

new Cape for the Cod

a two-phase Cape Cod makeover



Barb and Dave had their Cape Cod home built in 1986 and they loved it. Typical of the style of this popular and classic beauty, it is known for its simplicity and coziness. The facade is traditionally symmetrical with very little, if any, ornamentation.

As with most young loves, it didn't pass the test of time. The coziness got old—especially during family gatherings over the holidays. And what they once considered attractive, the home's simplistic appearance wasn't turning heads anymore. As with most aging beauties, it had lost its curb appeal.

As many of us know, age brings on other problems—maintenance issues were surfacing. The roof shingles needed to be replaced and so did the windows. And while they were at it, the homeowners decided that they might as

well replace the garage door, the exterior doors, and outdoor lighting.

While these measures would certainly improve the home's energy efficiency and security, they would do little to address the couple's dissatisfaction with the lack of living space as well as the home's overall appearance. What was really needed to address everything in one fell swoop was a comprehensive plan developed by a residential design specialist. And they knew just the guy for the job.

Kevin Bollinger, owner of Quality Design & Drafting Services in Lititz, had previously done work for the couple at their family's cabin in the northern part of the state. They liked Kevin's approach and they liked his work. In 2013, the couple asked Kevin to develop a plan to give their home extra space and a much needed facelift.



To address the space issue, Kevin developed plans for a family room addition to be built off the back of the home directly from the existing dining room. To address the curb appeal issue, Kevin developed plans to add a front porch that would extend the entire length of the home while expanding the listing of maintenance replacements to include new siding, modifying the back porch, and replacing the walkways.

Featured Builder

Middle Creek Builders Inc.

(see ad on p. 27)

Designer

Quality Design & Drafting Svcs., Ltd.

(see ad p. 26)

PROJECT TRADE PARTNERS

Breneman Quality Construction, LLC (see HSD listing p. 50)

Cloister's Flooring America (see ad p. 42)

Good Painting (see ad p. 32)

Gundrum Electric LLC (see ad p. 34)

HAJOCA Corporation (see ad p. 36)

John King Drywall (see ad p. 40)

Martin Appliance/Furniture & Mattress/Water Conditioning (see ad p. 38)

Melron Industries Inc. (see ad p. 42)

Musselman Lumber (see ad p. 30)

Natural Stoneworks (see ad p. 40)

Premier Spouting Design (see HSD listing p. 50)

Raise the Standard, Inc. (see ad p. 32)

Shank Door Company (see ad back cover)

Stony Bridge Landscaping, Inc. (see ad p. 44)

Wenger Painting & Remodeling LLC (see ad p. 40)

Yale Lighting Concepts & Design/Yale Electric Supply Co. (see ad p. 34)

Although we talked with a handful of builders – all reputable companies and certainly capable – we felt most comfortable with Darryl Bollinger at Middle Creek Builders. What sealed it was a visit to one of their remodeling projects in the final stages of completion. We were very impressed with Middle Creeks's workmanship, attention to detail, and how tidy they kept their worksite.

