

# making way for First-Floor Living



## SPOTLIGHT

Featured Builder

**Duff Builders, Inc.**

(see ad p. 31)

### PROJECT TRADE PARTNERS

**Ambiance by Adair** (see ad p. 46)

**Brooklawn Paving LLC** (see ad p. 42)

**Good's Masonry** (see ad p. 44)

**GR Mitchell** (see ad p. 38)

**J.G. Baker Inc.** (see ad p. 42)

**Lanco Mechanicals** (see ad p. 34)

**M. A. Smoker** (see ad p. 34)

**Martin Appliance** (see ad p. 36)

**Martindale Propane** (see ad p. 44)

**Peris Heating & Cooling, Inc.** (see ad p. 40)

**R&S Painting LLC** (see ad p. 40)

**The Barnyard Boys** (see ad p. 32)

**Vintage Wood Flooring LLC** (see ad p. 32)

**D**uff Builders was contacted in the winter of 2021 by Jon and Susan, a couple planning to retire and move back to rural Lancaster County. They were interested in making some major changes to their recently purchased stone farmhouse. The original part of the home, which was built in 1770, along with an addition built in 1866 and another in 2013, were all in very good condition.

The 2013 addition, built by the previous owner, was located on the side of the farmhouse and consisted of a dining room, bathroom, and laundry/mudroom. Jon and Susan, however, had a vision for a first-floor owner's suite and an attached garage for improved accessibility as well as to further enhance the property's charm. It was this 2013 addition that they opted to modify and add onto.

In selecting Duff Builders, the couple had a well-respected Lancaster County builder who they felt would be a great fit in working with their Maryland-based architect and son-in-law, Samuel Englehart. As you'll learn from Jon and Susan, that initial assessment of Duff was right on.

The property's steep incline posed a major obstacle for the plan to build an attached garage. Adding to the challenge was a large agricultural storage building obstructing the only feasible location for a driveway. Thus, they had to make the difficult decision of demolishing the storage structure to make way for a paved, winding driveway leading up to the future garage location.

The project faced several additional challenges as well. Some of the newer addition space, which housed the laundry/mudroom, had to be partially demolished due to its unsuitability with the new owner's suite and garage plans. Duff also had to move and reconstruct a very large stone retaining wall to accommodate the new footprint while leaving a 7-foot clearance for lawn mower access to the portion of the property that would have been otherwise landlocked. The geothermal lines out of the house also posed a challenge and had to be carefully dug around—exposing them since they were now going to travel through the crawl space of the addition.

One of the main design challenges was determining how to place the garage against the addition without walking through the owner's suite to access the remainder of the house. After much discussion and input from their architect, it was decided to provide a hallway from the garage across the front of the addition to the newly refurbished dining area in the existing house. The long stretch of windows in the hallway facing the front of the property fills the space with natural light. A corner of the long, oversized dining room was transformed into a beautiful and functional pantry that features a custom, sliding barn door and a built-in coffee niche, which was created by closing in an interior window. The original powder room was able to remain in its place at the end of the newly constructed hallway, requiring only a facelift.

