

taking on a major project...

with

eyes WIDE open



A

sk anyone in the home improvement business and they'll confirm it. Doing a renovation or adding on to an existing home can be far more complicated (and harder to price) than new home construction. And in most cases, the older the home, the greater the complications. As we've all seen on those TV home makeover shows, there's no telling what's to be found once the sledge hammer starts swinging and walls come tumbling down.

Homeowners, Tom and Kathy, given the age of their home and the fact that it had been added onto piecemeal numerous times since it became a residence in the 1930's, understood the risks associated with their project—and were okay with it. According to Kathy, despite the uncertainty of

what lay hidden, they went into it with seatbelts fastened and “eyes wide open”.

Why so much risk? To start off, the home had been in the family since 1960 when Tom's parents purchased it. Prior to becoming a residence in the 1930's, the building was actually the horse stable for a very large estate just outside the city limits of Lancaster. In addition to their sentimental connection to the home, nestled in a beautiful, heavily-wooded location high on the banks of the winding Conestoga River, five generations had been through the house in the family's nearly 60 year residence. While new construction was considered, the recently relocated couple from Los Angeles—44 years in the City of Angeles—quickly ruled it out. They absolutely loved their location and the privacy that it

afforded them. According to Kathy, “We looked at ‘For Sale’ properties in the area but quickly realized that we would both be happiest here.”

They also loved some to the old home's rustic charms, especially a great room addition that has been a family favorite for decades. As for what would be needed to bring the home up to date and adaptable to their changing needs as they grew older, the couple sought help from a family friend in New York, Heather Mangrum of West Spring Studio. “Heather is a residential home designer who has done some impressive work especially rehabbing older homes across the country”, Kathy tells us. Although Tom and Kathy had specific ideas of what they wanted—a bigger, renovated kitchen, more light, bathroom updates, and easier navigation throughout the

Featured Builder

Kreider & Diller Builders, Inc.

(see ad on p. 28)

Designer

West Spring Studio

(see ad p. 28)

PROJECT TRADE PARTNERS

Atkins Deck Treatment Service, Inc.

(see ad p. 30)

Cloister's Flooring America

(see ad p. 34)

Closettec

(see ad p. 36)

Martin Appliance

(see ad p. 32)

Martin's Cabinetry

(see ad p. 32)

MVP/Mark VonNieda Painting

(see HSD listing p. 50)

Raise the Standard, Inc.

(see ad p. 40)

Rock & Metal Systems, Inc.

(see ad p. 34)

The Bath Barn by Zimmerman/Mervin

Zimmerman Inc.

(see ad p. 38)

Whispering Pines Landclearing & Logging

(see ad p. 30)

We knew from the beginning that Kreider & Diller would be the best match for us. They were genuinely interested in the whole project — not just the new construction part as most of the other prospective contractors seemed to be. That, as well as their knowledge and experience and listening skills, made them our number one choice.

