

A two-story white house with a gabled roof and a front porch. The house features white horizontal siding, a dark brown door with a circular window, and a white railing on the porch. A white flower box is mounted under the porch. To the right, a white garage with a white door is visible. The house is surrounded by green trees and a clear sky.

TIMELESS TRANSITION
2021 CASE STUDY

4791

BUILDER : MN FINE HOMES - ARCHITECT: SHELTER ARCHITECTURE - PHOTOGRAPHY: MN FINE HOMES

PROJECT: TIMELESS TRANSITION
1887 HOME, WHITE BEAR LAKE, MN

TAKING A HOME BUILT BEFORE 1900 AND REIMAGINING WHAT'S POSSIBLE FOR IT NEVER POSES AS ANY EASY PROPOSITION. AS SOON AS YOU BEGIN THE PROJECT YOU ASK YOURSELF: "WHERE DO WE START AND WHERE DO WE STOP?". THIS HOME POSED ALL THESE CHALLENGES. WE STARTED WITH THE INTERIOR, MOVING THE KITCHEN AND RE-WORKING THE ENTIRE FRONT OF THE HOME TO OPEN UP THE FLOOR PLAN AND INVITE GUESTS IN. FROM THERE, ADDING A PORCH IN THE REAR OFFERED ANOTHER SPACE TO SPREAD OUT INTO. OUTSIDE, WE FOCUSED ON CREATING A TIMELESS EXTERIOR THAT WOULD MATCH THE NEIGHBORHOOD AND CATCH YOUR EYE WITH ITS SIMPLICITY AND ELEGANCE FOR YEARS TO COME.

CLIENT NEEDS

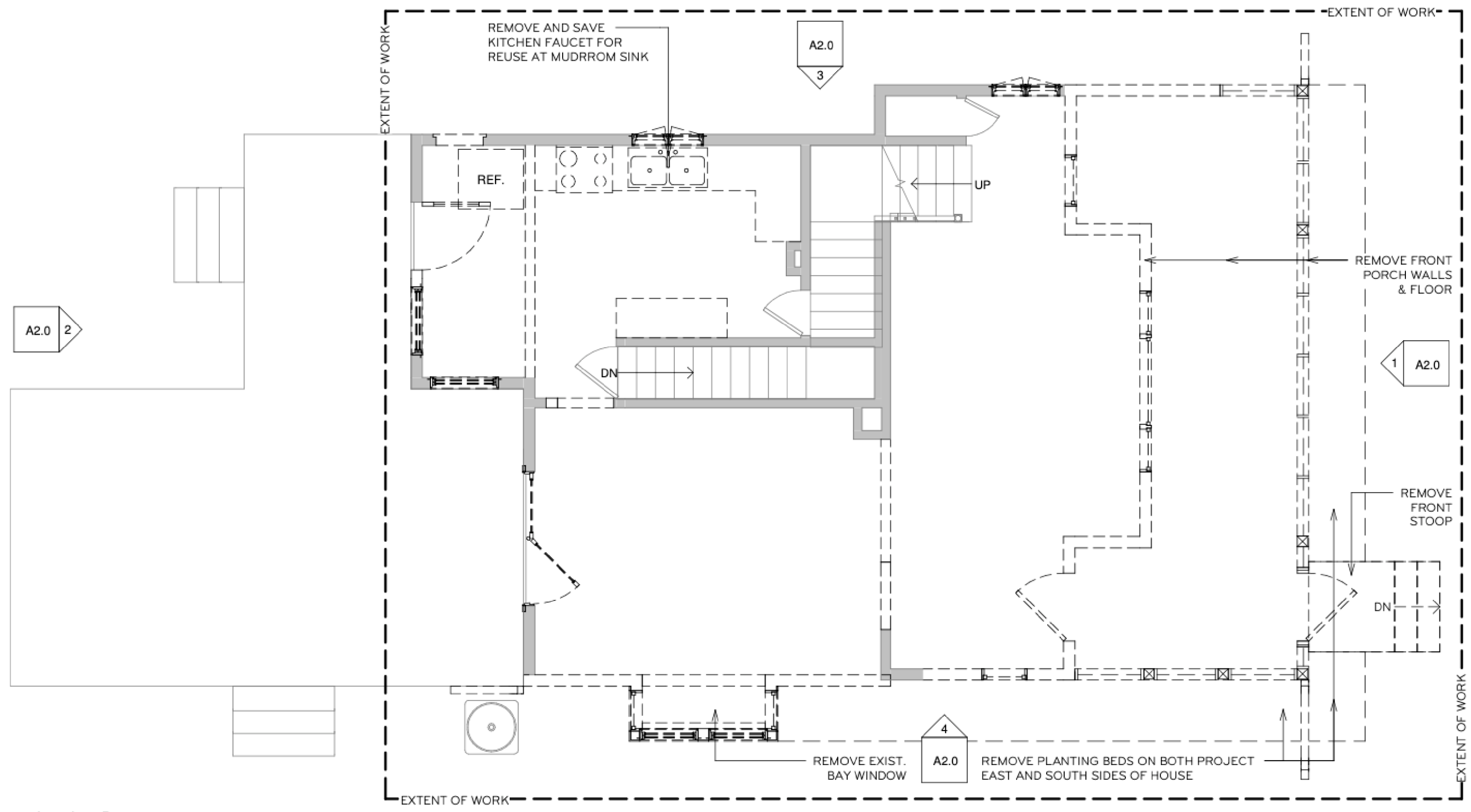
- OPEN FLOOR PLAN AND LARGER KITCHEN
- ENTERTAINING AREAS IN AND OUT
- USABLE SPACE GAINED IN MAIN FLOOR
- NEW TIMELESS EXTERIOR
- MORE STORAGE IN KITCHEN AND THROUGHOUT