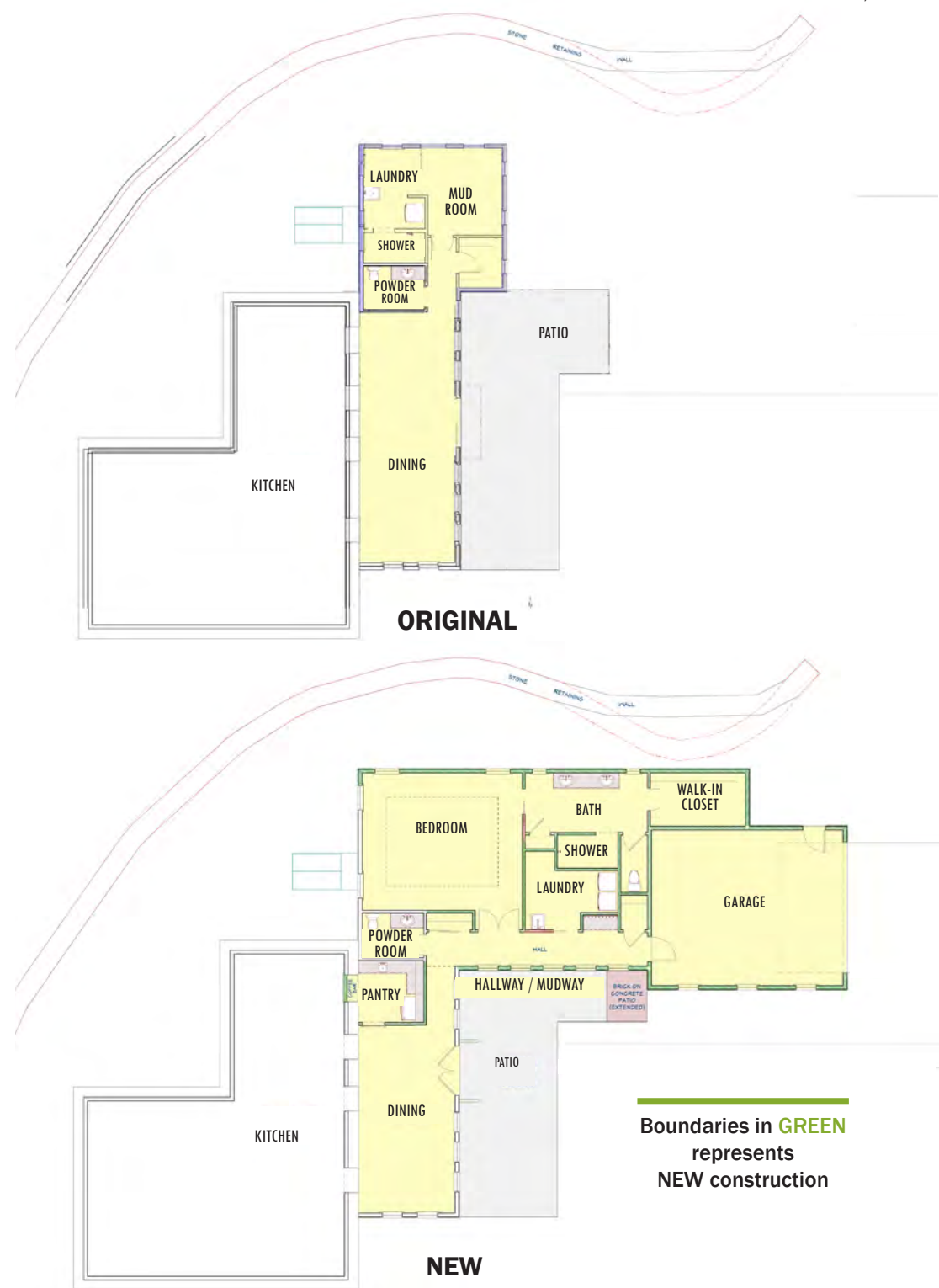
Duff Builders custom designed and built an entryway alcove with repurposed wood for the bench, vintage coat hooks, and storage cubbies, providing a convenient place to sit down and remove shoes when entering the house from the garage. The new laundry room features custom cabinetry along with a folding and hanging area, while the expansive owner's

**D**uff Builders spent a lot of time early in the process understanding our needs. Joe Duff Sr. met with us first at the office and then onsite to offer his suggestions on site plan, layout, and materials. He seemed really interested in making sure that we would have a high-quality outcome that would fit our needs and complement the existing house.

Homeowners, Jon & Susan

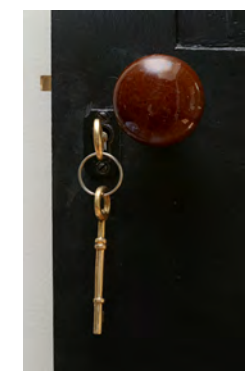
**T**he Duff team was very willing to work closely with us and our architect, Sam Englehart, putting together multiple iterations of design before we finalized any decisions. We discussed our needs/wants with Sam first, sent Sam's conceptual drawings to Duff and then Ray Horning at Duff drew those plans to scale. By the time construction began, we could visualize the project exceptionally well. We felt lucky to have had Sam's guidance on design decisions, and Ray's ability to show us both 2D and 3D renderings of those decisions took 99.9% of the guess work out of our design.