Homeowners, Kathy & Tom



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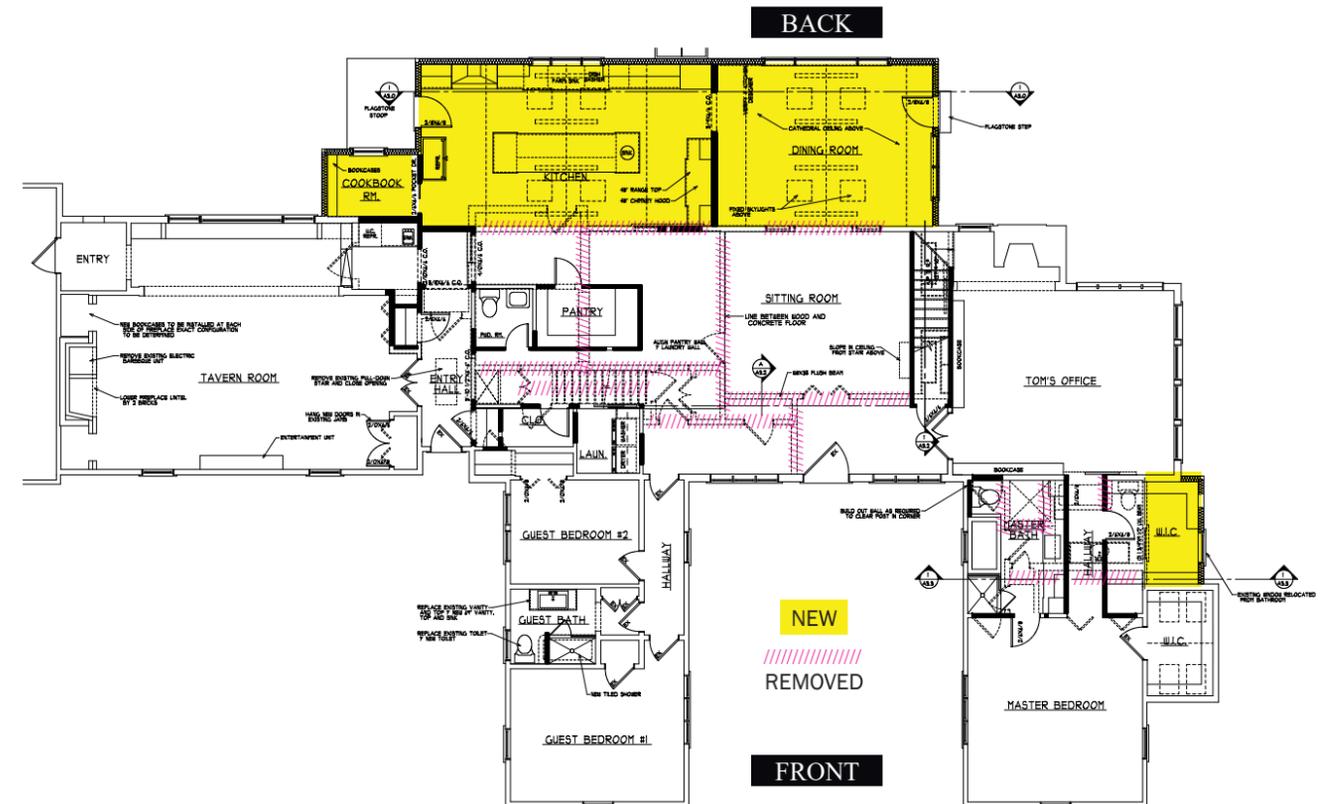
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home, they asked Heather to develop an architectural plan that they could take to a builder.

Spending two full days on site assessing things, Heather recognized the challenges ahead and strongly suggested that the couple select a reputable local builder that had experience in working on homes adapted from other uses. Further, Heather suggested that the builder have a reputation as being a very good problem solver. Recognizing Heather's experience and expertise in older home rehabilitation projects, the couple heeded her advice.

In talking to prospective builders, the Lancaster-based award-winning builder and remodeler, Kreider and Diller Builders, Inc. quickly rose to the surface. According to Kathy, "We knew from the beginning that Kreider & Diller would be the best match for us. They were genuinely interested in the whole project—not just the new construction part as most of the other prospective contractors seemed to be. That, as well as their knowledge and experience and listening skills, made them our number one choice." It turned out to be a very good choice.

The homeowners marvelled at how well the Kreider & Diller team worked with Heather in the design process. Examples that Kathy cited included the new basement as well as the kitchen layout including a last minute change order modification to include a cookbook library and how Bill Keays, the Project Manager, collaborated with Heather to make it all work. Kreider & Diller had some concerns of their own about how the



Kreider & Diller Builders' Project Description

The original building was a horse stable for a large estate just outside of the city of Lancaster. It had been added onto overtime in piecemeal fashion. There were many upgrades that were needed, especially the kitchen which was 'pre-Betty Crocker' (circa 1920) in Tom's description, old plumbing and wiring that was 'creative' in nature, and hydronic radiant floor heating in the original concrete slab no longer fully functioned and was beyond salvage. The owners wanted to be able to age in place and there were too many small rooms, narrow openings and doors to navigate. The kitchen was dark, cramped, and unsuitable as a gathering place. The bathrooms were modest, not to mention outdated. The core of the house, because it had been a stable, was mostly constructed on a concrete slab. Many of the finished floors were merely painted concrete of some age.

