

# Qualified Remodeler

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May 2017

## FARMHOUSE RENOVATION

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### Design Solutions

Bartelt. The Remodeling Resource transforms converted barn into modern farmhouse with reconstructed garage, kitchen and master suite. (Photo: David Bader)



### Designer's Notebook

Great Lakes Custom Builders converts commercial tool and die building into its new office building, with showrooms.



### QR Outdoors

Remodelers need to ask questions and inquire about homeowner intentions to create shade for outdoor living spaces.

## SPECIAL REPORT



### Franchise/Dealer Opportunities

Focused on aging-in-place modifications, Remodel Direct is off to a fast start.

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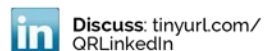
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# ADDITIONAL APPEAL



Photos: David Bader



## Bartelt transforms converted barn into modern farmhouse with reconstructed garage, kitchen and master suite.

By Kyle Clapham

**A**fter their garage burned down, the owners of a home in Elm Grove, Wisconsin, wanted to build a bigger, attached structure to accommodate their growing family. The original garage connected to the house through a covered breezeway and required people to climb several steps on each trip because the garage as well as the backyard resides on an elevation 2.5 feet higher than the home.

“Luckily [the fire] didn’t get all the way to house, so the owners started interviewing contractors from there to rebuild the garage,” says Matt Retzak, project designer and coordinator for Bartelt. The Remodeling Resource, a full-service residential and commercial remodeling firm based in Delafield. “While that was happening, they wanted to check a bunch of other boxes off the list.”

The clients tasked Bartelt Remodeling with creating a true entryway, expanding the kitchen and establishing a second-story master suite in addition to constructing a new three-car garage. They also sought to retain and enhance the original character of the home, which had been a barn until 1938 and exhibited rustic charm with features such as exposed wood beams and painted finishes.

### UPGRADED GARAGE

The original garage had been a machine shed for the farm, but it encroached on the neighboring property, so Retzak aimed to situate the new garage within the lot lines. Although he plotted the structure about 10 feet farther from the property boundary, Bartelt Remodeling had to procure a building variance, nonetheless, before the company could begin construction on the new garage.

“We wanted to make a three-car garage work rather than a two-car garage,” Retzak says. “The site was challenging; there’s a lot of topography. It drops off quickly. The garage is [elevated] and then you’re taking five steps down to get to the main level of the whole rest of the house.”

Retzak designed a spacious mudroom to connect the garage with the home and help the family enter and leave the house more efficiently. The area includes custom lockers to stash coats and backpacks, which keeps the kitchen



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### REMODELER INFORMATION

**Bartelt, The Remodeling Resource**  
Delafield, Wis.  
barteltremodel.com

### PROJECT INFORMATION

**Project name:** Rustic Farmhouse Addition  
**Project location:** Elm Grove, Wis.  
**Square footage before:** 2,968  
**Square footage after:** 4,390  
**Project cost:** \$507,821

