

rustic elegance



S

everal years ago, Duff Builders completed a kitchen remodel for Desi and John that laid the groundwork for an ongoing partnership. That earlier project was anchored by a striking brick accent wall and authentic hand-hewn beams, complemented by refinished hardwood floors and custom cabinetry. With the kitchen complete and a strong working relationship in place, the homeowners began planning what would come next.

Following the completion of the kitchen, Desi and John approached Duff Builders with an exciting new vision: to add a pool and a complementary pool house in their backyard. The primary goal was to design a structure that seamlessly matched the aesthetic they had curated in their home, blending timeless character with modern functionality.

Duff began collaborating closely with the homeowners, sketching initial concepts as they simultaneously worked with Hummel's Landscape and Aquavisions Custom Pools. Together, they defined the buildable area, respect-

ing property setbacks, and developed a design that captured the rustic yet refined style they desired. Coordination with the pool and landscaping teams was essential to establish the proper sequence of construction, with access limited to a side road to minimize disturbance to the existing lawn.

Early challenges included relocating several underground utilities, including an electrical feed to the detached garage, downspout drains, and an irrigation well line. Larger infrastructure hurdles involved bringing new gas, electrical, domestic water, sewer, irrigation, and low-voltage communication lines to the site. Duff also partnered with Comfort Aire to install underground duct-work, allowing the pool house to be discreetly heated and cooled from a dedicated mechanical and storage room at the rear of the pool house.

Structurally, the homeowners wanted an open, airy gathering space that reflected the character of traditional timber framing. While the hand-hewn oak and chestnut beams — sourced and selected with great care — provide

dramatic visual impact, the building relies on modern engineering for support. Finding sufficient matching antique beams of the same species required countless hours sorting through reclaimed barn stock. The effort resulted in a perfectly cohesive, authentic look.

The centerpiece of the pool house is a generously sized wood-burning fireplace. To ensure excellent performance, a modified Rumford design was selected that delivers both beauty and efficient draw. Large Andersen multi-glide doors span the front elevation, allowing the entire wall to open and seamlessly blend indoor and outdoor living.

Flooring throughout is random-width white oak with exposed pegs, manufactured by Rehmeier Wood Floors in Shrewsbury. To tie the pool house to the main residence, brick accents using a discontinued brick originally produced in York County were incorporated. Remarkably, the homeowners located a remaining pallet in California and had it shipped to the site for use in soldier courses above the windows and as a wall wrapping around the pool equipment area.

The pool house also features a well-appointed kitchen and bathroom both featuring custom cabinetry and soapstone countertops as well as a luxurious soapstone shower—creating spaces that feel both timeless and perfectly integrated.

SPOTLIGHT

Featured Builder

Duff Builders, Inc.

(see ad p. 31)

Major Collaborators

Aquavisions Custom Pools (see ad p. 42)

Hummel's Landscape, Inc. (see ad p. 44)

PROJECT TRADE PARTNERS

Comfort Aire Heating & Cooling, Inc. - HVAC
(see ad p. 34)

DWD - Stone Veneer (see ad p. 36)

GR Mitchell - Exterior Trim (see ad p. 32)

H2, LLC - Shower Door (see ad p. 40)

**Homestead Furnishings & Gifts - Chandeliers,
Outdoor Brass Lamps** (see ad p. 34)

Lanco Mechanicals - Plumbing (see ad p. 40)

Pete's Tile - Shower Tile Installation
(see ad p. 41)

**Rehmeier Wood Floors - Hardwood Flooring
Materials** (see ad p. 38)





Though Hummel's Landscape and Aquavisions Custom Pools were contracted directly by the homeowners, their meticulous attention to detail and thoughtful collaboration with Duff greatly assisted in ensuring a seamless and well coordinated team effort.

As evidenced by the beautiful project photos throughout this article, the entire project team brought exceptional passion and craftsmanship to every phase, and the outstanding quality of the finished work reflects that dedication.



We used Duff Builders previously to remodel our main house kitchen and were very impressed with their workmanship and attention to detail. They seemed to enjoy doing custom work that was different from the normal cookie cutter style. We were so pleased with the quality of their work and how easy they were to work with, we didn't hesitate to contact them again for our pool house project.

