

# a GEM...

## beneath the surface



**D**riving through Lancaster County, it's easy to see why we attract so many tourists—we live in an incredibly beautiful area. Complementing its natural beauty and striking farmland, our county has a rich history that dates back to our country's beginnings. In addition to our quaint, well-maintained family farms, nothing is more Lancaster County than our abundance of beautifully restored and renovated vintage homes. Preservation of these relics from those early days can be seen throughout the area.

For those who have undertaken such a restoration project, it usually started off with a methodical and exhaustive search for the right property.

For homeowners, Kevin and Elaine, their beautiful vintage home came as a surprise—and for Kevin, a very BIG surprise.

Kevin actually grew up in the house that he and Elaine recently purchased from his parents. Along with the home, the property came with an adjoining farm and an assortment of barns and outbuildings—some of which Kevin has been using for storage of rental equipment that he operates as a side business. Prior to his parents, the property belonged to Kevin's grandparents.

Throughout the entire period that the property belonged to Kevin's family, the date of the home's construction was unknown. They knew it was old, but they had no idea how old. And for as long as any family member could remember, the original farmhouse was clad in siding which gave no clues as to its date of origin. In addition, although his parents knew there was stone behind the siding, they had no idea of its condition. As you are about to learn, not only did the homeowners discover that they were now the owners of one of the County's historic relics, they also dis-

covered that the stone beneath the siding had showcase potential.

Prior to the farm purchase, Kevin and Elaine, and their three children lived in a relatively small home in Ephrata from which Kevin ran his trucking business. While that home was adequate early on, their one son, now 18, had medical issues from birth that eventually led to him being totally incapacitated. Finding a home that would accommodate a first floor bedroom and bath that could be modified for the care of their son was the driving influence behind the purchase.

In addition to knowing that the family's farmhouse could be modified to meet the needs of their son, the farm property was ideal for Kevin's trucking business. Instead of parking his truck in their driveway—as he did for 19 years at their Ephrata home—the farm would provide indoor parking.

## SPOTLIGHT

### project description

Type:	Addition and Exterior Makeover
Contractor:	<b>Renovations by Garman</b> (see ad on p. 31)
Trade Partners:	Buena Vista Restorations LLC (see ad p. 33) Concrete Authority (see ad p. 32) DS Stoves ▪ Fabrication ▪ Retail (see ad p. 36) Eagle View Landscaping (see ad p. 34) Indoor City (see ad p. 43) John King Drywall (see ad p. 40) Kohl Building Products (see ad p. 34) Martin Appliance (see ad p. 38) Martin Furniture & Mattress (see ad p. 40) Musselman Lumber Inc. (see ad back cover) Pete's Paints LLC (see ad p. 36) Weaver's Custom Woodworking, LLC (see ad p. 39)

**Scope:** This third generation family farmhouse included a dramatic facelift (literally) to the original 1700's era home as well as the teardown and reconstruction of a major addition that would connect to the existing garage.

The facelift of the original farmhouse consisted of the removal of siding that had been on the home as long as the property had been in the family. Below the siding was beautiful blue-gray limestone and brick (at the chimney tops and gables). The mason repointed the entire farmhouse including patching in brick and stone from right on site. The basement still shows an original basement window that is no longer visible from the exterior due to the mason's seamless tie-in. Additional exterior work included new insulated windows with trim, a new front door, porch columns and a metal roof that was installed on the existing home and porch.