### PRODUCT INFORMATION

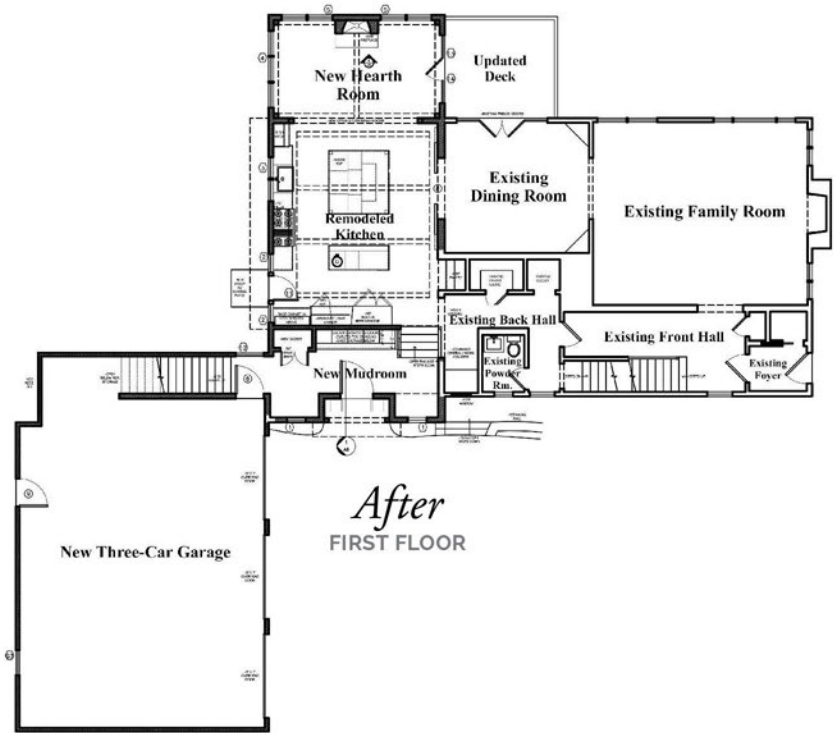
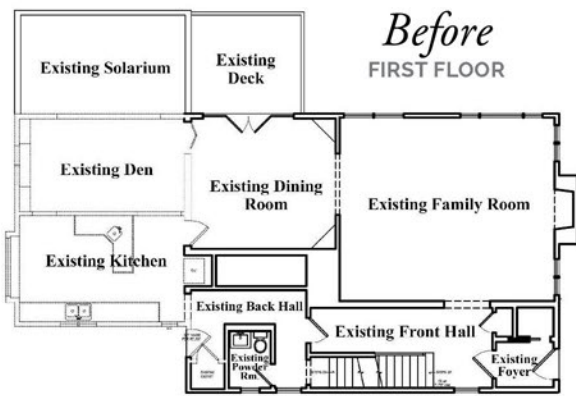
**Roofing:** Owens Corning  
**Siding:** LP SmartSide  
**Exterior door:** Simpson Door  
**Windows:** Marvin Windows and Doors  
**Kitchen sink:** Kohler  
**Kitchen faucet:** Kohler  
**Pot filler:** Delta Faucet  
**Refrigerator:** Sub-Zero  
**Range:** Wolf  
**Beverage refrigerator:** Perlick  
**Bathroom sink:** Kohler  
**Bathroom faucet:** Delta Faucet  
**Soaking tub:** Kohler

uncluttered, and ensures a seamless transition between the home and garage because people can walk up and down the stairs without having to go outside.

“For anybody living in Wisconsin, nothing beats having that attached garage,” says Rick Bartelt, owner of Bartelt Remodeling. “For [these clients], it was critical to attach the garage to the house and not be out in the elements when it’s time to get the kids off to school or get them both to work.”

Direct access to the garage also will come in handy as their children start hosting sleepovers and hanging out with friends. The company employed bonus room trusses to construct a living space above the garage and avoid chopping up the three-car layout with support posts. The bonus room operates as part of the home but maintains some much needed separation from other living areas.

“They definitely wanted to keep that space open below without introducing any columns or load-bearing walls in the garage, so that they could have a wide-open,



extra-deep space,” Retzak says. “They can put [three] vehicles in there, and [the husband] has a workbench behind the vehicles.”

The garage exterior displays board and batten siding, shake roofing tiles and fieldstone accents to complement the existing home. Mimicking the appearance of a carriage house, the new structure pays homage to its barn past, and a customized exterior door leading from the driveway into the mudroom serves as the focal point. The garage also provides ample storage for the homeowners.

### HEIGHTENED HUB

The kitchen had been an addition to the original barn but failed to acknowledge the history of the converted home. Landlocked with a den and the dining room on the back of the house, the dimly lit space lacked a direct connection to outdoor entertaining areas and thus did not take advantage of any outside perspective. In fact, the unused den blocked the most scenic view of the backyard.

Bartelt Remodeling consolidated the den and kitchen into an extensive space that stretches across the rear of the residence and harnesses natural light from additional windows. The revamped area comprises two kitchen islands so the clients have plenty of room to prepare food while their three kids eat, and the setup helps prevent family and friends from having to race around one big island constantly.

“It’s large enough and laid out in a way that a lot of people [can] gravitate toward that space, but [it] still remains a functional kitchen with everything that needs to happen in there,” Retzak notes.

