

R&A
RENOVATIONS ADDITIONS

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Home Improvement Guide™

preserving history
the saving of a 19th century carriage house

featuring local home improvement professionals

D.L. Peters Construction (Spotlight & Cover)

Haller Enterprises, Inc.

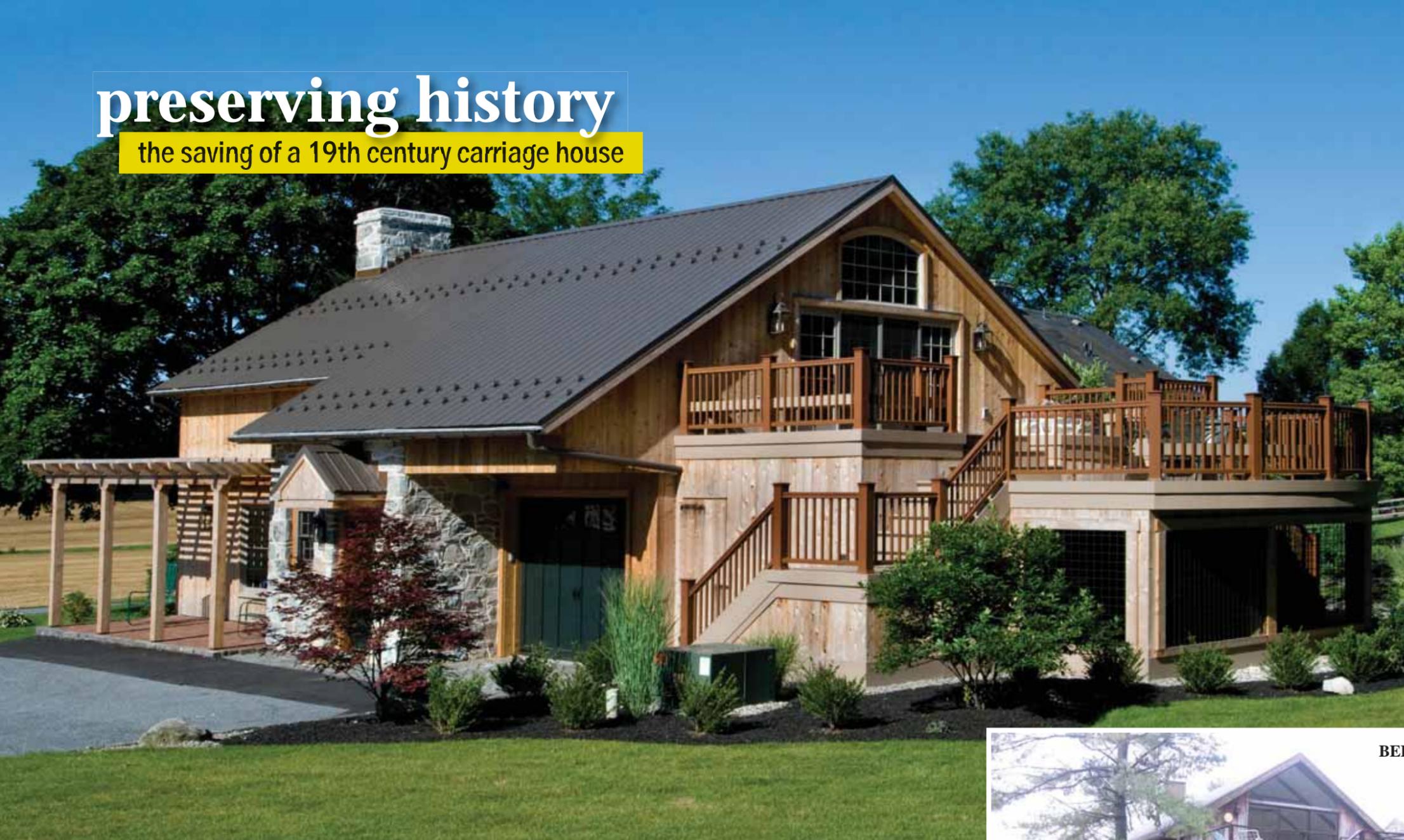
Heritage Design Interiors, Inc.

