

The Household WORD



ISSUE 5, JULY 2004

A Newsletter about homes, you...and Bill

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Splish Splash,

We Examine the Bath



This Lancaster City home is a study in good taste and the sensitive renovation of a spectacular Stick-style Victorian home. Please see the next pages for more great bathrooms...



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RE/MAX
Associates of Lancaster

—continued from cover

Sometimes I get my inspiration for articles at the strangest times and places. And you've told me time and again (aside from the recipes) that your favorite part of the newsletter is to see other houses. So here we go! There is a place on Manheim Pike called Mike's Radiator Aid and their advertising slogan is "A Great Place to Take a Leak." Thus my inspiration. In this issue, I'll focus on bathrooms, some big, some small, but every one, a great place to take a... shower. With that, let's tour bathrooms that are worth more than a casual mention.

The bathroom of Brad and Sheila Charles (see front cover) might qualify as my favorite, for many reasons. Their Lancaster City home is a study in good taste and the sensitive renovation of a spectacular Stick-style Victorian home. The Charles home respects its architectural history while providing its owners with all the comforts of a modern home. Brad bought the house, originally a two-unit, in 1980 while single and began an on-going renovation project. He'll be the first to tell you he couldn't have done it alone and was fortunate to have the skills of his dad, Don (who I refer to as DC, get it?), to make his remodeling dreams come alive. Fifteen years ago, enter wife Sheila and the decision to convert the two-unit home into a single-family residence virtually doubling the size of the living space.

From the beginning, renovating the second floor bathroom was a priority. Intact were the claw foot tub, the interestingly trimmed vanity mirror and the wooden (yes wooden) walls scribed to resemble subway tiles. Brad notes that during his ownership the walls have always been painted, but he thinks they are made of walnut and that the gorgeous built-in medicine cabinet rests in what was once an exterior window. You see, the bedroom on the opposite wall has ghosting of the window as both rooms were later additions to the house originally built in 1886. The piece de resistance, however, was yet to be discovered. First order of business was to remove the pink, orange and yellow shag carpet tiles and who knew what prior to installing new flooring. After scraping up the debris, Brad noticed a herringbone pattern bordering the room underneath the paint covering the now exposed wood floor. Get out the paint stripper. And what to Brad's eyes should appear, but an elegant parquet wood floor that was comprised of four different types of wood —oak, maple, cherry, and walnut. The floors were stripped and covered with three coats of polyurethane sealer to protect and expose its beauty. Even the corner molding surrounding the floor is covered for a graceful transition to the scribed wall surface!

The bath was wallpapered and painted, and last year, the plumbing fixtures were replaced with fixtures from Sign of the Crab in California. Lighting came from Yale Electric and the tub was refinished (in-place) by Bathcrest from Manheim. The tub and sink are those that were there when Brad purchased the house, however,



the toilet has subsequently been replaced. All in all, one of my favorite baths!

(2) Don and Tara Fausnaught have literally renovated every room in their Brownstown home. In fact, we might save the basement for a future issue. Tara, like me, always has to have a house project going on. Ironically, the last room to be renovated was the master bathroom, prompted by a leak that appeared in the ceiling of the first floor powder room located below it. A little space (about 4-5 feet) was stolen from a corner of the master bedroom; previously a small and awkwardly designed closet that was outside the entrance to the bath. The newly incorporated area is open to the vaulted ceiling of the master suite providing a contemporary open feel.

All of the existing fixtures and interior walls were removed to create a blank canvas for the new design. The Fausnaughts contacted Bob Kline Remodeling to oversee the project. Tara adds that Bob's forte is tile, quite evident by the expert installation. Italian tile from To The Trade in Centerville includes striking metal accents in the floor and the shower surround. Moen brushed nickel contemporary faucets compliment the mission-style double-bowl vanity with make-up vanity that mimics free-standing furniture; all beautifully crafted by George Robert Hall of Ephrata. Fashioned from quartersawn oak, the cabinet maker highlighted his work with intricate dentil crown molding and recessed lighting. A tile walk-in shower with clear glass occupies the space previously the location of a five-foot fiberglass tub/shower, also adding to the open feel. An existing skylight overhead brightens the space with natural light while providing privacy. The Fausnaughts decided that the bathroom didn't need yet another door, so Tara fashioned a casual tie-back curtain to define the entrance to the space. A final touch was a vintage metal ceiling tile that was framed and mimics the metal tiles scattered throughout the tile field. Tara found that gem at Cornstalks on Route 322 between Ephrata and Blue Ball. All in all, one smashing renovation.



