

bucking the trend



instead of downsizing, these soon to be empty nesters are gearing up for future grandchildren

Unlike most soon-to-be empty nesters, homeowners John and Liz weren't interested in downsizing. They enjoyed entertaining and family get togethers too much to think in that direction. And, most importantly, they wanted to create a place that their two young adult-aged children would want to come back to...especially grandchildren when that time comes.

As it first started out, John and Liz were looking to have a swimming pool installed in their back yard along with a gazebo, a garage, and some landscaping. While attending one of Lancaster County's home shows, they quickly settled on their pool company—Integrity Pools & Spas in Lancaster. As for the garage and gazebo, Craig Horning, owner of Integrity Pools, referred them to colleague Eric Weaver, owner of the award-winning, Leola-based design-

build firm, Pinnacle Building & Design, who was also exhibiting at the show.

Based on Craig's recommendation and after having met with Eric and seeing his impressive portfolio of completed projects, John and Liz both agreed that Pinnacle would be a good choice for designing and building the garage and gazebo as well as overseeing and master designing the rest of the project.

As for the landscaping, the couple had already been working with landscape architect, Howard Jay Supnik, and were well on their way with preliminary plans.

During the development of plans for the garage, however, it quickly became obvious that the current lot size was in-



SPOTLIGHT

project description

| | |
|--------------------|--|
| Type: | Whole House Remodel, New Pool & Pool House/Garage |
| Contractor: | Pinnacle Building & Design, Inc. (see ad p. 35) |
| Trade Partners: | Beiler's Woodworking, LLC (see ad p. 52) Clean Energy Maintenance Inc. (see ad p. 54) Conestoga Country Kitchens, Inc. (see ad p. 50) Howard Jay Supnik Landscape Architect (see ad p. 38) Iddings Electric Inc. (see ad p. 42) Indoor City (see ad p. 50) Integrity Pools & Spas, Inc. (see ad p. 36) Interior Fancies (see ad p. 48) J.G. Graybill Plumbing, Inc. (see ad p. 52) J.W. Phipps Masonry Contractor (see ad p. 40) Kreider & Flick Painting (see ad p. 50) Martin Appliance (see ad p. 46) Musselman Lumber Inc. (see ad p. 44) Sauder Bros. Concrete Inc. (see ad p. 40) Scott Spencer Drywall (see ad p. 48) Shank Door Company (see ad p. 38) Shrock Fabrication (see ad back cover) Yale Lighting Concepts & Design (see ad p. 42) |
| Scope: | Phase I: The original work included a kitchen/breakfast room addition with a large island, granite countertops, Miele coffee machine and commercial grade Viking appliances. The family room was expanded and features a large window overlooking the new pool area, adding wonderful natural light into the home. The pool house and covered lanai addition features garage space, a workshop, loft, full bath, and a kitchen with a glass folding wall opening onto the lanai. Surrounding the pool is an outside TV, sound system, large stone fireplace and outdoor kitchen providing great entertainment areas allowing family and guests to gather in various areas. Phase II: Master Suite Remodel. The diagonal entry to the suite was squared off creating more of a foyer entry. The closet was slightly expanded and the two were combined to create one large dressing area. One armoire leg pulls out and the small space is outfitted with pegs to hang jewelry and accessories. On the other side, the leg pulls out and has a full-length mirror on both sides. Tile resembling hardwood planks was used in the bedroom and closet. The sturdiness of tile and the look of wood complimented the adjoining rooms and holds up well in high traffic areas. In the bathroom, the homeowners opted for a clean cut limestone look on the floor and walls, adding accents of glass and stone for texture. Keeping in details with other areas of the house, stained beams and trim details were added to eliminate the vast empty space of the cathedral ceiling. The air-jet pedestal tub is the focal point of the space with glass Moroccan tiles as a backdrop. The shower is outfitted with a rain shower head, slide bar and body jets with storage built into the walls. Pressed organic glass was used to create an area for natural light to flow into the shower and water closet while ensuring privacy. Once a dim room, the sunlight now pours into the bedroom through the sliding doors and newly placed windows. A Juliette balcony was added to step out and overlook the lush landscaping and patio area. A metallic faux finish on the tray ceiling is uplighted by LV lighting tucked behind the crown. |





sufficient to house all of the project's components. And even though plans for the gazebo were scrapped, the garage building which was being designed by Pinnacle for multiple purposes (pool house with a covered lanai, a full kitchen, a full bath, workshop, and loft) had too big of a footprint to fit on the existing property.

