

**SCHLECHT RESIDENCE  
RESIDENTIAL INTERIOR REMODEL  
MADISON, WI  
2019**

**AWARD WINNING PROJECT**

Project Category: 03-11 Residential Interior Under \$100,000

Location: Downtown Madison, WI

Completion Date: March 2019

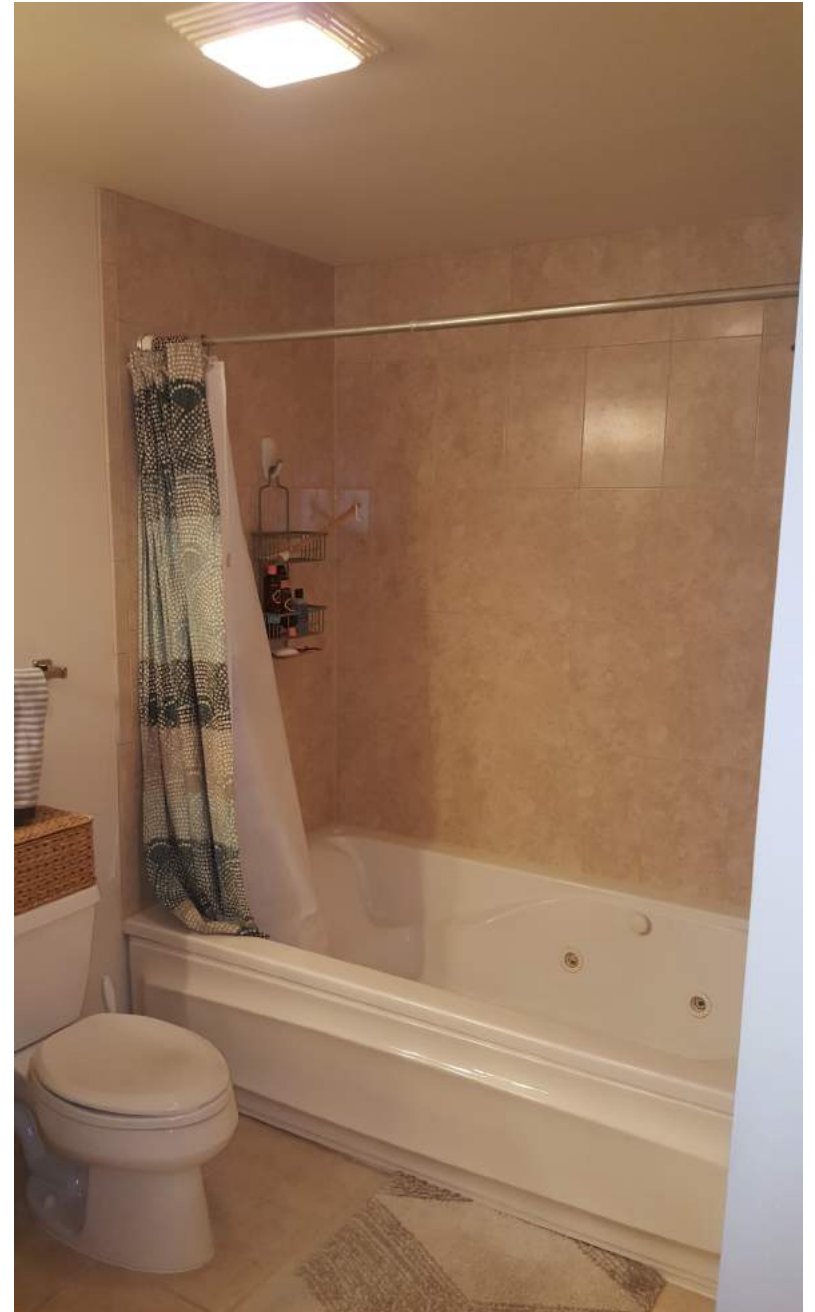
The Schlect Residence was an interior condo remodel that included the kitchen and two bathrooms, along with flooring repairs and a fresh coat of new paint. Our client came to us with an insurance repair for water damaged flooring, but seized the opportunity to make a personal statement in her 15-year-old condo.