BEFORE PHOTOS

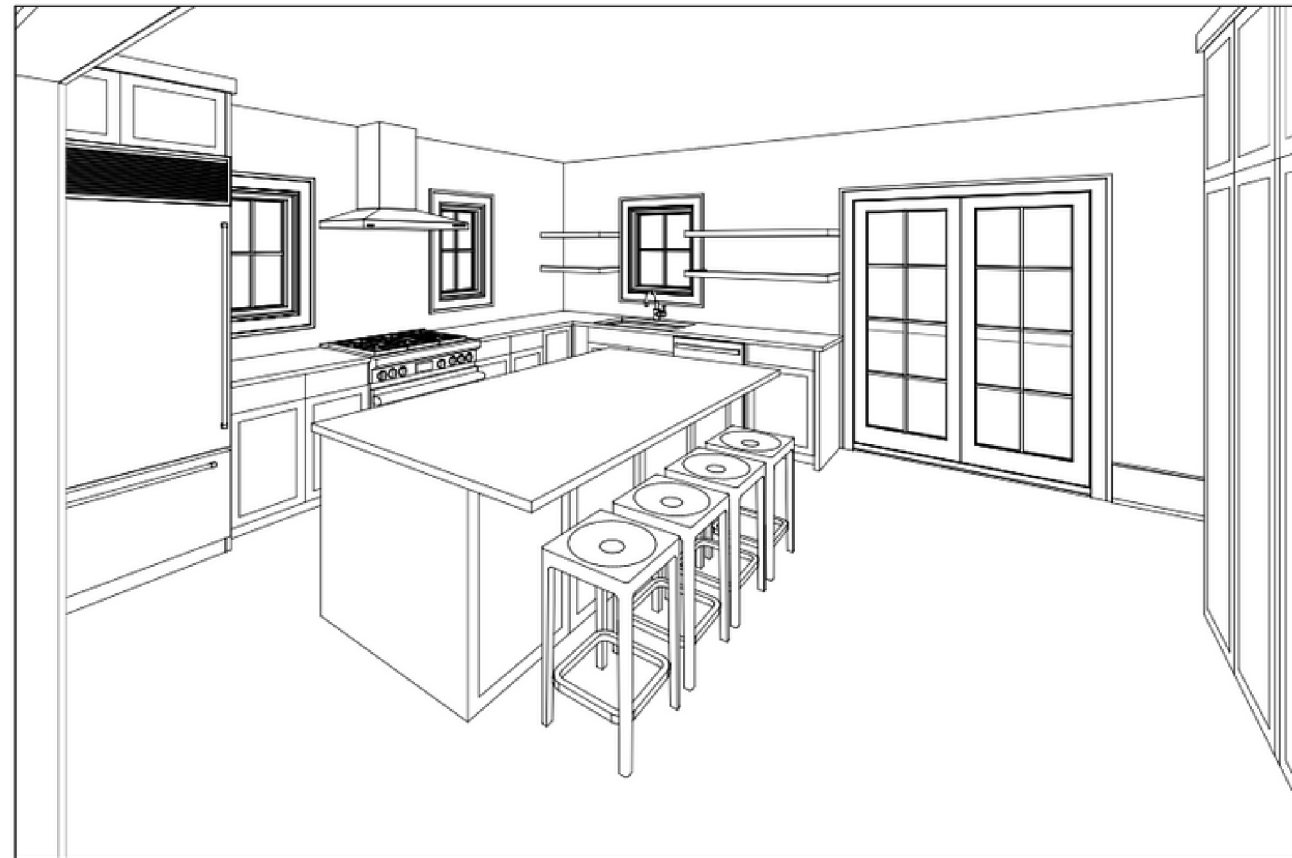
