

To Build New or Add On?



one couple's decision to stay put

There is an old saying that the home is where the heart is. It is not necessarily where you are at any given time, but rather where you always long to be. It is a place of comfort, joy and familiarity. For homeowners Butch and Susan, comfort is cultivated in a place where they are surrounded by family. The beautiful transformation of their Reamstown home into a place where their children and grandchildren love to spend time was specifically tailored to fulfill their need for family interaction.

“This feels like home. This is where our children were raised.”

Facing an empty nest, Butch and Susan had never considered downsizing to be an option. They had gone from a family of five to a family of fourteen, all living within a mile of each other. Susan laughs, “They like to come back all the time! Not to mention Butch’s parents are right down the driveway and his sister is up over the hill!”

Ultimately, the decision to renovate was not an easy one. Seven years of debating whether to remain in their existing



project description	
Type:	Additions with major renovations
Contractor:	Middle Creek Builders, Inc. (see ad on p. 39)
Designer:	Quality Design & Drafting Svcs., Ltd. (see ad p.38)
Trade Partners:	A&H Excavating (see ad p. 52) B&G Excavating (see ad p. 54) Bowman’s Stove & Patio (see ad p. 44) Created by Design (see ad p. 40) C.S. Stauffer & Sons (see ad p. 52) Eby Exteriors, Inc. (see ad p. 48) Frank’s Marble & Granite, LLC (see ad p. 41) Gerry Gwinn Interior Design & Staging (see ad p. 46) Gundrum’s Electric (see ad p. 42) Harvey C. Achey Construction (see ad p. 48) Kohl Building Products (see ad p. 55) Lezzer Lumber (see ad p. 44) Martin Appliance (see ad p. 43) Melron Industries Inc. (see ad p. 43) Musselman Lumber Inc. (see ad p. 47) New Holland Concrete (see ad p. 54) Pondtopia Designs (see ad p. 51) Rick Heisley Landscape Contractor (see ad p. 49) Steffy Concrete, Inc. (see ad p. 52) Texter Mountain Nursery (see ad p. 50) WeeBee Audio Video (see ad p. 45) Yale Lighting Concepts & Design (see ad p. 48)
Scope:	Additions included a 2-story front porch, a new custom kitchen, a breakfast area, a mudroom, an office, a laundry, a pool-side changing room/full bath, a sunroom, a two-car garage, and a custom gazebo. Renovations included the foyer, dining room, living room and great room as well as exterior work including a gated trellis entry to the pool area, remodeled pool house, brick fireplace, and extensive landscaping including water features.

house and pursue renovations or build a new home finally came to an end. “This feels like home,” Susan explains. “This is where our children were raised.” And so, a project was born.

Accommodating their growing family was a motivating factor for Butch and Susan, and it all started with the kitchen. Between entertaining friends, planning weddings for their daughters, and hosting family events, Butch and Susan realized the kitchen was the place to congregate. “It just seemed like everyone was here,” remembers Susan. They also hoped to add garage space and rework the side entryway into the home through the laundry room and office



area, which had become a popular entrance for family and friends.

Familiar with their innovative designing and planning work, Butch and Susan turned to Quality Design & Drafting Services to create a vision and master plan tailored to meeting all of their life's changing needs and wants. Kevin Bollinger and his staff of dedicated professionals created designs for all the different areas of the residence where renovations or additions were desired. "Sitting down with Kevin one time, you know he's your guy," Susan says. After establishing the design, Kevin introduced Butch and Susan to his brother and co-owner of Middle Creek Builders, Darryl Bollinger.

Throughout the design process, Kevin discovered Butch and Susan's concern for the inconveniences that would arise due to the level of involvement of the construction project. Sensitivity to this concern aided Kevin in recommending Darryl for the project. "Darryl's ability to provide exceptional customer service throughout such a substantial undertaking made him the perfect fit for the job," says Kevin. After concluding the design process, Quality Design proceeded in providing Middle Creek Builders with a comprehensive set of detailed construction plans for which they are well known.

Middle Creek Builders is family-owned and operated since 1974 and comprises of Darryl, his father Walter and his brother Duane—their onsite project manager. Their hands-on approach and dedication to quality control was apparent throughout the entire building process. Darryl explains, "When working with Kevin, he and his designers are receptive to suggestions concerning cost effectiveness and construction practicality." Butch adds, "I think one of the reasons that made us pick Middle Creek Builders was their specialty in the remodeling end of building. They know how to tie things together compared to a builder who does only new homes."

