

RECLAIMED VINTAGE TIMBER FRAMES

We are excited to offer

Reclaimed Vintage Timber Frames traditionally built by craftsman between the late 1700's to late 1800's, They can be re-created into structures for homes, cottages, additions, studios, guest houses, barns, garages, restaurants and other commercial spaces. We offer you our expertise gathered over many projects since 1978.

Vintage Timber Frames are a wonderful resource which offer:

- A green recycling of viable building materials.
- Cost effective because they reuse existing structure
- Chance to preserve history
- A texture and ambiance of Vintage timbers
- Simplification of design process since parameters are known
- Opportunities to be creative

Please find enclosed:

- Some of our current available reclaimed Vintage Frames
- Specifications
- Additional Services and Products
- Ideas for Floor Plans & Exterior appearance

We invite you to visit our website to see some of our heritage frames projects:

<http://www.timberhart.com/gallery/heritage.html>

We look forward to discussing the possibilities and answering any questions you may have.



A Green Recycling of Viable Building Material

Many vintage timber frames still stand, but have outlived their usefulness in their present locations. This history is steadily disappearing from the landscape and is a worthy resource available to create a new history.

They also hold and tell a story of the history of how the structure was built – some exhibiting scribe marks, numbering systems and how walls or modifications were made over the centuries.

Each timber frame structure has individual characteristics and structuring. The timbers vary in size and surfacing textures such as hewing or sawing techniques.

Timber Frames are generally 20 to 30 feet wide and 22 to 40 feet long. Roof pitches are usually between 8/12 to 10/12 but can be modified. Ceiling heights, 1st floor – 7'6 to 9 feet, half walls 2nd floor 2 to 4 feet (sizes are approximate). Posts from 5x5 to 6x10.

When we considered a reclaimed timber frame we look for not only a good solid structure but one with good character. They have been re-created into structures for homes, cottages, additions, studios, guest houses, barns, garages, restaurants and other commercial space.

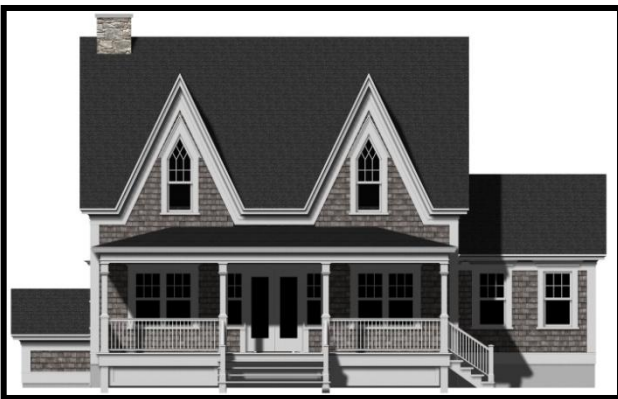
*Inspired by your love of wood,
crafted by ours*



Some of the Timber Frames We Reclaim



The Possibilities are Endless...for 1 1/2 Story Timber Frames



Examples of 1 - 1/2 story Garages



Examples of Great Rooms



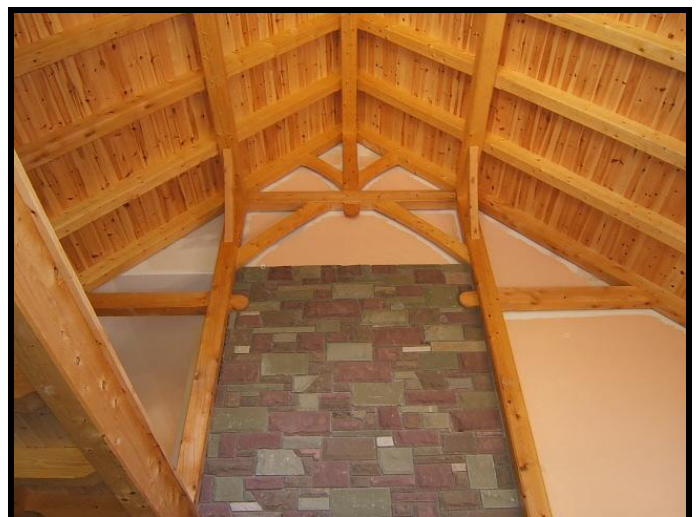
Examples of Heritage Floor Joists Systems



