



MASTER DESIGN AWARDS 2015 BRONZE DETACHED STRUCTURE

PROJECT INFORMATION
 Designed by: Daniel Contelmo Architects Poughkeepsie, N.Y. Dtarchitects.com
 Project name: Man Barn, Pleasant Valley, N.Y.
 Completed: October 2014
 Square footage before: 1,200
 Square footage after: 5,069
 Cost: \$500,000

PRODUCT INFORMATION
 Interior & exterior doors: Custom
 Flooring: Reclaimed wood
 Kitchen cabinets: Custom
 Paint/stain: Sherwin-Williams

Photos: Daniel Contelmo Jr.



Barn Makeover

A dilapidated barn receives a total makeover and an addition to create an entertaining space for a family, who uses it weekly

By Dan Contelmo

In the fall of 2013, the owners of this 100-year-old barn started a renovation and addition to create a multi-use living and entertaining space for their family. Initially, the design of both the interior and exterior was kept relatively simple. However, shortly after breaking ground, the owners stumbled upon our website, dtarchitects.com. Upon seeing the firm's work, particularly the design of another award-winning barn, they knew they needed to switch gears.

Structural and construction challenges surrounded the project from the beginning. The previously designed addition was a utilitarian two-story box with a roof pitch shallower than the original barn. The sleeping

quarters were in the midst of the entertaining spaces, and a pool table room in the existing barn had a 7-in. sag in its floor.

While we redesigned the addition and assessed existing issues, including the need for a completely new structural system in the existing barn, the contractor was racing to put up the walls. It took a while for us to get on the same page with the contractor. The contractor wanted to work quickly before the weather changed, and we wanted him to slow down enough for us to improve the design.

To buy some time, the project team focused on the existing barn first. The floor was restructured, a new roof put on and a dormer added to provide some much needed light. We knew the sleeping space needed to be located in



DANIEL CONTELMO ARCHITECTS, Poughkeepsie, N.Y., has been designing custom residential homes, additions, and renovations for more than 25 years. They are one of the premier architectural firms in the New York Hudson Valley, having won numerous awards for their designs. Dan has contributed to several publications and trade magazines, books, HGTV, and was published in *Beautiful Homes* for a new home in Westchester County in New York.

the original barn, separated from the entertaining spaces by sliding barn doors. The existing roof lanthorn in the sleeping area was remodeled to let in more light — directly over the new four-person custom bunk beds. In the new dormer, a day bed-cum-window seat was installed with a trundle below. Past the sliding doors, the entertainment room's 8-ft. ceiling was redesigned to be 11 ft. at the center over the pool table. This not only provided the necessary height for a room of this size, but also an opportunity to enhance the additional 3 ft. with rustic diagonal bracing.

In addition, we created a bathroom, closet and office in the upper sleeping level. The lower level garage area

has a carriage house feel, with room for five cars to park on a stamped concrete floor, surrounded by wood beams and posts.

Next, we turned to the box-like addition. Off the pool table room lies the bar/kitchen at one end and TV space with stone fireplace at the other end. The first floor includes a home gym like no other. It, too, has a rustic wood finish and is adjacent to another kitchen and bath, which also serve the nearby pool area.

Throughout the space, authentic wooden posts and brackets stand alongside boards fastened to walls as though they were part of the original structure. Chestnut boards were inset in paneled areas and the rustic floors are a wide skip-planed antique oak. All interior doors are barn-like with cross-bucks.

The exterior was redesigned to create a more significant gable end facing the house. This meant repositioning the garage doors, and adding cedar shingles and roof brackets; those tasks helped to give it more character and better scale.

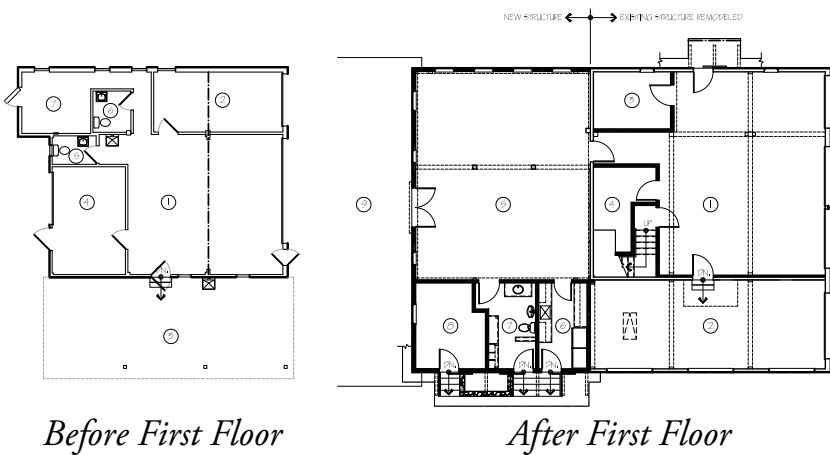
Roof lines were adjusted so they appeared to be dormers by adding gable end rakes of the same pitch as the existing barn. Hood roofs were added over each side door with 4-ft. deep chamfered cedar brackets. Each French door is paired with a sliding barn door to serve as a large shutter. A rear balcony adds scale to the upper level, which overlooks

1 The bunk bed frame and rails are made from antique barn beams. The tops are twins and the bottom beds are full size.

2 A spacious seating area and cozy fireplace provide a comfortable setting for entertaining.

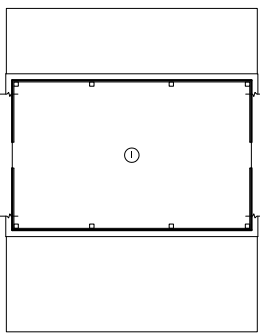
3 Upstairs, an entertaining area includes reclaimed flooring. A pool table made from a Camaro is the centerpiece of the game room.

4 A full kitchen with custom cabinetry throughout provide space and equipment for hosting.

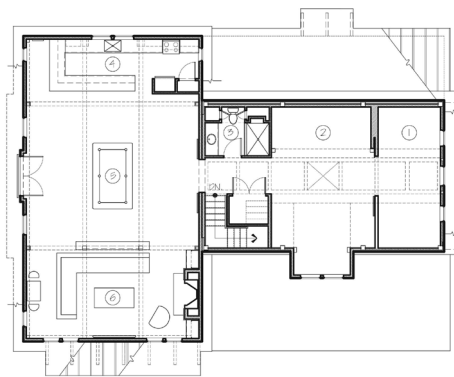


Before First Floor

After First Floor



Before Second Floor



After Second Floor

A project that began fraught with design and construction issues became an award-winning family space.

the outdoor basketball court. Stone veneer at the base of the building, board and batten siding and a standing-seam roof contribute to the traditional barn exterior.

Throughout the process, the contractor did an excellent job deciphering the complex interior elevations. The drawings were developed from layout to structure and then to interior design, all while construction was in progress. Once the designs began to take place on-site, the construction crew began to see us as part of the team.

A project that began fraught with design and construction issues became an award-winning family space the owners use weekly for entertaining. We had amazing clients who were very present during each decision, supporting our design goals. Both new and existing spaces total 5,000 sq. ft. The design team included Dan Contelmo, RA, Therese Noonan, Daniel Contelmo Jr., and consultation from Melissa Gruber with Adams Interior Design. | **QR**



Before



After

The existing barn had a 7-in. sag in the loft floor. Steel beams were installed to remove the deflection, then wrapped with hand-hewn beams.



The exterior has new board and batten wood siding painted a traditional red. Sliding barn doors with cross-bucks are used inside and out.