The renovations and additions project designed by Quality Design encompasses all four sides and the interior of the home. The two story front grand entryway makes a positive impact and serves to unite the



Homes of Distinction
since 1974

making the ordinary



EXTRAORDINARY!



Specializing in custom, complex and innovative projects.
Additions • Renovations • Custom Homes

**Middle
Creek**
BUILDERS INC.

820 Cambridge Drive • Manheim PA
717.664.0403
www.middlecreekbuilders.com
Contractor Registration # PA11808

Bringing your designs **to life!**

Providing 3D Rendering Services

Providing Creative Solutions For:
Additions/Renovations & Custom Homes

- Budget Tailored Design Services • Architecturally Enhancing Additions
- Functional & Innovative Living Spaces

Quality Design is devoted to ensuring your needs, interests, lifestyle and future plans are all met.

Quality Design & Drafting Svcs., Ltd.

Office: 717-626-5257 • qualitydesignltd.com



Framing Lumber: MUSSELMAN LUMBER



changes on all sides of the home. The new two-car garage makes a seamless transition into the side of the house, and along another side of the home, there is a sunroom addition extending the living space off of the basement. A dramatic transformation took place on the back of the home to provide space for an ex-

panded kitchen and an octagonal breakfast area with a cathedral ceiling. This same design element was also added to the expanded great room to provide additional living space. Quality Design placed an emphasis on creating an inviting outdoor atmosphere beginning with a gated trellis entry that welcomes you

into the beautiful pool area. Butch and Susan's existing pool house was refaced to match all the new exterior finishes.

This backyard oasis features a custom designed gazebo, an entertainment area with exterior brick fireplace, and lush landscaping. The landscaping design was created by Mary Dresser of Created by Design, and the homeowners were delighted with her vision. "She truly has a gift," says Susan. Mary's expert placement of the large boulders, which were originally located elsewhere on the property, serve as a framework for the terraced landscaping. The colorful flowers and water feature are all part of the grand design to provide a sanctuary for the homeowners. With several inviting seating areas on the patio surrounding the pool, it's no wonder the homeowners spend a great deal of time outdoors. "We wanted to create an open atmosphere, but still have seclusion," Susan remembers, "and it is truly magical going out there on a nice evening...it's so quiet and serene."

Inside, Susan's dream kitchen is designed with custom cabinetry, granite countertops, columns and a much needed larger pantry. The island is substantial in size and perfect for guests to gather around. A new corner window overlooking the patio area unifies the spaces and lets you know that you are never too far from the activity outside. Susan proudly says, "I have a house that accommodates our growing family. There's space for everyone!"

A full bathroom conveniently located between the pool area and the laundry room is elegant and functional. The laundry and office areas are hidden behind closed doors off a redesigned



Granite Countertops: FRANK'S MARBLE & GRANITE, LLC





CREATED BY DESIGN
 LANDSCAPE ARCHITECTURAL SERVICES
 MARY H. DRESSER, RLA, ASLA
 ONE HEMLOCK LANE • STRASBURG, PA 17579
 717.687.8614 • CELL: 717.823.0112
 CBDMDH@AOL.COM

Granite Marble Soapstone Quartz Limestone

First Impressions Do Count!

Frank's
Marble & Granite

Indoor Granite Gallery

We invite you to take a tour of our facility and come see for yourself what makes us unique.

