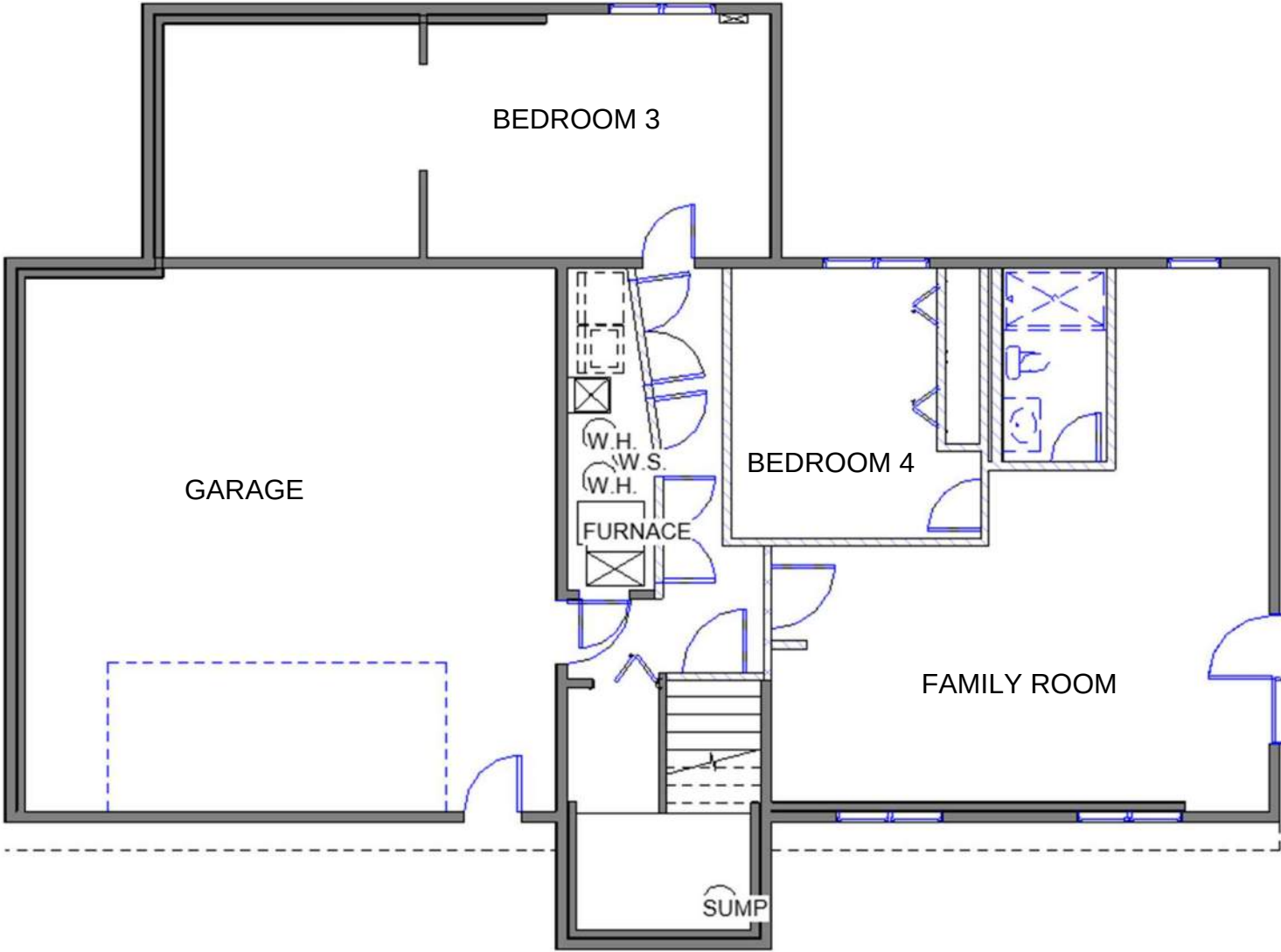
SPACE FOR
FUTURE
ELEVATOR



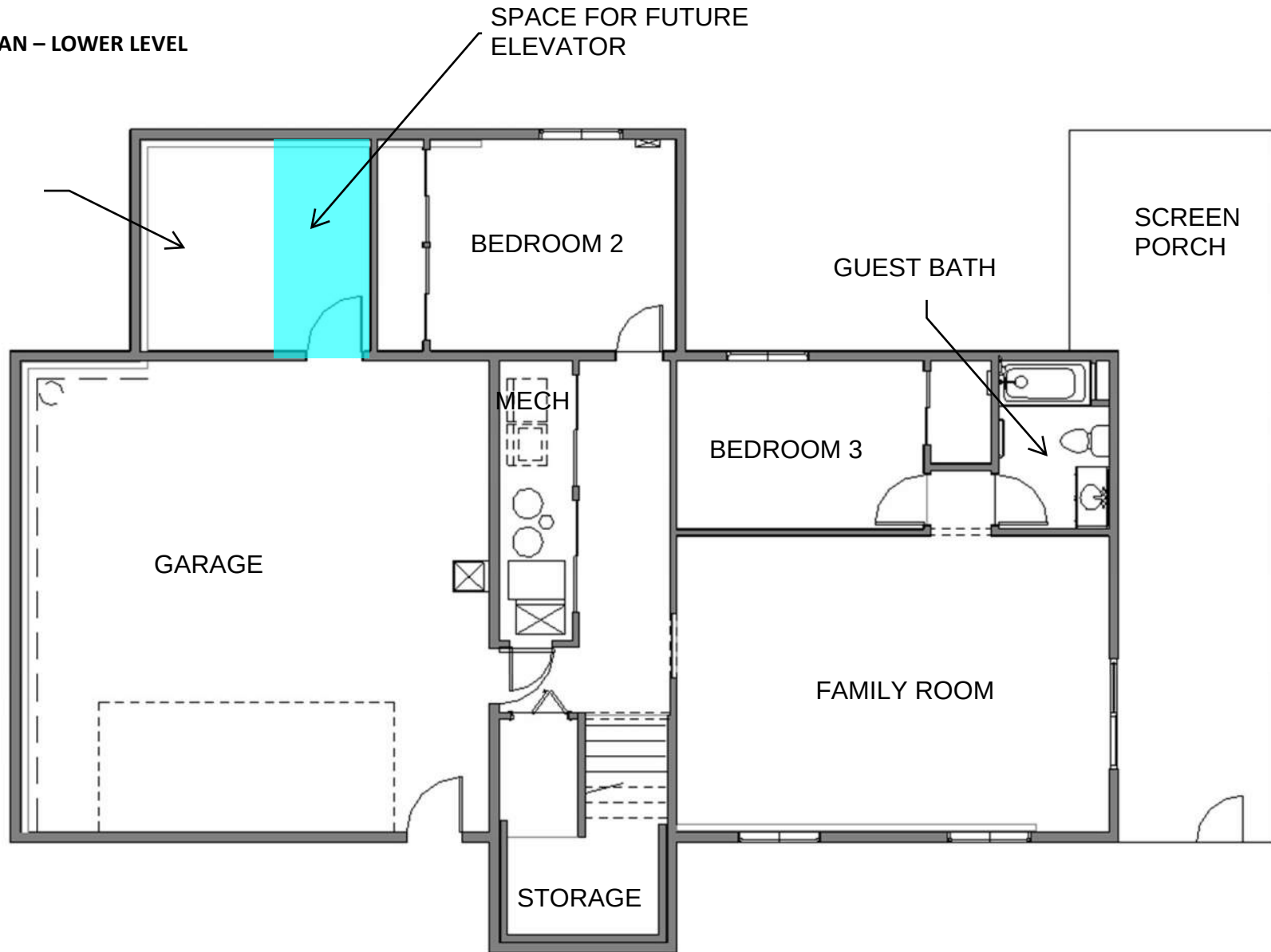
BEFORE AND AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA SIDE BY SIDE



