

ADDING ON by going up



This before and after comparison illustrates the transformation of this 1969-vintage rancher. In addition to a 2, approximately 80% of the original house was re

project description

Type:	Additions with major renovations
Contractor:	Metzler Home Builders, Inc.
Trade Partners:	Bareville Design (see ad p. 39) B & E Roofing (see ad p. 43) B.R. Kreider & Son, Inc. (see ad p. 40) D.H. Funk & Sons LLC (see ad p. 41) HAJOCA Corporation (see ad p. 42) Leibley Plumbing, Inc. (see ad p. 40) Kitchen Design Specialists (see ad p. 36) Ralph Wilhelm Seamless Spouting (see ad p. 42) Yale Lighting Concepts & Design (see ad p. 36)
Additions:	Covered porch, entry, foyer, great room, den, and entire second floor (master suite & bath, study, two bedrooms, bath, and attic)
Renovations:	Interior—kitchen, dining room, living room, laundry, mudroom, and extensive flooring replacement Exterior—soffits, fascia, siding, spouting, lighting, stonework, driveway, sidewalk, and landscaping



dramatic transformation
000 square foot increase,
novated.

Vacations just don't have the appeal they used to have for Cindy and Dave. Since the couple remodeled this ranch home, adding a second floor and a master suite complete with a state-of-the-art master bath, they prefer staying home. "We go to four-star hotels and they don't seem to have the same appeal," Cindy laughs. "Our own bathroom is so nice and our bedroom is so great, it's almost a disappointment to stay anywhere else."

Cindy and Dave credit the success of their renovation and addition project to the experts at Metzler Home Builders, and specifically to Senior Designer/Estimator, Tim Zehr, who worked closely with the couple throughout the project. "Everything turned out so much better than we expected," Dave says, noting that the couple had experience working with other companies on past renovations. "I expected problems and there just weren't any. These guys are great to work with. We couldn't be any happier."

Cindy and Dave contacted Lancaster-based Metzler after Cindy's father died and the couple knew they either wanted to sell their current home and move in with her mother, or sell her mother's house and have her move in with them. Cindy's

mother's house offered more opportunity to create the home of their dreams, Dave says. "We knew we could create curb appeal and build on to make a house proportionate to the size of the property," he says.

The renovated home had to accommodate a family of five—Cindy, Dave, Cindy's mother, and the couple's two children, ages 10 and 15.

Since the original home was a ranch style, the couple opted to expand the home by adding a second story, while also renovating areas on the main floor, including the kitchen and dining room, plus adding a new two-story foyer and great room.

"One of our criteria was to have a grand entryway," Dave says. That goal was challenged however by a

supporting second floor column located in the middle of the foyer. According to Tim, "We had to figure out how to incorporate the column without detracting from the openness we were hoping to achieve."

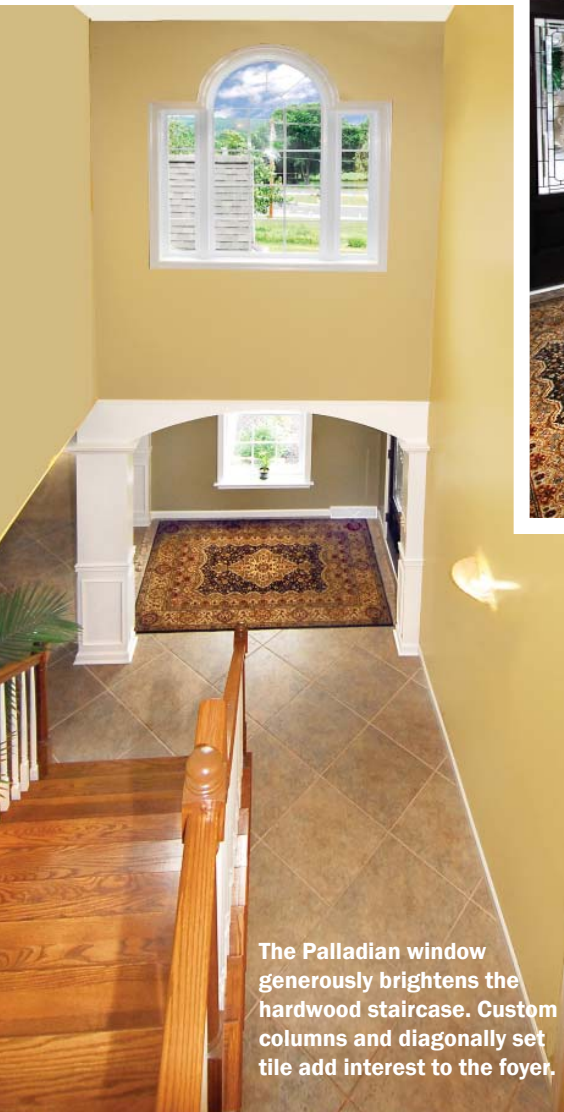
"What Tim designed," says Dave, "far exceeded our expectations in every way."

