

FROM Plain Jane



TO
Plainly Gorgeous

BY SUE LONG
PHOTOGRAPHY BY KIRK ZUTELL
STYLING BY KATHY SHENK OF INTERIOR FANCIES

Addition

A soaring, window-filled addition created a stylish sunroom on the main level and a home gym on the lower level. The twin-peaked roof translated into a creative ceiling that takes the shape of a star. Oversized windows fill the space with light and provide a connection to the outdoors.

The décor mimics the sunny ambiance. “We used fresh, bright colors,” Kathy notes, pointing out that the wife’s preference for the color green is evident on this level of the house. Drapery panels “dress” the windows so as not to interfere with the views. Flooring is hand-scraped bamboo.



LIKE MANY FAMILIES, this one had outgrown their home. So, they decided to explore their options. With two children in high school, they knew moving outside their school district was out of the question. Luckily, they discovered a large but rather basic house on a semi-wooded lot just minutes from their home. The 15-year-old house would not only provide the family with plenty of room, but also room to grow. “It had great bones and a beautiful setting,” the husband recalls. “It had a lot of potential.”

A down real-estate market made 2012 an ideal time to make an offer – and dream. They viewed the unfinished basement as a diamond in the rough. They envisioned opening up the main-level floor plan even more. The flex-room could become a home office. And, the large backyard was definitely geared to outdoor living.

Turning those dreams into reality required vision. Friends suggested they contact Kathy Shenk, an interior designer who had tackled similar projects. She started working with the couple in May 2012. “We worked room by room on the changes they wanted to accomplish,” Kathy recalls, noting that she used the time she spent with the couple to get to know their style, favorite colors, etc. “This was our first time working

with a decorator to this extent,” the wife notes. “There was so much to do. We would never have made it in the timeframe we established without Kathy.”

The job of carrying out the ambitious home remodel ultimately fell to Dwight Graybill of Cocalico Builders. He had done work for Realtor Donna Shaw, who was marketing the home the family had outgrown. “She knew they had a lot of work planned and suggested I put in a bid,” he explains.

Work commenced in the fall of 2012. “We essentially gutted the house,” Dwight recalls. Floors were replaced with materials such as cherry hardwood, travertine, carpet and hand-scraped bamboo. The interior was painted top to bottom. Door hardware went from brass to brushed nickel. The kitchen was updated. A laundry/mudroom/pantry was created. The master bath was nearly demolished. The basement was transformed into the ultimate man cave. A window-filled addition enlarged the lower and main levels of the house. Lighting was updated throughout. Crown moldings were added, as were baseboards. Built-ins added a more upscale look to the family room and home office. A two-car garage was built. Outdoors, a patio spans the lower level. A grand staircase leads to yet another patio and beyond, a fabulous outdoor kitchen.

Credits

General Contractor: Dwight Graybill/Cocalico Builders, Ltd. (cocalicobuilders.org)
Design: Land Design Concepts
Electrical Contractor: W. E. Peters and Son, Inc.
Plumbing Contractor: William Plumbing, Heating & A/C
Drywall: Brubaker Drywall
Stone Supplier: Lancaster Stone
Stamped Concrete: Concrete Authority
Painting Contractor: F&M Painting
Specialty Wood: Newswanger Wood Specialties
Lumber Supplier: Musselman Lumber
Window Supplier: Harvey Building Products
Copper Roof: A.B. Martin
Flex Lite Fabricator: Harvey Achey Construction
Excavating: B&G Excavating
Landscaping: Texter Mountain Nursery
Preliminary Drawings/Outdoor Living: Quality Design