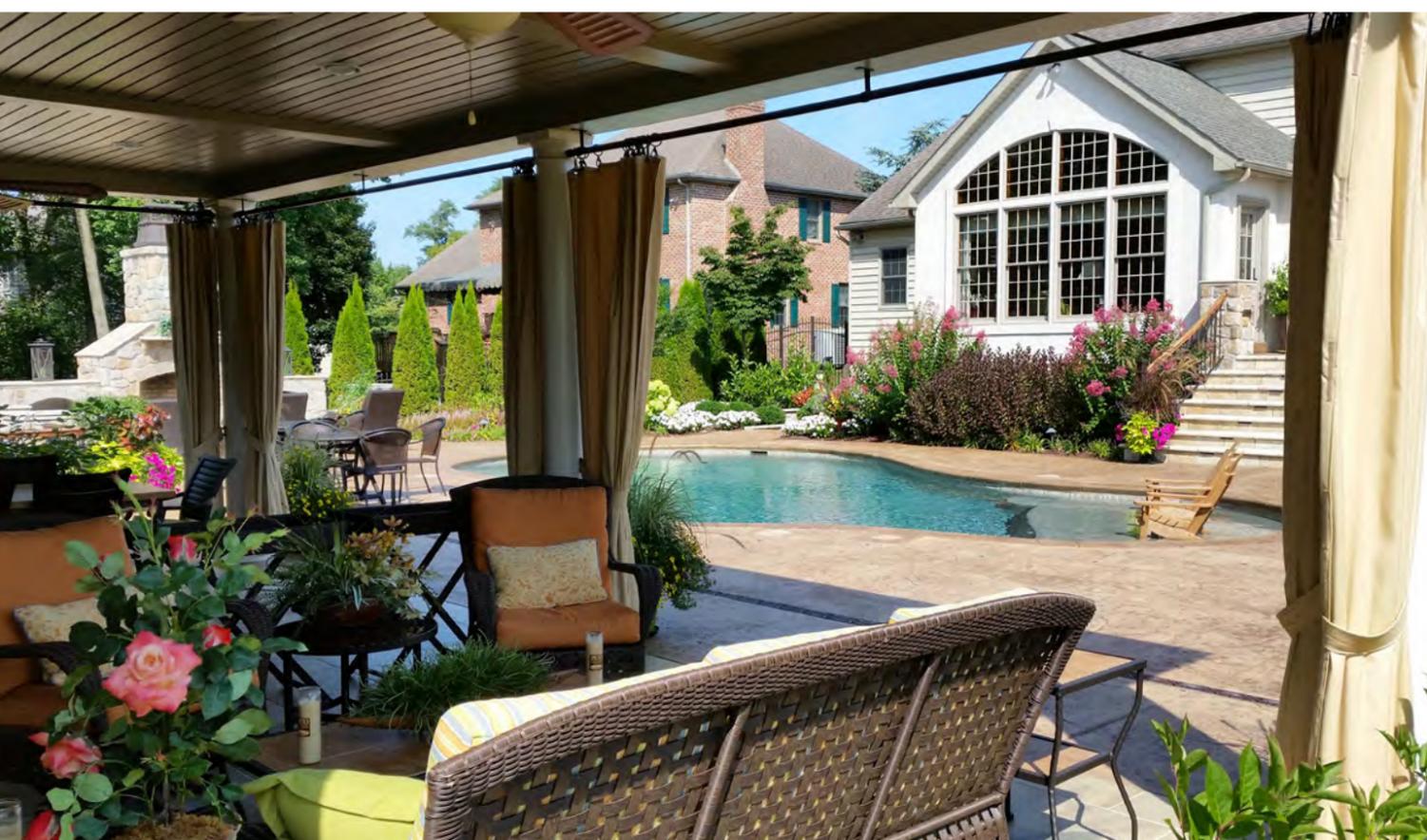
As luck would have it, despite living in a fully built, nearly 15-year-old development, land adjacent to their property was available for purchase. This additional land made everything doable—and then some! Shortly after the land purchase, the homeowners started thinking bigger and decided to expand the project even more. Added to the project's scope was a home addition which would consist of a new kitchen, an expanded family room with a large window that would



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Eric



Beth



Jason

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Craig Horning, President



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overlook the beautiful new pool area, and a basement to be used for pool supply storage.

