

# Temporary Stewards

## Personalizing a Classic Beauty



# A

According to Fred Heim, Vice President of Renovations at Garman Builders, it's not everyday that a home makeover client throws out a challenge to "WOW" them! However unlikely, that is exactly what happened when Karen and Jay purchased their soon-to-be home in one the *Coolest Small Towns in America*.

To the homeowners, moving to Lititz where they could enjoy all the cool things that have made it world famous would be awesome. As luck would have it, they found a sizable, well-built attractive older home with a lot size suitable for their plans. What's more—the home was within easy walking distance to the downtown attractions.

With the home purchased, the homeowners turned to a trusted source, Garman Builders (whom they worked with

previously) to help them transform their classic beauty to match their personal taste and life style.

In their preliminary discussions, Jay and Karen gave the Garman design team a list of "must have" items but left everything else up to the team to fill in the blanks. As for why the blanks, they didn't want to influence the design team or steer them in any particular direction. They had a strong faith in the Garman's creativity which they have seen and admired over the years. And as you'll see and learn within this article, that faith was not misplaced.

Among the home's exterior modifications are a number of curb appeal enhancements that included the following.

- adding color to the bricks
- adding dormers
- replacing the shutters



- creating a grander front entrance with a custom walnut front door
- adding a full-front porch with columns and a standing-seam metal roof

Within the home, as you would expect from homes of its vintage, most of the first floor rooms were small and single purposed. To accommodate an open-space concept and a

Featured Builder

## Garman Builders

(see ad on p. 46)

### PROJECT TRADE PARTNERS

**Bottom Line Construction LLC** (see ad p. 30)

**Caliber Hardwood Floors Inc.** (see ad p. 36)

**Castlerock Landscape & Lighting, Inc.** (see ad p. 28)

**Cloister's Flooring America** (see ad p. 40)

**F&M Painting Co.** (see ad p. 40)

**Foxcraft Cabinets LLC** (see ad p. 36)

**Integrity Pools & Spas, Inc.** (see ad inside back cover)

**King & Company** (see ad p. 34)

**Martin Appliance** (see ad p. 38)

**Quality Stone Veneer, Inc.** (see ad p. 34)

**Shank Door Company** (see ad p. 30)

**The Lighting Gallery** (see ad p. 38)

**Vernon's Excavating Company LLC** (see ad p. 28)

**Wood Wise Custom Carpentry LLC** (see ad p. 34)

**W**e were looking for a home walkable to downtown Lititz with good bones and enough space and lot size to integrate some of the internal and external amenities we appreciated in our previous residence. We started with a blank slate and gave Garman's team the flexibility to design the best-use layout that their creativity could produce.

Homeowners, Jay & Karen



**W**e were first introduced to Garman's work nearly 30 years ago and very impressed with their unique, room vaulting and corner window design aspects of a model home we visited. Since then, we continue to be impressed with their innovative design work as well as their stellar reputation as a quality home builder and remodeler.

Homeowners, Jay & Karen



**CASTLEROCK**  
LANDSCAPE & LIGHTING, INC.

Landscaping  
Hardscaping  
Restoration  
Aquascaping  
Outdoor Lighting

**717.464.2600**  
CastlerockLandscape.com

PA036065

more contemporary feel and flow, the interior was extensively gutted. Some of the more dramatic interior changes and finishes included the following.

- a beautifully-detailed new staircase with walnut treads
- vaulted ceilings in the kitchen, master bedroom and bath accented with wood trusses
- a new custom kitchen with an eat-in area surrounded by windows above a built-in,



**W**hile it's rare that a homeowner gives a builder the green light to "WOW" them, our design team was certainly up for the challenge. The home, while stunning to begin with, needed to be brought up to date to today's lifestyle. Staying true to the charm of the home while creating a modern feel and flow was our greatest challenge. As it turned out, we couldn't be more pleased with the homeowners' enthusiastic reaction to our ideas and, especially, our finished product.

Fred Heim, Vice President of Renovations, Garman Builders





**BottomLine**  
CONSTRUCTION LLC

Your Satisfaction is Our Bottom Line!  
QUALITY AND VALUE DRIVEN  
Free Quotes  
PA032548

A proud trade partner of Garman Builders!

