

2026 NARI ROTY MINNESOTA AWARDS



A TALE OF TWO TUBS

Residential Interior: \$100,000 to \$250,000

BACKGROUND

Every renovation starts with a confession: one bathroom was moonlighting as two. A single 72-sq-ft 1962 bathroom—complete with pink porcelain fixtures, a corner tub, and vintage wallpaper—was forced to serve an entire household's morning routines with only one sink and one shower stall.



GOALS & STRATEGY

GOALS

Expand the footprint slightly to divide the overcrowded single bath into two independent, fully functioning bathrooms: a private Owner's Suite and a standalone Main/Kids Bath.

STRATEGY

Reconfigure internal wall partitions and plumbing stacks to create a 68-sq-ft Owner's Bath and a 48-sq-ft Main/Kids Bath within the existing main-level footprint.



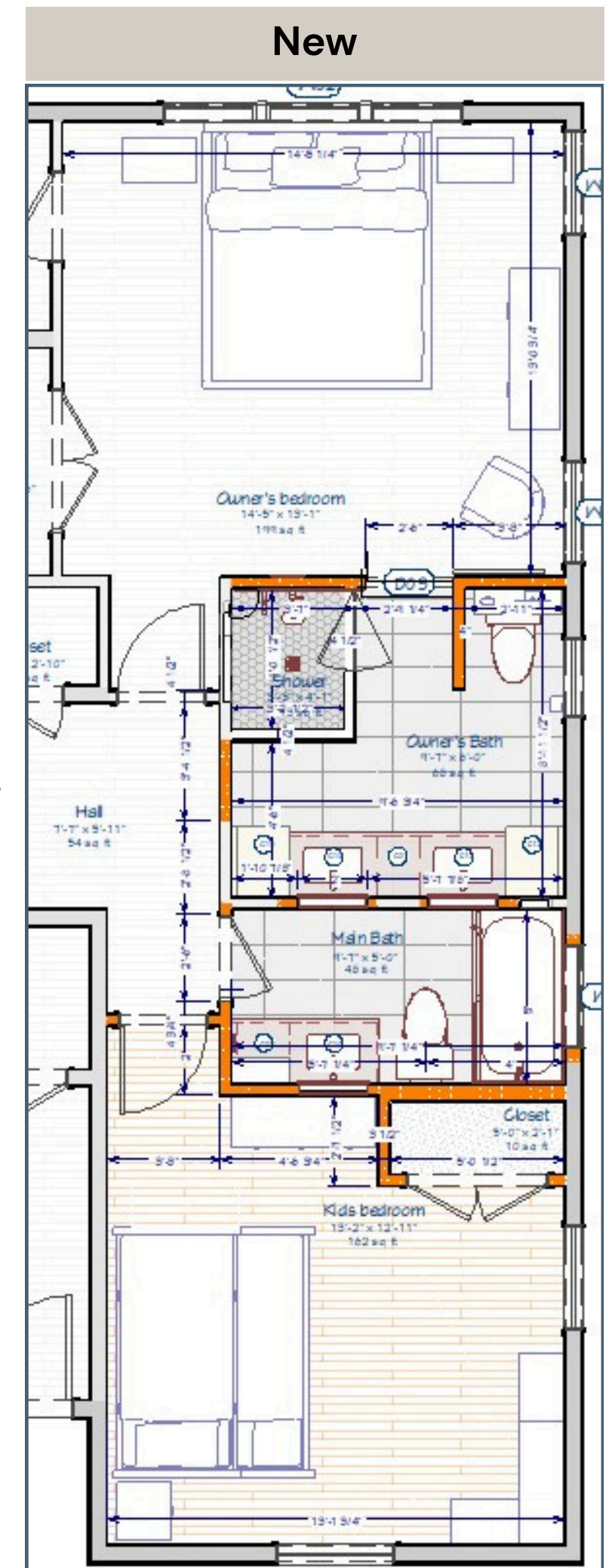
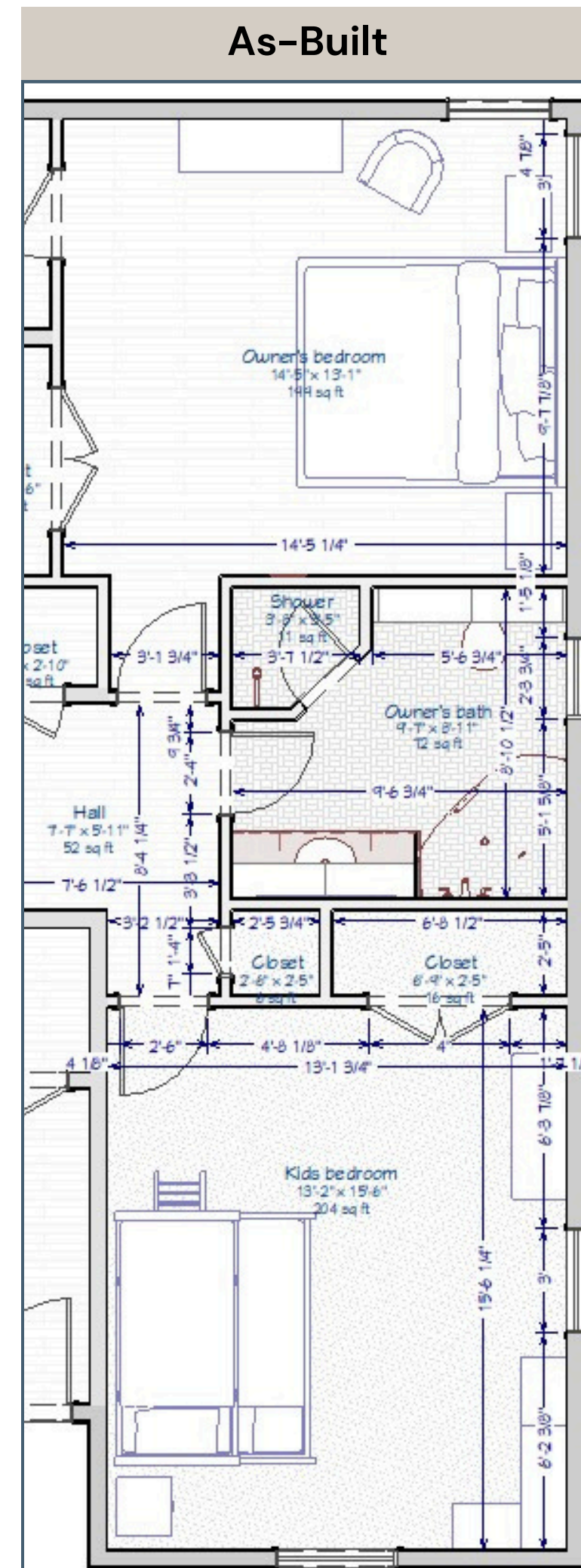
Before the tile setter, the plumber, or a single wall came down, the split had to work on paper.