Pinnacle's CAD Designer, Kyle Rehnberg, took the reins and created the final master design with all the details that John and Liz were looking for. The 3D imaging Kyle completed proved to be a great help to the homeowners in visualizing the final look.

Upon completion, Eric and his team at Pinnacle received permission from John and Liz to enter the project into the Building Industry Association of Lancaster County's annual Remodelers Awards of Excellence competition where it was awarded the winning entry in that year's Whole House Remodel, Division 6 category.

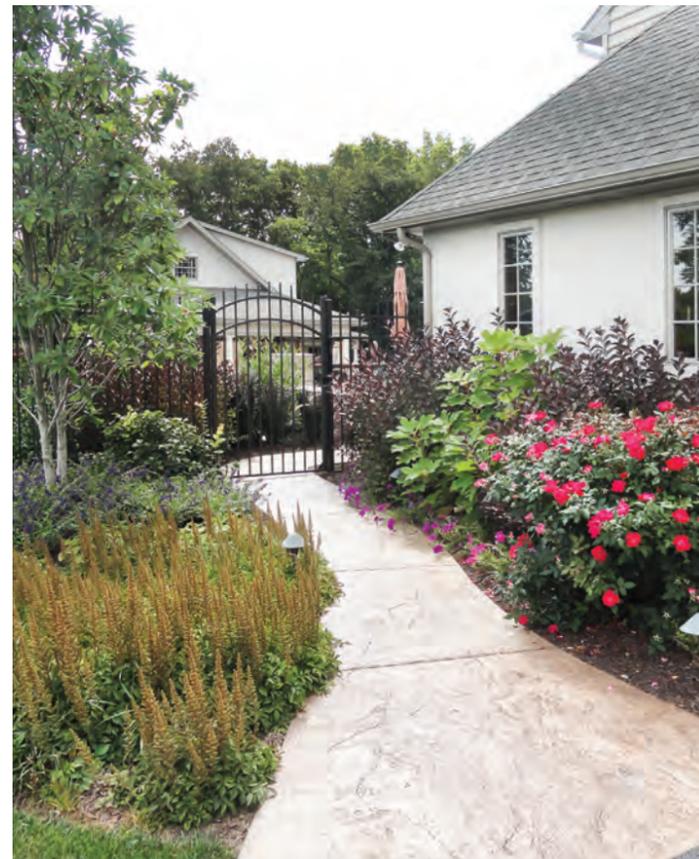
After approximately two years following





the project's completion, the homeowners once again started to get the home improvement urge. This time, the focus was on the master suite with the goal of bringing it up to date and more usable. The existing bedroom and closet space lacked natural light and did not meet their storage needs. As for the bath, in addition to being dated, the space layout was not ideal.

As you will see in the subsequent pages, both project phases turned out absolutely beautiful. To learn more, we sat down with the happy homeowners along with Pinnacle Building & Design's Eric Weaver and his Bathroom Project Manager,



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Beth Stover. Also joining the conversation is Liz and John's personal interior decorator, Kathy Shenk, owner of Interior Fancies in Manheim.

For the benefit of our readers, can you share with us a little history of your home?

John: We had the home built 17 years ago in what was a new development at the time.

Liz: We actually overbuilt—the home was big for us. We were just starting our family and this was more house than what we needed. John's father encouraged us to go big, so we did.

We understand that you first met Eric at one of the area's home shows. What was it about him and Pinnacle that appealed to you?

John: I think we were both impressed with his professionalism. He is an intent listener, has a very engaging demeanor, and his portfolio of com-



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pleted projects is top shelf. I think we both liked him instantly.

