

2012 DelCY

Residential Kitchen  
Under \$40,000

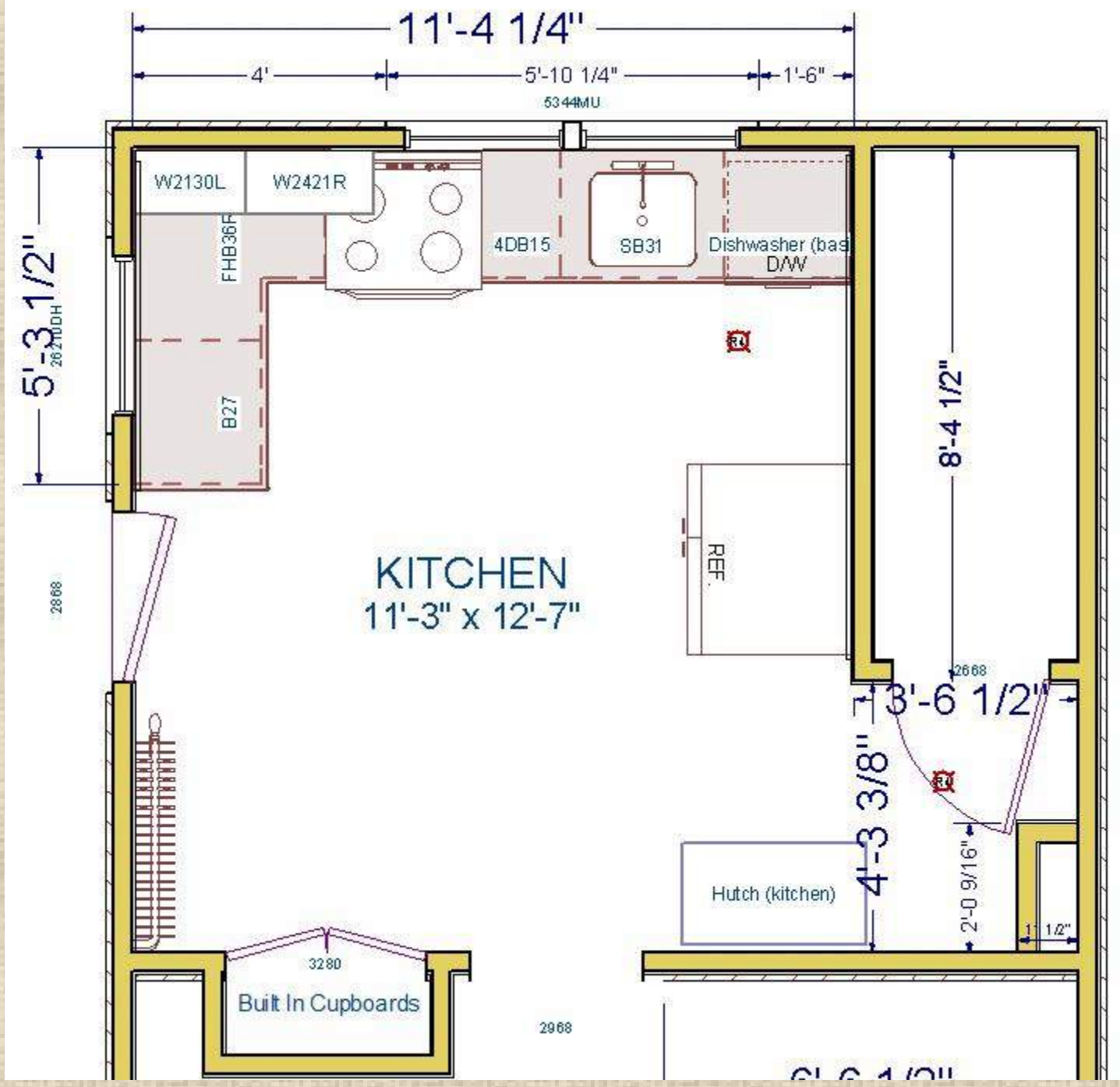


The existing kitchen was extremely dated and provided little storage and functioned poorly. The owners wanted to update the kitchen and provide more storage and working area while remaining true to the cottage style of the house.

One very noticeable problem was that the floor had a prominent sag in the middle and towards one side. It was necessary to both jack up an existing beam, which only provided minimal improvement, as well as shim up the actual sub-floor. Luckily the subfloor was installed prior to the plywood and glue approach of modern times. The floor was 1x12 planks on a diagonal which aided in being able to more uniformly raise the floor. Although we could not get it perfect we were able to much improve to appearance. Getting the floor closer to level also meant that we were able to keep the difference between the floor and counter top height closer to normal.

