

Best of Both Worlds

19th Century Charm...21st Century Comforts



Purchasing a home almost always necessitates a move. In deciding to purchase this home, the prospective homeowner knew he would have to make two—his and the house itself.

Slated for demolition to make room for an expansion of a new housing development, this historic farmhouse was purchased just in the nick of time. Instead of the wrecking ball, the new homeowner, Whit, made the decision to have

the home lifted from its foundation and carefully transported 800 feet to a new location where it would be more than welcome.

According to research published by the *Lititz Record Express*, the two-story farmhouse was built in 1812 by Michael Groszman—a first generation Warwick Township settler and Revolutionary War veteran. Groszman built the house for his daughter Mary and her husband John Leib.



Featured Builder

Renovations by Garman

(see ad on p. 54)

PROJECT TRADE PARTNERS

Caliber Hardwood Floors Inc. (see ad p. 40)

Elite Mechanical Group (see ad p. 36)

Erb Brothers Landscaping Inc. (see ad p. 32)

Fleming Tile & Marble Inc. (see ad p. 41)

Indoor City (see ad p. 46)

John King Drywall (see ad p. 46)

Kountry Kraft, Inc. (see ad p. 38)

Martin Appliance (see ad p. 42)

Pete's Paints LLC (see ad p. 46)

Stamped Concrete Works (see ad p. 36)

Sylvan Brandt, LLC (see ad p. 38)

Vernon's Excavating Co. (see ad p. 32)

Having known the Garman name as well as their stellar reputation for quality work in new home construction, I was drawn to their renovation business, Renovations by Garman. After reviewing several of their larger scale renovation projects and meeting their team, I felt extremely confident in selecting them as my contractor.

Homeowner, Whit



Although very well constructed, the floor plan of the home and typical for its day, consisted of specific-purpose rooms which were partitioned off from one another. Even the front entry way, for example, opened into a small foyer from which entry to each of the front rooms was through separate doors. Upstairs, two of the four bedrooms were accessible only by going through another bedroom—there was no separate entrance from the hallway. So much for privacy in the early 1800's.

Despite having to move the home AND the need for a complete interior makeover (including a garage/mudroom addition), Whit recognized both the challenge as well as the unique opportunity before him. After all, how often does one get a chance to preserve a historical landmark while converting it into a highly functional and energy-efficient 21st century beauty complete with all the modern comforts?

In choosing a builder to oversee the project, Whit was drawn to Garman Builders who, over the years, had earned a stellar reputation for new home construction. As-



This home is the perfect blend of old and new, combining the charm and character of a 200 year old home with the improved layout, efficiencies and functions of a home built today.

Fred Heim, VP of Operations
Renovations by Garman

Aside from the back garage, mudroom, and laundry addition which are all new, the exterior of the brick home has been

restored very close to its original appearance, including the rebuilt wrap-around porch.

Renovations by Garman

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see our ad on page 54

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Consistent with their reputation, the Renovations by Garman team was outstanding! Having never worked through a project of this magnitude, they carefully walked me through the process from start to finish. Their inhouse design team was very responsive and consistently presented great flexibility during the entire process. I was essentially able to customize the entire home.

Homeowner, Whit



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meet the team



Pictured above—left to right.

- | | | | |
|--|--|--|---|
| Jared Garman Production Manager | Chris Neiss Restoration Field Supervisor | Mike Martin Renovations Sales Consultant | Mike Garman , President of Land Acquisition & Development |
| Shawn Garman President of Operations | Doug Kauffman Field Supervisor | Rob Gallagher Renovations Sales Consultant | Matthew Garman Carpenter |
| Ben Kinsinger Lead Carpenter | Janelle Goodhart Design Consultant | Adam Musser Estimating/Purchasing Manager | Eric Brubaker Lead Architectural Drafter |
| Shawn Hess Field Supervisor | Rodney Snyder Renovations Sales Consultant | Larry Schermick Estimator | Jason Garman , President of Construction & Customer Care |
| Bob Day Restoration Lead Carpenter | Randy Enck Senior Restoration Manager | Fred Heim Vice President of Operations | Brandon Garman Executive Assistant of Operations |



The home provided huge challenges right from the start. Due to the age and structural deficiencies in the framing, the home needed to be completely demoed and reframed leaving only the brick shell remaining. We had to build a house inside a house. This allowed us to level the floors, open the floor plan, create wall cavities to allow for outlet placement and insulation.