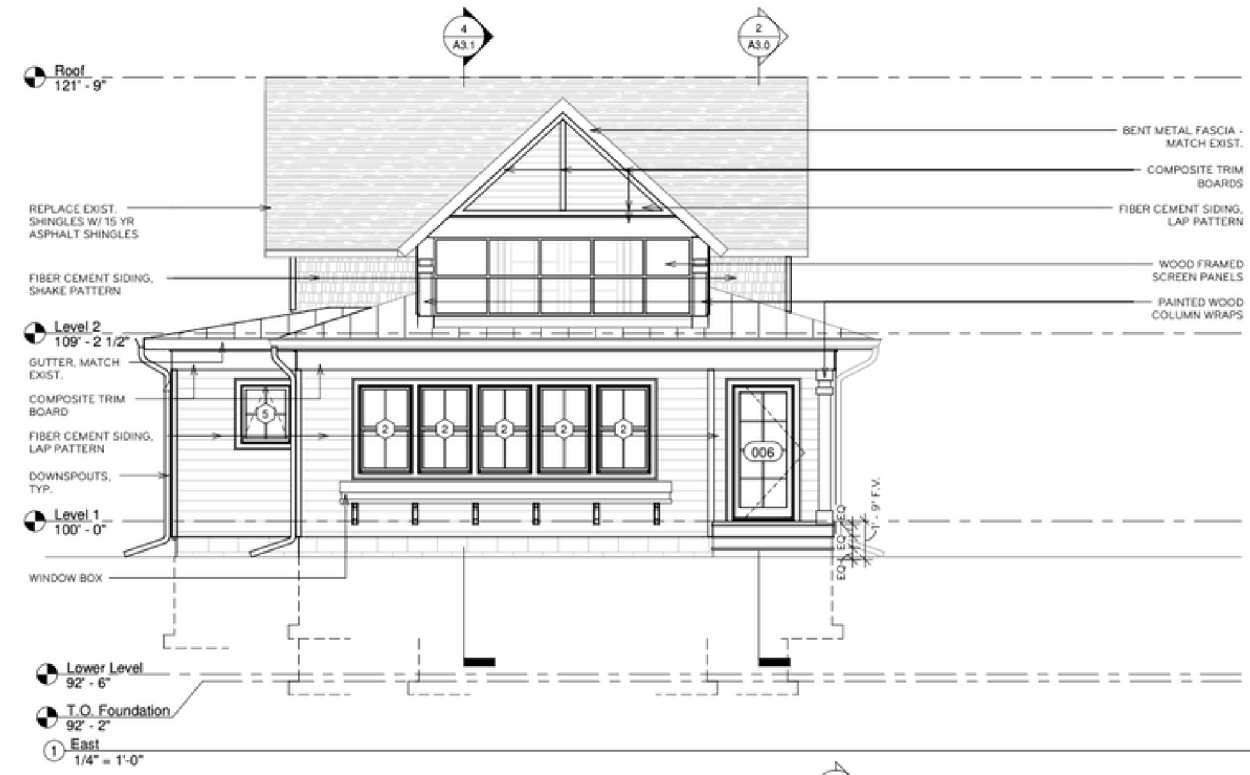