Evoking a vintage feel in their newly-built Warwick Township home, (3) Tom O'Connor and Marji Worrell sought out reproduction fixtures for the master bath in their Doutrich-built European Country-style home. First came the tongue-and-groove wainscoted walls, the perfect backdrop for the free-standing clawfoot tub as well as a vaulted ceiling for dramatic effect. The O'Connors purchased all of their vintage fixtures including the 67" tub, tub feet, and "English telephone faucets" from Vintage Tub and Bath in Hazelton, Pennsylvania. They can be reached at 877-868-1369 or online at www.vintagetub.com. Ceramic tile flooring with a stone look compliments the custom cherry cabinetry with ball feet crafted to look like free-standing furniture. The cabinetry was built by Stoltzfus Cabinet Shop in Talmage (near Brownstown). Suffice it to say the vintage look was achieved in a most tasteful and discriminating manner.



When it came time to design (4) Larry and Jill Bell's master bath of their Cooper Custom Homes-built, Manheim Township home, they faced the dilemma that faces many new home owners; how to get lots of light in their bathroom while maintaining privacy. The problem is further compounded by the fact that their master suite is located on the first floor directly opposite the neighboring homesite. During the design process, I suggested a transom window above their double-bowl vanity; high enough to let in plenty of light, yet offering them the privacy they desired. Corian countertops with integrated bowls are combined with elegant, yet contemporary single lever fixtures by Hans Grohe. His and Her vanities creating a galley effect are opposite one-another, yet provide plenty of space when both partners have to get ready at the same time. Custom cabinetry was provided by Dennis Shenk of Horizon Custom Cabinetry in Mountville and the tile flooring and tile walk-in shower with glass door was crafted by Richard's Flooring and Furniture. The walk-in closet is accessed through the master bath so that if one gets up prior to the other, the bathroom is self-contained as a dressing room in order not to disturb the sleeping spouse. The toilet is compartmentalized so as not to spoil the simple, yet very elegant lines of the bath when viewed from the adjacent master bedroom with tray ceiling.

Jill is quick to point out that this bathroom is still a work in progress as colors have yet to be chosen for the walls. Calm down Jill, it looks great just as it is!

(5) Tom and Mary Margaret Graybill's Manheim Township home is beautifully presented and decorated, regardless of the room. Pleasant neutrals and earth tones prevail, so the Graybills decided to give their first floor bathroom some added punch in their Garman-built home. Mary Margaret worked with designer Marlene Stauffer at Ethan Allen to coordinate the décor. The walls were papered with white textured wallpaper than painted with three coats of paint and glaze to resemble leather, much



like vintage lincrusta of a Victorian-era home. The whole effect took about two days to complete. Paint came from Pike's Paint in Ephrata, lighting by Yale Electric,

vanity top by Formica, and faucets are Moen Monticello. Proof positive that size does not matter and the bathroom doesn't have to be big to be beautiful!

Less is more in the Garman-built home of (6) Dominic and Beth Rice. Beth hails from New Holland while



Dominic has his roots in Australia. They met years ago while Dominic was on his first "tour" of the United States as an Armstrong World Industries employee. Marriage and a transfer back to Australia and back again to the U.S. brought with them many decorating ideas from Dominic's homeland. I jokingly refer to Beth as the "Martha of LVH" or "Beth Stewart" (the Rices live in my Manheim Township neighborhood). Truth is, the Rice's home is one of restrained, contemporary elegance and a reflection of Beth's good taste and ability to know "when to say when." Such is true



with the baths. Sons Matthew and Patrick's bath is almost, well, Australian in its appearance. Striking white cabinetry by Adam Zimmerman was designed with open shelving and exposed chrome plumbing to allow the design to speak for itself. Simple cultured marble vanity tops are basic white, while the flooring is an Armstrong commercial vinyl for durability and simplicity. Accent colors are provided by towels in the open shelving and on the chrome towel bars that attach to the cabinetry. Less truly is more.

(7) While KT often refers to me as the "king", Lori Rombold might qualify as the "queen" of projects. Big difference, as I've said before, is that I subscribe to the point and pay philosophy — how much is it and when can you have it done? Lori, however, does it herself... with an attention to detail and finish work the equal of any professional. The Rombold's Cooper Custom Homes-built



home has been featured in a previous newsletter and, quite frankly, their home has ideas that could fill the pages of forthcoming newsletters (don't be surprised to

see them again). When husband George is out of town on business, Lori gets motivated to do her projects. Her most recent, and arguably the most ambitious, was to cover the walls of their master bath with Venetian plaster. It is downright awesome!