Fred Heim, VP of Operations
Renovations by Garman

Landscaping/Hardscaping (Patio and Walkways):
ERB BROTHERS LANDSCAPING INC.
Excavating: VERNON'S EXCAVATING CO.



Looking at these series of photos, you can get an appreciation of this project's scope and complexity. In addition to the 800-foot move to its new location, the interior of the home was completely gutted before being rebuilt.



suming that Garman's notoriety for quality extended to their renovations entity, *Renovations by Garman*, Whit reviewed several of their larger scale renovation projects and was very impressed. So much so that he selected them for the project. And just like with new home construction, the team at Renovations by Garman came not only with building expertise, they provided professional design as well as selection assistance. All of which proved to be essential elements in helping Whit transform his new home.

As Vice President of Operations, Fred Heim oversaw the project

and was committed to Whit's idea of preserving the home's historic charms while completely redoing the interior. And although

the entire interior was removed (fireplaces excluded), the Garman team of trade partners were able to extract and restore many of



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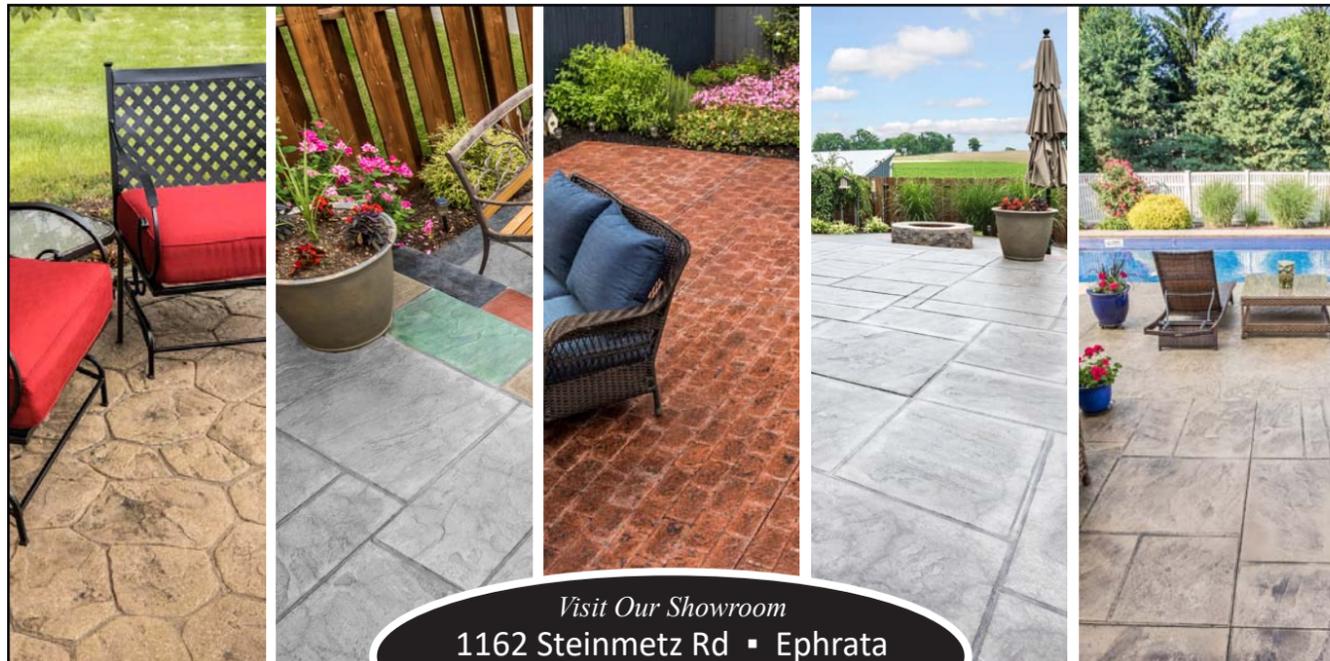
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the home's original features such as the hand-carved fireplace surrounds, window jam paneling, as well as detailed carving on the facade and flooring.