The maple cabinets had grown tired, but were still in good condition. The kitchen countertops, however, had chips, stains, and were not the style the owner preferred. For “green” as well as budgetary reasons, the kitchen cabinets were painted and fitted out with new accessories, providing new beauty and functionality. The bathrooms were a larger overhaul that gave the entire space a facelift as well as personality.



**AFTER:** DETAIL VIEW OF THE MASTER SHOWER TILE.





**BEFORE:** BEIGE EVERYTHING MADE THIS MASTER BATHROOM FEEL BLAND. THE JETTED TUB WAS UNUSED AND THE HALF-WALL WAS WASTED SPACE.





**AFTER:** A NEW, LARGER VANITY WITH A DEEP STAIN BRINGS DEPTH AND VIBRANCE TO THE SPACE. THE EXISTING MEDICINE CABINET WALL CUT-OUT WAS REPURPOSED INTO A NICHE WITH GLASS SHELVES. THE FLOOR TILE WAS SELECTED CAREFULLY TO TIE IN THE EXISTING MAPLE TRIM THROUGHOUT THE CONDO.



**BEFORE:** VIEW OF THE EXISTING CONDO WITH SPEC FINISHES.





**AFTER:** THE JETTED TUB WAS REMOVED AND REPLACED WITH A PRE-FABRICATED SHOWER PAN AND BENCH. THE VERTICAL SHOWER TILE INSTALLATION IS MODERN AND UNIQUE AND A FOCAL POINT OF THE ROOM WITH THE ADDITION OF AN OVERHEAD CAN LIGHT. THE VERTICAL MOSAIC STRIPE RUNS SEAMLESSLY DOWN INTO THE BACK NICHE. A NEW WALL PAINT COLOR ADDS WARMTH AND PERSONALITY TO THE ONCE BLAND SPACE.



**BEFORE:** THE MAIN BATH WAS ALL BEIGE AND LACKED PERSONALITY.



**BEFORE:** DETAIL VIEW OF THE MAIN BATH VANITY (BELOW) AND SHOWER UNIT (RIGHT).



**AFTER:** NEW SHOWER WALL TILE COMPLEMENTING THE SHOWER TILE IN THE MASTER BATHROOM IS FEATURED WITH A NEW CAN LIGHT. ADDITIONALLY, A NEW CABINET ABOVE THE TOILET PROVIDES STORAGE SPACE AFTER THE VANITY WAS REPLACED WITH A PEDESTAL SINK.







**AFTER:** A NEW PEDESTAL SINK IN THE MAIN BATH UPDATES THE LOOK AND PROVIDES ADDITIONAL FLOOR SPACE.



**AFTER (LEFT):** A NEW LIGHT FIXTURE, MIRROR, FAUCET, AND PEDESTAL SINK MODERNIZE THE SPACE. THE SAME REMOVED MEDICINE CABINET DETAIL FROM THE MASTER BATHROOM WAS INCORPORATED.

**AFTER (BELOW):** DETAIL VIEW OF THE PEDESTAL SINK FAUCET.







**AFTER (ABOVE):** DETAIL OF NEW LIGHT FIXTURE IN MAIN BATHROOM.

**AFTER (RIGHT):** VIEW OF UPDATED SHOWER WITH REUSED SHOWER BASE IN MAIN BATHROOM.





**BEFORE:** VIEW TOWARD THE EXISTING FIREPLACE.





**AFTER:** A NEW WALL PAINT COLOR AND PAINTED MANTEL TO MATCH THE KITCHEN CABINETS HELP TO UNIFY THE UPDATED FEEL OF THE SPACES.





**AFTER:** VIEW OF THE OPEN CONCEPT LIVING ROOM.





**BEFORE:** VIEW OF THE KITCHEN. MAPLE CABINETS AND CHIPPED TAN GRANITE.



**BEFORE (ABOVE):** THE CABINETRY WAS IN DECENT SHAPE, BUT HAD ONLY HALF SHELVES FOR STORAGE.

**BEFORE (LEFT):** THE WOOD FLOORING HAD BEEN WATER DAMAGED AND HAD TO BE REMOVED.





**AFTER:** NEW CAMBRIA QUARTZ COUNTERTOPS AND PAINTED CABINETS CREATE A TOTALLY DIFFERENT, MODERN VIBE TO THIS ONCE BLAND KITCHEN.