The homeowners desired a clean and simple look in the kitchen to create a rustic, farmhouse feel and embrace an open concept. A scarcity of upper cabinetry generates an airiness throughout the space, and the few wall cabinets incorporated in the design feature glass inserts that contribute to the openness. Without adequate storage below, however, the options would have been restricted.



“In these more open-concept kitchens we’re eliminating walls, which of course eliminates wall cabinets, and we have to get creative in how we help the clients store those items that would’ve been in those cabinets,” says Heather Scott, interior designer for Bartelt Remodeling. “We spent a lot of time going through the layout and allocating what’s going to go in each drawer and cabinet.”

Scott worked with the homeowners to incorporate storage solutions, such as the roll-out drawer for drinks next to the beverage refrigerator and a coffee bar that stores glasses, mugs and snacks. Decorative elements include custom painted cabinetry, marble countertops, the

distressed cherry top on the main island, subway tile with contrasting grout and open shelving with metal brackets.

“[With] each selection, we took a little bit more care in picking what it was going to be and how it was going to marry itself to the rest of the home—and flow correctly,” Scott explains. “Repeating elements were an important part of that. The open concept was transitional, and it functioned properly for them.”

### SHREWD SOLUTION

Custom barn doors allow the clients to close off the kitchen from the dining room as well as the hearth room, which used to be an unsightly solarium that leaked conditioned air. The doors have arched windows that align perfectly with the arched openings between the spaces, and the hearth room contains a vaulted wood ceiling, plus a fireplace that utilizes the same stone as the exterior.

“They had one of those glass atriums that doesn’t belong on any beautiful, historical farmhouse-type building,” Bartelt says. “All that thing did was condensate. People walk through that house now and don’t know where old ends and new begins because it just all melded together so well.”

The homeowners needed an extra bedroom to suit their growing family, so Bartelt Remodeling built a new master suite above the renovated kitchen. A walk-in closet affords the clients more storage than their previous bedroom, and the master bathroom showcases a vaulted ceiling with an exposed wood beam running down the middle of the area to match other details in the house.



➦ Custom barn doors separate the kitchen from other areas and serve as a focal point.

➦ The new kitchen contains two islands and more windows to harness natural light.



*Continued* ▶

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## PROJECTS: Design Solutions



↑ The master bathroom was cantilevered to achieve enough space for double vanities, a large soaking tub and a frameless glass shower that has a bench, without the additional cost of walls and foundation.

Double vanities, a large soaking tub and a frameless glass shower with a bench required excess floor space; instead of adding more walls and foundation, the company cantilevered part of the bathroom to curtail costs. “The kitchen below it had plenty of elbow room and functioned well, so we didn’t really need to spend all those dollars to get a few more feet upstairs,” Retzak explains.

Bartelt Remodeling also had to address the limitations of running ductwork through the existing home to the new master suite. Once they analyzed its inner workings, Retzak and his team soon realized the structure would not supply enough leeway for the continuation of a more traditional HVAC setup and, as a result, the company installed a ductless mini-split system in the bedroom.

“It was all built with post-and-beam construction back in the 1800s, so that HVAC tie-in was a challenge,” Retzak says. “Originally the plan was to tie it into the rest of the house, but when we opened everything up, there just wasn’t a way to get the necessary ductwork in. So we all put our heads together and ended up adding a

mini-split just to handle the additional heating and cooling.

“That was the biggest improv along the way, but it all worked out. They’ve got their own zone up there and can control the suite individually from the rest of the house, which is a big bonus.”

### COMMON CAUSE

The family lived in the house throughout the project, but Retzak met with the clients every week to discuss progress and alleviate any concerns. “[We] just kept good, open communication. You can get as much as you want on paper, but with a home like this, things are always going to come up and need to be talked about; so it all worked out, and they’re happy with everything,” he says.

The homeowners even permitted Bartelt Remodeling to host an open house tour once the project was completed. “For a customer to allow you to have their house for a whole weekend while they leave town, that level of trust is just incredible,” Bartelt says. “The home is now a sound structure that will last generations—again.” | QR