And in addition to developing a highly functional and open floor plan as requested by Whit, Garman was also charged with bringing the home up-to-date with all the latest energy-efficient advances. Included among them was a new roof, replacement of all windows and doors, insulation, new mechanicals (separate heating and air-conditioning systems for each floor), new electrical service and plumbing.

As with most new construction, it's probably safe to say that the kitchen is this project's centerpiece. Taking nothing away from the project's other aspects or fine features, this kitchen is awesome!

Another awesome feature on the first floor is, of course, the new open floor plan. From the front door, you are head on to the beautiful new staircase with the living room area and dining area to the left and right, respectively. Off to the right back corner, there's even a line of vision into that spectacular kitchen.

In addition to a 2-car garage, the new addition includes a mudroom entry that also has a door to the flagstone patio on the street side of the home. Conveniently located off the mudroom before reaching the garage is a powder room and a well appointed laundry.

The second floor layout is dramatically different from the 1812 version described earlier. Instead of four, there are now three bedrooms—all of which are accessible from the hallway. The master bedroom now has an adjoining bath as well as a spacious walk-in closet.

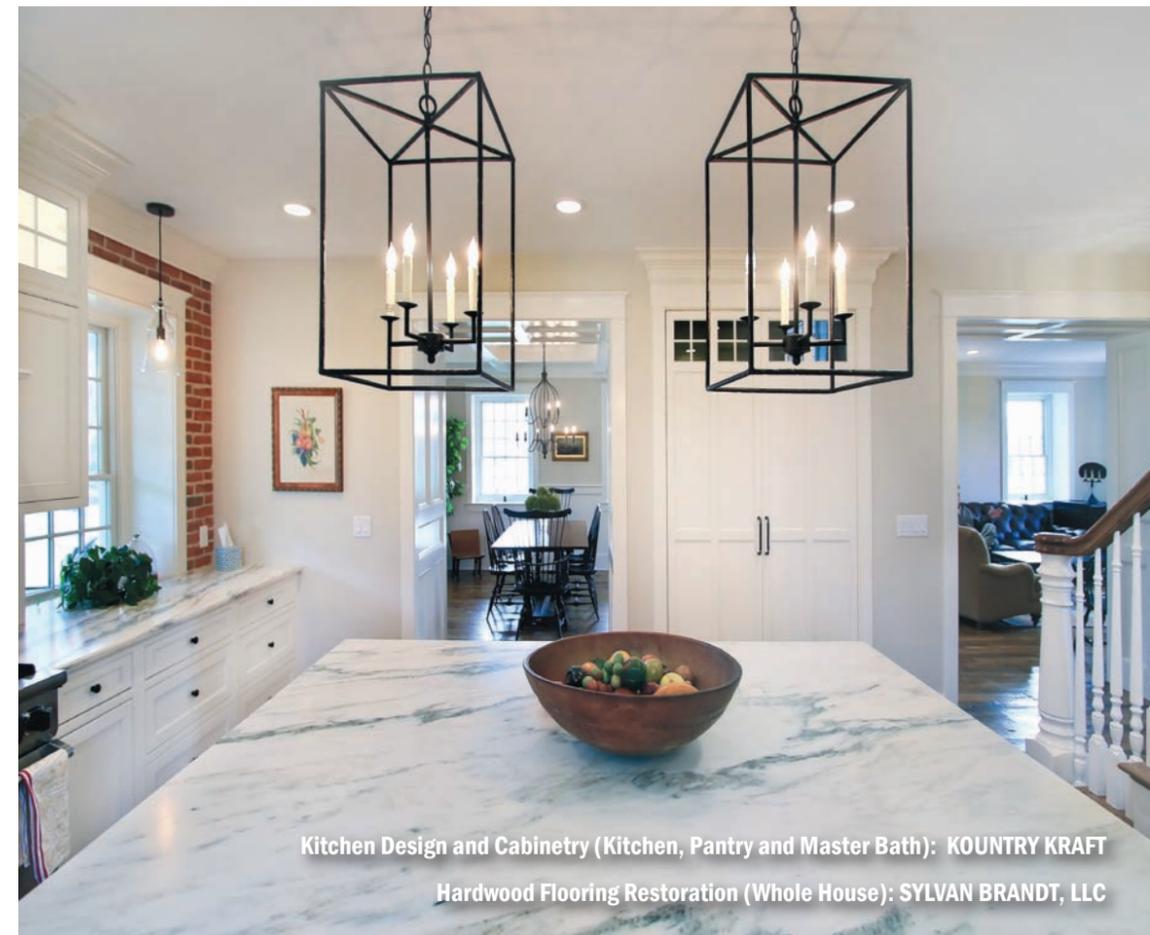
From Fred Heim's point of view, Renovation by Garman's goal in this project as requested by Whit, was to keep that farmhouse charm but to open it up for how people want to live today. As evidenced by Whit's comments sprinkled throughout these pages, it's safe to say that goal was very much accomplished.