The client worked with a designer who was a family-friend (West Spring Studio-WSS) who drew up the plans. Those plans involved removing a family room extension as well as a laundry room addition both located in the rear of the house. Also to be removed was a large portion of the original rear wall and an interior load-bearing wall to open up the formally chopped up interior and adding a new

dining room and a new kitchen addition both with cathedral ceilings and skylights. An outmoded oil-burning furnace and chimney gave way to a more modern clean-burning system. Also in the plan was a small addition off the kitchen for a small library to house the owners' vast collection of cookbooks as well as a small addition on the side of the master suite for an enlarged master closet. Using WSS's design as a starting point we surveyed the existing house and provided working drawings with input from the WSS's structural engineer. Although the concept and looks did not change from the original design, we made sure it all went together as planned. We selectively removed trees that had matured too close to the house causing the wood shingle roof to grow moss and start to decay. The roof was power washed with a soft scrub solution and then stained. The severely decayed areas were replaced with new cedar shingles. The siding and cornice were also power washed and then scraped, primed, and painted.

On the inside, the existing main living area was gutted and re-configured with a main hallway that lead to closets, a laundry room, and a powder room. A large living room occupies the balance

(continued on page 31)



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BACK
(BEFORE)



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design would work with the existing site lines and roof—but working together, they easily resolved those issues.

Due to the extent of demolition required—removing walls (both interior and exterior) and exposing electrical wiring and plumbing—Kathy and Tom vacated the home prior to the start of things. During this phase, it came to no one's surprise that the home had substantial termite damage that required mitigation.

Despite living offsite, Tom and Kathy made visits nearly daily to pick up their mail and peek in at the progress. These visits also afforded them an opportunity to check in with the team's Project Manager to stay up on developments and to authorize changes as were often required. According to Kathy, "In every instance the site was well managed, hazards were well marked, and clear and safe access was maintained. We were also given updates on their progress as well as a run down on their efforts to stay on schedule. These impromptu sessions were extremely helpful to us. Work moved along without a hitch during the winter."

Helpful to you (the reader) in getting a full, detailed description of Tom and Kathy's project, be sure to read *Kreider & Diller Builder's Project Description* that started on the previous page and continues on the right. There was a lot going on with this project and this in-depth description lays things out for you from a different perspective—the builders.

In reviewing the following pages with photos documenting the dramatic transformation of the home's interior while maintaining the classic cottage-style appearance of the original home, it's easy to see why Tom and Kathy made such an investment. They wanted to age in place and this home, which is all on one level, will allow them to do so. Their bright new, spacious home with its open floor plan has been a hit with family friends and, unlike before, is now a favorite spot for get-togethers and entertaining. According to Kathy, "We've received much positive feedback from friends and family and look forward to having many great years here in our beautifully remodeled, updated, comfortable home."

Kreider & Diller worked exceptionally well with our plan designer and together they came up with some great solutions. Among many things, we were especially impressed with how the new addition was laid out and how it fits so well with the original home – including the roof lines.

Homeowners, Kathy & Tom



**Roof Pressure Washing & Staining:
ATKINS DECK TREATMENT SERVICE, INC.**

**Tree Removal:
WHISPERING PINES LANDCLEARING & LOGGING**

Kreider & Diller Builders' Project Description (continued from page 29)

of the central portion. In addition to the cathedral ceilings, the kitchen and dining area additions have large windows overlooking the terraced backyard. The vaulted ceiling of the dining room is an extension of the existing roof that extends front and back from the center of the existing house and creates space for a second floor bedroom. The roof over the kitchen is an exact copy of the roof over the dining room.

The master bath was relocated to be accessible from the master bedroom. A large vanity that could accommodate all their toiletry needs graces one wall with a glassed shower, soaking tub and a walled off toilet on the other. A small addition off the side along with the space previously housing the hall bath allowed for a spacious, new walk-in closet. In the guest wing, a small bath was updated with new fixtures, a console vanity, and a tiled shower.

At some point one of the previous owners dug out a basement under the original kitchen to create space for the boiler. They dug out inside the existing stone foundation and about 3' below it and poured a new concrete wall inside of the stone foundation. A new basement was constructed under the new kitchen addition which tied into the existing basement. The basement which is for mechanical equipment is accessed from an exterior Bilco door. The partial height stone wall of the existing foundation had to be selectively removed so a new footing and block wall could be constructed to support the bearing wall above.

The interior stairs to the existing basement were deleted and the stairs to the second floor were relocated to allow for a new open concept floor plan.