Interior Design: Kathy Shenk/Interior Fancies
Flooring: Floor Haus
Cabinetry: Kevin Martin/Horizon Kitchens
Cabinetry: Martin’s Custom Cabinetry
Granite/Cambria Counters: Classic Rock
Granite/Cambria Counters: Lapp Kitchen Specialties
Decorative Paint Finishes: Jeff Shultz
Furnishings: Interior Fancies
Furnishings: INTERIORS Furniture & Design
Furnishings: Ethan Allen
Furnishings: Sensenig’s Furniture
Outdoor Furnishings: Stauffers of Kissel Hill
Window Treatments: Interior Fancies
Floral Design: Carol Mylin/Carol’s Creations



Kathy Shenk and Dwight Graybill



Kitchen and Bath

In the beginning, the kitchen and bath weren't on the radar where remodeling was concerned. Kathy, however, encouraged her clients to rethink their decision. "The kitchen needed to come up to the level of quality that the rest of the first floor would exhibit," she says. As a result, new travertine tile was installed on the floor. New granite covers the counters; a tile backsplash was added. A cooktop replaced a traditional stove. Finally, an appliance wall – which holds the refrigerator, two wall ovens and a warming drawer – replaced the configuration of cabinets. Horizon Kitchens crafted new cabinets for the wall that perfectly matched the original design.

Adjacent to the kitchen is a laundry/mudroom/pantry that grew out of a small laundry. Through eliminating a wall niche and enlarging the footprint of the space, Dwight was able to create a multipurpose room – laundry and "locker" room – that is accessible from the garage. The pantry neatly fits into the corner of the exterior walls of the space.

Upstairs, the large master bath – a must-have in the '90s – was woefully outdated. What Dwight describes as a "bulkhead" spanned the ceiling at the rear of the room. The Jacuzzi tub had lost its allure. The shower was confining. So, the space was gutted. Removing the bulkhead made the space lighter and brighter (as did the cream-and-yellow color scheme). A more user-friendly bath replaced the Jacuzzi. A glass-enclosed shower brings a spa-like ambiance to the room. His-and-her vanities complete the redesign.



Great Room

The family room was given a makeover: the fireplace was updated with new facing and a mantel. Built-ins now surround it. The final aspect of the space is an enlarged dining area that bridges the family room, sunroom and kitchen. Columns demarcate the individual spaces, yet unite them.