Joists supported by a drop beam and posts – the support beam can be placed off center if the floor plan requires

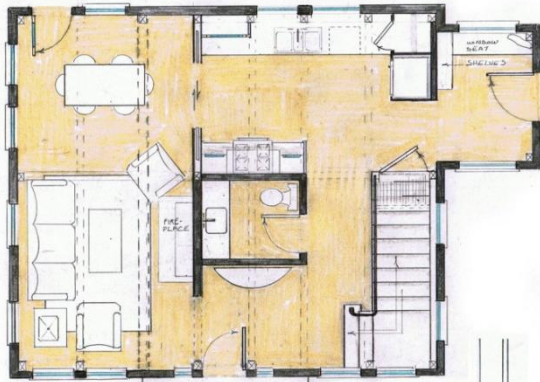


Examples of Roof Systems

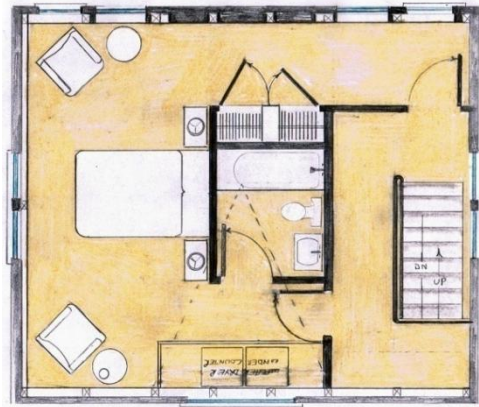


Versatile Floor Plans

Designed to fit your needs. We offer these for your consideration and offer full design services to design a floor plan to meet your site, space, structural & aesthetic needs.



Plan 1 – FIRST FLOOR



Plan 1 – SECOND FLOOR



Plan 2 – FIRST FLOOR



Plan 2 – SECOND FLOOR



Plan 3 – FIRST FLOOR



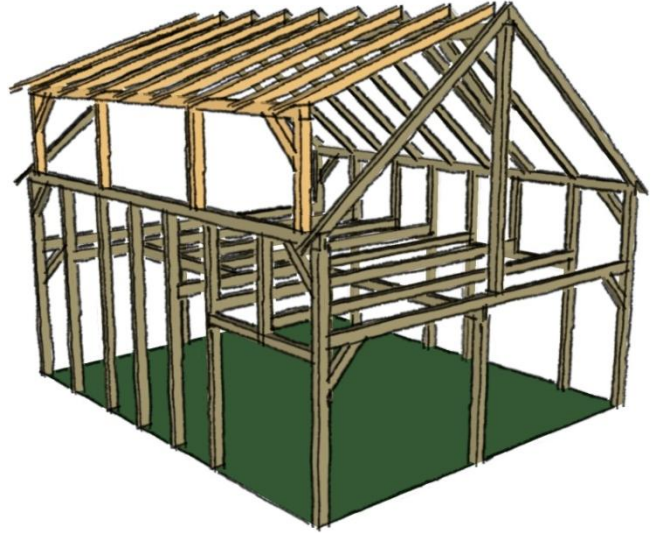
Plan 3 – SECOND FLOOR

TO FURTHER ENHANCE YOUR FRAME

Dormers Options:

SHED DORMER

Offers more head room. This full length Shed Dormer enlarges the upstairs living space by simply raising the roof.

