

the makeover of a 19th Century Farmhouse

a thoughtful mingling of the old and the new

The setting was 1850s America. Gettysburg and Antietam were merely towns, not internationally-recognized memorials and tourist destinations. The United States and its unique brand of government were relatively young. And a farmhouse built on around 80 acres outside the city of Lancaster was

created for a man by the last name of Hostetler.

This attractive two-story home withstood the weathers and rigors of over 150 years. Throughout the decades, it was renovated here and there by well-meaning owners—a back porch and modest kitchen were added to

the structure. The farmstead was eventually parceled out, creating tracts of land for others to build upon and bringing the property to its current 1.2 acre status.

By the early 21st century, the house was still a beautiful specimen of architecture thanks to the maintenance

of its many owners; however, the structure was showing normal signs of wear and tear and was in need of a makeover.

Enter Kay and Art—A Facelift and Some TLC

In 2004, the couple saw the farmhouse and felt drawn to it. “We knew we wanted to be here,” remembers Kay. Not only was it located in a desirable school district, it was also part of a mature neighborhood with attractive homes, decent-sized lots and roads that weren’t extremely busy.

project description	
Type:	Addition and major renovations
Contractor:	Gallagher Construction, Inc. (see ad p. 42)
Trade Partners:	Fleming Tile & Marble, Inc. (see ad p. 44) Galebach's Floor Finishing, Inc. (see ad p. 46) R.L. Wile & Son Plumbing, Inc. (see ad p. 48) Rock & Metal Systems, Inc. (see ad p. 48) Sensenig Woodworking (see ad p. 44)
Addition:	One wing over 2,000 square feet consisting of an eat-in kitchen with office area, an additional stairway, and a master suite.
Renovations:	Interior—mudroom (enclosure of back porch), dining room, living room including mantel, family room, 2nd floor laundry, bathrooms, and playroom basement Exterior—replacement windows, soffits, fascia, siding, spouting, lighting, driveway, and sidewalk

Yet there was a roadblock for the couple: their large family included five children under the age of 12, a dog and two cats. The kitchen was too cramped, there weren't enough bedrooms and the upstairs ship-lapped and plank floor boards literally “bounced” when the kids ran through the second-story hallways. Kay laughs when she recalls, “The whole house shook when they ran around!”

The home simply could not fit their needs without some serious updates.

But rather than directing their attentions to a different, larger home or building an entirely new structure, Kay and Art decided to update this mid-19th century gem by extending the home by more than 2,000 square feet, adding among other things a beautiful new eat-in kitchen, additional set of stairs, playroom basement, second floor laundry, master bed and bath suite and enclosed mud room (using the brick-lined area that had previously been a back porch.)



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The trick, of course, was to honor the ambiance and traditionalism of the original home. "I felt a responsibility to keep the integrity of the house," explains Kay.

To ensure that additions and updates were carefully and imperceptibly incorporated, Kay and Art brought Gallagher Construction, Inc. into the picture. Relying on Gallagher's over 23 years of expertise, Kay and Art felt their project was in the hands of master craftsmen and knowledgeable artisans.

"Dave Fitzgerald, the project foreman, was so easygoing," Kay remarks. "He stayed unruffled throughout the whole process."

For Pete Catalano, president, Gallagher Construction, the opportunity for his company to work on this home was exciting and satisfying.

"We really liked working with this client," Catalano avers. "We were able to work within the budget parameters

they had [and also] get the original house to fit what they wanted to do."

Unique Property, Unique Challenges

As with any structure over one hundred years old, the Gallagher professionals had very specific challenges when working on Kay and Art's farmhouse. Among other considerations, the house's 55 windows needed to be replaced with energy-efficient models, but the new glass had to match the unique size and shape of the existing frames.

"We had to customize the jambs and make sure the windows fit," notes Jeffrey Peters, vice president, Gallagher Construction. "We always want to hold to the value of the historical work we do [while] incorporating more eco-friendly methods as we go along."

Among other professional companies, Gallagher brought in Fleming Tile, Galebach's Wood Flooring and Rock

and Metal Systems to assist in the transformation of this residence.

Central air was added for the comfort of the family on muggy, warm south-central Pennsylvania summer days. This bit of modernization required yards of ductwork to be invisibly integrated between walls and floors, always a logistical challenge when dealing with older homes. The plumbing, courtesy of R.L. Wile & Son Plumbing, also had to be customized.