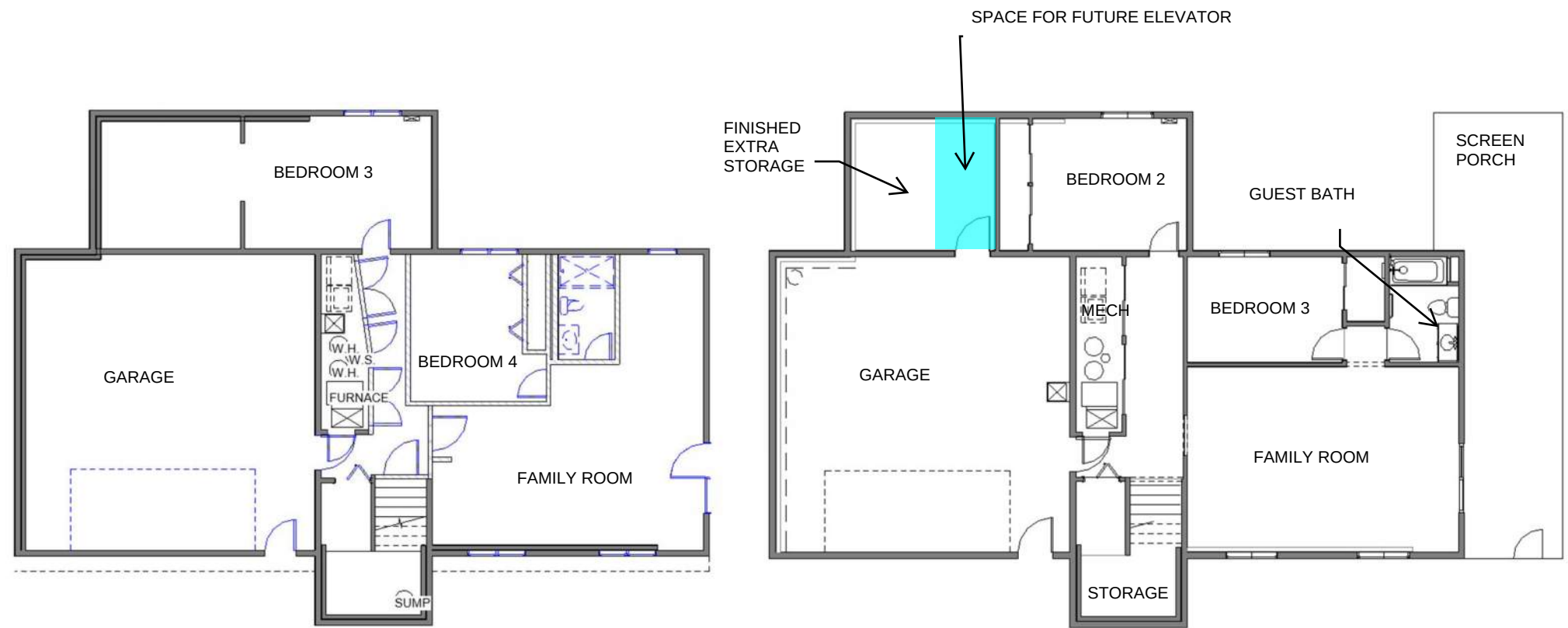
BEFORE FLOOR PLAN – LOWER LEVEL



AFTER FLOOR PLAN – LOWER LEVEL



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



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



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BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO - EXTERIOR



BEFORE AND AFTER PHOTO - EXTERIOR



BEFORE AND AFTER PHOTO



AFTER PHOTO



AFTER PHOTO



FUNCTIONALITY

- **Open Main Level:** Removing and reconfiguring walls transformed the previously compartmentalized floor plan into connected kitchen, dining, and living spaces with improved circulation and sightlines.
- **Centralized Kitchen:** The redesigned kitchen functions as the heart of the home with an oversized island, generous seating, professional-style appliances, increased cabinetry, and integrated storage designed for both everyday use and entertaining.
- **Improved Circulation:** The reworked floor plan creates more intuitive connections between primary living spaces while maintaining definition through strategically placed arched openings and architectural details.
- **Functional Primary Suite:** The redesigned primary suite combines a spacious bathroom with a highly organized walk-in closet featuring extensive hanging space, drawers, shelving, and a central storage island.
- **Whole-Home Storage:** Custom cabinetry, closets, built-ins, and thoughtfully planned storage were incorporated throughout the home to maximize organization and make efficient use of available space.
- **Purposeful Lower Level:** The lower level was completely reconfigured to provide comfortable, functional living and entertaining spaces that feel like an extension of the main level rather than secondary space.
- **Future Elevator Planning:** Stacked closets between levels provide valuable storage today while reserving the necessary footprint for a future elevator, allowing the homeowners to adapt the home for aging in place without significantly disrupting the renovated floor plan.
- **Aging-in-Place Design:** Long-term accessibility was considered during space planning so the home can continue supporting the homeowners as their needs change over time.
- **Expanded Outdoor Living:** Low-maintenance decking and a porch below create multiple outdoor living areas positioned to maximize views of the golf course while providing durable spaces that require minimal upkeep.
- **Indoor-Outdoor Connection:** The redesigned living areas and expanded outdoor spaces strengthen the home's relationship to its golf-course setting and provide additional opportunities for everyday living and entertaining.
- **Whole-Home Performance:** With the home stripped to the studs, outdated mechanical, HVAC, plumbing, electrical, septic, and well systems could be replaced, dramatically improving the reliability and functionality of the entire residence.
- **Improved Efficiency:** New windows, insulation, roofing, siding, mechanical systems, and building-envelope improvements transformed the previously neglected structure into a significantly more efficient and comfortable home.
- **Designed for Longevity:** Durable, low-maintenance exterior materials, completely renewed infrastructure, and forward-thinking accessibility planning allow the home to function efficiently today while reducing future maintenance and major modifications.



