

preserving some FAMILY HISTORY

Think about an heirloom and you might think of a piece of furniture, jewelry, or other treasured keepsake. The collectible Kurt and his wife, Tracy, pursued was a bit grander—and much more personal.

The couple recently renovated and added on to an 1841

farmhouse previously owned by Kurt's great uncle.

"When I was a kid, I spent countless hours playing and working here on the property," Kurt says. "I have so many memories of being here while I was growing up."

"I had always regretted that it wasn't in our family anymore," Kurt says. The couple heard that the land had been bought by a developer who wanted to turn it into one-acre lots for new home construction. They even considered building a new home on one of the lots, but reconsidered when they realized they could buy the original home and renovate it to suit their needs.

Purchasing the home, barns and some surrounding plots, the couple had more than five acres of land with which to work. After collaborating with

Although Kurt's family hadn't owned the property since the 1970's, when he and his wife, Tracy, learned it was for sale, they jumped at the chance to own a piece of family history.

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architects Bruce Evans and John Cox, they just needed the right contractor to see them through on the project. “We wanted to preserve the integrity of the home, but we wanted to make it suitable for 21st-century living,” Kurt says.

Referred to contractor Dwight Graybill by Kurt’s cousin, Cocalico Builders was selected for the project.

“He grew up on an old property and he had a lot of experience with renovating older properties,” Tracy says. “We trusted him to keep the original intention of the building and the original vision while renovating.”

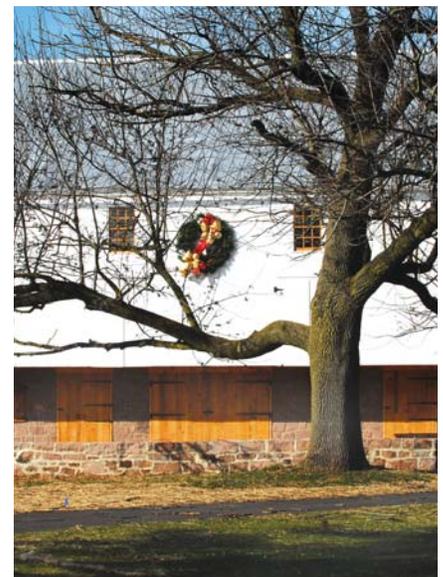
The renovation and addition project was an enormous undertaking—the

project description

Type:	Additions and major renovations
Contractor:	Cocalico Builders, Ltd. (see ad p. 43)
Trade Partners:	Burkholder Paving (see ad p. 50) Mast Painting, Inc. (see ad p. 46) Nevin L. Weaver Siding (see ad p. 51) Ralph Wilhelm Seamless Spouting (see ad p. 48) River Valley Landscapes (see ad p. 49) Shank Door Company (see ad p. 50) Steffy Masonry (see ad p. 47) Tri-Valley Masonry (see ad p. 48) Warwick Walls & Ceilings (see ad p. 46)
Additions:	Two wings approximating 3,400 square feet consisting of two living rooms, an office, three bedrooms (including master suite), and three baths
Renovations:	Interior—entry, dining room, kitchen, hallways, powder and bathroom, and a bedroom Exterior—soffits, fascia, siding, spouting, lighting, stonework, driveway, sidewalk, and landscaping



farmhouse grew from approximately 1,600 square feet to more than 5,000. Work began on the home in June of 2006; the family moved in on Aug. 15, 2007. The length of the project wasn’t a concern for the homeowners, who were living a three-hour distance from the construction site which meant they couldn’t check in every day. They relied on Kurt’s parents, who live nearby, to keep them up-to-date on the work, and especially relied on Dwight and his



These barns were also restored to their original construction. The octagonal barn in the middle is among the few that still exist in Pennsylvania.



team as well.

“I always get the customer’s consent for work throughout the project,” Dwight Graybill says. But this home offered some particularly surprising circumstances—and unique opportunities.