Homeowners, John & Desi

DUFF

BUILDERS

ESTD 1979



PA3296



the way dreams are built

**RENOVATIONS ADDITIONS
CUSTOM HOMES**

KITCHENS BATHS BASEMENTS
GARAGES OUTDOOR LIVING

DUFFBUILDERS.COM (717) 293-5100



Exterior Trim (ACRE) Materials:
GR MITCHELL



-DOORS & WINDOWS-



-HOME & HARDWARE CENTER-

-CABINETRY & COUNTERTOPS-



-DECKING & RAILING-

Ironstone
BUILDING MATERIALS

SHOP BUILDING MATERIALS ONLINE

BUILDINGMATERIALSPA.COM



GR Mitchell

WILLOW STREET, LANCASTER & YORK
BUILDING SUPPLY | DESIGN SHOWROOM | HARDWARE CENTER
GRMITCHELL.COM | 717-464-2999

For those looking to build a new home or do a remodeling project, we would strongly recommend Duff Builders...to anyone!!! Their daily management and oversight of our project was extremely reassuring. They are a great small family-owned business with time-treasured family values.

Homeowners, John & Desi

Comfort Aire

Heating & Cooling Inc.



We're proud to be a **Pro Partner** of **Rheem**—a leader in the heating and cooling industry.

Installation • Replacement • Service • Preventive Maintenance

RESIDENTIAL & COMMERCIAL

24-hour emergency service

717.464.6460

www.ComfortAireHeatingandCooling.com



Serving the residents of Lancaster County with fast, efficient and experienced heating and cooling service and installation since 1995. Our HVAC technicians service all makes and models of heating and air conditioning equipment, offer comprehensive maintenance plans to extend the life of your equipment and provide expert installation of new, high-quality heating and cooling systems from Rheem, a trusted name in the heating and air conditioning industry for over 65 years.



HVAC:
COMFORT AIRE HEATING & COOLING INC.
Custom Chandeliers & Brass Outdoor Lamps:
HOMESTEAD FURNISHINGS & GIFTS

As we expected, the design process went very smoothly. We met with the Duff team several times to fine tune our vision and they were extremely patient and helpful throughout the entire process. As for capturing our vision, they nailed it and we couldn't be more pleased.

Homeowners, John & Desi

Homestead Furnishings

Timeless Custom Lighting
With Historic Style

Indoor & Outdoor
Stylish Lighting
Made In Lancaster County

Hanging Lights
Wall Mounts
Pier & Post Lights



Homestead Furnishings ~ 161 S River Street ~ Maytown PA 17550 ~ (717) 940-6057
www.oldfarmhouseprimitives.com





While the hand-hewn oak and chestnut beams — sourced and selected with great care — provide dramatic visual impact, the building relies on modern engineering for support. Finding sufficient matching antique beams of the same species required countless hours sorting through reclaimed barn stock. The effort resulted in a perfectly cohesive, authentic look.



Custom Cabinetry:
TIMELESS KITCHEN CABINETRY
Countertops:
BUCKS COUNTY SOAPSTONE COMPANY INC.


The project went very smoothly and we were pleased with how well the Duff team managed things and kept it on schedule. Our pool house is truly a custom build and the Duff team took time to make sure it was done right. They were very conscious of our property and made sure the job site was neat and clean.

Homeowners, John & Desi



Natural Stone Veneer Installation: DWD

Proud to be a trusted TRADE PARTNER of Duff Builders!



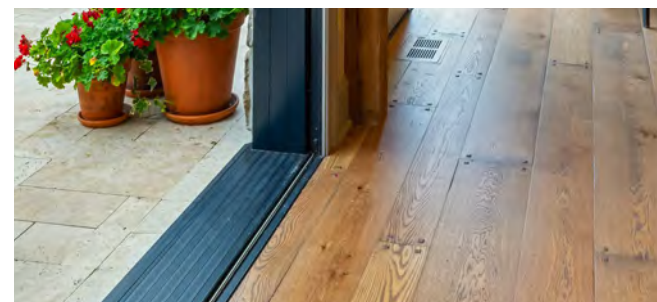
DWD
Landscaping & Services, LLC

Professional Landscaping
Mowing & Lawn Care
STONE VENEER
Property Maintenance

717-344-0916
PA129186

DWDLandscapingandServices.com





Hardwood Floor Materials:
REHMEYER WOOD FLOORS

REHMEYER

PREMIUM HARDWOOD FLOORING



Beautifully Designed...Exquisitely Crafted

Please call for an appointment. 717.235.0607 • REHMEYERFLOORS.COM





- CUSTOM SHOWER DOORS
- PREMIUM FIREPLACES
- EXPERT INSTALLATION



www.h2-llc.com

FROM STUNNING FRAMELESS SHOWER DOORS TO BEAUTIFUL FIREPLACES THAT WARM YOUR HOME, H2 DELIVERS QUALITY PRODUCTS AND PROFESSIONAL INSTALLATION — EVERY TIME.

