

RENOVATIONS

gone wild!

and these homeowners are loving it

It all started with a worn-out carpet. When Fawn told her husband, Bob, that she'd like to replace their almost 20-year-old Berber carpeting in the family room, he countered with his own suggestion. "As long as you're replacing that, what about the fireplace?" she recalls.

That's how the couple's grand-scheme renovation began. In the end, they not only had a new floor in the family room and a new fireplace, but they also had a much larger kitchen and breakfast area, among other renovations.

Bob and Fawn had their home custom-built in 1988. They loved the house and its floor plan, but after almost 20 years, they were ready for an update. "We wanted more light, a better flow and more openness," Fawn says, noting that the original floor plan incorpo-

rated several half-walls that cut off the kitchen from the family room.

"When we'd entertain, people would sort of funnel down the hallway, into the kitchen and just stop," she says. "I was always saying, 'Go into the family room' so that everyone didn't just cluster in the entrance to the kitchen."

After the renovation, with the half-walls gone, there is a natural flow from kitchen to family room, and that particularly comes in handy when the

couple entertains, Fawn says. "I love the openness," she remarks. "The flow is so much better now."

Before the renovation, the couple's laundry room was located just off the kitchen, making a convenient spot for easy access, but also creating a lot of noise throughout their living space. Renovation plans included installing pocket doors to keep the laundry nearby the kitchen, but still cut down significantly on the noise.



The before and after comparisons (above and opposite page) illustrate some of the dramatic changes that took place to the home's interior as well as its exterior. As captured in many of the accompanying photos, the homeowners not only wanted to open up their floor plan—they also wanted to open up their home to their beautiful lot and landscaping. Note the extensive use of oversized windows and doors.

“Everything we wanted, from a bigger breakfast area to more light, better flow and less laundry-room noise, we accomplished with this project,” Fawn says. Bob agrees, adding, “We enjoyed the project and everything turned out better than we could have imagined.”

For their renovation, Bob and Fawn chose to work with EG Stoltzfus Homes, a Lancaster-based home-builder and remodeler. Their contact at Stoltzfus was



Furnishings, accessories, and space layout by Interior Designer, Beth Alexander of INTERIORS.

project description

Type: Additions with major renovations

Contractor: EGStoltzfus Homes

Trade Partners: Janice Commerce Interior Design (see ad p. 28)
Conestoga Country Kitchens (see ad p. 28)
Indoor City (see ad p. 31)
INTERIORS (see ad p. 43)
Hanselman Landscape (see ad back cover)
LHB Appliances
Choice Security Systems (see ad p. 30)
WeeBee Audio Video (see ad p. 17)

Additions: Expansion of great room, breakfast area, kitchen, and upstairs bedroom

Renovations: Interior—entry, hallway, great room, kitchen, breakfast area, formal dining room, laundry, upstairs bedroom and bath, extensive flooring replacement
Exterior—soffits, fascia, siding, rain spouts, lighting, and extensive back and side landscaping

John Epp, manager of the company's renovations division. Other integral members of the Stoltzfus remodeling team included draftsman, Adam Coe, and field supervisor, Charlie Weaver. Field supervisor Dave Wells also provided assistance.

Using Stoltzfus was a no-brainer, Bob says, since the couple had previously worked with the company years ago to finish their basement. "When we thought of renovating and adding on, we automatically thought of Stoltzfus," Bob says. "We wanted an established builder and EG Stoltzfus certainly has an excellent reputation in the community."

Although they knew they wanted to work with EG Stoltzfus once they settled on renovating, the couple had seriously considered moving rather than undertake such a major project. Once they started looking at homes, however, they

kept coming back to the idea of staying put.

"We couldn't find anything close to the lot we have," Fawn says, gesturing to the wooded and foliage-filled land that their house backs onto. "We love this house and its location—it's close to everything, yet very secluded."

They also didn't want to lose the relationships they had established in the neighborhood. "We love our neighbors," Fawn says.