And then there were the well and cistern that were discovered when the foundation under what is now the expansive kitchen was unearthed. For Kay, it explained the "musty" smell she'd always noticed; for Gallagher, it required that the holes be filled in. Fitzgerald chuckles. "To run into the old cistern and well... [that] was a surprise! Clearly an eye-opener!"

The roof, too, had to be updated and was changed from standing seam metal to asphalt.



Throughout the process, Gallagher's workers never became concerned about "the unknown". As Fitzgerald, Catalano and Peters know from their years of experience, it's always par for the course when dealing with an older structure.

"We spend a lot of time fixing the mistakes that were previously made and bringing things up to code," says Catalano. "[That's why] we do a lot of prep work up front."

The Heart of the Home

As with most family homes, the kitchen is undoubtedly the core of this residence, especially with seven persons and three pets inhabiting the 4800+ square foot house.

Gallagher suggested Kay and Art consider Sensenig Woodworking for the task of creating the "face" for their incredible eating space as well as



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other areas of the house, and the homeowners agreed after seeing Sensenig's work at the home of Franklin and Marshall's president.

The trick for Gallagher, Sensenig and the architect who designed the kitchen, however, was to include contemporary amenities—refrigerator and freezer drawers, a special baking station for Kay, two dishwashers, an island with running water, plenty of pantry space and stainless steel appliances—without detracting from the quaintness or feel of the farmhouse.

"We didn't want it to 'smack' of 2005," says Kay of the kitchen area. "It had to be super functional, but timeless."

As Geoff Sensenig, owner, Sensenig Woodworking, notes, "The biggest challenge was making this project look like the original part of the house."

To accomplish this feat, the designers creatively laid out the kitchen using an unobtrusively modern schematic with an ageless appeal, adorning the cupboards and refrigeration units with fronts in off-white. All stainless steel appliances have an appealing cast that's reminiscent of pewter; consequently, they resonate nicely with the antique-looking lantern lights hanging

over the center island. And the bead board backsplash complements the design elements.

Little touches were even added that might not be noticeable to visitors, but were important to the family. "The toe kicks are a little higher because both Art and Kay are a little taller," says Sensenig, adding that such specialty work is his company's trademark.

The mother of five growing children, Kay wanted the eating space to offer convenient ways for her daughters and sons to grab nutritious snacks and lunch items on their own. Consequently, lower drawers and "cereal-sized" cabinets were incorporated into the room, enabling little hands to quickly gather a handful of grapes from a refrigerated drawer or a packet of crackers from a kid-friendly cupboard.

The kitchen's overall character is one of a charming Nantucket cottage; Kay's choice of sea foam greens and whites throughout the rest of the house echo the New England feel. It's at once crisp and upscale but comfortable and inviting, too.

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when you look at the farmhouse on the corner of a walnut tree-lined Lancaster street, thanks to Gallagher's commitment. "Our goal was to have it look like it had always been there," explains Peters.

The new and the old mingle as though they were always one, as is the case with the mantel that surrounds the formal living room's fireplace. Salvaged from a home Art's grandparents

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owned, it had been stored on the third floor of the family company warehouse.

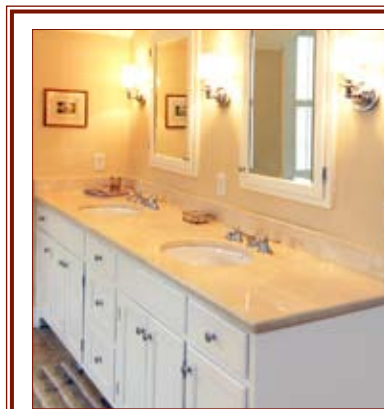
When Art and Kay found it, they fell in love with its charm, and with Gallagher's help, the mantel

has been rehabilitated and modified to fit the space. The mantel's origin is unknown—it could be from Nantucket, MA or Wrightsville, PA—but as Kay says, "Wherever it came from, it clearly is the same vintage as the house."

The family is excited to move on to what they call "Phase II" in a few years—the addition of a garage and family room. "The architects have drawn it up," Kay comments with a smile.

Odds are excellent that, with a little luck and the love of caring owners, this farmhouse could be witness to another century-and-a-half of history.

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