Roofing | Siding | Additions | Decks | Garages



484-798-5898 ■ [bottomlineconstructionllc.com](http://bottomlineconstructionllc.com) ■ 717-286-5519



Roofing, Siding, and Exterior Trim:  
BOTTOM LINE CONSTRUCTION LLC

Garage Doors:  
SHANK DOOR COMPANY

- wrap-around window seat
- custom cabinetry throughout the kitchen, dining room, bath and mudroom
- a master bath complete with a custom-tiled shower along with detailed trim on the vanity wall
- wide-width site finished walnut hardwood throughout the first floor

- intricate trim and crown molding
- custom built-in stone fireplaces

Complementing the dramatic transformation and home makeover designed and coordinated by Garman Builders was the construction of a beautifully landscaped outdoor living space that, according to the homeowners, took the



**Beautiful openings every time!™**

Shank Door is pleased to be a trade partner of Garman Builders!

PA01 4738

Insulated Steel • Fiberglass & Wood Doors • Keyless Entry Options • Several Levels of Safe Automatic Openers • Battery Back-Up Systems



717.393.7280  
800.480.4134  
[www.ShankDoor.com](http://www.ShankDoor.com)

Get in your garage EVERY TIME with **LiftMaster**  
Opens and closes... even when the power is out!

project to a whole new level. Included in that portion of the project was a custom-designed swimming pool and deck area as well as a pavilion which houses a well-appointed outdoor kitchen along with a bar, dining, and lounging areas.

Cognizant of the months of inconvenience and disruption that the project created, the homeowners wanted to convey the following.

“We would like to express our sincere gratitude and a big THANK YOU to our new neighbors throughout the Lititz community for your patience and understanding as this project at times took on a life of its own in terms of snarled traffic, noise and dust that accompanies any remodeling project with even the best intentions for care and consideration. We look forward to integrating quickly and becoming part of future stories to be told of this wonderful home and community.”

As for their new home and location, Jay marvels that he’s “now able to walk to town to get my mail, go to the bank, and then refresh myself with a beer outside of the Bullshead or one of the many other popular Lititz watering holes. Does it get any better than that?” he asks?

No argument here.

R&A



# Garman BUILDERS

see our ad on page 46

At Garman Builders, we're in the business of building Better Homes. As a new homebuilder, we have countless construction resources and many qualified craftsmen whom we work with on a daily basis. This affords us the ability to apply these resources to home improvement projects for the benefit of existing homeowners at a price point that home improvement competitors simply cannot match.

Building new homes in Central PA since 1972, family-owned Garman Builders is one of the oldest established builders in the area. Our reputation and success has been built upon satisfying our customers' needs.

Our home renovations is built upon these same values...QUALITY always comes standard. Every Garman home exemplifies quality workmanship and tenacious attention to detail. Like our new home construction, we take great pride in expanding our reputation of excellence for unsurpassed customer experience in home remodeling.

As our business continues to grow and prosper, we never lose sight of the fact that it's due to referrals generated from those same highly satisfied and enthusiastic customers.

## meet the team



Pictured above--left to right, back row first.