AESTHETICS

- **Refined Traditional Character:** The design honors the history of the homeowner's childhood home with a sophisticated traditional aesthetic, introducing classic architectural elements and detailing while allowing the spaces to feel fresh and current.
- **Architectural Arches:** Arched openings create graceful transitions between spaces, adding traditional character and visual softness while maintaining the openness of the newly reconfigured floor plan.
- **Custom Millwork & Cabinetry:** Detailed cabinetry and millwork bring depth and permanence to the interior, reinforcing the traditional character of the home while providing a tailored, furniture-like quality.
- **Layered Material Palette:** Warm wood tones, painted cabinetry, stone, tile, metal finishes, and natural textures were layered throughout the home to create warmth and visual interest without overwhelming the architecture.
- **Classic Meets Current:** Traditional forms and architectural detailing are balanced with cleaner lines, updated finishes, and modern amenities, allowing the home to feel established rather than newly constructed or overly trendy.
- **Statement Kitchen:** The kitchen combines custom cabinetry, substantial proportions, decorative lighting, refined surfaces, and carefully selected details to create a central space that feels appropriate to the scale and character of the home.
- **Thoughtful Lighting:** Decorative fixtures were selected as architectural elements throughout the residence, bringing character and intimacy to the expansive spaces while reinforcing the traditional design language.
- **Elevated Private Spaces:** The primary suite and bathrooms carry the same level of refinement through custom cabinetry, marble-inspired surfaces, traditional detailing, and carefully coordinated fixtures and finishes.
- **Whole-Home Continuity:** Consistent architectural elements, materials, finishes, and detailing carry through the main level, lower level, private spaces, and supporting rooms so the extensive renovation reads as one cohesive home.
- **Exterior Transformation:** The renewed exterior uses a lighter, classic material palette and updated architectural detailing to establish a timeless identity that complements both the traditional interior and the home's golf-course setting.
- **Designed for Longevity:** Rather than relying on short-lived trends, the design uses enduring forms, materials, proportions, and architectural details appropriate for a home the family intends to keep for generations.