What started out as a garage/pool house and pool project quickly morphed into much more. What prompted such a dramatic change in scope?

Liz: I remember distinctly...we were at a friend's Christmas party up the street and we were so impressed with their large, beautiful kitchen. We came home and in the middle of winter, we took our coffee out to our deck and started thinking...we could do something with this!

John: And, in short order, we had Eric expand and design the project to include plans for an addition for the kitchen and expansion of the family room.

Eric: For aesthetic reasons, we also incorporated an alteration to one of the upstairs bedrooms using a dormer to help it blend better and enhance the curb appeal.

John: That's where having a true professional really helps. Unlike many additions that you see around the county, ours looks like it belongs there—thanks to Pinnacle.



see our ad on back cover

Liz: Absolutely it does! To me, it doesn't even look like an addition.

Eric: And with the kitchen addition and family room expansion, we started to develop ideas on how we could pull the new space into the existing home. Through the use of common themes and unique design elements, I think we achieved that. The coffered ceiling in the family room is a perfect example.

John: As you may remember, I wasn't too keen on the added expense of the ceiling. It took me a week or so to come around but I'm glad I did. That ceiling has great appeal.

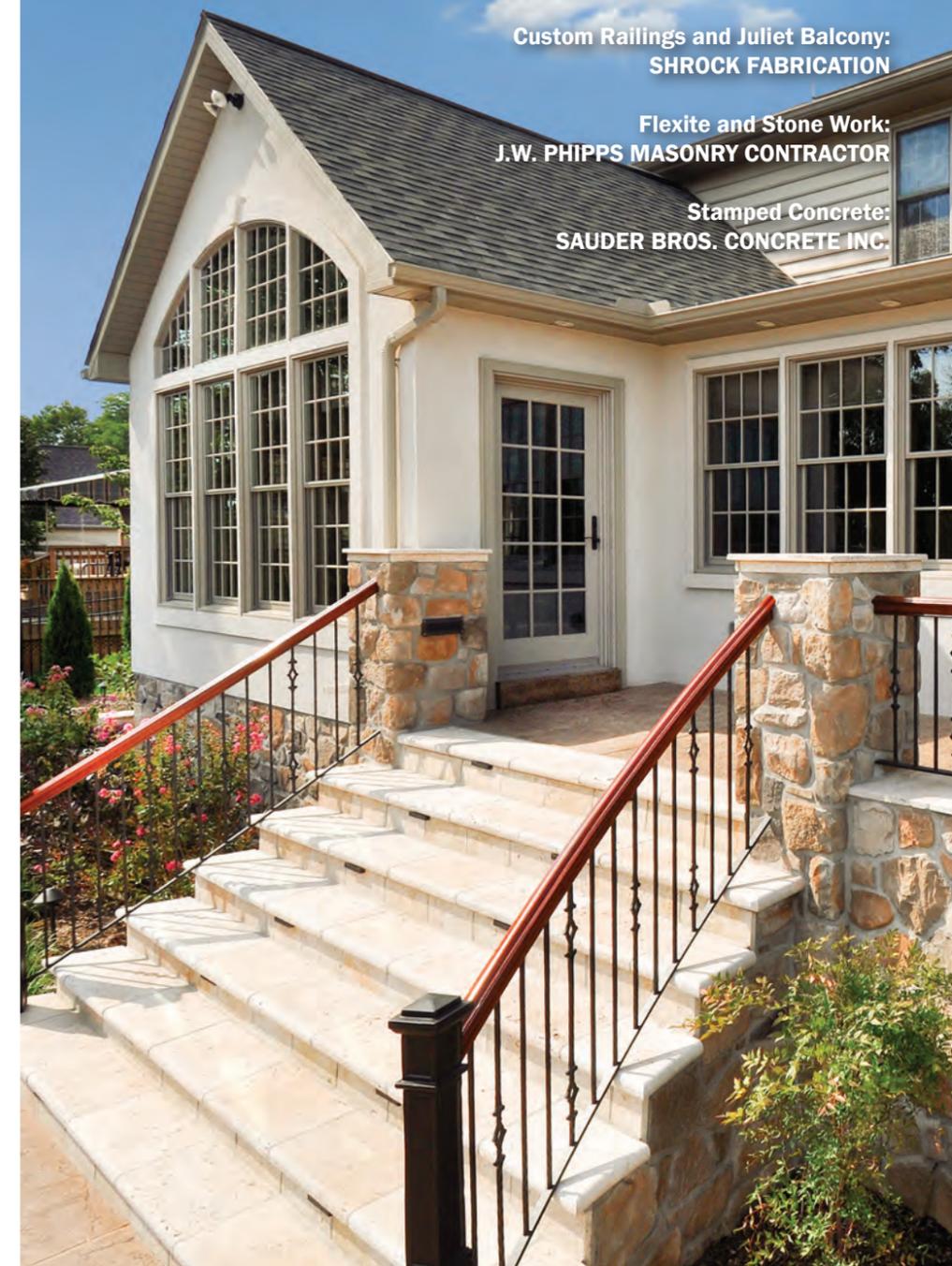
Liz: Another detail that made a huge difference was the columns.



