

Summit Avenue Main Level

RESIDENTIAL HISTORICAL RENOVATION/
RESTORATION \$250,000 AND OVER

OVERVIEW

Located on historic Summit Avenue in St. Paul, the Summit Ave Main Level remodel was originally built over 100 years ago and functioned as a convent at one point. Mid-century details from past updates made the home feel outdated and pieced together. Our clients wanted to open up the kitchen space and update the entire main level, consisting of a powder bathroom, entry, kitchen, dining room, and living room, feel more functional and updated.



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BEFORE

A complicated layout with awkwardly shaped rooms hindered a natural flow on the main level. Walls between the kitchen, dining and living space made the space feel closed off. Aesthetically, the main level felt outdated and didn't match our client's artistic design style. In the kitchen, the dark cabinetry with minimal windows made the space feel dark and cramped. The exterior walls were plaster over old masonry block, which created unique challenges.



CONSTRUCTION



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KITCHEN



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DRY BAR



BANQUETTE



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DINING



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LIVING



DINING



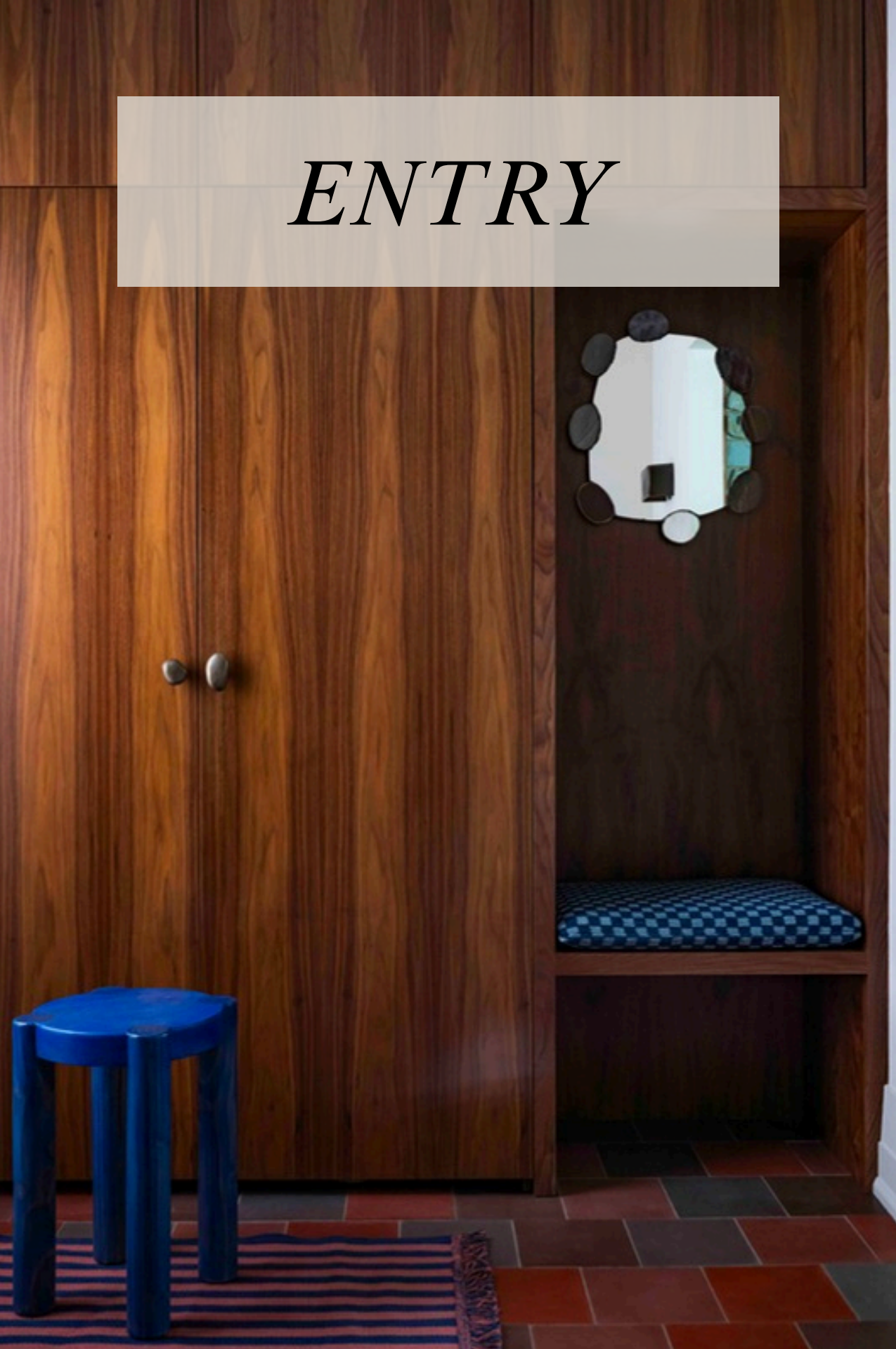
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LIVING ROOM

