

2006 WBA Remodeling Awards

Project Category:
Kitchen Under \$50K

"It Looks Like Something from a
Magazine"



DEGNAN
DESIGN BUILDERS
INC.

"A Cut Above The Rest"
Award Winning Project!



These clients had only two years ago hired this Remodelor™ to build an addition at their last home to accommodate a day care business. However with a growing family, they began looking for a home with more bedrooms and future potential. This modest home of only 1260 square feet on the main level was in a desirable location within the same neighborhood, with a larger lot that backs up to a natural water retention pond filled with beautiful cattails and hundreds of yards of open space.

The clients recognized the potential of the home to server their short-term and long-term needs. Immediate concerns to be solved were making the living area feel larger, connecting it to the kitchen, and allowing more light to be shared throughout the room.



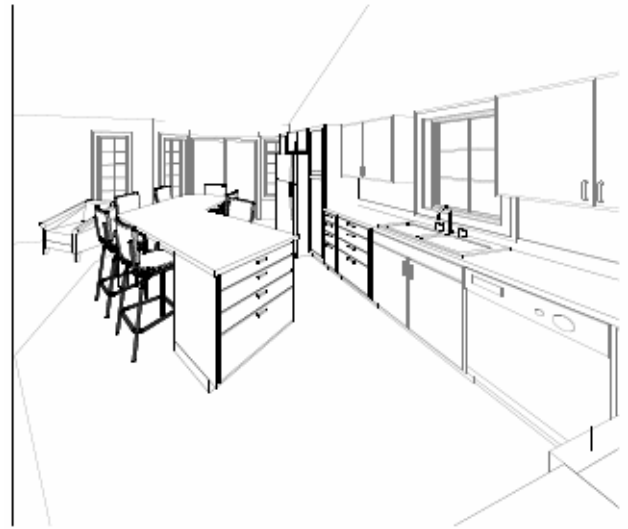
Before: The tiny kitchen was separated from the living room by a wall with refrigerator and a small pantry cabinet. The peninsula left barely enough room for a 4-person table and certainly no enough room to use both at the same time. The wall cut off the view of the backyard pond and made the space seem smaller and darker than it really could be.

A large eat-in island is anchored by a bank of drawers at the range end, while providing seating for 8 across its length. Under cabinet lighting was installed, and a Cherry crown moulding and light cove provide visual anchors to define the lines of the kitchen. Existing cabinets were re-used where possible with only 4 major components added.

Below: Project in progress. Note wall removal.



To accomplish these needs on a very tight budget (due to appraisal values), most of the cabinetry was re-used and the major kitchen fixtures remained in the same location. However, removal of the wall and construction allowed for a wholesale change of the home. The new open floor plan and great room style of design meets the needs of the clients as being completed in only 22 calendar days! This allowed the clients to move in less than 4 weeks after closing on their purchase.



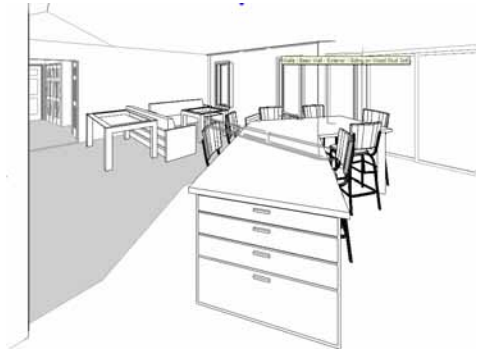
Cabinet space abounds with plenty of multifunctional drawers and pantry cabinets with roll-outs. The clients brought stainless steel appliances from their former house. Contemporary cabinet handles have been installed to match the new faucet. The backyard view is immediately evident when entering the room, and the view is prominent from all areas of this great room.



Before: The pantry and refrigerator blocked the backyard view and the light from the garage entry door.



Before: The old fireplace surround had a very tall and narrow, top-heavy proportion. The 4x4 glossy white tile was bland and stark and did little for the design of the room. The hunter green carpeting, while less than 10 years old (as the age of the house is) was dated and unappealing.



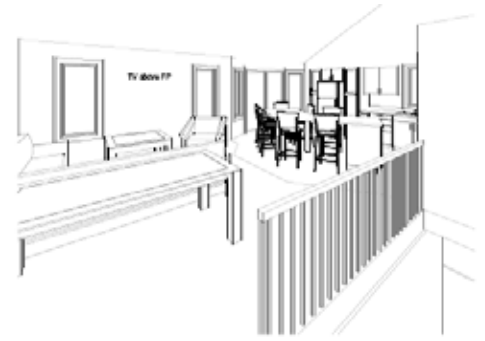
While re-using the components that created the fireplace surround, the proportions were widened and shortened to create a more appealing, grounded and substantial massing of the fireplace. It was important to place the mantel as low as possible in order to install the LCD television above the fireplace— low enough for a comfortable viewing angle when seated on the sectional. Warm paint colors and tile creates new appeal in the room and even seems to improve the original stain color of the woodwork.



Before: The wall with the refrigerator and pantry cabinet cut off the kitchen from the living room. Removal of that wall allowed more light into the kitchen.

Final Assessment & Results:

Shortly after moving in, the clients mentioned that several friends stopped by to greet them one evening. Although the new Great Room is only about 500 square feet (including the stairway and foyer) and the "living" area itself is less than 14' x 16', over a dozen people gathered comfortably that evening. Another morning, the previous owner, having moved to another home in the same neighborhood, stopped by and gasped, "It looks like something out of a magazine! Why couldn't we see that the home could be changed like this without an expensive addition?"



