

This Old House

Kitchen & bath special

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Pruning trees
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before + after

Pretty perfect

A streamlined layout and period-style finishes clean up a dysfunctional cook space

BY NINA MALKIN | PHOTOGRAPHS BY ANDREA RUGG
PRODUCED BY NICOLE ESPOSITO-POLLY
STYLING BY TOBY RAE

A remodeled kitchen in good shape may seem like a bonus when buying a house, but if the layout is clunky and the look an affront to the architecture, you still might need to start over. Caroline Schnieders and Yvette Soignier decided to do just that after buying the 1908 foursquare in St. Paul, MN, they share with their two sons. A peninsula impeded flow to the fridge, range, and sink, making it a tight squeeze for two cooks. And while the 10-year-old maple cabinets and floor were usable, they felt out of sync with the other rooms.

When called in to help, Zoe Kardasis Sturtz and Ryan Sturtz of Edit Design Build Studio scrapped the peninsula to free up floor space. They rebuilt the wall shared with the dining room to create a large pass-through connected to a new passageway for more openness and flow. Adding a breakfast bar on the dining room side provided seating for kids' meals. Relocating the sink under two windows improved the view. Oak flooring and soapstone counters helped to ground floor-to-ceiling cabinets painted a historical green.

"We love the open layout," Yvette says. "We can really function in here, and still chat with the kids at the dining room table. The kitchen is beautiful, and suits us and the house perfectly." As for their newish former kitchen? Nearly everything was donated to a Habitat for Humanity ReStore. A happy ending all around.



BEFORE Way too much maple covering the cabinets and floors made for a one-dimensional look. A cumbersome peninsula hemmed in the cook and undermined circulation.



↑
A run of deep, ceiling-high cabinets along the range wall hides a support beam.

AFTER In the opened-up space, a pro-style range beneath the pass-through blends with vintage-green cabinets, soapstone counters, and a subway tile backsplash. Range: Blue Star. Vent hood: Elica



BEFORE

before + after

Tailor made

The new configuration added about 16 linear feet of cabinet storage. A microwave niche above a section of open countertop serves as a snack-and-drinks center. Around the corner, a windowed nook holds custom pantry cabinets and drawers where the back staircase had been.



Cool enclosure

No space wasted here! This clever fridge wall boasts a slim slide-out pantry unit on one side and a shallow message center behind a pantry door on the other. The cabinets got a sprayed-on conversion varnish finish for extra durability and moisture resistance. Refrigerator: LG

Classic combo

Subway tile laid in a running bond pattern is a warm off-white; it is paired with matte-black soapstone counters for a classic look that will stand the test of time. "We love that soapstone develops a patina with use," Yvette says. Tile: Daltile. Countertops: Minnesota Tile & Stone



Caroline Schnieders, left, and Yvette Soignier, who share the house with their two young children, wanted a kitchen that reflected the style of the home, but with modern conveniences and flow.

Grab and go

A drop zone with hooks and shelves keeps shoes, backpacks, and outerwear organized by the back entry. A door with a full glass panel brightens the space; a top-down Roman shade adds light control and a measure of privacy.



before

A peninsula and a back stair wasted space and left little room for two cooks to move around



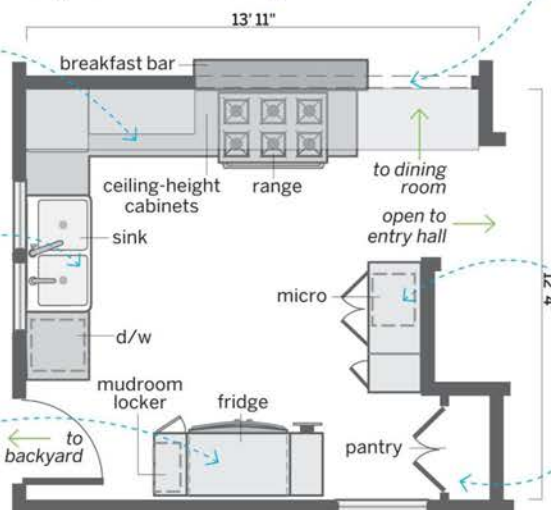
after

The 172-square-foot space is more open and more comfortable, with better views and improved function. Ceiling-high cabinets along the range wall conceal a structural beam and yield bonus storage

1. Removed the peninsula for better flow; closed up the dining room entry to create a longer cabinet run.

2. Moved the sink in front of the two windows; installed shorter double-hungs to allow for the plumbing.

3. Put in custom fridge cabinets with a slide-out pantry on one side, a drop zone on the other.



4. Created a new, slightly larger opening to the dining room joined to a pass-through over the new range location; a breakfast bar accommodates snack time. These changes also eased circulation to and from the entry hall.

5. Added a cabinet for the microwave and a drinks station where the range had been.

6. Scrapped the back staircase for built-in pantry storage.

directory

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COVER See the listing for "Pretty Perfect."

