

# building for today with a nod to the past



Featured Builder

## L.H. Construction

(see ad on p. 28)

### PROJECT TRADE PARTNERS

#### Bowman's Stove & Patio

(see ad p. 36)

#### GR Mitchell

(see ad p. 34)

#### James Hardie Building Products

(see ad p. 30)

#### Keystone Designs

(see ad p. 32)

#### Musselman Lumber

(see ad p. 36)

“Our overall grade for L.H. Construction’s performance during the entire course of this project is a very enthusiastic A+. And considering all my years in the residential renovation business and my critical eye, I think that speaks volumes.

Homeowner, Bob

**W**hen Bob bought his circa 1820’s fixer-upper farmhouse in 1998, he had no idea that he was actually purchasing his future dream house. To most house shoppers, instead of a dream house, the home would’ve been viewed more like a nightmare.

But then again, Bob was no ordinary homebuyer. Bob was a skilled carpenter and woodworker who had years of residential remodeling experience. He had a vision of what the place could be and with the 2.5 acres that came

with the home, he’d have plenty of space to expand, if needed.

Although still employed, Bob was single in those days and finding time to work on the house wasn’t going to be much of a problem. After all, he had no deadline for getting things done and the work would be a true labor of love. And it was...until the thunderbolt hit and *Love Came to Town*. (BB King fans might recognize the reference).

As you might expect, the arrival of Melinda on the scene in 2008 and their subsequent marriage in 2012,

drastically changed Bob’s plans as well as his priorities. Spare time to work on the house wasn’t nearly as abundant. In fact, the couple decided to unload both the farmhouse as well as Melinda’s townhome and find a new place to set up home.

Despite efforts to find a home in a locale acceptable to the working couple—nothing they looked at met their requirements. In reviewing their options, it was actually Melinda who surprised Bob by suggesting that they might want to rethink selling the farmhouse and take on the project Bob

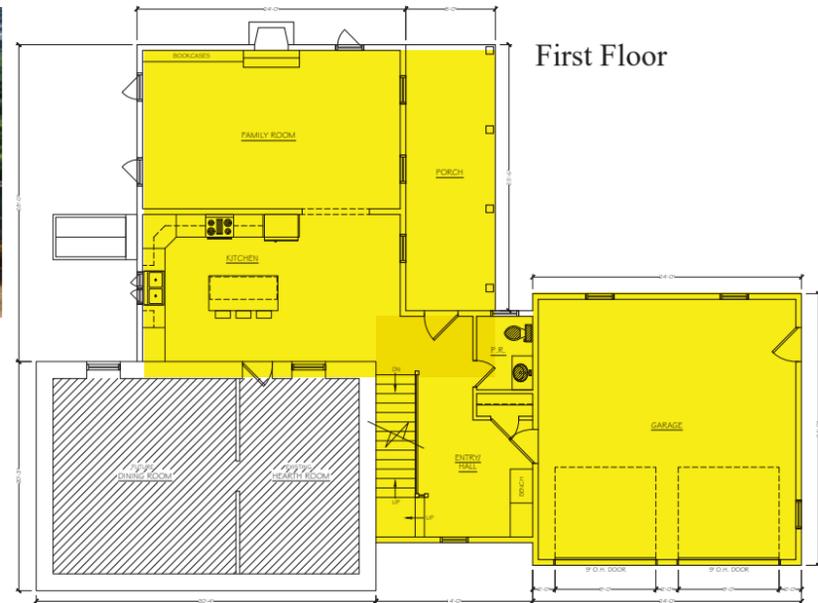
had never finished. Only this time, things would be different.

Plans would be developed that would include a major addition and although Bob would do some of the finish work on both the existing home as well as the addition, they would hire a builder to handle the construction.

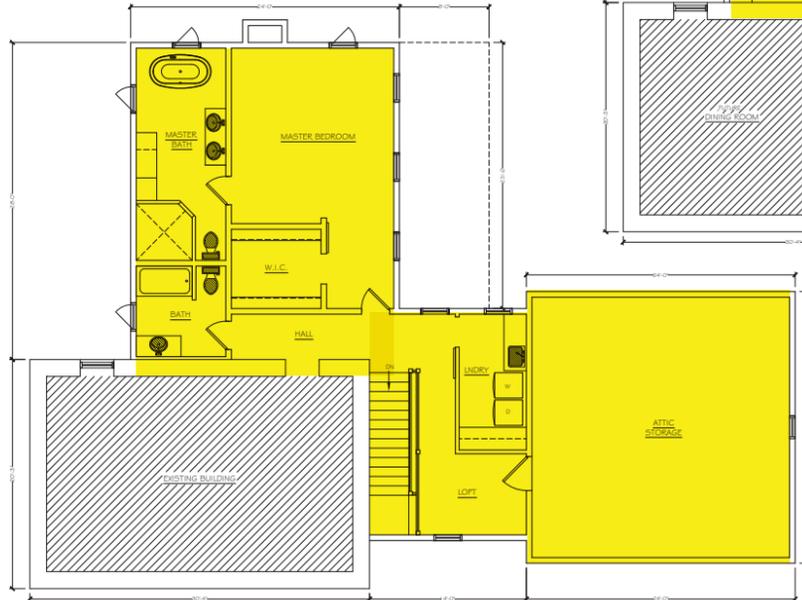
The builder they chose was the Leola based company of L.H. Construction. A plumber associate of Bob’s informed the couple of a Strasburg project in which L.H. Construction was doing that was very similar to what they were planning.