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I wanted the original round ones replaced with square ones, but the replacement estimate was ridiculous. For a fraction of the cost, Eric had his guys wood case them into a square design and they turned out fantastic!

John: Eric's recommendation to include a full basement under the addition for storage also turned out to be a great idea. I would recommend that to anyone who's adding on.

Liz: In addition to our pool supplies, the new basement area is where I store all my entertainment supplies—and we entertain a lot. All together, Pinnacle provided us with three new storage areas and I love it!

Beth: We have yet to hear anyone complain about having too much storage space.

At any point, did you ever consider moving or having a new home built?

John: As surprising as it may sound, yes, we did. We knew we were over building for the area. But with each place we looked at we knew we'd basically be starting over. We have a lot of amenities here in a fairly small footprint and, over the years, we have added layers of detail that could not be easily duplicated. My feeling is that these details, layer upon layer, is what makes a house a home.

Liz: Another strong reason for us staying here is our children. This is the only home they've ever known. The idea of us relocating didn't go over very well. They are both sentimental—and THIS is their home.

We are told that you lived onsite throughout the construction phases. What were those experiences like?

John: I better let Liz address that one. I was on the road most of the time and didn't experience the day-to-day activities.

Liz: Well, for the first project, I won't paint a rosy picture...it was loud and hectic and it went on for quite a while. Start to finish, this was over a five-month period. Each day, I counted down to 4 o'clock for things to quiet down.

John: What saved us was the basement where we have a comfortable living area including a full kitchen.



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That was our refuge. With the exception of coming upstairs to sleep, we lived in our basement.

Liz: With all that being said, I must say that it was totally worth it. We couldn't be more happy with the way things turned out. Compared to the first project, the master suite project was a piece of cake.

Based on what you've told us, is it safe to say that you are pleased with both projects and the performance of Pinnacle and their team of subcontractors?

John: From the very beginning when we first met with Eric, he made things seem easy. And with all the twists and turns we threw at him as our project got bigger and bigger, he still made things seem easy. He just went with the flow and took care of everything. Nothing seemed to fluster him.

Liz: Yes, Eric and his team at Pinnacle as well as their subcontractors were great to work with and they did a wonderful job. They were all very professional and respectful to us and I always felt comfortable with them in our home.

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Eric: Thank you both for those comments. We take great pride in what we do and how we treat our clients. I make every effort to ensure that our tradesmen have that same attitude. In response to John's comment about how I handled all the changes during the first project, I can honestly say it was a fun challenge. It certainly wasn't boring.

John: And for the first project, you guys did it under severe pressure. We had a very tight deadline and despite some lousy weather that disrupted the schedule, you still got things done on time.

Liz: That deadline was a graduation party and some of the subs had to go above and beyond to get done on time.

John: I remember setting up a flood light for the Shrock Fabrication guys who were installing the outdoor railings. One night, they were here until 2 in the morning due to the deadline.

Liz: Everyone was just so nice and conscientious. We worked with some much more than others, but they were all very professional. Shawn Iddings of Iddings Electric was one guy we had a lot of interaction with. He was extremely helpful.