Call for a Quote:
(717) 290-1330
OR

Scan to Schedule
Your Consultation



PETE'S TILE
Independent Tile Installer
Piotr Lesniara
717-629-2474
Licensed & Insured
serving Lancaster and neighboring counties since 2001



While the entire team of Duff's trade partners were top-shelf professionals, there were a few that we'd like to give a



Custom Shower Door: H2, LLC
Plumbing: LANCO MECHANICALS, INC.
Tile Installation: PETE'S TILE



special acknowledgement. Among them are: Piotr of Pete's Tile who installed the shower tile; Chadd of Aquavisions Custom Pools who designed and installed our pool and spa; and Jeff of Hummel's Landscape who designed and installed all the land- and hardscaping. Also worthy of special mentioning are two out-of-the-area suppliers, Timeless Kitchen Cabinetry based in Arrington, TN and Bucks County Soapstone Company Inc. in New Britain, PA.

Homeowners, John & Desi

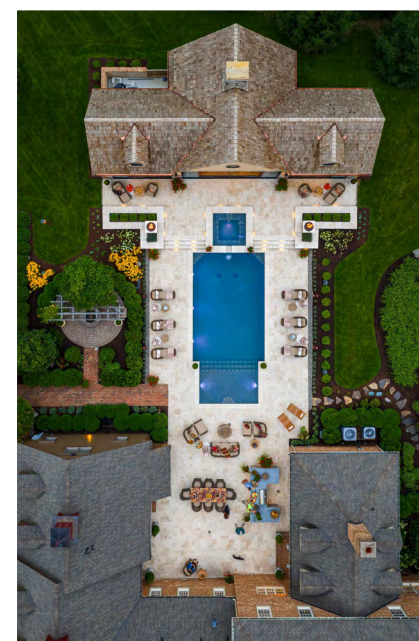


Plumbing - New & Repair
Electric - New & Repair
Water Conditioning

717.733.1930
LancoMechanicals.com

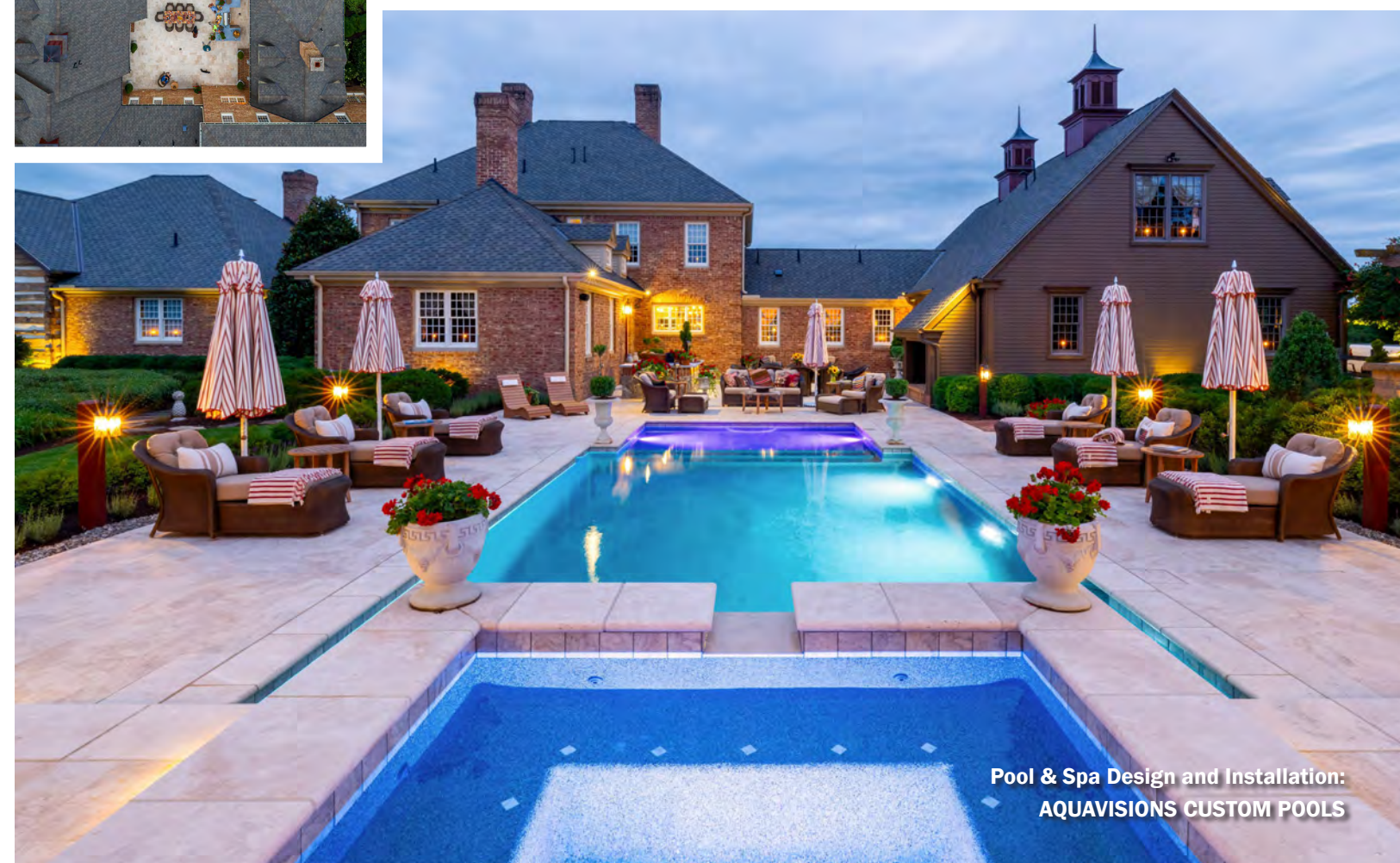


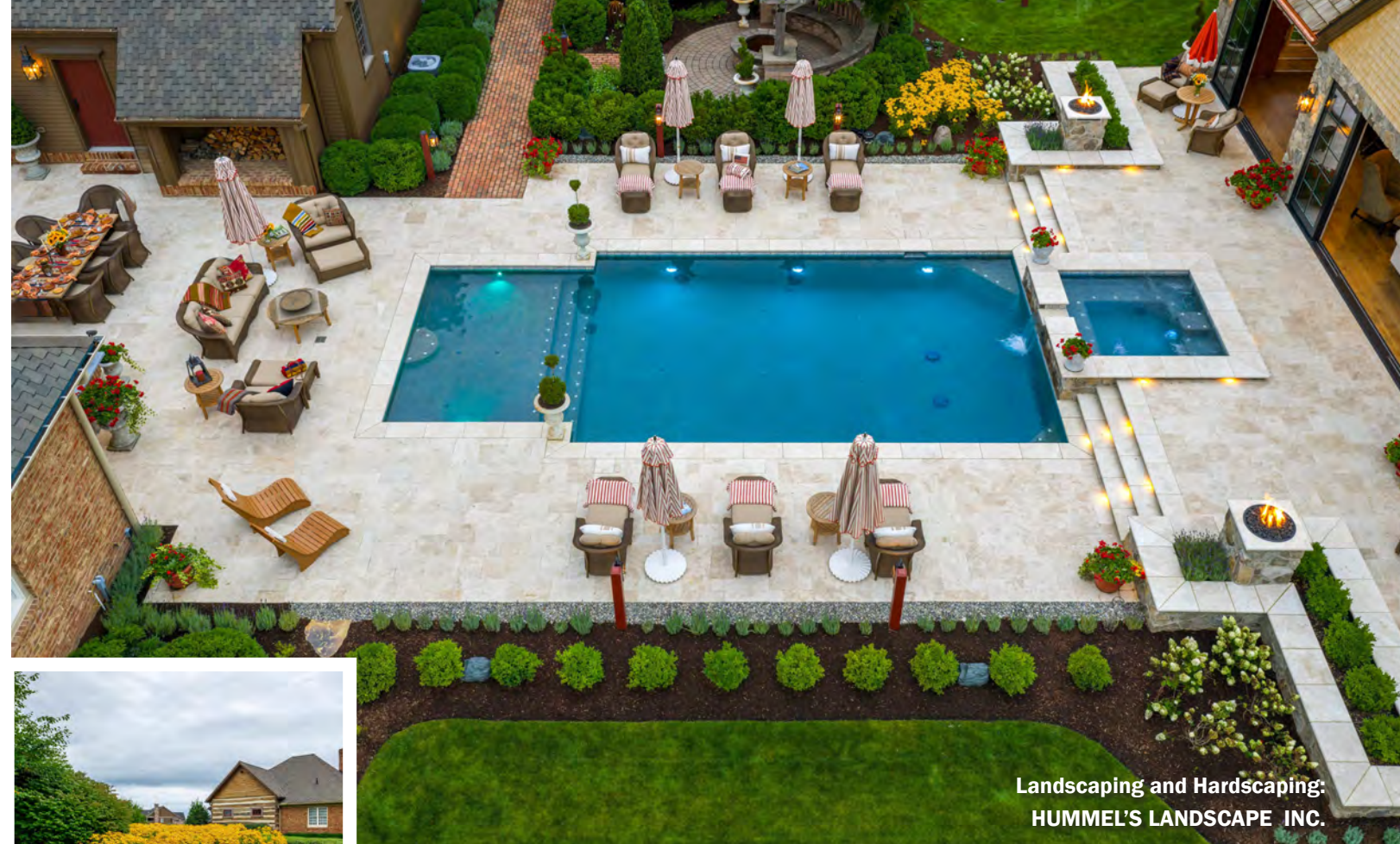
UNIQUE **DESIGNS**/BUILDS



Chadd with Aquavisions took a visual concept and designed a beautiful pool that is absolutely perfect for us. They were on time, on budget, and delivered a great product. We couldn't be happier!

Homeowners, John & Desi





Landscaping and Hardscaping:
HUMMEL'S LANDSCAPE INC.



LANDSCAPES • HARDSCAPES • IRRIGATION • LIGHTING



Jeff with Hummel's Landscape spent many hours working with us to design the hardscape, plants and new yard for our new pool project. The team did a great job with every aspect of our job. The attention to details and pride the team displayed in their work was very impressive. Everything looks like it has been there for years and we are absolutely thrilled!