BEFORE FLOOR PLAN

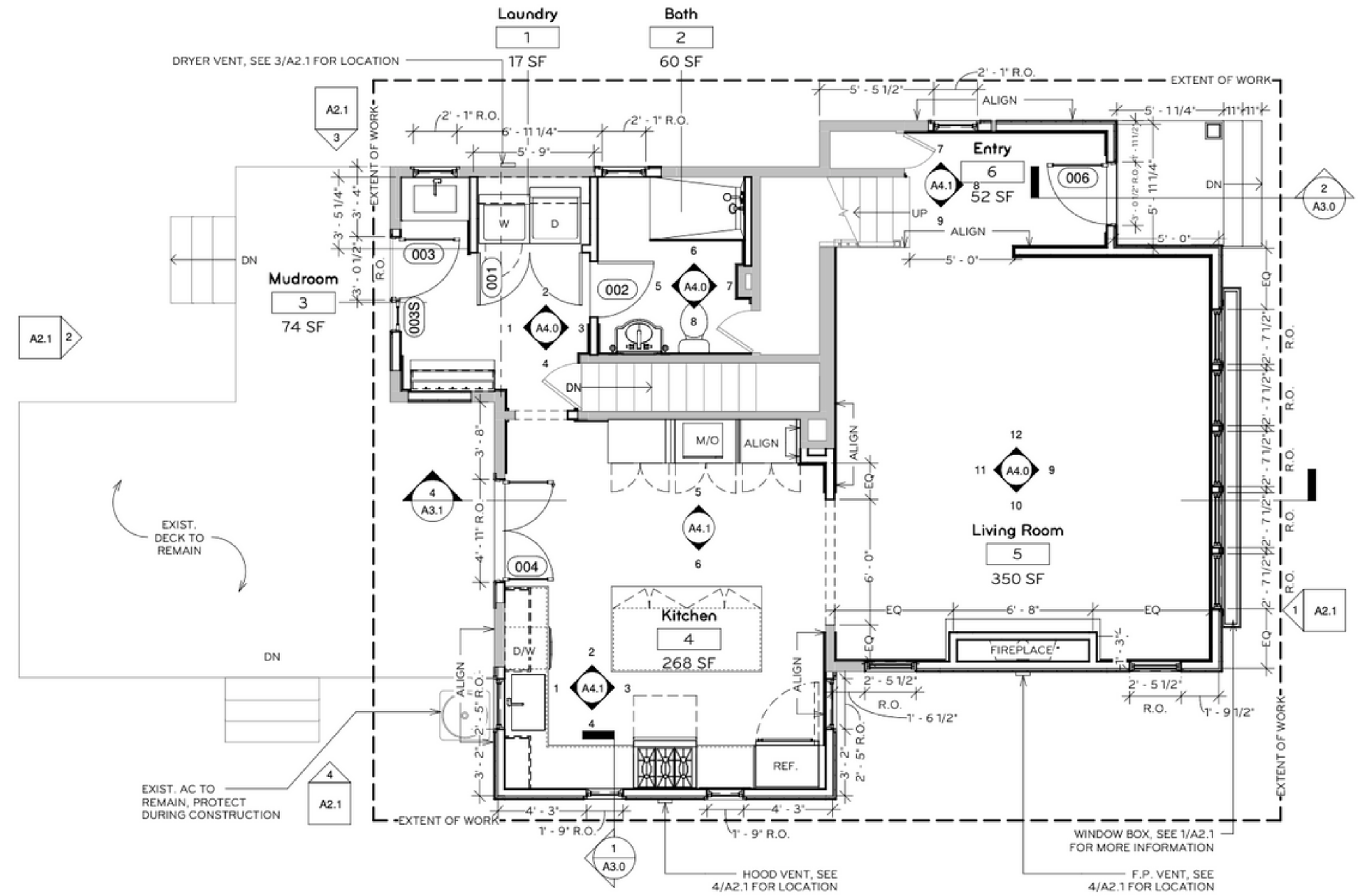


③ Level 1 - Demo
1/4" = 1'-0"

AFTER FLOOR PLAN/RENDERINGS



4 Interior Perspective - Not to Scale



2 Level 1
1/4" = 1'-0"

BEFORE & AFTER



FUNCTIONALITY

- OPENED UP THE FLOOR PLAN SO THE LIVING ROOM, KITCHEN, AND PORCH FLOW THROUGH EACH OTHER

-FRONT ENTRY WITH CLOSET PROVIDES PLACE FOR WET SHOES AND SEASONAL JACKETS

-4 SEASON PORCH WITH HEATED TILE FLOORS ADDED IN BACK THAT OFFERS SPACE FOR RELAXING AND ENTERTAINING

-EXTERIOR PACKAGE IS SIMPLE YET INVITING AND ELEGANT

-KITCHEN ISLAND OFFERS SPACE TO ENJOY TIME IN THE KITCHEN TOGETHER

-SINK AT BACK ENTRY IS A GREAT PLACE TO WASH UP BEFORE COMING IN





AESTHETICS

- CLEAN WHITE WALLS AND TILE MATCH A TIMELESS EXTERIOR
- 14" CUSTOM EASTERN WHITE PINE FLOORING
- CUSTOM KITCHEN CABINETS IN ALL THE RIGHT PLACES
- ENAMELED WHITE TONGUE AND GROOVE CEILING
- CLEAN LINES THROUGHOUT
- HAND PICKED CUSTOM LIGHTING FEATURES THROUGHOUT
- SOAP STONE FIREPLACE SURROUND

