

necessity... the mother of RENOVATION



Ruth and Joseph's residence was once perfectly suited to their needs. A 1920s style four-square, two-story home that anchored a corner of the family farm, it stood as a masterfully crafted haven through the Depression, several wars and the technology revolution. But its charming ambience and incredible view of distant Lancaster County fields and mountains couldn't compete with a medical emergency that made navigating stairs difficult, and eventually impossible, for Joseph.

As often happens to couples in similar situations, Ruth and Joseph considered leaving the homestead his ancestors had lovingly protected. Yet they had such a strong connection with the land and its magnificent scenery they simply couldn't abandon it. Instead of starting over, they commissioned architectural plans for an addition to be drawn up by S&S Design. Then, they turned the drawings over to Gerald Graham, owner, Norman L. Graham, Inc., whom they had known and trusted for years.

Graham, along with project manager Robert Heine, diligently worked with Ruth, carefully considering how to add on to the home in a seamless way that would enhance and protect the intrinsic beauty of the property. Their selective and methodical planning resulted in a proposal for a 2,700 square foot first-floor addition, 900 square foot basement and three-car garage, bringing the entire property to roughly 3,655 square feet of living space.

Both the first floor and basement would join to the original house, whose aging front porch's decking and framing would be rehabbed during the course of the project. (Heine also was forced to evict a rowdy troupe of groundhogs that had turned the flagging porch into their private oasis.)

An existing garage and chicken house, both detached from the main home but connected to each other, would be taken down in preparation for the addition. Graham and Heine saved as many pieces of the demolished buildings as they could. Slate from the garage's roof and bead board from the interior were donated to Habitat for Humanity; other items were given to neighbors.

For Graham and Heine, the task ahead was anything but typical, befitting their inclination toward unique work. In

project description	
Type:	Major addition and first floor renovations.
Contractor:	Norman L. Graham, Inc. (see ad p. 38)
Trade Partners:	Bareville Design (see ad p. 40) Beechdale Builders (see ad p. 45) Brubaker Drywall, Inc. (see ad p. 42) Cloister Cabinetry (see ad p. 49) Eagle's Eye Carpentry (see ad p. 42) Jeff Shultz Distinctive Faux Finishes (see ad p. 46) Leo Kob Co., Inc. (see ad p. 45) Mervin Zimmerman Inc./The Bath Barn (see ad p. 45) Millwood Landscaping LLC (see ad p. 47) Musselman Lumber Inc. (see ad p. 52) Pella Window & Door (see ad p. 46) Pequea Creek Remodeling (see ad p. 42) Sandoe Enterprises (see ad p. 45) Snavelly's (see ad p. 48) Triple Pine Roofing (see ad p. 43) Yale Lighting Concepts & Design (see ad p. 44)
Scope:	Addition—(first floor) indoor swimming pool and changing room, master suite including bedroom and bath; office area, laundry and 3-car garage; (basement) family room and full kitchen. Renovations—side entry way, kitchen and expanded breakfast area, front porch and extensive landscaping.





Building Supplies & Materials: Musselman Lumber Inc.
Roof Installation: Triple Pine Roofing

anticipation of Joseph needing care-taking and wheelchair access, all doorways, hallways and bathrooms had to be spacious.

“This was an extra-special project,” avers Graham. “It was a challenge structurally and architecturally to make

it look right.”

And perhaps the most interesting challenge of all was Ruth’s request for the installation of an indoor pool enclosure so she didn’t have to leave Joseph for long

periods of time but could still remain active.

Water, Water Everywhere...

Dealing with many variables during a renovation is something Graham has learned to expect during his 57 years in business. Even the discovery of a possibly-volatile propane tank buried in Ruth and Joseph’s yard left him unruffled. But the indoor pool was something of a logistical teaser. As Heine explains, indoor pools must be built before the walls around them are constructed; that meant waiting for Mother Nature and pool laborers to coordinate their schedules.

In the case of Ruth and Joseph’s pool, Heine remembers with a wry chuckle that they cut the timing “pretty close.” Because of the onset of winter, had the pool been even one week delayed, the pool enclosure project would have been put on hold for months. Luckily, good fortune and excellent planning by Graham, Heine and the swimming pool company overcame any “what ifs” and



Pool Heating System: Leo Kob Co., Inc.
Pool Room Windows: Pella Window & Door
Wall & Ceiling Finishes: Jeff Shultz Distinctive Faux Finishes

The unique striae faux finished walls, around the pool and in the dressing room, are a vertical troweled technique blending four layers of metallic colors.

The clouds and sky effect, on the upper walls and ceiling above the pool, were created using a reactive glazing technique to replicate life-like cloud & sky formations.



the pool’s groundwork, including the footers and block wall, was finished on time. After the actual pool was completed, a special deck had to be constructed around and over it; from there, the pool room’s walls and roof were built.

