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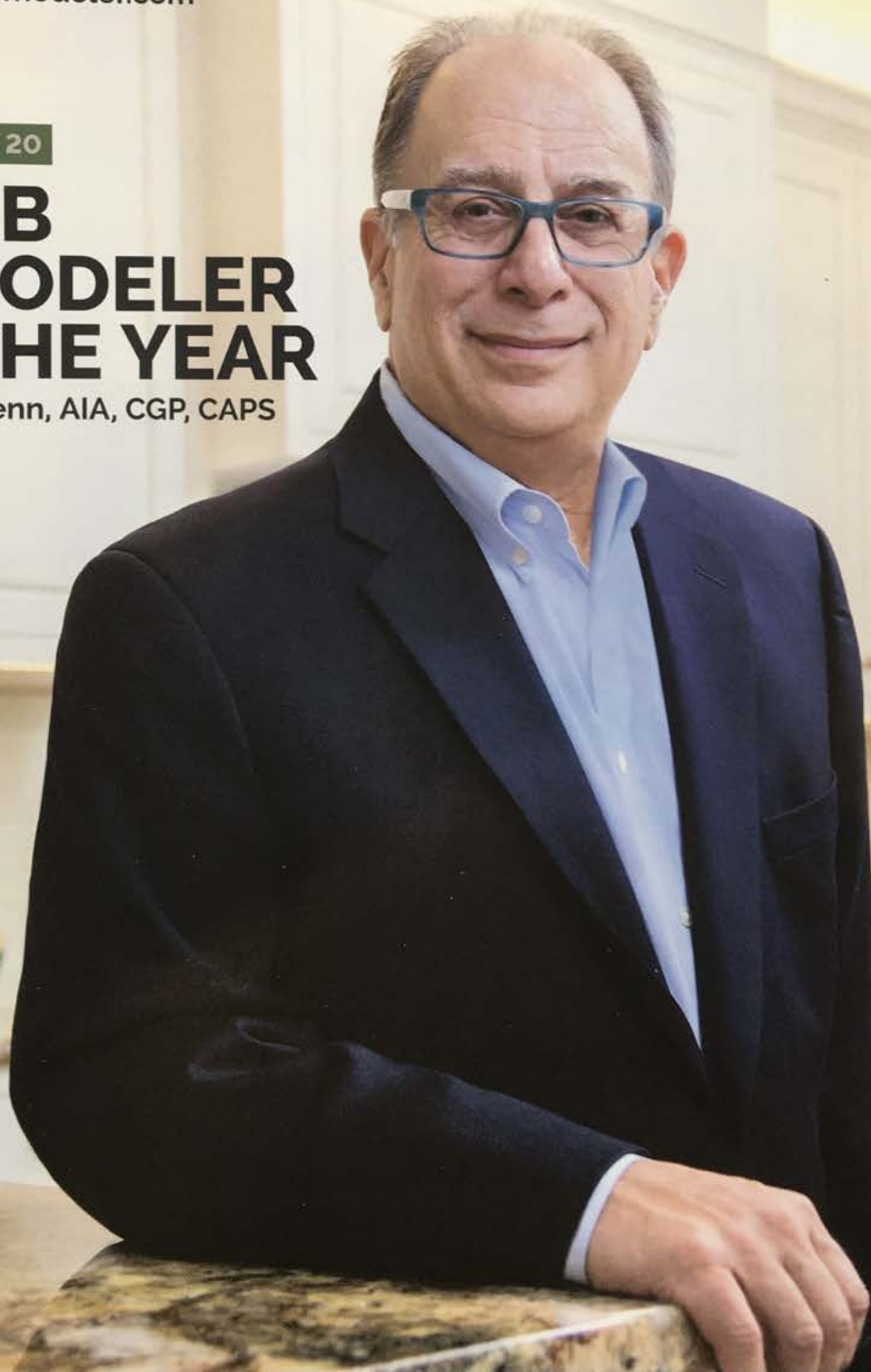
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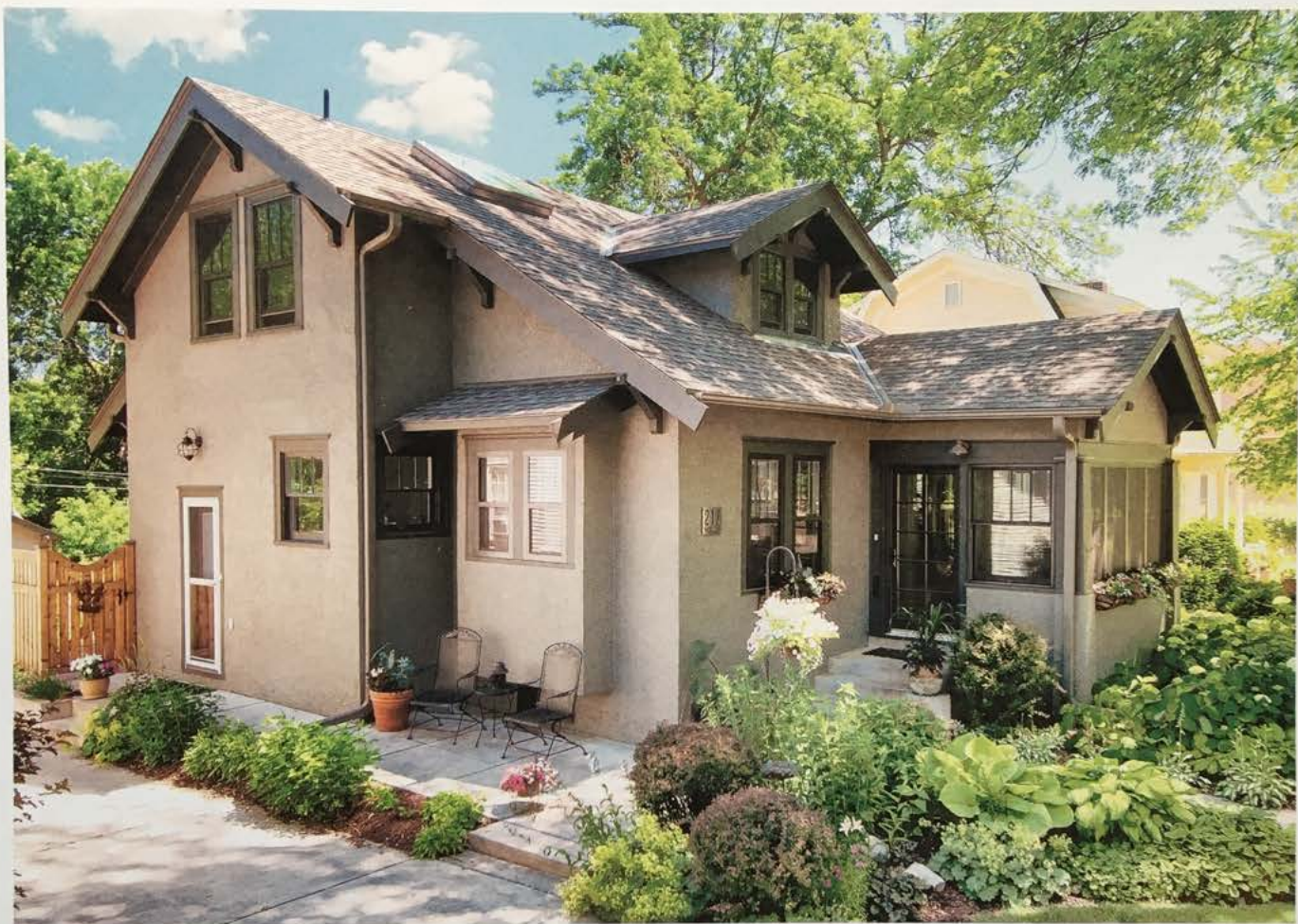
NAHB REMODELER OF THE YEAR