Beyond the restoration work, the primary purpose for the remodel was to create an open first floor plan to accommodate their wheelchair-bound son. The home as it sat had three different floor levels from the front door to the rear garage door, which also required a step. The challenge in creating a new, open plan was demolishing two sections of additions that tied the original home to the rear garage. The center section of the existing home

*(continued on next page)*

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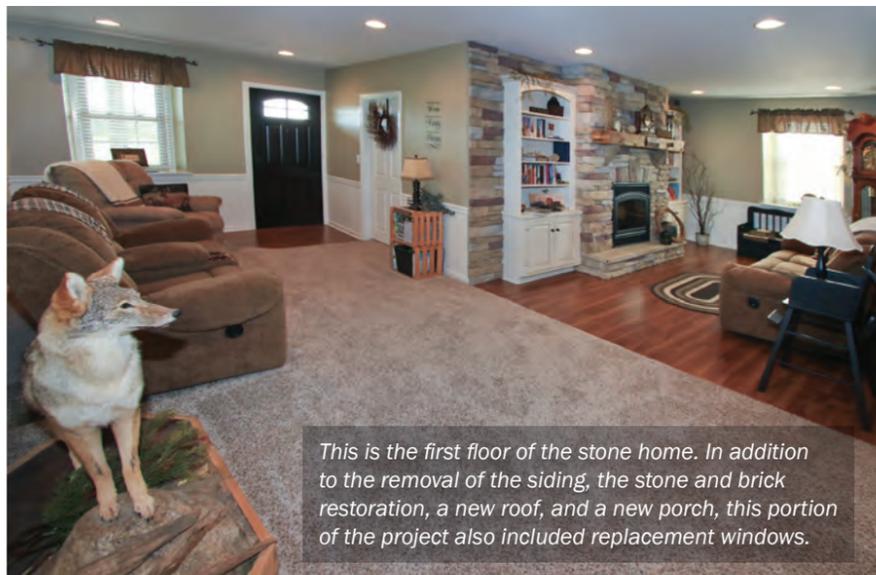
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Once the decision was made to purchase the family farm, Elaine and Kevin began their search for a general contractor to coordinate the design plans and construction. That search didn't last long.

According to Kevin, "We checked around a bit and got on a few websites. What we heard and saw of Renovations by Garman was very impressive."



This is the first floor of the stone home. In addition to the removal of the siding, the stone and brick restoration, a new roof, and a new porch, this portion of the project also included replacement windows.

### Project Description - Scope

(continued from previous page)

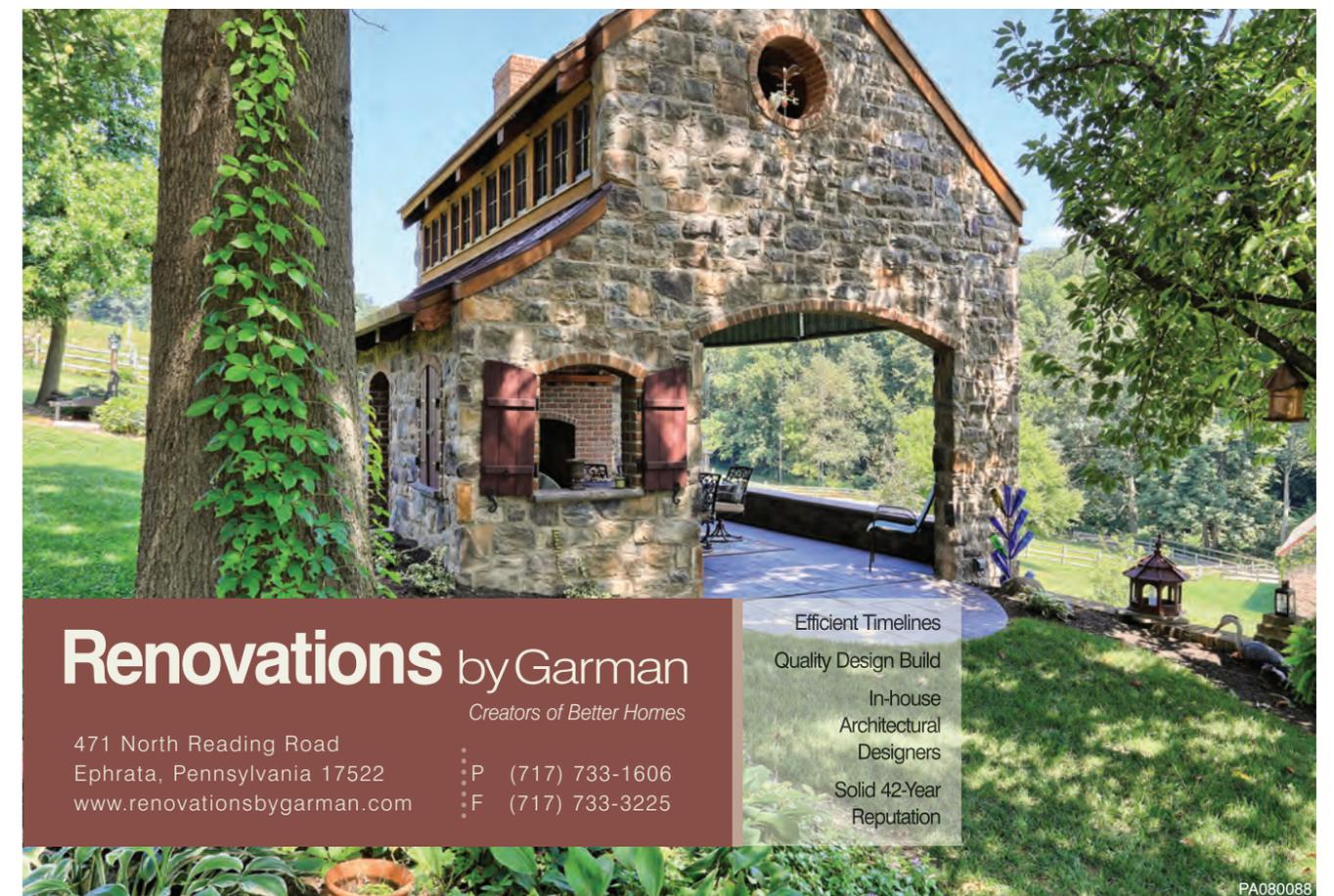
was razed and the whole area was dug for a new basement. Work included blasting rock only feet from the garage's original footers and working around original stone foundation walls on the 1700's portion of the house, in order to prepare for new, poured concrete basement walls.

