

LIVING WELL IN THE TWIN CITIES

spaces

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AMAZING ATTIC
ADDITION

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- ★ Best of Show CotY award project
- ★ Upgrading downsized homes
- ★ A tiny neighborhood of micro-homes

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Golden touch



These three projects earned CotY gold awards

BY MOLLY GUTHREY

So much planning, so many decisions go into every home remodel — as these three 2016 CotY winners show.



HAGSTROM BUILDER



MANTIS
DESIGN & BUILD



PHOTOS BY MANTIS DESIGN & BUILD

The new vanity: “The double sink vanity now ‘floats’ off the floor, giving the perception of airiness and allowing for easy cleaning and under-cabinet ‘night lights.’ This required adding substantial blocking behind the wall to accommodate the weight load. Teak wood was used to build the custom cabinetry — and streamlined faucets and bowls continue the simple lines of the piece. Floating shelving also flanks one side of the free-standing tub, creating space for storage and display without taking up floor space.”

The new tub: “The tub is a free-standing 100-gallon unit sitting on a platform of tile that mimics a wood appearance and mirrors the wood used on the vanity. This platform also creates a level and continuous floor with the shower area. The tub sits directly on the

plumbing assembly, eliminating the need for a set trap as well as the need for an access panel in the ceiling of the kitchen below.”

The new shower: “The shower includes dual shower areas, four body spray tiles (two on each side) and a large glass surround keeping the uncluttered theme of the room while still offering privacy with an etched ‘belly band’ around the perimeter. The etching is only on the outside of the glass with the inside being kept smooth for cleaning purposes.”

The new master bathroom: “The end result is a bathroom that is luxurious and light, with nothing extraneous to distract the eye. The peaceful and quiet ambience that the room exudes is exactly what the clients were seeking.”

Category: Residential Addition
Under \$250,000

Winner (gold): **Mantis Design & Build**

The email that started it all, from the client: “I’d like to replace my roof and turn this attic into livable space without making the house look too big ... any ideas?”

Mantis Design & Build wrote: “The idea to create additional space in this quaint two-bedroom, one-bath home had been sparked when the old roof needed to be completely replaced. The possibility of creating an open and expansive master suite with an urban/Old World charm had won over the client’s heart and mind. To finally escape the small,



AFTER



BEFORE

main-level bedroom so characteristic of older homes and find sanctuary in a new, bright and open second-story addition was a dream come true.”

The new roof: “The new roof was raised several feet above the previous roof to create a livable second story while still maintaining the original craftsman feel. A small dormer at the front brings balance to the larger dormer at the rear and provides great airflow. The large dormer at the rear of the house has a balcony and double French doors that open to a beautiful view of the city.”

Comfort: “This new second story addition was built to high quality and efficiency standards incorporating some of the best techniques and products available for cold-weather climates: Closed cell-spray foam insulation filled 2x6 walls and the deep rafters of the roof above to provide high R-values (an insulation measure). Marvin’s Low-E, argon-filled thermal windows and Velux skylights complete the building envelope to provide comfort year-round.”

Finishes: “Some of the key custom features designed into this project include laser-cut railing panels and skylight wells fabricated from steel plate; cabinetry and closet doors made from the same reclaimed hardwood as the floors; a bathroom barn door entry way and a shower wrapped in ‘rustic wood’ porcelain tile with a micro-pebble floor ... some of the reclaimed timbers used on this project were shaped in the 1800s by the hands of early settlers.”

Challenges included: “Working with reclaimed materials can be very challenging given the level of craftsmanship expected in a finely crafted home. Each piece has to be studied with an artistic eye to determine the best direction, the preferred face, the optimal pairing with adjacent pieces and integrity both visually and structurally of the finished end result. Square cuts are problematic in twisted old wood so extra trips to the saw are required before the finished piece is ready for install. Most of the wood had been sitting out in the elements for nearly a century — with each piece in hand, a new challenge arose.”

Solutions included: “As a way to bring continuity with finishes throughout the new space, custom acid-oxidized metal surrounds were designed to line the deep skylight openings. These complemented the steel railing and provided an urban/industrial element that added interest.”

Happy endings: “This addition completes the vision of making this ‘Not So Big’ home more spacious, functional and beautiful with the addition of a master suite.”