

the art of blending the new with the old



When David White of Kitchen Encounters was first contacted by the Marietta homeowners, the project he was selected for was primarily a kitchen remodel along with renovations to the adjacent laundry and powder rooms. All three rooms were located in the back of the historic (circa 1819) home. Each space had its own issues to address.

The kitchen space needed to be redesigned to accommodate more appliances as well as a more usable space for cooking and congregating in general. The initial plan was to construct an addition which would expand the footprint of the kitchen to help address its spatial shortcomings. After a couple of design iterations it became clear that the addition was better utilized as a covered outdoor living space, new laundry area and powder room. The kitchen actually had adequate space when weighed against the other needs the addition hoped to improve, so the homeowners opted to keep its original footprint. The space was simply reconfigured to allow for an island with seating, more counter space and additional storage courtesy of the custom paint and glaze cabinets installed throughout the space. In addition to improved

"In researching builders, we were specifically focused on reputation, great taste and innovative kitchen designs. David White at Kitchen Encounters aced all three. We were so impressed that our kitchen, laundry and mudroom project quickly morphed into total renovations to our patio, driveway, garage, sidewalks, fencing, landscaping and exterior house painting.

Homeowners, Doreen & Mike



Featured Builder

Kitchen Encounters

(see ad on inside front cover)

PROJECT TRADE PARTNERS

Goody's Home Design, Inc. (see ad p. 28)

HomeTown Fencing (see ad p. 34)

Mummau Electric Inc. (see HSD listing p. 46)

Musselman Lumber (see ad on back cover)

Penn Stone (see ad p. 34)

Straight Line Painting (see ad p. 28)

Sunset Acres Nursery (see ad p. 32)

ViaScapes LLC (see ad p. 32)

Yale Lighting Concepts & Design (see ad p. 26)

YPS—Your Property Solutions (see ad p. 30)

about



(see ad on inside front cover)

Kitchen Encounters is a full-service kitchen and bath dealer with experienced designers and a skilled team of installers and sub-contractors. Our promise is to clearly and honestly communicate project schedules and production status, during the entire construction process. Our highly organized team work closely together from the initial design consultation, to the final walk through. We strive to exceed your expectations.

Get all your Kitchen and Bath products conveniently selected under one roof, and your project designed and built by one contracting company.

We believe in educating our customers, so that together, we can determine the most suitable products to use for your remodeling project. Our intention is to build value and equity in your most valuable possession, your home. Come in and ask for the "cost vs. value report" and help quantify the benefits of a kitchen or bath remodel. We sell a variety of cabinet lines that cater to all styles and budgets, countertops to enhance any décor, custom built-in units and casework, beautiful specialty wood flooring products, and a host of decorative hardware fixtures and accessories for nearly every room of your home.

Kitchen Encounters is a member of the BIA of Lancaster County, The Lancaster Chamber of Commerce & Industry, the Better Business Bureau (BBB), the National Wood Flooring Association and the National Kitchen and Bath Association. We adhere to all of the policies and standards of professionalism that these organizations require for membership. Kitchen Encounters can help you with any project. We want you to benefit from our network of knowledgeable contractors. Kitchen Encounters' honest and conscientious business partners are sure to make your renovation a success. We stand behind all of our work and know that you will be pleased with the level of commitment we bring to every project we do.



"We listened carefully to what we wanted to do and was very patient in adapting plans and drawings as we met with cost and structure challenges. We were also impressed with Kitchen Encounters' policy of checking in on a daily basis during the entire length of the project."

Homeowners, Doreen & Mike

Lighting Fixtures (interior & exterior) and Electrical Supplies:

YALE LIGHTING CONCEPTS & DESIGN

Although not part of the project (and thus not shown), the house retains many of its 19th century architectural features including stained-glass windows, double doors, a marble-faced fireplace, and a copper and cloisonné gas chandelier that has since been converted to electricity.