Michael Menn, AIA, CGP, CAPS

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Reclaimed Sanctuary

A roof rebuild instigates a second-floor master-suite addition that blends urban and old world with the use of reclaimed wood, stone and steel.

By Paul Linnebach

Set within an idyllic Minneapolis, Minnesota, suburb full of charm, great neighbors and beautiful gardens, this quaint two-bedroom, one-bath single-story craftsman home was in need of a complete roof rebuild. The idea of creating an open and expansive second-story master-suite addition with a playful blend of urban and old world details won over the client's heart and mind. It was a perfect match to her adventurous and bright soul. It would also be a dream come true to finally escape the small main-level bedroom so characteristic of older homes and find sanctuary in a new, bright and open second story full of character, artful touches and a balcony view to the city metropolis beyond.



Before



After

MASTER DESIGN AWARDS 2016 ADDITION LESS THAN \$250,000 | GOLD

REMODELER INFORMATION

Mantis Design + Build
Minneapolis, Minnesota
mantisdesignbuild.com

PRODUCT INFORMATION

Windows: Marvin Windows
Skylights: Velux Skylights
Cabinetry, closet doors, ceiling, floors:
Reclaimed hardwood
Barn door: Custom

Photos: Paul Linnébach, Mantis Design + Build



In order to keep the new addition open, spacious and free of structural collar ties or any additional interior load-bearing supports, a large steel ridge beam spans from one gable end to another to carry the full roof load down to the outer concrete foundation walls. The new roof was raised several feet above the previous roof to create a livable second story while still maintaining the original charming craftsman feel. A small dormer at the front brings balance to a larger dormer at the rear and provides great airflow.

The new addition was designed with the intention to maintain a strong connection to the natural world outside while maintaining privacy in key areas. Double French doors open to a balcony overlooking a garden oasis, pond, waterfall and paved patio below. Three large skylights were placed strategically within the space to provide balanced sources of light as well as a way to open the roof to the skies above.

With the creative use of reclaimed wood, stone and steel throughout the interior, the urban/old world-inspired details add layers of visual and textural interest to an otherwise simple space. As a way to bring continuity with finishes throughout the new space, custom acid patina finished metal surrounds were designed to line the deep skylight openings. These complemented the steel railing and provided an industrial element that brought another layer of interest to an otherwise uninspiring surface.