Homeowners, John & Desi

hummel's

combining imagination with nature

LANDSCAPE INC
serving Central PA since 1990

717.540.9973



HummelsLandscape.com

PA20460



Our advice to anyone contemplating a home improvement project is not to rush into it. Take your time to ensure that you are selecting the right contractor – one who you can completely trust and one who can deliver top-quality service. Duff Builders was our choice and we couldn't be more happy with the results. Both the pool house and pool are **MAGNIFICENT!**

Homeowners, John & Desi

DUFF

BUILDERS



The way dreams are built.

When Duff Builders, Inc. contracts to build or remodel a home, you are getting experience that dates back to when Joe Duff was five years old. His father was a builder and allowed young Joe to help pound nails into drywall, marking x's where the nails should go. His father always took the time to work along with Joe.

Joe began his own business in his home in Holtwood in 1979. Within the year, he had built his first house. In 1991, the volume of business made it necessary to relocate to the Willow Street area.

Looking back, Joe is proud of how much his company has grown into a successful business. Joe attributes much of his success to having a team of expert craftsmen and top-notch office staff.

Joining the company several years ago were both his daughter, Laura, and son, Joe Duff IV. All three know the importance of family in business and strive to apply those family values to every meeting with a customer.



Left to Right: Bobby Pierce, Joe Offidani, Joe Duff IV, Mary Anne Duff, Joe Duff III, Laura Duff, Ray Horning

JOE DUFF, III, Owner