Buck Home/Kitchens by Eileen

FALL 2009

preserving history

the saving of a 19th century carriage house



project description	
Type:	Carriage House Reclamation/Reconstruction
Contractor:	D.L. Peters Construction (see ad on p. 35)
Trade Partners:	American Period Lighting (see ad p. 36) AZEK Building Products (see ad p. 42) Banta Tile & Marble Co., Inc. (see ad p. 41) Brooklawn Paving LLC. (see ad p. 37) Brubaker Painting & Paperhanging (see ad p. 44) Green's Tree Service (see ad p. 47) Haldeman Bros. Masonry (see ad p. 36) Horizon Kitchens Inc. (see ad p. 40) Martin Appliance (see ad p. 38) Martindale Propane (see ad p. 43) Robert H. Ranck, Inc. (see ad p. 39) Simmontown Demolition (see ad p. 37) Small World Systems, Inc. (see ad p. 43) Smucker Fencing LLC (see ad p. 47) WeeBee Audio Video (see ad p. 45)
Scope:	Due to major structural issues this simple remodeling project escalated into a nearly complete teardown and rebuild (only the walk-in fireplace survived). Salvaging much of the original timber, floor planks, paneling, and hardware, the new construction maintains many of its original features while benefiting from proper foundations, insulation values, as well as new and efficient mechanicals.



BEFORE

When contractor Dale Peters says, “There is nothing I love more than taking a distressed building and breathing new life into it,” he isn’t kidding. His passion for historical renovations was just what homeowners, Tim and Kelly, were looking for. But even they were surprised by just how much “life” their renovated carriage house would offer.

The couple, who live in South Carolina full-time with their two young sons, came to realize their desire to have a home in the area near where Kelly grew up. “I’ve always wanted a farm,” Tim says and goes on to explain how both he and Kelly had grown up on farms. Working with friend and Realtor, Greg Shank, they felt fortu-

nate that this farm in Mount Joy, preserved by the Lancaster Farmland Trust, was on the market.

Dale Peters, of D. L. Peters Construction in Manheim, was invited to the property by Greg to provide some general insight about the needed repairs and window replacements for the main farm house. He was instantly drawn to the property’s potential for restoration. At his meeting with the homeowners, with his presentation portfolio in hand, Dale surprised Tim and Kelly by saying, “I don’t want to show you pictures. Let’s just get in the car and go.” With that, they

drove throughout the county looking at various projects that Dale has done in the past. Tim recalls, “Property owners

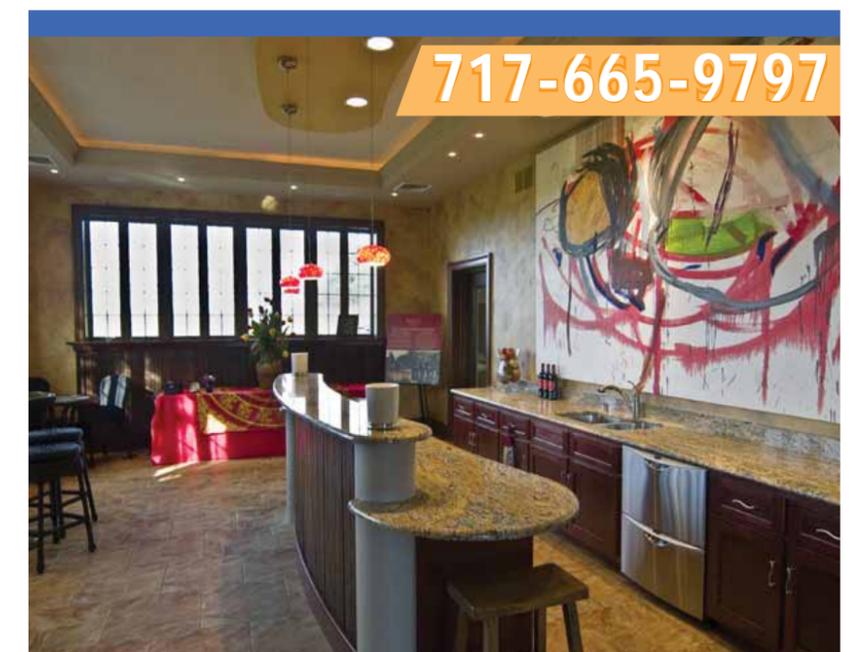
“We didn’t want to put a band-aid on the carriage house. We wanted this property to last in our family for generations.”

