

L.H. Construction

(see ad p. 27)

PROJECT TRADE PARTNERS**Boulder Ridge Reclaimed** (see ad p. 34)**Buena Vista Restorations** (see ad p. 34)**Martin's Flooring Inc.** (see ad p. 32)**Musselman Lumber Inc.** (see ad p. 32)**Nolt's Propane Connections LLC** (see ad p. 30)**Welsh Stone Supply LLC** (see ad p.28)

an eye for potential

According to the homeowners Lynne and Jeff, their purchase of this property was on a whim. Having lived for years down the street, they noticed that the property was going up for auction. While the property itself was very appealing, the old dilapidated farmhouse was a major eyesore. Built in the 1820's, the stone farmhouse had been uninhabited for over 20 years. Windows no longer existed and the prolonged exposure to the elements deteriorated the interior framing to such a degree that the second and third floors were deemed unsafe.

And yet, despite the condition of the farmhouse, Lynne and Jeff saw potential and decided to participate in the auction. Another motivating factor, if not the primary reason for their interest, was the fact that for years the couple was renting farm space to house a wide-assortment of farm animals (see Editor's Note on the right). Once part of a traveling petting zoo that Lynne operated, the animals were now retired. With the property's existing barn and fenced barnyard, the property they were bidding on would be ideal for the animals and would eliminate the need for renting space. And having the animals onsite would eliminate the daily hassle of traveling to tend to them.

As though it were meant to be, the couple landed the property and proceeded with their plans to make it their home. And although consideration was given to raze the farmhouse and start from scratch, that thought was quickly dismissed. According to Lynne, "Despite its poor condition, we saw great potential...we had to do this. And, as it turned out, we thank God everyday for blessing us with our beautiful new farmhouse."

“We found L.H. Construction at a trade show. We checked their references and they were all great! After a lengthy meeting and receiving their estimate – which we considered to be very reasonable – we were convinced that they would be the best company for us.

Homeowners, Lynne & Jeff



Editor's Note: On my first visit to this very attractive farmette, I found myself reminded of the 1960's John Wayne movie *Hatari!* It's a fun movie about a group of risk takers who capture wild African animals for transport to zoos. The Duke's love interest is a city-based Italian reporter who to the surprise of everyone (including herself) discover that she has a natural connection with animals—especially baby (orphaned) elephants. Her gift is quickly recognized by the local native tribe who named her "Mama Tembo" (Mother of Elephants).



Upon my arrival to the farm, I witnessed homeowner Lynne with her high rubber boots making her morning rounds visiting her extended family in the barnyard.

Among her furry friends included three goats, two sheep, a horse, a mini donkey, an alpaca, a barn cat, two turkeys, six chickens, and two roosters. And based on the affection that was displayed between Lynne and her "babies"—I had an immediate flashback to *Mama Tembo*.