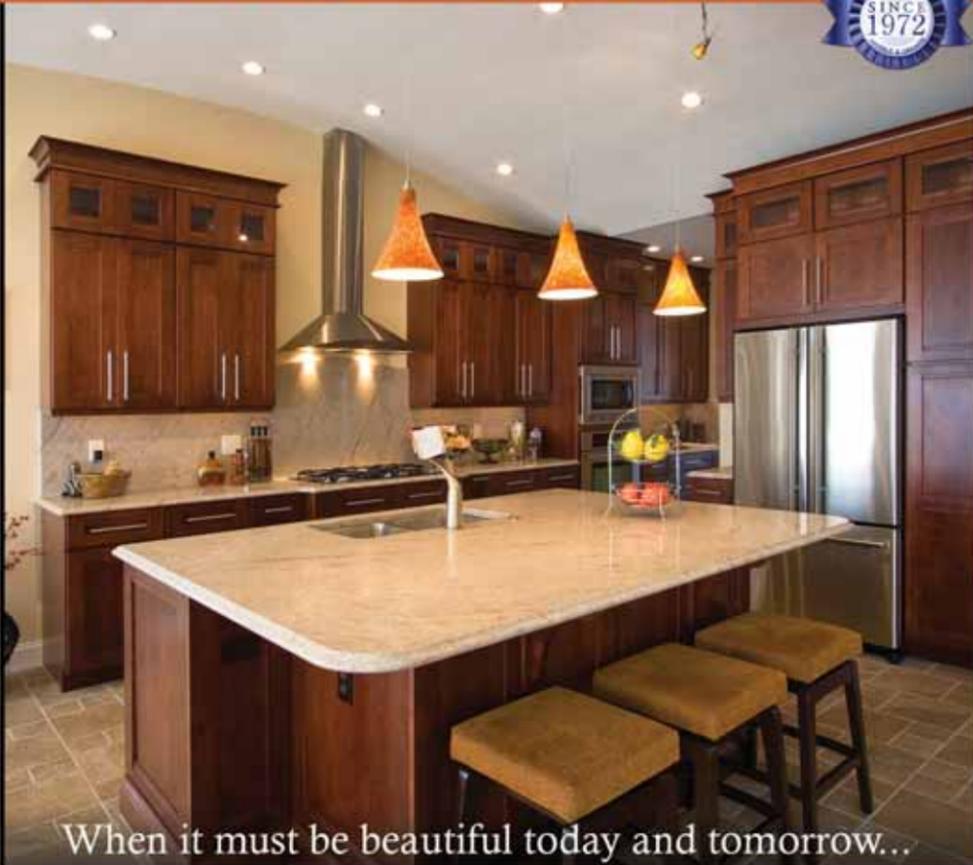
Frank's Marble & Granite, LLC.
 125 Householder Ave.
 Red Lion, PA 17356

Ph. 717.244.2685
 Fax 717.244.3928

www.franksgranite.com

PA015380 MHIC78709





When it must be beautiful today and tomorrow...



Gundrum's Electric

Renovations
New Construction
Central Vac Systems
Emergency Service 24/7
Generator Hookups

Ephrata PA
717.336.8490

Appliances: MARTIN APPLIANCE
Electric: GUNDRUM'S ELECTRIC



side entryway with special features of its own. Its high bead board wall treatment welcomes their grandchildren's little fingers to trail the walls as they enter the kitchen, and a lighted niche turns an ordinary wall into a highlight of the entryway.

The quality craftsmanship that Middle Creek Builders applies on every project is apparent in the fine details seen in the great room where an unusual wall recess was transformed into a prominent feature with added arches, columns, bead board and recessed lighting. Designed with the same architectural elements, the custom built bookcases surrounding the gas fireplace and built-in plasma television stand out all the more with the expert placement of lighting.

One of the hallmarks of Middle Creek is doing their own trim work, installing custom millwork and completing the fine details of their projects to ensure a high quality of craftsmanship. This hands-on philosophy is something that makes Middle Creek Builders stand apart from their competition.

When Middle Creek Builders finds a subcontractor who does good work and is professional with their customers, they like to keep that relationship going. "We don't deviate too much from our subcontractors," Darryl says.

Curt Gundrum, of Gundrum's Electric, was one such subcontractor that impressed both builder and homeowner alike. "Curt was a great help," Susan says. "It was his idea to put a little light in the niche in the side foyer...it added beauty to one little space."

Having a solid group of subcontractors doesn't mean Darryl won't consider working with someone the homeowner recommends. In this case, the homeowners suggested a plumber that was a high school friend of Susan's. Jeff Leid, of Melron Industries, was hired as the plumber for Butch and Susan's home renovation project. The working relationship between Middle Creek Builders and Melron Industries was so successful that Darryl says, "I'm still using him. We've been working with him ever since this project."

Plumbing & Fixtures: MELRON INDUSTRIES INC.



Electrolux

Introducing the new premium laundry collection from Electrolux. Electrolux appliances have been used in Europe for over 80 years.



Stop by our showroom to experience the amazing performance and ingenious features of the new premium Electrolux laundry collection.



- **Fastest Wash and Dry Times¹**
18 minutes to wash, 18 minutes to dry.
- **Largest Capacity Washer and Dryer²**
Wash and dry the most in one load.
- **Eco-Friendly**
Washers are up to 83% more Energy-efficient³ and use 56% less water⁴.
- **Perfect Steam™ Dryer**
The latest technology removes wrinkles and freshens clothes. (Wave-Touch™ models only.)
- **Perfect Balance™ System**
Perfect for installation upstairs, even near bedrooms.