accommodate visiting family and friends. What they did not expect was a complete transformation that would become an extension of their everyday living space.

From the onset, the couple’s goals for the carriage house project were simple. “The concept of the whole farm was to have a place where the entire extended family can all come for holidays,” Tim explains. Tim also wanted an office and smoking room, complete with an air purification system, so that he could entertain friends who share his affinity for cigars. Kelly and Tim were both interested in having a place where friends and family would feel comfortable during overnight visits, while at the same time, providing a space for entertaining.

would come out and say, ‘Come on in!’ I knew right away that this was the guy we wanted.”

From the time Tim and Kelly decided to purchase their historic Lancaster County farm in November of 2007, they knew they would eventually be fixing up the old carriage house to



The original structure of the carriage house was patch worked together. "It appeared to be something that a farmer, back in that time, put together for implements or a garage, and as it went through time, people kept upgrading this piece and that piece," Dale says. "Everything was so substandard."

While the owners were hoping to renovate the existing carriage house, their builder was very clear that a complete tear down was possible. Tim says, "I've learned that Dale is typically right. He told us, 'I don't know if you'll be able to do what you want because of the struc-

tural integrity of the building, and we're not sure until we get into it, but if I had to guess, here's what we're going to find.' And pretty much, we found every one of those things!"

The decision to demolish the carriage house to the ground was made near the end of July in 2008. "We didn't want to put a band-aid on the carriage house. We wanted this property to last in our family for generations," Tim remembers. Demolition began, and the old walk-in fireplace on the first floor was the only thing left standing.

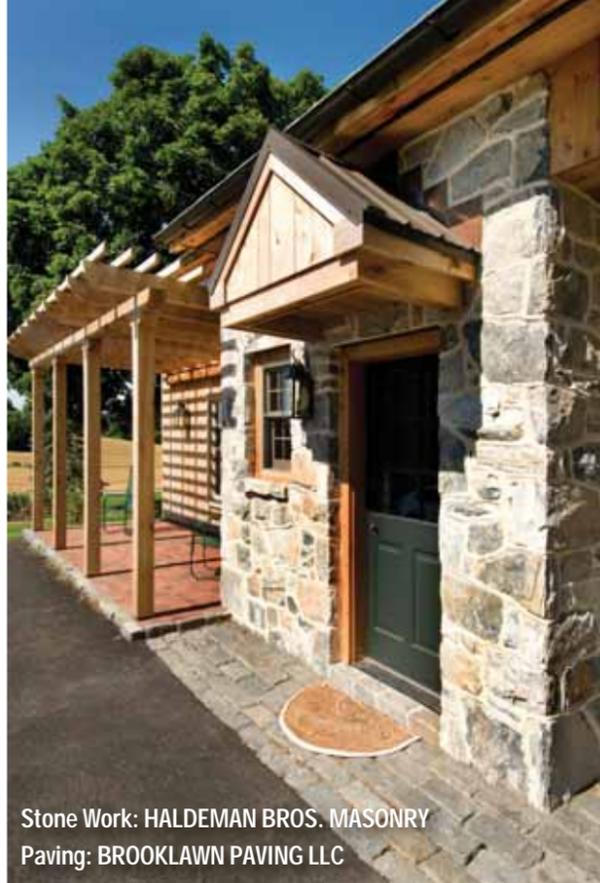
Dale was able to reclaim the natural wood floor and wainscoting, the plank doors from the cigar room, and the rustic vanity and top in the powder room. If something was able to be salvaged, they found a use for it and thoughtfully worked it back into the design and construction of the carriage house. The demolition gave D.L. Peters the opportunity to properly install the foundation and mechanical systems that were lacking in the original structure.