The final design left the first floor of the original house intact (it was remodeled a number of years ago). The addition includes a first floor adaptable bedroom with a full bath with roll-in tile shower, a new entry, an open kitchen and dining room and an angled, rear family room that feels more like a sunroom to take in the view of the home's property and surrounding farmland. Supporting spaces include a walk-in pantry, laundry room and a large mudroom room with cubbies to accommodate wheelchair access when entering from the garage.

The second floor called for two new, large bedrooms in the area of the original farmhouse and a hallway to access the new hall bath. In addition to the new hall bath, the two story addition includes a new wooden staircase, a loft space, a guest room and a master suite with a large walk-in closet and bathroom with a tiled shower.

Having grown up in the home, the homeowners noted that the old walls left the home quite chilly during the winter months. As part of the addition and remodel, measures were taken to better insulate the home. The existing second floor walls were lathed and rigid insulation was included as well as insulation in the attic. The new addition included batt insulation in the walls, along with attic insulation and heated floors in the family room and basement floor slab. The design also incorporated a new furnace and centrally located wood stove to better heat both the old and new spaces in the home.

This side view from the north, clearly shows the new addition coming off the stone home as well as the angled sunroom which has become the family favorite. Beyond the home, is a 4-bay garage for the homeowner's trucking business.



## Renovations by Garman

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“I’ve actually been impressed with Garman Builders for years” adds Elaine. “They did a number of new homes in our Ephrata neighborhood which really stood out from the others that were going up at that time. I really liked the exterior features of the Garman homes as well as their color selections. They were very tastefully done.”

Those strong feelings toward selecting Garman were only solidified once they sat down with Jeffrey Artz, Sales and Design Consultant at Renovations by Garman—Garman Builders’ remodeling division.

“Right away, we felt comfortable with Jeff,” said Kevin. “He impressed us with the questions he asked and it was very apparent that he knew what he was talking about. Elaine and I were both convinced that we would be in good hands with Jeff. And he didn’t disappoint us—everything turned out fantastic.”