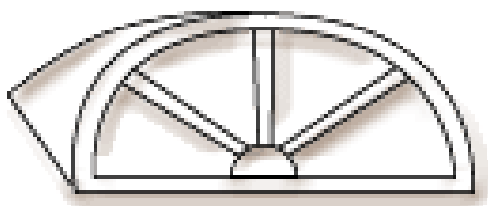


FISHERMAN'S DORMER

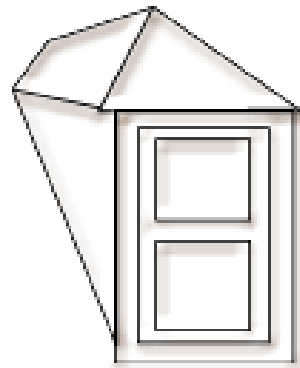
Like a warm smile this Fisherman's Dormer will make the front of your Timber Frame welcoming from any road side. It also makes the upstairs living space feel a little larger.



Other dormer options include:



Eyebrow



Hipped

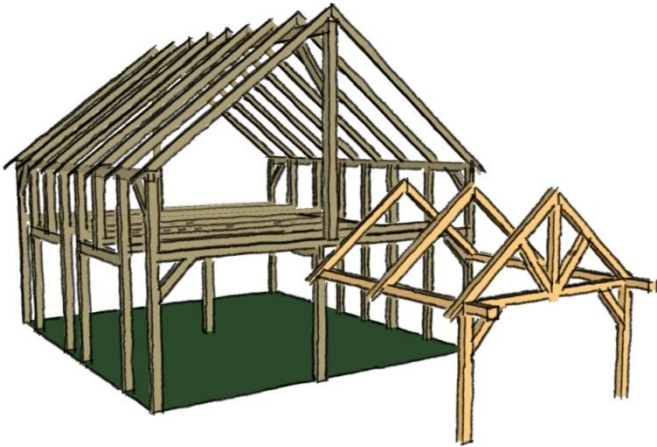
TO FURTHER ENHANCE YOUR FRAME

Additions, Dormers, Porches & Decks...



Story & Half Timber Frame

The raised plate offers additional head room



ADDITIONS for Entry, Sunroom, Study, Breezeway...

Creating space and a simple dynamic to
your Timber Frame.



PORCH ADDITION

Offers you additional floor space interior
or exterior. A perfect place to enjoy both
shade on hot summer days and the rain
on the dreary ones. You can also close in
this addition in part or in full.

*Traditional Timber Frames have been shown with options
to make it a classic; it is full of comfort and character.*

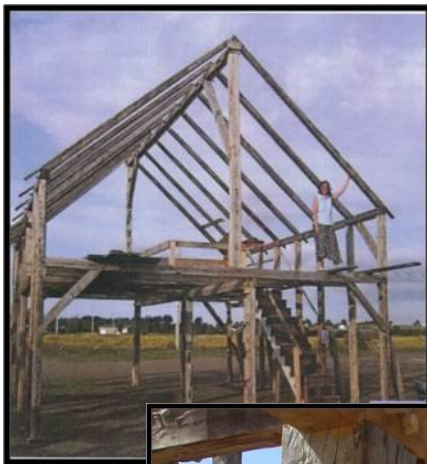
22' x 26' Reclaimed 1 ½ Story Timber Frame

Raised plate circa 1850 to 1870

Full of character the weather hand hewn beams show the true craft of the building. The 4' knee wall gives the upstairs space two story possibilities.

Modifications include:

- Structuring for bent girts include post haunches & lower beams with posts. This can either be center or off set as in sketch.
- Roof Structuring: Ridge beams with braces.



In addition, we offer components to further enhance the possibilities, such as Dormers, Entries & Additions & porches.