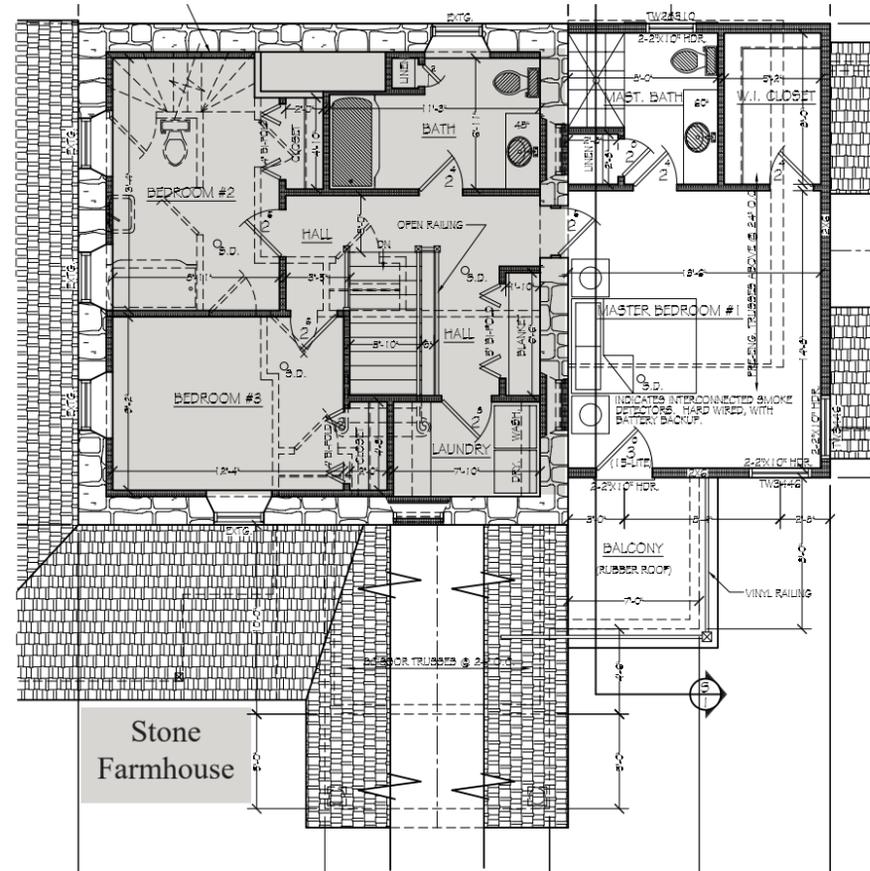


Focused on achieving results and establishing relationships

L.H. Construction is an extensive and vibrant construction company, located in the heart of Lancaster County. It was started in 2007 by Henry Garman, Kent Nolt and Matt Garman. They had a dream to start a company that hears a client's needs and ideas and turns them into reality. Their goals are to listen to their client, share their expertise, and to build a quality project that meets the needs, budget and project goals of each client.

L.H. Construction is focused on achieving results and establishing lasting relationships with their clients. They are proud of the projects they have completed and look forward to continued growth and success with future projects. With their building experience they can help you design and plan for your next addition, remodel, or update. Let LHC partner with you in coming up with ideas for your project. Let their 40 plus years of combined

about L.H. Construction (continued on page 30)