In order to create a more serene (and less industrial) feel, Heine cleverly “hid” the many ventilation pipes in the ceiling. To further add to the ethereal atmosphere of the pool enclosure, two of the room’s sides were encased mostly in large glass panes. And Ruth, at the urging of Joseph, hired Jeff Shultz, a local artist, to paint a mural of a baby blue sky dotted with puffy clouds on the ceiling.

The pool room’s walls contain four layers of paint, making it resistant to mold and mildew. An inconspicuous drainage system runs along the outer edges of the floor, enabling any splashed water to quickly and conveniently exit the area.

The pool itself is a roomy 17’x30’, and one corner can operate as a heated spa. Though Joseph, who passed away the year it was completed, was not able to use it, Ruth recalls how much he enjoyed sitting in the room, contentedly admiring the landscaping and basking in the warmth of the moist air.

A Room with a View

Once visitors have stepped through the double doors that lead



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Jackie Klaassen

Senior Design Consultant
Bareville Design

Jackie has worked in the design industry for over 30 years. Her first job was with Horst Construction as an architectural drafter working both space planning and color selection. With Horst she worked large commercial projects such as banks, churches and corporate offices. Joining the staff at Bareville over 20 years ago, Jackie expanded her role to interior and exterior design, choosing fabrics, materials, and accessories for every part of the project. Jackie works with both builders and residential clients.

Visit www.barevilledesign.com to view some projects Jackie has worked on.



Design, Flooring, Window Treatments, Furniture: Bareville Design
Drywall: Brubaker Drywall, Inc.
Trim Carpentry: Eagle's Eye Carpentry
Trim Carpentry: Pequea Creek Remodeling

from the pool room into the hallway, there is no telltale chlorine smell. Graham attributes this to the expertise of Leo Kob, Co. Inc., whose company designed and installed the ventilation system.

Joseph spent many hours admiring the view; as Ruth says with a soft grin, "He really felt comfortable here."

With the help of design consultant Jackie Klaassen of Bareville Design,

Ruth chose the décor for this place of rest and relaxation with a nostalgic theme in mind. A small hand-sewn blanket bearing the date "1914" is lovingly displayed; Ruth is quick to tell that it once belonged to Joseph's

"We subcontracted with Kob at the recommendation of our HVAC contractor because they're considered experts in indoor pool ventilation," states Graham.

Though the pool room is absolutely a favorite of Ruth's, she's equally pleased with the master bedroom. Complete with a large fireplace in the corner and large enough for two beds and a sitting area, its windows offer a panoramic view of the trickling koi pond, extra-wide stone walkway and distant farmlands.



Landscaping: Millwood Landscape



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mother. Beds are covered in modestly decorated but meticulously crafted quilts. The walls are a calming shade of country blue.

In the downstairs portion of the home's addition, Graham and Heine created a large basement which Ruth

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has equipped with a fully functioning kitchen. Here, too, Ruth has chosen to display the family's artifacts, from her husband's string art to shadow boxes containing childhood ephemera from a long-past, but not forgotten, era.

Spacious and bright, the room is perfect for family get-togethers. It adjoins the original home basement (which now houses an assortment of exercise equipment) through what used to be the cistern.

"The downstairs is lovely for entertaining," notes Ruth.

Modern Design, Traditional Feel

It's difficult to tell now where the original house ended and the addition began, as the Norman L. Graham team has succeeded in blending the buildings with a keen eye to details. And the brick masonry of the one-story wing mirrors that of what was once the 1920s farmhouse.

Even the garage, angled slightly to add visual interest and artistic composition to the overarching feel of the project, seems "meant to be." Surrounded by bright perennials and mature trees, Ruth's home is a magnificent reminder that what is old can become new... and better.