R&A



T Tyler Hurst of Kountry Kraft did a great job in helping design an exceptional kitchen which ultimately led me to use them for the master bath as well. The kitchen layout and design was modified several times – getting better each time! The team at Kountry Kraft was flexible and extremely responsive.

Homeowner, Whit



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Thank you Renovations by Garman for the opportunity to be a part of this award-winning project. Congratulations!

How do I like my new home? I hosted Thanksgiving dinner for the first time this year and it turned out great! Everyone loved what was done and that the farmhouse was preserved. I now have a home that is ideal for entertaining yet very livable at the same time. The floor plan is both simple and functional – with no unnecessary wasted space. In the nicer weather, I especially enjoy sitting on the large wrap around porch.

Homeowner, Whit



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Choosing countertops was one of the most challenging selections in the entire project. After looking at hundreds of slabs in warehouses and yards in the nearby area I stopped at Flemings Tile & Marble where I met Sally Fleming, the owner. Sally's approach was extremely helpful. She provided objective opinions given her expertise. She ultimately led me to look at a hard marble – Danby Marble – which no one else had mentioned. This US marble is unlike most marbles – more durable yet has the look and feel of marble. Sally suggested I take a look at it for my kitchen. I ended up using Fleming for my bathroom countertops as well, additional marble in the master bath and quartzite in the upstairs hall bath.

Homeowner, Whit

Countertops (Kitchen and Master Bath): FLEMING TILE & MARBLE, INC.

Hardwood Flooring Installation (Whole House): CALIBER HARDWOOD FLOORS INC.



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Kitchen Appliance Specifications by Martin Appliance

Viking 36" gas cooktop with 6 burners in the 5 series; Viking 30" Pro Select Single wall oven (electric); Viking convection microwave with 30" trim kit to match the wall oven; Viking 36" Panel Ready,

built-in Refrigerator; Viking 24" Professional Integrated (panel ready) Dishwasher; Vent A Hood custom hood insert; Uline 24" Integrated Glass Door under counter Refrigerator.



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|---|---|---|--|---|---|



*S*ylvan Brandt, the antique flooring specialists, were instrumental in preserving the original flooring through the entire house. They carefully removed each floorboard and ultimately brought them back beautifully restored to be reinstalled. The floors are one of the first things people comment on when entering the house.

Homeowner, Whit



Unlike the original first floor layout which consisted of small, compartmentalized rooms, the new floor plan is open. Most dramatically different is probably the front entry (upper right) which originally consisted of a 5' x 5' foyer that had doors leading into each of the front rooms. In the stairway photos, note the arched window above the landing. Now centered on the spacious window seat, this was the only window that was relocated.



