

2013 Blend Awards

Fulton Tudor

As a builder, when you are asked the question “what was done here?”, it is the ultimate feeling of satisfaction. We set out to build a home for this client that would match the character and charm of other original, well-loved southwest neighborhood homes.

Challenges:

- Provide all the amenities of a new home while delivering a house that was compatible with the other houses in the neighborhood.
- Keeping rooflines in scale to the other homes on the block, yet allowing for a full two story structure. The roof lines of a Tudor are very steep, yet we needed to drive those rooflines down in order to keep the scale, and still gain adequate living space on the second floor.
- Old world materials last much longer, but yet they cost more as well. The longevity of the structure was crucial to success of this project. We needed to keep material costs in line so as to not outpace other new homes in the neighborhood.
- The homeowners’ past energy costs on their previous southwest Minneapolis home had become quite high and we needed to assure those bills would be much lower.

Solutions:

- We provided a layout that allowed for a family of five to enjoy a spacious kitchen and great-room, while offering a more traditional separate dining room. As well as individual bedrooms for the homeowners’ three children. All of this while purposefully using materials, details and color palettes of Tudor homes built in the early 1900s.
- With the use of a deeper foundation and top chord bearing trusses we were able to keep the rooflines of this house reminiscent of other Tudors in the neighborhood. All while allowing for an 8’4” main level and 8’ second level and basement ceiling heights.
- We chose materials that may initially be higher out of pocket, i.e. stucco and real wood trim, but in the long run will last a lifetime.
- Drove energy costs down with the use of the following products and materials: 98% efficient two stage furnace, closed cell spray foam throughout the entire house and double-pane, double-hung, historic windows. Heating bills for this house are almost a third the cost of the clients’ previous home.