

# 2017 ANNUAL BUYER'S GUIDE

# Timber Home Living

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# 2017 Annual Buyer's Guide

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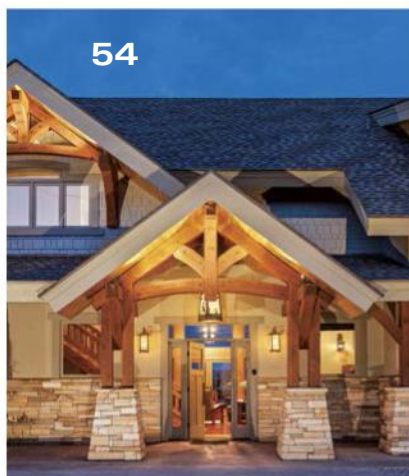


#### ON THE COVER

This North Carolina timber home was made from local materials, helping the house fit in perfectly with its natural surroundings. Photo by Roger Wade. Home by Tynecastle Builders.

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**Timber Home Living®** (ISSN #2377-861X) is published bimonthly by the Home Group, Active Interest Media Inc., 5720 Flatiron Parkway, Boulder CO 80301; The known office of publication is located at 5720 Flatiron Parkway, Boulder, CO 80301. The editorial office is located at 5720 Flatiron Parkway, Boulder, CO 80301. 800-826-3893. Periodicals Postage paid at Boulder, CO, and additional mailing offices. Vol. 26, No. 6, published October 1, 2016. Subscription rate \$14.97 per year. Canada add \$5 per year. For subscription questions, call 866-298-5649. **POSTMASTER:** Send address changes to Timber Home Living, P.O. Box 420235, Palm Coast FL 32142-0235. **COPYRIGHT:** 2016 by Cruz Bay Publishing, Inc., El Segundo, California. This publication may not be reproduced, either in whole or part, in any form without written permission from the publisher.

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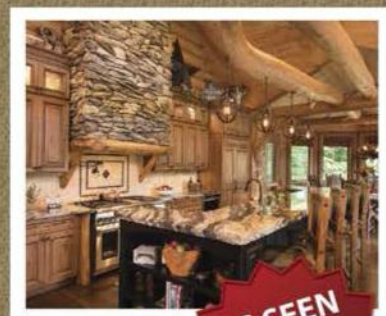
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# Enjoy the Ride

*"Life is a journey, not a destination."*

**R**ALPH WALDO EMERSON may have been the first to speak those wise words, but it's a sentiment many share. And while it may be easier said than done, it's sage advice. After all, if you're constantly looking toward the end result, you'll spend a good part of your life with blinders on, anxiously anticipating the outcome. But what about the exciting moments that lead up to the grand finale? The process — *the journey* — is where we learn, where we problem solve, where we grow and get better.

A good journey makes the destination even better. And so is it with the process of creating your dream home. Sure, it's okay to pay the bank and walk into a home that someone else designed and built. But the pleasure of turning the key on a home you've planned from the start is so much more rewarding.

Just ask Greg and Dee Olsen, the couple we've been following through their entire home-building process in our first-ever **Welcome Home Series**. In this issue we finally reveal the finished product — and it's nothing short of spectacular. The 3,200-square-foot retreat situated on a hillside in New York's Hudson Valley showcases a beautiful blend of materials and the perfect balance of indoor and outdoor spaces, perfect for taking in the surrounding views. Efficient, both in its use of space and energy, the house exudes coziness and comfort. I got a personal tour of the finished house this past summer (see inset photo), and made sure not to leave without getting the inside scoop on the final steps in their dream-home journey. We share Greg's advice and lessons learned on page 66.

In this special issue, we've also broken down the process for creating your custom home by dividing it into four distinct steps: **Plan, Design, Build** and **Finish**. These steps provide the framework you'll need to build something unique to your wants and needs. These special sections, starting with the basics ("**Timber Frame 101**"), begin on page 10.

By choosing to build a timber frame, you can rest assured that the end result will be a beautiful, well-built and comfortable home that will endure and inspire for generations to come. So, in the end, you can be sure that the destination — your dream home — will be pretty sweet, too. Enjoy the ride.



*Sara*

SARA BROWN, Editor

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# timber framing 101

Modern design meets traditional craftsmanship in today's timber frames.

Timber homes are versatile and — because you can use any exterior material on a timber frame — can look good in any setting.



A TIMBER HOME is a kind of house that uses a frame structure of large posts and beams that are joined with pegs or by other types of decorative joinery. Almost always, the walls of the structure are positioned on the outside of the timber frame, leaving the timbers exposed for visual effect.

Timber framing is strong, old and

so well-established that they used to just call it building. It forms the basis of a building that will last for hundreds of years. One of the big advantages of timber-frame construction is that it is so strong it doesn't need load-bearing walls cutting through the middle of the house, so you can design the layout in any configuration you want, including a totally open great room/dining

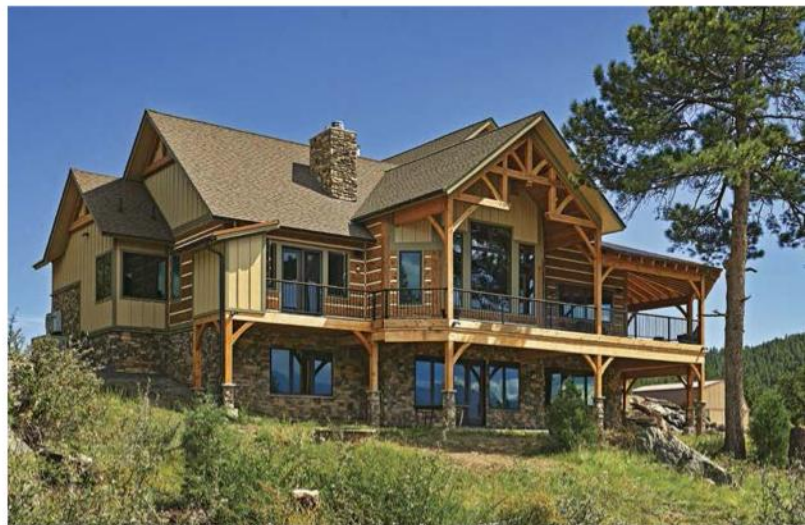
room/kitchen/entry. On the other hand, in open designs, the frame connects the volumes and brings them down to a more human scale due to the warmth of the wood and the joinery.

The skeleton of timbers also can be covered any way you want, so your timber home can look like any other style of house and can fit in anywhere.





**ABOVE:** Timber homes are sturdy and strong, but the frames are raised quickly. **LEFT:** Timber frames lend themselves to open layouts, allowing for unlimited design flexibility, cathedral ceilings and the option to eliminate load-bearing interior walls. **BELOW:** Many people are now opting to incorporate logs and other materials into timber homes.



LEFT: Davis Frame Co./Rich Fruthey photo

## HOW ARE LOG & TIMBER HOMES DIFFERENT

Timber frames are often confused with, but are quite different from log homes. The main distinction between log homes and timber homes is how they use the wood. As a result, they achieve sharply different looks. And because timber homes can use a variety of exterior materials having nothing to do with the inside, they may not be recognizable as timber frame homes, whereas log homes are always identified as such.

In general, log homes have a horizontal profile and timber homes are vertical. These tendencies result from the way to logs are laid and the frame is raised. See more about how timber-frame homes are built in the “Build” section, beginning on page 36.

## BENEFITS OF TIMBER FRAMING

Beyond the aesthetics of exposed timber and open floor plans, timber structures enjoy a durability unmatched by conventionally-built homes. They also provide more structural integrity in the

unfortunate event of fire damage, as the large timber supports are more resistant to burning completely through than the thinner cuts of wood that make up conventional building structures. Finally, a timber home affords the owner opportunity to make a bold design statement, as timbers come in a number of sizes, shapes and colors. A timber home can take on a casual or rustic mountain style, an ornate Victorian style, the more restrained feel of a classic New England home, or any style in between.

## FREE RESOURCE



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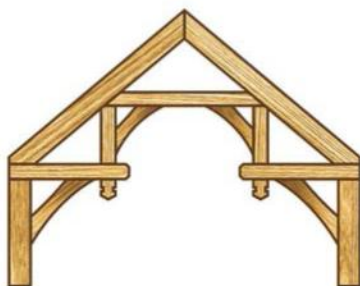
The Timber Framers Guild is a nonprofit organization created exclusively for educational purposes to provide training programs for timber framers, disseminate information about timber framing to the public, and serve as a general center for timber framing information for the professional and general public alike. If you'd like more information about timber framing or would like to get involved with the TFG, visit [tfguild.org](http://tfguild.org).



# let's talk trusses

Nathan Winter illustrations

The kind of structural support your design requires, as well as personal preference, will determine your home's truss system. A triangle is the simplest form of truss, but its use is limited to small buildings. Adding a king post in the center allows for a wider span. Queen-post trusses, in contrast, look like a rectangle within a triangle. The dramatic hammer-beam truss is used to span large interior spaces and enables ceilings to soar.



## HAMMERBEAM

- Achieves the cathedral quality
- Creates vaulted spaces
- Can be enhanced with embellishments



## KING POST WITH STRUTS

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- Creates a cozy, intimate feeling



## QUEEN POST (MODIFIED)

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## TIMBER TERMINOLOGY

Like most specialized art forms, timber framing has a language all its own, with terms for the various tools, materials and construction methods. Below is a brief list of commonly-used timber frame terms to help you better understand the process.

- **Timbers** are the wooden beams that comprise the home's structural frame.
- **Posts** are the main upright timbers that comprise the timber frame.
- **Crossbeams** connect the post beams, providing stability.
- **Joints** are where two timbers or frame pieces come together. Joints can range from simple to highly decorative and include lap joints, mortise-and-tenon joints, dove-tailed and pegged joints, among many others.
- A **truss** is a rigid triangle of timbers. Trusses provide column-free floor space and are typically incorporated on the top floor.
- **Hybrid** is a type of building that combines the methods of timber framing and conventional stud-frame building or, in our industry, log construction. Combining building styles can sometimes save you money and will definitely add visual interest to a home.
- **SIPs** (structural insulated panels) sheath the timber-frame structure. Made of two layers of durable, flat wood and filled with a highly dense insulating foam in between, SIPs have more or less revolutionized the timber frame building process.

*For a full breakdown of all the elements that make up a timber frame, turn to page 45.*



# Find Your Perfect Place

Imagine waking up every morning knowing you are exactly where you need to be – for the rest of your life. Whether you're adding to your existing home or building your dream home from the ground up, a timber frame design gives you lasting beauty, charm and superior quality.

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# wood species



**W**ood species vary in their color and characteristics (for example, knots versus clear-grain) and play a huge part in the way your timber home looks and lives. Ask each timber provider you're considering for more information about the types of wood the company works with. The most commonly used species are oak, pine, fir, hemlock and cedar.

In addition to the species of wood, its moisture content will affect how it performs once the timber frame is assembled. Here are a few of the basic choices:

**Green wood.** Green timbers are fresh from the forest. They have a high moisture content (30 percent or more), making them easy for timber framers to craft since they're easier to cut through. Green timbers also have the advantage of being the most economical option because they're less expensive than other varieties that require additional handling and preparation.

Green timbers have a lot of drying to do — and all of it will be done after they're

crafted into your home. As it dries, green wood will check (crack), particularly when the weather turns cold and you turn on your furnace, thereby accelerating the drying process. Fortunately, this checking won't affect the structural integrity of your home, if it's properly planned and built.

**Standing dead timber:** Standing dead timbers are trees that were killed by insect infestation, fire or other means, causing them to dry out while still standing in the forest. Before you balk at the thought of building with bug-ridden trees, rest assured that once the tree is dead, the pests, finding themselves without a food source, have moved on. With its low moisture content, this type of wood is more stable and less prone to checking or twisting than green timber. Standing dead timber does cost more than green timber, though, because it's less plentiful and usually harvested selectively.

**Air- or kiln-dried.** To reduce the amount of movement of the frame as it dries, some

timber-home companies use air- or kiln-dried posts and beams. Large kilns dry the timbers over the course of several weeks, reducing the moisture content to around 18 to 20 percent. Air-dried timbers are left in log yards for several months to reach similar moisture content. Either way, you'll pay more for a dried timber than you would for green wood because of this additional investment in time and resources.

**Reclaimed wood.** If you're looking for wood with a rich history, consider reclaimed timbers harvested from carefully dismantled, centuries-old factories, barns, bridges and piers. Some companies even have discovered huge old-growth trees no longer found in forests by dredging rivers and lakes near the sites of sawmills of yesteryear. Because these large posts and beams have been around so long, they are extremely hard and stable. But because it's more difficult to obtain and process reclaimed timbers, companies typically charge a premium for this product.

## A. DOUGLAS FIR

Heartwood Colors: Orange-brown to deep reddish brown, or sometimes yellowish

## B. WESTERN RED CEDAR

Heartwood Colors: Medium to dark coffee brown

## C. EASTERN HEMLOCK

Heartwood Colors: Wood buff or pale brown, sometimes with a faint reddish

## D. RED OAK

Heartwood Colors: Light reddish brown, often with a pinkish tinge

## E. EASTERN WHITE PINE

Heartwood Colors: Creamy white to light brown, often with a reddish tinge

Information courtesy of Fred Lamb, Joseph Loferski and R. Bruce Hoadley/Images courtesy of North Carolina State University; Pine photo courtesy Longleaf Lumber

## Post-and-Beam



VS.

## Timber Framing

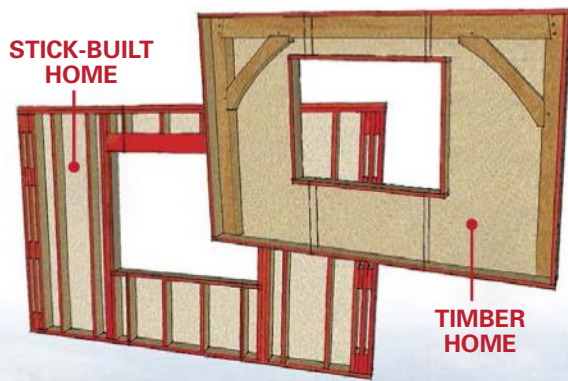


You'll often hear timber homes referred to as either post-and-beam or timber framing. The difference has to do chiefly with the method used to fasten the frame's complex joinery system together. A post-and-beam home employs metal fasteners, which are either hidden behind the timbers or face the interior. A timber frame uses only wooden pegs to secure the frame's joinery. Whether you choose post-and-beam or timber frame, each style, and variations within each category, will determine the look and feel of your home's interior.

FAR LEFT: Lindal Cedar Homes of Seattle photo; LEFT: Heidi Long photo



# EFFICIENCY EXPERTS



Heavy Timber Truss & Frame photo; Illustrations courtesy of Bonin Architects & Associates

In addition to making good use of sustainable materials, today's timber homes have taken the lead in energy efficiency. "When I meet with new clients, I typically describe a timber frame as the visible skeleton of a building. I ask them to visualize a 12-foot-long wall; with conventional construction that wall has ten 2-by-6 studs, each acting as a small post. The insulation is then incorporated between each of the structural members, allowing for thermal bridging at each stud and lowering the cumulative R-value of the wall," explains Jeremy Bonin, principal partner and lead architect at Bonin Architects in New Hampshire. "In a timber home, on the other hand, large SIPs (structural insulated panels) are applied to the exterior of the frame, almost eliminating thermal bridging and providing a more airtight structure."



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## COVER HOME

SEE MORE PHOTOS OF THIS HOME  
+ FLOOR PLANS ON PAGES 28 & 46

If the homes in this magazine leave you wondering how in the world they were achieved, aside from money, the answer is actually easy: planning.

But even if your finances aren't bottomless, you can still achieve a home worthy of envy. Just refine your vision, create a logical plan and execute it. Easier said than done? That's what this issue of *Timber Home Living* is here for—to help walk you through the many stages of home building, from concept to dream home. Follow the advice and tips in this section to guide you on your journey to the home you've been longing for.



# your DREAM HOME STARTS HERE

Prepare for the road ahead by educating yourself on available options.

**D**reaming of a timber home of your own? Creating a home from scratch is a significant undertaking, one that merits a little research, which this magazine will help provide. For much of the process, building a timber home is nearly the same as building a standard stick-frame custom home. But there are a few key differences to keep in mind.

## ADDRESS YOUR OPTIONS

In general, timber homes fall within a few different categories, based on how the timbers are used. All timber homes showcase the beauty of the wood, which adds abundant character to a home's interior.

Traditional timber frames are fashioned by skilled craftsmen who carve the timbers' interlocking wood joints by hand or with the aid of power tools.

In some homes, a system of post and beams form the structure. These timbers might be fastened together with metal hardware, plates or rods.

Other timber homes feature heavy wood trusses as part of their ceiling structure. These trusses might support a roof load or might be installed just for looks.

Hybrid homes combine the beauty of timber framing in some areas of the home with the use of standard construction in other parts of the home. Designing a hybrid home can help keep costs down.

## GET TO KNOW THE PLAYERS

Before your home project is complete,

many people will have contributed to it. Here are just a few key players:

The **loan officer** you work with should be able to help guide you through the process of building a home. Remember that you might need a large chunk of your construction loan right at the beginning to make a deposit on your timber home.

Your **real-estate agent** will help you find the right spot for your home. If you're buying an undeveloped lot or rural acreage, you should work with an agent who is experienced in land sales. (For more information on picking your property, turn to page 24.)

Perhaps the most important decision you make will be the choice of a **timber producer** to manufacture your timber frame. Once you start researching companies, you may discover that different timber companies provide a wide variety of products and services. Some timber-frame companies offer complete design and general contracting services. Some offer design and fabrication services only. Some just design and erect the timber frame itself but do not handle overall construction services. Decide if you want to assemble and manage your own team or whether you would prefer to hire a contractor to take on these tasks.

With great input from you, your **designer or architect** will create the plans for your home. Your designer might be

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on staff at a timber company, or you might choose an independent professional. Either way, the person designing your home needs to work closely with your timber producer to make the framing and the home design cohesive. If you choose to work with a designer/architect who is not a part of your timber company or if the timber company does not offer design services, make sure that the designer understands timber-frame systems, how they work and how to design them. It is best, however, to have this person work directly with a timber company early on in the design process to avoid any duplication of services and to ensure the integration of timber-framing details into your plans.

Your **general contractor's** job is to take your home from start to finish. He or she coordinates all the subcontractors who will work on your home, orders materials, meets with inspectors and keeps you apprised of the budget. During the construction process, the contractor will manage your job site, supervise all the workers installing plumbing, roofing and electrical services, and much more. These workers may be on the general contractor's staff, or they may be hired as subcontractors.

You can begin your search for all these key people by looking at the directories and ads found in this special issue. Always remember to ask potential team members for references. Go to a job site and visit a timber producer's shop, if possible. Ask to see a designer's completed homes and talk to the homeowners about the design process. Listen to your gut: You will work with each of these people for many months, so make sure your personalities and visions for the project mesh.

## DEFINE YOUR STYLE

Whatever aesthetic you prefer for your dream home, you can find a timber style that will set the tone. Pay attention to the photos of homes in this guide. You'll discover that you favor some more than others, so note what you like about them. Follow up these initial leanings by consulting other books and timber producers' web sites. You'll begin to hone in on a clear direction for your home and its timbers. From there, you should compile an online folder or notebook of ideas, including clippings, that demonstrate the layouts, styles, color combinations, furnishings, appliances and finishes that appeal to you.

If you like the clean lines of contemporary or modern styles, you might choose timbers that have clear grain, simple lines and very little carvings or decoration. If a dream home for you means a country or rustic style, look for a barn-style timber frame or one with hand-hewn timbers or round log posts and beams. Old-World style might call for the handcrafted feel of carvings and ornamental timbers. If the Mission or Arts & Crafts style moves you, you will find many timber producers who have created homes in those styles from coast to coast.

Don't have a clear favorite? A beautiful frame can be the unifying theme for an eclectic style home that buzzes with visual interest.

## DO YOUR RESEARCH

You will have plenty of homework to do before you break ground. Fortunately, you will find lots of information in the many resources available.

Online, start at [timberhomeliving.com](http://timberhomeliving.com) to find more information in our articles, back issues and photo galleries.

# IS THE PRICE RIGHT?

While it's impossible to generalize costs nationwide, timber homes are comparable in cost to other forms of custom construction. Put another way, custom construction is 15 to 20 percent more expensive than your local production or tract homebuilder who offers few upgrades and no changes to a design.

Timber producers say that finished homes can cost as low as \$130 per square foot for modest amenities to \$400 or more per square foot for more luxurious appointments. Hybrid designs can save buyers roughly \$10 to \$15 per square foot, or 5 to 10 percent less than a home that uses a full timber frame or post and beam throughout.

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The most common question timber home builders are asked is, "how much will my custom timber home cost?" If you find yourself asking the same question, or have other questions about custom home budgeting, tune into our free *You Asked, We Answered* video series at [timberhomeliving.com](http://timberhomeliving.com).

In person, visit home shows ([thelogandtimberhomeshow.com](http://thelogandtimberhomeshow.com)) geared toward timber homes, or check company websites for open house dates or frame raisings in your area.