John: Another guy who we saw a lot of during that first project was the masonry contractor, Joe Phipps. I think he was



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Liz: Another one we should single out
is Craig Horning of Integrity Pools.

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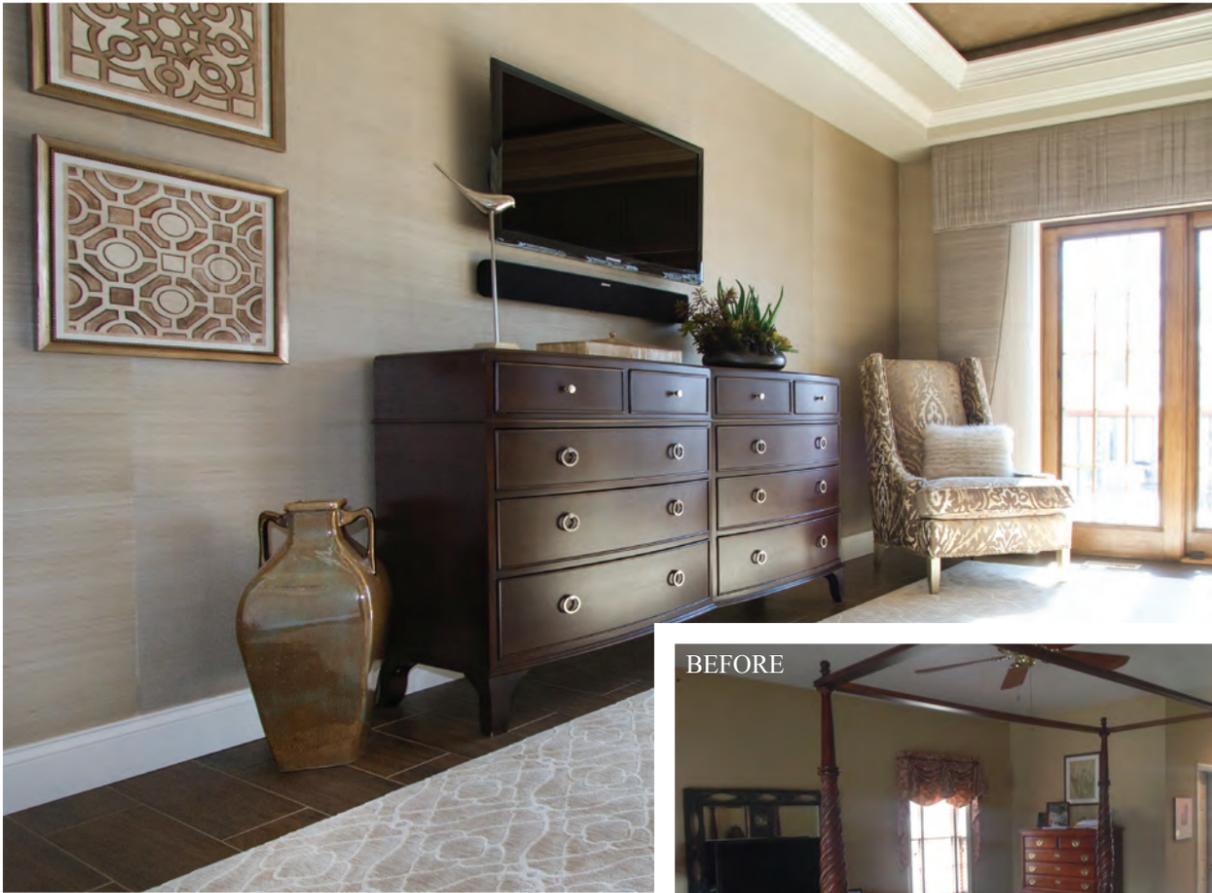




