

April 2019

**PROJECT FEATURE:** Seward Basement Laundry + Bathroom + Family Room Remodel



Tired of doing laundry in an unfinished rugged basement? The owners of this 1922 Seward Minneapolis home were as well! They contacted Castle to help them with their basement planning and build for a finished laundry space and new bathroom with shower.

Changes were first made to improve the health of the home. Asbestos tile flooring/glue was abated and the following items were added: a sump pump and drain tile, spray foam insulation, a glass block window, and a Panasonic bathroom fan.



After the designer and client walked through ideas to improve the flow of the space, we decided to eliminate the existing 1/2 bath in the family room and build the new 3/4 bathroom within the existing laundry room. This allowed the family room to be enlarged.



Plumbing fixtures in the bathroom include a [Kohler, Memoirs® Stately 24" pedestal bathroom sink](#), [Kohler, Archer® sink faucet](#) and [showerhead](#) in polished chrome, and a [Kohler, Highline® Comfort Height® toilet](#) with Class Five® flush technology.



American Olean 1" hex tile was installed in the shower's floor, and subway tile on shower walls all the way up to the ceiling. A custom frameless glass shower enclosure finishes the sleek, open design.





Highly wear-resistant [Adura luxury vinyl tile flooring](#) runs throughout the entire bathroom and laundry room areas.



The full laundry room was finished to include new walls and ceilings. Beautiful shaker-style cabinetry with beadboard panels in white linen was chosen, along with glossy white cultured marble countertops from [Central Marble](#), a [Blanco, Precis 27" single bowl granite composite sink](#) in cafe brown, and a [Kohler, Bellera® sink faucet](#).



We also decided to save and restore some original pieces in the home, like their existing 5-panel doors; one of which was repurposed into a pocket door for the new bathroom.





The homeowners completed the basement finish with new carpeting in the family room. The whole basement feels fresh, new, and has a great flow. They will enjoy their healthy, happy home for years to come.



See full details, including before photos at <https://www.castlebri.com/basements/project-3378-1/>



Designed by: [Emily Blonigen](#)

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**EDUCATION FEATURE:** Drain Tile to Solve Leaky Basement



*"When homeowners come to us with water issues in their basement, I always tell them to start with gutters and grading. Those two things can solve lots of water issues. But if that doesn't do it, drain tile is the next solution,"* says Aaron Johnson, co-owner of Castle.

At Castle, we always contract out the drain tile portion of projects to Drew Gardner Concrete and Waterproofing. Drew is our drain tile expert, and he's priced very reasonably.

#### Here's how the process works:

- 1. Remove approximately 16 inches of the floor along the base of the basement waterproofing problem wall areas. An access trench is excavated to reach the foundation footings.**
- 2. Heavy wall PVC drain tubing is placed in the trench surrounded by a layer of washed rock. The rock layer assists in the fine sediment filtration and more complete water drainage.**
- 3. The concrete block center voids are accessed with holes drilled to facilitate moisture evacuation. Vent – Mat edging is installed to direct the problem of water leakage into the prepared drainage trench.**
- 4. The edging channels the water into the PVC tubing basin containing the sump pump. As code allows, the evacuation pipe may be routed to your city sewer system or suitable disposal area.**
- 5. Heavy vinyl sheeting is installed to cover the washed rock drainage trench for a final moisture barrier.**
- 6. A concrete floor is replaced over the new drainage area.**

Because this process is so invasive, it isn't cheap. Adding drain tile to an entire basement will usually cost you somewhere in the range of \$6,000 - \$9,000.

*"If you have a trickle of water once every 4 years, drain tile isn't worth it in my mind,"* adds Johnson. *"But if your basement is constantly letting in water, drain tile may be a necessary step."*

If you are having basement water leaking issues, we recommend reaching out to Drew Gardner directly.



Drew Gardner Concrete and Waterproofing

1634 Breda Ave

St. Paul, MN 55108

(651) 285-6261

[drewgardnerconcrete@gmail.com](mailto:drewgardnerconcrete@gmail.com)

<http://drewgardnerconcrete.com>

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**CASTLE CREW:** Castle Sponsors MetroIBA Annual Meeting



Castle was proud to help sponsor the MetroIBA Annual Meeting on March 26th, 2019 at Bauhaus Brew Labs. [Here](#) are some photos from the event.

MetroIBA is a group of dedicated independent business owners who work together to support locally owned businesses in the Twin Cities. To learn more about this organization, visit <https://www.buylocaltwincities.com/>

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**SPECIAL EVENT:** April 27th- Exclusive Talk with Larry Millett

# MINNESOTA MODERN

Architecture and Life at Midcentury



## LARRY MILLETT

With photographs by Denes Saari and Maria Forrai Saari

Please join us for this free event (on April 27th at our [Longfellow Showroom](#)) where award-winning author and historian Larry Millett will talk about his book [Minnesota Modern](#).

Don't forget to bring a copy of his book for signing!

Please [RSVP](#) in advance on our website.

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# Upcoming Educational Classes:

Northeast Location (2600 Johnson St. NE, Minneapolis, MN 55418):



- May 21st, 2019 - 6PM - Effectively Financing Your Remodel
- October 15th, 2019 - 6PM - Planning a Kitchen Remodel
- October 29th, 2019 - 6pm - Prioritizing Home Improvements

St. Paul Location (362 Snelling Ave S., St. Paul, MN 55105):



- May 7th, 2019 - 6PM - Planning a Bathroom Remodel
- June 18th, 2019 - 6PM - Planning a 1/2 Story (Attic) Remodel
- August 13th, 2019 - 6PM - Planning a Kitchen Remodel
- November 5th, 2019 - 6PM - Planning a Basement Remodel

South Mpls Location (5 W Diamond Lake Rd., Minneapolis, MN 55419):



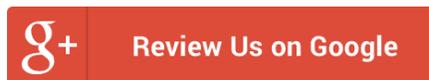
- June 11th, 2019 - 6PM - Planning a Basement Remodel
- October 22nd, 2019 - 6PM - Planning a Bathroom Remodel
- November 12th, 2019 - 6PM - Effectively Financing Your Remodel

Longfellow Location (4020 Minnehaha Ave., Minneapolis, MN 55406):



- April 27th, 2019 - 10AM - Minnesota Modern with Larry Millett
- May 18th, 2019 - 10AM - Evaluating Your Home for Solar
- June 15th, 2019 - 10AM - Planning a Bathroom Remodel
- July 13th, 2019 - 10AM - Creative Financing for Your Remodel
- July 27th, 2019 - 10AM - Planning a Kitchen Remodel

**Have you worked with Castle before? Use the links below to leave us a review!**



[Review NE MPLS Showroom](#) | [Review St. Paul Showroom](#) | [Review South MPLS Showroom](#) | [Review Longfellow Showroom](#)



## Custom Design Showrooms



5 W. Diamond Lake Rd  
Minneapolis, MN 55419  
P) 612-789-8509



2600 Johnson St. NE  
Minneapolis, MN 55418  
P) 612-789-8509



362 Snelling Ave S.  
St. Paul, MN 55105  
P) 651-699-4164



4020 Minnehaha Ave  
Minneapolis, MN 55406  
P) 612-789-8509

Showroom maps & hours can be found on our website at [www.CASTLEBRI.com](http://www.CASTLEBRI.com)

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