With the selection of Renovations by Garman, the focus quickly turned to Jeff’s design efforts. While consideration was given to modifying the existing first floor space to make it work (both additions that were added to the original stone home over the years were built on different levels), it was quickly concluded that it would be more feasible to replace the additions entirely. In doing so, Jeff could not only ensure a single level surface from front door to the garage, but also incorporate a first floor open-floor plan that the homeowners requested.

According to Jeff, “In addition to the various floor levels, the foundations of the two additions

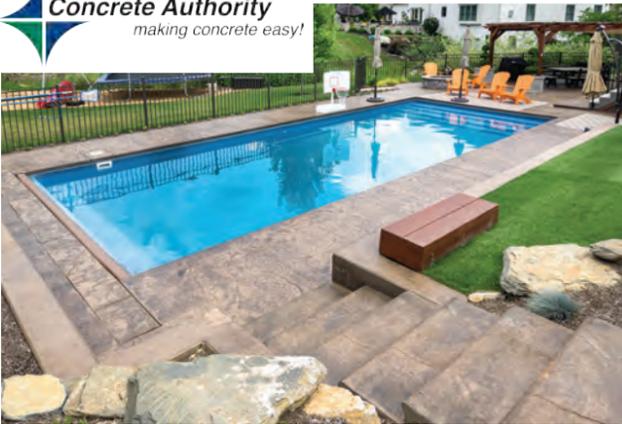
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Timothy Martin, Principal

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gave way over the years and they settled. Very little in those additions were square anymore and in one bedroom there was actually a four inch difference from one end to the other.”

“Although they looked okay from the outside, those additions were in pretty bad shape,” added Kevin. “It would have cost us more to make them work than do a tear down and start from scratch. I checked into it.”

The decision to demolish also allowed for the digging of a basement which previously didn't exist.

Unlike most homeowners who have participated in R&A's cover stories over the years, Kevin and Elaine and their family did not live onsite during the course of the project. Instead, they remained in their Ephrata home until things were completed. This didn't, however, stop Kevin from visiting the jobsite.



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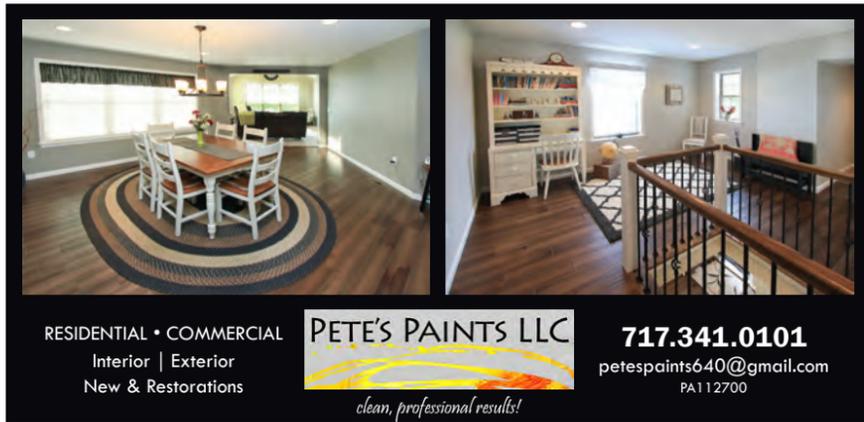
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"I was pretty much here on a daily basis. Not so much to check on the project...but as part of my rental business. Although the progress from one day to the next wasn't always dramatic, it was always interesting to see things develop."

The day they started removing the siding from the original home was one of the more dramatic ones. The stone and brick that lay beneath were

in remarkably good shape and it was clearly visible that a little repair and re-pointing could restore the home to its original beauty.

One thing that they specifically looked for during the removal of the siding was a date stone that would reveal the construction date of the home. Unfortunately, that didn't happen—there was no date stone to be found.

As luck would have it, however, an approximate build date would soon surface.