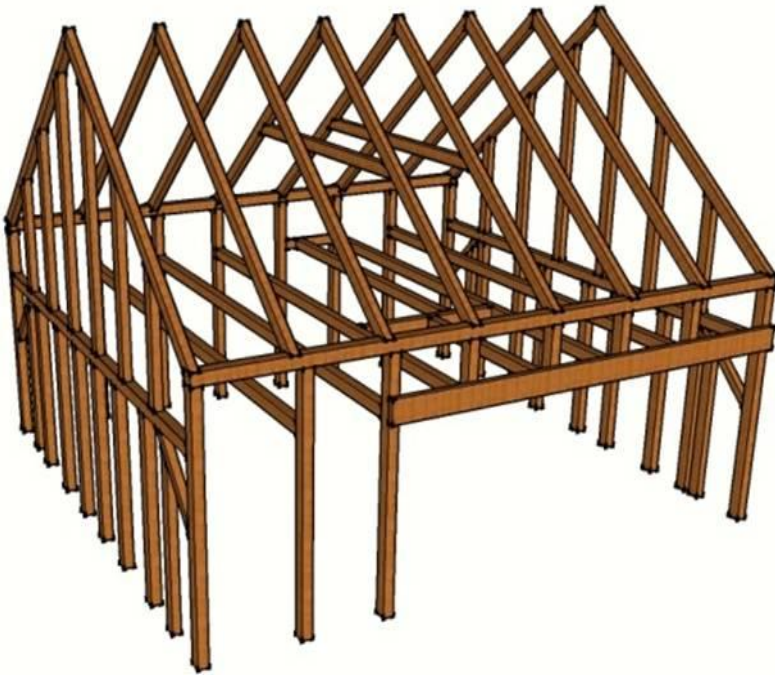
24' x 26' Reclaimed 1 ½ Story Timber Frame

Raised plate circa 1850 to 1870

-Hand hewn

-Large opening one wall – can be incorporated into design or posts can be added back in

-Joists need to have structural support for 2nd floor such as a dropped beam below joists or intermediate walls



In addition, we offer components to further enhance the possibilities, such as Dormers, Entries & Additions & porches.



27' x 40' Reclaimed 1 ½ Story Timber Frame

Raised Plate circa 1830

- Hand hewn
- 4 bent structuring
- Select intermediate posts can be removed as long as structural integrity is maintained
- Up bracing
- Corner posts 10x10, inside is notched to 5 inches to accept walls
- Bent posts 5x10
- Ceiling joists sit on top of lower plate, they can be re-spaced or removed to create cathedral space
- Rafters with collar ties
- 9 foot ceiling main floor

-The 2nd floor joists require central bearing wall or beams with posts
(Intermediate posts spacing is approximate)



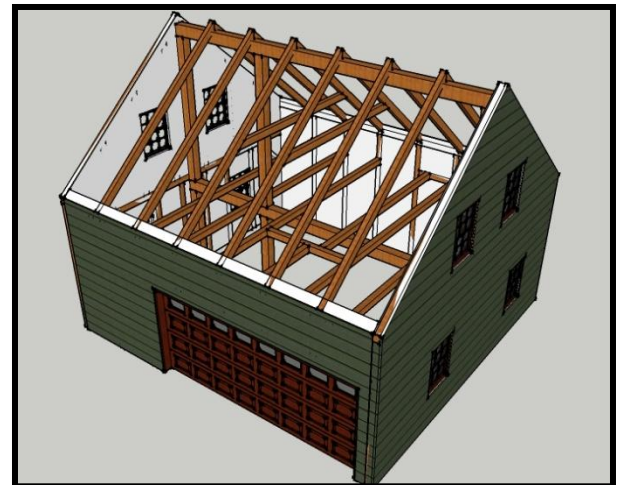
Original



In addition, we offer components to further enhance the possibilities, such as Dormers, Entries & Additions & porches.