He met the challenge head-on by creating an arched entry leading to an open staircase. "I think that was a brilliant idea," Cindy says. "Tim opened up the space and really made it work."

Tim approached the challenges he faced, including the extensive work



Tile shower, corner whirlpool, and decorative niche



The Palladian window generously brightens the hardwood staircase. Custom columns and diagonally set tile add interest to the foyer.

Each of the kids has their own room, and their own walk-in closet. They share a hallway bathroom that allows them to still have their privacy thanks to separate rooms for the toilet and the sink. "I really wanted it to be like two separate bathrooms so the kids wouldn't argue over the space," Cindy says.

A second-story hallway overlooks the foyer, while hardwood stairs lead to the main floor.

involved in transforming a single-story home into a two-story house, as just part of the job. "Anything is possible," he says. "We just had to figure out how to do what they wanted and how to make the design function and flow."

The home grew from a three-bedroom, two-bath house to a five-bedroom, four-bath home, with an addition of more than 2,000 square feet.

Upstairs, the spacious master bedroom offers a sitting area, plus his and hers walk-in closets, as well as a master bath complete with a whirlpool, glass-enclosed shower, and a separate room for the toilet.



Plumbing: Leibley Plumbing
Fixtures: HAJOCA Corporation



... added to a four-star appeal in the master bath.

Downstairs, Cindy's mother has her own den off the foyer and her own wing of the house—including a bedroom and bathroom which remain very much unchanged from the original home. "It was important to us to make sure mom was comfortable here," Cindy says, noting that her parents bought the home in 1983.

A new great room features French doors, large windows, a fireplace and



Spacious master suite with comfortable sitting area.



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an oversized window seat. “We love how the room brings the outside in,” Dave says.

Cindy notes that the room was designed with the idea of being able to watch the sunset from the large windows on the home’s west side, but thanks to the French doors and a window above the fireplace, the room features an all-day show. “You can see the sunrise and the moon at night, too,” she says.

The renovated kitchen includes a large island that seats five and has a built-in sink, as well as stainless-steel appliances, a walk-in pantry and a butler’s pantry between the kitchen and dining room.

Lancaster-based Kitchen Design Specialists handled the kitchen redesign, working closely with the couple to create the kitchen of their dreams. “The kitchen is big,