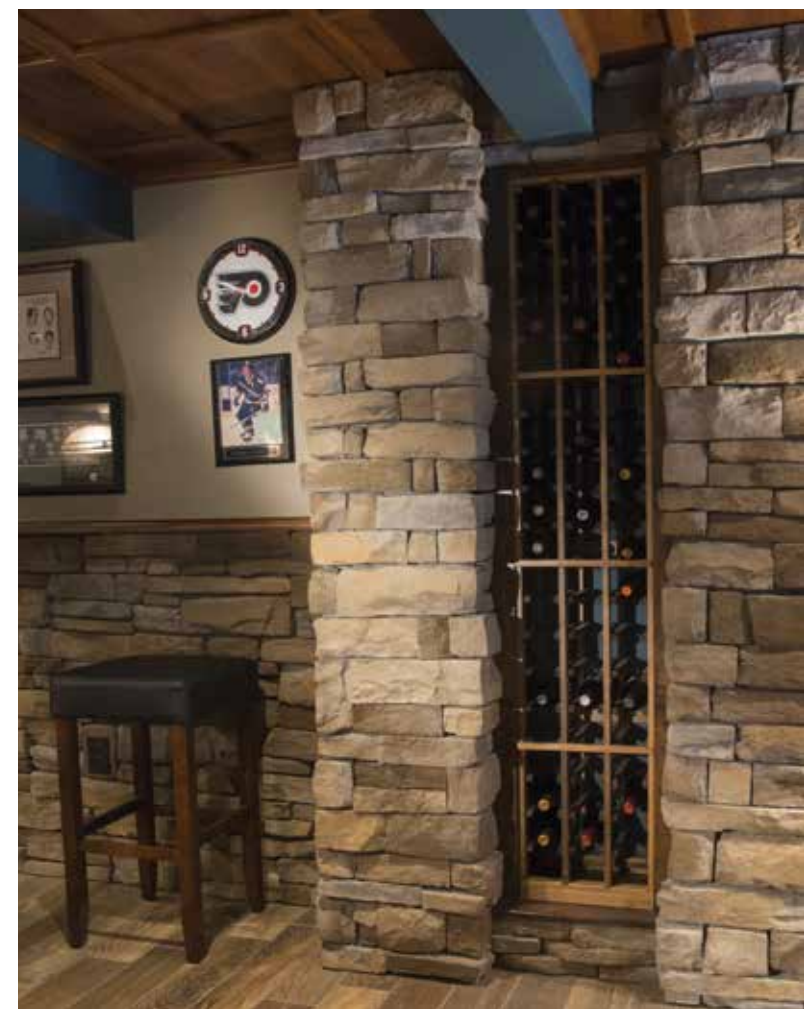


Lower Level

While “man cave” typically describes spaces such as this, these homeowners – like many parents of high-school-aged children – decided to transform the lower level of their home into a teen haven. “They wanted a place where their kids and their friends could hang out,” Dwight explains. Amenities include a billiards room, theater, gym, kitchenette and seating area. Outside, a patio holds a firepit and spa.

Design-wise, Kathy brought the bare-bones basement to life with rock, cork, walnut accents and a drop ceiling that is enhanced with wood trim. Windows salvaged from the addition project were used on the lower level, thus bringing a green element to the remodel. “It was a constant work in progress,” Dwight says.

Style-wise, Kathy furnished the space with transitional furnishings that convey masculinity through the choice of dark colors (with pops of blue) and rugged fabrics such as leather. The space is user-friendly: the hardwood-look floor is actually tile. She also utilized the homeowner’s array of sports-related collectibles and memorabilia to decorate the walls of the space.





As with many of his kitchen projects, Dwight added sustainable elements to the design. In this instance, windows he salvaged from the Mountain Springs Hotel in Ephrata were used.



Outdoor-Living Area

Dwight's forte is outdoor kitchens, so naturally he was excited to be given the opportunity to build this one for his clients. "Actually, it started out as an outdoor-living area. I suggested they take a look at several kitchens I had built and they liked what they saw," he explains. Tweaking the original plans then commenced. Brick gave way to stone. A copper roof materialized. A kitchen took shape. A fireplace was added. The mention of mahogany led to an exotic way of enhancing the ceiling, whose design ultimately mimicked that of the sunroom. "The peaks and valleys of the roofline helped to create the star effect," Dwight notes. "Like all my outdoor kitchens, I used a 'it will build itself' philosophy as it took shape."

As with many of his kitchen projects, Dwight added sustainable elements to the design. In this instance, windows he salvaged from the Mountain Springs Hotel in Ephrata were used. "Some of them date to when the Ephrata Hospital was located on the grounds that the hotel took over," he says. "The windows were on a trash pile and I asked if I could have them. They're originals – the glass is wavy and full of bubbles." Other windows (center photo) were purchased at Oley Valley Architectural Artifacts in Denver.

The copper roof has a clear-coat finish that will protect it from turning green. Copper gutters surround the stone structure. Granite covers the bar/island that fronts the cooking area, and holds appliances and storage. Cabinetry is weather-resistant. "Plus, the roofline was lowered to provide added protection," Dwight notes. Amenities include surround sound, a television and plenty of comfortable furnishings. A patio that's conducive to dining and relaxing adjoins the structure.



Foyer/Home Office/Formal Rooms

The new front door provides entry to the revamped foyer that contains a grand staircase that leads to the second floor. A flex-room off the foyer was transformed into a home office that was updated with built-ins that serve to eliminate clutter. The husband's favorite color – blue – washes the walls. The more formal areas of the house – living and dining rooms – switched positions in order for the living room to enjoy the backyard views. The dining-room furniture represents the only carryover from their previous home. "It's timeless," Kathy says. Cherry hardwood covers the floors of the foyer, office and formal rooms.

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