While the size of the home does not suit all the long-term needs of the clients (and a larger remodeling and addition are likely), this initial remodeling meets their current needs. The great room concept serves their needs for everyday family living. Removing the wall and redesigning the cabinetry brings in more light and shares the feeling of spaciousness between the kitchen and living area. The fireplace and television are focal points of the room, while the kitchen is bright and contemporary.

After more friends (who are also our previous clients) stopped in to see the kitchen, the owners reported that they have again referred us to these friends to solve problems with their small kitchen and cut-off dining room. It seems evident that as long as there are short-sighted boxy builder plans there will be the opportunity to remodel and change peoples lives for the better.

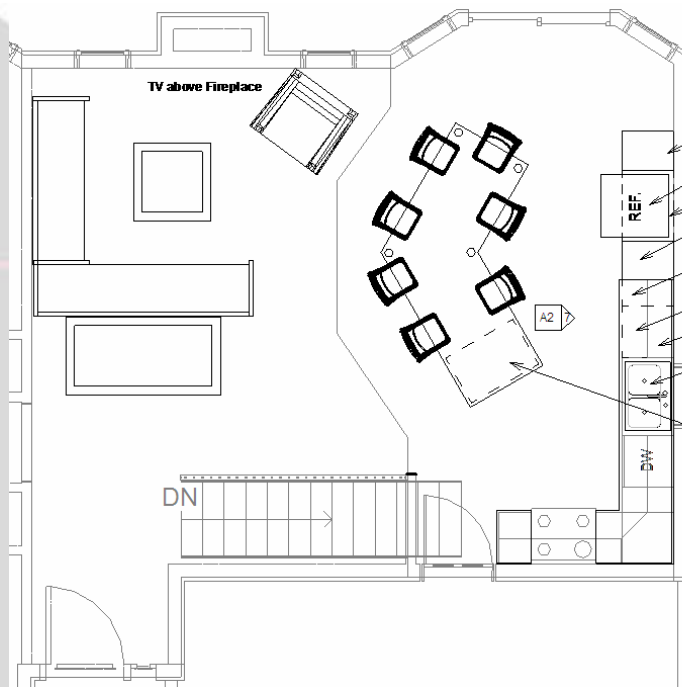


The view from the front entry area reveals the space, light, view and comfort that the clients envisioned in the modest great room. When the previous owner visited, they immediately realized that they had taken the back yard view for granted because it was cut off by the intermediate wall and cabinetry.



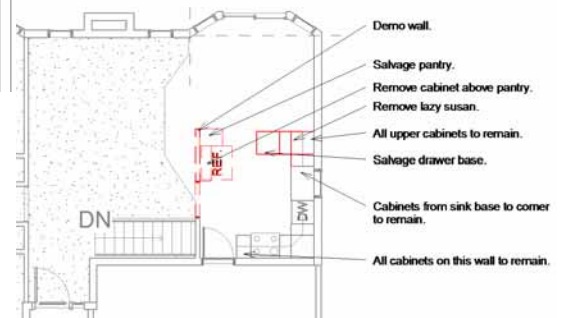
Before: The view from the front entry area was of a small, dark living room and even the previous owner noted that they never noticed the beautiful view that their back yard provides.



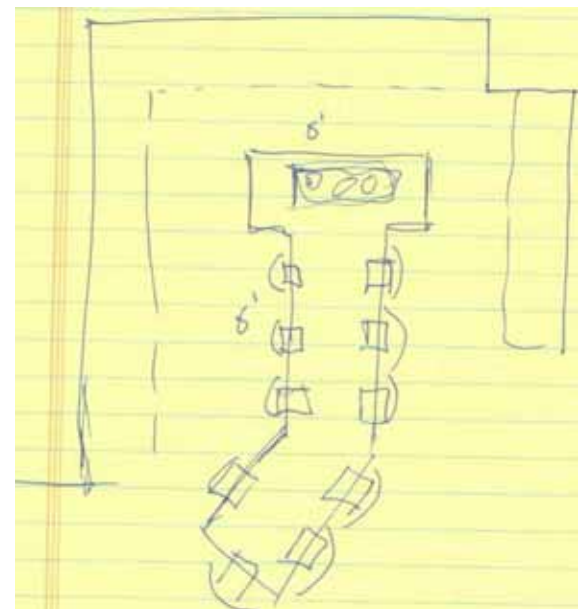


- Salvaged 18" pantry
- New 33" cabinet over refrigerator.
- Run refrigerator water line through cabinets.
- New 18" pantry.
- New 12" drawer base
- Salvaged 24" drawer base.
- Existing upper cabinets to remain.
- Existing sink base & other cabinets to remain.
- New 36" drawer base.

Above : Project floor plan.
Right: Project demolition plan.



Right: The clients asked us to visit a friend of a friend to view their eat-in kitchen island in order to understand the size and proportions of their space. While that kitchen was significantly larger and differently shaped than the project home, the concept provided direction and inspiration for the island .



Specifications of Note:

- Kitchen Cabinetry: Merillat Spring Valley Oak. Most cabinetry was re-used.
- Island Legs: Adams Wood Products A0901-35-35 in Cherry.
- Cabinet Hardware: Top Knobs M759 in Oil Rubbed Bronze.
- Kitchen Tops: Formica Iron Rust (Perimeter) and Pionite Rhinestone Cowboy (Island).
- Kitchen Sink: Kohler K-5948-3 Efficiency Cast Iron in Biscuit.
- Kitchen Faucet: Moen Aberdeen 759ORB in Oil Rubbed Bronze.
- Vinyl Flooring: Armstrong Benchmark 3781 "Oregon Slate."
- Carpet: Shaw Kathy Ireland Gardenway 0718 "Honey N Oats"
- Pendant Lights: Provided by owner.