Homeowners, Jon & Susan



bedroom, accessed through double doors, occupies the area that was formerly the laundry/mudroom. The walk-in closet and the spacious owner's bath which features a custom vanity and a large curbless tile shower, are located at the rear of the addition, between the bedroom and the garage.

To achieve a unified look between the new addition and the old farmhouse, salvaged doors and vintage knobs were used along with farmhouse-inspired planks on the hallway ceilings and the tray ceiling of the bedroom. All of the floors in the addition and existing home were replaced with reclaimed white and red oak planks from Barnyard Boys and installed and finished by Vintage Wood Flooring. Barnyard Boys also built the sliding barn door on the pantry and provided reclaimed wood shelves for the coffee niche.



Moving to the exterior, the siding of the original home's dining room was repainted to match the new addition. Also, new shutters with authentic replicated hardware to match those on the existing home were installed. To enhance the porch on the brick patio, new double doors, wood tongue and groove boards, and pendant lighting were installed.

In looking at the following pages, it may be helpful to orient yourself to the floor plans to the left. Enjoy the tour!

# DUFF

BUILDERS



PA3296



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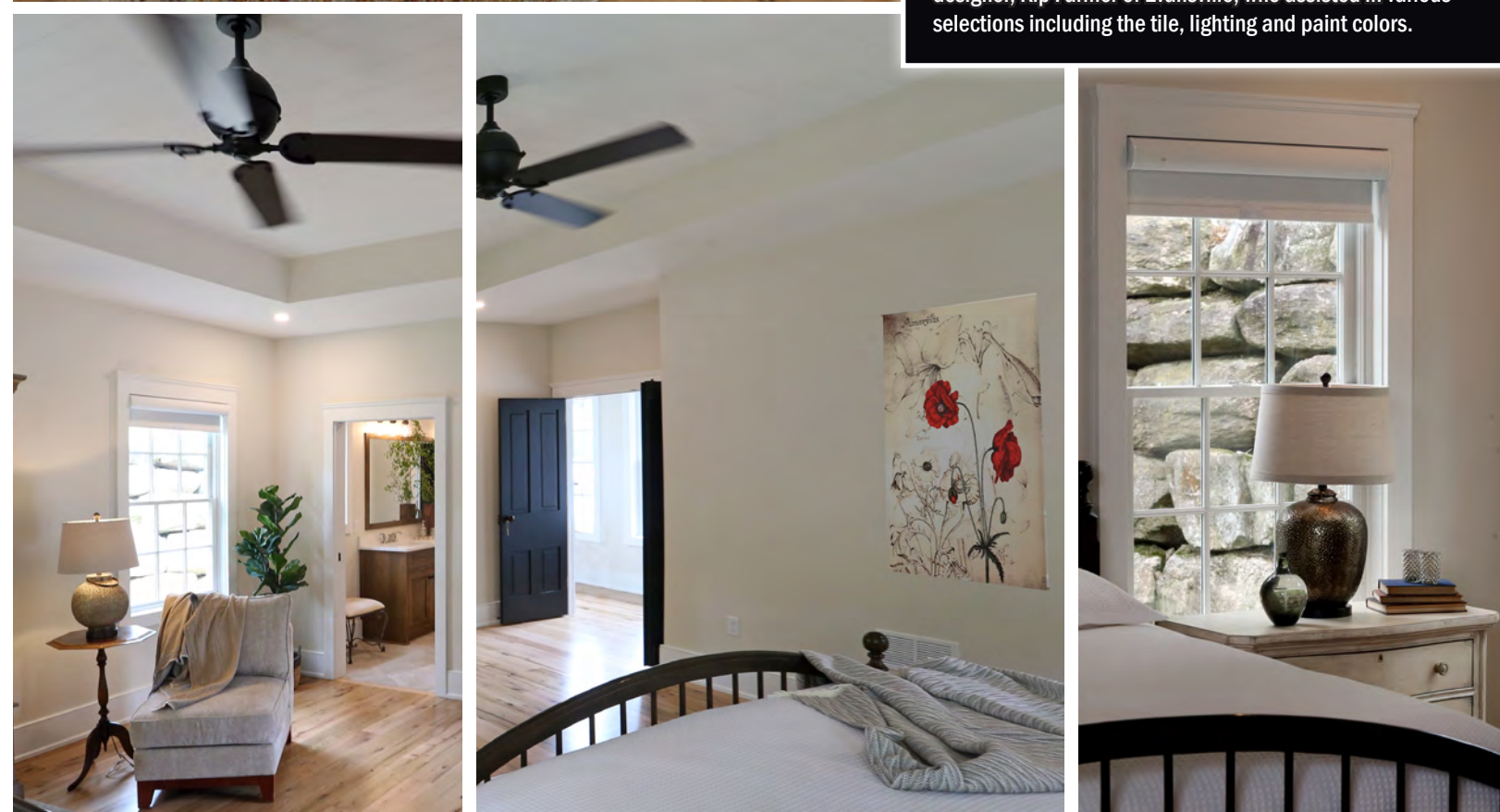
In addition to their Maryland-based architect, Samuel Englehart, the homeowners would like to acknowledge the guidance they received from their Indiana-based interior designer, Kip Farmer of Evansville, who assisted in various selections including the tile, lighting and paint colors.