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efficiency as a result of the reconfiguration, the updating and upgrading of all the materials and appliances along with enhanced task and accent lighting, helped to create a much more functional and attractive area—without the need for expansion.

The addition, which sought to incorporate a corner of the home that for many years utilized temporary walls and part of a second story balcony to create a first floor laundry and toilet, was an absolute necessity. The

existing laundry was barely a finished space and hearkened back to a day when these utility spaces were just that, utility. The addition, which was designed by Todd Good of Goody's Home Design, would increase the square footage that these two rooms required, as well as add the comfort and aesthetic the rest of the home exhibited. The laundry room increased in size and allowed for a generous folding area complete with custom cabinets and a sink. The powder room was no longer now part of



the laundry, but received room status by simply building a couple of walls.

The remaining portion of the addition that the roof covered would be utilized



Electrical Services: MUMMAU ELECTRIC INC.

Painting (interior & exterior): STRAIGHT LINE PAINTING

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The kitchen builders were perfectionists. They were precise about laying out and installing everything and they cleaned up after themselves as they went along. In addition to being highly skilled, they were very kind and friendly.

Homeowners, Doreen & Mike



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as a covered patio area complete with built in grill and refrigerator. The patio too would be redone with brick to maintain continuity of materials present in the existing sidewalks that surround the historic property. These same sidewalks were rebuilt using the old brick. Each brick was removed, cleaned up and set aside while a new, more stable and consistent base was installed. This involved excavating the entire sidewalk on either side of the corner lot and replacing the dirt with a more stable gravel substrate. Once done, the old bricks were painstakingly put back in place in a herringbone pattern. The driveway too received the brick herringbone treatment. However, this brick was installed as part of a pervious system that allowed water to percolate and filter back into the ground instead of washing into the street, or in some cases, into the basement of the home. Replacing the driveway also allowed for the relocation of power, cable and phone lines from where they ran from a telephone pole, to the second floor. They were taken down and placed out of sight underneath the brick driveway. Excavating for the addition, the new brick patio, and the driveway, required a complete removal of tons of old materials. During this removal, excavation revealed multiple cisterns and even a bit of an old foundation from a long since buried structure. A large tree also needed to be removed to make way for the patio roof and outdoor fireplace.

After the new outdoor living space and hardscapes began to take shape,



As we expected, the performance of the subcontractors was also excellent. With Josh Yuninger of Your Property Solutions handling all of the landscape work which included the patio, fencing, and sidewalk work, we grew very fond of him. In fact, we continue to use his landscaping services. We also continue to use the services of the electrician, Jeff Mummau of Mummau Electric., who has been very helpful and great to work with.

Homeowners, Doreen & Mike



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it became apparent to the homeowners that the rest of the property needed some updating and upgrading as well. In addition to continuing the painting to include the privacy walls that were part of the perimeter (one of which had to be demolished and rebuilt completely), a comprehensive landscaping plan was devised. Included in the plan was the creation of flower beds and retaining walls in a number of areas to soften the hardness of the bare privacy walls and provide a bit of life and beauty to the surrounding yard adjoining the outdoor living space. Numerous perennials, bushes and trees were planted to create a garden atmosphere. New beds were created on the outer perimeter of the home as well, allowing for trees and shrubs to be planted

in sections of the sidewalk. A new fence complete with an electronic gate was installed on the east side of the property to create security and convenience. Lighting too was incorporated into the landscaping design. Some lights were installed to illuminate and highlight certain trees and features, others to provide functional lighting at walkways and porches. The last item to be added was a water feature. Purely for its aesthetic and auditory value, this feature gave a place to relax and reflect while listening to its gentle murmur. Interestingly, part of what was supposed to be the anchor stone of a hitching post or some other bygone object excavated from the sidewalk, was cleaned up and used as a bench top next to the waterfall.



“We couldn't be more pleased with our decision to go with Kitchen Encounters. Throughout the project, Dave was always responsive to your needs and challenges. And, as promised, Danelle called everyday to report on things and to keep a log of issues that needed to be addressed. They kept on top of everything.”