Kitchen: Kitchen Design Specialists
Lighting: Yale Lighting Concepts & Design



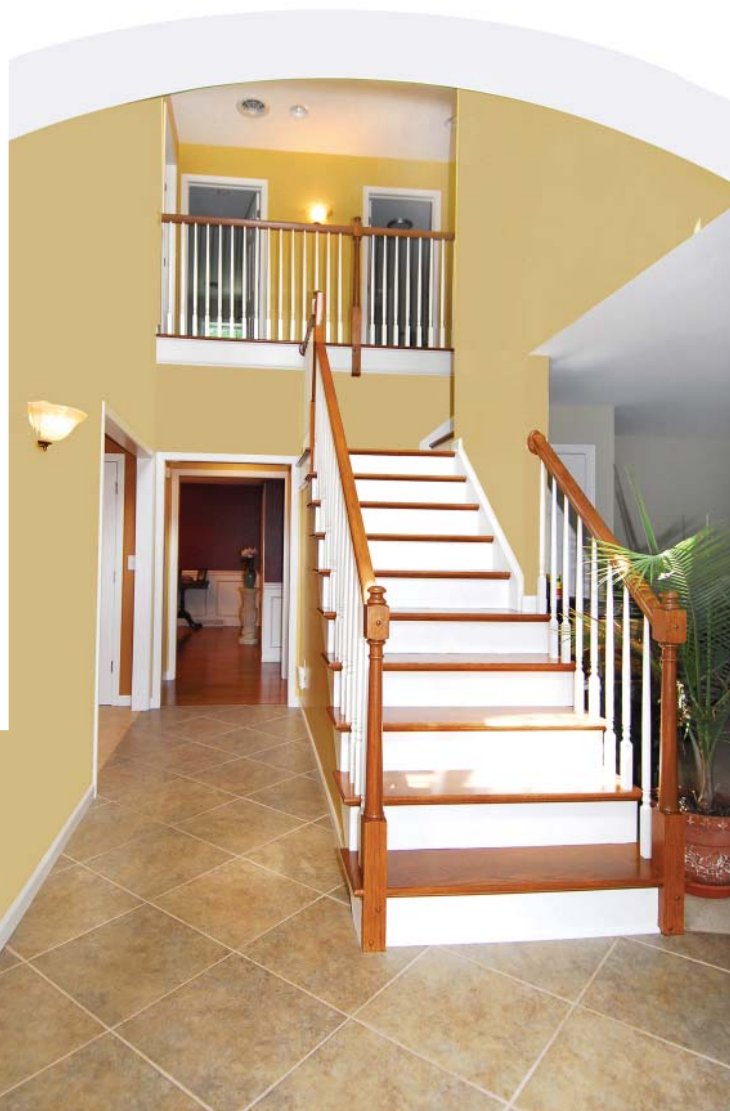
Cathedral ceiling with arched window, gas fireplace, and window seat create warmth in the great room (top).

Large brightly lit kitchen allows ample room for meal preparation and mingling.



Lighted butler's pantry with wine and glass rack.

Arched entry leading to the centralized two-story foyer.



Flooring was selected under the guidance of designer Karen Neupauer of Leola-based Bareville Design who used a combination of her own ideas with those the couple brought to her.

"Cindy had seen some tile she loved while touring the *Parade of Homes* and we used that as a starting point," Karen says. "She had also picked out her paint colors early on, so when we did the flooring, we were selecting tile that worked really well with the colors in the foyer."

The tile provides a striking effect in the foyer, Karen says, where it is set at a diagonal. This makes a nice transition to the straight-laid tile in the kitchen. In addition to the tile, Bareville Design installed carpets in the upstairs master bedroom, hallway, study, and additional bedrooms.

Off the kitchen, the dining room was designed around

bright and functional," says Jon Sensenig of Kitchen Design Specialists. "There's lot of space to work."

He says the seven-foot island and its sink offers the opportunity for two people to be cooking or prepping food at the same time.

"Other nice features include the window above the kitchen sink as well as the butler's area, which has a very functional wine and glass rack," Jon says.

Hardwood and tile floors are used throughout the main level. "I wanted something durable because we have dogs," Cindy says.



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a massive table that easily seats up to 12 people. Of that challenge, Tim says, “We had to work on expanding the dining room to incorporate the oversized table and create sufficient space for the accompanying pieces.”

With all the work that was done, Dave says he and his wife were also extremely pleased with the selected subcontractors and especially the coordination job performed by Project Manager, Barry Yoder.

“When we had changes, they never complained,” he says. “It was smooth sailing. We had worked with other subcontractors in the past and had problems, but there was none of that this time. Tim, Barry, and rest of the Metzler team handled everything with the subcontractors—efficiently and professionally.”

Dave and Cindy are so pleased with their project, which began in June 2006 and ended in November, that they encourage anyone who’s thinking about renovating to go for it.