Another problem was that the ceiling finish was plaster over wood lath. Cutting in the recessed lights would have vibrated the wood lath and caused the ceiling to crack and crumble. Therefore we installed a 1/4" sheet of drywall over the entire ceiling to stabilize it.

Insulation was also blown into the exterior walls as there was none existing.

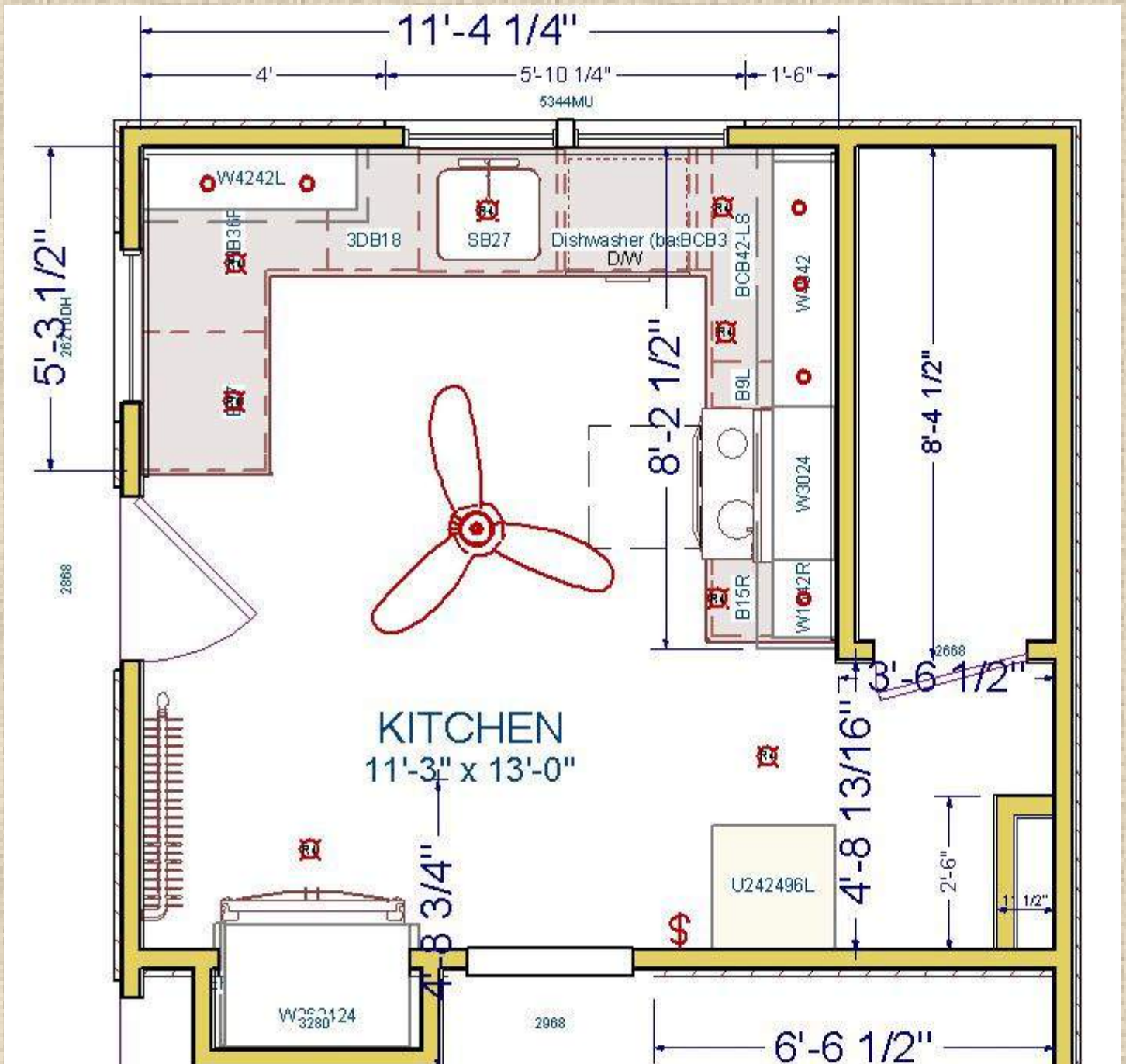


Original Layout



The existing kitchen was installed with no thought as to design or function. It is hard to believe someone actually “decided” to do it this way!





## New Layout

Because of the location of windows and doors the new layout had some limitations. It became necessary to locate the refrigerator in a recess previously occupied by built in cupboards. Otherwise the main layout would have suffered.

render





Rendering









The shaker style cabinets and brick pattern tile were selected to compliment the age of the home. The pulls reflect a craftsman style also in keeping with that style and period.











Because the new layout provided sufficient storage for the kitchen the built in cupboard was no longer necessary. The space provided a great place to recess the refrigerator. Although outside the standard “work triangle” it provided the best place for the refrigerator.