CRAFTSMANSHIP/INNOVATIVE METHODS

- FLOATING HOOD IN KITCHEN THAT VENTS TO EXTERIOR
- IN FLOOR HEAT IN PORCH AVOIDED RUNNING NEW MECHANICAL
- CLOSED CELL SPRAY FOAM THROUGHOUT MAKES THIS HOME EXTREMELY ENERGY EFFICIENT
- TONGUE AND GROOVE CEILING ADDS AN ELEMENT OF DETAIL
- CUSTOM FIREPLACE SURROUND AND WOODWORK
- CUSTOM CABINET DETAILS TO MAKE THEM UNIQUE TO THIS HOME





PROJECT CHALLENGES

WORKING WITH A HOME OF THIS AGE, THE FOUNDATION WORK WE ADDED TO THE FRONT AREA WAS A MAJOR CHALLENGE. BEING EXTREMELY CONSCIOUS OF OUR WORK WHILE ADDING THIS NEW FOUNDATION UP AGAINST THE EXISTING FOUNDATION WAS A SLOW AND CAREFUL PROCESS. ON TOP OF THIS, WE REMOVED ALMOST ALL OF THE STRUCTURE FROM THE MAIN FLOOR WHILE WE RE-FRAMED AND THIS POSED ITS OWN CHALLENGES OF KEEPING THINGS BRACED OFF AND SUPPORTED. INSIDE, CREATING A CUSTOM CABINET DETAIL AND GETTING ALL OF THE MEASUREMENTS AND DIMENSIONS TO MATCH THAT VISION POSED ITS OWN ISSUES.

CONSTRUCTION PHOTOS

