

# Kitchen *perfection*

Strong structure yields beautiful results

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**IT'S THE PERENNIAL CHALLENGE WHEN** renovating century old homes, how to change one part of the home to make it modern but still have it harmonize with the rest of the house. The room in question for Garth and Kathy was their kitchen or more accurately a warren of tiny rooms that included a cramped kitchen, a butler's pantry dating back to the original construction along with a 12 year old erstwhile family room addition.

Garth and Kathy knew that before creating the new and improved kitchen of their dreams, there were major structural issues that had to be addressed before the magic could begin. The couple called

upon Roger Brodeur of Renovations Plus having heard good word of mouth about the company's experience with renovating character homes.

Expanding the trio of small rooms into one unified space called for major structural solutions "Renovations Plus had to take out an exterior wall which was a huge deal," says Garth, "because there is a 16 inch beam that's sunken into the wall above us so that the ceiling spans the entire room. The crew needed to remove two walls to make it one big room as well as remove the chimney that was located in the middle of what is now the new kitchen."

The energy conscious couple wanted to retain the hot water boiler system that heats the entire house and use it to advantage by creating a radiant heated floor in the kitchen which called for 6000 lbs of concrete to a 1 ½ inch thickness to be laid over the plastic water-filled tubing. Larger size 20' x 20' Julian tiles in Origini Noce cover the floor and provide a pleasing scale within the expansive dimensions of the kitchen.

Once the necessary structural changes had been addressed, it was time for Wayne Barnett of Kitchen Designs by Décor to draw up cabinetry plans for the newly expanded space. After viewing the three-dimensional drawings that Kitchen Designs had prepared, the couple decided on Taylora alder cabinets in a Coffee stain and good quality high-contrast steel bar pulls.

The cabinetry uppers stretch up to the 9 foot ceiling to provide maximum storage potential. Drawers utilize soft closing mechanisms and pantry shelves roll out for easy viewing and access. A utility drawer under the microwave, a 10 foot island loaded with numerous pots and pans drawers, a corner cabinet housing three fully accessible pull-out drawers in place of the ubiquitous lazy Susan, a bank of cupboards partitioned to store hockey equipment including hockey sticks and upper cabinets to store seasonal items ensure that every member of the family is happy with the space and functionality that the kitchen provides.

Beautiful finishes from the Metal Mosaic copper and stainless steel backsplash, the 10 feet of granite-look heavy-grain pattern Canterbury Cambria quartz countertop that crowns the island to the custom fluted pedestal that supports the overhang; details abound of modern elements that work harmoniously with the vintage character of the house.

A built-in desk and tower cabinet defines an area for computer use for the couple's young children within the open concept room and allows for easy family interaction.

Attention to details was instrumental in marrying the kitchen to the rest of the house. Garth points out the wide window sill under the kitchen window over the sink to accommodate plants. "The pieces around the window were constructed by Roger out of solid oak. The crown moulding in here matches the rest of the house. Even the bathroom door has 6 panels and has been spray painted to match the original doors."

With the renovation finished before Christmas, Garth and Kathy had a chance to put their new kitchen through its paces over the holiday season and were thrilled with how the room could contain a multitude of relatives with ease.

The couple is thoroughly impressed with Renovations Plus quality work. "Roger and his guys were just top-notch," says Garth. "We definitely chose the right company to deal with."

**PICTURED LEFT**

Beautiful finishes from the Metal Mosaic copper and stainless steel backsplash, the 10 feet of granite-look heavy-grain pattern Canterbury Cambria quartz countertop that crowns the island to the custom fluted pedestal that supports the overhang; details abound of modern elements that work harmoniously with the vintage character of the house.

**PICTURED TOP RIGHT**

The cabinetry uppers stretch up to the 9 foot ceiling to provide maximum storage potential.

**PICTURED BOTTOM RIGHT**

A built-in desk and tower cabinet defines an area for computer use for the couple's young children within the open concept room and allows for easy family interaction.

**PICTURED HERE**

Garth points out the wide window sill under the kitchen window over the sink to accommodate plants. "The pieces around the window were constructed by Roger out of solid oak."



# THE VALUE OF **STRUCTURE**

"It's not pretty," says Roger Brodeur of Renovations Plus, "but it's the structural work that makes everything possible when it comes to ensuring that a century old house will last another hundred years."

**IN THE BASEMENT** After 106 years, the floors in the house were crooked and sagging. The main beam had been notched when constructed leading to cracks. As a result the floor joists were warped. We changed all the existing wooden tele-posts; took 3/8" plate steel and bent it into a 'U' and closed the existing wooden beam. We had 3" x 3" angle iron and stitch-welded it to the plate steel to support all the floor joists. We used metal gussets every 24 inches and welded them in along the length of the entire beam.

Once that had been done, we took those temporary beams and moved them to about the middle and slowly cranked them over a period of about 6 weeks, to make

sure they would not crack while leveling out the whole floor. Then we laminated and nailed new floor joists to the originals to straighten out the whole house.

**IN THE KITCHEN** The kitchen and the butler's pantry were both very small and the one-storey addition had been built onto this three-storey house in the eighties. In order to make those 3 rooms into one, and because of the old style of balloon framing, we had to put a five ply beam to carry the load right across through to the butler's pantry. Then we had to put in another beam and tie it all in with a steel plate to support the 2 beams coming together. It represented quite a

challenge to be able to support all that while installing the beams.

**THE MOVES** For this renovation, the major plumbing and heating stacks had to be moved. As well the existing chimney had to come down from 3 floors affecting an upstairs bedroom in order to be able to put in a support system completely open up the space in the kitchen. .

**THE DETAILING** The door to the powder room off the kitchen was chosen for its resemblance to the vintage six-panel doors in the rest of the house. It was spray painted to match the stain of the woodwork. All the moulding was reconstructed as was the solid oak baseboards.