Shortly after the start of repair work on the stone, a passerby stopped to look at the goings on. As it turned out, the woman was visiting from Canada and was researching her family (Graybill) roots. Her interest in this particular home (and farm) was because it was once owned by a very distant grandfather. While she had yet to uncover evidence to the exact date of the home's construction, her research confirmed the house's existence as far back as the 1790's when it was in her family's name.

To Kevin, this bit of news was astonishing. "Being in a position to keep this farm in our family for three generations is quite humbling. I have such great family memories here...especially of my father training animals for buggy pulling. All kinds too...horses, mules, even a reindeer...it didn't matter, he'd



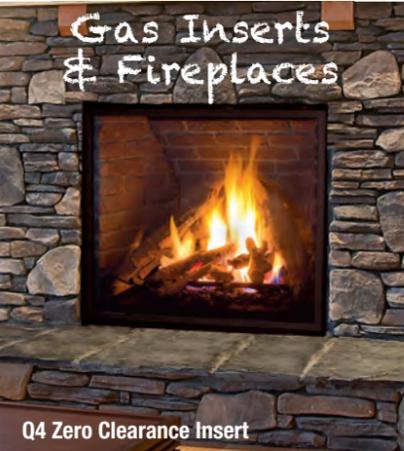
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train them. To learn that the history of this place goes back so much further makes it that much more special.”

While Jeff was coordinating the design efforts, Garman’s day-to-day oversight on the jobsite was handled by their Field Supervisor, Doug Kauffman.

Preparing for the replacement addition proved to be quite an interesting challenge for the Garman team. According to Jeff, “It was the demolition of the two additions between the stone house and the garage that made it so challenging. The razing included digging for a new basement and that digging required some significant blasting of rock just feet away from the foundation walls of the stone house and the footers on the garage. A miscue could have done some serious structural damage.”

Kevin, who watched the entire process intently, marveled at the precision blasting. “I could watch that everyday...it was amazing how cleanly it was done and how they guided the blast debris. It all ended up in a pile just beyond where the new sunroom sits. It was incredible.”

Upon completion of the digging and the pouring of the basement’s concrete walls in early 2016, construction was off and running while Kevin continued with his nearly daily visits. “Things were happening fast and it was exciting to watch it all come together.”



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L to R: Doug Kauffman, Fred Heim, Ben Kinsinger, Renee Lindke, Shawn Hess, Ed Campbell, Jeffrey Artz, Bob Unger, Mike Martin, Adam Musser, Mike Enck, Eric Brubaker and Randy Enck, (Janelle Goodhart-not shown)

### Jeffrey Artz, Sales and Design Consultant

Graduate of Pennsylvania State University, Bachelor of Architecture Degree

22 years in the construction industry, 11 in residential, 4 years with Garman

### Eric Brubaker, CAD Specialist

Graduate of York Technical Institute

14 years in the construction industry, 5 years with Garman

### Mike Enck, Project Foreman

16 years in the construction industry including Concrete and Carpentry work, 4 years with Garman

### Randy Enck, Senior Restoration Manager

42 years in the construction and restoration industry, including 12 years of self-employment

2 years with Garman as Manager of the Renew fire and water division at Garman

### Janelle Goodhart, Selections Coordinator

Graduate of the Bradley Academy for the Visual Arts

12 years in the industry, including retail furniture and design, 2 years with Garman

### Fred Heim, VP of Operations

Attended Thaddeus Stevens College for Architectural Engineering

14 years in the construction industry, 12 years with Garman

### Shawn Hess, Field Supervisor

24 years in the construction industry, 5 years with Garman

### Doug Kauffman, Field Supervisor

30+ years in the construction industry, 13 years with Garman

### Ben Kinsinger, Carpenter

15 years in the construction industry, 1 year with Garman

### Renee Lindke, Account Manager

3 years with Garman

### Mike Martin, Sales and Project Manager

Received his real estate agent licensing from LCAR in 2007

22 years in the construction industry including sales and estimating, 3 years with Garman