Attend a workshop or seminar. The Log & Timber Home Shows also offers a University course for people who want to learn more about the process. Many timber companies also offer educational opportunities and timber-frame schools sprinkled around the country to lead students through the steps of building a home or carving timber-frame joinery.





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# 4 Key Questions to Ask as You Plan Your Timber Home

**1** *Where will I build?* This is the most important question you need to address, because it can affect all your other choices. And once you know the answer to this question, your timber-producer options will narrow significantly, since most prefer to build relatively close to their shops. Also, shipping costs can add up when distance is involved.

It's smart to buy your land and evaluate its contour before you begin designing your home. Knowing what your property's characteristics are will help you make decisions, such as where and how to install your driveway, septic system, plumbing and foundation.

**2** *What kind of floor plan do I need?* Decide what features are important to your family's present and future needs. Are there rooms in your current house that are essential, like a first-floor master bedroom or an office? Do you no longer need four bedrooms? Consider a floor plan that supports your family's activities and will help your home remain functional and enjoyable through the years.

**3** *How will I choose a timber company?* Since each timber producer offers a variety of plans, services and wood species, know the options before you settle on one company. Begin by calling the producers in the region where

you're planning to build. Review their literature. Call their client references in your area. Visit their websites for photos of their homes. Look for a company that you feel is trustworthy and can produce a quality home within your budget.

**4** *How much can I afford?* If you don't have a solid budget in place, you'll be unable to evaluate designs or compare timber companies and contractors. A budget for the actual structure, in addition to other expenses, such as land and well systems, allows you to set priorities and direct your energies toward a realistic plan.

Decide which amenities you need now and, if money's an issue, which items you can postpone until you can afford them. Then figure out how much you can mortgage, what the taxes are and what types of insurance you'll have to carry.

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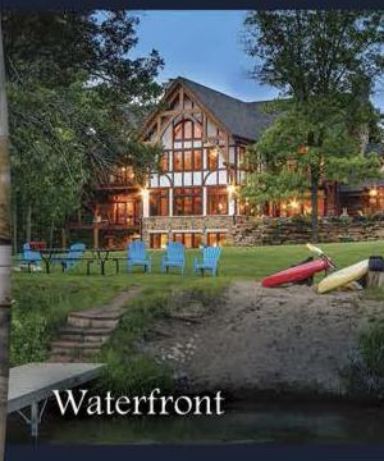
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# 9 Topics to Discuss With Timber Companies

Before you sign on the dotted line, you'll need to make sure you've got all the facts straight. Ask these 9 essential questions before deciding on a timber company.

**1. Do you provide free preliminary estimates?** Precise cost figures may require blueprints, which carry a fee.

**2. When will I receive a price quote?** Every home and site is unique, and price quotes need to reflect the cost of exactly what's needed to build the home. The quotations you receive should contain specific information on the payment schedule, delivery cost, service policies, warranties and any special charges in designing and building your home. Price quotes also should include a complete bill of materials, including grade specifications.

**3. Will you need a deposit?** Before working on blueprints or providing firm price information, many companies require a deposit. Be sure you understand what you're getting for your deposit, and find out about refund policies should you decide not to proceed.

**4. Do you offer a warranty?** Is it clearly written in easily understandable language?

**5. What other services (like designing and planning) do you provide?**

Be sure you understand the company's procedures and policies.

**6. Can you meet my deadline?** Discuss the fabrication schedule with your producer to be certain it's achievable. Be aware that your producer's method of fabrication can affect the time needed to prepare timbers and the resulting delivery time.

**7. Can you provide proof of insurance?** Make sure each builder and subcontractor on your job site can provide proof of insurance for themselves and their staff. If they don't have insurance and they get hurt on your job site, you could end up paying for their lost time and wages — even if you didn't hire them directly.

**8. Will you provide all the home's engineering and design criteria to building-code officials and the other professionals who will work on my home?** Many producers also provide onsite technical assistance.

**9. Do you offer hybrid design or decorative (non-structural) timber accents?** Many timber companies now offer these options to give buyers the timber look they desire at a lower cost.



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## LOCATION, LOCATION, LOCATION

The location of your home will affect everything, from the cost of the land to the homeowners insurance to the eventual resale value of your home. Once you've narrowed down your search to a few potential sites, think about these things before signing on the dotted line.

- **You need to know the lay of the land to plan your home right.** Is the terrain suitable for the style of home you want to build? A site map will explain the traits, benefits and challenges of your proposed building site. If the land is undeveloped, you may also need a topographical survey. Your township or county zoning office can supply you with information about easements, utilities and environmental considerations. The natural features of the landscape, along with the location of utilities, should be indicated on the site map.
- **A remote location sounds ideal, but think carefully about the distance to amenities.** Things like distance to work, school, stores and healthcare are important to consider before making a decision. Also, homes that are too far from a fire department will pay more for fire insurance — a common complaint from homeowners who have built an expensive home far from adequate fire protection.
- **The property should pass a "perc test."** A perc test indicates the soil's capability to absorb liquid over a specific period of time, and determines the size and type of septic system you'll need. If it doesn't pass, you may not be able to build on it or a more expensive system to handle waste treatment will have to be installed. You'll also need a source of potable (drinkable) water. In rural areas, this typically means drilling a well. If you're building closer to developed areas and are lucky enough to tap into public utilities, you can bypass these steps.



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# design

When it's time to get started on the design for your future timber home, you'll have access to hundreds of professionally rendered floor plans, not counting the customizations you can make on your own. Choices are a good thing here, and the ones you make about how you live will directly affect the size, shape and design details included in your finished plan.

In this section, we'll help you pin down your needs and wants, and turn that list into a floor plan with the perfect combination of the latest home-design trends and styles, plus the special tweaks that will make your house a home just for you.



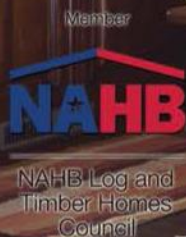
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# 9 TIPS TO GET YOUR DESIGN JUST RIGHT

**1 Visualize your home.** Imagine yourself living in each room of your home. How will it look and feel? What will you see in front, behind, above and below? What sounds will you hear?

**2 Show, don't tell.** Give your designer a notebook of clippings (or images saved to your computer or tablet) of homes and features that speak to you so he'll have an idea of what you want your home to look like and an indication of the quality you expect.

**3 Chart your lifestyle.** Consider your family makeup (adults only, adults and kids, aging parents), how you live (formal or casual, hectic or relaxed) and whether you

like to entertain or have special hobbies. For example, a casual couple won't need a formal entryway or dining room, whereas high-octane families should consider cozy, peaceful spaces to regroup.

**4 Size things up.** Bigger isn't always better. It does cost more, though. Before you waste space, make sure the number, type and size of rooms reflect what will take place in them. Think of your rooms in terms of activities: Instead of "kitchen" and "living room," think "cooking" and "family time." Some experts recommend downsizing square footage by as much as 30 percent and putting the money saved into higher quality materials.



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**5 Map out a plan.** Identify access points for vehicles and pedestrians, then within those boundaries, determine the shape of the house and direction it will face. Use your list of activities to position rooms. Start by breaking down your list into private and communal activities and identifying where each one should take place. Then use bubbles to represent rooms and group them according to where you prefer they be positioned. Finally, square off the bubbles to create a rough floor plan, adding enough space for walls.

**6 Account for extras.** Architectural components are integral to your home, but they can hog space and cost money, so don't

forget to figure them into your budget. Some popular elements: window seats, large windows, massive trusses, dormers and hipped or gabled roofs.

**7 Compromise.** If you can't afford everything you want, make cuts that work for your lifestyle, whether it's shaving off square footage, minimizing special features or reducing quality. (Be careful with lower-quality items; some things you shouldn't skimp on, like windows and doors.)

**8 Customize a stock plan.** Instead of starting from scratch, look at your timber company's standard plans for ones you can tweak to fit your lifestyle and home site.

**9 Talk it out.** Professional advice is crucial throughout the entire home-building process, but this is your home, so make sure you discuss every suggestion thoroughly. And don't be afraid to get a second opinion if you have concerns. Also, you want to work with someone who's as excited about your project as you are.



## ASK US!

For answers to your most pressing timber-home inquiries, post a question to our Facebook wall at [facebook.com/timberhomeliving](https://www.facebook.com/timberhomeliving).

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# Get the Lay of the Land

**C**omfort and safety are the primary reasons for building any home, so where you position it on your land should offer protection from the elements. Once you determined this you can devise a strategy to take advantage of Mother Nature's positive side and shield yourself from her negative elements. First off, you want to know what you're working with so you can pick a spot.

## **Spend some time with your land.**

Walk on it, sit and listen; get to know the names of the plants, animals and minerals that comprise your slice of the Earth.

**Show up at different times of the day and year** to mark the rising and setting of the sun, turning of the seasons and weather patterns.

**Ask neighbors how they prepare for the changing seasons**, what they find most memorable about the weather, the

available daylight and the natural events that occasionally occur.

## **Learn about the geology of the place,**

the name and extent of your watershed, and the quality of the air.

Once you establish a basic construction area, you can get down to the specifics. The first things to consider:

**ACCESS POINTS.** Establish the best approaches for both vehicles and pedestrians. (The placement of driveways, walkways and porches will help define your home site.)

**FOOTPRINT AND ORIENTATION.** Within the access-point boundaries, figure out the basic shape of the house and the direction it will face. This is the time to consider the benefits of passive solar design. (Orient the longer axis of your home

east/west so the longer dimension faces sunny south.)

**ROOM PLACEMENT.** Your frequently used rooms go on the side of the home facing south. Rooms that require little heat and light (utility rooms and garages) should go on the cooler north side. Also, consider what rooms should have a view and how they'll flow into one another based on how your family lives.

Also, your house is an extension of nature, so make it reflect its terrain (for instance, express the ridgeline of a mountain in your roof peaks). Paying attention to the natural surroundings will make it seem like your home grew right out of the ground.



Randy Switzer illustration



*You simply cannot measure the*  
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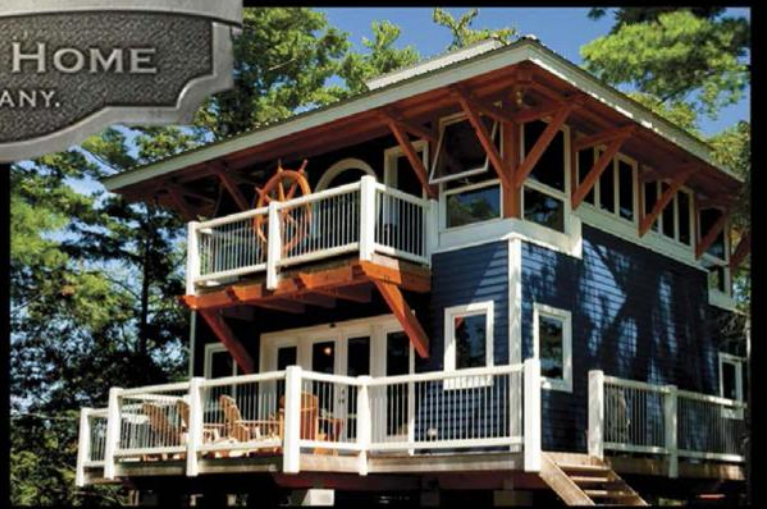
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PANEL



# Designing a Dream: Custom v. Stock

In the world of custom home design, building with a stock plan exactly as purchased hardly ever happens. And while it's no secret that a stock plan will cost less up front, a well thought-out custom design may be cheaper in the long run, says Ty Allen, who heads the East Coast design group for New Energy Works Timberframers, a custom timber company. Buyers who opt for custom homes may be able to get what they need with less square footage, which is usually the most important factor in determining total building costs, he adds. Also, the house can be tailored exactly to the site. Designers can take into account the views, the slope of the lot, wind, solar orientation and other factors that a stock plan by definition can't address.

If you're hesitant about designing from scratch, or simply don't need the high level of customization in your home's layout, there's always the option of working off a stock plan. Many companies offer timber-frame packages based on a variety of stock plans, as well as custom design services. Many buyers choose to go stock and then pay only for changes they really find necessary.

The easiest way to purchase a stock plan is to buy one from a plan book or a timber home producer without making any changes to it. Most timber home producers carry a large selection of stock plans from which to choose. Hundreds of plans sortable by square footage are also available at [timberhomeliving.com/floorplans](http://timberhomeliving.com/floorplans).

## FREE WEBINAR

### 20 TIPS TO FINDING THE PERFECT FLOOR PLAN

If you're working on planning and designing your timber home, you've probably dedicated a lot of time and energy to identifying how you want your future home to look and flow, but have you thought of everything? In this webinar, we share 20 tips to finding the perfect floor plan, including expert advice for reading and understanding floor plans, budget-friendly design and creating a customized home. Log on to [www.timberhomeliving.com/resources](http://www.timberhomeliving.com/resources) to watch for free!

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# ask the editor

## Who will design my dream home?

**A** If you decide not to go with the timber company's in-house design staff — or if one isn't available — you may need to hire an independent architect or designer to design your home.

Don't know where to begin? Your timber company can usually recommend a qualified design professional to handle the job. If you hire an independent architect, it's helpful for that person to be familiar with timber construction. No matter whom you choose, check references. And make sure your architect and your timber producer's representative collaborate early in the design process to ensure the design phase goes smoothly.

## How will I convey my ideas to professionals?

**A** First, organize your ideas. (If you've been compiling a notebook of pictures and ideas — and you should be — now's the time to pull it out.) Use the tips on page 30 to determine the direction your home should face and where rooms should go, then sketch your ideas out on a piece of graph paper. From your rough sketches, your designer will draw a set of preliminary plans that can be used to estimate how much your home will cost (including materials and labor). At this stage, you'll want to incorporate any design changes, especially if the plans need to be modified to fit your budget. (Make the changes now, not during construction when they can be costly, if not impossible.)

Once the preliminary plans meet both your budget and your expectations, your designer drafts the final blueprints that show your timber producer, lender and general contractor how your home will be built.

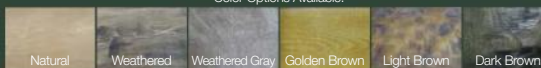
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# SPACE SAVERS

While some people still subscribe to the “bigger is better” mantra, for many custom-home designers, this is the age of small homes. Despite a smaller space, there’s plenty of room for movement. We show you how to make the most of it in 3 steps.



Heidi Long photos

**Not only is this staircase efficient in size, it also houses an unexpected surprise underneath.**

**1. Create open space.** Load up on multipurpose rooms: a family or game room; a great room with combined space for living, dining and cooking; and a loft that doubles as a guest bedroom are popular spaces to expand square footage while combining functions. This design strategy is collectively called “open planning,” because it eliminates unnecessary interior walls, which also helps reduce cost.

**2. Don’t waste space.** Two of the most notorious space-hogging offenders are formal living and dining rooms. Why? Nobody uses them! They just become extra spaces to furnish and clean. Think practically to avoid creating the ill-fated dust-gathering room.

**3. Focus on the kitchen.** Everybody congregates in the kitchen. Cooking and eating are very social activities, so an eat-in kitchen is a typical wish-list contender. If you frequently host parties, groom your



## SMALL & SAVVY

“I advise my clients to build a house that’s one-third smaller than what they’d planned, but just as expensive,” says Sarah Suzanka, architect and author of *The Not So Big House* book series. “The extra money can go into quality, character and style.”

### WAYS TO DOWNSIZE

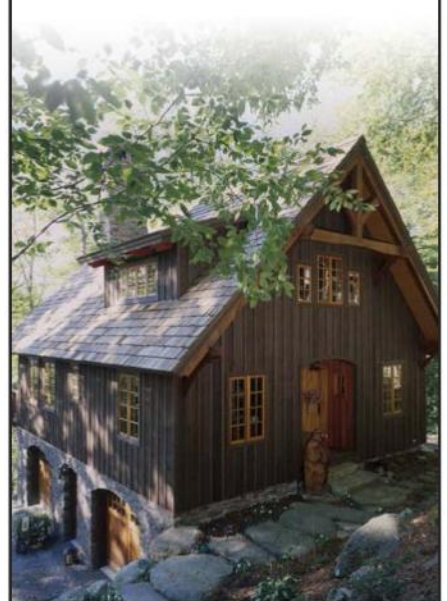
- Know how much space you really need.
- Ditch the rooms you never use. (Anything with “formal” in the name can go.)
- Reduce the size of architectural elements such as the hearth or staircase.
- Incorporate smart storage beneath the stairs or in unexposed trusses.

kitchen for this type of activity by installing two dishwashers and two sinks to lessen the amount of time you spend on cleanup. A large pantry for additional storage is another good use of space.

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# build

You have the vision for a perfect timber home — now the parts need to come together. Among all the elements that go into owning a custom home, getting it built is the one that seems to cause the most stress. Makes sense. Just look at the number of things that can go wrong, from costly construction delays to subcontractors who do shoddy work. But don't fret. Just remember that, despite your lack of experience in many of these areas, you're in control from the start. You've been deliberate about choosing a home style and design, so be sure to employ the same energy and time here while your home is going up.





# 8 STEPS TO A SMOOTH BUILD

Construction is the most critical phase of the custom-home buying process, but it doesn't have to be difficult or stressful. Knowing how the process unfolds will allow you to preview the work ahead and know who's responsible for making sure everything goes according to plan.

## 1 *Create a workable schedule.*

Like any type of custom construction, building a timber home isn't a speedy process. Set aside six to seven months to refine your home's design, which will be when you create your floor plans and working drawings. After that, allocate another two months for the timber to be cut and delivered to your building site. Raising and enclosing the frame takes approximately one week.

Finishing the interior can take anywhere from two to nine months or more.

2 *Finalize building permits and details.* While your timber producer prepares the wood for delivery, your general contractor (GC) should be using that time to obtain and pay for various clearances (including the all-important building permit) so that construction can begin on schedule. He should talk to the local building authority and your lender to determine when each will require inspection of his work. To keep things on schedule, he should contact the local power company to arrange for temporary electrical service at the site. If you're building in a rural area, he also

may need to schedule a crew to install the well and septic systems.

3 *Prepare the site.* Several weeks before the arrival of your home components, a surveyor will come to your property, mark the boundaries of the house, and indicate where the footings and foundation should be. An excavator will clear the site of trees and brush, and put in a rough road so that the contractor's equipment and deliveries can reach the building site. With a temporary road in place, the subcontractors hired to dig the well and set up the septic system can start to drill for water, lay out a drainage field and bury the septic tank in the ground.

OakBridge Timber Framing photo



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**4 Build the foundation.** Before the timber is delivered to your site, the foundation will need to be completed. The footings will be set first, then checked and approved by the local building inspector before the foundation walls or piers are erected. Footings are crucial because they enable the weight of the house to be distributed to the ground over a larger area. In addition, they serve as a level surface on which to set the foundation walls. Your timber-home company will supply the general contractor with specifications for the type of foundation your house needs. There are several types of foundations: poured concrete, concrete block, pre-cast wall, concrete slab and pier. The type that's chosen for your home is

governed by several factors, including the site's characteristics, the type of soil, the local climate, the design of the house and your budget.

**5 Unload and inventory the timbers, and raise the frame.** At this time, the timber package will be delivered to the site, and the framing crew will unload it from the delivery truck either by crane, forklift or hand. The crew will then inventory and organize the timbers by function — posts, beams, braces and the like — to expedite construction. The crew will then raise the frame (bent by bent or section by section) depending on its overall design. Timber homes tend to go up quickly, so there's a measure of instant gratification at this stage in the process.

**6 Enclose the exterior.** In the weeks following the raising, the materials that will form the exterior walls and roof will be attached to the frame. Installing structural insulated panels (SIPs) is the most frequently used method to enclose a timber home. (See page 44 for more on this construction material and its benefits.) SIPs also are sometimes used as the base for a timber home's roof. They're usually nailed directly onto roof timbers. If not, decking is nailed to the timbers first as a base for layers of rigid foam insulation. The roofing will then be covered with any type of finishing material and work on the exterior will continue with the installation of windows and doors, and painting of the siding and trim. Around the same time, the crew will build the garage and any



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porches and decks the design calls for, and a mason will construct the fireplace.

## 7 *Round out interior spaces.*

Once the home is fully enclosed and protected against the elements, the GC will focus on the interior. The basic systems of the house will be put into place in this order: plumbing; heating, ventilating and air conditioning (HVAC); and electrical wiring. These systems, installed by subcontractors, are concealed within interior walls, which are constructed with conventional wood-stud or steel framing. Once you obtain the inspector's seal of approval, the interior walls will be enclosed. Next, the flooring (anything from hardwood to tile) will be laid. Then it's time to bring in the

kitchen appliances and bath fixtures, and install the cabinets and countertops. Once those are in, the plumbing, HVAC and electrical subcontractors will return to hook up everything. The electrician will hang light fixtures and install receptacles throughout the house. The plumber will set tubs, toilets and install sinks. He or she will also connect plumbing fixtures to the main incoming and wastewater lines. Heat registers and thermostats will be hooked up, and trim carpenters will affix the doors, window treatments and hardware.

8 *Apply the finishing touches.* Toward the end of construction, the driveway will be poured. The excavator will return to give the site

a final grading, which ensures proper drainage of rainwater away from the foundation. (This step is done late in the construction process to give the foundation's backfill time to settle.) The roofing contractor will install gutters and downspouts. And, finally, the landscaper will seed the yard and plant shrubbery.