24' x 32' Reclaimed 1 ½ Story Timber Frame

12 foot side walls
Straight sawn timbers

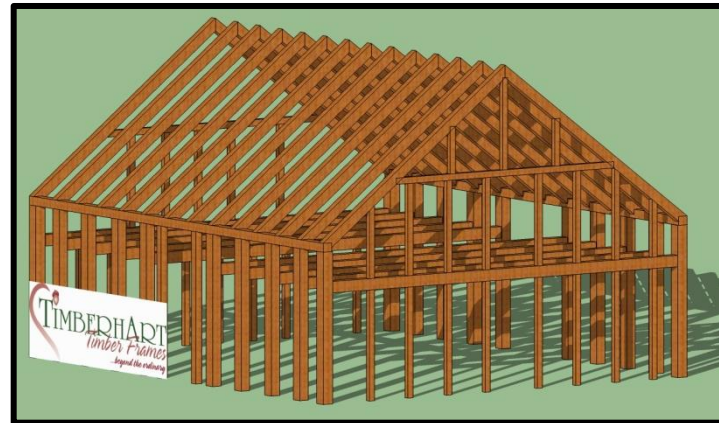
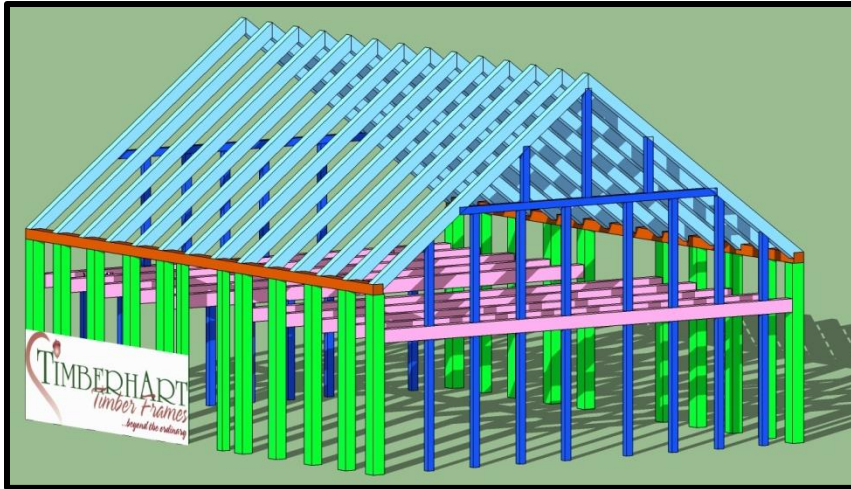


In addition, we offer components to further enhance the possibilities, such as Dormers, Entries & Additions & porches.

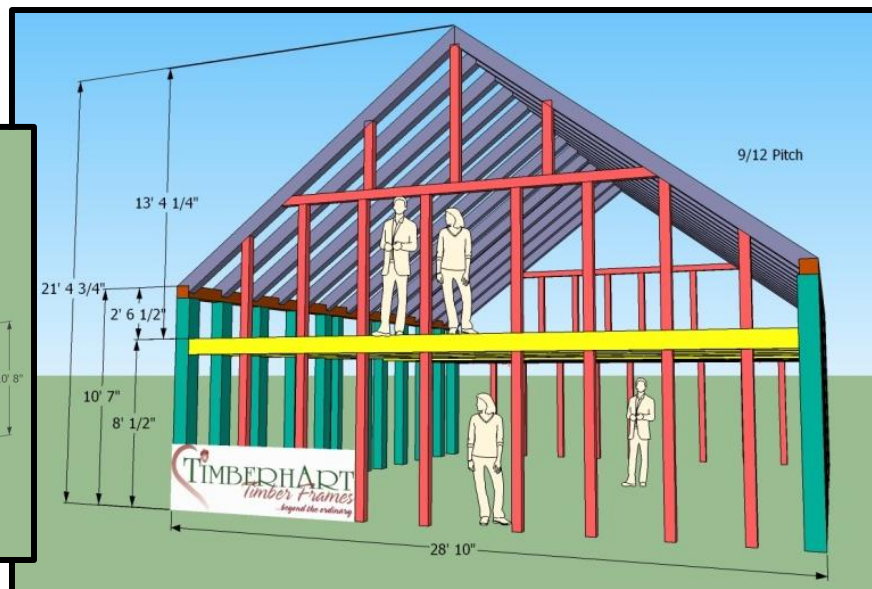
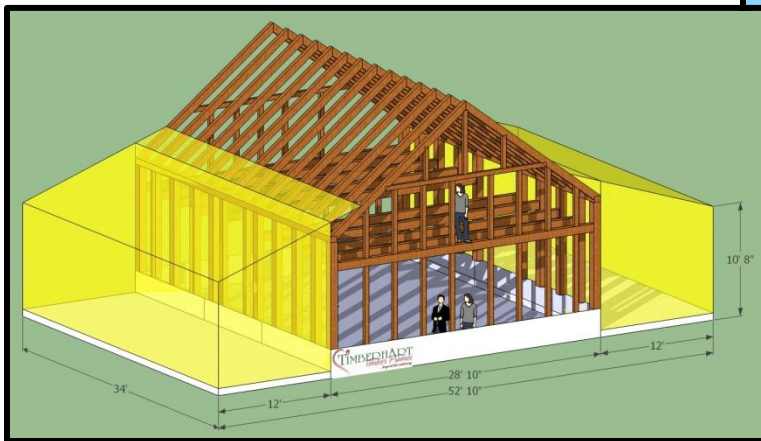
28'-10" x 34' Reclaimed 1 ½ Story Timber Frame