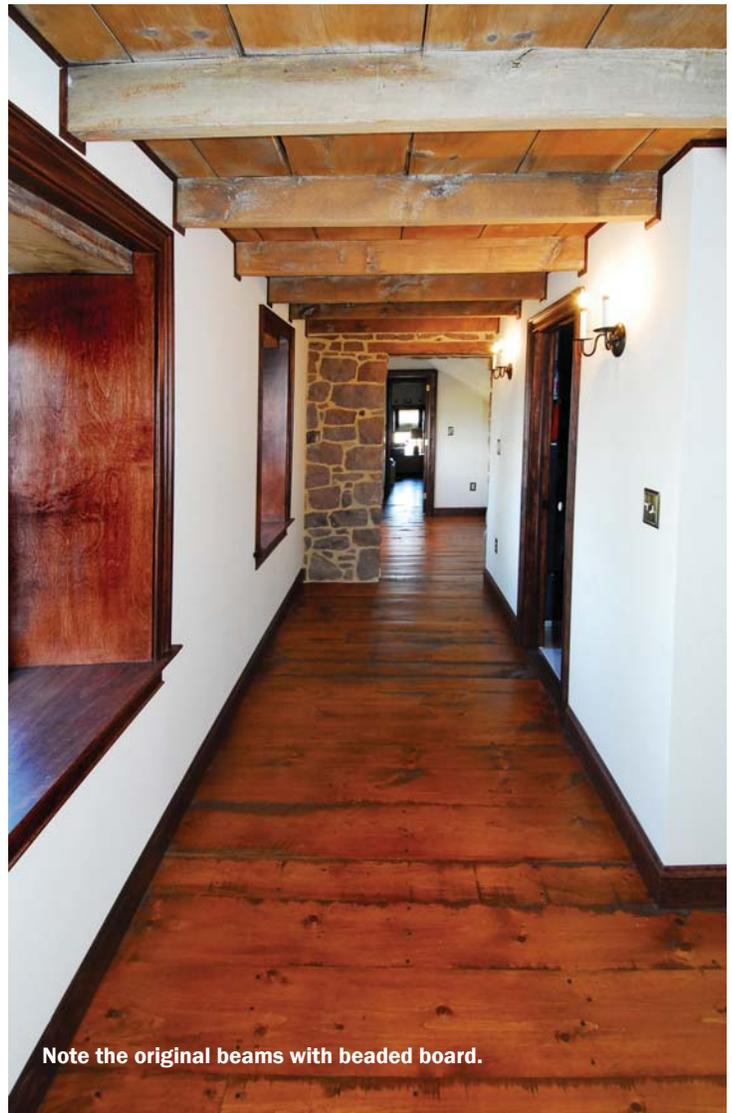
When Cocalico Builders, located in Reinholds, began work on the house, they soon realized they had to raise the floors on the home’s first and second level. During the process, the plaster walls cracked in what was to become the dining room and bedroom. What could have been a disaster turned into an opportunity to bring historic beauty back to the home.

“When the plaster cracked, it revealed these gorgeous stone walls behind the dining room. Also, the upstairs guest bedrooms revealed the original wood plank dividing walls,” Tracy says. “Dwight called us and told us what he had found, and he recommended that we keep it. We couldn’t have agreed more.”

On the second floor, renovations on the walls and ceilings revealed beam-work installed by the original builders. “These are original planks, constructed from trees that still have bark on them,” Tracy says.

Dwight suggested just cleaning up the plank walls and leaving them exposed, to create visual and historical interest. “We absolutely loved the idea and especially love the outcome,” Tracy says.

The original structure of the home featured four rooms



Note the original beams with beaded board.



downstairs and four upstairs. Through the project, the home expanded outward on both sides of the original structure. A summer kitchen became the home's new foyer, complete with a powder room, while a wall was knocked down to create a large dining room.

Kurt, who works from home, has a large office at one end of the house, complete with a full bathroom and separate entrance to the home. "When we added on, we were really thinking of the future," Tracy says. "We knew this was the last stop for us, so we added features like the office that can



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Previously covered by plaster, this stone wall adds a rustic feel to this elegant setting.

also function as an in-law suite, should we need it, or as one-floor living for us as we get older.”

A formal living room off the office boasts a fireplace, lots of windows and exposed beams on the ceiling, with a two-car garage underneath it, along with a beer kitchen to house Kurt’s affinity for home-brewed beer.

Preserving part of the home’s early features, the couple decided to restore the hardware on the existing doors—including locks which date back to the 1800s. The floors throughout the home feature period-accurate, hand-stained Carlisle random-width planks.

For the kitchen, Tracy went through stacks of design magazines until she found ideas for her dream kitchen and a designer. Her perfect kitchen features dark-wood cabinets with accents in red and blue, which are highlighted by an exotic granite island



Masonry (Fireplace): Steffy Masonry



Painting: Mast Painting, Inc.
Drywall: Warwick Walls & Ceilings



Note the original oak header construction of the window well (right) which was exposed during demolition.



also featuring red and blue tones.

A stainless-steel professional-grade stove and microwave drawer sit among a dishwasher and refrigerator camouflaged behind cabinet finishes.

The first floor of the home also includes a family room, with plenty of space for the couple's young son to play. "His room is right above the family room, so again, thinking ahead, we thought





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References



when he's older, he'll sort of have his own space in the home, while we'll have ours on the other side of the house," Tracy says.

Upstairs, a master-bath suite features a sunken tub, separate toilet room and heated floor, while his-and-hers closets give the couple plenty of space to store their clothes. "Dwight installed a cedar-lined walk-in closet for me," Tracy says. "And I love it."

Their master bedroom suite includes a large sitting room, complete with a fireplace and a large bedroom.