While knowing they wanted to keep the same general layout, the owners also realized that certain changes were go-



ing to be made to the design even prior to the decision to tear it down. To solve the problem of having no interior staircase from the first to second floor, a bumped out entryway was designed to accommodate a staircase connecting the two floors.

It seemed that opportunity presented itself at every turn for improving on the design of the new carriage house.



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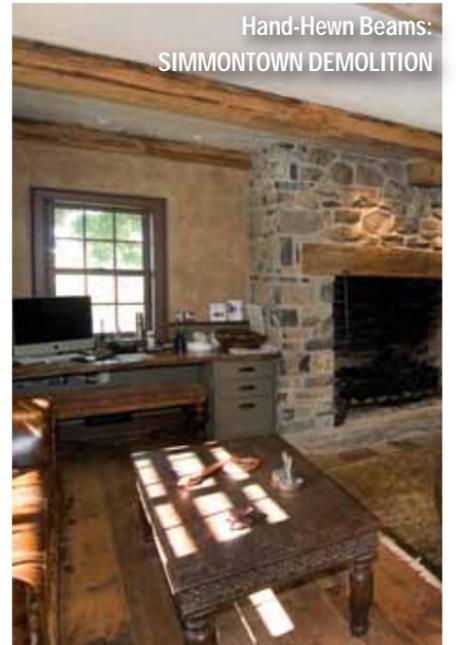
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Dale saw what we were dealing with, he knew we needed a space!"

With only a few months to build the carriage house before Tim and Kelly's Thanksgiving deadline, Dale worked hard and pulled it off with stunning results. "I was surprised at how quickly it came together," says Tim, "and how, when we were finished, it was better than what we expected."

From the moment you drive up to the property, the carriage house greets you with an appealing combination of salvaged natural cobblestone walkways and brick porches, western red cedar siding and a reclaimed limestone entrance. The front observation patio is situated under a charming pergola replicated to match one from the original structure.

The front entry is full of character and warmth, highlighting a natural brick floor and installed with radiant heat. The use of reclaimed materials is seen in the wainscoting that was originally attic flooring and parts of a hay rack that were repurposed as a stair railing. Seamlessly combining the old with new, the laundry area is nestled in a corner with modern appliances



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For example, when Tim and Kelly decided to expand the deck area, they were able to address a location for the generator they wanted and create a dog pen for their three large dogs. The owners did not start off by saying, "We have to have a dog pen." But, it just came together. Kelly laughs, "I think when we unloaded those dogs and

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Around the corner brings you to the cigar smoking lounge and Tim's office. The mammoth walk-in fireplace that was original to the structure is promi-

nently featured. The hand hewn beams on the ceiling compliment the natural wood floor, wainscoting and chair rail that were all part of the existing carriage house. Tim and his friends are able to enjoy smoking cigars without

worrying about air quality due to the modern installation of the smoke purification system. A large, live-edge English walnut slab was custom fit into a corner of the room to serve as Tim's desktop and successfully adds to the

room's rustic aesthetics.

Another point of interest on the first

floor is the garage, which Dale explains is "the nerve center" for most of the property's mechanical systems. The

automatic generator, outdoor lighting, security, phone and power are all housed in the garage.



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Guests are invited to stay overnight in the upstairs area of the carriage house. The historical details in the two bedrooms and one bathroom allow guests to live in the past, while the modern amenities offer a touch of luxury. In keeping with the spirit of historical renovations, D.L. Peters built custom plank doors that were recreated to match those salvaged in the cigar room, complete with iron hardware.

