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Space Saver

Hurst Design-Build-Remodel

LOOKING TO EXPAND the cooking and entertaining space of their traditional center-hall colonial home, the homeowners of this Rocky River residence chose a design that removed walls and granted them an expansive floor plan. “Their original kitchen was completely cut off from the family room, so the family cook was always left out of the fun,” says Pat Hurst, co-owner of Hurst Design-Build-Remodel. “While the kitchen had a small area for a dinette, it was rarely used because the family actually preferred eating in their formal dining room.”

An easy space-creating target was the awkwardly placed powder room. “[It] was located in an unfortunate location blocking the kitchen from the family room and also allowing for little privacy. From anywhere you stood in the kitchen you could see into the bathroom,” explains Hurst.

Once removed, it allowed for an open flow from the kitchen to the family room. Also gone is the kitchen’s dinette that was rarely used and taking up valuable square footage. Structural changes included adding a new support beam to replace the

load-bearing bathroom walls and rerouting plumbing and ductwork that required careful planning. “The new kitchen layout created lots of counter space and let in lots of natural light with windows on two walls and a large opening to the family room,” says Hurst.

After it was opened up, the kitchen’s space was maximized for storage and organization, with even a narrow cupboard created next to the refrigerator. Pullout spice racks are conveniently located at the cooktop and, where the powder room was, a new peninsula and microwave drawer stand. “The kitchen is much more efficient with three times the amount of storage and four times the amount of counter space,” says Hurst.

The powder room’s new location also allowed for a butler’s pantry, thanks to a newly created hallway on the way to the dining room. The powder room itself now sits out of the way. “The new location allowed for more privacy and the benefit of not having to see in the bathroom from every spot in the kitchen,” says Hurst. Complete with traditional finishes, penny tile mosaics

NUTS & BOLTS

HOME ADDRESS:

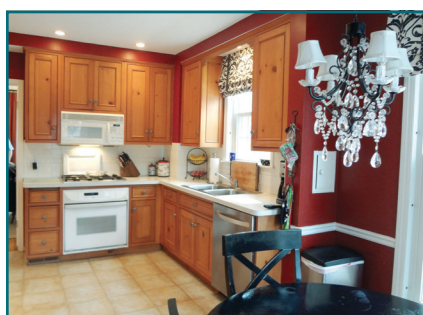
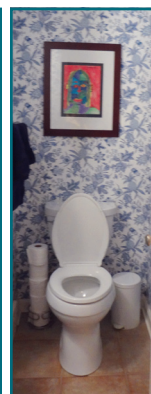
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PROJECT FOCUS:

Bathroom, Kitchen
 and Family Room



on the floor and marble wall tile, the space is not only updated, it is glamorous. Space-saving techniques in the bathroom include a wall-mounted sink, which is narrow and compact, ideal for the smaller space.

The main-floor is now spacious and light-filled, with an open view from the dining room all the way through to the back door of the family room. What used to be portioned off into a variety of rooms now easily flows together, thanks to harmonious details. “The hardwood floor was salvaged in the family room and toothed into and finished as one for a seamless look,” says Hurst.

— Kara Kissell