The second floor also provides ample space for the son's bedroom and

private bath, along with two guest bedrooms and a shared bath. Also on the second floor is a conveniently located laundry room.

To keep the new construction flowing seamlessly into the old, Cocalico Builders used creative ways to blend the spaces together. What used to be a window is now a doorway between the old part of the house and the new. "It helps tie the new construction together and make it seem like one house, rather than an old house with new features," Dwight says.

An upstairs hallway boasts large windows that overlook the property and offer a beautiful view of the land-

scaping, which was done by Brad Groff of River Valley Landscapes, a Wrightsville-based company.

As Tracy explains, the landscaping was done to reflect the history of the home and to enhance—but not overwhelm—the property. Herb gardens and a soon-to-be vegetable garden highlight the grounds leading up to an on-site smokehouse, while fruit trees bearing heirloom varieties lie just beyond the gardens.



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"Everything we did was done to preserve the historic value of the property," Brad Groff says. "We really wanted to enhance the history of the place by sticking to older varieties of plant materials and using plants in such a fashion as we would have seen 100 years ago."

For instance, the location of the garden and orchard reflects an historical

a compromise between what's historic and what looks good," he says.

The property's history includes an old horseracing track—now a road through the development. Harness racing, featuring sulkies pulled by horses, was a Sunday afternoon pastime for Kurt's family and their friends.

Throughout the entire project, Dwight

placement, not the style used by most homeowners today. "In a typical home today, we find the garden in the backyard, but here, it's right outside the front door," Brad says. "The orchard is also out front, on the theory that one could just walk outside and pick fruit to use for baking or cooking."

While the landscaping doesn't feature many of the decorative aspects of modern landscaping, it's still lovely to look at, Brad says. "We definitely tried to mix in cosmetic elements to strike

says everything went smoothly, and even things that could have been seen as obstacles—the cracked plaster in the dining room and second floor bedroom walls for example—became opportunities to showcase the home's original features.

"When we redid the upstairs walls and we saw the original wood beams, we knew that they showed how the house was actually built and we knew we wanted to expose them," Dwight says. "So much happened throughout the renovation process that was unexpected, but in a good way."

Both Kurt and Tracy say they couldn't be more pleased with the work Dwight Graybill and Cocalico Builders did, and they love the way their house turned out. "Dwight was very hands-on throughout the whole project," Tracy says. "He did everything from making all the exterior trim for the house to hanging the shutters."

Says Dwight, "I'm extremely proud of this project."

When they look around their new "old" home, the couple says they can't imagine ever living anywhere else. "This turned out to be far better than any dream house I could have imagined being built by new construction," Tracy says. "We're never bored here. I get inspired every time I walk in a room."



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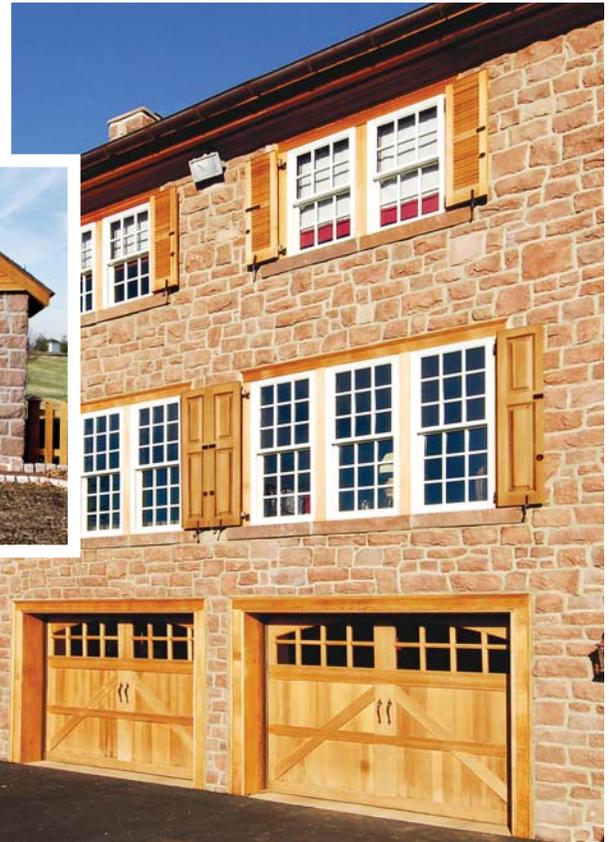
For Kurt, bringing the property back into the family was important, as well. When his father visited on Thanksgiving, he was impressed by the beauty of the new home and pleased with the opportunity to revisit part of his past whenever he wishes to. "Kurt's dad has so many fond memories of this property, so it's nice that he can still spend time here," Tracy says.

Says Kurt, "We ended up with a home that is everything we ever wanted—with a project that surpassed our expectations. It's a perfect match of history and family."

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