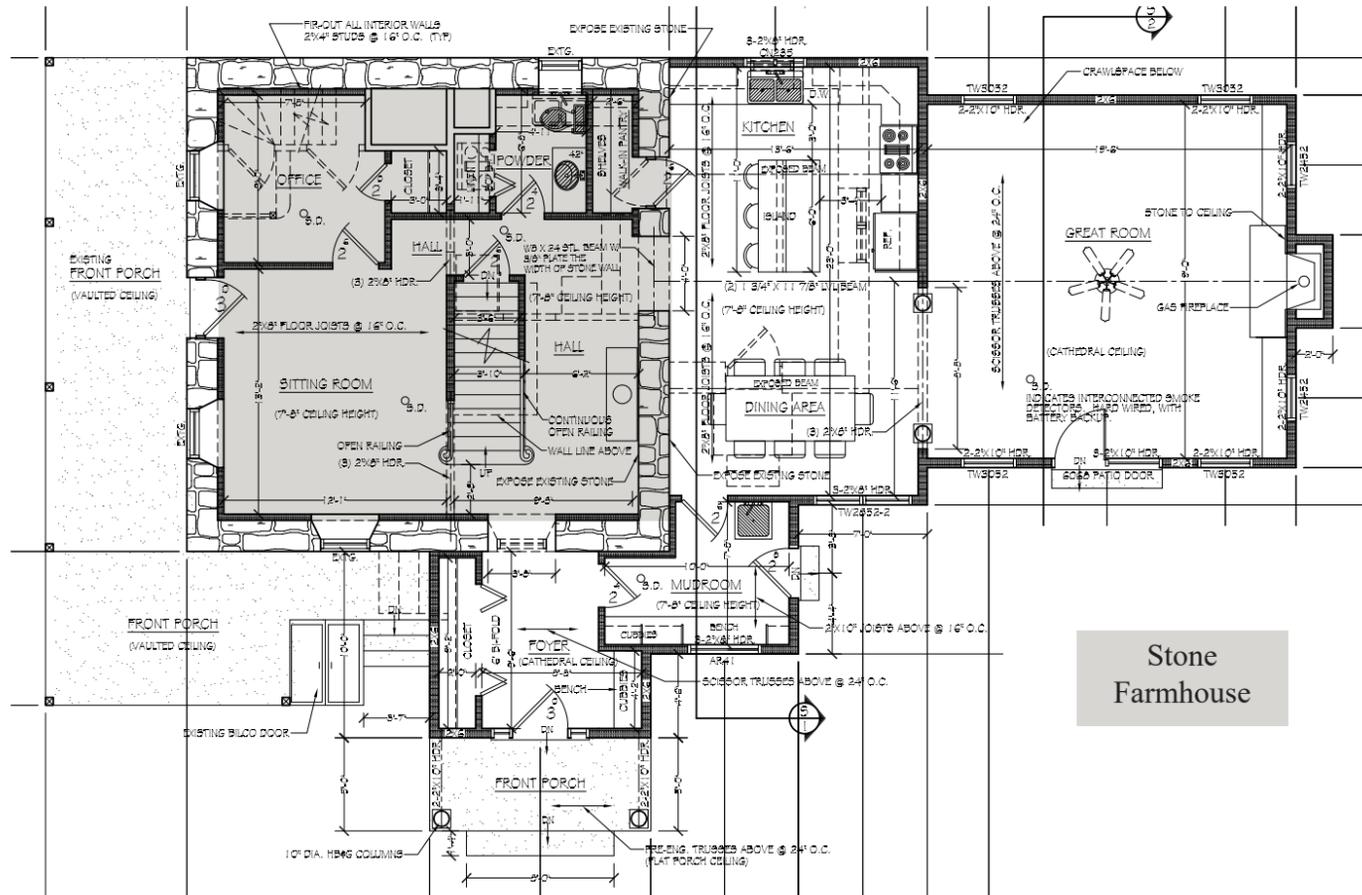


Second Floor



With design plans developed by Leola's Paramount Residential Design that included a complete reframing of the stone farmhouse along with construction of a major addition, the couple turned to L.H. Construction (also of Leola) to oversee the construction. And, as it

turned out, they could not have been more pleased with that selection. As you'll learn from the homeowner's testimonials sprinkled throughout this article, LHC's performance and attention to detail far exceeded what the homeowners were expecting.



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The overall performance of LHC was better than we could have ever imagined! The integrity of everyone who worked for this company, especially Kent and Matt, actually blew us away. We would never have imagined that a contractor would be so fair and honest with us.

Homeowners, Lynne & Jeff

To get a better feel for the project and what all was included, here's a brief description.

The Original Stone Home

The entire interior of the original home was gutted followed by a complete rebuild of the home from the basement to the second floor. That rebuild included framing, flooring, walls, ceilings, doors, windows, electric wiring, plumbing, as well as heat and air conditioning. As seen on the plan drawings on the previous page spread, the first floor consists of a sitting room, an office, a large hallway, and a powder room. As seen in interior photos that follow, much of the first floor's back stone wall was repaired and repointed and exposed from both inside the original home and the new addition. Consistent with homes of that period, the stone walls are approximately two feet thick.



In addition to the furry friends in the barnyard, the homeowners also have some domestic friends including their Springer Spaniel, Ellie, and two cats.

The addition consists of everything that has siding (rather than stone). The only exception is the side entryway which has a stucco surface.



Windows (Andersen), Roof Shingles, and Miscellaneous Building Supplies: **MUSSELMAN LUMBER INC.**

Flagstone Provider (side porch and patio): **WELSH STONE SUPPLY LLC**



On the second floor of the original stone home are two bedrooms, a full bath, and laundry.

The exterior work on the original home included extensive repair and repointing of the stone walls as well as a new concrete-based, covered front porch. A new roof was installed on the rebuilt home at the same time it was installed on the addition.





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The Addition

From an outside view, the addition consists of everything that has siding (rather than stone). The only exception is the side entryway (as seen on the previous page) which has a stucco surface. In addition to the side entry, outside access to the addition can be made through the new mudroom (used primarily by the family) as well as directly into the new great/family room via French doors.

A spacious cathedral-ceiling foyer extends from the side entry and leads into the original stone home where a window previously existed. The new opening was made possible by a steel beam

about L.H. Construction (continued from page 26)

construction experience help you in planning your residential or commercial project that fits your needs and your budget.

L.H. Construction strives to provide employment opportunities. They offer a clean and wholesome work environment for employees, where an employee can advance and strive to achieve.

LHC also has a passion for missions and giving back to those who are less fortunate. They have been involved with Orphan Resources International, YWAM (Youth with a Mission) Mexico, and numerous other non-profit organizations.



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Musselman Brothers first advertisement published in July of 1911.