## Step-by-Step Construction Timeline

Constructing a timber home is a unique experience, from start to finish. To follow one timber build from breaking ground through completion, and for an in-depth construction checklist and payment schedule, log on to **timber homeliving.com**.



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## Who Builds It?

**M**ost timber framers will cut the frame, deliver it to your site and raise it. At this point, some will continue to finish the home's construction, while others will turn over the job to a contractor. Is there any advantage to one way or the other? Not really. Some framers are excellent builders, particularly when it comes to finish work in a predominantly wood home. Others may not be as capable or move as fast as you'd like. Or you may be building your home far from your framer's shop, and hiring a local builder may be more practical and affordable.

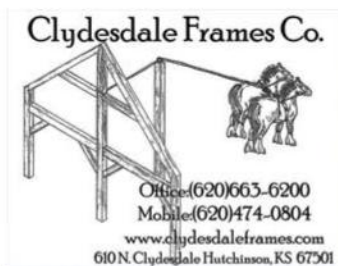
Whoever builds the home, the best qualifications are that the person provide reliable, qualified subcontractors and that you feel capable communicating your needs. If you use a builder other than your framer, start by asking the framer for referrals. Always check out the references, and make sure the builder

has all the licenses and appropriate insurance required by state and local laws.

A builder doesn't necessarily have to have experience finishing a timber home, although it certainly helps. Two of the main differences between completing a conventional home and a timber home that a builder will encounter are knowing where and how to hide the electrical wiring and plumbing lines in a home with very few walls on the main floor, and how to properly install the insulated panels that typically enclose the outer portion of the frame. If the general contractor isn't familiar with timber framing, many companies can arrange to have a technical assistant or a whole crew go to the site to coordinate the frame raising and panel installation. After the timber frame and panels are finished, the house is completed the same way as a conventional home.

## HOW TO MEET BUILDING CODES

As you move closer toward the construction phase, it's helpful to understand what local code officials will expect of your builder. Typically, your building inspector will review your new home's design before issuing a building permit, which is necessary to begin construction. During construction, inspectors will make onsite examinations to ensure your home follows its design. If there are discrepancies between the plan and what's being constructed, the inspector has the authority to stop construction until the problem is corrected. It's the inspector who, using building codes as references, will pronounce your home livable with a certificate of occupancy.



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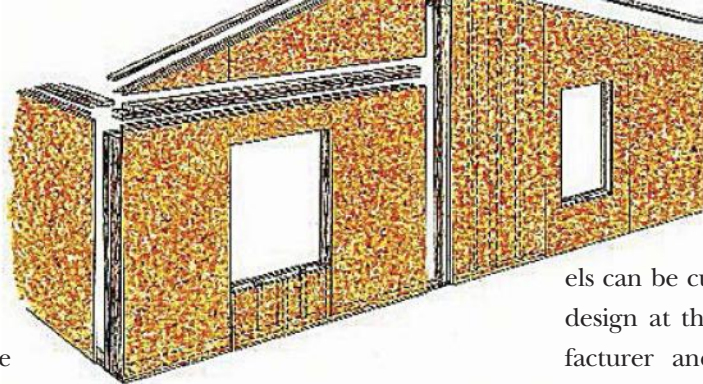


# SIPS

## WHAT YOU NEED TO KNOW

SIPs (structural insulated panels) are the most popular way to enclose a timber home. Although individual products from manufacturers vary, today's SIPs all have a solid core of insulation sandwiched between two layers of oriented strand board (OSB). Other materials used in SIPs include plywood, wafer board, sheet metal and gypsum board. The white core often is polystyrene, extruded polystyrene, Styrofoam or polyurethane — the same durable yet lightweight foams used in bicycle and motorcycle helmets and egg cartons.

SIPs are available in a variety of thicknesses and sizes, ranging from 2 to 12



inches thick and in sizes from the standard 4-by-8 to 8-by-24 feet. Panels generally weigh less than 4 pounds per square foot, making them light enough to install by hand. A crane often is used for larger roof panels or for lifting bundles of panels on the job site and depending on the size of the home, it can be enclosed within days or even hours.

Other benefits include:

- **They're flexible.** SIPs can arrive at the home site in bundles of large generic panels that builders cut to fit

the home's specific floor plan. Or panels can be cut exactly to the home's design at the factory by the manufacturer and then numbered for easy installation, which results in less wasted materials and resources.

- **They're energy efficient.** SIPs cut heating and cooling costs by as much as 60 percent over products used for conventional "stick" construction. Even where wall thickness is the same, SIPs outperform stick framing on whole-wall energy performance by 40 to 60 percent.
- **They're soundproof.** SIPs block sound like few other materials — a big perk, especially in bedrooms, dens, home offices and media rooms. For more information, visit [sips.org](http://sips.org).

Eagle Panel Systems illustration; OPPOSITE: Pineridge Timberframe illustration



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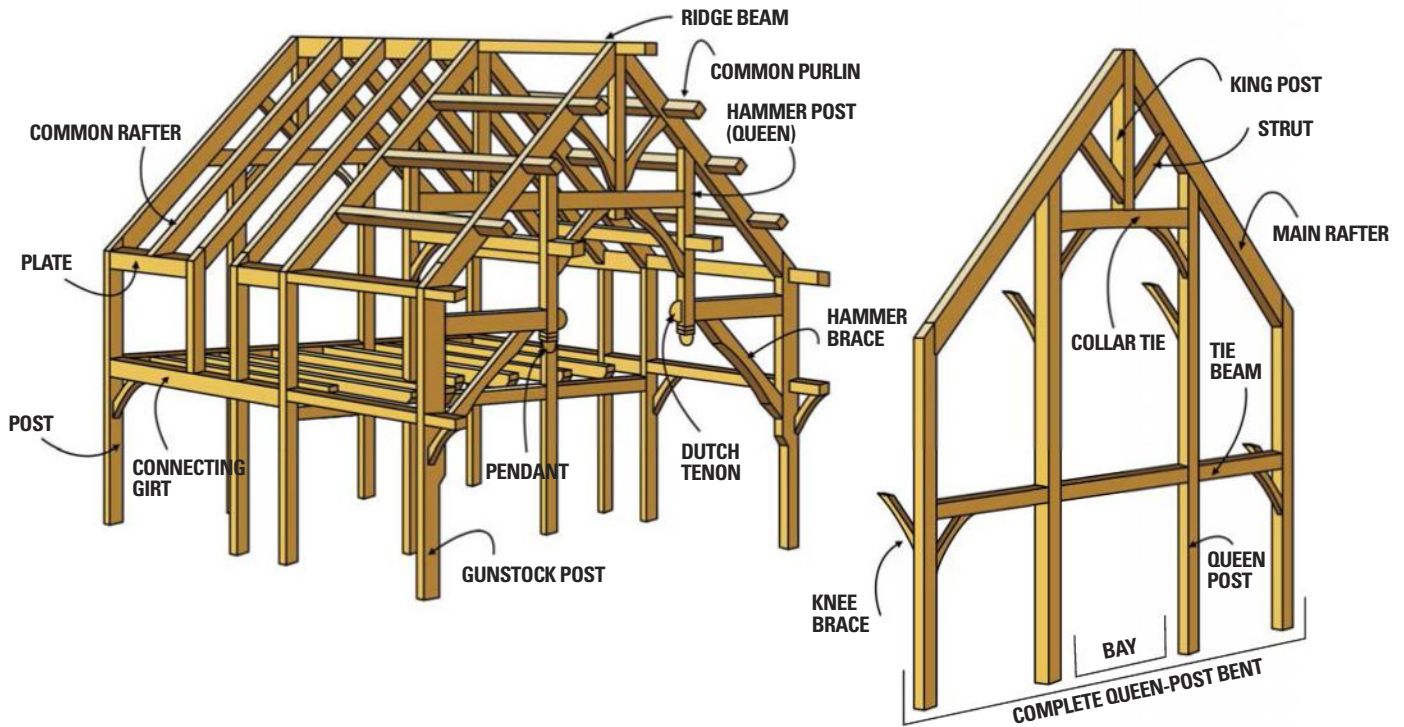
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# Timber Home Anatomy

Timber homes are complete structures made of vertical posts and horizontal beams to form cross sections called bents. Other members provide support, bracing and structure to the frame. The most common members are shown in the illustration below.



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**COVER HOME**  
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+ FLOOR PLANS ON PAGES 16 & 28

It can be a bit daunting. Should you go with hardwood or slate, sectional or love-seat, reclaimed or brand-new? With all your choices for materials and furnishings, it sometimes seems impossible to whittle down your selections. Fortunately, you'll have a trusty go-to guide in the following pages. We'll help you traverse the often-confusing world of finishing materials until you've found the right answers.



# MATERIAL WORLD

## ROOFING

**If you think picking a roof means deciding between brown and gray, think again. Here are the pros and cons of some popular options.**

### ASPHALT/FIBERGLASS SHINGLE

**PROS:** Large color selection; inexpensive; easy to install; higher-end products offer greater impact and algae resistance

**CONS:** Moderately heavy; may not have a long life span; could blow off in high winds; some newer, more innovative products aren't available in all regions

### CEDAR SHAKE

**PROS:** Natural look is perfect for a timber home; allows the house to "breathe;" acts as an insulator

**CONS:** Can rot because of water or insect infiltration; requires frequent maintenance; could pose a fire hazard if not treated with a fire retardant; old shakes can't be recycled

### SLATE

**PROS:** Could last 100 years or more; natural look complements a timber home; impervious to insects, fire and water; low maintenance

**CONS:** Very expensive; very heavy; could require extra roof support, adding to overall cost

### METAL

**PROS:** Durable; fire retardant; energy efficient; almost maintenance-free; very lightweight; can be installed over existing roofs

**CONS:** Can be noisy in heavy rain; may dent; installation can be complicated

### METAL TILE

**PROS:** Gives the look of tile with the high performance of metal; many brands can withstand severe weather conditions

**CONS:** Moderately expensive; installation can be complicated

### SYNTHETIC CEDAR SHAKE

**PROS:** Impervious to weather and insects; won't rot; requires little maintenance

**CONS:** Some brands look artificial

### SYNTHETIC SLATE

**PROS:** Weighs about one-third less than real slate and costs considerably less

**CONS:** Not as long-lasting as the real thing

Roger Wade photo



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## WOOD FLOORING

Available in unfinished, pre-finished and engineered options, wood flooring is a natural fit for timber homes.

### BAMBOO

Tall Chinese grass is environmentally friendly; features distinctive grain that shows "nodes" of the stalks

**PROS:** A distinctive modern look, and it's kind to the planet

**CONS:** Doesn't sand well; very rigid, so sub-floor must be perfectly flat

### DOUGLAS FIR

Popular for its straight grain, the color varies between brown and white on each board; great for rustic settings

**PROS:** Like pine, the look is perfect for rustic homes, but typically has straighter grain

**CONS:** Can lighten dramatically if exposed to sunlight

### HICKORY/PECAN

Hickory and pecan (typically mixed by flooring manufacturers) are hardwoods with wavy, irregular grain and major color variations

**PROS:** Wavy grain and color variations look interesting in rustic homes

**CONS:** Hardness makes it difficult to machine and sand; nails can split the tongue-and-groove planks

### OAK

Classic, traditional wood with pronounced, wavy grain and a slight red tint

**PROS:** An elegant wood that's a natural fit in log and timber homes

**CONS:** Slightly pricier than its chief competitor, pine

### PINE

Perfect for traditional timber homes; diverse enough for rustic or formal settings

**PROS:** Inexpensive; widely available

**CONS:** Softer and easier to dent than many wood floors

Conklin's Barnwood and Beams photo



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## ALTERNATIVE FLOORING

Choosing a different flooring material for your home will add visual interest underfoot while breaking up the abundance of wood.

### CARPET

Soft and sound absorbent, it's a great insulator and a solid choice for bedrooms

**PROS:** Disguises subflooring irregularities, which may cause hollow sounds and varied floor heights with harder materials

**CONS:** Only available in limited widths, so visible seams are highly possible; retains footprints and moisture, making it undesirable for high-traffic areas and bathrooms

### STONE

One of the hardest, densest materials available, stone was made for high-traffic areas because it is less prone to dents and dings..

**PROS:** Size and color variations between tiles — typically a negative in other materials — adds to the rustic aesthetic; durable enough to last a lifetime

**CONS:** Highly porous, making it more susceptible to stains and water damage (manufactured stone is a smart alternative)

### TILE

Usually a "through" product, meaning it's the same color and consistency throughout, ceramic and porcelain tile disguise chips and cracks well over time.

**PROS:** Withstands moisture making it great in bathrooms and mudrooms; extensive selection of finishes, colors, sizes and shapes

**CONS:** Some tiles are not as moisture absorbent as others, so they're not all suitable for outdoor use; lighter tiles (with lighter grout) will be more apt to highlight dirt

Moreton Tiles photo



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# all in the details

After construction of your home is complete, finishing options may seem trivial — but in fact, they can make all the difference.

## WINDOWS & DOORS

For windows, style, maintenance and durability usually are top priorities, but if you're looking for long-term benefits, energy efficiency is the main thing to keep in mind, as inefficient windows and doors can cost you a bundle in heating and cooling costs. How do you know if the windows and doors you're considering are energy efficient? Look for a high R-value and a low U-value.

## STAIRS

Stairs can be much more than utilitarian — think of them as a way to extend the drama of your trusses all the way to the ground. But don't let a focus on fashion cause you to neglect function. No matter how beautiful a staircase is, you want it to make sense, so placement is important. In the center of a room, a staircase can be a stunning centerpiece, but it also eats up living space. But if you choose to locate it on the side of your home, make sure it's still easily accessible.

## COUNTERTOPS

There's a reason why granite and other natural stones have been the cream of the countertop crop — they're extremely durable. But it's no longer the final word in durability: Both concrete and stainless steel also boast heat- and stain-resistance, and the former can be stained in a rainbow of colors to prevent a too-industrial look. Looking for an environmentally friendly alternative? Consider countertops made from bonded paper, which resembles solid-surface materials.



## FIXTURES & APPLIANCES

Finishing details including faucets, door knobs, stove tops and refrigerators might seem like purely functional features, but actually provide you with a great way to express your personal style. The downside is that all the choices can be overwhelming. Narrow it down by deciding the look you're trying to achieve: A rustic or vintage aesthetic might require antique bronze fixtures with old-fashioned styling or old-fashioned appliances, while a more contemporary style will dictate clean lines in silver or brushed nickel. Remember that these will be the most heavily handled components in your home, so invest in quality.



## CABINETRY

As with furniture, your cabinetry price reflects the quality and craftsmanship that went into creating it; more options command a higher price. Custom cabinetry is pricey, but you can pick a color, style, shape and size to fit your home. Lower-priced options, such as stock and semi-stock, will give you less freedom. Whichever you choose, look for drawers and doors that have metal components rather than plastic — they'll work better over the long term. And take your time choosing options; the right ones will last for years to come.



Elmira Stove Works; Specialty Woodworks; Fireplace Xtraordinaire

## FIREPLACES

Nothing turns a house into a home more than a warm and welcoming feel when you walk through the door. And today's modern heat sources can bring that instant warmth and style to a room or an entire house — often with energy-efficient and cost-saving effects to boot. Before you decide on the type of fireplace you'd like for your home, ask yourself questions about where you'll position your heat source in your home, what fuel options are accessible to you and if you want a fireplace for its warmth or more for aesthetics. The answers to these questions will help point you toward a traditional fireplace, masonry heater or wood-burning stove — all popular options for timber homes.





Specialty Woodworks Company photo

## How do I shop for windows & doors?

Nothing adds instant curb appeal to your home like beautiful windows and doors. For our complete shopping guide, including how to boost your home's energy efficiency with the right doors and windows, log on to **timberhome living.com**.



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# 3

## STEPS TO PERFECT LIGHTING

### TRACK LIGHTING

Highlight different aspects of a room by installing track lighting or rail systems on walls, ceilings or beams. Some systems are more versatile than track lighting. Rails, for example, can bend around corners, and they're available in wavy lines and geometric shapes.

### UPLIGHTING

To increase ambient light in a room, think about using uplighting. If you have a low, light-colored ceiling, consider bouncing light off of it with standing floor lamps. To brighten cathedral ceilings, add uplights at the 9-foot level to keep the light from getting lost in the rafters and showcase the timber trusses in the process.

### WALL FIXTURES

Fixtures attached to walls can add soft lighting to a room. Wall washers that highlight art are a good option, and wall sconces will bring the light down to the human level in a sprawling timber-framed spaced. An added benefit: Side lighting flatters the face; overhead light can cast unattractive shadows.



## THE LOOK FOR LESS

Get a posh interior without paying the price.

It's no secret. We'd all love to decorate our homes in a fashion worthy of a glossy magazine spread. The problem? Very few of us have the budget to do so — or so we think. The truth is, you don't have to pack your great room to the gills with pricey furniture to give it a luxurious vibe. All you need is a good eye and a solid knowledge of what we like to call "selective splurging" — in other words, knowing which items you should shell out for, and which items you can buy on the cheap. Read on for some of our favorite tricks.

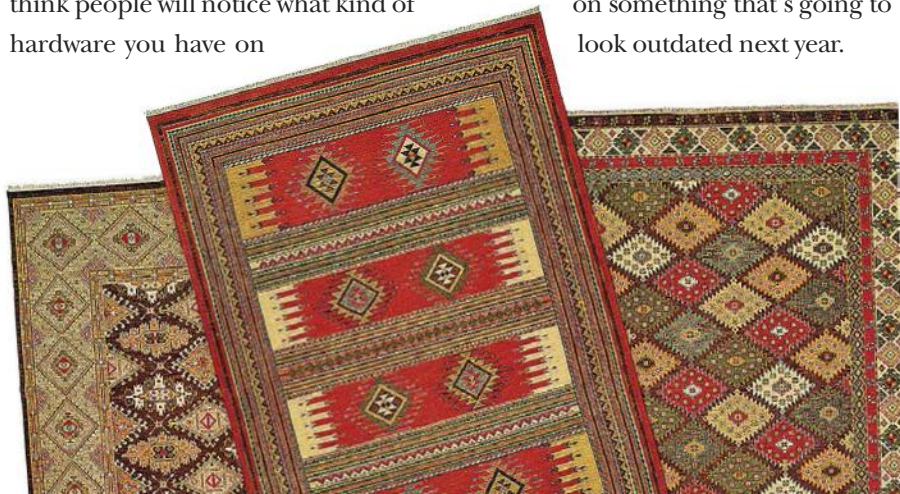
**1. Fake It.** Other than having a nose for sniffing out bargains, knowing how and when to go faux is key to getting a luxe look on a budget. Many materials have less pricey counterparts that look pretty darn close to the real thing. If you're lusting for hardwood floors, look into laminate flooring, or line your hearth with manufactured stone instead of authentic river rock. Just be careful not to go overboard — you can't fake luxury using *all* bargain-bin items.

**2. Details, Details.** You may not think people will notice what kind of hardware you have on



your kitchen cabinets — and you may be right. But small details like these can make a subconscious impression. Think about it: Replace the boring knobs on a cheap, mass-market dresser with unique ceramic pulls you discovered at a flea market, and suddenly you have a customized piece. The best part? This is one splurge that won't break the bank.

**3. Best in Show.** If you don't have tons of money in your budget, consider funneling it toward one big-ticket item that you absolutely love. That one special piece might even provide the inspiration to determine the decor for the whole room — or even your entire home. The item you choose should be unique and speak to your personal style, but make sure it's classic enough to have staying power. After all, there's nothing worse than spending a small fortune on something that's going to look outdated next year.



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When Susan and Russell Hall aren't out on the water with their family, watching boats on the cove, just 50 feet away, is one of their favorite pastimes.



# Second Time's the Charm

When disaster forces a Texas couple to rebuild their waterfront home, they're determined to make it even better than before.

STORY BY SUZANNA LOGAN | PHOTOS BY HEIDI LONG

**I**N THE EARLY MORNING HOURS, Russell and Susan Hall head to the deck of their lakefront home on central Texas' Possum Kingdom Lake, coffee in hand, to take in the sights and sounds of the surrounding landscape. Melodies from the birds that nest along the limestone bluffs

ring out in the crisp air. The towering cliffs plunge into the lake below, while a layer of dew glistens on the wildflowers and junipers that color the grassy bluffs. The whole scene is washed in a vibrant, golden glow.

But, it wasn't so long ago that a different kind of glow filled the skies. In

2011, a series of devastating wildfires swept through the popular vacation spot. "It burnt to the ground in under 15 minutes," says Russell of the log home the couple had built as a family retreat a decade earlier. "We lost everything."

Everything but their resilience.



While many of their neighbors decided not to rebuild, the Halls approached the setback as a chance to expand and update. After discovering the company that built their first home was no longer in business, they decided to build a timber frame instead and looked to PrecisionCraft Log & Timber Homes to

provide the timbers, design and installation. They couldn't be happier with their decision. "The timber frame is a much quieter, sturdier structure," says Russell, an engineer by trade. "It has a more substantive feel to it."