Raised Plate Circa Early 1820

- 1 -1/2 story
- 9/12 Pitch
- Approximately 28'-10" x 34'
- Posts 9x9, 8x9 & 6x8; Rafters 6x8; Tie Beams 6x9;
- Side walls 10'
- From Nine Mile River, NS



In addition, we offer components to further enhance the possibilities, such as Dormers, Entries & Additions & Porches.



VINTAGE TIMBER FRAMES OFFERING

Included with Timber Frame:

- Vintage Reclaimed Timber Frame
- Washed, denailed & fumigated
- Evaluated, labelled, measured, mapped then drawn up into a 3D model.
- Repaired as required to meet structural needs
- Consultation with Purchaser/Architect/Designer/Engineer/Contractor to discuss how the timber frame connects to other work (allowance 6 hours)
- One coat of oil applied on timbers at shop

Frames for Sale - Price List (plus applicable taxes)

22 x 26 Reclaimed 1 ½ Story Cape	PG101	\$15,400	
24 x 26 Reclaimed 1 ½ Story Cape	PG102	\$12,300	SOLD
27 x 40 Reclaimed 1 ½ Story Cape	PG103	\$21,500	SOLD
24 x 32 Reclaimed 1 ½ Story Cape	PG104	\$16,500	SOLD
28'-10" x 34' Reclaimed 1 ½ story Cape	PG104	\$18,500	

We also offer:

- Design drawing s for building permit and construction
- Modifications to meet your design needs
- Delivery & Installation package
- Engineered package
- Weather tight package
- Heritage Wide Board Flooring
- Elm Flooring
- Stairs
- Mantles



Reclaimed Vintage Timber Frame & Summer Kitchen

Story ½ Timber Frame with Summer Kitchen, modified for dormers and opening up first floor plan



Original



Modified and Re-Installed



Campbell Carriage Factory Museum

Campbell Carriage Factory in Middle Sackville, NB, built in 1838, is one of the best existing examples of a 19th century industrial site in Eastern North America. For over 100 years (1855-1949) the Factory was an important part of the local economy and it is significant enough to be designated as a provincial and national historic site.



Original 1795 Summer Kitchen Cape



“With the help of Dan and Kimberley Reagan of Timberhart Woodworks of Nova Scotia, we were able to fit together a post-and-beam timber "puzzle" and rebuild an important part of the region's carriage history.”



Molly Kool Historic House Museum

Childhood home of Molly Kool, the first female sea captain in North America and second in the World



Installed with volunteers



Main Area: 23x32

Summer Kitchen:
14x18



Dear Dan & Kimberley,

We would like to let you know how much we appreciated your professional, excellent work. The Molly Kool historic house was repaired, cleaned and re-assembled by you and your workers in a very careful way. The work you have done was to the highest standards with great care and consideration for the heritage value of the structure. We were happy not only with the results but also with the efficiency and tidiness with which the work was performed.

The staff of Fundy National Park was impressed by your obvious regard for the surrounding environment. Your personal interest, as well as of your workers', was valued by us and made it a pleasure to work with you. Attached is a short summary of our project.

Once again, thank you very much,

Mary Majka,

President, Albert County Heritage Trust

<http://www.timberhart.com/gallery/2010/Molly-Kool.html>