Homeowners, Barb & Dave



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Residential Design

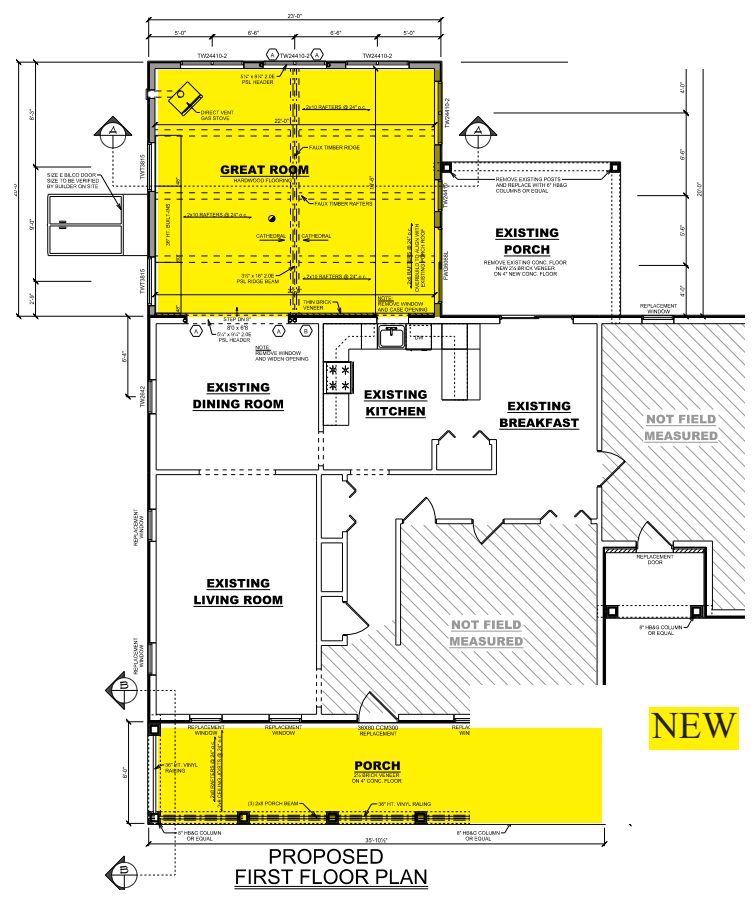
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Regardless of the view—front, side, or rear—the transformation of this Cape Cod appears seamless. While it no longer has the classic Cape Cod symmetry, nor its rectangular shape, it still evokes a familiar coziness that made the Cape Cod so popular.



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Middle Creek Builders is a family-owned and operated business, started in 1974 by Walter Bollinger Jr. From the beginning, Walter focused on quality custom home construction, tailoring his business to the unique needs of his customers. Not surprisingly, his hands-on approach and dedication to quality soon earned him a solid reputation in the industry.

In subsequent years, Middle Creek Builders incorporated and Walter's sons, Darryl and Duane, joined the business. Together, they continued the tradition of providing quality hands-on service to their customers and added custom renovations to their growing list of services.

Today, over 80% of Middle Creek Builders' business comes from referrals—satisfied customers who have recommended their services to family and friends. With over 44 years of experience and a list of quality sub-contractors, Middle Creek Builders continues to help homeowners re-invent their homes and build their dreams!



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(see our ad on back cover)

“*We couldn't be more pleased with the way things turned out. Darryl and his crew at Middle Creek were incredibly easy to work with as were their team of subcontractors. They were all so polite and very professional.*

Homeowners, Barb & Dave

Once the plans were finalized, Kevin gave the homeowners a list of five well known and respected local contractors that he worked with previously and could personally recommend. One of those five, happened to be his brother Darryl, President of Middle Creek Builders, located in Ephrata.

Although the couple talked with all five of the recommended contractors, they developed a comfort level with Darryl almost immediately. They liked what they heard and they liked what they saw. (Darryl made arrangements for Barb and Dave to visit a job in progress.)

In 2015, while Middle Creek Builders was completing the addition and exterior makeover, Darryl sensed some uneasiness from the homeowners. As it turned out, what Darryl was sensing had nothing to do with the couple's satisfaction with his work or his teams, nor with the design plans that Kevin drew up. They loved the new look of their home




In addition to being the focal point of the home's makeover from the street view, the new front porch provides a great haven for a relaxing read of the Sunday newspaper. Dave also pointed out that because of the shade now provided by the new covered porch, their home is much easier (and considerably less expensive) to keep cool in the warmer months.

and they loved having the extra space that the new family room provided. What they were actually struggling with had to do with how the new changes accentuated the drab appearance of their dated and cramped kitchen and dining room. What was actually happening was their wheels were starting to turn and more and more thought was given to doing a second phase to address the kitchen and dining room.





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This restored British "phone box" is the real McCoy. The homeowners had it shipped from England.

Another thing that reassured us that we made the right decision in selecting Middle Creek was their level of commitment. Throughout both project phases, they kept offering well thought out recommendations for us to consider. It was clear that they had our best interests in mind during the entire process.

Homeowners, Barb & Dave

With the guidance of Kevin at Quality Design & Drafting Services, Phase 2 started to take shape. Plans were developed for an open floor plan that combined the kitchen and dining area.