Homeowners, Doreen & Mike



3D Landscape Designs: VIASCAPES LLC
Plants & Shrubs: SUNSET ACRES NURSERY



In 1941, the homeowners at the time, purchased the adjoining property and demolished the buildings that were there. They annexed the vacant lot by creating an enclosed courtyard to encompass the carriage house and stables which were converted to a garage.




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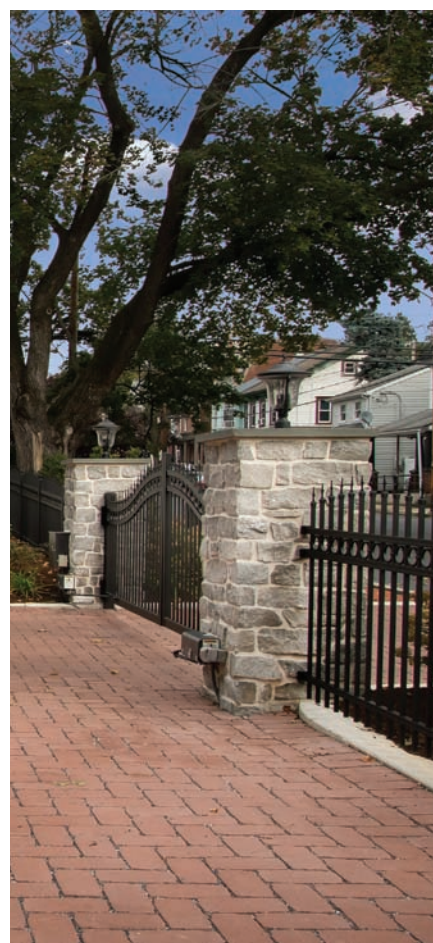
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There were also a number of components the existing structure had that needed to be replaced or repaired to update the home. All new windows were installed to replace the original drafty, uninsulated ones. The entire brick and wood exterior was painted top to bottom. Soffit, fascia, window and door trim, columns, porches, shutters, all received a refresh. The second story balcony that sat atop part of the addition, was rebuilt and shored up structurally. This included installation of maintenance-free post



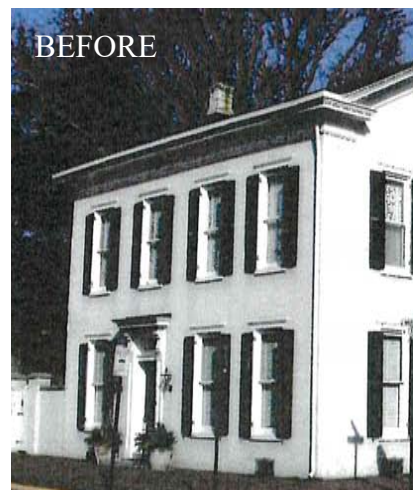
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BEFORE

for over a year now and we just love our new home and the new lifestyle this project made possible.

Homeowners, Doreen & Mike



We are so happy with the way things turned out, we recommend Kitchen Encounters to everyone. They were professional, adaptable, and affordable. In short, they were excellent in all respects!

Homeowners, Doreen & Mike



columns and decking, along with custom made balusters that duplicated the original. New wrought iron hardware was fabricated for the shutters, and multiple exterior molding repairs were made. Lastly, the garage exterior was renewed. The siding, windows, exterior doors, and the garage door itself were all replaced to match the house. Many

other minor repairs and upgrades, too numerous to mention were addressed. The goal for the project was to update the home in a way that maintained a certain level of authenticity, but primarily focused on modern functionality and practicality. First and foremost the improvements had to provide quality of life improvement, as well as aes-

thetic value. This was the approach with each aspect of the project. The happy homeowners now have an old home that functions like a new one—complete with all of the modern amenities while still surrounded by the historic charm and character that this old home exemplifies.

R&A