**AFTER (ABOVE):** A NEW TILE BACKSPLASH ADDS TO THE CUSTOM FEEL OF THE KITCHEN.

**AFTER (RIGHT):** NEW ROLL OUT TRAYS ADD FUNCTIONALITY TO THE EXISTING CABINETY.







**AFTER:** OVERALL VIEW OF THE NEWLY UPDATED KITCHEN.





**AFTER:** VIEW OF THE KITCHEN.



**AFTER:** VIEW OF THE KITCHEN FROM THE OPEN CONCEPT LIVING AND DINING ROOM. PAINT COLORS WERE CAREFULLY SELECTED TO FLOW FROM ONE SPACE TO ANOTHER.





## CRITERIA RESPONSES

### **To what degree were the expressed needs of the client met?**

After a water leak ruined her wood flooring, our client wanted to determine how to remodel her kitchen and two bathrooms in the process of doing the insurance repair. She wanted to make the condo her own, adding in personal touches. A specific goal was to convert the master bathroom tub into a shower. A half-wall at the end of the vanity was dated and wasted valuable inches of potential cabinet space. The finishes in both bathrooms were drab and dated: set up for a spec condo sale 15 years ago, not the personality of this homeowner.

We achieved all these goals through an entire interior remodel. The kitchen has been updated by painting cabinets, adding new hardware and installing new Cambria quartz tops, along with functional upgrades to access difficult corner cabinets. Both bathrooms and showers have been updated with cool, chic, glossy tile. Colorful accent mosaics provide personality in the master suite shower. New flooring completed the look.

### **To what degree does the project enhance the existing structures functionally?**

There are two key functional changes. The master bathroom had a never used jetted tub with a shower head. It was an uncomfortable place to shower because it lacked flexibility in choice of where to stand, and also required you to step over the tall tub edge to enter it. Replacing it with a shower gives the client everyday functional luxury and comfort, as well as preparing the condo for an aging-in-place living situation. Secondly, the kitchen lacked organization and was done with bare bones cabinets that only had half-shelves in them. Rev-A-Shelf organizer products were installed, providing a new level of storage functionality within the small kitchen.

### **To what degree does the project enhance the structure aesthetically?**

The key with this project was to coordinate the blonde birch trim and doors, along with the portion of existing flooring being saved, into the new design. The paint colors of the cabinetry, new LVP flooring, tops, and backsplash tile all coordinate seamlessly to make the condo feel aesthetically pleasing, blending the different decades together. The same was done in the bathroom, as the field tile relates beautifully to the floor tile and gives a nod to the kitchen backsplash as well. The show-stopper of the master bathroom aesthetics is the way that the accent tile precisely folds in and out of the shower niche.

### **Is there evidence of superior craftsmanship?**

The wood floor was carefully and precisely removed so that the portion to be salvaged was just right. Additionally, wood transition strips had to be site-fabricated and stained to match the 15-year-old wood flooring. The fabrication was done carefully to create the smallest possible changes in flooring height, for the comfort of the resident and operation of the Roomba.





## CRITERIA RESPONSES

### **Were innovative uses of material and/or methods of construction used in the project?**

Since the insurance company wanted to pay only for the amount of prefinished wood flooring damaged by the water leak, we came up with a creative solution to help the client's money go further. Existing wood was left in the living room and bedroom. A luxury vinyl tile now unifies the entry and walkway, kitchen, hall and main bathroom. Door jambs and casing were carefully spliced at the bottoms to disguise the difference in the two types of flooring materials.

### **Did the contractor overcome difficult obstacles?**

Working in a high-rise condo is never easy. We had to comply with extra work-hour and elevator usage restrictions, as well as staging of materials and removal of trash on a daily basis. We also had to deal with restrictive plumbing codes in the concrete high-rise building, which made it impossible to relocate or enlarge drain lines.

Finally, during deconstruction work, a leak appeared when a cabinet box was unscrewed. Believe it or not, the Pex pipe had withstood a screw driven into it for 15 years and the leak only occurred once the screw was removed. Our crew quickly put the screw back in to plug the leak, then shut down water to the unit. Our plumber made an after-hours service call, all without damaging our client's unit or adjacent ones.