



a journey

DEL CY AWARD PROJECT

to the past

remodeling company gives a 200-year-old farmhouse new life



BEFORE

Above: The room served as a porch rather than a room to be lived in.

Top: The homeowners wanted to update their 200-year-old stone house by razing and rebuilding two rear additions and refurbishing other areas.

By Lauren Fritsky

Photos by RVO III Photography

Nestled on a tree-lined property, an old stone Chester County farmhouse and barn look a lot like they did when they were built in 1805. The structures provide a picturesque tableau that evokes the smell of wood burning in the fireplace and bread baking in the oven. From the outside, the cozy dwelling seems untouched by the hustle and bustle of the modern world.

As picturesque as the scene may sound, the existing kitchen was anything but that. The homeowners wanted to add modern convenience to their 3-story home with a multi-level addition that also included a new family room. First, they wanted to raze the two existing rear additions

on the home and rebuild them. Second, they hoped to refurbish many features of the structure while maintaining others.

HUB Design/Build, a Wayne remodeling company owned by husband and wife Mark and Lynne Stephenson, were referred to the homeowners by a previous client. Adding a touch of modernity to a 200-year-old structure while still retaining its charming antiquity required time and creativity.

HISTORY LESSON

Before beginning the project, HUB Design/Build researched 19th-century farmhouses to discover how their clients' home had been built.



The colorful AGA range is a focal point of the new kitchen.



HUB Design/Build was able to save this planter and make it a useful point in the new area.

Much of the study involved an exploration of materials and products that would integrate with the existing house. “The ultimate goal of maintaining and duplicating the original craftsmanship of the house meant that styles were blended and existing design elements were echoed in the addition,” says Lynne.

The next step involved a foundation excavation to iron out issues with the addition they were to rebuild. The rear of the house contained two rooms that were disjointed because they were built at different levels and included concrete floors. So, HUB Design/Build razed those rooms, transitioned elevations between them and replaced the concrete with random plank wood. Next, one addition was built in the foot-

print of the two original additions.

THE BIG DIG

An old house means lifetimes of wear and tear and, sometimes, buried secrets, as HUB Design/Build quickly discovered during the excava-

tion. “There were lots of surprises, some good, some not so good,” Lynne says.

The process uncovered buried tools, a stone wall that had been covered by paneling, evidence of an old

fire, hidden pipes that were covered with asbestos and stones matching the kind used on the home’s exterior. HUB Design/Build also discovered that the current renovation wasn’t the first to be done on the house.

“The stone work on the gable end

“We were still able to give the house a blend of yesterday and today.”

-Lynne Stephenson, co-owner, HUB Design/Build

of the main house shows this was not the first remodel. You could see the original gable wall outlined in the stone,” Lynne says.

By saving some of the found materials and treating challenges as a

chance to be creative, HUB Design/Build successfully remodeled the Chester Counter farmhouse. Using the stones, which are believed to be leftover from a previous renovation in the 1800s, the company modified the exterior stonework of the home to add new windows and extend the building where the addition was rebuilt. A new copper roof and gutters were added.

Inside, HUB Design/Build turned some buried secrets into buried treasures. The stone wall that had been covered by paneling was sandblasted before being framed and re-pointed once the roof was on in the family room. A hand-hewn beam recovered from an earlier restoration on the barn was used to connect this new room to the kitchen.

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The re-pointed wall connects the new addition to the kitchen. Random-width pine flooring was used to unify the two spaces.



A view of the peninsula, alder cabinets and maple hutch.



A double bowl farm sink.



A view from the kitchen table seating area.

SIGN OF THE TIMES

The homeowners chose furniture and accents that maintained the home's pastoral feel. The kitchen was upgraded with alder cabinetry and a maple hutch with a custom Old Haus yellow finish. While the space looked authentic, new appliances were added for modern convenience. A fireclay farm sink was installed below a hand-

time to bring the best of yesterday to today's home.

"This was a trip back in time for both the clients and HUB Design/Build, as we were able to research and locate items that would be reminiscent of the era in which the original home was built," Lynne says. "We were still able to give the house a blend of yesterday and today."

"There were lots of surprises, some good, some not so good."

-Lynne Stephenson, co-owner, HUB Design/Build

made ceramic tile backsplash that includes a farm animal theme. A British Racing Green AGA 4-oven gas range now serves as a focal point. Wide-plank random-width pine flooring helps the family room flow into the kitchen.

HUB Design/Build used the trim colors from the interior stone wall discovered during the excavation and recreated it in the family room. An existing planter became the nucleus of the new area.

The clients said they're cooking and entertaining a lot more since the renovation. One of the homeowners described the kitchen as "very functional" and said the new space "feels like it belongs with the rest of the house."

While at times challenging, HUB Design/Build enjoyed going back in

Ultimately, the company blended old and new to give the clients the updated home they desired. But it wasn't only the homeowners that valued the remodel. HUB Design/Build won a DelChester National Association of the Remodeling Industry (NARI) Contractor of the Year (DelCY) Award for Residential Addition.

HUB Design/Build, 239 Conestoga Road, Wayne, specializes in designing and remodeling entire homes, additions, kitchens and bathrooms. Owners Mark and Lynne Stephenson are active members of the DelChester NARI and the National Kitchen and Bath Association. For more information, visit www.hubdesignbuild.com or call 610-688-7475.

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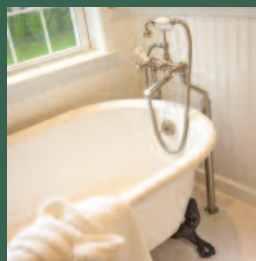
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