We were also asked to construct a small greenhouse in the back yard for the owners to perfect their horticultural skills.

The original scope of work called for the entire roof, siding, and cornice to be replaced. After careful inspection, we determined that these elements only needed to be cleaned, repaired, and refinished—helping to lower the budget from the initial estimate.





Don Diller assigned us a great Project Manager in Bill Keays who kept everything in line. The entire management staff were accessible, they were knowledgeable, patient and certainly capable as they proved throughout all phases of the project.

Homeowners, Kathy & Tom



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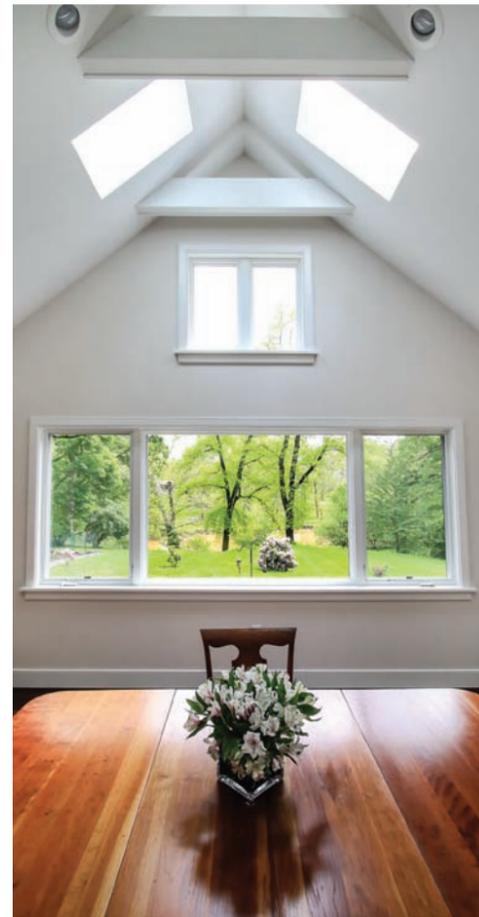


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**Flooring Specifications
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Vinyl Planks - Mannington Adura Max Acacia (African Sunset) in kitchen, dining room, guest hall, master hall, laundry, powderroom, pantry, sitting room, entry, and bar area.

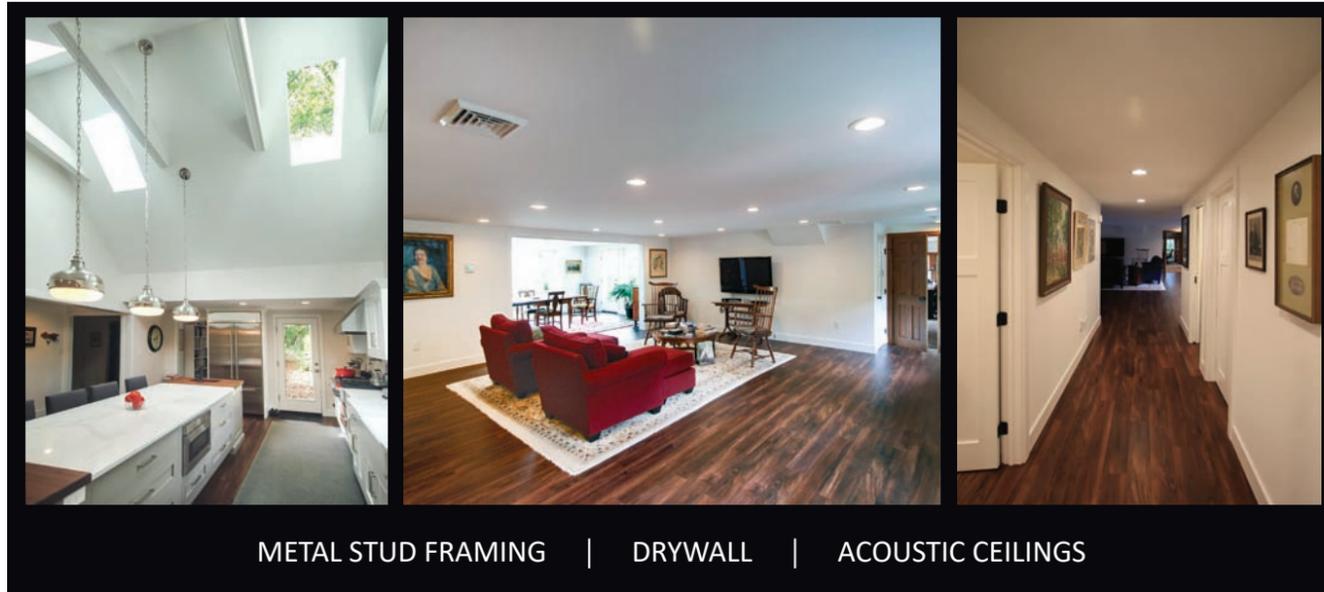
Carpet - Mohawk Escort Premiere (Afternoon Tea) in office, steps, 2nd floor, guest bedroom: Mohawk Escort Premiere (Thunderstruck) in master bedroom and walk-in closet.