BEFORE





First Floor



Second Floor

**NEW**

As indicated in these plans, each floor of the addition approximates 957 SF (1,914 SF combined) with an additional 300 SF in unfinished attic space.



Through their plumber friend, arrangements were made to visit the Strasburg project and speak directly to the homeowners who couldn't say enough good things about LHC's performance. Bob spoke with the lead carpenter on the job and came away very impressed with his workmanship, communication skills and the neatness of the job site. Having been in the renovation business for as long as he had, Bob took keen interest in all these things—especially now that he was looking for a general contractor.

Along with rough plans that Bob had drawn up (Bob also has an Associates Degree in Architectural Design), he and Melinda met with LHC co-owner, Kent Nolt to discuss the specifics needed for Bob to complete his working drawings for Kent to then price the project.

The couple felt good about their meeting with Kent and the price that he subsequently came up with seemed quite fair. They also were introduced to co-owner Matt Garman, who was to oversee the project. Like their impression

### L.H. Construction's Project Description

This project consisted of major restoration and renovation work on a 1820s vintage stone farmhouse (long covered with stucco), the construction of a 2-story, 1,914 square-foot addition, as well as an exterior makeover of the barn

Critical to the homeowners was exposing and restoring the original stone walls (exterior and interior) along with the wood windows with seated glass (original glass), wood doors, wood floor, timber ceilings, fireplaces, wood trim, and Cyprus sills. In short, the homeowners wanted the original home restored to its original state with the addition to match or complement to the extent possible.

Demolition consisted of the removal of a 1-story addition that was added (well in the past) in the rear of the home. The demolished addition housed a very dated, dilapidated kitchen and bath. Remaining in the stone farmhouse was a small living room and dining room on the first floor with two upstairs bedrooms.

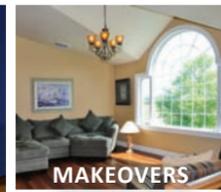
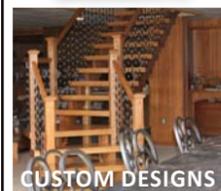
As for the initial design of the addition, fitting to the nature of the old farmhouse, Bob the homeowner—a retired carpenter/woodworker—hand drew his own blueprints. He wanted to do it old school—just like the house.

In order to achieve 9-foot high ceilings in the basement, we had to engineer a design to sure up the existing foundation.

Addition highlights included:

- precast concrete insulated basement walls;
- geothermal home heating/cooling with a gas backup on the heat source;
- pointed out all existing stone;
- AdvanTech plywood for all the framing in the addition;
- all James Hardie plank siding and plank soffit (including barn);
- Azek-Adams window casing, historic sills, porch beam wraps, cornices;
- Azek porch columns;
- an open staircase design was used so the existing repointed gables/stones could be appreciated from inside the home;
- red oak steps (basement to 2nd floor) railings, pickets, posts
- Marvin windows;
- custom garage doors;
- exterior doors are Thermotruie;
- paint glaze finish kitchen with granite countertops;
- free-standing tub in master bath; and
- hardwood & tile flooring.

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**A**s we were told by clients of L.H. Construction (whom we visited), you don't need to look any further than Kent, Matt, and the LHC team for a satisfying and problem-free construction experience. These guys were awesome!

Homeowners, Bob & Melinda

of Kent, they also felt very good about Matt. The fit seemed good, the price was right, and they had a very strong, personal testimonial from a recent LHC client. The decision was unanimous—L.H. Construction it was!

As you'll learn from Bob and Melinda's comments throughout the article, they couldn't be more pleased with the finished product that L.H. Construction delivered. Nor could they be any happier with the manner in which LHC conducted themselves throughout the project—start to finish.

As Bob recalls, "reflecting back on what we started with and how the plans evolved and eventually morphed into what we consider the home of our dreams—it's absolute true happiness—a life changing experience! We couldn't be happier with our decision on taking on the project and selecting LHC to help make it happen."