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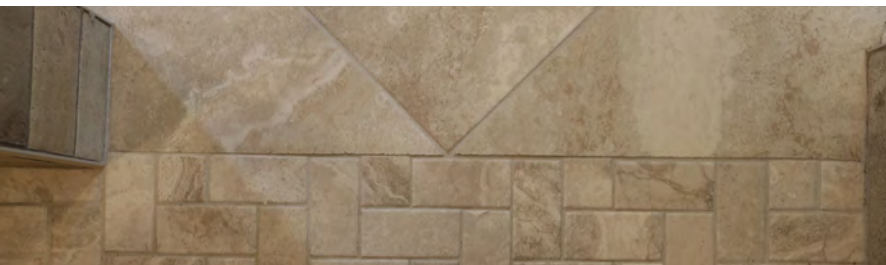
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**W**e are very pleased with the quality of the work. Duff made extra efforts to make sure that the addition complements the existing house. We did make a few changes in the scope which Duff Builders accommodated. The schedule did slip during construction for various reasons but when we were ready to move in to the house, the construction was complete and the house was ready for us. Duff kept us well informed and updated with regular communications.

Homeowners, Jon & Susan



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# M.A. SMOKER INC.

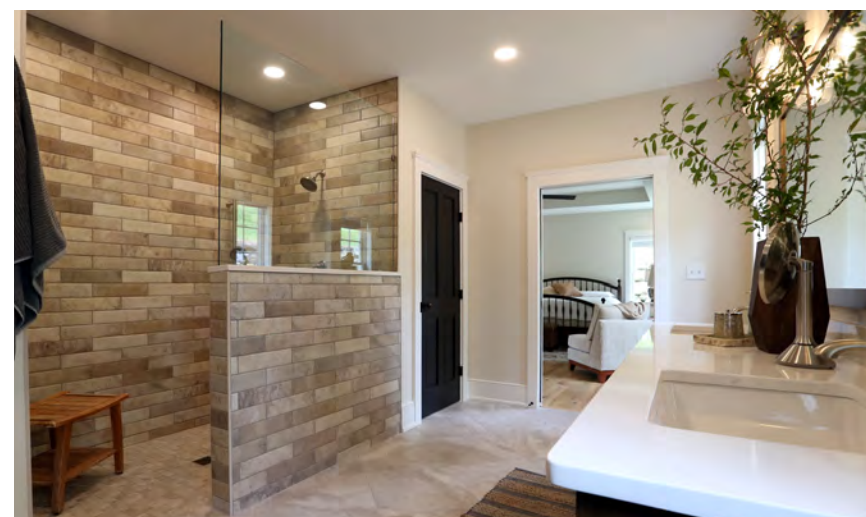
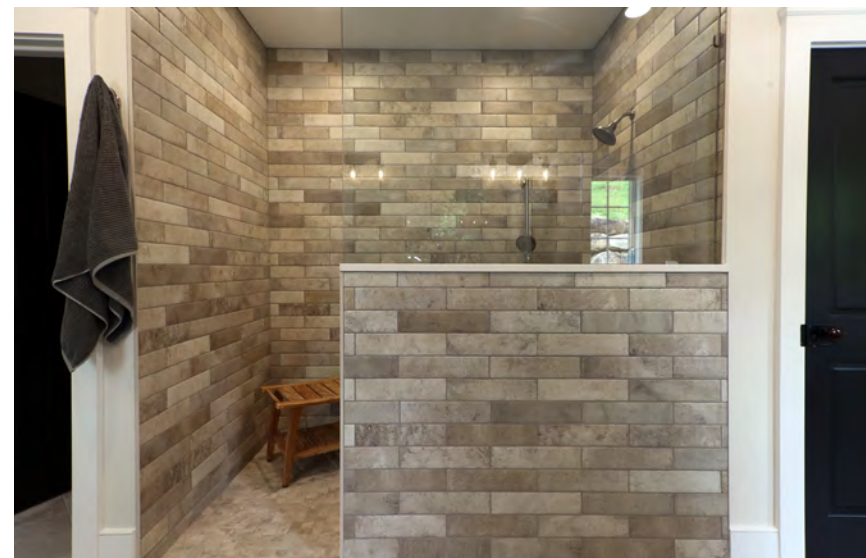