“If you see the potential in your current property, it’s worth dealing with the temporary inconvenience,” Dave says. “It’s well worth it to stay where

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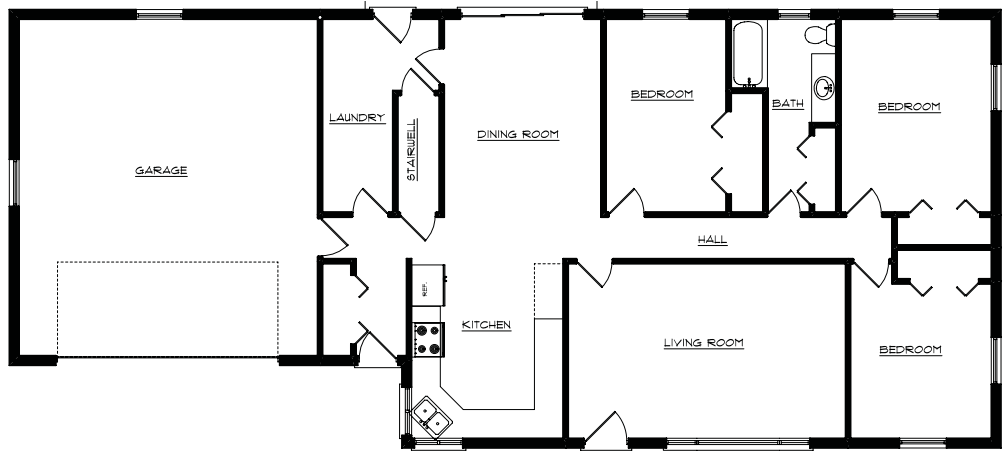
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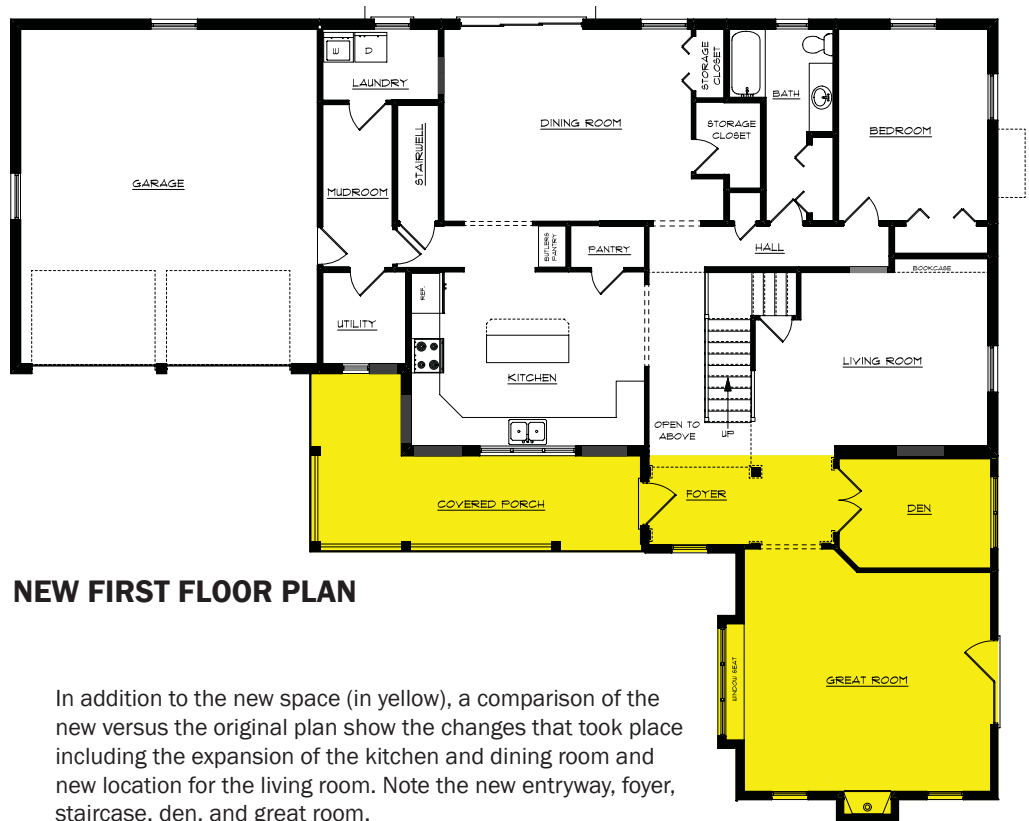
Roofing: B&E Roofing
Spouting: Ralph L. Wilhelm, Jr., Inc.
Paving: B.R. Kreider & Son, Inc.
Excavating: D.H. Funk & Sons LLC



Leaded-glass front door and crystal chandelier add to the vintage design.