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To preserve the connection to the past, much of the original stone walls (after being cleaned, repaired and repointed) are exposed in various areas throughout the addition. Behind the original door and

window seen above are the stone home's hearth and dining rooms as shown in the drawings on page 28. Both rooms remain under construction with the homeowners continuing with their restoration work.

**B**eing a carpenter/woodworker myself I was especially impressed with kitchen designer and cabinet maker, Elmer Esh of Keystone Design. My wife and I continue to get compliments on the design and craftsmanship that Elmer and Keystone Designs brought to our project!

Homeowner, Bob



Cabinetry (Kitchen and Bath):  
KEYSTONE DESIGNS



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*Consistent with what we experienced in dealing directly with the LHC staff, their team of subcontractors and suppliers were equally courteous and knowledgeable in their respective trades. And even though we weren't living on-site during the project, they kept the job site well organized and tidy. Construction debris was discarded at the end of each work day.*

Homeowners, Bob & Melinda



Windows (Marvin): GR MITCHELL



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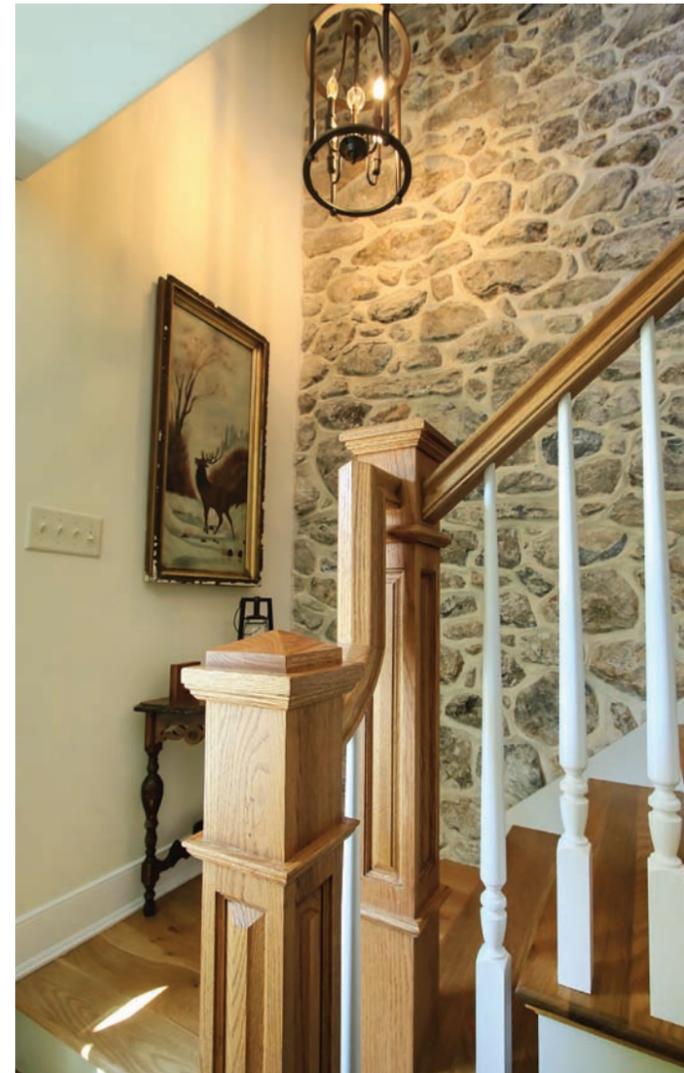
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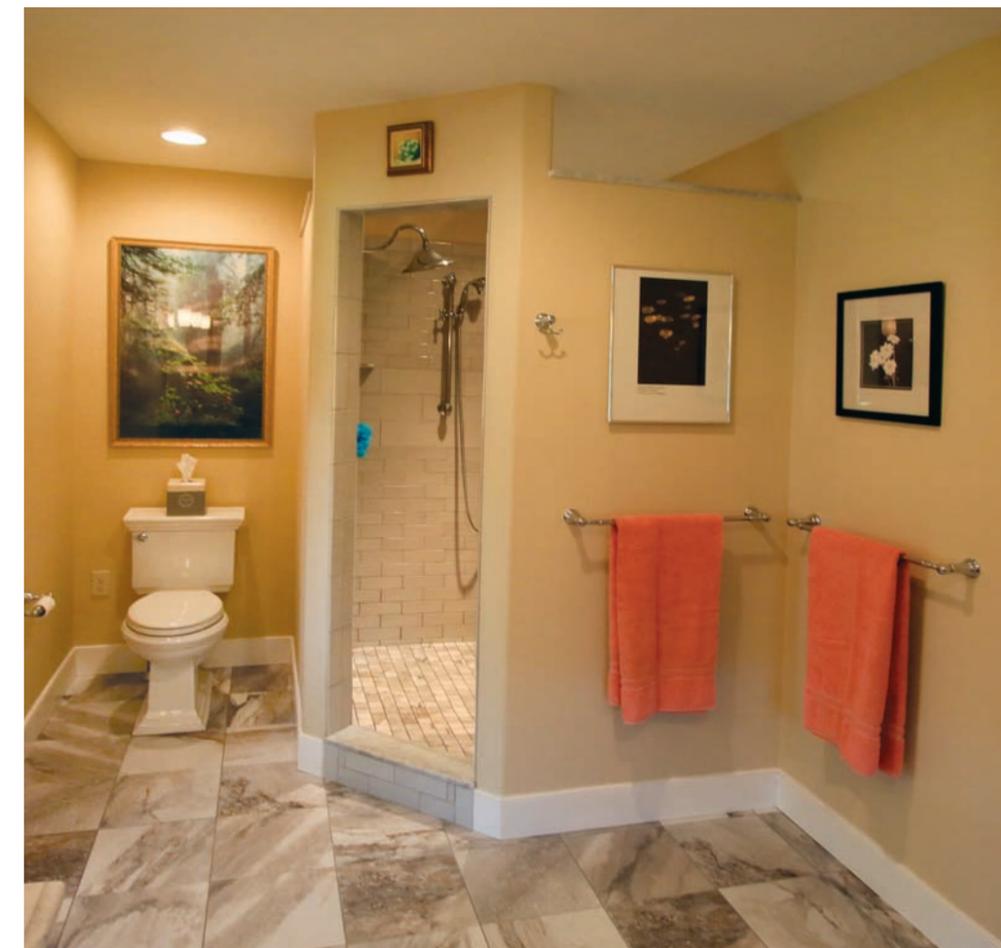
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**F**amily and friends are consistently amazed at the transition of our old 1820's stone farmhouse to a modern 21st Century home designed for today's contemporary lifestyle. Integrating our new addition to the historic beauty of the original home is a nod to the past with respect for what the builders from 200 years hence had produced!