For the new home, the couple envisioned an open design with a more spacious kitchen, larger bathrooms

and a finished basement with a kitchen, movie theater and secondary master suite. "The home was designed as a family gathering place, so there were several details and spaces designed for this purpose," explains Celeste Raygosa, PrecisionCraft's Design Manager, M.T.N. Adds Susan: "It's not unusual for us to have 15 to 20 people here

Timbers and local limestone combine with stucco and cement shingles to create a sturdy structure that blends into the local surroundings.











weekends.” Thinking ahead to the future, the couple placed the kitchen, living areas, master suite and Russell’s office on the main floor. “The house is conditioned to large groups but also good for the two of us,” says Susan.

The Halls also made plans to move the 6,400-square-foot house closer to the lake (for quicker jaunts to the water’s edge for boating, swimming and fishing), build into the limestone bluffs rather than on stilts as they had before — “It took three months of excavating into solid limestone,” says Susan — and create a level driveway.

Amidst the changes, the couple wanted the home to reflect their own welcoming nature. “Our home has never been like a museum where you have the sense that you can’t touch something,” Russell says. Susan agrees: “We want everyone to come in, relax and unwind.” The natural materials, including Douglass fir timbers, oak floors and local limestone, along with the Arts and Crafts style of the new structure and furnishings reinforce the easy-living feel. “Everyone that walks in feels at home, they kind of sigh and all the worries flow out of them,” Russell says.

**ABOVE:** The Arts and Crafts theme is apparent in the home’s kitchen that opens into the window-filled dining space.

**OPPOSITE:** Douglas fir timbers shine in the home’s living areas where architectural details abound, including tongue-and-groove cypress ceiling planks, a series of king post trusses and even interior windows that open from the bedrooms into the great room.



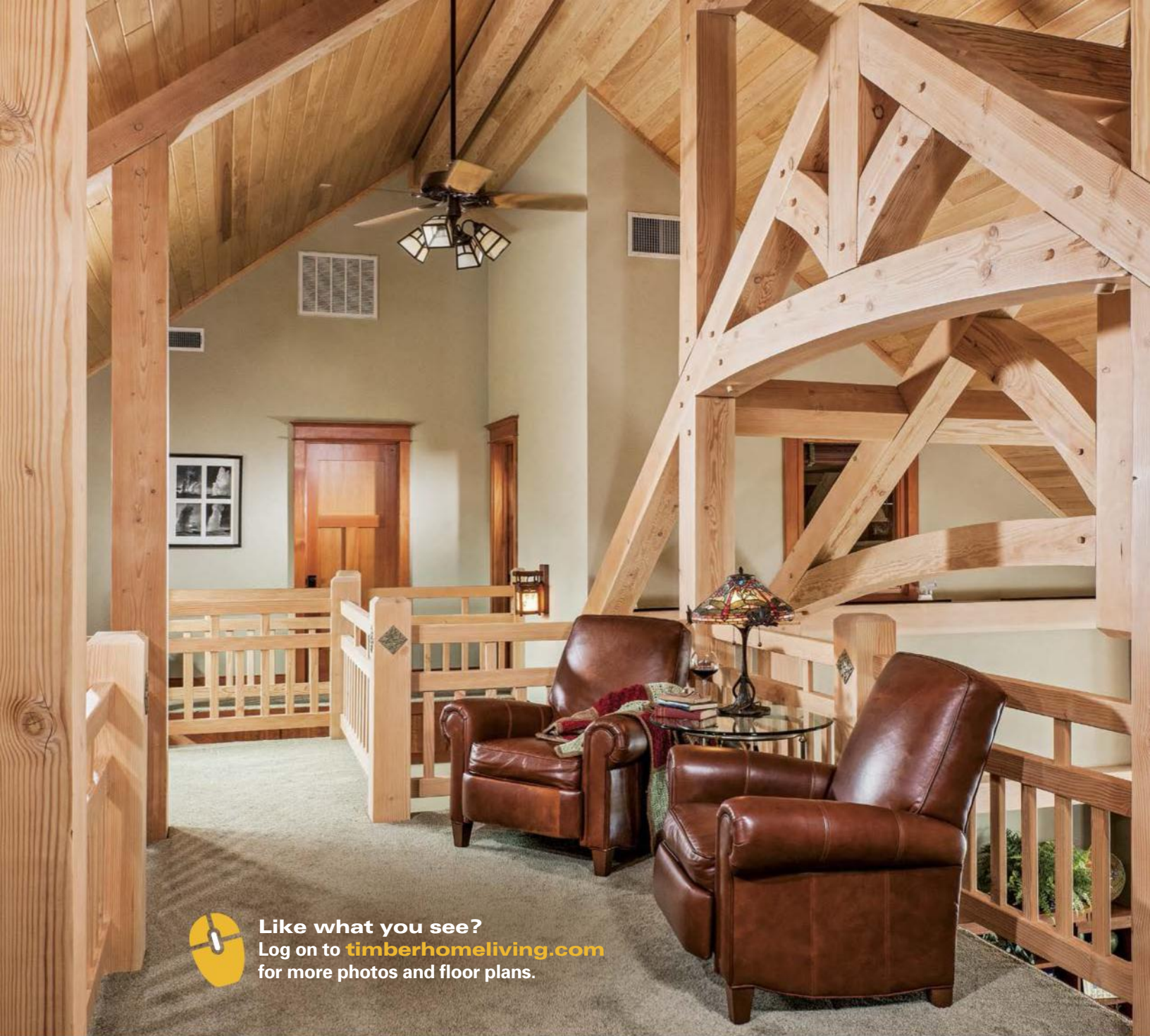


**OPPOSITE:** The loft, outfitted with a pair of cozy chairs, is an ideal reading nook.

**CLOCKWISE FROM ABOVE:** A subdued color palette, simple furnishings and ample natural light make for a serene master bedroom space. ■ There's room enough to host a crowd in the open dining area. ■ A break in the limestone cliffs, known as Hell's Gate, is one of Texas' most famous landmarks and is clearly visible from the Halls' home. ■ Exterior timber elements give visitors a hint of what to expect inside. ■ The basement's playful theme is a throwback to the Halls' childhood days. The kitchen's nostalgic color scheme, retro-styled appliances and seating, and black and white checkerboard flooring all nod to classic 1950's decor.







**Like what you see?**  
Log on to [timberhomeliving.com](http://timberhomeliving.com)  
for more photos and floor plans.

Like the original home, the new design kept the lake front and center, playing up big water views with a rear-facing design, multitude of windows and expansive decks on the upper and lower levels. After a full day of fun on the water, everyone comes together for friendly conversation and laughter on the rear decks where the day began for Russell and Susan. It's in those moments that the couple is assured that rebuilding was the right decision. "There is a great

joy in being generous and sharing your life and the joys of your life with other people," Russell says. "For us, this home is one way of being generous."

For the home's timber provider, the home's completion has been equally fulfilling, says PrecisionCraft's client representative Mark Camper. "It was really exciting," he says, "to be part of the family's transition from the tragedy of losing their vacation home to the joy of loving their new timber home." ■

## home details

**SQUARE FOOTAGE:** 6,400

**ARCHITECT:** M.T.N. Design, 800-729-1320; [mntdesign.com](http://mntdesign.com)

**TIMBER PROVIDER:** Precision-Craft Log & Timber Homes, 800-729-1320; [precisioncraft.com](http://precisioncraft.com)





# Living Lodge

A warm mix of materials meets smart, simple design in this Washington timber home.

PHOTOS COURTESY OF NATURAL ELEMENT HOMES





The timber home's all-natural exterior offers a mix of materials — a look that's popular in today's home market and perfect for blending into the wooded surroundings.









**W**hen you live your life in the fast lane, surrounded by the hustle and bustle of the city, it's nice to be able to retreat to a second-home getaway that's intimate, inviting and downright dreamy. Enter the Big Chief Mountain Lodge.

Located in Wenatchee, Washington, based in the foothills of the Cascade Range, the home feels more like a cozy cabin than a mountain lodge, but that doesn't mean it doesn't impress. "The homeowners wanted a timber home, but also wanted a western-style exterior," explains Robert Lambert, founder and president of Natural Element Homes, based in Sweetwater, Tennessee. "They were going for a look that would blend in nicely

with the surrounding landscape."

To accomplish this, Lambert and his team created a design that paired a full Douglas fir interior frame with a mix of exterior elements, including round logs (used as support columns, posts and decorative accents), cedar shingles and board-and-batten siding. To fit the wooded lot, they also settled on a narrow plan that maximizes the breathtaking views.

"This house was designed for an executive couple based in Seattle as a place to rest, relax and take in the natural beauty of the area," says Lambert. "The house, combined with the beautiful location and outdoor living spaces more than accomplishes just that."

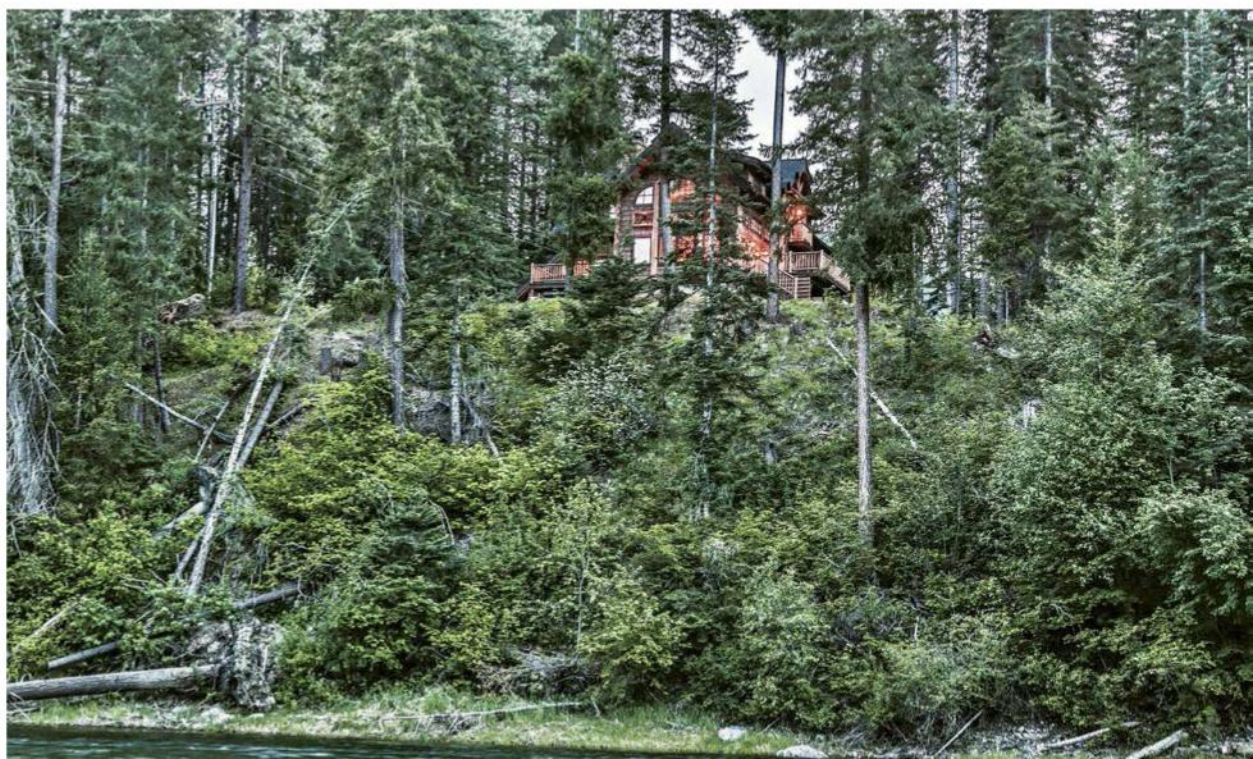
**ABOVE:** The custom kitchen continues the style of combining materials, hues and textures. The natural elements, including a stone backsplash and hardwood floors pair nicely with the stainless steel appliances and farmhouse sink.

**OPPOSITE:** At just over 2,000 square feet, the home feels cozy while still offering cathedral ceilings (showcased in this stunning great room), 800 square feet of porch space and three full bedrooms.





To make the house feel one with its natural surroundings, the homeowners chose to incorporate plenty of natural light into the space through ample windows and uninterrupted glass doors. Rustic materials run throughout the house and complement the warm hues of the hardwood floors, timber frame and log accents.







## home details

**SQUARE FOOTAGE:** 2,270

**DESIGNER; TIMBER PRODUCER:**  
Natural Element Homes,  
800-970-2224;  
[naturelementhomes.com](http://naturelementhomes.com)



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THE  
WELCOME  
HOME  
SERIES  
PART 8



# THE GREAT ESCAPE

The home-building experience has come to an end.  
But for the Olsens, life at their getaway retreat is just beginning.

PHOTOS BY SCOTT HEMENWAY

**D**RIVE TWO HOURS NORTH on the Taconic State Parkway, away from the bright lights and fast pace of Manhattan, and you'll soon find yourself pulling off into the charming hamlet of Hillsdale,

New York. It's here, surrounded by rolling hills and country roads paired with upscale amenities and million-dollar views of the Massachusetts Berkshires, that city dwellers come to rest, relax and get away from it all. And Greg and

Dee Olsen are no exception.

"We go up to the house pretty much every other weekend, whenever the kids have vacation — all the time," says Greg, adding that they've also been hosting guests frequently,





**OPPOSITE:** The house features a walk-out lower level, a spacious deck and a screened-in porch — all perfect for admiring the beautiful views.

**CLOCKWISE FROM LEFT:** “When we chose to go with a red-hued Douglas fir frame and dark walnut floors, we knew we wanted to combine those with lighter, more modern cabinets,” says Greg. “We chose to mix instead of match, and all of the choices look really great together.” ■ The main-level master bedroom serves as a private retreat, removed from the lower-level bedrooms. ■ The screened-in porch stretches along the back of the home, and features a dining space and sitting area. ■ The Olsens wanted a large great room and living area that could feel like a New York City loft. ■ A reclaimed wood wall serves as an unexpected focal point along the staircase. ■ Reclaimed siding and timbers adorn the front porch, creating a welcome entry.



# home details

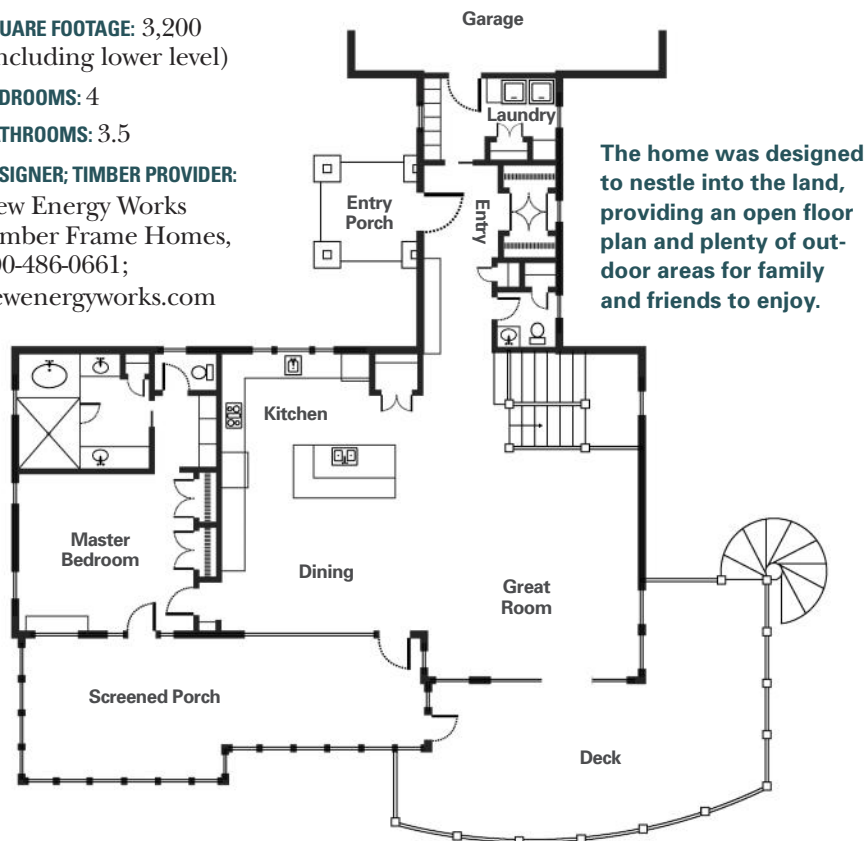
**SQUARE FOOTAGE:** 3,200  
(including lower level)

**BEDROOMS:** 4

**BATHROOMS:** 3.5

**DESIGNER; TIMBER PROVIDER:**

New Energy Works  
Timber Frame Homes,  
800-486-0661;  
newenergyworks.com



## LESSONS LEARNED

Now that his timber home is complete, Greg Olsen shares his top tips for building a custom home on a not-so-standard site.

### Focus on Energy Efficiency.

"Really try to build a house that's as tight and efficient as possible," says Greg. While it will cost more upfront to build this way, it will save you money in the long run because it will take less energy to heat and cool. "When we're home, the fact that we can keep everything at the perfect temperature is so nice."

The Olsens also incorporated a geothermal/solar system on the property, so their monthly energy is actually free. "It's not only comfortable from a temperature standpoint, but there's no heating or electricity bills, so it's more comfortable financially," says Greg. "We actually make a surplus of energy for the year, so we sell that back to the company and it even covers the service charge."

**Plan Ahead for Access.** If you know you'll be building on a challenging site, think about year-round access early on. "The only challenge with the house, because it's high up and the driveway is a half a mile long, is we're the ones that have to maintain it," says Greg. While he does have someone to plow the driveway, it can get tricky when it ices up. To work around the weather, the Olsens purposely bought vehicles that could make it up the steep drive. "We also have a guard rail just in case," says Greg. "This way, if it's icy, you won't shoot down the hill."

including his parents. "My dad's an architect, so he really appreciates the house and how it lives on the land and captures the view."

It was that view that first captured Greg's attention as well, and served as the focal point for the home's "one with nature" design. "The view and the pond are what we enjoy most. The setting is really something you would typically go on a hike or a gondola ride to set out and see, but we're so spoiled because we wake up to it every morning," he says. "The house complements the property so nicely, but it's the location that really blows us away every single day."

The finished home has other standout qualities, including a mix of reclaimed materials; a walk-out lower level with a rec room and home gym; and a "healthy house" approach that helps with their daughter's environmental allergies. The design, with its open kitchen/dining/liv-

ing space and walk-out lower level, lives larger than its 3,200 square feet, Greg adds. "The great room that leads into the kitchen and the dining area — everyone's always spending time there. No one is huddled up in their rooms. The kids study at the dining room table. If we're reading a book, we're in the living room or on the porch. I definitely think we designed the right size house with the perfect layout."

From start to finish, design to completion, the Olsens' home-building journey has been just that: perfect. "It might sound a little unbelievable or corny because you sometimes hear horror stories about building a custom home, but we didn't have any of that," says Greg. "We're so happy we decided to build this house and we're so happy we decided to work with New Energy Works. We couldn't have built a better home for our family and this spectacular piece of property." ■



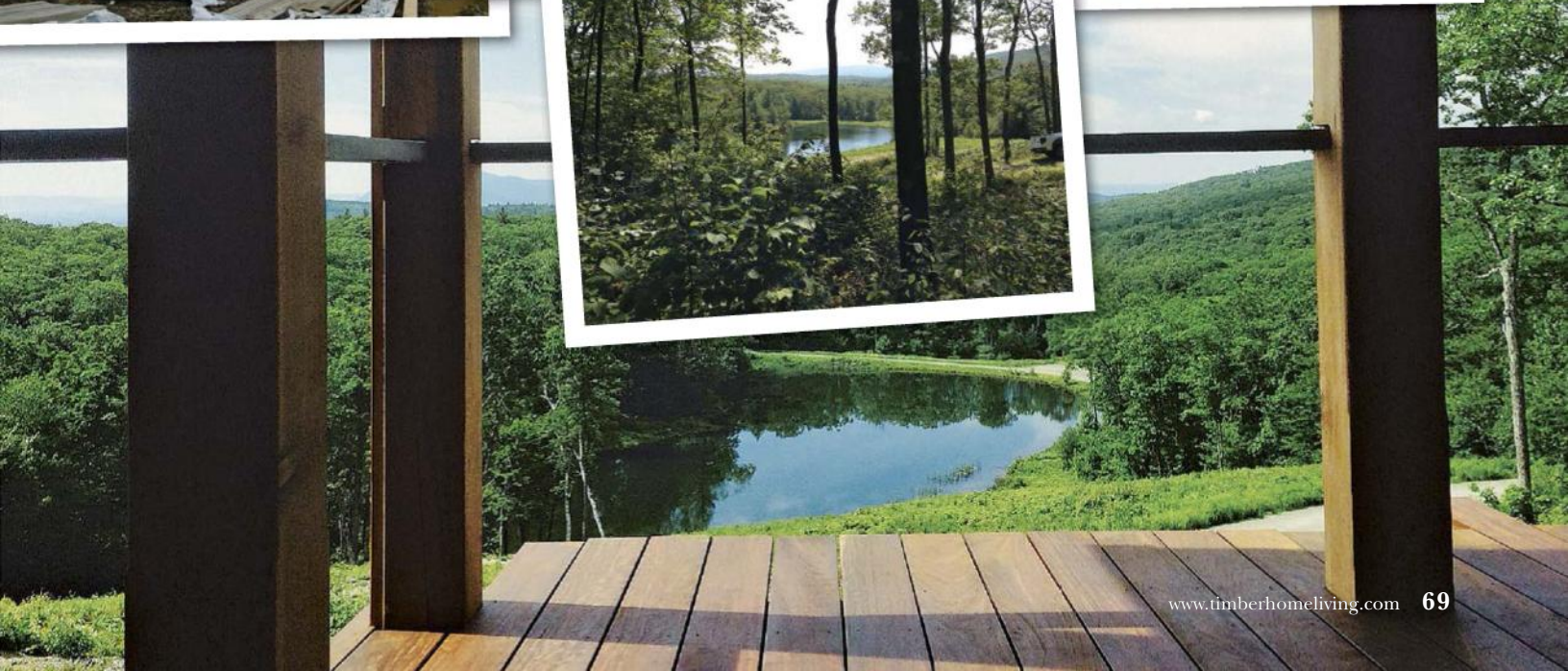
**Just joining the journey?**  
To see the Olsens' entire home-building process from start to finish, log on to [timberhomeliving.com](http://timberhomeliving.com).