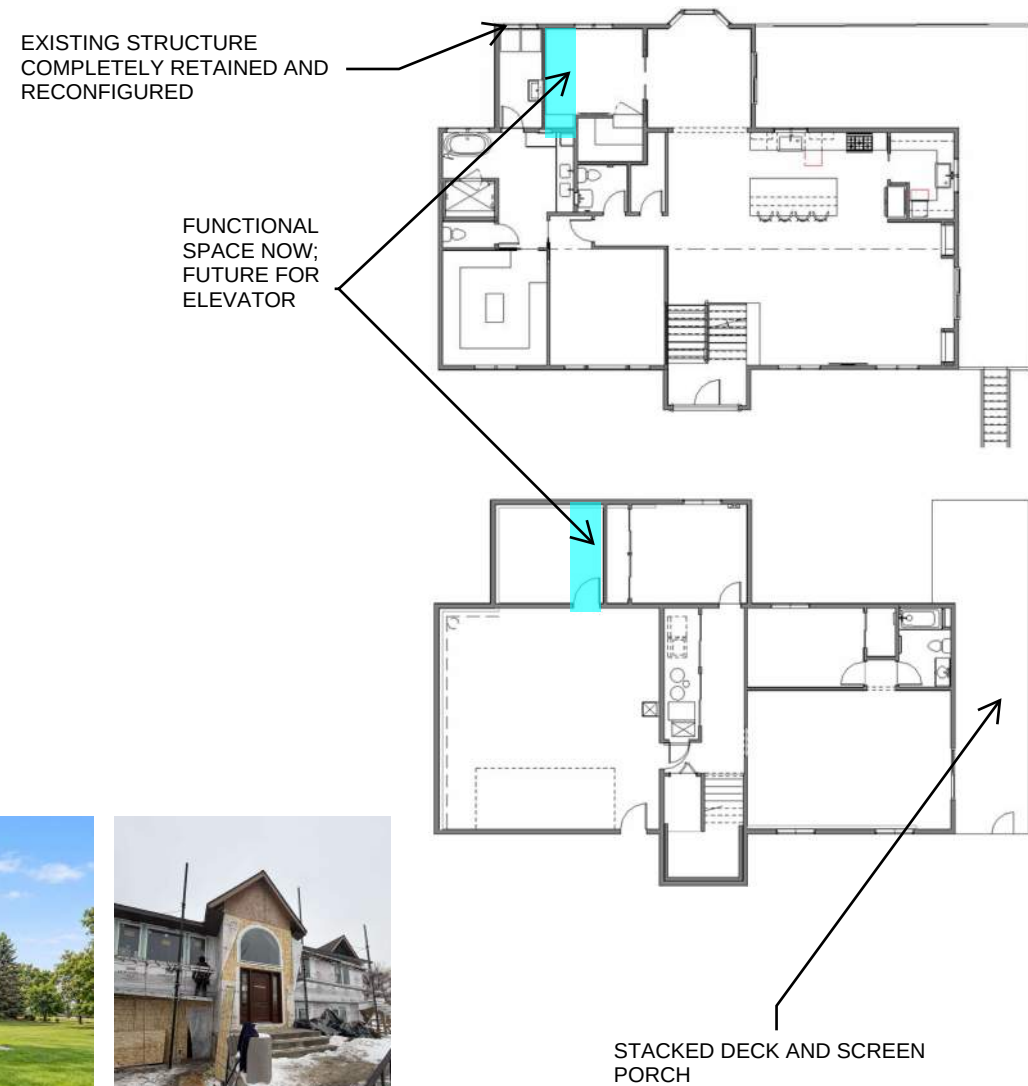
CRAFTSMANSHIP

- **Complete Stud-to-Finish Reconstruction:** With the home stripped to the studs, craftsmanship extended far beyond the visible finishes. New framing, insulation, mechanical systems, windows, exterior assemblies, and interior finishes required careful coordination to rebuild the existing structure as a high-performing, cohesive home.
- **Integration of Old & New:** Retained portions of the original childhood home were carefully incorporated into the reconstruction, requiring precise field coordination to create seamless transitions between existing conditions and newly constructed elements.
- **Custom Cabinetry:** Extensive custom cabinetry throughout the kitchen, bathrooms, closets, laundry, and supporting spaces was carefully designed and installed to maximize storage while providing the furniture-like quality appropriate to the home's traditional character.
- **Traditional Millwork:** Detailed trim, casing, base, cabinetry components, and other millwork were consistently executed throughout the residence, giving the extensively renovated home a unified architectural language.
- **Crafted Arched Openings:** Arched openings required precise framing, drywall finishing, trim detailing, and proportioning to create smooth, consistent curves that appear integral to the architecture rather than applied as decorative elements.
- **Detailed Kitchen Execution:** Cabinetry, countertops, appliances, lighting, plumbing, and millwork were precisely coordinated throughout the expansive kitchen to maintain consistent alignments, reveals, transitions, and proportions.
- **Complex Tile Installation:** Large-format marble-look tile and detailed tile assemblies required careful layout and installation to maintain balanced patterns, clean transitions, consistent joints, and polished finished edges throughout the bathrooms.
- **Custom Primary Closet:** The walk-in closet incorporates extensive built-in cabinetry, drawers, shelving, hanging storage, and a central island, requiring detailed field measurements and precise installation to achieve a fully integrated appearance.
- **Finish Coordination:** Wood, painted millwork, stone, tile, metal, cabinetry, hardware, and fixtures were carefully transitioned throughout the home so individual materials meet cleanly and consistently.
- **Exterior Execution:** New windows, siding, roofing, decking, and exterior detailing were coordinated with the retained structure to completely renew the building envelope while maintaining consistent proportions and architectural character.
- **Built for Longevity:** Craftsmanship was considered from the structural reconstruction through the final finish details, resulting in a home designed not only to look refined at completion but to perform and endure for decades.