ORIGINAL FLOOR PLAN



NEW FIRST FLOOR PLAN

In addition to the new space (in yellow), a comparison of the new versus the original plan show the changes that took place including the expansion of the kitchen and dining room and new location for the living room. Note the new entryway, foyer, staircase, den, and great room.



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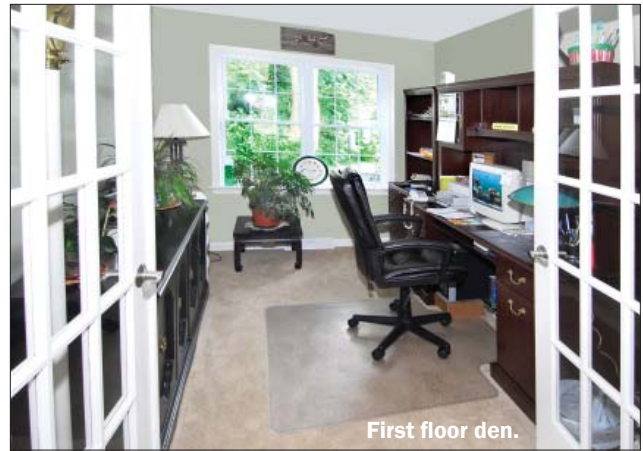
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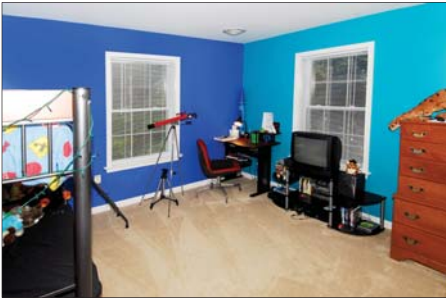
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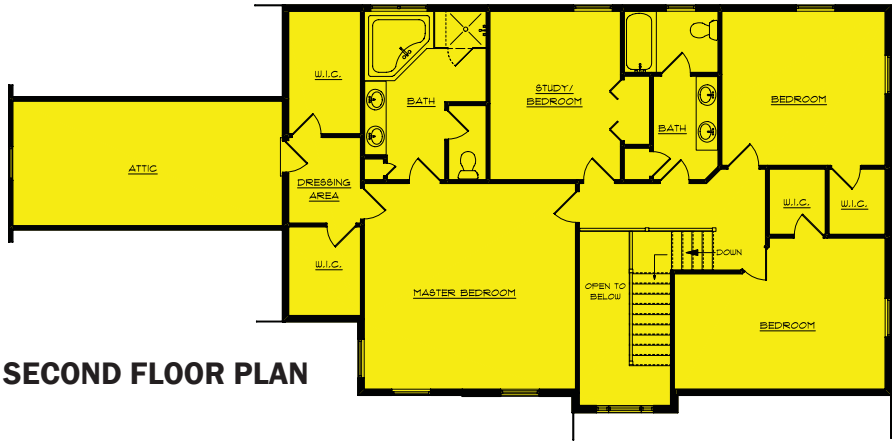
Tim says they frequently hear from former clients who express how happy they are with their decision to renovate rather than relocate.

“You know the home you live in, you know who your neighbors are, and there is a certain comfort level that you’ll have to give up if you move,” he says. “There’s also the challenge of finding the *right* home (no easy task), the costs associated with the purchase as well as the move, not to mention the the inconvenience of packing up and relocating.”

Dave and Cindy also plan to recommend Metzler to anyone they know who’s tackling a renovation or addition. “They came in on time and within budget,” Cindy marvels. “Who does that anymore?”

Says Dave, “Tim and the Metzler Home Builders team went out of their way to ensure we were happy with both the process and the finished product. And I’m delighted to report that they succeeded in that quest. We couldn’t be happier with the way things turned out.”

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