Plumbing & Layout Precision

Re-engineered water lines, drainage, and ventilation within existing floor joists to feed two full bathrooms where only one set of rough-ins existed prior.

Footprint Optimization

Maximized a modest footprint bump to deliver two fully functioning suites—yielding a total of three sinks, two shower/tub zones, and dedicated storage without compromising bedroom flow.



BEFORE

Pretty in Pink, Pressed for Space

The old bath had charm — pink from tub to toilet, a mosaic hex floor with real mid-century mileage, and gray tile wainscot that's aged better than most of us. But charm doesn't scale to a family...



Vintage fixtures with genuine character — just not enough elbow room.



Pink tub, gray tile, and a wallpaper pattern that has seen better days.

BEFORE

Pretty in Pink, Pressed for Space

...one vanity, one shower stall, and a corner tub had to serve everyone from toothbrushing toddlers to a couple trying to get out the door on time. Sweet as it was, the room was fundamentally outnumbered — two households' worth of morning routine, one sink.



The original layout: one vanity, one shower, one very patient family.



The fluted-glass shower stall, doing its level best.

AFTER: OWNER'S BATH

68 Square Feet of Quiet Confidence

A semi-private water closet nook, so the toilet finally gets its own zip code.

Curbless walk-in shower with full-height tile, glass barn-style door, built-in niche, and rain showerhead that means business.



AFTER: OWNER'S BATH

68 Square Feet of Quiet Confidence

Furniture-style double vanity with twin sinks and mirrors, flanked by full-height custom warm oak storage linen towers. Storage as far as the eye can see and no more elbowing for counter space.

A bold, botanical wallpaper accent wall framed by **matte black sconces and hardware**, turning brushing your teeth into a small daily vacation.



AFTER: MAIN/KIDS BATH

48 Square Feet, Fully Independent

Its own vanity and sink, featuring a quartz countertop and a sleek matte black faucet – no longer sharing airspace with the owner's suite.

A full tub-and-shower combo encased behind a bypass sliding glass door with geometric gray patterned tile.

Reorganized access so it works as a real, stand-alone bathroom – not a hallway with a tub in it.

END RESULTS

Successfully transformed a single 1962 mid-century bathroom into two independent, hardworking suites built for modern family life. Pink porcelain fixtures and aged gray wainscoting were replaced with a refined palette of warm oak cabinetry, matte black hardware, and geometric tile—delivering high-end daily function within the existing home footprint.



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