Realizing their existing home offered all the potential to be their dream home, they talked to John at a builder's show in the spring of 2005. After mulling over ideas for the renovation, by late fall, they began working closely with him.

Bob and Fawn particularly loved how involved John was in the project from day one. "He joked that he wanted his name engraved on a kitchen stool, he was here so much," Fawn laughs.

While the couple had spent quite a bit of time coming up with their own ideas for the work,

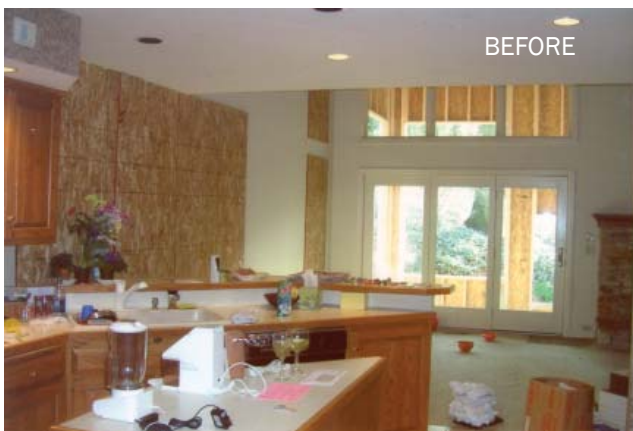
John also contributed his suggestions, and knew how to walk the fine line between listening to the homeowner and using his own extensive experience as a guide.

"I always like to remember, we're not living here and we're not paying for it," John says. "The best we can do is offer our suggestions and expertise, but ultimately, it's up to the homeowner and what the homeowner wants."

Bob liked that John took into consideration all their suggestions and then provided great feedback. "Most of what we did in the house was our idea, but John helped us improve on it," he says.

Work on the couple's house also involved several companies in addition to Stoltzfus, and Fawn says she and Bob were particularly impressed at how accommodating Stoltzfus was to the schedules of all the contractors. "We had landscape work that had to be done at a certain time and Stoltzfus was willing to coordinate their plans with the other contractors," she says. "They were very patient and pleasant to work with."

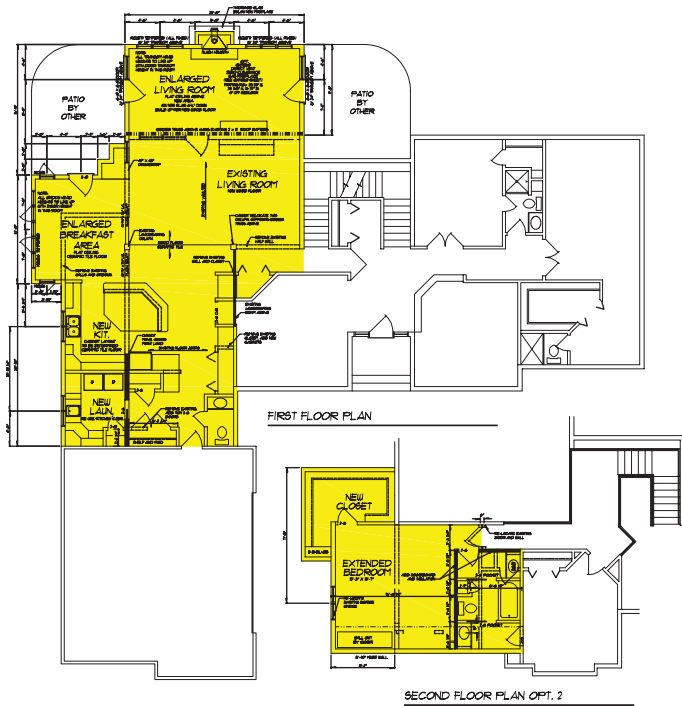
Bob says one incident in particular, that could have spelled disaster for the



(Above) EGStoltzfus has everything framed up and weather tight before opening up the original kitchen to the new addition.