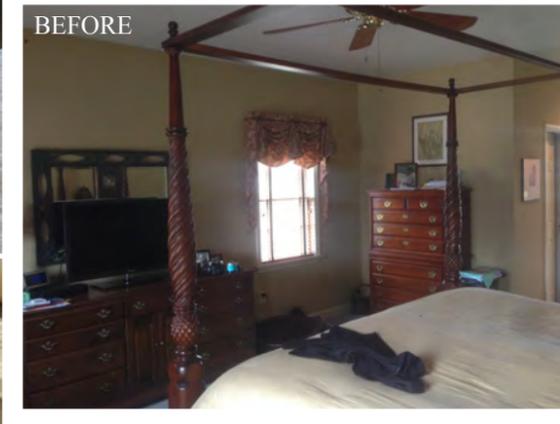
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think back to the way it used to be, it's just amazing! From an aesthetics point of view, both projects are a combination of Beth's design skills and Kathy's decorating expertise—I just love

tion is the key. With the client's interest our mutual goal, it's critical that our egos are checked at the door. If you go into a project thinking differently, you're doomed to fail.

Eric: For me, the main ingredient to a successful project is being able to see the finished product and working backwards to achieve it. This includes what's behind the walls as well as what's installed to them. At Pinnacle, we pride ourselves for taking on challenges and thinking outside the box to accomplish them.

Knowing what you know now, would you have done anything differently?

Liz: I'm perfectly happy with everything, but John will tell you that he'd like the kitchen to be three feet bigger.

John: Actually, I'd like everything to be three feet bigger—even the bedroom.

That's a nice lead-in to my next question, do you have any advice for homeowners who are contemplating a project? Are you advising folks to go bigger than what they think?

John: Yes, I would agree with that—go big! Bigger rooms, more storage, fewer regrets later. Getting back to

How have these projects changed your life?

Liz: We always did a lot of entertaining and thoroughly enjoyed doing so. Now, even more so. With all the

it! I'm especially grateful to Kathy for her guidance—from the custom paint on the ceiling, to the rugs, to the custom-made bedspread, and the grass cloth wallpaper. With all the decisions that had to be made, to me,

she was the other half of the project. She was invaluable!

Beth: Kathy and I have worked together previously and we have great respect for each other. We have fun bouncing ideas off one another without letting egos get in the way. Kathy is very good with furniture, fabrics, and accessories that make a room

so inviting; while my expertise is in organization, cabinetry, trim and tile details.

Kathy: To be successful, collabora-

different areas inside and outside the house, we can entertain on a much larger scale without feeling cramped. As for the master suite project—it's exactly what I was hoping for. When I

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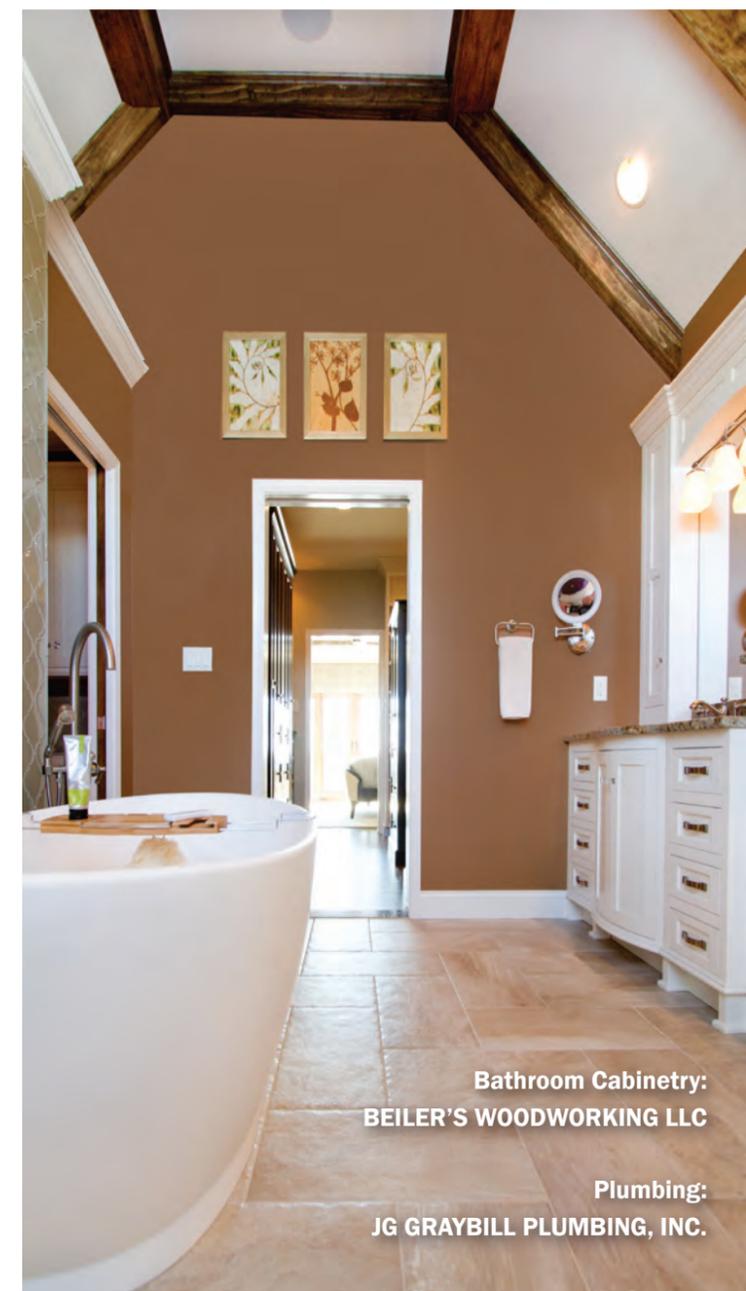
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things I'd do differently, I just thought of another—window replacements. While we did put in new windows in all the new and renovated areas, we should have replaced all the others as well. I guess it goes back to my earlier comment about going big.