Given the great experience that the couple had with Darryl and his team at Middle Creek Builders on the initial project, Barb and Dave looked no further. Darryl was





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With us living at home during both projects, we were very impressed on how well Middle Creek managed things and went out of their way to make it easy for us. They established a work schedule early on and, with a few minor deviations, they kept to it. What was really appreciated was how respectful they were to us and our schedule and how thoroughly they and their subcontractors cleaned things up at the end of each day.

contacted and Phase 2 was scheduled. And once they got into things, the project scope grew to include a spruce up of the laundry room as well as the mudroom.

In the spring of 2016, with the end of Phase 1 and while waiting for Phase 2 to begin, the homeowners employed the landscaping firm of Stony Bridge Landscaping in Lebanon to do a makeover of their property to include a patio complete with a sit-around fire pit. As you'll see throughout the article, the landscaping turned out to be a beautiful complement to the home's dramatic transformation.

In the spring of 2018, Middle Creek Builders completed Phase 2 and just like Phase 1, Barb and Dave could not have been more pleased with the results. And as evidenced by the glowing comments sprinkled throughout this article, they couldn't be more pleased with their decision to entrust Darryl Bollinger and Middle Creek Builders with their life-changing projects.





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Unless you've been through a major project, it's hard to appreciate the contributions of the electrician. Deciding on the exact location of lights, switches, and receptacles can be extremely tedious, but if not done with considerable forethought, can be very costly to fix after the fact. In our case, the guidance by Curt Gundrum of Gundrum Electric was invaluable.

The spacious family room addition seen below is accessible through the home by a generously sized entry from the new combined kitchen/dining area. Easy egress to the covered back porch is made possible via energy-efficient French doors. In the interior photo below, note how well the French doors blend in with windows—providing a spectacular view of the patio and the beautiful landscaping.

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To make the kitchen expansion possible, the wall separating the kitchen from the original dining room was removed. For orientation, the removed wall (behind the stove and behind the server in the BEFORE photos below), was located just to the front edge of the refrigerator cabinet and across to the wall jutting out on the far left.



Kitchen Cabinets, Counters & Backsplash: CLOISTER'S FLOORING AMERICA
Plumbing: MELRON INDUSTRIES INC.
Plumbing Fixtures & Supplies: HAJOCA CORPORATION

Kitchen Specifications by Cloister's Flooring America

Backsplash—Marazzi Tile 2x8 Urban District Brix in color Downtown. Tile is also included between the island top and the raised bar. Grout color to be #35 Navajo Brown.

Cabinetry—Schrock painted perimeter cabinets—color Dover with amaretto cream glazing; Cherry stained island—color Black Forest with glaze.

Counters—Cambria Quartz perimeter color: Burnbury; Island counter color: Brecon Brown. Apron sink BLANCO IKON 33" color Cafe Brown. (Countertops supplied and installed by Natural Stoneworks)

“When it came time to move on the kitchen expansion project, we looked no further than Middle Creek. Darryl and his team were simply outstanding in all respects. There was such a level of trust with them that looking at quotes from anyone else just didn't seem necessary. We have become big fans of Middle Creek Builders and strongly recommend them to anyone who asks.

Homeowners, Barb & Dave



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Kitchen Appliance Specifications by Martin Appliance

GE Profile Series including: Built in Microwave/Convection Oven; 30" Single Wall Over with Convection (Slate); Gas Cooktop; French Door Refrigerator; and Dishwasher. GE 36" Chimney Hood (Slate).

Water Conditioning System by Martin Water Conditioning

K5 Drinking Water Station (reverse osmosis system)—kitchen faucet and refrigerator hookup.

With so many decisions that had to be made, we appreciated the advice provided by Martin Appliance. Clair at their Ephrata location was very helpful in explaining options and helping us with final decisions.

Homeowners,
Barb & Dave



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The new open floor layout—again, made possible by removing the wall separating the original kitchen and dining room—is considerably more conducive to holiday family gatherings.

“With our new family room and the expansion of our kitchen and dining area, we now have a home much more suitable for entertaining and large family gatherings. And so far, the response from our friends and family has been extremely positive. Everyone loves our home’s transformation. So much so that one friend continues to threaten to move in.”

Homeowners, Barb & Dave





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Flooring Specifications by Cloister's Flooring America

Kitchen/Dining Area—Armstrong Alterna Mesa Stone Beige with #35 Navajo Brown grout.