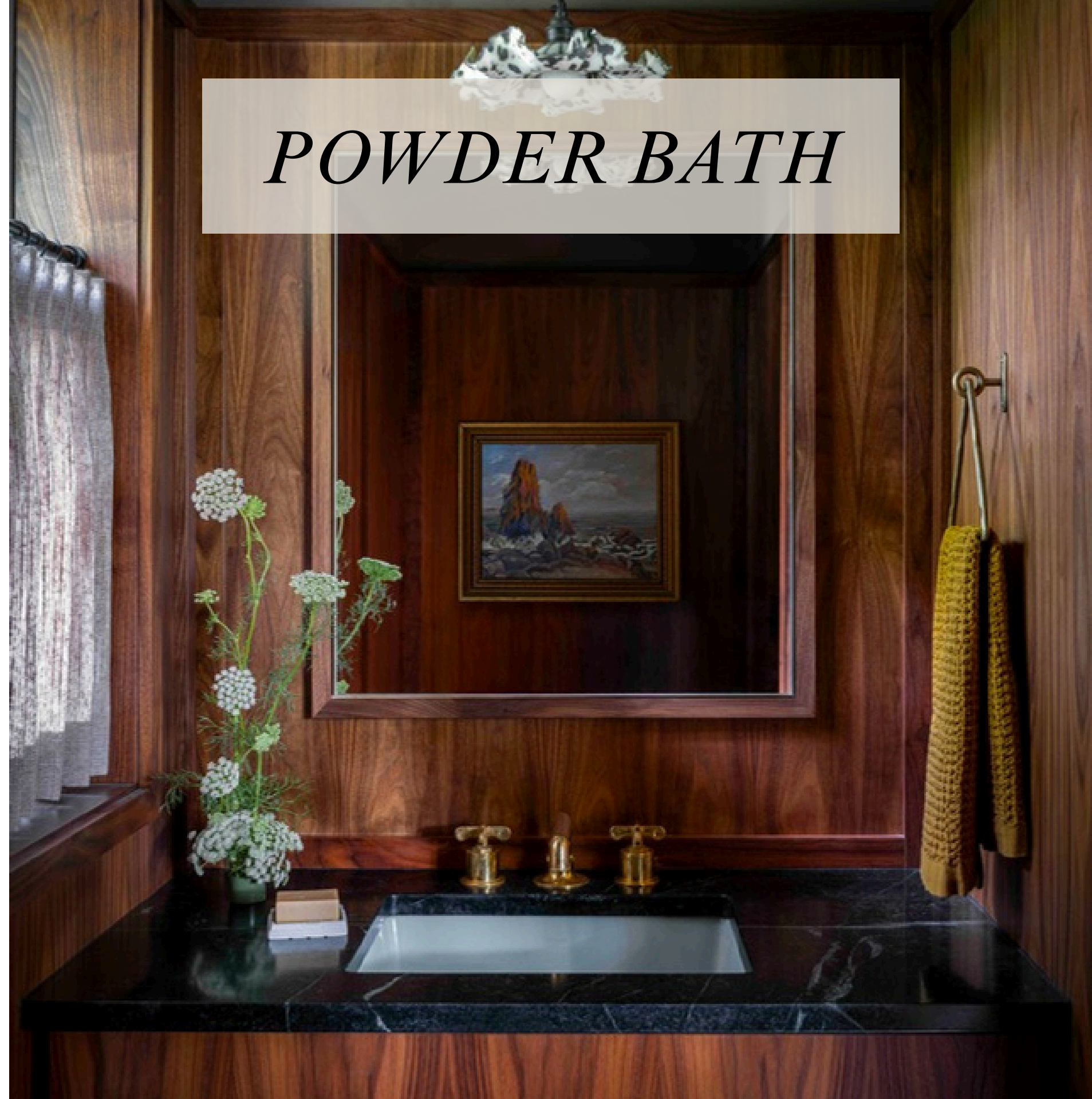


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ENTRY



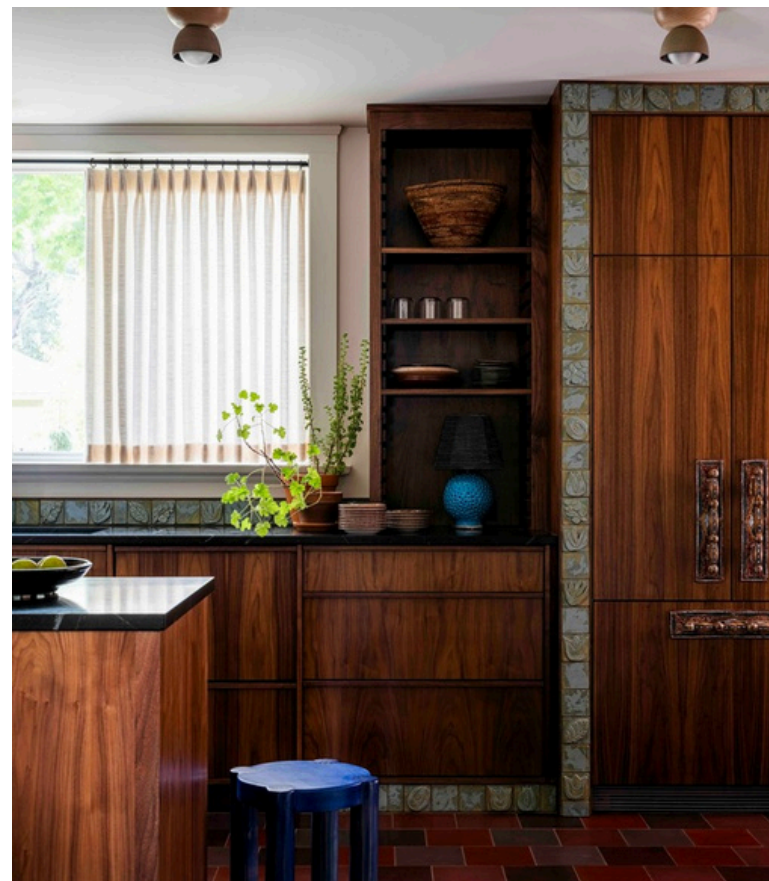
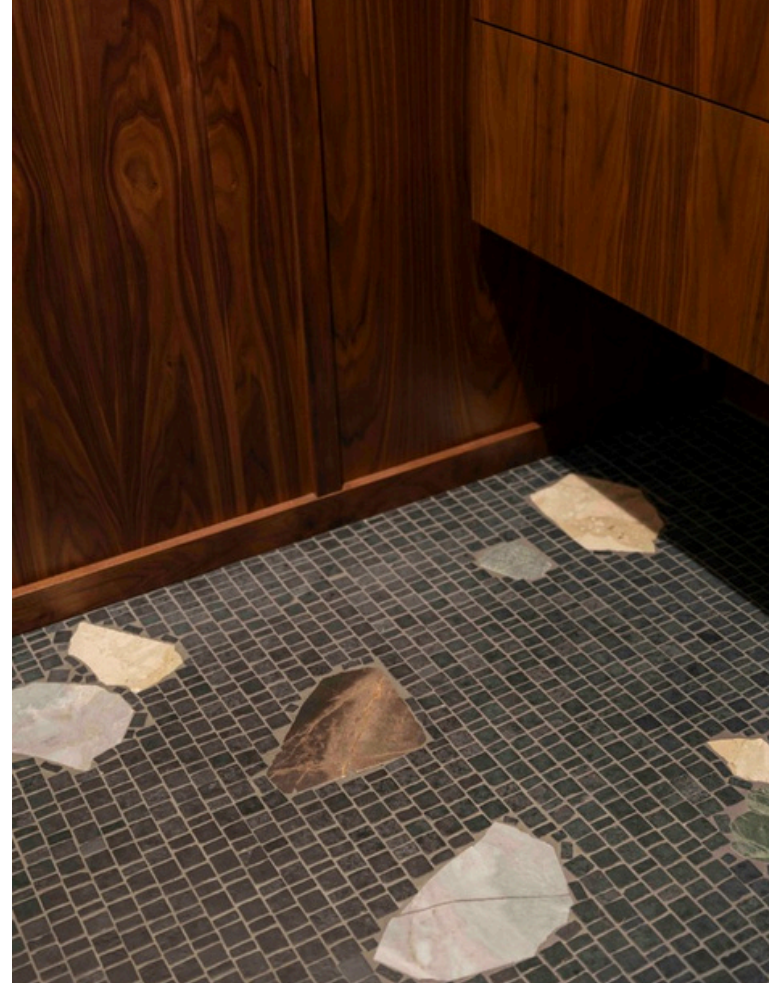
POWDER BATH



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DETAILS

Walnut wood in the living room beams, powder bathroom walls, and kitchen cabinets brings cohesion to the main level. Bold tile designs draw attention to the otherwise overlooked floor throughout the kitchen, powder bath, and mudroom. The kitchen boasts handmade deco tile, soapstone countertops, custom ceramic appliance pulls, and dramatic quartzite in the nearby bar. Built-ins in the living room provide storage and nod to the original craftsmanship of the home.



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CHALLENGES

After demolition, we discovered the exterior walls were all concrete, which made placing the new door and windows a challenge. We also had to move a load-bearing wall for the new layout, and due to the home's age, once walls were opened up, the plumbing, heating, and electrical posed several challenges. We relied on our structural engineer and trade partners to problem solve and find solutions without compromising the design intent.





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