Drop into our showroom, or visit our virtual laundry room at ElectroluxAppliances.com



- Myerstown 717-866-7555
740 E. Lincoln Ave. (Rt. 422)
- Cleona 717-273-7555
308 W. Penn Ave. (Rt. 422)
- Brownstown 717-859-3131
- Ephrata 717-733-7730
- Quarryville 717-786-7373



Melron Industries Inc.

Plumbing • Excavating

serving Lancaster County for 3 generations

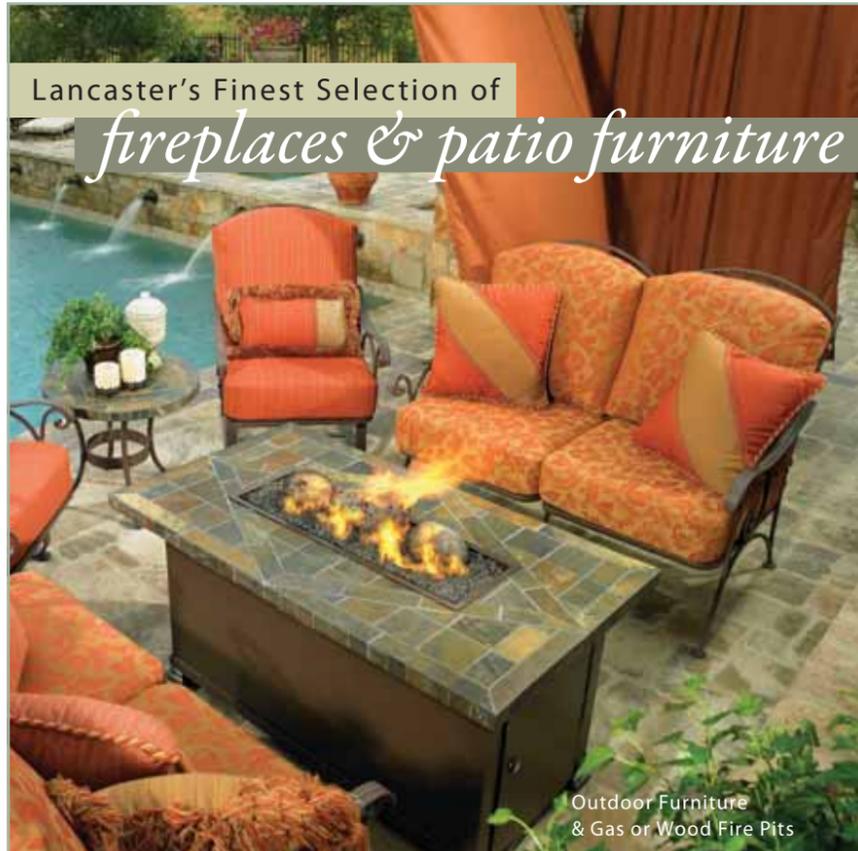
New Construction | Renovations | Kitchens & Baths | Repairs & Service
Septic Systems | Water & Sewer Services

326 S. 7th Street, Akron
717.859.2271
Contractor Registraton # PA018676

Dependability when you need it most!

Lancaster's Finest Selection of

fireplaces & patio furniture



Outdoor Furniture & Gas or Wood Fire Pits

MENOTA

Gas, Pellet, Wood & Coal Stoves, Fireplaces & Inserts



BOWMAN'S
STOVE & PATIO

1/4 mile east of Route 222 along Route 322
1060 Division Highway (Route 322) | Ephrata
1-800-642-0310 | bowmansstove.com

SINCE 1977

\$100 OFF

Any Purchase Over \$1000

With this ad. Cannot be combined with any other discount. Not valid on prior purchases. Expires 12-31-09.

00000RA02



This attention-to-detail and creativity by the builder is one of the most influential reasons for Butch and Susan's complete satisfaction. Throughout the project, Butch and Susan looked to their builder for ideas. Susan remembers, "I kind of knew what I wanted, but they had so many ideas. There are so many things here that are their touches and recommendations."

One area of the existing home that struck Susan and Butch as being a challenge was the existing opening leading into the foyer. Everyone agreed, the opening was too tight. Although not part of the project's original scope, Susan and Butch turned to Middle Creek for suggestions. And they nailed it! After dealing with some structural issues, Darryl offered a solution that opened the area and significantly improved traffic flow. "I am very happy that the Middle Creek team was here to guide us," Susan says.

Lezzer Lumber
BUILDING MATERIALS CENTERS

lezzerlumber.com

Harrisburg 717-526-4781	Lancaster 717-393-3605
Manheim 717-665-3592	Ephrata 717-721-1660

We're Everything You Would Never Expect from a Lumber Yard !!