## FOLLOW THE OLSENS THROUGH THEIR HOME JOURNEY

In upstate New York, the Olsens and the design team at New Energy Works Timber Frame Homes worked together to create a home many people only dream about. From drawing up the perfect plan to dealing with construction-slowing weather to finalizing the finishing details, our 8-part *Welcome Home Series* details each step of the building process. Log on to [timberhomeliving.com](http://timberhomeliving.com) to read the full story.





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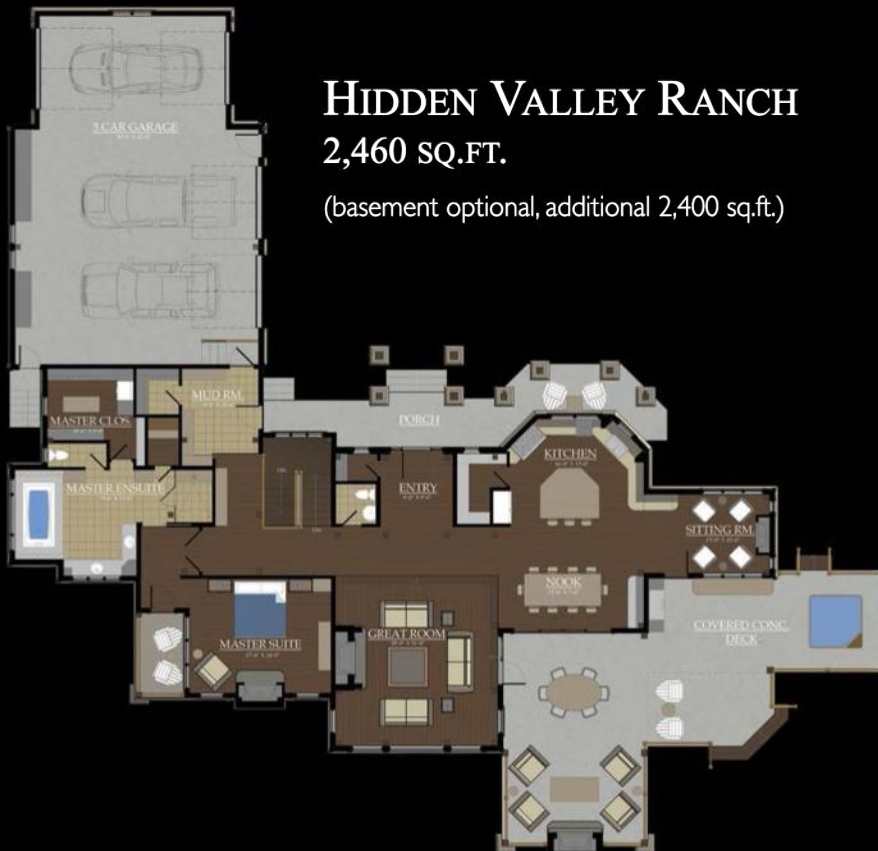


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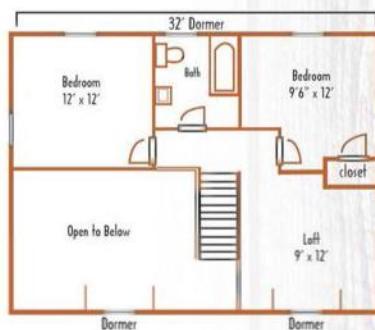


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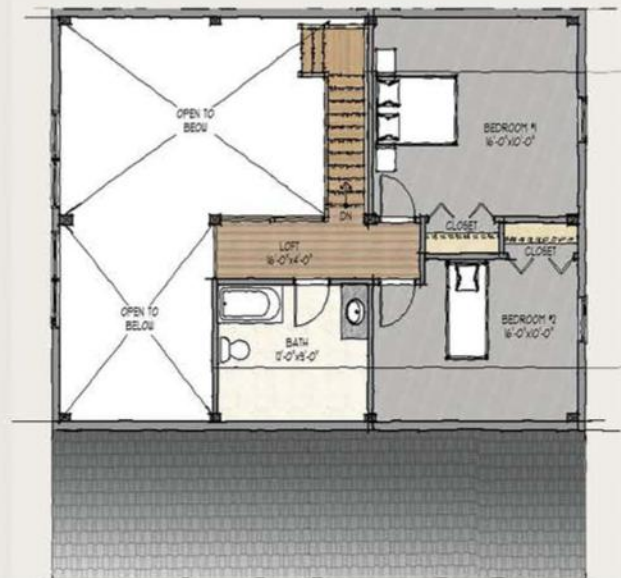
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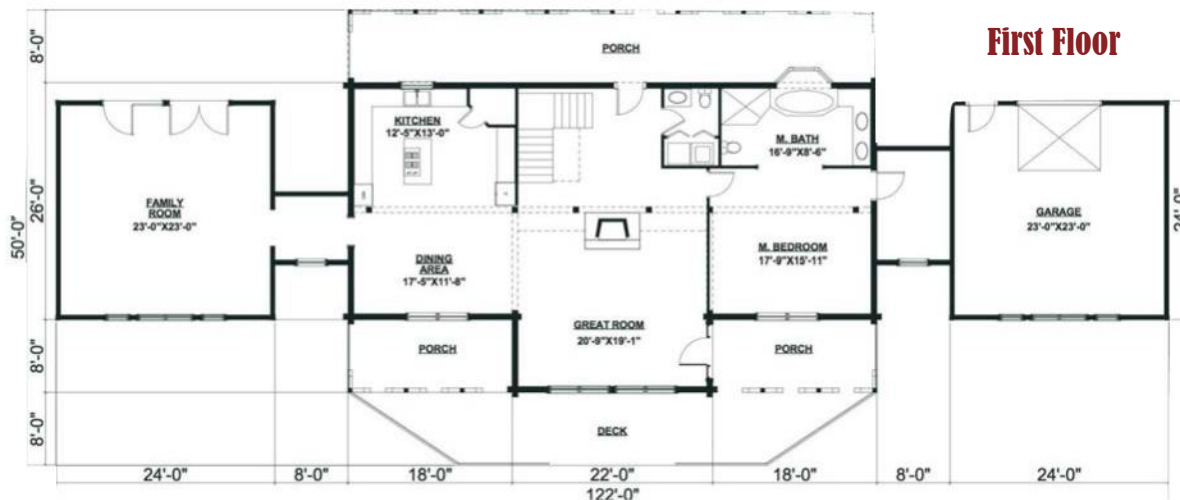
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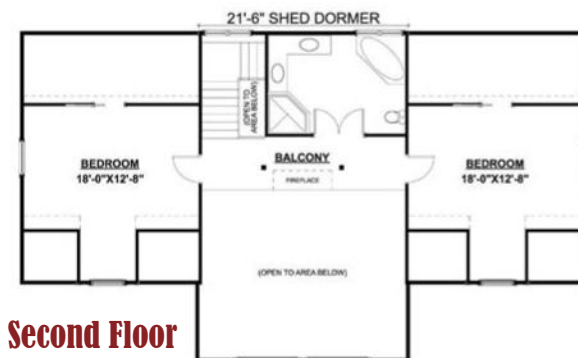


Living Space: 4,100 SF

Bedrooms: 3

Baths: 3

Package Price:  
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## Trout Creek

**Bedrooms:** 2 **Baths:** 2 1/2

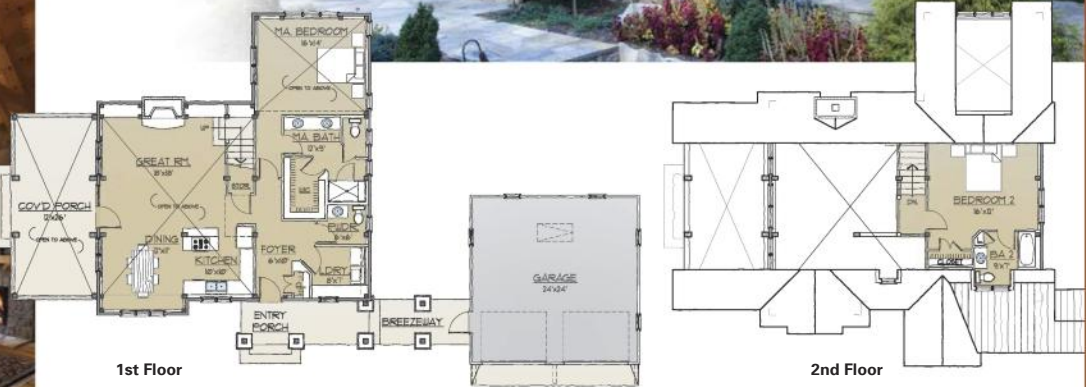
**Loft:** 335 Square Feet

**Main Level:** 1,265 Square Feet

**Call for pricing**

**Market Areas:** United States

A compact cottage design which combines dramatic space and an efficient floor plan. Feeling much larger than the square footage indicates, half of the house is great room combining the kitchen, dining, and living room into one large space. The remainder of the home creatively utilizes the volume of the timber frame to accommodate two bathrooms and two attractive bedrooms.



## Cottonwood Creek

**Bedrooms:** 3 **Baths:** 3 1/2

**Loft:** 327 Square Feet

**Main Level:** 1, 297 Square Feet

**Lower Level:** 1, 297 Square Feet (optional)

**Call for pricing**

**Market Areas:** United States

The large timbered front-entry porch provides a clue to what waits within this home. The hallmark of this plan is well-proportioned rooms throughout. From the generous entry with closet and powder room, guests can catch a glimpse of the spectacular great room with the soaring cathedral ceiling that spills out onto the deck outside. The vaulted kitchen and dining room offer the view as well. Depending on the weather, you may move meals outdoors onto the deck or covered porch. The vaulted master bedroom suite is isolated and private, enjoying access to a private screen porch. The two-car garage is sensibly connected with an enclosed breezeway to the entry porch. The lower level can be eliminated for people who desire less square footage.



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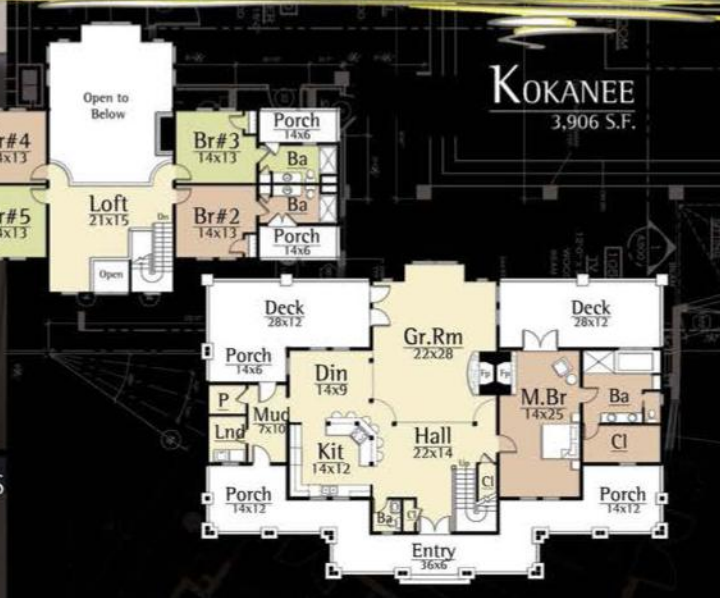
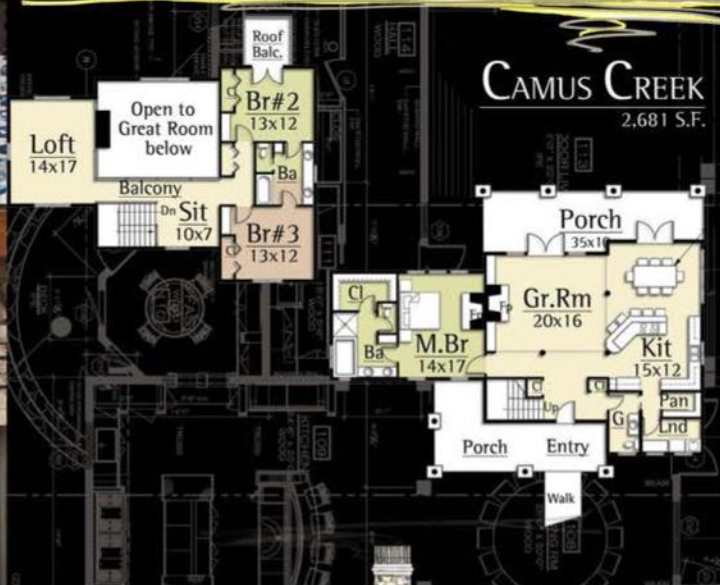
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NAHB Log and  
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# Your Style Reflected

Barn Mountain Cottage Waterfront Traditional

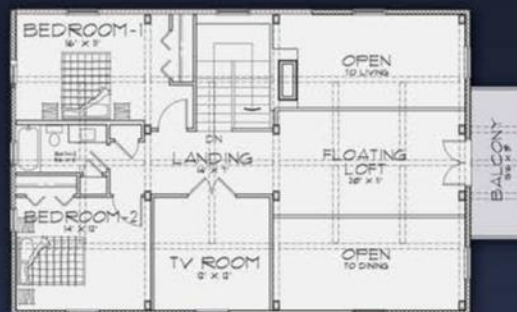


Barn Style

## The Stafford

2,870 Sq.Ft. as drawn

Main Level:  
1,856 Sq.Ft.



Second Level:  
1,014 Sq.Ft.



888.486.2363 US  
888.999.4744 CA

[www.RiverbendTF.com](http://www.RiverbendTF.com)



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# TIMBERCRAFT

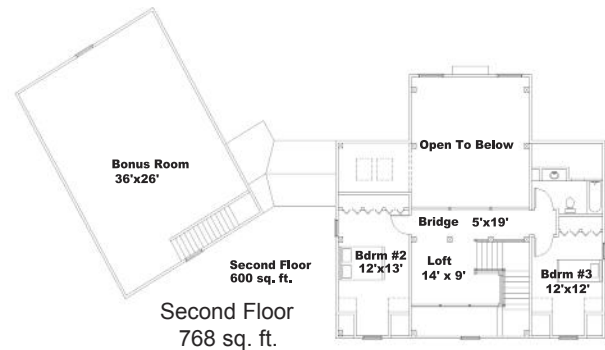
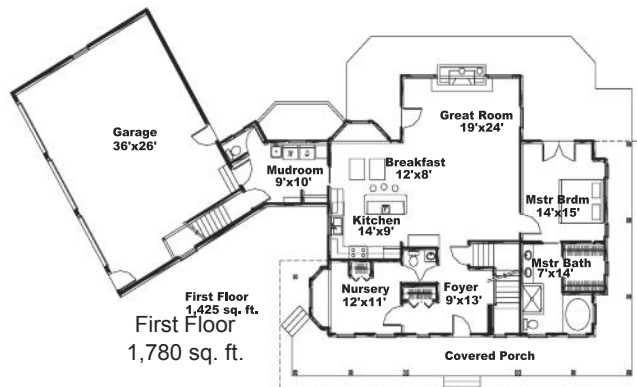
BUILT FOR LIFE.

What style! Wrap-around timbered porch in the front, wrap-around deck in the back, hammer beam entry, all before you enter the front door. Inside, the plan features a formal foyer, first floor master suite, timbered great room, kitchen and nook, a nursery / library and an attached garage. The second floor features two additional bedrooms, a loft area, open connecting bridge and a huge bonus room over the garage. At 2,548 square feet of living space, this plan's elegance is outdone only by its efficient use of space.



Best Floor Plan

## The Clarkston Place



## A Cozy Retreat



Upper Level – Living Quarters



Lower Level - Garage

This two story timbered hideaway is custom built for weekend romance and does double duty as a guest house for family and friends. Living quarters on the upper floor, two car garage below including a half bath. This cozy retreat has everything for a relaxing weekend for two and when not used by the King and Queen of the castle, provides comfort and privacy for out of town guests. With 576 square feet, this two level beauty makes for a great retreat.

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FIRST LEVEL: 2,990 SQ FT

TOTAL SQUARE FOOTAGE: 2,990



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[www.WISCONSINLOGHOMES.com](http://www.WISCONSINLOGHOMES.com)





# QUALITY HOMES THAT REFLECT YOUR LIFESTYLE



## The Brule 1 Bedroom, 2 Baths

Additional bedrooms in the bonus area and basement!

At the intersection of elegance and style you'll find "The Brule". Great room and dining area fit for entertaining with plenty of outside escapes to catch those gorgeous sunrises and sunsets.



Visit us online for more information on this floor plan and many others.

**BlueOxTimberFrames.com**

or call: 320-763-9003

## HEAVY TIMBER TRUSS & FRAME

## MOUNTAIN RETREAT

The classic style of the Mountain Retreat features an open great room, dining room and kitchen areas. The master suite is conveniently on the main floor along with a guest powder room. The flexible second level has two bedrooms, a full bath and a reading or game loft overlooking the great room.



1st Floor: 1,470 sq ft  
2nd Floor: 750 sq ft  
Total: 2,220 sq ft

Bedrooms: 3 Baths: 2½



800-845-0855

WWW.HEAVYTIMBERS.COM







Is it time to make your dream home a reality?

## Three Generations of Skilled Craftsmen.

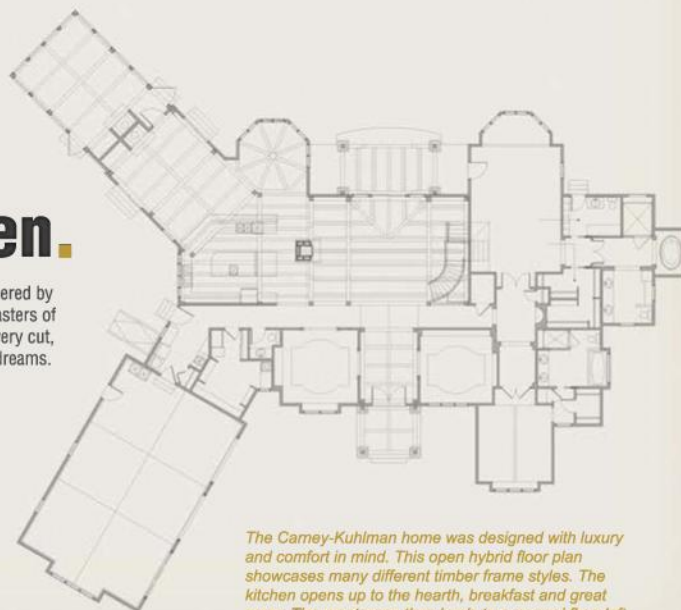
The heart of a craftsman is formed by desire, honed by practice, and tempered by experience. It is not taught in a classroom, but through example set by masters of their trade. At Oakbridge our craftsmen take pride in each timber and in every cut, because this house is more than a building, it is the legacy home of your dreams.

*These are our Fathers, Sons, and Brothers.  
These are Three Generations of Oakbridge Craftsmen.*

**1-866-599-5711**

232 W. Main Street - Loudonville, OH 44842

[www.oakbridgetimberframing.com](http://www.oakbridgetimberframing.com)



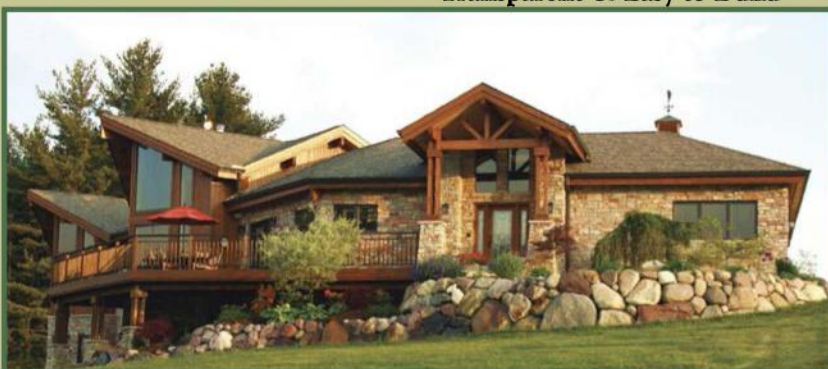
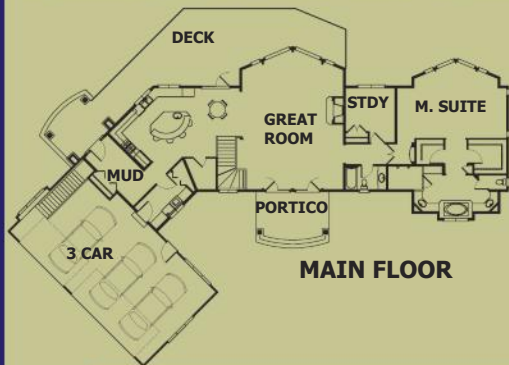
The Camey-Kuhlman home was designed with luxury and comfort in mind. This open hybrid floor plan showcases many different timber frame styles. The kitchen opens up to the hearth, breakfast and great room. The great room then leads to a second floor loft which provides a peaceful place to relax.