Given the uncertainty of what could be uncovered during the project, Kreider & Diller advised us well in advance about unforeseen issues and how they and change orders could impact costs. They did a great job in preparing us for what we knew was to come.

Homeowners, Kathy & Tom

A bird-watcher's paradise, the home has so much privacy that window treatments are barely necessary.



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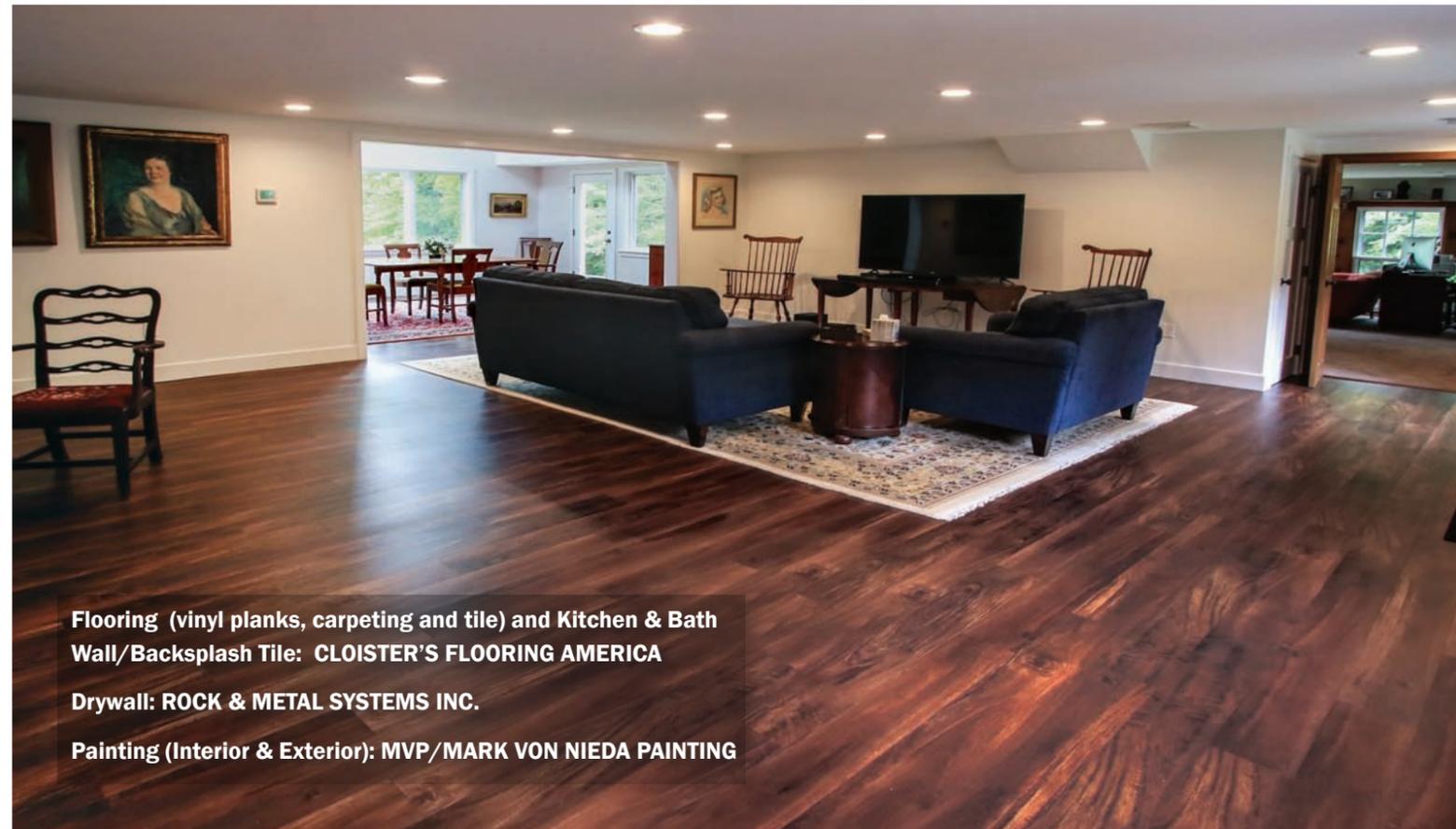