### Adam Musser, Estimating/Purchasing Manager

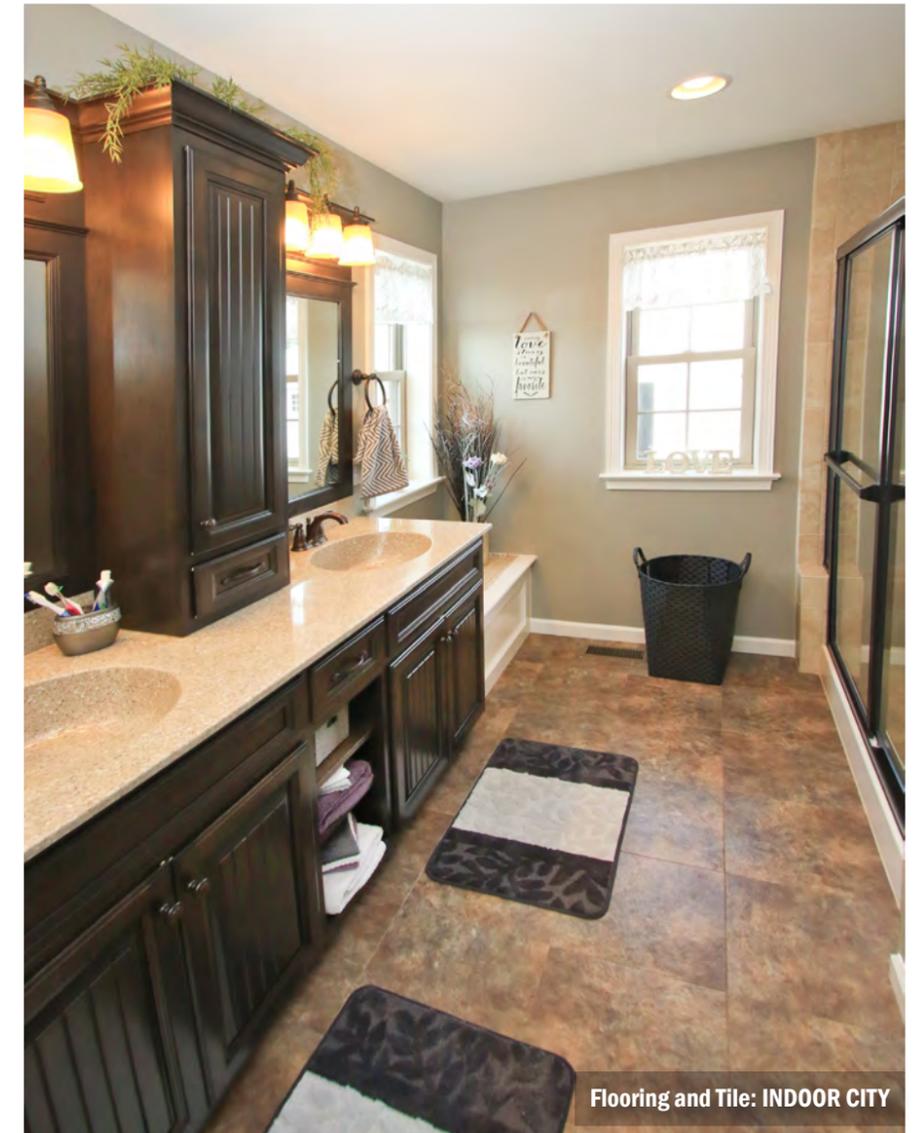
Graduate of Messiah College, Bachelor of Science in Business Administration

4 years in the construction industry, 1 year with Garman

### Bob Unger, Warranty Manager and Carpenter

Apprenticeship training and Journeyman training for construction and trim carpentry

