



Phased [In]

Take a look at four projects that remodelers tackled *in phases* to achieve the homeowners' design goals.

BY HOLLY O'DELL

Whether it's for financial reasons or a changing lifestyle, many people opt to remodel their homes in phases. Tackling projects in stages not only helps homeowners save money for the next step, but also, it often allows them to live in their homes during the remodeling process. We showcase four Twin Cities remodeling projects that homeowners successfully took on in phases.



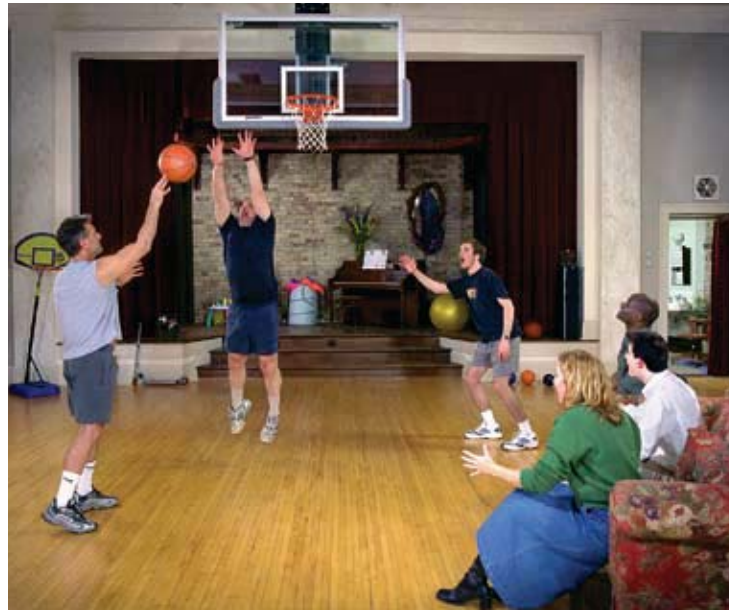
[COMMERCIAL GOES Residential]

In 1988, Minneapolis resident Tom Braun purchased a building that once housed the historic Lake Harriet Commercial Club, a community center for businessmen in the early to mid-1900s Linden Hills neighborhood. Four years later, he hired construction firm TreHus Architects + Interior Designers + Builders to build Wild Rumpus bookstore on the first level of the structure. In 2002, Braun contacted company owner David Amundson with a new project: He wanted to convert the third floor into what Amundson calls a “glorified bachelor pad.”

The third level was atypical for a residential project, as it featured a long, open, expansive room that had been used for meetings and social events in its past life. The original space included a gymnasium and stage that Braun decided to keep and then turn into a space for a retractable basketball hoop and movie screen. In the middle of the large room, Braun added a seating area. The open nature of the space has suited Braun well, as it serves as the perfect place to hold neighborhood meetings and fundraisers. TreHus kept the 16-foot ceilings partially covered in zinc. The original window openings didn’t change; however, the windows were replaced with commercial-grade glass.

TreHus also designed a sleek, contemporary kitchen that showcases modern appliances, in-floor heating, and refurbished metal cabinets from the Masonic lodge that had also occupied the structure at one point. Two wooden staircases lead to a loft, which TreHus constructed to include new transom windows, a master bedroom, a bathroom featuring a cement shower and vanity countertop, a laundry room, a sitting room, Douglas fir millwork and flooring, and a deck overlooking Linden Hills. A changeable marquee between the two staircases adds an irreverent touch. An elevator and an attached garage were also part of the project. Braun also kept his neighbors in mind. “Tom was very concerned about the transfer of sound from the third floor to the second-floor offices below, so we did a lot of work to soundproof between the two levels,” Amundson says.

Then, in 2009, Braun’s living situation changed. His significant other and her two young daughters moved in. To make room for everyone, Braun once again hired TreHus, who built an addition over the garage that includes bedrooms for the girls on the second floor and features a private spiral staircase that connects to the couple’s new master suite.



Phase 1:
TreHus builds Wild Rumpus bookstore in 1992 for owner Tom Braun.

Phase 2:
A “glorified bachelor pad” is built for Braun on the third level of the building that houses the bookstore. The open floor plan is perfect for entertaining large groups.

Phase 3:
In 2009, Braun’s significant other and her two daughters move in. To make room for everyone, TreHus designs an addition over the garage.