INNOVATIVE METHODS AND USES

- **Future Elevator Integration:** Stacked closets were intentionally aligned between levels to reserve the footprint required for a future elevator. The spaces provide valuable storage today and can later be converted for vertical accessibility without substantially disrupting the newly renovated floor plan.
- **Proactive Aging-in-Place Planning:** Accessibility was incorporated during the comprehensive renovation rather than added as an afterthought, allowing the homeowners' childhood home to adapt as their needs change while maintaining the integrity of the finished design.
- **Rebuilding Within the Existing Structure:** Stripping the home to the studs provided an opportunity to retain the core of the homeowner's childhood home while completely rebuilding its systems, envelope, layout, and finishes for modern performance.
- **Whole-Home Efficiency:** Opening the existing structure allowed new insulation, windows, HVAC, mechanical systems, roofing, siding, and building-envelope improvements to be coordinated as one comprehensive approach to significantly improve comfort, efficiency, and long-term performance.
- **Dual-Level Outdoor Living:** The exterior design uses the same footprint to create multiple outdoor experiences—a low-maintenance deck above and protected porch below—maximizing usable outdoor living space and taking greater advantage of the golf-course views.
- **Low-Maintenance Longevity:** Exterior materials and assemblies were intentionally selected to reduce ongoing maintenance, supporting the homeowners' goal of remaining in the home long term while minimizing future upkeep.
- **Future-Focused Reconstruction:** Decisions throughout the project considered not only the homeowners' immediate needs but how the residence could continue to function efficiently and comfortably for decades, allowing a meaningful family home to evolve rather than eventually requiring replacement.



PROJECT CHALLENGES

- **Preserving a Meaningful Home:** The greatest challenge was balancing the extensive reconstruction required by a neglected property with the homeowners' desire to preserve the childhood home and the memories associated with it.
- **Extensive Existing Conditions:** Years of neglect left the uninhabited home requiring far more than cosmetic improvements. The residence was stripped to the studs so deteriorated and outdated conditions could be addressed comprehensively while retaining the core existing structure.
- **Rebuilding Within an Existing Structure:** Incorporating retained portions of the original home required continual coordination between existing conditions and new construction to achieve the performance, precision, and finish quality expected of a completely renewed residence.
- **Uneven Existing Subfloors:** Significant inconsistencies in the existing subfloor required correction and preparation before new finishes could be installed, ensuring smooth transitions and a consistent finished floor throughout the extensively reconfigured spaces.
- **Complete Infrastructure Replacement:** The condition and age of the property required replacement of virtually every major system, including mechanicals, HVAC, plumbing, electrical, septic, and well systems, along with new windows, insulation, roofing, siding, and other building-envelope components.
- **Creating Traditional Character From a Gut Renovation:** Although the interior was substantially reconstructed, the finished home needed to feel established and appropriate to its history rather than like a completely new contemporary residence. Arches, millwork, cabinetry, proportions, materials, and architectural detailing were carefully developed to reintroduce a refined traditional character.
- **Seamless Aging-in-Place Design:** The homeowners wanted the ability to remain in the home long term without having it visually read as an accessible or aging-in-place residence. Future accessibility was discreetly incorporated into the architecture, including stacked closets that function as storage today while reserving space for a future elevator.
- **Balancing Today With the Future:** Every major design decision needed to support the homeowners' current lifestyle while anticipating future accessibility, maintenance, efficiency, and durability needs without compromising the character or beauty of the finished home.
- **Creating One Cohesive Residence:** With nearly every interior and exterior component being replaced or reworked, maintaining a consistent traditional design language across the main level, lower level, private spaces, exterior, and outdoor living areas required extensive coordination throughout design and construction.



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 ‘Coming Home’