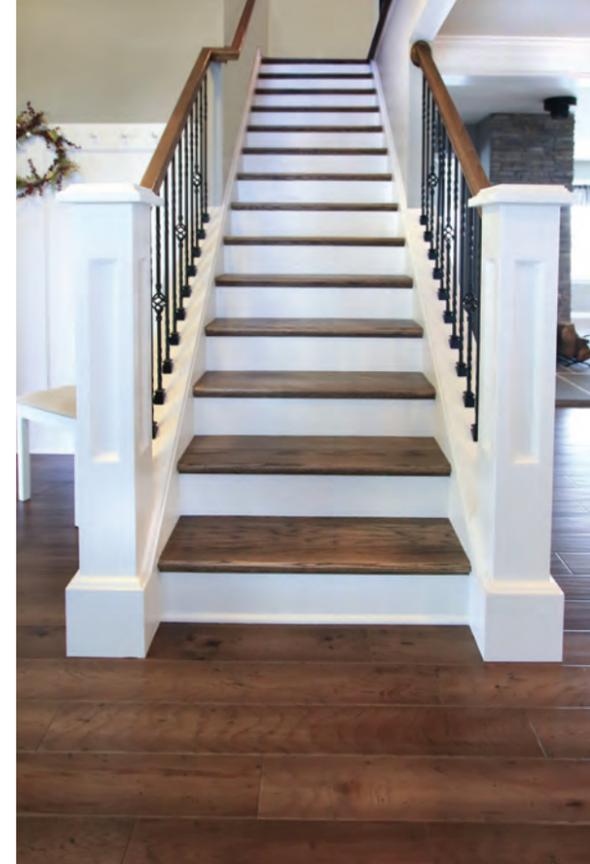
37 years in the construction industry, including 17 years of self-employment and 5 years with Garman



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Over the next several months, in addition to Kevin and Elaine witnessing the fine work being completed by the Garman staff, they also got to see firsthand, the many contributions of the various trade partners who were brought in to provide specialized services.

“Doug was outstanding handling everything and we couldn’t have been happier with the team of subs that were on the job” commented Kevin. “Although most of them came directly from Garman, we also brought in some folks that we knew.” Jeff and the Garman team had no problem with that arrangement and by all accounts, everything worked out well—very well.”

Mark Weaver of Weaver’s Custom Woodworking was one of those who came directly from Kevin. A long-time friend, Mark did all the custom cabinetry work throughout the home. According to Kevin, “Mark’s work is first

rate...you can clearly see he’s absolutely committed to quality.”

Asked who else they would like to single out among those who participated, Elaine immediately mentions Janelle Goodhart, the Selections Coordinator at Renovations by Garman. “Janelle was such a great help. A project of this size requires a lot of decisions on materials, finishes, colors, among other things, and her professional guidance made the process so much less stressful.”

“Another guy that has to be mentioned is Chris Lapp of Buena Vista Restorations”, adds Kevin. “He did a super job on the stone and brick work. He’s a master who does very detailed, meticulous work. People who never bothered glancing at the house while it was covered with siding are now slowing down to get a good look. The stone is a real eye catcher.”

“Other than that, it’s really difficult to single out any one of them – everyone involved in this project did such great work. Again, we couldn’t be more pleased with the way things turned out.”

Asked what, if anything they would do differently if they had the chance? Kevin replied, “Nothing that I can think of. That probably would’ve been a different story had we not made the decision to add another six feet to the depth of the sunroom from its original size. Given its view, the sunroom has quickly become the family favorite.”

“Most important for us of course, adds Elaine, was making sure that we had nice accommodations for the ongoing care of our son. This project allowed us to do just that. His new bedroom with the lifting apparatus and adjoining bathroom, not to mention how easy it is now to

get him to the garage for transport, is such an improvement—the difference is night and day!”

Elaine continues, “Another great feature of the project is the open space layout and how the kitchen is not isolated from the rest of the family activities.”

When asked if they had any advice for homeowners on the fence about doing a project, Kevin was quick to respond. “Do it now while the money is cheap. Today’s low interest rates won’t last forever and then it may be too late.”

As for Elaine, “Do your research and hire a reputable and trustworthy contractor. For us, Renovations by Garman and their team made all the difference.”

R&A