Gas Fireplace & Patio Furniture: BOWMAN'S STOVE & PATIO
Audio/Video: WEEBEE AUDIO VIDEO
Columns, Custom Cabinetry, & Trim: LEZZER LUMBER



Custom Design



Full-Service Installation

Celebrated Customer Support



Value Pricing

WeeBee
AUDIO-VIDEO

weebeav.com • (717) 399-9926
1305 Manheim Pike • Lancaster



Interior Decorating: GERRY GWINN INTERIOR DESIGN AND STAGING



Darryl goes on to explain that Middle Creek is comfortable making changes for the homeowners during the construction process. "We want the homeowners to be completely satisfied with the end result and sometimes that means changes must be made. We try to accommodate the customer and give them what they like to see in a project no matter what that does to the schedule."

Living in the midst of a large renovation project had its challenges for the homeowners, but it was their relationship with the builder and his team that eased the homeowners through



We feature high-quality Andersen® products.



New Holland
200 Brimmer Avenue
717.354.4321



Ephrata
1102 Pointview Avenue
717.733.2241

Lumber • Millwork • Trusses • Building Supplies

Redesign / Home Makeover • Staging • Interior Design Consultation • Kitchen and Bath Design

Gerry Gwinn
GG
Interior Design and Staging



Interior Designers Janelle Lapp & Gerry Gwinn, ASID
email: info@ggdesignandstaging.com • www.ggdesignandstaging.com

717-431-7375



Harvey C. Achey Construction



Specializing in
Stucco • Stone • ICF

Reamstown, PA 17567
Phone **717-484-0189** • Fax 717-484-0493
hacheyconst@dejazzd.com
Contractor Registration # PA010343



Landscaping (front): RICK HEISLEY LANDSCAPE CONTRACTOR
Flexlite: HARVEY C. ACHEY CONSTRUCTION
Light Fixtures: YALE LIGHTING CONCEPTS & DESIGN
Siding: EBY EXTERIORS, INC.

**It's not just a house... it's your home!
Let us make it look great!**



Quality Work by Quality People
EBY EXTERIORS, INC.
Roofing • Siding • Windows
Doors • Gutters • Decks



717-733-9142 • www.ebyexteriors.com
127A N. 7th St., Akron

Complete Exterior Remodeling since 1997



www.yalelightingconcepts.com

Welcome guests with beautiful outdoor lighting by Hinkley....





1245 Manheim Pk. LANCASTER 717.299.4444
Visit our 9 other convenient locations

HARRISBURG	717.233.8401	READING (Progress Supply)	610.375.4321
MECHANICSBURG	717.766.0258	WEST CHESTER	610.719.9253
LEBANON	717.273.4514	WILLOW GROVE	215.659.5757
CHAMBERSBURG	717.261.1003	NEWARK, DE	302.737.3778
YORK (Counter Only)	717.505.1615		

WE HAVE A LARGE SELECTION OF LAMP SHADES IN STOCK



Custom Design/Planting • Patios • Lighting • Wall Construction • Mulching • Pruning • Etc.