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**Flooring (vinyl planks, carpeting and tile) and Kitchen & Bath
Wall/Backsplash Tile: CLOISTER'S FLOORING AMERICA**

Drywall: ROCK & METAL SYSTEMS INC.

Painting (Interior & Exterior): MVP/MARK VON NIEDA PAINTING



Providing privacy to the master suite, (and fitting perfectly with the rustic atmosphere of the office), is this re-purposed, tongue and groove paneled pine pocket door.

Mike Kowalski of Closettec in York, was a godsend. His closet and storage suggestions were the perfect solutions to decluttering our home and getting things organized. We especially appreciate his well thoughtout shelving schemes in the office, the cookbook library, as well as our open-storage pantry.

Homeowners, Kathy & Tom



BEFORE

As a reference point, note the office entry in both the BEFORE photo above as well as the photo above it. Interior walls such as the one on the left side of the BEFORE photo were removed to create an open floor plan as well as the elimination of narrow halls and doorways.



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BEFORE



Shelving (pantry & closets) and Bookcases (office & cookbook library): CLOSETTEC

BEFORE



Bathroom Fixtures:
THE BATH BARN by Zimmerman
Plumbing: MERVIN ZIMMERMAN INC.



K &D made some other fine recommendations for local suppliers including The Bath Barn and Cloister Flooring. Bonnie at The Bath Barn has the patience of a saint as well as being knowledgeable and forthright in her approach to customer service. James at Cloister Flooring was also knowledgeable and extremely helpful in his ability to guide us in our decision making about floor and tile treatments. Even though you may think you know what you want, it is extremely nice for a client to have reliable advice.

Homeowners, Kathy & Tom

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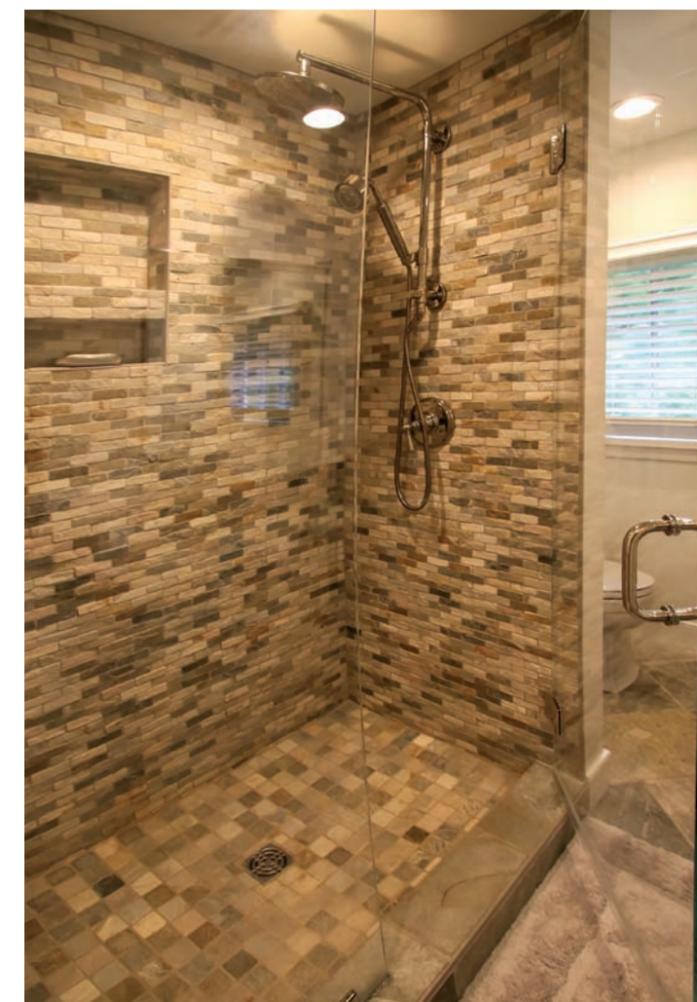
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Tile Specifications by Cloister's Flooring America