## True Modern Post&Beam

800-782-2633  
[info@panabodehomes.com](mailto:info@panabodehomes.com)

*Think Outside the Timber Frame Box!*

Structurally Expressive yet Cost Effective,  
Transparent & Easy to Build



### The QuarryCrest: Entertainment Series

- Open Great Room
- 3 Bedroom + 4 Bath
- Study + Media
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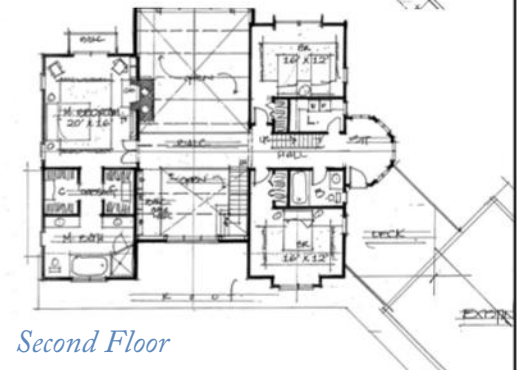
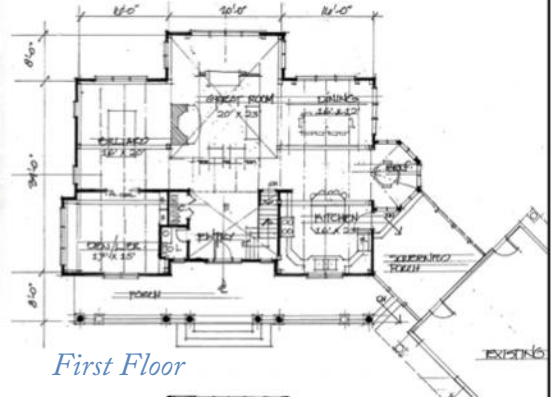


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*Virtual Tour*  
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## Vineyard Haven

3 Beds - 3 Baths - 3,820 sq. ft.



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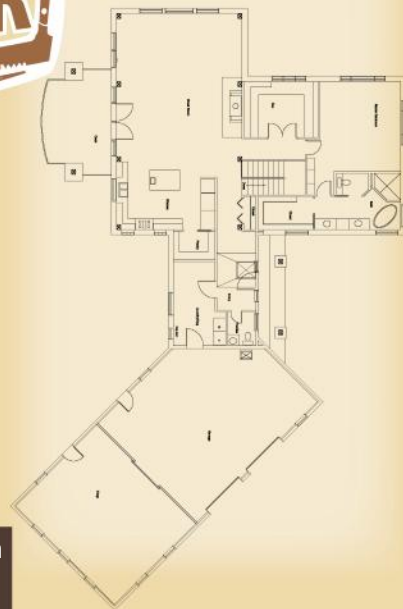


CASTLE ROCK

The CASTLE ROCK timber frame extends its embrace beyond the walls of this open and warm floor plan with two exterior porches. The CASTLE ROCK demonstrates a timber frame's visual impact combined with its flexibility when using alternative building styles.

At Wind River Timberframes, no two homes are alike. We design and build to fit your unique lifestyle and needs. Contact us to see how we can bring your vision to reality.

windriver-timberframes.com  
970.882.2112



DESIGN BY JUDD DICKEY - MOUNTAIN TIMBER DESIGN

**WIND RIVER TIMBERFRAMES JOIN YOUR HEART TO YOUR HOME**



WELCOME TO YOUR LEGACY HOME

*TimberRidge*

From our Mountain series

TWO STORY:  
2678 Sq. Ft.

More floor plans at:

TIMBERFRAME1.COM | (877) 674-7986 |   

FIRST FLOOR:  
1728 Sq. Ft.



SECOND FLOOR:  
950 Sq. Ft.



By  
**Woodhouse**  
THE TIMBER FRAME COMPANY™

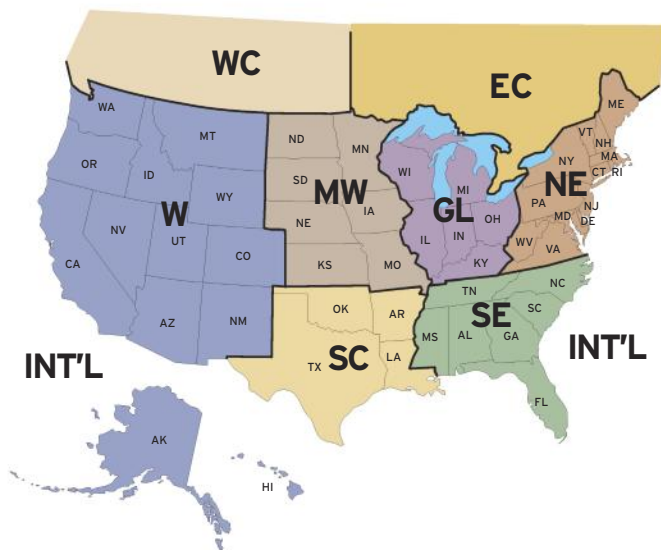


# Timber Home COMPANY DIRECTORY

Use this directory to locate and contact timber companies that interest you. In addition to contact information, you'll find a company overview, media available (brochures, DVDs, etc.), as well as the market area(s) served. (See map below.)

This directory represents timber companies who have advertised in this issue. Find more timber companies in the **Builder-Dealer Marketplace** (p. 102). For additional companies, contact the Timber Framers Guild at 888-453-0879 or [www.tfguild.org](http://www.tfguild.org).

**Editor's Note:** We do not rate or recommend companies. The information herein was provided by the producers themselves; therefore, we can not guarantee accuracy. Contact the timber producers directly for more information.



## MARKET AREA KEY

NE = NORTHEASTERN UNITED STATES  
SE = SOUTHEASTERN UNITED STATES  
GL = GREAT LAKES REGION  
MW = MIDWESTERN UNITED STATES  
SC = SOUTH CENTRAL UNITED STATES  
W = WESTERN UNITED STATES,  
INCLUDING ALASKA & HAWAII  
EC = EASTERN CANADA  
WC = WESTERN CANADA  
INT'L = INTERNATIONAL

## Arrow Timber Framing

9726 NE 302nd St.

Battle Ground, WA 98604

360-687-1868

email: [support@arrowtimber.com](mailto:support@arrowtimber.com)

[www.arrowtimber.com](http://www.arrowtimber.com)

**Bert Sarkkinen, Owner, Founder**  
**Josh Gedenberg, General Manager**

## Market Areas

W



## Product Literature

Timber Design Guide: 10-steps to your guaranteed personalized timber design!.....  
..... Free download/\$37 Print

## Company Information

People want things which reflect their personality.

People want an enjoyable process with  
a mutual exchange.

People want teamwork, transparency,  
and creative solutions.

At Arrow Timber Framing (ATF), we experience this over and over in the course of a year, not only when clients view photos or 3-D models in our office, but especially so, immediately after the completion of their timber structure. Appreciative head nods and slow smiles have almost become a trademark!

You probably agree that exposed beams provide geometric beauty and resonate deep within our psyche. The style brings to mind durability, longevity, safety, smiles, and home to many warm feelings.

**The question: What is the best way for you to acquire your personalized timber frame?**

Not too much, not too little. Not too high, not too low. Just the right mix of timber presence and style... How to find that sweet spot which you can enjoy for years. It's really about enriching the lives of those around you and sharing your unique personality and viewpoints with them.

**The answer: Arrow Timber's guaranteed pain-free timber design process.**

Your timber structure should portray the strength and durability of the solid relationships you have built throughout your life. This is why we give you a custom timber frame design with incomparable, solid, heavy beam construction to match.

We not only guarantee the personalized artistry we create, but also the process by which it is created! We dial in to your precise needs and wants, and embody them in an ultra-customized timber frame. We deliver on our promises, big or small, in a timely and appropriate manner. Collaborating on your custom timber frame should be a fun and exciting process! Putting your trust in the right hands is essential, so you can enjoy both the process and the results. You can rest assured that you will get the high quality, specialized service in both design and craftsmanship when you make us part of your team.

### The Hybrid Timber Framing Advantage

A hybrid timber frame combines the gorgeous good looks of exposed beams, with the practicality and design flexibility of other building systems. That's why we focus on combining multiple construction methods with the timber framing techniques you love. Our dedication to artistic design means you get a unique solution and absolutely stunning results!



## Blue Ox Timber Frames Ltd.

4941 County Road 82 SE  
Alexandria, MN 56308  
320-763-9003; fax: 320-763-9007  
e-mail: ben@blueoxtimberframes.com  
www.blueoxtimberframes.com  
**Ben Miller, Owner**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

Few endeavors in life will require the time, thought and trust of building your dream home. From the initial concept to the finished product our team at Blue Ox Timber Frames believes that building a home is more than the acts of crafting joints and driving pegs. Equally important are the exercises of fostering creative ideas, listening, and cultivating long-term relationships.

Blue Ox Timber Frames is a small, privately owned company located in the Lakes Country of central Minnesota. We are a team comprised of creative designers, skilled craftsmen, and a patient staff that is committed to the tradition of our craft, the endless pursuit of possibilities, and the satisfaction of our customers and colleagues. Blue Ox Timber Frames takes great pride in the precise workmanship of each custom timber frame that we craft. We employ the traditional methods of mortise-and-tenon joinery while embracing the forward thinking of modern timber framing.

Blue Ox Timber Frames is one of the only timber frame companies in the Midwest with its own in-house architectural design and engineering team. By providing both design and engineering services we aim to make the planning and design process as fluid as possible should you choose to work exclusively with our designers or in conjunction with the architect of your choice.

We at Blue Ox Timber Frames look forward to the opportunity to work with you and invite you to contact us for a personal consultation.

## The Bucket List Home Company

80 Old Gate Road  
Penn Run, PA 15765  
412-309-1161  
Email  
umatter@thebucketlisthomecompany.com  
www.thebucketlisthomecompany.com  
**Dan Trimble Owner/Partner**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

Dan Trimble of The Bucket List Home Company is a design professional and building consultant with 20 years experience in the natural living home. This includes Log homes, Timber Frame, Hybrid (in all its forms), Heavy Timbered, Super Efficient, and Low Environmental footprint projects. That's 20 years hiking building sites and sitting across kitchen tables, guiding clients in making their natural living home become a reality.

From a family cabin in the woods to the luxury estate a well designed home is a statement of your intention and good taste, a home that looks natural, lives natural, and works naturally in it's environment.

Dan Trimble and The Bucket List Home Company is partnered with Natural Element Homes of Sweetwater Tennessee, a leader in the development of the Natural Living Home with projects all over the United States. Together, Dan Trimble, outstanding in his field, with Natural Element Homes, outstanding in their field, are committed to creating a Natural Living Home that is outstanding in your field.

## Canadian Timberframes Limited

2108 Highway 95  
Golden, British Columbia, V0A 1H0  
Canada  
877-348-9924; 250-348-2231  
fax: 250-348-2241  
e-mail: sales@canadiantimberframes.com  
www.canadiantimberframes.com  
**Jeff Bowes, President and Partner**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

- We produce North America's premier custom timber frame homes
- We manufacture from the world's best timber
- We are sought after by Clients, Builders and Architects
- We specialize in project specific enclosure systems

We have built a reputation as a leader across North America through years of mastery. We finely craft world class timber homes, resorts, cottages, chalets and cabins in some of North America's most spectacularly beautiful playgrounds; for your art of living. Providing exceptional service & professional consultation; let us help you build your dream property.

Exceptional quality and impeccable service are our highest priority. We are passionate about finely crafted work. The Canadian Timber frame philosophy has always been to provide our clients with personal timely service, attention to detail, and go beyond ones expectation.

Canadian Timberframes Ltd. is located in the Rocky Mountains of British Columbia for one specific reason, it is in the heart of the worlds most sought after structural wood source - Interior Douglas Fir. Douglas Fir is the first choice for building timber frame getaways worldwide.

CTF has committed to working together with top suppliers to provide home owners and builders with exceptional product and exceptional pricing. Through these partnership CTF's ability to provide exceptional value to customers and builders; continuously improving in both service and price.

Our facilities include our 24 acre yard with on-site saw-mills, where the timbers for your home are milled to order from the most select & seasoned timbers, and our 22,000 sf manufacturing facility houses our offices, design department and state of the art CNC joinery and planing equipment. We now manufacturer wall systems, roof enclosure systems, wood ceiling liners and wall finishes, exterior siding & trim packages, stairs, decking along with Loewen windows and doors - everything you need to take your home to lock up. We are a team of dedicated craftsmen, offering quality workmanship and professional service.

Let us help you design and build your next dream getaway call us at 1-877-348-9924 or get more information @ [www.canadiantimberframes.com](http://www.canadiantimberframes.com)



## Clydesdale Frames Co.

610 N. Clydesdale Dr.  
Hutchinson, KS 67501  
620-663-6200  
fax: 620-663-6201  
e-mail: john@clydesdaleframes.com  
www.clydesdaleframes.com  
**John Van Bruggen, Owner**

### Market Areas

GL MW SC W



### Company Information

Who are we?

We are Clydesdale Frames Co. We have built frames in 16 different states for the past 17 years...but that only answers a portion of the question. We are all husbands. We are all fathers. We are all coaches, teachers, and mentors. Our lives are filled with life. Our own, and the ones close to us. Our current team, has spent the better part of 15 years together. We have celebrated marriage together. We have celebrated child birth together. We have cheered on our children's success together. We have weathered the ups and downs of timberframing in a fragile economy together.

We have survived.

We have battled in prayer for each other's families. We have listened patiently to each other vent over life's twists and turns. We have shared meals, shared a drink, and shared hotel rooms together. We have yelled, we have laughed, and we have sat quietly together. We have been rained on, hailed on, snowed on, sunburned, about blown away, and continued to put in the long hours...together.

We have survived.

We are all of these things, yet more than anything else, we are survivors. We battle, we work, we keep after it and forge ahead. This family doesn't know how to do anything else. Every one of our frames is delivered with these intangibles baked in. Some machine didn't labor to produce your frame, we did. The men you will see on your jobsite carrying tools, driving pegs, climbing scaffolding, and flying timber into the rising, and setting, sun...are the same men who labored over the design, cut, and fit of your frame in the shop.

We have survived, and so will you.

## Colorado Timberframe

1005 S. 120th Street, Unit 101  
Lafayette, CO 80026  
303-444-5012  
303-444-5022  
e-mail: info@coloradotimberframe.com  
www.coloradotimberframe.com  
**Keenan Tompkins, President**  
**Shawn Nohava, Director of Business Development**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

We know you have choices for where to get your timberframe packages when it comes to building your dream home. While there are several companies out there who can get you quality timbers, joints, and pegs, few have the advantage of being in the high, dry climate of Colorado where wood can be properly prepared to minimize the chances of it checking (cracking), warping, or moving as your house ages. We also have the versatility of working with any type of wood that you choose. With Colorado Timberframe, you not only have a provider who uses industry best practices, but also offers a wide variety of options.

In addition to getting the right materials, you want the right team to make your construction journey as smooth and pleasant as possible. Since its inception, Colorado Timberframe has sought to partner with no only the best in the field as far as expertise, but also those who know how to keep our clients' interests at the forefront of everything we do. From realtors to subcontractors to carpenters, Colorado Timberframe can provide you with the right team every step of the way.

Let us help create the home of your dreams.

## Coventry Log Homes, Inc.

108 South Court Street  
Woodsville, NH 03785  
800-308-7505  
603-747-8177; fax: 603-747-3340  
e-mail: info@coventryloghomes.com  
www.coventryloghomes.com  
**Jeff Elliott, President**  
**Mark Elliott, Vice President**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Award winning Planning Guide ..... Free

### Company Information

- Factory Direct
- Log & Timber Frame Homes
- Easy to Assemble
- All Logs & Beams are 3rd Party Graded
- Full Design Staff for Custom Homes

#### 5 Series to Choose From

• **Timber Frame Series** – Constructed with large exposed posts & beams for the classic timber home you've always wanted. High quality components combined with high R-value SIP's make this style of home a choice by many. Design options include over 50 plan ideas and our custom design service.

• **Craftsman Log Series** – The best of both Log and Timber Frame worlds! Designed as a log home, but with a post and beam interior look.

• **Tradesman Log Series** – Classic log home designs with the ease of a conventional roof system. High quality and cost effective construction.

• **Cabin Log Series** – Simple affordable cabin designs with more of a rustic log look.

• **Recreational Log Camp Series** – An excellent choice for the weekend getaway without the cost of a full-fledged home.

We are leaders in the housing industry and for over 20 years we've helped customers get the home they have always dreamed of.

**Built on Quality, Tradition & Excellence**



## Davis Frame Company

513 River Road  
Claremont, NH 03743  
800-636-0993  
e-mail: [timber@davisframe.com](mailto:timber@davisframe.com)  
[www.davisframe.com](http://www.davisframe.com)

**Jeff Davis, Owner**  
**Rick Bascom, Owner**

### Market Areas

NE SE GL MW W EC WC INT'L



### Company Information

Since 1987 Davis Frame Company has been designing and crafting custom timber frame homes, barns, additions and panelized homes all across the country. By combining the art of traditional timber framing with modern technology, every timber frame home we craft is energy efficient and designed to last for generations. We offer a variety of design services with our experienced design staff who will work with you to develop architectural plans and timber frame drawings that meet your land, lifestyle and budget. We also offer a series of pre-designed floor plans called Classic Barn Homes. Our Classic Barn Homes line features 25 pre-designed plans that provide ample living space, flexible floor plans and a variety of architectural styles. If you're already working with an architect, we can work closely with them to provide timber frame and structural insulated panel (SIPs) drawings).

Our full timber frame packages include, the timber frame, SIPs, windows, doors, roofing, siding and trim. Let our experienced staff guide you through the process of designing and building the timber frame home of your dreams. Discover the Davis Frame difference by visiting our manufacturing facility and model home or call us today to see if we have a Davis timber frame home near you.

Visit [davisframe.com](http://davisframe.com) to gather ideas from our portfolio of timber frame homes and floor plans!

## Gillis & Company Timber Frames

6240 Summit St.  
Halifax, NS, B3L 1R7 Canada  
800-317-8419; fax: 902-453-2108  
e-mail: [mark@gillistimberframes.com](mailto:mark@gillistimberframes.com)  
[www.gillistimberframes.com](http://www.gillistimberframes.com)  
**Mark Gillis, Project Engineer**

### Market Areas

NE SE GL EC INT'L



### Product Literature

PDF Brochure & Floorplans

.....Free Download

### Company Information

At Gillis & Company, we believe that **energy efficient homes can be beautiful, wonderful places to live.** Call us to discover how we can **make your dreams sustainable and good for the environment.**

Gillis & Company Timber Frames builds **unique homes for unique clients.** Our homes are designed to fulfill every need and want of our clients, and to be energy efficient and sustainable. **We listen carefully,** to ensure that we understand what's important to our clients in order to build the best home possible.

**Our goal is to deliver attentive, personal service, focusing on our client's every need.**

Our timber frames are **hand crafted with traditional joinery** and are engineered to last for centuries. We specialize in **innovative home designs** and uses for timber framing, and enjoy creating unique living spaces for our clients.

**We really care** that you get the best home possible – we want to ensure that you get the most out of your hard-earned money, while minimally impacting the earth. Our homes offer the greatest return on your investment – and your grandchildren's.

**We build the homes that people dream of.**

To see what we mean, take a look at our sample designs [www.gillistimberframes.com](http://www.gillistimberframes.com).

**Call us toll free at 1-800-317-8419** to discuss your project ideas. Visit our website at [www.gillistimberframes.com](http://www.gillistimberframes.com), for additional information and to hear more about how we can help.

At Gillis & Company Timber Frames we sweat the small details, so you don't have to.

## Golden Eagle Log Homes Inc.

4421 Plover Road  
Wisconsin Rapids, WI 54494  
800-270-5025  
e-mail: [info@goldeneagleloghomes.com](mailto:info@goldeneagleloghomes.com)  
[www.goldeneagleloghomes.com](http://www.goldeneagleloghomes.com)

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Plan Book, 75 pages..... Free

### Company Information

Golden Eagle Log Homes makes it easier to buy a new home with our custom architectural design and custom builder service. Our "Complete" package makes Golden Eagle a one-stop shop. We include professionally designed kitchen & bath cabinets, the fireplace, stone, mantle, plumbing fixtures, interior doors, trim, etc. and we have unlimited choices too! We purchase in bulk and pass the savings onto you.