BEFORE



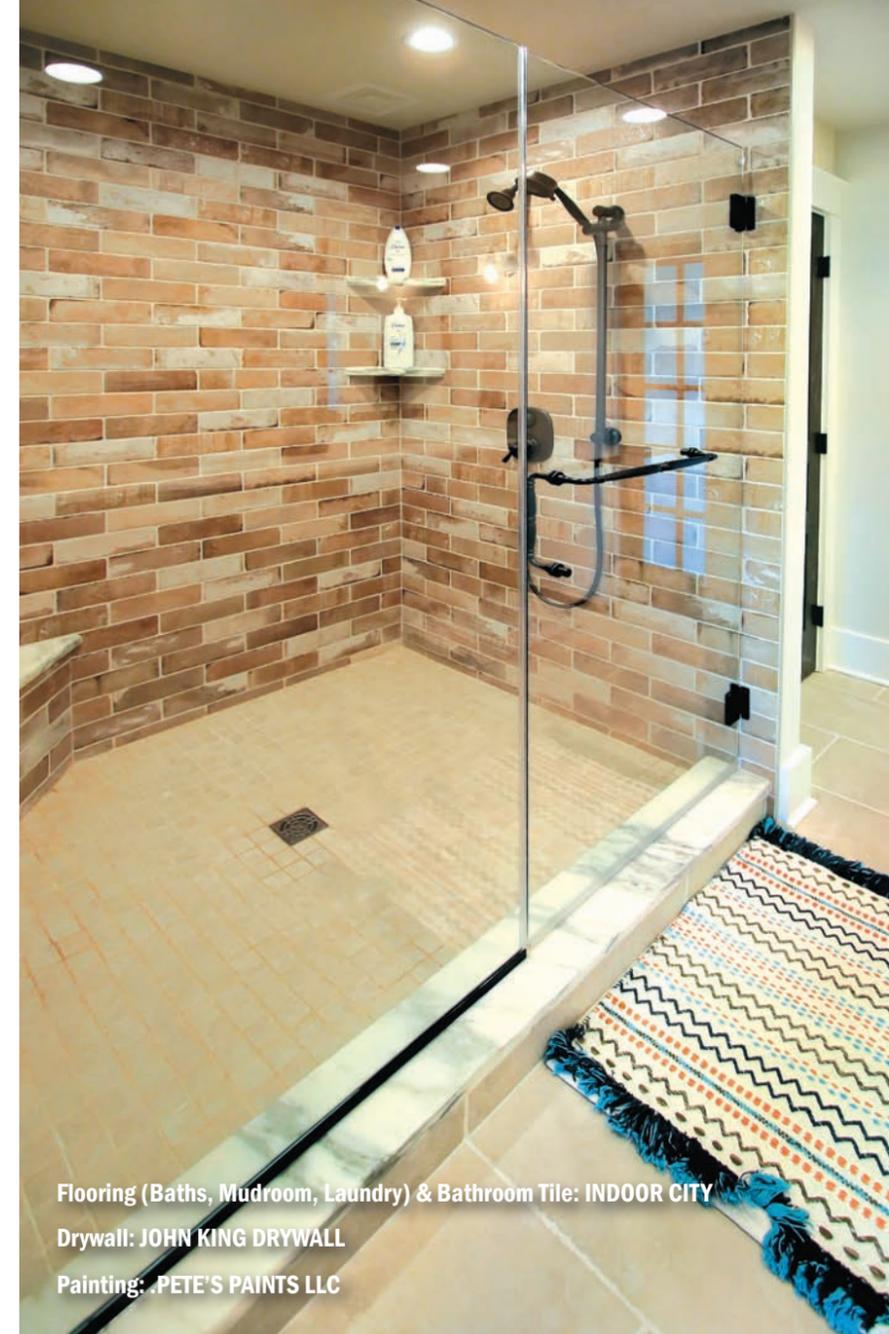
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With the master bath located in between the bedroom and walk-in closet AND without a window, frosted-glass pocket doors were installed to maximize the natural lighting coming from both ends. Note the beautiful restoration work completed on the original fireplace (brick and surround) as well as the window paneling.