Mudroom and Laundry—Mannington Adura Plank Country Oak: Rawhide.

“Another supplier that we'd like to single out is Cloister's Flooring who provided our flooring, kitchen cabinets, back splash, sink and hardware. Amanda in their Lititz showroom was extremely helpful in guiding us through our many selections. Her knowledge of the options and professional expertise helped us immensely in making final decisions. And the same can be said for Matt whose specialty was flooring. Together, they were excellent to work with and made things considerably less stressful.

Homeowners, Barb & Dave

Not to be neglected, the mudroom and laundry room also received some well deserved attention during Phase 2. The cabinetry seen in the new laundry (far right) was repurposed from the original kitchen. And for those with a keen eye, yes, that's a real deal two-seater hanging on the wall.



BEFORE



BEFORE



The beautiful landscaping done by Stony Bridge Landscaping is a perfect complement to the dramatic changes we made to our home. We couldn't be happier!
Homeowners, Barb & Dave



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“When we had our home built in 1986 we absolutely loved it! We also loved our property as well as our new and developing neighborhood. Over 30 years later, the beautiful facelift and expansion that Middle Creek Builders oversaw helped us fall in love with our home – all over again.
Homeowners, Barb & Dave



meet the team



From left to right—Darryl Bollinger, Duane Bollinger, Walter Bollinger, Ryan Good, Dalton and Sheila Bollinger.

Darryl H. Bollinger - Owner, President

Darryl, Owner and President of Middle Creek Builders, has been building and renovating homes for over 34 years. In 1990, Darryl became invested in Middle Creek Builders and became a co-owner. He has been actively helping to grow the business ever since. Darryl lives in Lititz, PA with his wife, Tammy, of 30 years and daughter Brynn (13). Darryl and Tammy also have three married children Megan (27), Dalton (24) and Lauren (21). A member of the Middle Creek Church of the Brethren, he has been a member of the Middle Creek Church Board of Trustees for over 21 years. He teaches both the senior high and young adult Sunday school classes. Darryl has also served in the mission fields in Haiti and Jamaica.

Duane A. Bollinger - Owner, Vice President

Duane, Owner and Vice President for Middle Creek Builders, has worked for his father's company for over 25 years, building quality homes and working on extensive renovation projects. In 2008, he became a co-owner in the family business. Duane lives in Ephrata with his wife Jennifer of 18 years, daughter Aubrie (15) and son Carter (12). Duane attends Petra Christian Fellowship. Duane and his wife are now serving in the Petra Kids Ministry.

Walter Bollinger Jr. - Owner, Treasurer

Walter, Owner and Treasurer of Middle Creek Builders, has been building quality homes for over 44 years. He started Middle Creek Builders in 1974 with a focus on quality home construction and has continued growing the family-owned business with the help of his sons, Darryl and Duane. Walter has 2 additional married children,

Kevin and Kylene. He and his wife Betty have been married for 53 years and have 12 grandchildren. Walter and Betty actively attend Newport Dove Church in Elm, PA.

Dalton Bollinger - Project Manager

Dalton, Project Manager, has worked for Middle Creek Builders for 6 years since graduating from high school. He lives in Akron with his wife, Sheila, and their cat, Patches. Dalton and Sheila attend Middle Creek Church of the Brethren and are active in the Young Adult Sunday school class.

Ryan Good - Field Supervisor

Ryan, Field Supervisor, has worked for Middle Creek Builders for 1 year. He came to Middle Creek Builders with 5 years of concrete and foundation experience. He lives in Manheim with his wife, Kelby, and their cat Lacey. Ryan & Kelby attend Middle Creek Church of the Brethren and are active in the Young Adult Sunday School class. He also teaches the younger youth and is on the Church Board of Trustees.

Sheila Bollinger - Office Manager and Secretary

Sheila, Office Manager and Secretary, has worked for Middle Creek Builders for 2 years. She is married to Dalton and lives in the Akron area with their cat, Patches. Sheila, along with her husband Dalton, attend Middle Creek Church of the Brethren and are active in their Young Adult Sunday School class. She is also involved with the Women's Ministry and Senior Choir.