HOME SOLUTIONS (pp. 15–20) Sump check > *Thanks to* Jim Owiecki, Sump Pumps Direct; sumppumpsdirect.com. Stave off spring invaders > *Thanks to* Chelle Hartzler, technical services manager, Orkin; orkin.com. Michael Bentley, director of training and education, National Pest Management Association; npmapestworld.org.

BEFORE + AFTER: BATH Character boost (pp. 23–24) **Designer:** Kim Kelly, Bella Rustica Homes, Style & Design, Saint Simons Island, GA; bellarusticadesign.com. **Paint:** Pure White; benjaminmoore.com. **Lighting:** Coley Electric & Plumbing Supply; coleyelectrical.com. **Mirrors:** vagabondvintage.com. **Metal locker and hand-towel hooks:** parkhillcollection.com.

PAINT IDEAS Dress up the woodwork (p. 30) *Thanks to* Shantia Anderheggen, director of preservation, Newport Restoration Foundation, Newport, RI; newportrestoration.org.

PHOTOSHOP REDO From disjointed to delightful (p. 38) *Thanks to* Mark Wyatt, Wyatt House Plans, Warsaw, IN; wyatthouseplans.com.

SAVING GRACE (pp. 50–55) **Architect:** Woodruff Architecture, Charlotte, NC; 704-953-5994. **Kitchen designer:** South End Kitchens Design Studio, Charlotte, NC; southendkitchens.com. **General contractor:** Banister Homes, Charlotte, NC; banisterhomes.com. **Exterior > Roof:** Alpha Omega Construction Group, Charlotte, NC; alpha-omegacnc.com. **Windows and doors:** marvin.com. **Paint:** Custom-blended colors, Eastway Paint and Decorating, Charlotte, NC; eastwaypaint.com. **Painting contractor:** Richard's Painting Co., Salisbury, NC; richardspainting.net. **Living room > Fireplace coal basket:** Homefires, Charlotte, NC; homefiresusa.com. **Chandelier:** dilworthantiquelighting.com. **Kitchen > Countertops:** walkerzanger.com. **Sink:** Belle Foret; homedepot.com. **Knobs and pulls:** emtek.com.

PRETTY PERFECT (pp. 56–59) **Designer/Builder:** Edit Design Build Studio, Minneapolis; editdesignbuild.com. **Paint:** Dill Weed (cabinets), Mannequin Cream (walls), Mayonnaise (ceiling); benjaminmoore.com. **Dishwasher:** bosch-home.com. **Microwave:** panasonic.com. **Sink:** ikea.com. **Faucet:** us.kohler.com. **Windows:** marvin.com. **Cabinet hardware:** rejuvenation.com. **Pendant lights:** feiss.com. **Semi-flush-mount lights:** Schoolhouse Electric & Supply Co.; schoolhouse.com.

BUILDING MEMORIES (pp. 60–65) **Apprentice accommodations:** Extended Stay America, 800-804-3724; extendedstayamerica.com. **Architect:** Mat Cummings, Cummings Architects, Ipswich, MA; cummingsarchitects.com. **Interior designer:** Chloë Rideout; cummingsarchitects.com.