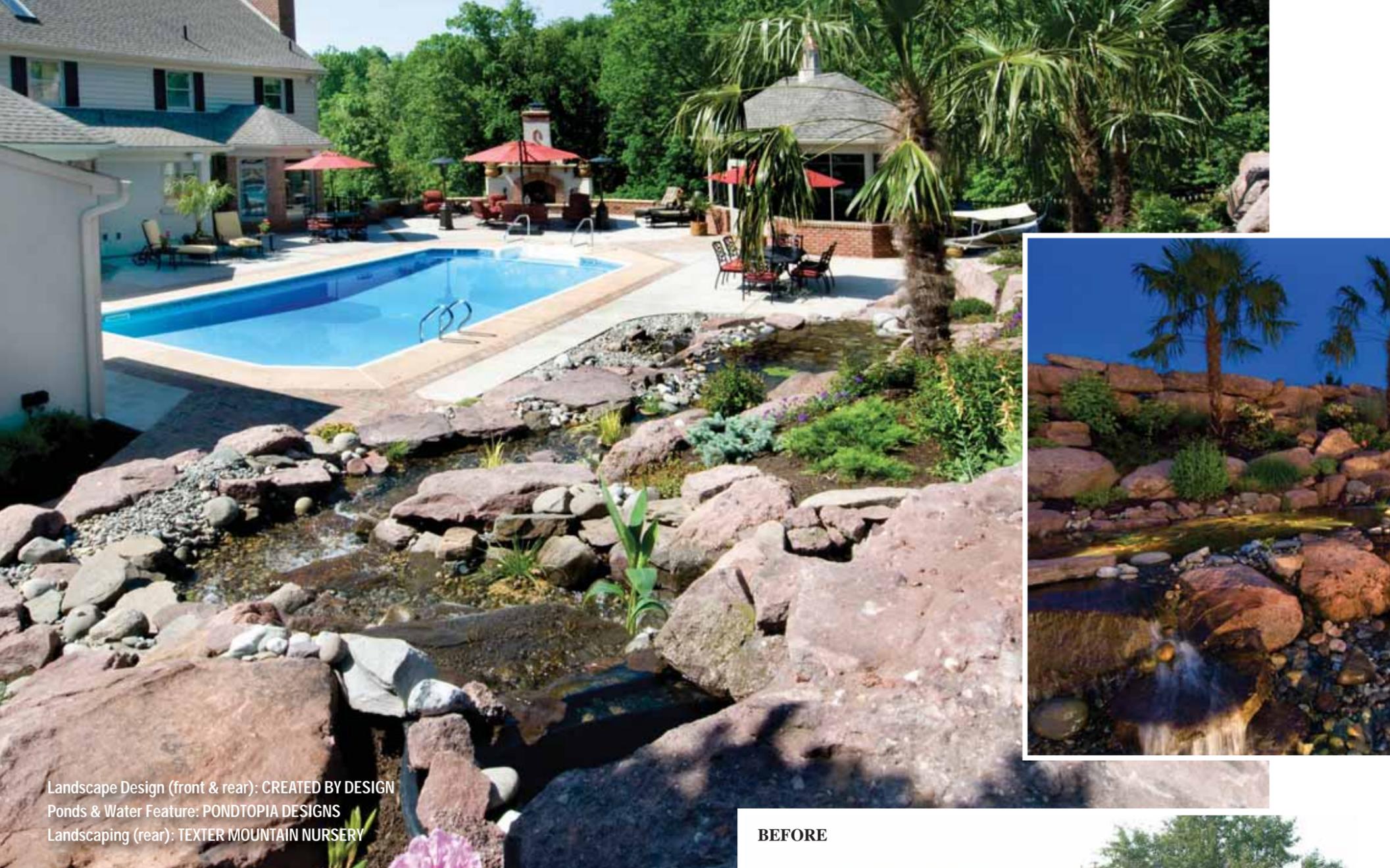


Rick Heisley
Landscape Contractor
servicing Lancaster County since 1986



Contractor Registration # PA021009
717-354-2800
www.rickheisleylandscape.com

the process. "Middle Creek and their team of subs were just wonderful to work with," Susan says. "When they said they were going to be here, they were. If there were any burps or hiccups along the way, we didn't know about



Landscape Design (front & rear): CREATED BY DESIGN
 Ponds & Water Feature: PONDTOPIA DESIGNS
 Landscaping (rear): TEXTER MOUNTAIN NURSERY

BEFORE



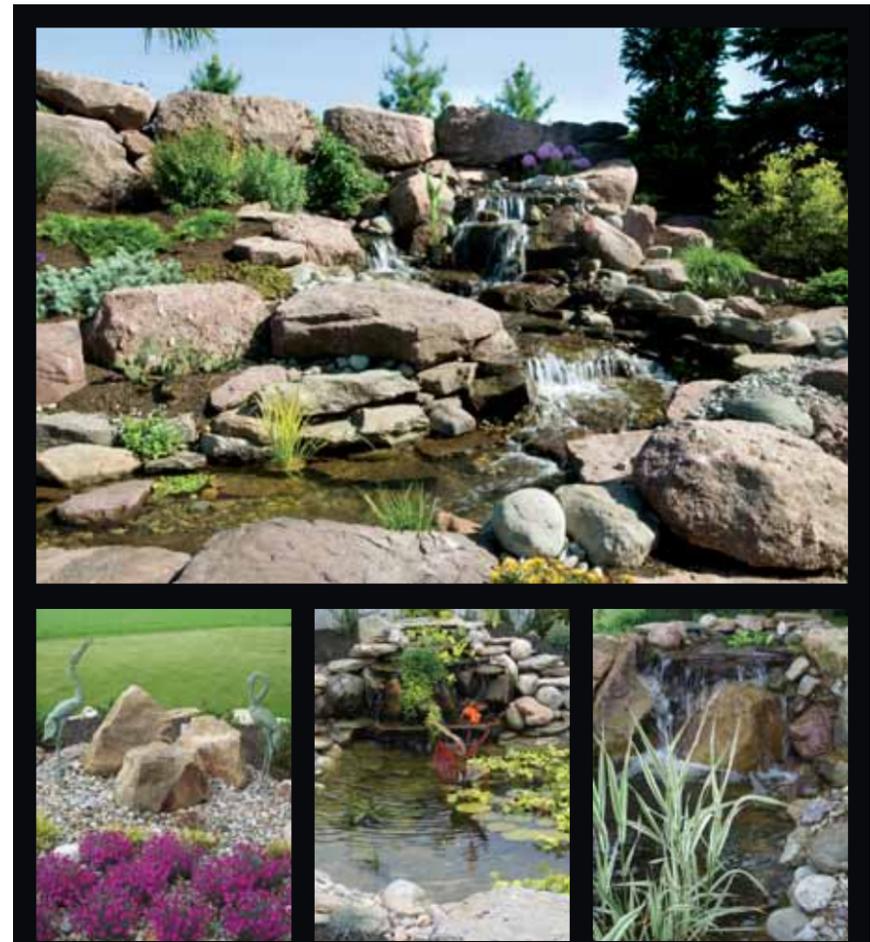
them. They took care of it." Susan remarks how living onsite, although challenging, was actually a good thing in that it enabled them to address issues or questions immediately. "We got to be here through the whole process, here every day, in case there were questions."