**Randy Enck**

Director of Restorations

**Michael Martin**

Senior Sales Specialist

**Steve Galeone**

Restorations Sales Specialist

**Shawn Garman**

President of Operations

**Jason Garman**

President of Construction and Customer Care

**Larry Schermick**

Project Manager, Renovations

**Eric Brubaker**

Lead Architectural Designer, Renovations

**Hayden Jennings**

Estimating & Purchasing Coordinator, Renovations

**Shaun Mendenhall**

Estimator/Purchaser, Renovations

**Megan Herr**

Restorations Sales Specialist

**Janelle Goodhart**

Design Specialist, Renovations

**Lydia Dolly**

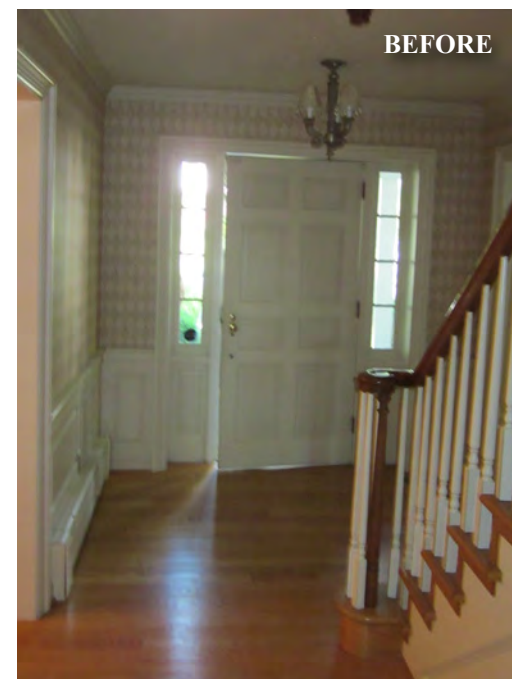
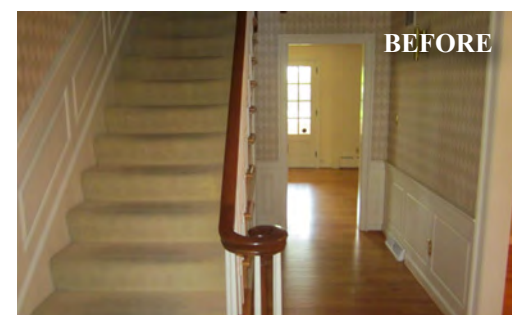
Executive Assistant, Renovations

**James Dansereau**

Project Manager, Restorations

**Fred Heim**

Vice President of Renovations



**“**The Garman design team took our “must have” list and ran with it. The entire internal layout is Garman inspired. Their team was great to work with, good communicators and very professional.

Homeowners, Jay & Karen



**KING & COMPANY**

NEW NAME • NEW VISION

Impacting our local industry with integrity and skill. Let's work together.

KINGANDCOMPANYINC.COM



Drywall: KING & COMPANY

Interior Stone Veneer (Family Room and Bedroom Fireplaces):  
QUALITY STONE VENEER, INC.

Interior Trim, Stair Case, Window Seats, Decorative Beams, Fireplace Mantel and Shelving:  
WOOD WISE CUSTOM CARPENTRY LLC



*Renovations By Garman*  
Thank you for your partnership.

**QUALITY STONE VENEER INC.**  
est. 1976  
*The Quality is in the Detail.*

Call Today  
to speak with a local representative  
**1.800.795.3229**  
50 REFTON RD, REFTON, PA

**WOOD WISE  
CUSTOM CARPENTRY LLC**

Follow me on  
Instagram  
@woodwise128

Interior Trim • Kitchen Installs  
Hardwood Flooring • Custom Built-Ins  
**717.926.3863** PA032671





**“**While our expectations were high, Garman and their team of trade partners brought their “A game” to our project and together knocked it out of the park!

Homeowner, Jay

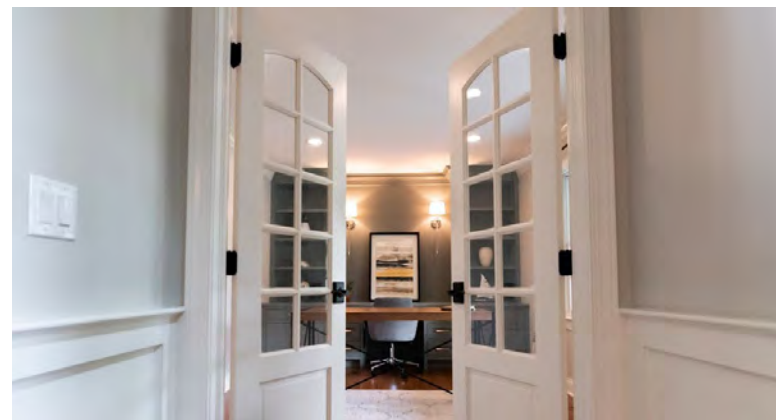


Kitchen Cabinetry: FOXCRAFT CABINETS LLC

Hardwood Flooring: CALIBER HARDWOOD FLOORS INC.