And what about homeowners who are on the fence about doing a project versus moving—any advice for them?

John: Yes, don't compromise. In our case, had we not been able to build



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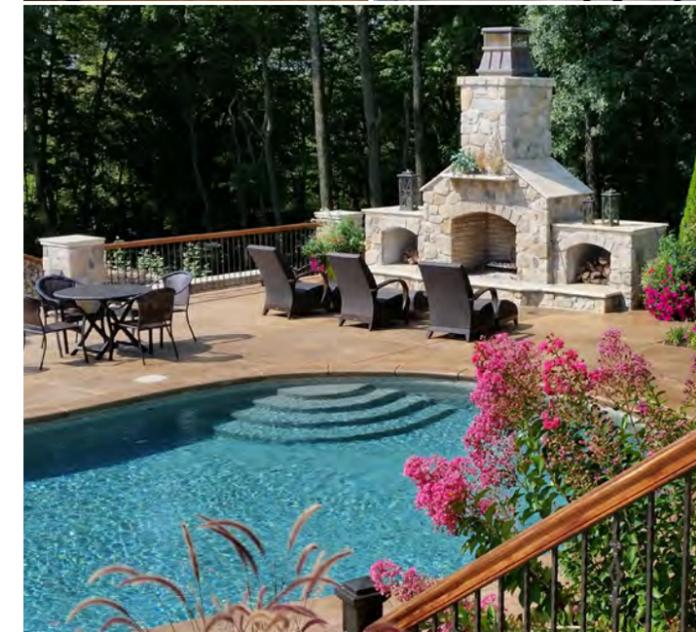
the garage, we would've moved. It was that important. You must know what your needs are. On the other hand, by staying put without having to compromise, we were able to further enhance the conversion of our house to our home. Again, I'm talking about the warmth each new layer of detail provides. A new house may be beautiful, but it would lack the details that we've added over time. For us, it would be like starting over.



Kathy: As a decorator, I see it all the time. At the time of purchase, most new homes, usually because of cost, lack detail. By adding extras, such as crown moulding and other architectural details, you immediately add warmth and character to the home. It's the layering of detail that makes all the difference.



Liz: My advice for families that are uncertain which way to go, I'd suggest they think long and hard before deciding to move. In our case, our children didn't want us to leave—they grew up here. As I mentioned earlier, they are sentimental. And even though they'll soon be out of the house for good, it's very important to us that they want to come back—and come back often. They have very happy memories of this house and with the upgrades we've made, I'm hoping they—their future spouses and, yes, our future grandchildren—have many, many more.



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