The builder gives credit to the homeowners in the success of the project. "It was a pleasure working with the homeowners. Susan did a great job of making selections, making decisions on time and having things here for us when we needed it, such as fixtures and decorating decisions." Darryl goes on to say with enthusiasm, "This was a good experience!" The homeowners were equally as enthusiastic as Susan quickly agreed, "I think too!"

Texter Mountain Nursery

Design & Installation • Landscape Nursery
 Patios • Ponds & Water Features
 Pruning & Mulching • Walks & Walls

Master Degree In Horticulture From PSU
Over 25 Years Experience
 875 W Swartzville Rd • Reinholds PA
717.336.5268



Water Gardens & Aquatic Landscapes



specialized installers of

- Ponds
- Waterfalls
- Pondless Waterfalls
- Fountains
- Water Features
- Pond Maintenance and Cleaning
- All Aspects of Landscaping

717.615.1873

Quarryville PA



Steffy Concrete, Inc.
Concrete and Masonry Contractors

Sidewalks • Porches • Patios
 Basements • Pools • Driveways
 Decorative Stamping • Steps • Staining

Reamstown PA
717-336-8115
 Contractor Registration # PA000711

A&H EXCAVATING



Residential Excavation
 Boulder Retaining Walls

69 N. Hershey Avenue • Leola PA
717.354.4181
 Contractor Registration # PA040335



C.S. Stauffer & Sons, Inc.
since 1951

Patio Enclosures
 Doors
 Windows
 Awnings
 Patio Covers

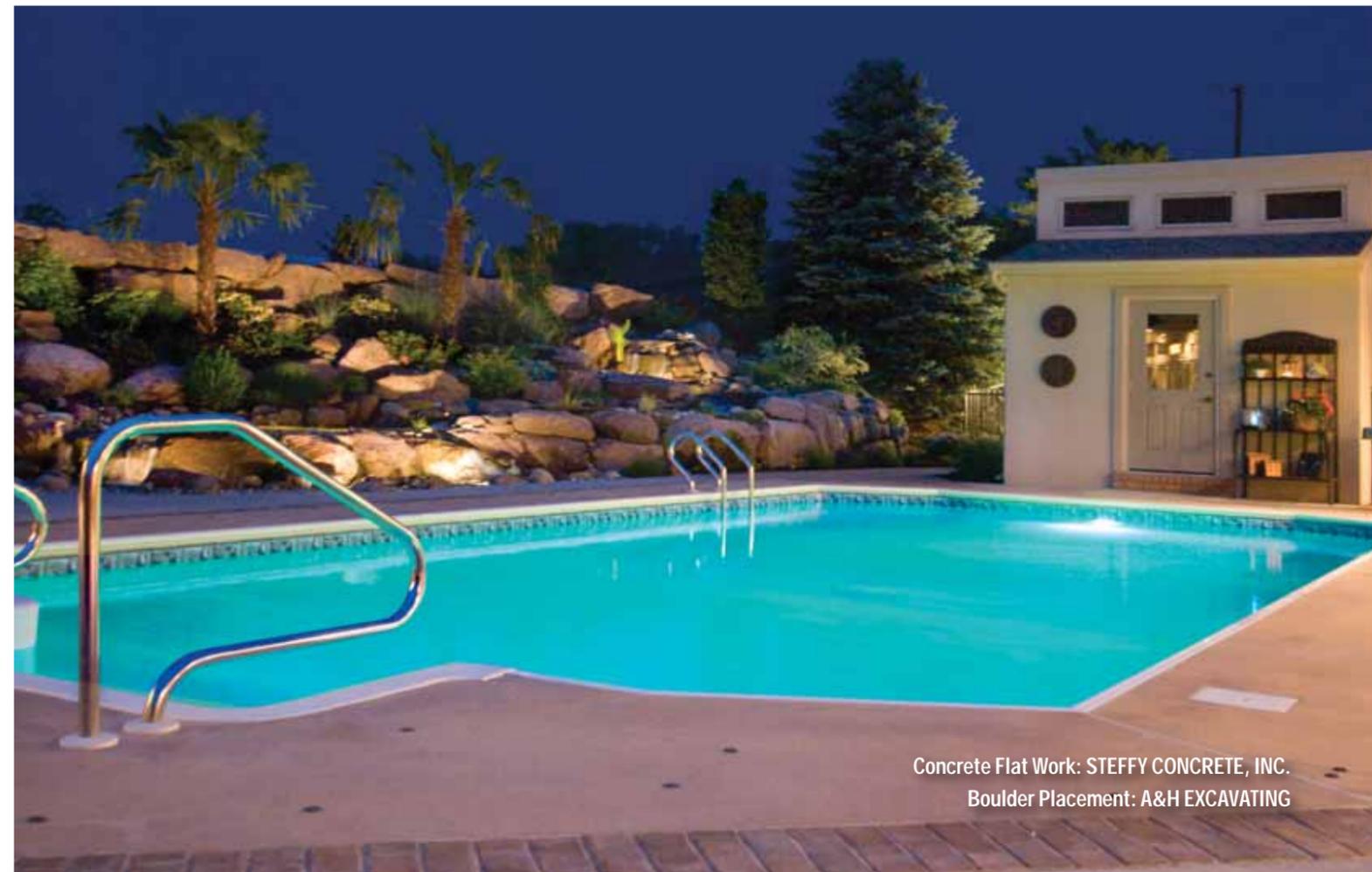
928 N Railroad Ave • New Holland PA
717.354.0372
 Contractor Registration # PA017954

Amidst all the serious decisions and construction going on, there were certainly times where everyone had fun. The homeowners and the builder shared a laugh as they remembered days when Darryl and his dad, Walter, were working on-site while homeowner Butch, and his dad, were also doing work at the home.