In today's market, you want to buy from a company who will be there for you. We are a family owned company founded in 1966 with over 5,000 homes sold in 49 states and Canada.

**Golden Eagle Log Homes offers:**

**Structural Timber Frames** - Where the timbers hold up the home.

**Non-Structural Timber Frames:** Where the home holds up the timbers.

or

**Hybrid:** Which is a combination of both.

We can clad the exterior with anything you desire.

We also offer full log, insulated half logs, and even concrete logs.

We care about you and your new custom home; beginning from the time we start the design, continuing throughout your build, and lasting through the warranty after the sale. Your satisfaction is our main priority at Golden Eagle Log Homes.

We invite you to visit the Nation's finest custom home facility. Come tour our professionally decorated model home and "Idea Center" showroom. Take a walk through our state-of-the-art manufacturing plant and dry-kiln. Your dreams will become your reality with Golden Eagle Log Homes.



## Hamill Creek Timber Homes

Box 151  
Meadow Creek, BC, V0G 1N0 Canada  
250-366-4320; fax: 250-366-4333  
e-mail: sales@hamillcreek.com  
www.hamillcreek.com  
**Dwight Smith, President**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Brochure, 14 pages..... Free

### Company Information

Hamill Creek Timber Homes has been dedicated to designing and crafting unique timber frame homes for over 25 years. In these years, Hamill Creek Timber Homes has supplied timber frames and timber frame homes to many satisfied clients all over North America, the islands of Hawaii, the Caribbean, and Japan.

Located deep in Southeastern British Columbia, Hamill Creek Timber Homes crafts their timber frames from some of North America's finest quality, locally sourced, Douglas Fir, Western Red Cedar, Spruce, Pine, and Larch. These logs are cut into timbers at our own sawmill, then crafted into high quality timber frames by our skilled timberwrights using a blend of twenty-first century technology and centuries old craftsmanship. From these same logs we cut and supply tongue & groove decking, trims, siding, and flooring - as well as stunning staircases and railings - giving continuity of quality and product to your new home. To complete your timberframe home package we can also supply a complete wall and roof enclosure system, doors, windows, decks, and entries.

Hamill Creek Homes has an experienced team of designers to provide complete design and architectural services. Our designers work with each of our clients to design a home that reflects their individual personality and lifestyle.

Hamill Creek Timber homes has built timber frames ranging from small gazebos and cottages to large, luxurious homes, restaurants, resorts, golf clubs and lodges. We would like to help make your dream of a timber frame home into a reality. Call, email or write us for more information.

## Hearthstone Inc.

120 Willis Rd  
Newport, TN 37821  
800-247-4442; fax: 865-397-1717  
e-mail:  
designservices@hearthstonehomes.com  
www.hearthstonehomes.com  
**Chris Wood, VP of Sales**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

We have custom designed, engineered, manufactured and built thousands of heavy timber homes and light commercial structures nationwide since 1971. We manage a special sawmill to supply large long timbers up to 40 feet. In 2016, the species we managed included: White Pine, Oak, Douglas Fir, Western Hemlock, Hem-Fir, Cypress, Yellow Pine, Redwood, Borate Treated Pine, Glulam, Antique Oak and Antique Pine. Our drying process uses a highly automated vacuum-kiln technology that dries timber faster and to the core, resulting in less shrinkage, movement and checking than traditional methods. Our design and engineering team uses solid modeling to visualize and work out the most complex of joinery. Then, our Essetre and Hundegger CAD/CAM machines work alongside our hand crafters to create truly stunning environments of heavy timbers with mortise & tenon joinery and/or exposed iron and steel connections. Timber textures available include: planed and chamfered, hand hewn, WeatherAged, distressed, rough sawn and antique. For over (32) years, we've included precut energy efficient SIPs wherever practical. Our experienced construction crews travel with equipment and set the "shell" nationwide. Regionally, we're licensed contractors and we provide turnkey construction services. We are so confident in our products and installation services that we offer a money-back guarantee, unmatched by anyone in the industry. If your purchase a home and take delivery and installation as agreed, and are then dissatisfied with the quality of our product, we'll dismantle the structure we originally erected and return the money you gave us. Come and visit and see firsthand what sets Hearthstone apart.

## Heavy Timber Truss & Frame LLC.

P.O. Box 13765  
Sissonville, WV 25360  
800-845-0855  
e-mail: info@HeavyTimbers.com  
www.HeavyTimbers.com  
**Bruce Bode, National Sales & Design Manager**

### Market Areas

NE SE GL MW SC



### Product Literature

Online Brochure..... Free

### Company Information

Heavy Timber Truss & Frame's mission goes a step beyond providing the best fit and finish for your quality timber frame home; we strive to provide an energy efficient timber frame home that meets your needs. It is what sets us apart from the rest. We design the timber frame home and supply all the components to form an integrated building envelope.

There is an old saying that the "sum is greater than the parts." Our years of experience taught us that it takes all of the envelope components working together to achieve superior performance. This goal is attainable when you specify and control the integration of quality products. We practice a five step process:

1. **Direct** the timber frame design process to meet your needs and budget. Our Portfolio Plans feature MossCreek designs.
2. **Select** energy efficient products that are leaders in the field: Neopor Structural Insulated Panel Systems; Insulated Concrete Forms; High Efficiency Windows & Doors.
3. **Understand** each component's attributes to maximize performance through integrated design; Provide an HVAC energy analysis that specifies an efficient HVAC system.
4. **Fabricate** the timber frame to the most exacting standards; Provide timber framing that is pre-finished to your specifications.
5. **Experienced** installation crew can be provided who understands that to achieve the highest energy efficiency there must be the tightest fit of all shell components.

"Engage in the process and you will end up with a beautiful, energy efficient timber framed home!"

-The HTT&F Partners: Bruce & Terry



## Honest Abe Log Homes Inc.

9995 Clay County Highway  
Moss, TN 38575  
800-231-3695  
931-258-3648; fax: 931-258-3397  
e-mail: info@honestabe.com  
www.honestabe.com

### Market Areas

NE SE GL W INT'L



### Product Literature

Floor Plan, Product & Planning Guides.....\$10

### Company Information

Since 1979, Honest Abe Log Homes has designed, manufactured and built thousands of custom log and timber frame homes for shipment throughout the United States and the world. Plans are created in-house from customer's concepts or may be selected from dozens of existing plans ([www.honestabe.com/floor-plans](http://www.honestabe.com/floor-plans)) that can be modified to suit a homeowner's specific desires. A variety of log systems are offered, including D-Logs, round, square, chinked and non-chinked. All logs are kiln-dried, TPI graded, stamped and meet or exceed national grading standards.

Our Honest Abe in-house Sales Representatives and a nationwide network of Independent Dealers advise and guide customers through every aspect of the home planning, financing and building process. The Honest Value Guarantee assures that Honest Abe will meet or beat the price of any competitor's comparable log home, log cabin or timber frame home package.

Upon order each custom home is pre-cut, notched and numbered from Eastern white pine using 3-D modeling and computer-driven equipment overseen by a team of experienced craftsmen. Subfloor, second-story beams, tongue-and-groove, roof system, staircase, porch and deck materials, interior trim, interior doors, interior tongue-and-groove and exterior finish are among the items included in a standard package.

Honest Abe will contract to build the log home to a dry-in stage within certain distances of the national headquarters and will provide assistance with securing multiple options for construction services in other locations across the country.

Sales models in Tennessee in the towns of Cookeville, Murfreesboro, Moss and Crossville are open M-Sa. for tours. The mill in Moss may be toured M-F by special arrangement. Four times each year Honest Abe hosts free log raisings in a climate controlled facility at its National Headquarters, after which tours of the manufacturing plant are conducted. Other events like home tours and open houses are held throughout the year.

Honest Abe's website, [www.honestabe.com](http://www.honestabe.com), features links to download at no charge, including Honest Abe Living Magazine, Honest Abe's Home Plan Catalog and companion Inspiring Homes Planning Guide and many other resources. Registrants to Honest Abe Extra may download and print complimentary detailed floor plans, dimensions, elevation views and renderings, receive educational materials, booklets and tip sheets and gain access to exclusive videos and photos.

Call 800-231-3695 to arrange a tour of the mill, register for a log raising, request a free brochure or be introduced to the appropriate regional Sales Representative or Independent Dealer.

## Mid-Atlantic Timberframes

34 S. Vintage Road  
Paradise, PA 17562  
717-288-2460  
fax: 717-687-3510  
e-mail: info@MidAtlanticTimberframes.com  
[www.MidAtlanticTimberframes.com](http://www.MidAtlanticTimberframes.com)  
**Sam Ebersol, General Manager**

### Market Areas

MW



### Product Literature

Brochure..... Free

### Company Information

Timber frame ... for many reasons.

Mid-Atlantic Timberframes homes feature the perfect mix of nature and engineering, craftsmanship and technology, authenticity and efficiency. Whether you're building a mountain retreat, a waterfront home that complements the natural surroundings, or you simply need more storage space and want something more than a typical barn or garage, a timber frame design could be the answer. Mid-Atlantic Timberframes works with homeowners, architects and homebuilders to deliver homes and structures that are vibrant, warm and full of character.

Located in the heart of Lancaster County, our team includes third generation woodworkers who've been building timber frame structures for most of their adult lives. Craftsmanship, attention to detail, and a job done right aren't just how we were trained, it's who we are.

### Quality every step of the way.

From computer-aided design and the latest timber machining technology to the centuries-old tradition of hand-finishing the posts and beams and using mortise-and-tenon joinery with wooden pegs, Mid-Atlantic Timberframes is all about quality.

Our timbers come from well-managed forests. We follow responsible practices to remain among the most environmentally-friendly builders. We also use passive design techniques to take advantage of natural climate to maintain thermal comfort. The insulating panels we place around the timber frame structure provide far greater energy efficiency than conventional framed walls.

We custom design, craft and build timber frame:

- Homes & Additions
- Carriage Houses, Bank Barns & Car Barns
- Porches, Pergolas & Gazebos
- Horse Barns, Riding Arenas & Pavilions
- Commercial & Municipal Buildings

## Mill Creek Post & Beam Co.

P.O. Box 580  
Saluda, NC 28773  
828-749-8000; fax: 828-749-8001  
e-mail: [e@millcreekinfo.com](mailto:e@millcreekinfo.com)  
[www.millcreekinfo.com](http://www.millcreekinfo.com)

### Market Areas

NE SE SC



### Product Literature

Product Literature Available ..... Free

### Company Information

Mill Creek has been designing and crafting timber framed structures for a varied clientele for more than 20 years.

Designing a timber framed home or structure is the first and most important step in establishing the value and aesthetic character of your investment. Mill Creek's design group has developed a library of standard designs that reflect an artistic attention to detail. These standard plans are included in our design portfolio. We will modify or assist in the design and development of a custom design for your project. Beauty, balance, flow and structural integrity are the hallmarks of all Mill Creek designs. With many years of experience, we have the ability to detail and develop each project according to the architectural style and criteria that you may establish.

Mill Creek timber frames are planed, pre-cut and labeled by our experienced craftsmen using wood joinery, secured with oak pegs in the Old-World tradition.

Our projects are residential, equestrian facilities, light commercial buildings and special structures for varied uses.

Call us to learn more about Mill Creek or to schedule a visit to our timber framed design studio and office. Visit us online at [www.millcreekinfo.com](http://www.millcreekinfo.com).

Dealer inquiries welcome.



## Natural Element Homes

1225 Murray's Chapel Road  
Sweetwater, TN 37874  
800-970-CABIN (2224)  
fax: 270-682-4136  
e-mail: info@NaturalElementHomes.com  
www.NaturalElementHomes.com  
**Robert Lambert, Owner & President**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

For an easy, exciting, and rewarding experience...  
**Natural Element Homes!**

The process of planning, designing, and building a home should not be difficult and stressful. Instead, you should have a pleasurable and memorable experience. But, if you are not an expert, you can easily fall prey to unscrupulous people whose primary concern is themselves. It's ashamed that some folks take advantage of their fellow man, but the world is full of people like that. We gently and confidently lead our customers through the maze associated with building a new home. We guide them along the path. We protect them and provide for them. We become their trusted friend. We've done this thousands of times, and we know the route and what lies around each corner. Our customers are comforted by our expertise, and they welcome and rely on our guidance. Our focus is on YOU! After all, it's YOUR dream!

For a home that's not like everyone else's...  
**Natural Element Homes!**

People who choose a Natural Element Home want something different, a home that is a notch above the usual cookie-cutter design and reflects their taste and lifestyle. We help you create a home that is uniquely you. You can start with a home plan from our vast library, or we can start your design from scratch, borrowing inspiration from our portfolio of home designs. Or, our designers will create your dream home from scratch. Next, we manufacture your home and assemble a materials package to ship to your jobsite. Finally, one of our signature builders or your chosen builder will assemble your custom materials package and complete your home of homes. It's all about you and your pleasurable experience, and our professional team makes it easy.

## NatureCraft Homes, Inc.

P.O. Box 489  
Townsend, TN 37882  
865-441-5353  
e-mail: dawn@naturecrafthomes.com  
www.naturecrafthomes.com

### Market Areas

NE SE GL MW SC



### Company Information

Our passion is building nature into your log home lifestyle. We provide professional natural design at affordable wholesale prices.

We are a full service log home supply company that provides solid log and insulated log profiles options:

- The highest quality log home packages and materials at wholesale prices direct to you. There is no middleman, just our professional staff.
- n-house design and drafting services using our portfolio of plans and customizing the homes to fit your needs.
- National construction shell dry-in services and East Tennessee turn-key or partial turn-key construction services. Contact us for availability in your area.

We look forward to working with you to design and build your naturally beautiful log home.

## New Energy Works Timberframers

North America: 800-486-0661  
New York Office: 585-924-3860  
Oregon Office: 503-719-4800  
e-mail: joinery@newenergyworks.com  
www.newenergyworks.com

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

31 years ago we started a small timber frame company in an even smaller town. Today we employ over 80 engineers, timber framers, designers, artisans, craftsmen, and community members. We design, craft, and build some of the most lyrical and efficient timber frames in the industry from our Portland, OR and Farmington, NY locations, using reclaimed timbers, environmentally responsible practices, and state-of-the-art technology and software. We general contract a select few projects in New York, and we work closely with builders and homeowners across the nation committed to quality and custom work.



## Oakbridge Timber Framing Ltd.

P.O. Box 89  
Loudonville, OH 44842  
866-599-5711  
419-994-0099  
www.oakbridgetimberframing.com

### Market Areas

NE SE GL MW SC W EC WC



### Product Literature

Call us for a free information package

### Company Information

There was a time when homes were built to last for generations. Constructed of massive oak and Douglas fir timbers, secured with pegged mortise-and-tenon joinery, distinctive architectural space was created, with large, light-filled rooms with vaulted ceilings and intimate lofts. Oakbridge Timber Framing continues this tradition of spaciousness, durability and craftsmanship with the modern improvements of insulated wall and ceiling panels.

Oakbridge Timber Framing began 30 years ago out of our experience as Amish youth raising buildings as our people have done for generations. Hard work, a penchant for detail and a commitment to the craft of timber framing has stood us well in the hundreds of frames planned and erected. Our primary tools are still hand tools, enabling exactness of cuts and precision in joinery.

Oakbridge frames are produced using northern-grown solid oak or western Douglas fir timbers of the highest quality, cut, milled and prepared to exact specifications. Detail options include curved braces, chamfered edges and hand sanding. We also supply and install panels, and tongue-and-groove materials.

It is never too early to begin planning your home with Oakbridge so that every detail may be considered. Whether you like one of the plans found on our website, have your own design, or would like to use our own licensed architect, the same exacting, time-honored process is taken to construct a frame of the highest quality and craftsmanship. At Oakbridge we do our best to plan your home as if it were our own.

We invite you to visit our woodshop where three generations are working side by side and experience the quality and craftsmanship that go into every timber frame we craft.

Call us about a complete dry-in.

## Pan Abode Cedar Homes

1100 Maple Ave. SW  
Renton, WA 98057  
800-782-2633  
425-255-8260; fax: 425-255-8630  
e-mail: info@panabodehomes.com  
www.panabodehomes.com  
**Kevin L. Sloan, President**

### Market Areas

NE GL MW SC W EC WC INT'L



### Product Literature

Custom Home Guide with DVD, 180 pages  
.....\$15

### Company Information

Since 1952, Pan Abode Cedar Homes has manufactured thousands of high-quality buildings of distinction featuring western red cedar. Recognized worldwide for superior craftsmanship, ease of construction, and the highest quality materials. Our custom-designed homes provide expansive living spaces featuring cathedral ceilings, exposed beams and walls of glass.

Pan Abode Cedar Homes offers professional home design and free material estimating as a service to our customers. Pan Abode Cedar Homes also has available to order a Custom Home Guide which includes an Idea Book, Photo Album and DVD. The Idea Book includes literature about the company, information on how to design your new home, sample material specifications, 70+ standard plans and a price guide. The Photo Album depicts building interiors and exteriors built throughout the world. The DVD is their narrated explanation of the company's process and what we do best, design and produce exceptional building systems for the money.

Pan Abode Cedar Homes offers three major building systems to choose from. Each has its own variations for cost, energy and aesthetic feel. We offer two solid timber walls systems. The Phoenix System, a corner-post system utilizing solid laminated western red cedar wall timbers available as D-log or flat profile. The Classic Timber building system joins wall timbers with an interlocking cross-joint, and the Post & Beam building system utilizes state-of-the-art framing techniques along with industry engineered wood systemology for design flexibility.

We are confident that you will find that Pan Abode Cedar Homes offers the best value in the custom and systemized home market. We welcome the opportunity to earn your business. Dealerships are available and Pan Abode Cedar Homes are seeking to add new income-oriented entrepreneurs to our worldwide-recognized association of independent dealers. Be sure to visit our well developed website to answer questions about this extraordinary customer service focused company.

## PrecisionCraft Log & Timber Homes

711 E Broadway Ave  
Meridian, ID 83642  
800-729-1320  
e-mail: info@precisioncraft.com  
www.PrecisionCraft.com  
**Jim Banner, President**

### Market Areas

NE SE GL MW SCW ECWC INT'L



*Handcrafted and Milled Log Homes*



*Timber Frame Homes*



*Hybrid Log & Timber Homes*

### Product Literature

At a Glance Book ..... Free

### Company Information

PrecisionCraft is the industry leader in the design and production of custom mountain style homes. PrecisionCraft's Total Home Solution® will ensure that your home is of the highest quality, and built for the best price.

**See the process unfold and explore different design options at [www.PrecisionCraft.com](http://www.PrecisionCraft.com).**



## The Real American Dream Home Co.

458 Morse Road  
Bennington, VT 05201  
802-445-3007  
Fax: 802-445-3069  
e-mail: info@realamericandreamhomes.com

www.realamericandreamhomes.com

**Raymond King, CEO**  
**Tom Harrison, President**  
**Arthur Haskins, Sales**  
**Erin J. Sheridan, Sales**  
**Sarah Haskins, Sales**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

98-Page Catalog of Plans and Product Guide .....\$25

### Company Information

America's builder of log and timber frame homes, Real American Dream Homes engineers and renders custom designs using the newest 3D technology. After you are satisfied with a "virtual walk through" of your residential or commercial property, you are ready authorize the real building process to begin.

Computer-controlled milling equipment prepare our structural timber components of your design with digital precision, while human artisans with decades of experience oversee any quality issues that a machine would never notice. Our log homes have a triple seal on one of the highest tongue and grooves available in the industry. We add full size foam gaskets under each notched dovetail corner and provide further draft protection with a double air seal and expandable foam. We combine these features with a series of recessed compression thru bolts along walls, at all corners, doors, and windows which also help make our log homes more energy efficient. It's no wonder that our concepts are regarded as some of the premier systems in the industry.

Designing your dream home shouldn't have to be hard, that's why The Real American Dream Home Company has put together a simple 8-step system to get you the home you want with the ease you deserve. Using the most advanced design software on the market, we will work with you to turn your ideas into reality, by creating a 3-D virtual model of your home.

Learn about our superior material package, tour our showroom and manufacturing facility, and discuss design interests, site considerations, and determine a budget. Whether your style is cottage, country, minimalist, modernistic, timber frame, log, or a combination of elements, our designers work with you to give you precisely what you deserve. Contact us today to have a personal consultation regarding your dream home.

## Riverbend Timber Framing

711 E Broadway Ave.  
Meridian, ID 83642  
888-486-2363  
e-mail: timberhomes@riverbendtf.com  
www.RiverbendTF.com

**James Banner, President**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Legacy Living Book ..... Free

### Company Information

For over 35 years Riverbend has been crafting beautiful timber frame homes that use traditional mortise and tenon joinery connected with oak pegs.

While the look of our homes is timeless, our integrated timber frame and SIP (Structural Insulated Panels) building system provides the perfect solution for creating today's most energy-efficient timber frame homes. Since we incorporate SIPs from our sister company, the same team will design and produce the entire envelope of your Riverbend home. This relationship ensures consistent quality through your entire project.

While our building system provides the main structure of your home, our services encompass your entire building project. From custom design to professional installation and customized construction solutions, Riverbend does more than provide you with materials. We also contemplate the entire cost to build your home, so that you can set realistic budget parameters.

