Meta Remodeling Awards 2019

A Remodeling Awards Program
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Industrial Modern in Almaden Valley

This home’s active family of four enjoys entertaining in their home. They purchased this 1975 suburban ranch after renting it for years (and dreaming of how they would transform it if they ever owned it). The family loved everything about the home except for its lack of space for hosting large gatherings. The ultimate goals were to expand the kitchen space and make it the social center of the home; create a cohesive industrial-modern aesthetic; and improve the flow between the home’s social spaces.
Photo Statements:

BEFORE PLANS:

The existing kitchen was a narrow, dead-end room, making it a challenge for more than one person to work in the space, let alone interact with guests while cooking. The soffit shrank the ceiling height to 7'-5", further emphasizing the cramped-in feeling. The existing dining room was a rarely used, awkward space that had little interaction with the kitchen or the entertaining spaces at the back of the home. The large arched opening between the dining and living room originally had a decorative railing, preventing someone from accidently dropping into the sunk-in living room. This precarious transition was a safety concern that the family wanted to eliminate.
AFTER PLANS:
In the new floorplan, two of the dining room walls were removed, which doubled the kitchen space. The expanded footprint created space for a 9-foot island, walk-in pantry, and a wet bar. Soffits were removed, raising the ceiling heights to be consistent with the rest of the home. A step was created to transition between the elevation change between the living room and the newly expanded space. Removing the dining room created a clear sight line from the front to the back of the home.
BEFORE:

The dining room’s arched openings punctuated three of its walls, and combined with the window, the formal space was exposed at every angle. The wide arch at the living room posed a precarious drop from the dining to the sunk-in living room. The opening originally had a decorative railing that prevented falling into the space. The awkward elevation change was a must-fix for the young family with children. The dining space location devoured the center of the floorplan, interrupted flow and blocked the sight line to the back of the home. Soffits interrupted the ceiling planes throughout the home but were used to house HVAC ducting. Any wall removal would require a plan for re-routing the ducts.
AFTER:
The dining room walls were removed, and two structural beams were installed to support the load of the home’s second floor. Eliminating the dining room created space for the clients’ dream of an open concept kitchen and uninterrupted flow from the home’s entry to the backyard. The transformed space included a 9-foot island with both seating and storage; a walk-in pantry with stylish barn doors; and a rustic chic cocktail bar. The HVAC was rerouted, and heating vents were built into the toe-kicks at the cabinetry.
BEFORE:
The window in the formal dining provided natural light but looked directly at the wall of the neighbor’s home. The arched opening into the kitchen was narrow and not always easy to access when there was a full dining table of people. The wall at the kitchen blocked the view and the flow from the front to the back of the home.
**AFTER:**

That rarely used window in the former dining room? We framed it in, retained the dining room wing wall and carved out a space for a walk-in pantry. The custom barn doors were made by the cabinetmaker and stained to match the island’s gray-washed finish.


**BEFORE:**
The existing kitchen windows brought in the natural light and backyard views, but the grid pattern and white vinyl finish did not align with the client’s modern aesthetic. The kitchen’s dated, brown palette and builder-grade finishes lacked any style or personality.
AFTER:
The design-savvy clients made sure every selection in the space was true to the masculine, Industrial Modern look they wanted to achieve. The grid windows were replaced with modern sliders in a black fiberglass finish that ties in with the black accents in the kitchen. The mesh grid at the upper cabinet doors add texture and visual interest. The weathered brick ceramic tile was used to wrap the windows for a clean, industrial look.
BEFORE:
The former kitchen lacked space for a chimney hood for venting. In the new plan, the range was moved to this exterior wall enabling us to create adequate venting for their new range.
AFTER: In the new plan, the cooktop was relocated to better accommodate the venting needs. The hood box was custom-built by the cabinet-maker to tie in with the kitchen cabinets.
BEFORE:
The narrow galley kitchen provided room for just one cook to work comfortably. The refrigerator wall closed the room off from the dining room and front of the home.
AFTER:
Removing the wall where the refrigerator once lived, doubled the size of the kitchen space and now provides plenty of room for people to cook and congregate. The new 9-foot island was built with storage, a microwave, and seating. The black leathered granite island top ties in with all the black accents. The luxury vinyl tile floor mimics the look of French white oak planks and adds a light touch to the masculine space.
BEFORE: The white vinyl grid windows interrupted views into the backyard. The small double sink was cumbersome for the busy family with young children.
AFTER: To create a modern look, all windows were replaced with clear glass with black frames and no window coverings. The 33-inch concrete sink is a nod to the industrial look and provides plenty of capacity for cleaning up in this active kitchen.
BEFORE: The step down from the kitchen into the family room posed a potential hazard in the breakfast nook, where the family often enjoyed meals together. In the new design, the homeowners wanted a more thoughtful and designed transition between the elevation changes.
AFTER: A custom-designed black metal rail creates a stylish demarcation between the kitchen and drop-down family room, as well as a protective barrier from accidental falls.
PRODUCTS USED

Meta Award winners may receive coverage in local as well as national publications as a result of the Association’s alliance with selected media sources. In order to get coverage, we need to be able to provide these companies with information about the products you used in the project. In addition, this information will be used to recruit new partner members. Please complete the following form listing the products you used in the project. Include as many products as possible.

<table>
<thead>
<tr>
<th>Product</th>
<th>Manufacturer/Supplier</th>
<th>Reason It Was Chosen</th>
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<tbody>
<tr>
<td>Ceramic “Sichenia Pave Brick” Tile</td>
<td>Sbiancato/ Tile Fantastic</td>
<td>Industrial modern aesthetic</td>
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<tr>
<td>Stone mosaic “Arrow”</td>
<td>Porcelanosa/Tile Fantastic</td>
<td>Industrial modern aesthetic</td>
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<tr>
<td>Ceramic Tile Trim “Origin”</td>
<td>AKDO / All Natural Stone</td>
<td>Industrial modern aesthetic</td>
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<tr>
<td>“Ventana” Concrete Bar Sink</td>
<td>Native Trails/ Saratoga Plumbing</td>
<td>Industrial modern aesthetic</td>
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<tr>
<td>“Farmhouse Double Bowl” Concrete Main Sink</td>
<td>Native Trails/ Saratoga Plumbing</td>
<td>Industrial modern aesthetic</td>
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<tr>
<td>LVT Flooring in “Valor Oak”</td>
<td>U.S. Floors, Coretec</td>
<td>Industrial modern aesthetic</td>
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<td>Black mini pendant lights</td>
<td>Avenue Lighting/Lamps Plus</td>
<td>Industrial modern aesthetic</td>
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<td>Bare Bulb Matt Black LED Wall Sconce</td>
<td>Innovations Lighting / Bellacor</td>
<td>Industrial modern aesthetic</td>
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<td>Quartz Countertop – “Fresh Concrete”</td>
<td>Caesarstone/ Paz Tile</td>
<td>Industrial modern aesthetic</td>
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<td>Granite Countertop – “Antiqued Black Mist”</td>
<td>Dal Tile/Paz Tile</td>
<td>Industrial modern aesthetic</td>
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<td>Square Bar Pulls – Various Sizes</td>
<td>TopKnobs/Saratoga Plumbing</td>
<td>Industrial modern aesthetic</td>
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