Joe Duff III founded Duff Builders in 1979 after spending his early years learning the trade alongside his father. Beginning his career as a carpenter, Joe developed a practical understanding of residential construction before expanding his role to include project planning, sales, and design coordination. This ground-up experience informs how he works with clients through each phase of a project, from early planning through completion. Joe focuses on understanding homeowners' goals while keeping budget and long-term value in mind. Today, Duff Builders remains a family-run company, with Joe's children actively involved in the business.

JOE DUFF, IV, Project Manager & Business Development

After assisting with Duff Builders projects throughout his teenage years and summers, Joe Duff IV joined the company in 2003. As Project Manager, he oversees day-to-day jobsite operations, including scheduling, subcontractor coordination, and material management, while maintaining regular communication with homeowners. Joe pays close attention to how materials and finishes relate to the existing character of each home. He also contributes to the company's business development and long-term planning.

LAURA DUFF, Office Manager & Marketing Director

Laura Duff has been involved with Duff Builders since an early age and joined the company in a permanent role in 2001. As Office Manager and Marketing Director, she oversees daily operations, client communications, and marketing, while also supporting homeowners throughout the material selection process. Laura works with clients to research materials, provide design input, and track allowances and change orders, giving homeowners valuable insight into project costs as work progresses. Her role helps support an organized and transparent process from planning through completion.