Butch laughs, "There was a lot of carrying on!" Susan agrees, "It was a lot of fun!"



Storm Doors & Screening: C.S. STAUFFER & SONS, INC.



Concrete Flat Work: STEFFY CONCRETE, INC.
 Boulder Placement: A&H EXCAVATING



**B&G
EXCAVATING**

Specializing in
**Comprehensive Residential
Excavating Services**

Grading
Trenching
Foundations
Storm Water Management
Septic

335.0681



Roofing, Windows, & Siding Materials: KOHL BUILDING PRODUCTS
Block & Concrete: NEW HOLLAND CONCRETE
Excavation: B&G EXCAVATION:



New Holland
CONCRETE

A Martin Limestone company.

Retaining Walls
Freestanding Walls
Pavers | Patio Tile
Columns, Caps, Steps
Colored Concrete
Block and Brick

800.543.3860 | www.newhollandconcrete.com

And it doesn't stop there. Middle Creek Builders continued their dedication to the project even after its official completion, diligently handling any small issues that arose. The Bollingers take pride in their work and they show unwavering professionalism in ensuring that their clients are pleased with both their product as well as their performance.



Your Vision . . .
Realized with our Award Winning Designers



**Up to \$500 Rebate On
Medallion Cabinetry**
Expires 9.30.09

*Visit www.medallioncabinetry.com
for your rebate coupon.
Bring your coupon to Kohl.*

7200 combinations of door styles, woods and finish selections

1047 Old Bernville Rd • Reading, PA
610.926.8800 • 800.578.5645



K KOHL
BUILDING PRODUCTS
For over 60 years
www.kohlbp.com

860 Wesley Dr • Mechanicsburg, PA
717.790.9814 • 800.793.5645



With the project now complete, Butch and Susan can truly experience a whole new kind of comfort and joy in the place they call home. This was all due to a solid relationship forged with a builder who was also no stranger to the importance of family... a builder who prides himself on strong bonds with customer and subcontractor alike.

R&A