1x3 Golden White Quartzite on guest shower walls; 12 x 12 Golden White Quartzite set diagonal on guest bath floor; 2x2 Golden White Quartzite on guest shower floor; Schluter Trendline Cream as edging (all are MSI); 6x18 Elevare Lunar Matte on master shower walls, tub surround and vanity splash; Octagon and Gray dot on master bath and shower floor (both are Dal Tile); MSI White Gloss 3x6 subway on kitchen backsplash.





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Kreider and Diller Builders, Inc. has been creating custom homes and quality commercial facilities for more than 60 years. We focus on consistent quality, attention to individual customer needs, proven reliability and cost-effective project management. With these traits, we have generated a reputation that we are proud to maintain.

Our company started in 1959 through a partnership between Art Kreider and Don Diller, Sr. The two contractors generated a long list of satisfied homeowners and repeat commercial customers. Don Diller, Jr. has owned the company since 1983 and inaugurates a second generation of top-quality, family-owned management.

Kreider and Diller Builders serves Lancaster and York PA plus Dauphin, Perry, Lebanon, Berks and Chester Counties, PA. We are widely recognized as an award-winning builder with extensive experience. Our customers feel confident when they hire Kreider and Diller Builders. They trust our reputation and our attention to detail. Kreider and Diller Builders takes pride in attending to the nuances of each project.

Perhaps you own an older home or commercial property and wish to remodel, renovate or add on to the existing building. We specialize in complex structural elements, and seamlessly blending new additions onto the existing building. We also have the skill for custom home construction and remodeling your existing home. Whether you live in a turn of the century home or appreciate a modern design, we will work with you to bring your vision to life.

Our highly skilled carpenter team is one aspect of Kreider and Diller Builders that sets us apart from other builders. We do not outsource our carpentry, and our team is widely recognized for their willingness to go the extra mile. The team ensures your project receives quality workmanship on even the most intricate details.

When you are ready to hire a quality general contractor, give Kreider and Diller Builders a call. We provide free consultations and free project estimates for your large or small residential and commercial building construction projects.



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“The Kreider & Diller team were very good listeners and problem solvers. We felt well prepared for the process and, for people that have little to no experience with major construction, that says a lot about their approach to dealing with clients. With their help and guidance, we actually became pretty good decision makers. We rate them a 10 out of 10 for their perseverance and professionalism.

Homeowners, Kathy & Tom



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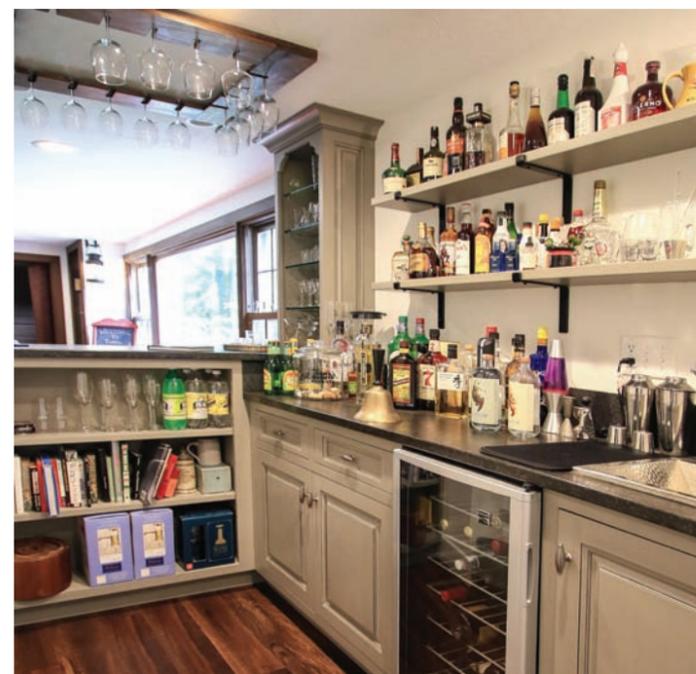
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Pictured left to right, Bill Keays, Joel Musser, Don Diller, Tom Miller, William Rehak, Erik Fries, Adam Diller, Stephen Diller