Homeowners, Bob & Melinda



# L.H. CONSTRUCTION

## meet the team

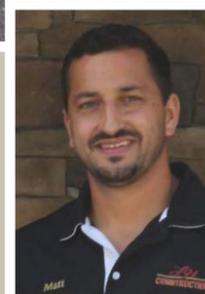


Pictured from left to right: (front row): Austin Miller, David Campbell, Tyler Auker, Mike Englerth, and Kent Nolt; (back row) Jill Nolt, Zach Nolt, Shiloh Beiler, Caleb Botsford, Timmy Campbell, Ralph Brewer, Chester Petersheim, and Matthew Garman.



**Kent Nolt**  
Co-Owner

Kent's background in construction began in 1990 while still in school. Initially working for a structural steel company doing mostly commercial projects, Kent's real interest drew him more and more to residential construction and eventually the creation of LHC in 2007. At a young age, Kent had an awareness and great appreciation for those who built things with their hands—especially an uncle who was an exceptionally gifted woodworker. In addition to loving the building process from conception through tangible results, Kent thoroughly enjoys the people part of the business—especially working with clients. He also enjoys the challenges and rewards of team building, as well as teaching new employees and seeing them through their professional growth.



**Matthew Garman**  
Co-Owner

Matt started his construction career in 2002 at the age of 18 working for a company that employed his oldest brother who had advanced to the position of Project Manager. With his brother as his mentor and professional inspiration, Matt quickly learned not only his craft exceptionally well, but the necessary people skills to deal with clients and other tradesmen. Since the founding of LHC in 2007, Matt quite often assumes the field position of Project Manager where he provides onsite supervision of the project and is the face of the company in dealing directly with homeowners. Matt takes great pride in the workmanship of his team, the quality of their work, and the team building that has evolved over the years.



Shown on this page are the original bedrooms located in the stone farmhouse. While everything in the addition is new, everything in the old portion is original, flooring, windows, doors and trim—all restored by the homeowner.



Reflecting back on what we started with and how the plans evolved and eventually morphed into what we consider the home of our dreams – it's absolute true happiness – a life changing experience! We couldn't be happier with our decision on taking on the project and selecting LHC to help make it happen.

Homeowners, Bob & Melinda

R&A



Finishing off the project and a beautiful complement to the home makeover, LHC



installed James Hardie siding to the barn (previously expanded by the homeowner himself). For perspective, these barn photos were taken from the back porch area off the new addition.