We invite you to visit our website, order our free literature and connect with us via social media to learn more about how Riverbend can help you attain the timber frame home of your dreams.

## Tamlin International Homes

26020- 31B Ave  
Aldergrove (Vancouver),  
British Columbia, Canada V4W 2Z6  
877-826-5461

e-mail: sales@tamlinhomes.com  
www.tamlintimberframehomes.com  
www.tamlinlogcabins.com

**Chris Lynn, Managing Partner**  
**Paul Tabuchi, Managing Partner**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

Save 30-40% on house packages from Canada!

Tamlin International Homes Ltd., has been designing and manufacturing award winning prefabricated west coast style timber frame and log homes since 1977, and exporting to the USA for over 20 years. Buy direct from manufacturer.

#### Standard and custom designed homes

Contemporary or traditional architecture.

A choice of building enclosure systems and energy efficient hybrid structures.

We manufacture our own timber frame components, panelized wall systems, and engineered roof systems for quality control

Our timber frame utilizes the finest "free of heart center" douglas fir from the west coast of Canada.

Each timber is hand selected, pre-cut, sanded, and test fit at the factory with expert craftsmanship – mortise and tenon joinery.

#### Our typical hybrid timber

frame house package includes:

Construction Plans/3D Drawings

Engineering support

Precut timber frame or log components

Panelized walls

Structural floor, wall, loft and roof system

Exterior siding – western red cedar

Doors and windows

Options include: SIPs systems, ICF, cedar decks, premade timber stair systems, etc.

**"Partner with a manufacturer with builder expertise"**



## Texas Timber Frames

613 Highway 46 East  
Boerne, TX 78006  
877-680-1680  
www.texas timberframes.com

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Color Brochure..... Free

### Company Information

Texas Timber Frames has more than 25 years of experience in building some of the most beautiful timber frames in the country. We have expanded our efforts to sell elegant, affordable designs that stand alone in providing energy efficiency, beauty and strength. Our design team allows us to work personally with you to design the custom home, cabin or barn of your dreams. We are proud to offer unparalleled customer service throughout the design and build process. Each project is essential to us and we will work with you to make sure your needs and wants drive the project at every point along the way. We utilize state-of-the-art CAD software and a wood milling machine to produce a superior product, but we never forget that it is all about your total satisfaction. We can provide full design and build services within Texas and throughout the Midwest. Nationally we can provide design services and building of the shell (the timber frame and SIPs). We look forward to working with you to make your dream project a reality!

Please visit our website at [texas timberframes.com](http://texas timberframes.com) or call us 877-680-1680.

## Timberbuilt

10821 Eagle Drive  
North Collins, NY 14111  
716-337-0012 (office)  
716-481-9111 (direct)  
e-mail: [brian@timberbuilt.com](mailto:brian@timberbuilt.com)  
[www.timberbuilt.com](http://www.timberbuilt.com)  
**Brian Kempisty**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

For more than 30 years, Timberbuilt has been designing and building stunning, earth-friendly timber frame homes and commercial buildings. Our great look and dedication to sustainable construction has made us a popular choice with clients from Montana to Maine as well as throughout Canada.

Timberbuilt are designed and constructed with respect for the environment and a high level of energy-efficiency. We partner with Insulspan in providing top-quality, structural insulated roof and wall panels (SIP). These panels are pre-cut on a c&c machine for exact precision, providing a most efficient, onsite construction process. They also carry a 20-year warranty, ensuring long-term construction value as well as energy savings.

We cut and install all of the lumber for window and door cut outs onsite—an additional building step that is part of our Timberbuilt dedication to high quality construction. In our materials, we utilize eastern white pine, Douglas fir, and reclaimed timbers for interiors and cedar for exteriors. General timber sizes range from 10'-by-12' to 12'-by-14' and 8'-by-10', according to individual design.

Most significantly, we will be part of your Timberbuilt experience from creation to construction. We will hand pick the timbers for your home or commercial building and craft them to your custom designed specifications. Then we will be there, onsite, to erect your timber frame and install your SIP panels—something most national companies leave to a general contractor. And our construction crews are experts. All they do is install Timberbuilt panels and frames, which means that when we are done, you will be well on your way to enjoying the Timberbuilt of your dreams.

## Timbercraft Homes

Midwest Production Facility  
404 Industrial Drive  
Tecumseh, MI 49286  
888-676-9870; fax: 517-486-3300  
West Coast Production Facility  
Gig Harbor, WA 98368  
360-385-3051  
[www.Tcrafthomes.com](http://www.Tcrafthomes.com)

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Request a CD from our web site..... Free

### Company Information

Timber framing is a wonderful blend of artistry, craftsmanship, creativity and design inspiration. At Timbercraft Homes, we blend the art of building wooden structures with state-of-the-art engineering and architectural services to offer our clients truly magnificent homes. Each timber frame is unique and can be fashioned from a variety of wood species, including oak, Douglas fir and hemlock.

We take our clients from beginning to end of the timber framing process. Our licensed architects and draftsmen are able to take your ideas and craft them into a complete plan for your home. We offer a wide range of services from basic construction documents with which to pull permits, to full architectural services not found at any other timber framing firm.

Full architectural services include coordination of geotechnical, structural and landscaping engineers, grading plans, electrical and plumbing schedules, presentations to municipal review committees, architectural renderings, sample boarding, interior design services including elevations, materials, and architectural details specifications. Of course, if you are working with an architectural firm we are happy to design or fabricate your timber frame based upon the plans they have created for your home.

Once your frame has been cut and prefit in our shop, we ship to your site and our crew raises the frame for you. Our experienced raising crew combined with our shop prefitting process assures you of continuity from fabrication to installation. In addition to the timber frame, we offer structural insulated panels (SIPs) to enclose your home.

We are motivated by a desire to serve you, our clients, and honor our Creator by crafting a home you will cherish for years to come. We look forward to helping you build your dream.



## Timberhaven Log & Timber Homes, LLC.

1081 Salem Church Road  
Middleburg, PA 17842  
855-306-5678  
e-mail: info@TimberhavenLogHomes.com  
www.TimberhavenLogHomes.com  
www.LogHomeDesignCenter.com

### Market Areas

NE SE GL MW SC W EC WC INT'L



Engineered Log Homes/Traditional Solid Log Homes



Timber Frame Homes/Post & Beam Homes/Timber Accents



Handcrafted Log Homes

### Product Literature

Award-Winning Plan Book (50 designs).... Free

Award-Winning 16-page Intro Brochure... Free

Award-Winning Scientifically Speaking: The Facts About Kiln-Dried Solid & Laminated Logs..... Free

### Company Information

Your Dream . . . Our Passion. It's not just our tagline. It's our foundation for how we do business. We love what we do and focus on working closely with our customers to provide a complete solution to their log and timber home dreams. We take great pride in our products and services and offer only the best in:

- Premium-grade engineered and traditional solid logs
- Kiln-dried certified logs and timbers
- Dozens of log profiles & corner assemblies
- Name-brand components standard in every package
- Free custom-design consultation
- Professional sales network across the country

Visit us online or call today for more information.

## Timberpeg®

61 Plains Road  
Claremont, NH 03743  
800-636-2424  
603-542-7762  
e-mail: info@timberpeg.com  
www.timberpeg.com  
**Richard Neroni, President**

### Market Areas

NE SE GL MW SC W EC WC INT'L



Photo Courtesy of: Architect Geoffrey D. Thors

### Product Literature

Brochure & DVD ..... Free

### Company Information

**EXPERIENCE:** We've come a long way since our first simple building project in the fall of 1972 to our most recent projects today, and we can't be more proud. Our team has helped customers nation-wide and in many countries across the globe design award-winning, custom homes in many styles and varying budgets.

**DESIGN:** Our talented in-house design team has a combined experience of over 100 years! Timberpeg focuses on great design from the beginning so your timber frame home will not only look and feel just the way you pictured it, but it will be energy efficient, durable, and easy to maintain. Whether you choose to work with our design team or have us work with your architect our goal is to make sure you have the home you've always wanted.

**LOCAL SERVICE:** With over 60 Independent representatives across the US and Canada we're bound to have someone near you to assist with your dream home. From assistance in pricing, designing, selecting materials and helping secure bids, customers are dealing with an experienced individual with local expertise in their own community.

**QUALITY MATERIALS:** The Timberpeg® package includes the timber frame (using the finest grades of Douglas fir and eastern white pine available) and all materials to construct a weather-tight shell as well as local service to assist you through your entire building process.

To read comments and thoughts from customers visit the TIMBERPEG® website. There you will also be able to browse through floor plans, see photographs of beautiful finished homes and read about the custom details available when building your very own TIMBERPEG®. You can also find the local representative nearest you and order a complimentary brochure & DVD.

## Wind River Timberframes

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Mancos, CO 81328  
970-882-2112; fax: 970-882-3005  
e-mail: alan@windriver-timberframes.com  
www.windriver-timberframes.com  
**Alan Bernholtz, Owner**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Product Literature

Informational Brochure & DVD ..... Free

### Company Information

We are a southwest Colorado based company, providing hand crafted timber frames for clients throughout the United States. Started 20 years ago with a passion for timber framing and continuing with that passion in every project we do. We strive day in and day out to emulate unique American craftsmanship, built please the eye and to stand the test of time. Each home is custom designed around the client and adapted to fit into the surrounding landscape.

Over the 20 years of designing and building timber frame homes we have put together a team of meticulous craftsman and professionals who share a passion to provide our clients with:

**Architectural design:** From full timber frame to hybrid design, from small to large, we work with you to plan, design and engineer your home, transforming your wants, needs and site conditions into a home that is unique to you.

**Timber framing:** At Wind River we design, engineer, hand craft and raise all our work. Every project is unique unto itself. The same craftsman who cut the frame are on site to raise the frame to ensure perfection.

**Enclosure systems:** We enclose the timber frame with Structural Insulated Panels (SIPs). This creates an extremely energy efficient home and enable a very quick dry in.

**Fine woodworking:** Besides the hand crafted timber frame we bring our expertise to doors, stairs, railings and variety of other fine woodworking areas.

We build the only way we know how....with pride and craftsmanship.

For more information, pictures, plans, and letters from clients please visit the Wind River Timberframe website. For an appointment to see the shop, meet the timber wrights who will be hand crafting your frame and tour a few homes in the area please give us a call.



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www.wisconsinloghomes.com  
**David Janczak, Founder/President**  
**Nate Janczak, General Manager**

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### Product Literature

Architectural Concepts Guide.....\$10

### Company Information

NATIONAL DESIGN & BUILD SERVICES:

#### • DISTINCTIVE LOG & TIMBER PRODUCT SELECTION

The beauty of a Wisconsin Log Home begins with nature's finest log, timber, and hybrid home products. Each profile is cut to rigid specifications in our state-of-the-art sawmill, then hand-peeled by our skilled craftsmen. With our exclusive product selection and Thermal-Log™ system, you're able to create a personalized home that reflects your style.

#### • ARCHITECTURAL PLANNING & DESIGN

Designing a custom home that will fit your needs and budget is critical. Whether you start with an existing plan or from scratch, your personal consultant and designer will first help you clearly define your design requirements and then tailor each detail to your personal needs.

#### • NATIONAL TURN-KEY CONSTRUCTION

Whether you use our in-house construction services or want help selecting a builder in your area, Wisconsin Log Homes stays involved throughout construction to ensure the highest level of quality and satisfaction.

#### • INTERIOR DESIGN & DECOR

Our resident Interior Designer works with each client from preliminary planning to completion, assisting with finish selections like stain, window cladding, hardware and roof colors. We will also generate a furniture layout customized to your plan to make sure each room will live up to its expectations before your home is built. Complete consultative services include assistance with paint and finish colors, flooring, lighting, furnishings, cabinetry, masonry, doors, accessories, and personal help on move-in day.

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**Brian Giroux, Regional Project Manager**  
**Chris Koehn, Regional Project Manager**

### Market Areas

NE SE GL MW SC W EC WC INT'L



### Company Information

Woodhouse has been designing and crafting timber frame homes for 37 years and has secured a reputation for impeccable quality and superb artistry across the country as well as with many international projects. Inhabiting a beautiful campus in north central Pennsylvania and with a national network of independent builder dealers, Woodhouse is positioned to build homes and commercial projects for clients everywhere.

A Woodhouse package includes architectural design services, a custom crafted timber frame made from the best woods (using both CNC and handcrafted finishes), and an enclosure system using the finest structural insulated panels (SIPs) and premium windows and doors.

Approximately half of the Woodhouse projects each year are custom designed by either in-house architects or third-party architects, the other half are comprised of a series of scalable and customizable pre-designed homes. With over 70 designs to choose from and in every size and range, these homes make an ideal starting point to jump-start the design process.

Woodhouse employs the most experienced project-management team in the industry with well over 100 years' experience in timber frame and SIP structure design, manufacturing, and construction. They are at your service and work to consult with you throughout your project. In fact, you will find all of the Woodhouse personnel responsive and willing to serve you in the creation of your timber frame project.

You are encouraged to visit the Woodhouse campus, stay in their complimentary timber frame guest cottage (The Stone Shed Suite), and tour the facilities.

## Woodland Timber Framing

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www.woodlandtimberframing.com  
**Reuben Miller, Owner**

### Market Areas

NE SE GL MW SC W



### Company Information

Here at Woodland Timber Framing we specialize in building hand crafted timber frame homes, barns and structures throughout the United States. Located in the heart of Amish country in Wayne County, Ohio, we offer CAD design, hand cutting, erecting, engineering and enclosing of your timber frame home.

As a full service timber frame company, we hand-craft each of your timbers, building your timber frame one piece at a time, focused on every little detail. Our timbers are milled to your exact specifications giving you an exact fit. Our mill is certified to offer grade stamped timbers upon request, giving us another way to serve you better. Our species of timbers mainly consist of northern grown white oak and western Douglas fir.

Our exceptional design staff at Woodland Timber Framing is dedicated to designing your new home or structure to meet your every need. Whether you envision large open great rooms with vaulted ceilings and massive timbers spanning great heights, or small quiet nooks and intimate loft spaces, we are committed to building what you've always wanted.

Our dry in package normally consists of the installation for tongue-and-groove ceilings, SIP wall and roof panels, windows and doors. At Woodland Timber Framing, we believe this is an important factor in building your new home.

Feel free to contact us with questions concerning our products or visit our website at [www.woodlandtimberframing.com](http://www.woodlandtimberframing.com) to learn more. If you have plans or sketches and need an estimate we are here to help you get started.

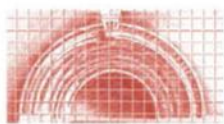
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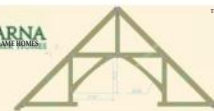
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As required under the act of Aug. 12, 1970, Section 3685, Title 39, United States Codes. Filed September 2005. 1) Title of this publication: Timber Home Living 2) Publication Number USPS 015-104; ISSN 2377-961X. 3) Filing Date: 10/1/16 4) Frequency: Bi-monthly 5) Number of issues published annually: Six 6) Annual Subscription Price (if not qualified): \$14.97 7) Complete Mailing Address of Known Office of Publication: Active Interest Media, 5720 Flatiron Parkway, Boulder, CO 80301. Contact Person: Natalie Russo (650) 477-0719 8) Complete Mailing Address of Headquarters or General Business Office of Publication (not printer): Active Interest Media, 5720 Flatiron Parkway, Boulder, CO 80301 9) Full Name of Publisher: Peter H. Miller, 5720 Flatiron Parkway, Boulder, CO 80301. Editor: Sarah Brown, 5720 Flatiron Parkway, Boulder, CO 80301. 10) Owner: Active Interest Media, 300 N. Continental Blvd., Suite 650, El Segundo, CA 90245. 11) Known Bondholders, Mortgagees, and Other Security Holders Owner or Holding 1 percent of more of total amount of bonds, mortgages, or other securities: None. 12) The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months 13) Publication Title: Timber Home Living. 14) Issue Date for Circulation Data Below: December 2016. 15) Extent and Nature of Circulation. A) Total Number of Copies (net press run): Average No. of Copies Each Issue During Preceding 12 Months: 47,280; No. of Copies of Single Issue Published Nearest to Filing Date 45,634. B) Paid Circulation (1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (including paid distribution above nominal rate, advertisers' proof copies and exchange copies) 17,672; No. of Copies of Single Issue Published Nearest to Filing Date 17,689 (2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (including paid distribution above nominal rate, advertisers' proof copies and exchange copies) 0 (3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales and Other Paid Distribution Outside USPS: 6,427; No. of Copies of Single Issue Published Nearest to Filing Date 7,092 (4) Paid Distribution by Other Classes of Mail Through the USPS (e.g. First-Class Mail) 0; No. of Copies of Single Issue Published Nearest to Filing Date 0 C) Total Paid Distribution (sum of 15b (1), (2), (3) and (4)): 24,099; No. of Copies of Single Issue Published Nearest to Filing Date 24,781. D) Free or Nominal Rate Distribution by Mail (1) Outside-County as Stated on Form 3541 Average No. of Copies Each Issue During Preceding 12 Months: 228; No. of Copies of Single Issue Published Nearest to Filing Date: 221 (2) In-County as Stated on Form 3541 Average No. of Copies Each Issue During Preceding 12 Months: 0; No. of Copies of Single Issue Published Nearest to Filing Date: 0 (3) Other Classes Mailed Through USPS Average No. of Copies Each Issue During Preceding 12 Months: 0; No. of Copies of Single Issue Published Nearest to Filing Date: 0 (4) Outside the Mail (Carriers or other means) Average No. of Copies Each Issue During Preceding 12 Months: 453; No. of Copies of Single Issue Published Nearest to Filing Date: 312. E) Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4)): Average No. of Copies Each Issue During Preceding 12 Months: 681; No. of Copies of Single Issue Published Nearest to Filing Date 533 F) Total Distribution (Sum of 15c and 15e) 24,781; No. of Copies of Single Issue Published Nearest to Filing Date 25,314. G) Copies Not Distributed 22,500; No. of Copies of Single Issue Published Nearest to Filing Date 20,320. H) Total (Sum of 15f and g) 47,280; No. of Copies of Single Issue Published Nearest to Filing Date 45,634. I) Percent Paid 97.25%; No. of Copies of Single Issue Published Nearest to Filing Date 97.89%. (16) Electronic Copy Circulation A) Paid Electronic Copies: Average No. of Copies Each Issue During Preceding 12 Months: 928; No. of Copies of Single Issue Published Nearest to Filing Date: 936. B) Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a): Average No. of Copies Each Issue During Preceding 12 Months: 25,027; No. of Copies of Single Issue Published Nearest to Filing Date: 25,717. C) Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a): Average No. of Copies Each Issue During Preceding 12 Months: 25,709; No. of Copies of Single Issue Published Nearest to Filing Date: 26,250. D) Percent Paid (Both Print & Electronic Copies) (16b divided by 16c x 100) Average No. of Copies Each Issue During Preceding 12 Months: 97.35%; No. of Copies of Single Issue Published Nearest to Filing Date: 97.97%. I certify that 50% of all distributed copies (electronic and print) are paid above a nominal price. 17) Publication of Statement of Ownership in the Annual Buyers Guide 2017 issue of this publication. 18) Signature and Title: Natalie Russo, Group Fulfillment Manager, 10/1/2016.

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# Building Spaces for Family

The way a family uses a home is changing, and will continue to change as a family evolves. Technology allows us to work from home, kids are involved in multiple specific hobbies, and the definition of family has expanded to include guests, friends, and generations that come and go.

Because of this, we're asking a lot of our spaces and it's important to think about how a family currently uses them (and will eventually use them) versus the traditional living room, dining room, master suite, kitchen. It takes the ability to step back and ask some tough questions of our home if we are going to build one that can evolve to our needs. With that, here are some suggestions for you to think about as you dream or build your forever-home.

- **Create flex space.** Rather than thinking, for example, 'I need an office so I can do work at home,' consider the concept of 'I need a space to do work in my home'. Maybe private office space is warranted based upon your needs, but you can also meet those needs with a flexible work station integrated into the kitchen island allowing you to help with homework while making dinner. As your kids grow, you'll be able to use this space for more quiet work-from-home needs.
- **Employ a utility area that meets all of the family's needs.** You have football gear, soccer equipment, snow sports, and pet supplies. Consider adding a generous mudroom, with adjacent laundry for dirty gear. A space that has enough room for all the family hobbies, and with a door you can close if company comes, can be a reliable tool for keeping life organized without being too nuanced.
- **Consider everyone's needs for privacy.** If you want the kitchen and family room to be the hearth of the home, don't forget that you'll also want space that can be used to get things done or break-away for some quiet. Smaller spaces with glass doors allow separation without isolation, and small niches in transitional space allow places for people to nest and get away.
- **Remember today is not tomorrow.** You have kids today, but hopefully you'll get the chance to be empty-nesters and then grandparents. How you use your home as a family will change over time. Build spaces that can change with you, allowing your house today to eventually make sense for two, and then change at the holidays when everyone comes home (now with partners and kids) for a long visit.

## Questions to Ask:

**How long do you plan to be in the home?**

**How will your needs change over time?**

**What activities need a home but don't require a dedicated space?**

**How should family and individual schedules impact space relationships and uses?**





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