Though she is a widow, Ruth is rarely alone in her home. Neighborhood

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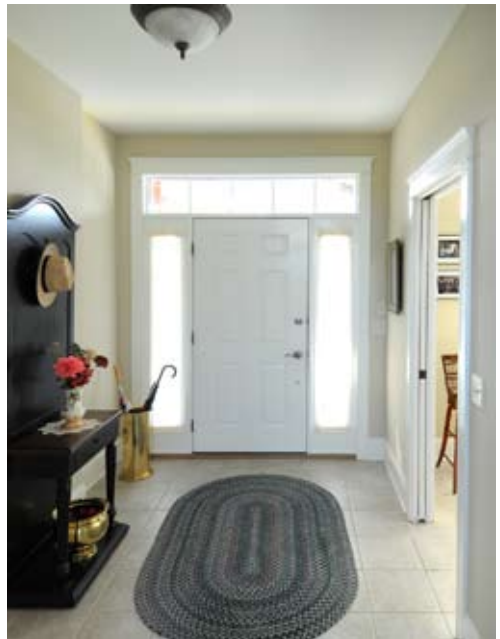
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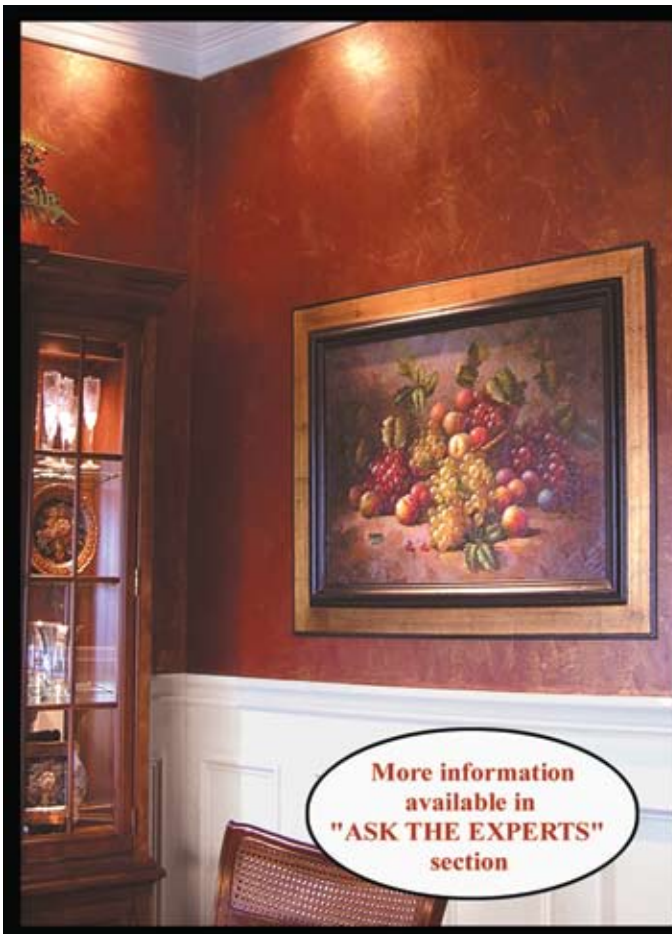
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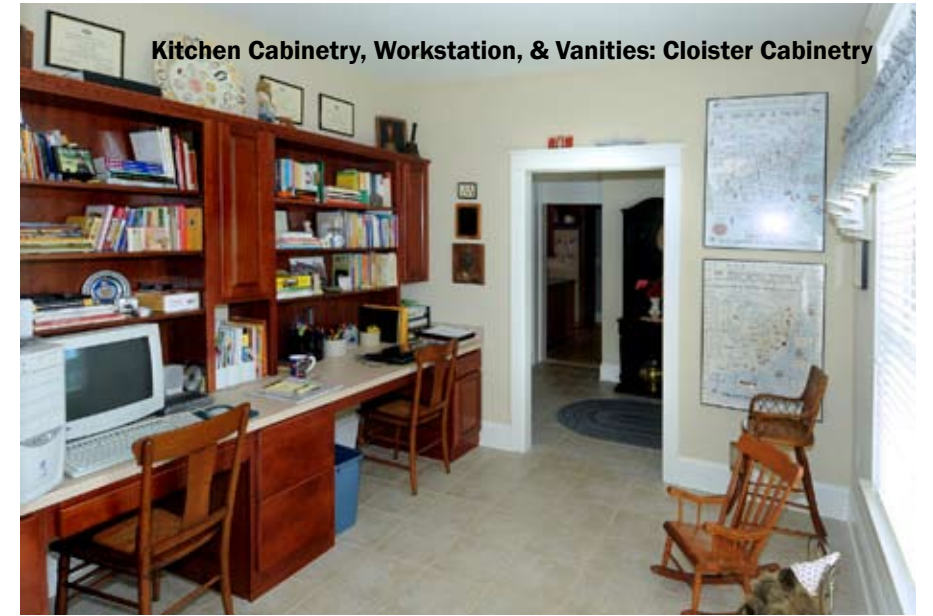
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children often stop by to explore the pool and complete their homework, college students reside there throughout the semesters and family members stay for extended visits. Ruth's pleased to live in a home with so much activity; as a former educator, she often tutors students at a desk that she and Greg from Cloister Cabinetry specially designed.

"I had my 90-year-old aunt down from New York," says Ruth. "She loves it here... she can get around easily, even though she uses a walker!"

To others who may be inclined to explore their renovation options rather than purchasing or building another home, Ruth is unwavering in her advice.

"Think through what your needs are," she counsels. "Think about how long you're going to live there."

When asked if she's finished remodeling, she scoffs at the thought. "I'm not nearly finished with the landscaping," she laughs. "I'm going to put in a wild flower meadow!"

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