

blending

1920s architecture with today's lifestyle



Wayne and Cheri were initially drawn to the house they purchased on the city of Lancaster's west side because of its innate charm and incredible location. Built in the latter half of the 1920s, it was picturesque and resided comfortably on a wide, tree-lined boulevard. The only real problem was the layout of the structure—rooms were too small to feel truly “livable”, lighting was compromised at

the back of the home and the ambiance simply felt dated. “We wanted ‘comfy’ space,” explains Cheri. “We like traditional and old but also wanted something modern and new.”

Consequently, after living in the home for a few years, the couple turned to Don Main, MM Architects, to help them design an addition that would flawlessly commingle their home's early 20th century style with the needs of their 21st century lifestyle.

Marrying Old with New

Don, an architect with almost 20 years of expertise, began working with Wayne and Cheri by developing a schematic design that included preliminary sketches of several different ways to approach their project. Knowing that the husband and wife were drawn to more modern, streamlined structural design, Don took into consideration the most innovative ways to blend their love of minimalist lines with the need to seamlessly connect those present-day stylings with Prohibition-era architecture.

As Don explains, “It's important for my clients to be able to analyze options from pragmatic and aesthetic angles. The exciting thing about their project was that we were trying to respect the original home and build an addition that was of equal value.”

Together, they put in place a rough sketch of the additional space they needed, including a gathering place in the basement that led to the backyard, a cozy breakfast nook and mudroom area off the kitchen, more closet space in general and a bigger master bedroom with attractive bath.

After deciding upon their desired results, Don, Wayne and Cheri worked through concepts and schematics. “This is where we refined the design,” says Don. “We delved into the details... like choosing flooring materials.” At the end of the process, construction drawings were ready to be given to their contractor of choice, Ebersole Brothers Construction, the company that



project description

Type:	Two-story addition, including the creation of a daylight basement.
Contractor:	Ebersole Brothers Construction Inc. (see ad on p. 31)
Trade Partners:	Bob Mowery Tile Inc. (see ad p. 34) FlorHaus (see ad p. 32) Haller Enterprises, Inc. (see ad p. 34) Harvey Achey Construction (see ad p. 32)
Scope:	This 720-square foot project is a study of blending the old with the new. Additions to this 1920s city home included additional space and flow improvements on both the 1st and 2nd floors which features a new master bedroom and spacious master bath. One of the more unique challenges of the project was the creation of a daylight basement that provides a private entertaining area and a seamless flow to the new outdoor patio. Due to the existing stone foundation and brick walls, an I-beam had to be carefully installed to support the structure.

built a detached garage with guest quarters for the couple when they first moved.

“We've had such a great relationship with Ebersole,” Cheri states. “We originally found out about them

because they had worked on my colleague's home; we soon discovered why he referred them to us. Ebersole's focus on communication, quality workmanship and attention to detail are second-to-none. They really do provide amazing value.”

Working Through the Unexpected

The responsibility of making Don's drawings come to life wasn't one that Ebersole, a third-generation construction firm with a strong reputation for excellence, took lightly.

Brian Ebersole, President, echoes Cheri's sentiments: “We had a good experience on the first project with Wayne and Cheri. We knew they were looking for a quality job.” Accordingly, throughout the six months



between Fall 2009 and Spring 2010 that construction took place, Brian or Project Manager Doug Enoch were constantly in touch with their clients, keeping them informed during each step in the process.

As with all jobs, especially those dealing with the renovation or addition of an older home, there were many challenges. Some were foreseeable; others were not. Yet all were dealt with as efficiently and practically as possible. Explains Brian, owner, "Things happen during remodeling projects that aren't planned. We just keep trying different solutions."

One of the biggest issues was how to turn a non-daylight basement into an entertainment area flooded



New Construction • Renovations • Additions • Custom Millwork Installations
 All projects completed with Superior Craftsmanship and Project Management

EBERSOLE BROTHERS CONSTRUCTION INC.
 CUSTOM BUILDERS & CRAFTSMEN
 Following a tradition of excellence since 1930

745 Pinkerton Road, Mount Joy PA • **717.653.2327** • www.ebersolebrothersconstruction.com

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



ICF Walls: HARVEY C. ACHEY CONSTRUCTION



Flooring: FLORHAUS

with natural sunlight during the prime daytime hours. This required careful attention to landscaping. "There was a fair amount of excavation," says Brian. "We added insulated concrete walls; the old stone foundation wall had to be reinforced and enlarged... and on the second story, we had to remove an entire section of the original masonry."