Don Diller, Jr., President

Don started with Kreider & Diller, Inc. in 1972 performing drafting and estimating. In 1977 the task of project management was added to his tasks of responsibility. In 1983 Don bought the company from his father and his father's partner, establishing the current company name of Kreider & Diller Builders, Inc. For 36 years the company has flourished under Don's leadership, performing ever larger and more complex projects.

Adam M. Diller, Co-Owner/Project Manager/Estimator

Adam has been a member of the Kreider and Diller team for 15 years. Adam worked in the field as a laborer for several summers while attending high school and then in 2004 started full time as a carpenter until 2015 when he transitioned to the office as a project manager/estimator. In 2019 Adam became a co-owner of the company.

Stephen P. Diller, RA

Stephen started at Kreider and Diller this year as their in-house architect. A BA graduate from Temple University in Philadelphia in 2009, he gained experience working at two Philadelphia architectural firms designing small to medium sized residential and commercial projects.

William L. Keays, Project Manager/Estimator

Bill has been a member of the Kreider and Diller team for 12 years. After living in South Carolina for almost 26 years, he relocated back to his home area of Lancaster. He has been employed in various aspects of the construction industry for 34 years.

Erik Fries, Project Superintendent

Erik has been a member of the Kreider and Diller team for 17 years. Starting in the field as a laborer for a summer while attending high school and then in 2003 full time as a carpenter until 2016 when he was promoted to a project superintendent overseeing the day-to-day operations on specific projects from start to finish.

William Rehak, Project Superintendent

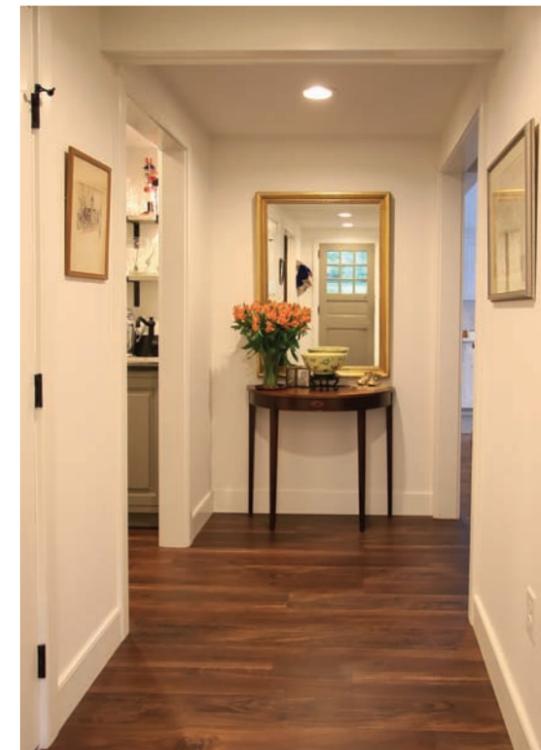
William has been a member of the Kreider and Diller team for 23 years. William has held the position of Project Superintendent for the past 21 years. William has been a carpenter for the past 48 years and a carpenter foreman for the last 45.

Joel Musser, Carpenter

Joel has been a member of the Kreider and Diller team for 15 months. Joel has been in the carpentry trade for the past 40 years, 29 of which he was self employed.

Thomas Miller, Carpenter

Tom has been a member of the Kreider and Diller team for 5 months. Tom has been in the carpentry trade for the past 39 years, a timber framer for 10 of those years and is a member of the Historic Barn and Farm Foundation of Pennsylvania.



T*his was not an easy project. In the end, Kreider & Diller Builders delivered on their commitment to us, with a beautiful on-time project that has far exceeded our expectations. I have and will continue to recommend them with complete faith and enthusiasm.*

Homeowners, Kathy & Tom

R&A