We were very impressed with LHC's entire staff including their team of subcontractors. We were especially impressed with LHC's patience considering they have to deal with customer issues all day long. Their job foreman, Chester, went above and beyond to ensure that we were happy. His attention to detail was incredible.

Homeowners, Lynne & Jeff

that was covered with reclaimed vintage lumber (see top photo on page 35). In fact, reinforcement steel beams were used in all the doorway openings connecting the stone home to the addition as well as the wood-shelved window opening as seen on pages 33 and 34. In addition, a reinforcement beam was used in the kitchen/dining area. In all cases, the first floor steel beams were covered with reclaimed lumber to help tie the addition into the stone home.

In addition to the side entry hallway and the mudroom, the addition includes an open-space kitchen/dining area and the large, cathedral-ceiling family room on the first floor. Upstairs, the addition includes a master suite (bedroom, walk-in closet,



Flooring (hardwood, vinyl, carpeting, and bath tile):
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Thanks for allowing us to work with you on the Farmhouse Restoration project spotlighted in this issue.

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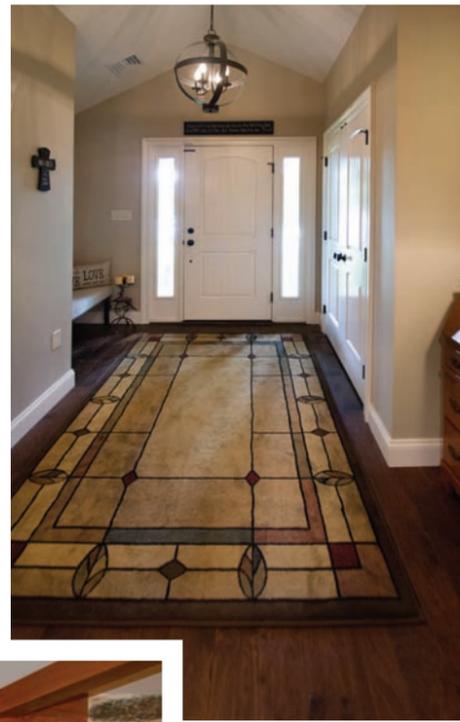


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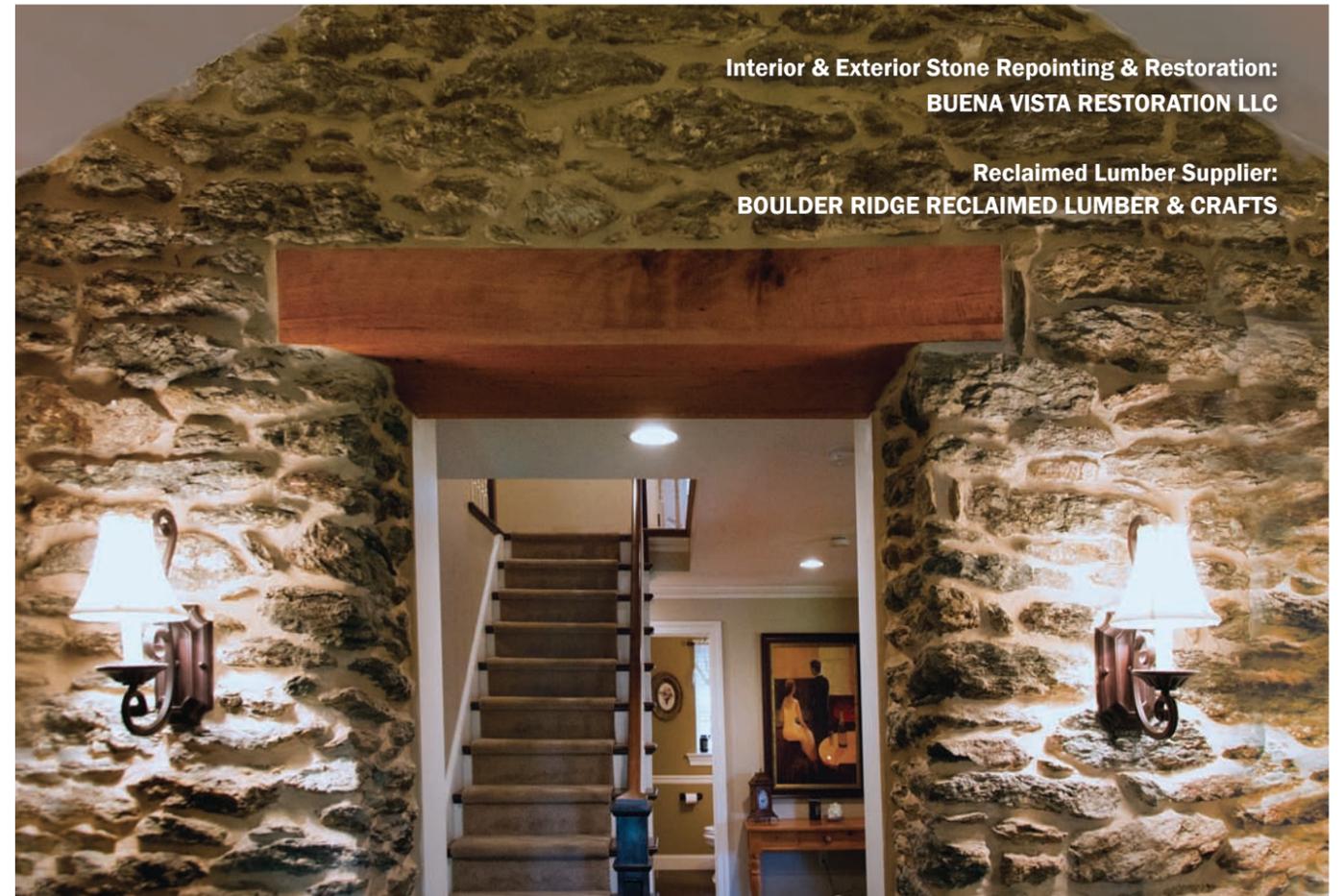
and bath). From the bedroom, Lynne and Jeff have access to a private balcony (see page 29) which provides a beautiful view of the eastern side of the property including their friends in the barnyard.