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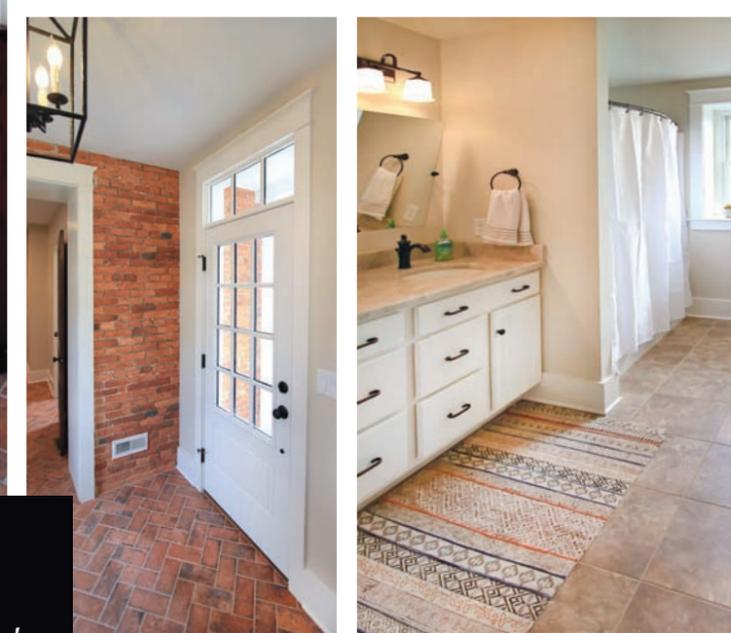
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The Garman team was able to retain, save and use many of the great original features in the home such as the hand-carved fireplaces, window jam paneling,

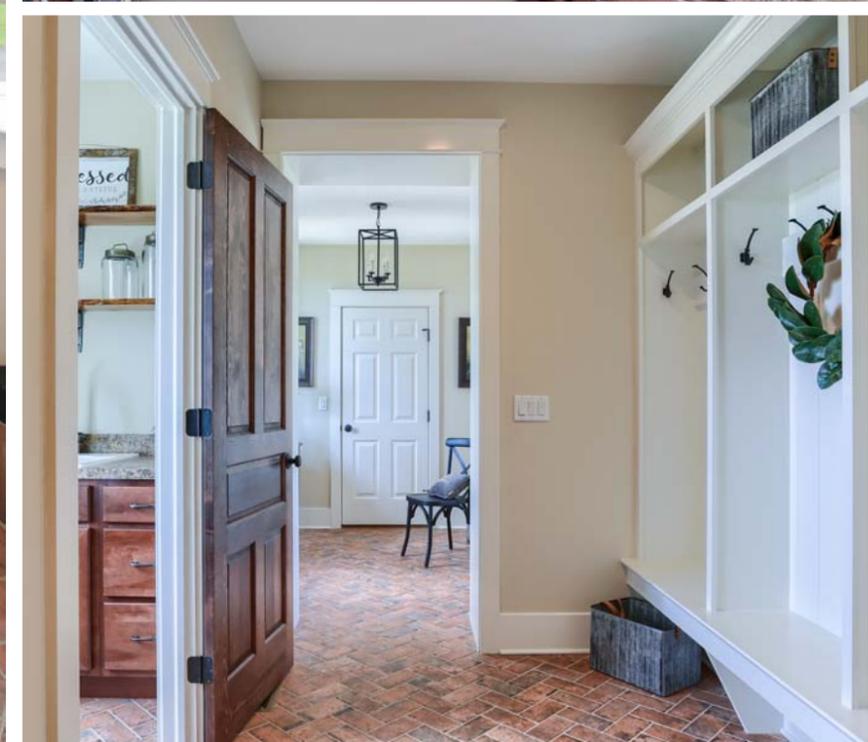
detailed carving on the fascia and flooring. I couldn't be more pleased with their performance and how things turned out.

Homeowner, Whit





If anyone were to ask, I would definitely recommend Renovations by Garman – highly! I believe this project is a true testament to the quality and detail that the Garman team provides.
Homeowner, Whit



Laundry Appliance Specifications by Martin Appliance
Electrolux 4.4 cu ft Front Load Washer
Electrolux 8.0 cu ft Electric Dryer