(Right) A little inconvenience pays off with a great finished product. Note the open floor plan which addresses a major objective of the homeowners.



EGStoltzfus redraws the home (including before and after) using modern computer-aided design technology. This technology helps the homeowner visualize proposed changes and helps them gain understanding on the positive impact such changes will have on their investment.

breakfast room was averted due to the willingness of Stoltzfus to accommodate a homeowner's request.

"I wanted the breakfast room to be 12 by 12 but when construction started, it was actually less than 11 by 11," he says. He went to John to voice his concern. "I said, 'Just tell me what you want and we'll change it,'" John says. "We want the homeowner to be happy."

Bob and Fawn also liked that John knew how to make the renovation fit with the existing look in their home. Large windows along the back wall of the family room mimic the original windows located in other parts of the house. "We were trying to keep the feel of what's already going on in the house," John says.

The large windows, and two sets of 8-foot doors with 2-foot transoms, also serve to emphasize the wooded lot and landscaping behind the house and bring a sense of peacefulness to the family room.

For landscaping help, they turned to

James Hanselman, owner of Hanselman Landscape in Manheim, having worked with him before. "Since the new addition would change the traffic flow in their backyard, removing a patio and part of a walkway, we were asked to design some alternative means to comfortably sit outside, and to walk from the remaining lower patio to doors on both sides of the new addition," James says.

Outside the breakfast area, a wall of boulders makes a dramatic backdrop to the room. Bob wasn't sure if this would pose a problem to the plan to expand the room outward. "I thought it might be too close to the boulder wall, but it actually brought the boulder wall into the room," he says, referring to the wall of windows in the breakfast area.

A bar sink and counter nestled in the corner of the breakfast area works well when the couple entertains, Fawn says, and because it is set back into the wall, it doesn't get in the way during everyday activities.

For her part, Janice Commerce, owner of Janice Commerce Interior Design,

helped with all interior aspects of the renovation, working closely with the couple and the builder throughout the process. "I asked them, 'What bothers you about the current home?' and based on their answers, I led them into a discussion of what they wanted the addition to encompass," Janice says.

The age of the home meant that some elements were outdated, while newer products had come on the market since the home was built. "They had shorter doors and shorter windows and so we elongated them and made everything higher and more current," Janice says. "With the new length and positioning of the windows and doors, it really brings the outside into the house."

She also recommended new features such as an integrated sub-zero freezer-refrigerator that utilized freezer drawers rather than the conventional side by side or top/bottom mount freezer compartment.

To give the couple a true hands-on feel for the design, she even invited them to her home to see firsthand what she

was suggesting. "I knew they really liked all the ideas we had come up with and my suggestions, and I really felt responsible for making sure they loved it when it went into their home," she says. "It was very easy for me to show them the actual things I had in my house rather than just describing the elements to them." She accompanied the couple on visits to showrooms, offering her expertise and guidance along the way.



A new kitchen with all the modern conveniences plus a great view of some awesome landscaping.

For the kitchen, Janice recommended the services of Rosalyn Gehman, kitchen designer and co-owner of Conestoga Country Kitchens—a company that had impressed Janice for their cabinet quality and design experience.

"I met with the couple and Janice and with all of us giving ideas and thoughts, we were able to design a beautiful kitchen that is also very functional," Rosalyn says.

Fawn and Bob knew certain elements they wanted in the kitchen, including an island large enough to accommodate

several diners, a window over the kitchen sink and a desk. Rosalyn took their ideas and expanded on them, creating a kitchen with several unique features.

"The decorative hood and island are two of the main focal points. The hood required a lot of thought and planning because we didn't have a long wall to work with and the couple wanted a particular look to it," she says. "They visited our shop while it was being built to go over last-minute questions. This ensured that the hood was exactly what they wanted."