General contractor: Silva Brothers Construction, Reading, MA; silvabrothers.com. **Plumbing and heating contractor:** Trethewey Brothers, Roslindale, MA; tbros.com. **Landscape contractor:** K & R Tree & Landscaping, Burlington, MA; thisoldyard.com. **Kitchen designer:** Carole Kitchen & Bath Design, Woburn, MA; kitchenpeople.com. **Finish carpenter:** MF Woodworking, Waltham, MA; 857-413-6369. **Plumbing subcontractor:** Bilo Plumbing and Heating, Ipswich, MA; biloplumbingandheating.com. **Tile contractor:** Ferrante Tile, Woburn, MA; ferrantetile.com. **Painting contractor:** Mauro's Painting, Somerville, MA; maurospainting.com. **Mason:** MJM Masonry, Arlington, MA; mjmmasonry.com. **Stained-glass instructor:** Michel L'Huillier Glass, Boston; michelhuillierglass.com. **Countertop fabricator:** Bella Surfaces, North Billerica, MA; bellasurfaces.com. **Oak flooring installation:** Hunt Custom Milled Wood Floors, Lexington, MA; huntcustomwood.com. **Paint stripping, newel post refinishing:** Wayne Towle Master Finishing & Restoration, Needham, MA; waynetowle.com. **Chimney pipe installation:** The Chimney King of New England; South Easton, MA; chimney-king.com. **Ductwork installation:** Obie Comfort Solutions, Framingham, MA; obiecomfortsolutions.com. **Insulation installation:** Anderson Insulation, Abington, MA; andersoninsul.com. **Exterior > Windows:** Marvin Ultimate Double Hung in Ebony; marvin.com. **Roof shingles:** gaf.com. **Cedar shingle siding:** Maibec Eastern White Cedar in White Sage; maibec.com. **Fiber-cement clapboard siding:** HardiePlank Lap Siding in Mountain Sage; jameshardie.com. **Porch columns:** Chadsworth Incorporated; columns.com. **Rear decking:** MoistureShield Infuse Composite Decking in Rosewood; moistureshield.com. **Rear sconces:** Hinkley Lighting, Lucia Lighting & Design, Boston; lucialighting.com. **Garage doors:** overheaddoor.com. **Paint:** White Sand (exterior trim), Hodley Red (exterior brackets, front door); benjaminmoore.com. **Kitchen > Sink:** Hillside 30" Apron; dxv.com. **Faucet:** Delancey Single-Handle Pull-Down; americanstandard-us.com. **Perimeter countertops:** Piatra Gray; caesarstoneus.com. **Garbage disposal:** Evolution Excel; insinkerator.com. **Backsplash tile:** Tile By Design, Danvers, MA; tile-by-design.com. **Flooring:** 2¼" rift oak; allegghenymountainhardwoodflooring.com. **Paint:** Pelican Gray (walls), Kensington Blue (pantry walls); benjaminmoore.com. **Cabinets:** Kraftmaid Lyndale Door in Dove White (perimeter) and Midnight (island); kitchenpeople.com. **Reclaimed white oak** (vent-hood trim, floating shelves, and island top); Longleaf Lumber, Cambridge, MA; longleaflumber.com. **Island top fabrication:** Sweenor Builders, Wakefield, RI; sweenorbuilders.com. **Pendant lights:** Hudson Valley Lighting; lucialighting.com. **Dining room > Table:** TCW Farm Tables & Furniture, Winchester, MA; tcwfarmtables.com. **Chairs:** Room & Board; roomandboard.com. **Paint:** Pelican Gray (walls); benjaminmoore.com. **Artwork:** Powers Gallery, Acton, MA; powersgallery.com.

Family room > Chairs, tables: Mitchell Gold + Bob Williams; mgbwhome.com. **Sofa, lamps, ceiling fan:** lucialighting.com. **Rug:** Landry & Arcari Rugs and Carpeting, Boston; landryandarcari.com. **Paint:** Pelican Gray (walls); benjaminmoore.com. **Mudroom > Door to garage:** TruStile 20-Minute Fire Door; trustile.com. **Master bedroom > Bed, nightstand:** mgbwhome.com. **Bedding, pillows, footstools:** roomandboard.com. **Reclaimed heart-pine flooring:** Bingham Lumber, Brookline, NH; binghamlumber.com. **Rug:** landryandarcari.com. **Paint:** Mt. Rainier Gray (walls); benjaminmoore.com. **Master bath > Sink:** Esteem Undercounter Sink; americanstandard-us.com. **Vanity top:** Noble Grey; caesarstoneus.com. **Sink and shower faucets:** Quentin Collection; americanstandard-us.com. **Towel rings and hooks:** TR Series; americanstandard-us.com. **Shower door:** Banner Glass Shelmar, Waltham, MA; bannerglassshelmar.com. **Tile:** Avenza Honed Marble 6"×12" (floor perimeter) and 2" hexagonal (floor field, shower), Walker Zanger Tribeca Collection Metro Liner Basic Black ¾"×6" (wall perimeter pencil trim); tile-by-design.com. **Shower waterproofing:** Schluter-KERDI; schluter.com. **Floor warming:** DITRA-HEAT electric floor-warming system; schluter.com. **Vent fan:** WhisperGreen Select One Fan/Light; shop.panasonic.com. **Paint:** West Coast (walls); benjaminmoore.com. **Pink bedroom > Bed, table, chairs:** roomandboard.com. **Paint:** Morristown Cream (walls); benjaminmoore.com. **Guest living area > Sofa, lamp:** lucialighting.com. **Rug:** landryandarcari.com. **Flooring:** 2¼" rift oak; allegghenymountainhardwoodflooring.com. **Paint:** Fresh Air (walls); benjaminmoore.com.

ALL ABOUT FARMHOUSE SINKS (pp. 66–71) *Thanks to* Craig Tolmie, Tide Mill Restoration, Fairfield, CT; 203-256-1240. rohlhome.com. Adriel Harris, Signature Hardware; signaturehardware.com. Akgun Seckiner, Bocchi; bocchiusa.com. David McNamara, Franke; franke.com. Greg Jastrow, Kohler; us.kohler.com. Marion Hendricks, Herbeau Creations; herbeau.com. Dino Rachiele, Rachiele, LLC; rachiele.com.

SAVE THIS OLD HOUSE (p. 84) *Thanks to* Kevin Rose, architectural historian, The Turner Foundation, Springfield, OH; hmtturnerfoundation.org. ■

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