Fortunately for Wayne and Cheri,

who resided in the backyard garage while construction was taking place, demolition of the back walls took place during their winter vacation. Doing so saved them any inconvenience and they were able to come back to a structure that was beginning to take shape.

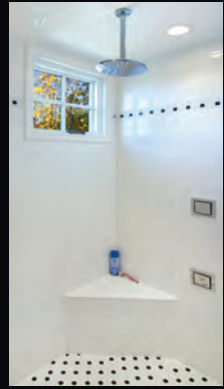
Of course, Mother Nature always has a hand in construction; from January through March 2010, large amounts

Cork - the Natural Choice in Flooring
Easy to maintain, durable & comfortable!



Congratulations to Ebersole Brothers Construction! It was a pleasure to work with you.

FLORHAUS
More Than Floors
Contractor # PA033474
40 Glenbrook Road, Leola, PA 17540
717-656-7077
Mon., Wed. 8-5 • Tues., Thurs., Fri. 8-8 • Sat. 8-3
www.florhaus.com



Bob Mowery Tile Inc.

area's most trusted tile company

Installation & Repairs • Residential & Commercial
Marble • Stone • Ceramic • Glass

587.6222

Free Estimates
PA046447

Custom Showers & Baths | Granite Countertops | Radiant Floor Heat



of snowfall in the Lancaster area halted exterior work for days—and weeks—at a time. Though Wayne and Cheri were patient with the delays, the added wait was one they could have done without. Still, they recognized that the Ebersole team would come through for them.

A final challenge for both Ebersole and the homeowners was the dust. It wasn't that Wayne and Cheri were unprepared to deal with

it; they simply didn't realize how long it would linger. For Wayne, a business professional who runs a home-based office, it was particularly problematic. As Cheri laughs, "After a while, the 'honeymoon' was over!" But they stuck it out, knowing that the benefits would far outweigh the temporary nuisance. On a more serious note, Cheri adds, "We were so happy with the quality that we tried to remain patient through the process."



Stop Dreaming... Start Living

Plumbing
Heating
Cooling
Electrical
Water Conditioning

ONE CALL...HANDLES IT ALL!
HallerEnterprises.com

Lancaster 625.1500 Harrisburg 795.1700 York 845.4500 Lebanon 838.6837

Plumbing: HALLER ENTERPRISES, INC.
Tile: BOB MOWERY TILE INC.



Relishing Exceptional Results

At the end of the experience, the Ebersole project has resulted in a phenomenal addition to the Lancaster property.

In the basement, there is now an additional room with gas fireplace. Other rooms have been created as well, including a wine cellar. Exposed stonework reminds the visitor that although the furnishings are decidedly modern, the house has a rich history.

On the first level of the home, the project has added a breakfast nook, bathroom and mud room area off the kitchen. This expands Wayne and Cheri's dining options as well as brings an abundance of light into the house. As with all parts of the construction, minimalist stylings bring a fresh perspective to the residence. "We love the flow and the light," states Cheri.

Upstairs, a master bath has been added to the couple's bedroom. The bath includes an open shower adorned with 1920s "subway" tiles, hand-created wooden vanity and ultra-soothing (and self-cleaning) Jacuzzi tub with forced-air jets. Not only does this provide a relaxing place to get ready for the day or rejuvenate at night, but it also offers more of the current design elements that are indicative of Wayne and Cheri's shared aesthetic preferences.

"I like the space the addition has added," notes Wayne. "And the master bathroom was a great addition!"

As for Ebersole, the company is pleased with the product they've delivered. "It all feels like it 'fits' even though the style of the addition isn't the same as the style of the house," says Brian. "I don't think I'd change anything from a design or construction standpoint."

Wayne and Cheri, who look forward to entertaining at their house even more this year than they did last, couldn't agree more.

R&A