The large island incorporates a lot of detail, including a beautiful back with corbels and columns, she says. "The entire kitchen had oversized moldings and we used some of the same design features in the wet bar, columns and fireplace surround so that the whole area flowed," she notes.

Even when the kitchen presented a challenge due to a load-bearing wall, Rosalyn was able to come up with a unique way to handle the situation. "The wall was dividing a main section of the kitchen and was interfering with the layout and type of kitchen that the couple desired," she says. "I did several

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As part of the landscaping design, Hanselman Landscape planted garden spaces to provide a year-round picture from the new windows in the home. The company strove to provide as much evergreen material as possible, for winter interest, but to also retain the view into the woods. To achieve this, they used azalea, boxwood, camellia, cherry laurel, holly, liriopse and pachysandra as groundcover of varying heights and textures, along with taller accents for seasonal interest including nandina, coral-bark maple, paper-bark maple and weeping Japanese maple.



the ins and outs



of renovations.

You can always recognize an EGStoltzfus renovation or addition. Whether it be a new master bedroom suite, sun room, great room, screened porch or an entire home makeover. Our experienced design and build services will help enhance and complement your home's functionality and appearance to reflect your own unique personality.



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preliminary design options for them with different ways of handling this obstacle. We decided to 'hide' the wall within the oven cabinet. Decorative columns on either side of the oven make it impossible to tell that there is a wall there. The columns also helped add another design element to the kitchen."

The home's flooring materials came from Indoor City and featured a natural stone in the foyer, kitchen, breakfast area, and laundry room. For the family room, Indoor City owner Ryan Commerce suggested a unique wood. "It's hand-scraped pine," he says. "The hand scraping gives the wood an older look, making it a really nice way to do a wood floor."

The floors add to the overall feel of the house by using natural materials. "Both wood and stone are natural products and anytime you use natural products, it makes for an absolutely



Generous work space and all the modern conveniences make this beautifully designed kitchen ideal for big productions. The benefits of the fast cooking convection oven allows for greater spontaneity in menu selections.

gorgeous look when it's completed," Ryan says.

With all the work that was done, Fawn says she also wanted to reuse whatever she could in the renovation process, noting that the original kitchen cabinets are now located in the laundry room and original fluorescent lights are employed in the closets.

With the added room downstairs, the couple was also able to expand on the second floor, adding footage and a large walk-in closet to their son's bedroom and renovating an existing hallway bathroom into a his-'n-hers bathroom, with access from two bedrooms. "Whatever improvements we made, we wanted to enhance the resale value of the home," Bob says.

A major kitchen renovation can cause a strain on a homeowner's daily living, but Stoltzfus even made that painless for the couple, Fawn says, adding that they ate mostly in their finished basement during the project. "Stoltzfus was willing to move some of our appliances down there, so we could manage very well," she says.

Bob liked that they worked hard to keep the construction area separate from their living space, using plastic sheeting to keep dust and dirt out, and installing temporary locked doors for security reasons. "We felt secure here even though the whole back of the house was open," he says.

Fawn says living there throughout the project meant they had easy access to Field Supervisor Charlie Weaver as well and could check in every day to see how things were going and get any questions or concerns answered.

John says he encourages homeowners to consider renovating or adding on rather than moving. "People say remodeling is disruptive, but so is moving. You have to consider the memories you have in a home. You lose the opportunity to build on those when you move." Plus, he says, homeowners can use their experience with a home to help

the builder make the renovation as effective as possible.

"You live in a house, you know its shortcomings. Homeowners can bring known deficiencies to the attention of the contractor who can rectify them through the course of a project," he says, "versus moving into a new house to find out over time, that it too has its share of shortcomings. Renovation is a very short bit of pain for a whole lot of gain."

For Bob and Fawn, the renovation process took about three months and the couple says they'd willingly renovate again. "We're just so pleased with the project," Bob says, adding that he wasn't able to visualize the end result and was stunned by the way the whole project turned out. "It was better than anything I expected. We are extremely happy with how it all came together."

R&A

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