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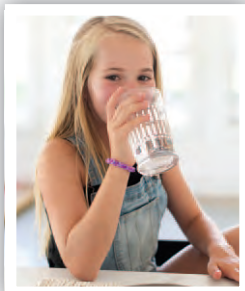
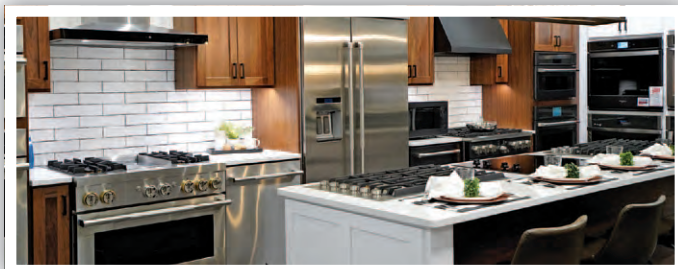


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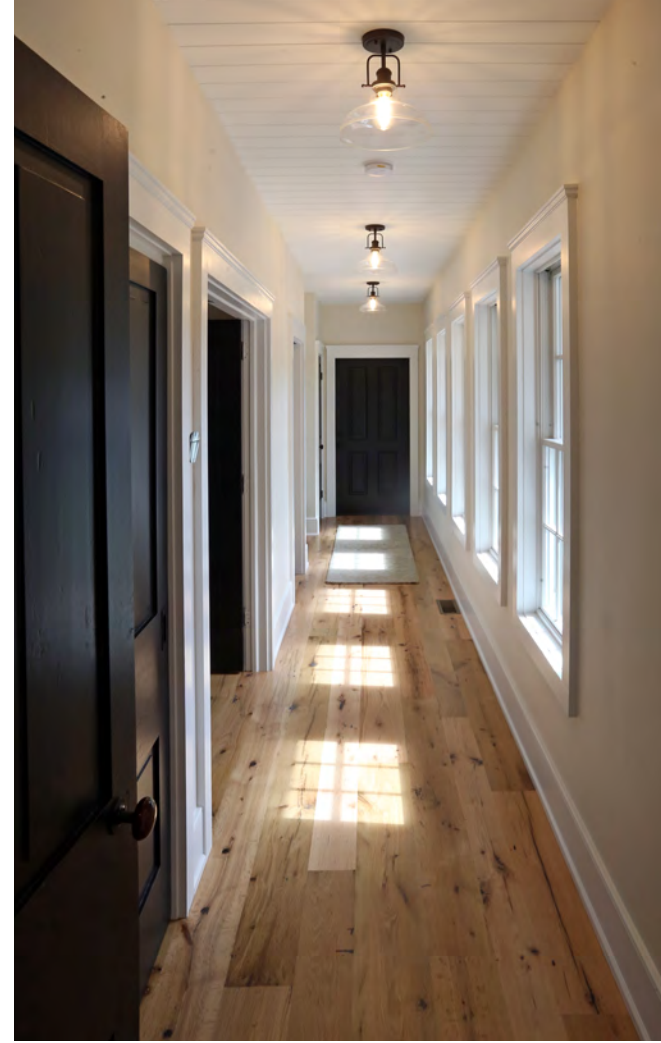
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**A**lthough Duff's entire team of sub-contractors did high-end professional work, we'd like to single out Vintage Wood Flooring who installed reclaimed barn wood floors not only in the addition but also in the first floor of the existing house. We are very pleased with the appearance of the floor and the quality of the installation. Everyone who has seen the floors comments on how beautiful they are. We worked primarily with Christian Beiler who we knew we could trust from the minute we met him. He is a true artist in his craft.

