



Linden Hills Remodel

Residential Historical Renovation/Restoration | Over \$250K

Client Needs & Goals

The homeowners sought to preserve and celebrate the historic character of their 1894 Victorian while creating functional space for their growing family. Their vision included restoring key architectural details such as Palladian windows, stained glass, and original trim and hardware, while thoughtfully expanding the home to support modern living. Priorities included a welcoming entry sequence with a stroller-friendly mudroom and a guest-appropriate front foyer, as well as a light-filled kitchen that connects seamlessly to dining and outdoor entertaining. Upstairs, they desired two children's bedrooms, a laundry and office, and a private couple's suite.

Alongside these updates, the homeowners emphasized energy efficiency, sustainability, and comfort, carefully balancing upgrades with preservation of original materials. All improvements were made with sensitivity to the neighborhood's historic character and an eye toward long-term resale value.



Before & After | Kitchen



BEFORE



AFTER

Before & After | Kitchen



BEFORE



AFTER

Challenges & Solutions

Outdated electrical system: Original knob-and-tube wiring complicated upgrades. The team developed solutions to bridge historic wiring with new systems safely and code-compliantly.

Structural irregularities: Over 120 years of settling left the original framing far from plumb, level, or square. Careful construction techniques adapted the addition to align with the existing structure without compromising aesthetics.

Historic window replication: Matching new windows to original Palladian and stained-glass units required custom fabrication and precision craftsmanship to blend energy-efficient solutions with historic profiles.

Compressed entry spaces: The back entry, once a narrow direct entry into the kitchen, was transformed into a spacious mudroom with storage, daylight, and better circulation. The front porch and foyer were redesigned with full-height columns and open railings, improving the guest arrival experience and reconnecting the home to its historic appearance.

Exterior finishes vs. cost: While the homeowners wished to remove stucco and restore original siding, budget constraints required creative solutions to improve the exterior without full removal, balancing preservation with practicality.

Craftsmanship & Innovative Methods



Custom tilework: The mudroom floor showcases a 5x5" basketweave tile pattern, designed and installed at a highly detailed, artisanal level.

Kitchen stove cove: A tiled range surround creates a statement focal point that merges historic charm with modern utility.

Authentic period details: A reproduction high-tank toilet with pull chain evokes a vintage New York bathroom, while antique hardware and lighting selections reinforce the historic ambiance throughout.

Salvaged windows: Original arched dormer windows, found in the garage, were restored and integrated into the addition, a rare opportunity to reincorporate historic elements.

Millwork and cabinetry: Every piece was crafted with scale and proportion in mind, comparing profiles and framing to traditional Victorian examples to ensure accuracy.

Craftsmanship & Innovative Methods

During demolition of the room off the dining room, the team uncovered an unexpected discovery—the built-in dining room cabinet extended into the adjoining space, creating a hidden “look-through” feature. Rather than closing it off, this unique element was celebrated and incorporated into the design of the new wet bar. Outfitted with glass doors, the cabinet now serves as both a functional storage piece and a visual connection between the two rooms, enhancing character while adding a touch of surprise.



Functionality

- Kitchen doubled in size, capturing southwest sunlight and offering plenty of space to host.
- Mudroom designed for storage, stroller access, and family flow.
- Second floor reconfigured: 2 children's bedrooms, laundry, office, couple's suite.
- Floor plan hierarchy maintained — modernized without erasing Victorian layout.



Aesthetics

The remodel balances historic Victorian character with modern livability. Natural, organic tones and high-quality finishes highlight the original woodwork and trim without overwhelming the home in stark whites.

Warm neutrals and jewel-toned furnishings complement stained-glass windows and Palladian arches, while antique-inspired hardware and lighting provide authentic detail. The restored porch with open railings reestablishes the home's connection to the neighborhood, while interior finishes maintain a sense of timelessness and elegance.