Installation • Sand & Finish • Restoration  
utilizing state-of-the-art dust containment technology

**717.445.5088**  
CaliberHardwood.com  
PA004946



Visit our showroom to see real examples of finished work and feel the wood and finish options. Tour our workshop, meet the craftsmen, smell the sawdust and experience the commitment to quality firsthand. For an appointment, contact us today!

**(717) 859-3261**  
sales@foxcraftcabinets.com | www.FoxcraftCabinets.com

224 Snyder Rd., Ephrata, PA

PA21220

An exceptional experience for every homeowner!





Service, when you need it!

Since 1973



Serving Lancaster County and surrounding areas since 1973.

Appliance Sales, Service and Parts

Brownstown • Cleona • Ephrata • Myerstown • Quarryville • Reading

(610) 401-0390

[martinappliance.com](http://martinappliance.com)

(717) 859-3131



**A**s for advice to those thinking about doing a project...I suggest that you be clear on your expectations, stay committed to your vision, and enjoy the process. And on those days when you are faced with an unexpected change order or new idea that will enhance the project, remember, "you can't take it with you".

Homeowner, Jay

**Appliance Specifications from Martin Appliance**

**KITCHEN:** Café 4-Door French-Door Refrigerator; Café Double Wall Oven; GE Profile Built-In Microwave; Café Built-In Gas Cooktop; XO Hood Insert; GE Profile Dishwasher; Zephyr Beverage Center

**LAUNDRY:** Maytag Washer and Dryer



illuminating your home

*in style!*



QUOIZEL LIGHTING



The Lighting Gallery

serving Lancaster County since 1978

1607 Manheim Pike (Chelsea Square Shopping Center) • Lancaster PA

717.560.3726

[LightingGallery.com](http://LightingGallery.com)



Appliances (Indoor and Outdoor Kitchens and Laundry):  
MARTIN APPLIANCE

Interior Lighting Fixtures:  
THE LIGHTING GALLERY



Cloister's  
**Flooring America**  
*With You Every Step of the Way!*

**LITITZ** 701 S. BROAD ST. | 717.627.4990  
**EPHRATA** 100 DURLACH RD. | 717.733.3130  
[WWW.CLOISTERFLOORING.COM](http://WWW.CLOISTERFLOORING.COM)

**A**lthough most of my limited experience has been with new residential and commercial construction, this remodeling project was new and, at times, challenging. Through their attentiveness and thoroughness, Garman reduced the stress level immensely. The finished product, without hesitation, has made it all worth it!

Homeowner, Jay



Flooring (Ceramic Tile, Luxury Vinyl Tile and Carpeting) Bath/Shower Tile & Backsplash :  
**CLOISTER'S FLOORING AMERICA**

Interior & Exterior Painting:  
**F&M PAINTING CO.**

**Residential • Commercial  
Interior & Exterior**

*Founded 1996*

Painters you can trust.

PA030504

**717.569.3680**

[www.FMPainting.com](http://www.FMPainting.com)

**Call TODAY or visit our website to set up a FREE estimate!**

**F&M Painting Co.**

employs the best painters, craftsmen, and designers to elevate your space to the next level.

Kitchen Cabinets | Wallcovering | Epoxy Floors | Drywall & More





Due to the elevated terrace and unique barriers, construction of the pool by Integrity Pools & Spas presented both access and logistical challenges. In their design, Integrity Pools & Spas also addressed the homeowners' request for privacy. For the pool itself, features include a Pebble Tec Prism Blue surface, water features and a sun shelf.



Pool Design and Installation:  
INTEGRITY POOLS & SPAS, INC.



**W**hile Garman and their team of subcontractors did a terrific job on both the interior and exterior of our home, the Castlerock Landscape & Lighting team and the AMAZING pool design and installation by Integrity Pools took our project over the top.

Homeowner, Jay



filled with quality. designed for fun!

see our ad on inside back cover





“As temporary stewards of this residence we feel like we took a beautiful house and with the guidance and expertise of Garman Builders and all other subs involved in the project we created a “home” that reflects our personal style and taste that will be shared with family and friends for years to come.

Homeowners, Jay & Karen



**Outdoor Kitchen Specifications from Martin Appliance:** DCS Heritage Built-In Outdoor Grill; DCS Outdoor Beverage Chiller and Sink.