Although not part of the L.H. Construction contract but certainly a beautiful component of their new home, is the flagstone patio that the homeowner's had recently installed. As seen in the photos, the patio is an attractive finishing touch to this spectacular home transformation project.



The above hallway is from the side entry and leads into the stone home. Note its cathedral ceiling and the photo on the right which is at the other end of the hallway.

What was once a window is now a pass-through shelving unit. Looking at the doorway—which was cut as part of the project—note the thickness of the stone wall.



Interior & Exterior Stone Repointing & Restoration:
BUENA VISTA RESTORATION LLC

Reclaimed Lumber Supplier:
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This is the sitting room located in the original stone home. While everything you see is new (floor, walls, ceiling, stairway, and window) the thickness of the original exterior wall can be seen again by looking at the depth of the window sill.



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L.H. CONSTRUCTION

meet the team



Pictured left to right: Veronica Blank, Austin Miller, Michael Englerth, Robert Flynn, Emmanuel Hanes, Caleb Botsford, Chester Petersheim, David Campbell, Shiloh Beiler, Zachary Nolt, Ralph Brewer, Kent Nolt (Co-Owner), Matthew Garman (Co-Owner).

the Management Team



Kent Nolt
Co-Owner

Kent's background in construction began in 1990 while still in school. Initially working for a structural steel company doing mostly commercial projects, Kent's real interest drew him more and more to residential construction and eventually the creation of LHC in 2007. At a young age, Kent had an awareness and great appreciation for those who built things with their hands—especially an uncle who was an exceptionally gifted woodworker. In addition to loving the building process from conception through tangible results, Kent thoroughly enjoys the people part of the business—especially working with clients. He also enjoys the challenges and rewards of team building, as well as teaching new employees and seeing them through their professional growth.



Matthew Garman
Co-Owner

Matt started his construction career in 2002 at the age of 18 working for a company that employed his oldest brother who had advanced to the position of Project Manager. With his brother as his mentor and professional inspiration, Matt quickly learned not only his craft exceptionally well, but the necessary people skills to deal with clients and other tradesmen. Since the founding of LHC in 2007, Matt quite often assumes the field position of Project Manager where he provides onsite supervision of the project and is the face of the company in dealing directly with homeowners. Matt takes great pride in the workmanship of his team, the quality of their work, and the team building that has evolved over the years.



Without any hesitation, we would recommend LHC to our friends, family and anyone who was looking for a first-class contractor to renovate their home. They turned our old broken home into our dream home.

Homeowners, Lynne & Jeff