Homeowners, Jon & Susan




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**D**uff Builders was instrumental in helping us achieve our goal of adding a beautiful addition and we couldn't be more pleased with the results. Duff and their team of sub-contractors were always professional and a real pleasure to work with.

Homeowners, Jon & Susan



# DUFF

## BUILDERS

ESTD  1979

*The way dreams are built.*

When Duff Builders, Inc. contracts to build or remodel a home, you are getting experience that dates back to when Joe Duff was five years old. His father was a builder and allowed young Joe to help pound nails into drywall, marking x's where the nails should go. His father always took the time to work along with Joe.

Joe began his own business in his home in Holtwood in 1979. Within the year, he had built his first house. In 1991, the volume of business made it necessary to relocate to the Willow Street area.

Looking back, Joe is proud of how much his company has grown into a successful business. Joe attributes much of his success to having a team of expert craftsmen and top-notch office staff.

Joining the company several years ago were both his daughter, Laura, and son, Joe Duff IV. All three know the importance of family in business and strive to apply those family values to every meeting with a customer.



Left to Right: Bobby Pierce, Melissa Sharpe, Joe Offidani, Joe Duff IV, Mary Ann Barnes, Joe Duff III, Laura Duff, Tony Giordano, Ray Horning

### JOE DUFF, III, Owner

Spending his childhood helping his father build homes and later apprenticing as a carpenter, Joe was able to realize his own dream when he founded Duff Builders in 1979 in the basement of his home. The fact that Joe has spent his whole life in this business, first starting off as a carpenter and working his way through all of the ins and outs of home construction—eventually focusing on the administrative, sales and design aspects of construction—gives their customers the important benefit of experience when choosing Duff Builders. Joe strives to understand what each customer is looking for while always considering their budget and vision of the project. Joe has two grown children, Laura and Joe, who also work in the company. He is a proud grandfather and enjoys spending his free time with his grandchildren and going to his cabin.

### JOE DUFF, IV, Project Manager & Business Development

After many years helping out in the summers, Joe joined Duff Builders full time in 2003. As project manager, Joe's role includes scheduling and overseeing subcontractors, laborers and materials for each job, in addition to maintaining an open line of communication with the homeowners. He is passionate about making sure the products and materials utilized on a project reflect the character of their home. Joe's ingenuity, problem-solving and talents have been appreciated by many homeowners throughout the years. Joe is married with 2 young children, Annabelle and Penelope. His wife, Lauren, helps to manage the company's social media and marketing. Together the family enjoys camping, hiking and renovating their historic farmhouse.

### LAURA DUFF, Office Manager & Marketing Director

Laura started working at Duff Builders as early as 1992, however became a permanent team member in 2001. While some of her time is spent overseeing the daily office functions and marketing needs of the company, her primary role offers homeowners the support, research, design inspiration and feedback that is essential for successfully completing the material selection process. Laura is involved in estimating and tracking of change orders and allowances, ultimately providing homeowners with a detailed overview of their budget as the job progresses. Laura lives in Conestoga with her family. She enjoys relaxing in Florida and tackling creative projects.

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