▣ Cabinetry is made from the same reclaimed hardwood as the floors, and steel cabinet insets match the railing panels and help integrate spaces.

▣ A custom barn door on large cast wheels adds to the urban meets old-world style. The shower beyond is wrapped in a "rustic wood" porcelain tile.

SEE MORE PHOTOS of this project on QualifiedRemodeler.com/20844458.

Old reclaimed timbers and custom bath cabinetry make functional elements stand out to create a unique and original, yet timeless feel.

Working with reclaimed wood is both a beauty and a beast. The beauty is in the unique character each piece presents. It took many decades and more than a century for nature to slowly build into each piece that unique character we love. Hand-hewn posts from early settlers living out their lives in the 1800s, years of nature's elements eating away at the surface, and the twists and turns in the woodgrain all make for a stunning finish material. The history and imagination the old world timbers bring to this master-suite addition build upon the rich layers of interest, which will now frame the client's fresh new stories.

Let's not forget the beast: Reclaimed wood can be very challenging to work with given the level of craftsmanship expected in a finely crafted home. Each piece has to be studied with an artistic and skilled eye to determine the best direction, preferred face, optimal pairing with adjacent pieces, and integrity both visually and structurally of the finished end result. Square cuts are problematic in twisted and curved old wood, so extra trips to the saw are required before the finished piece is ready for install. And then there is a supply issue to contend with—if you are short material or make mistakes, you cannot just go pick it up at your local building supply. It can take months for



matching material to be prepped, finished and readied for install.

Due to the age of reclaimed wood, each piece required a thorough scan for cracks and potential splinters. When found, these needed to be cut from the material to ensure bare feet would not discover them the hard way. We ran into an issue when one of the carpenters miscalculated the amount of tongue and groove ceiling boards and used up the 7-inch-wide boards before we completed half the ceiling. Because of the brittle nature of this wood, removal and reinstallation was not an option. We needed more material to continue the random pattern and subsequently



A large dormer at the rear of the house opens with French doors and includes a balcony. A small dormer was added at the front as well to bring balance and airflow.

had to wait two months while the matching replacement wood was cleaned, shaped and finished. Production had to shift to other areas while we waited for the new materials. Thankfully, the homeowner was an absolute angel and managed well the ups and downs remodeling can present.

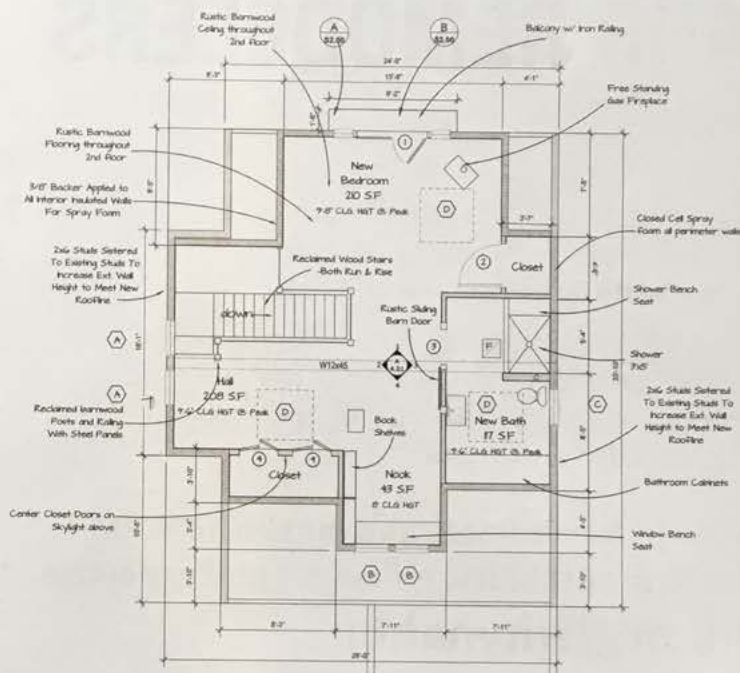
When focusing on the posts and beams, we needed to be extremely careful with each cut since we did not have access to additional pieces if a mistake was made. We searched far and wide for these pieces and found someone out in the countryside who had exactly the right amount of beams for the bathroom entry as well as for the stair railing posts. A simple mistake and one could spend days physically hunting for a suitable replacement, costing time and money.

The custom finished laser-cut railing panels; skylight wells fabricated from steel plate; filament lighting fixtures; cabinetry and closet doors made from the same reclaimed oak hardwood as the floors; bathroom barn door entryway; and a shower wrapped in "rustic wood" porcelain tile with a micro pebble floor are a few of the unique elements designed into this project, and they became some of the client's favorite features. | QR



Mantis Design + Build is an award-winning remodeling firm serving the greater Minneapolis metro area. They provide home design and construction services that are thoughtful, unique and tailored to fit the needs and lifestyles of their clients. Principal Paul Linnebach is driven by a deep desire to

make our world a more beautiful place. For him, it begins with helping clients transform their lives by positively changing the environment in which they frame their days. From simple solutions to complex creations, Mantis Design + Build serves a wide range of clientele and budgets, with a focus on making the ordinary extraordinary.



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