The remainder of the second floor consists of a living space and wet bar with vaulted ceilings and grand views of the outdoors. The old pine attic floor, reclaimed from a home in Mount Joy, adds to the character of the space. Distressed custom cabinetry and rustic lighting fixtures are featured in the comfortable wet bar area. Tim and Kelly have found this space to be a wonderful, unexpected extension of their daily living at the farm.

The impressive multi-tiered deck is perfect for entertaining family and friends or enjoying quiet days



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at home. The inviting custom fire pit with gas logs is centrally located to be enjoyed from many perspectives, including the built-in benches that surround the perimeter of the deck. The deck's wide staircases lead down to the lower level grilling area and picturesque landscaping. The grounds were beautifully restored and showcase a pond with an observation deck and waterfalls.

Throughout the renovation process, Tim and Kelly remained in South Carolina. Tim says, "I think my biggest fear going into the project was the distance. The reality is that we just communicated really well...over the phone, over email."



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Greg, the original Realtor, also helped to ease communication on both sides. Both the homeowners and the builder appreciated the ability to bounce questions off of him when necessary. Greg typically manages everything on the property while Tim and Kelly are living in South Carolina.

It was apparent to Tim and Kelly that Dale worries more about the small details than they ever could. "He took that burden," says Tim. "I never felt like I was being sold something. If Dale had a suggestion, I knew it was going to improve the quality of the project, so I think some of that natural tension just went away."

Facing challenges in the construction process is all too common for building contractors. Dale remembers one moment where his problem solving skills were put to the test. Only days before drywall was to be installed, a local sound and video company rough wired the carriage house. Upon seeing some issues with the wiring, Dale attempted to contact them only to find out the company had shut their doors. Dale's quick action in arranging interviews with other audio visual companies paid off. "We chose WeeBee Audio Video for their knowledge, fast response time and their willingness to clean up and finish a bunch of unknown wiring," Dale says. He attributes their commitment and work ethic to getting the job back on track. "Lee Rambler of WeeBee was just a call away and willing to solve any problems we had," Dale remembers. "Today, we go straight to WeeBee for our work."

The relationship Dale has with his subcontractors is well-established and strong. This unified teamwork plays a significant role in how Dale is able to provide quality craftsmanship within a timeline and budget that his clients require. Regarding the quality of subcontractors, Tim agrees, "I didn't meet one person in this whole process that I didn't feel comfortable to have on the property."

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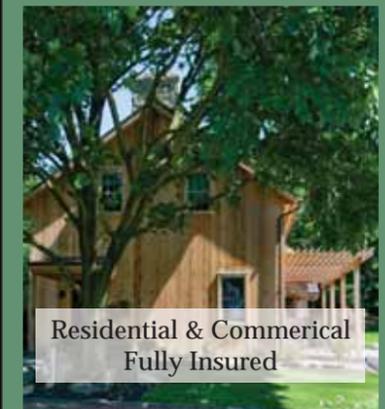
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"All I can tell you is that Dale is our lifeline to anything that happens," Kelly says. "He treats this house as if it were his own." Adds Tim, "I think he showed us that it is possible to make a major renovation and still leave the character of the property intact."

For Tim and Kelly, it is the little moments that have sparked life into the carriage house. At the beginning of the journey, the homeowners simply wanted a place to accommodate guests. By the end, they were fully enjoying the space themselves...quiet evenings with their sons watching movies and eating popcorn, hosting holiday parties for family and relaxing by the fire pit while snow was gently falling.

D.L. Peters Construction knows the importance of revitalizing old buildings and how to do so with attention to detail and service. Dale's ability to breathe new life into distressed properties, while blending historical character with modern conveniences, is apparent in not only the quality of the finished product, but in the quality of life he brings to homeowners.

R&A



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