It took Lori about 25 hours to complete as the process involves applying the coating of several layers of plaster to the walls and polishing them to a marble-like glaze. She purchased the materials at Lowe's and described the process in great detail. Hopefully I can convey it correctly. You begin by holding the trowel at a 90 degree angle applying the coat of plaster to the walls in a criss-cross motion (or X's) and smoothing it out until it dries. Next comes two more coats (for a total of three) until the plaster resembles a suede-like appearance.

Hold the trowel flat against the wall and begin rubbing in small circles until the friction between the

plaster and the metal blade begins to smooth or "bur-nish" the walls. The more friction, the hotter the blade and the smoother the plaster. The multiple layers of the plaster cause the walls to look marbled and create the variations in the colors as the walls get shinier (I'd have quit long time ago and just written out the check)! The final step is to paste wax the walls to preserve the finish. The effect is unbelievable!

After the walls were completed, George installed the round columns to complete the transformation of their Manheim Township home creating an almost spa-like effect in the cavernous bathroom. Pictures do not do it justice. You'll have to trust me on this one!



Killer Trees

I owe my obsession with this tree called ailanthus to Greg Wilson of Woodland Concrete. Greg gave me a tour of a Warwick Township farm he purchased some time ago, pointing out this invasive tree

he was attempting to eradicate from the farm. Now I see it everywhere, including my own backyard (hopefully not for long). I thought they were poison sumac and was bragging about how I was pulling them out with my bare hands all the while not getting poison. Greg explained differently, so I had the two large ones chopped down, only to have them re-sprout along with what seemed like thousands of seedlings. What is this monster?

The Fall/Winter 2002/3 issue of Greenpoints published by the Lancaster Inter-Municipal Committee describes it as follows:

"Ailanthus, also known as tree of heaven or stink tree, is a serious alien invasive to Lancaster County. It is extremely hard to eradicate, as it sprouts readily and produces enormous quantities of seeds. It shades out native saplings, has an aggressive root system that can break down walls and enter drainage systems, and is reputed to produce toxins that inhibit the growth of other plants.

The tree of heaven was introduced by a Philadelphia gardener in 1784 and was available from nurseries as early as 1840. In the mid-twentieth century it became popular as a way to get quick shade in the barren housing developments that proliferated after World War II, as it could grow as much as three feet in a single season, and single compound leaves could be as long as four feet.

Ailanthus has smooth stems and relatively unfurrowed pale gray bark. It may grow as tall as 80 feet. The female tree produces clusters of rather attractive pinkish-tan dry, papery, twisted fruits (samaras) in mid-autumn. Near the base of the leaflet are usually three pairs of glands that when handled give off a rather offensive odor, hence the common name stink tree."



Now that you know what it is you will see it everywhere. And I mean everywhere. Just look along the side of the road when you drive. In fact, the State of Pennsylvania has launched an offensive against the plant as it is destroying our native trees. Remember two summers ago when the State cleared all along both sides of Route 30 West toward York? It was part of the State's effort to begin to eradicate this tree.

What to do if you have ailanthus trees on or near your property? Consult a tree specialist and they will recommend treatment, but be patient. The stumps and subsequent seedlings of my trees have been treated for the third time and I hope, this time, they will be gone. And thanks, Greg, for yet another thing for me to obsess about.



Watch for "Designed to Sell" on Sunday nights at 8:00 p.m. on HGTV. You'll see terrific transformations and maybe even learn more about how to transform your house to sell.

Also, taken from the website, www.hgtv.com, here is a quick checklist of **ten dos and don'ts** from the pros when it comes to showing your home.

Most of you (okay, all) tire of my constant haranguing to clean up your house and get rid of the clutter. Well, it officially just got worse! Thanks to HGTV, there is a new show that will be required viewing for every one of you when the time comes to put your house on the market. "Designed to Sell" airs on Sunday nights at 8:00 p.m., and be forewarned; I am taping every episode for your viewing pleasure. The show deals with the business of staging one's home for sale. A "real estate expert" (in your case, that's me) in tow with the show's host is called in to tell people what to do to make their home more saleable. So as not to offend the homeowners face-to-face (unlike me), the sellers-to-be are watching the tour of their home on closed-circuit TV in their neighbor's house while the expert and host tour simultaneously comment on what to do to make the home more presentable.

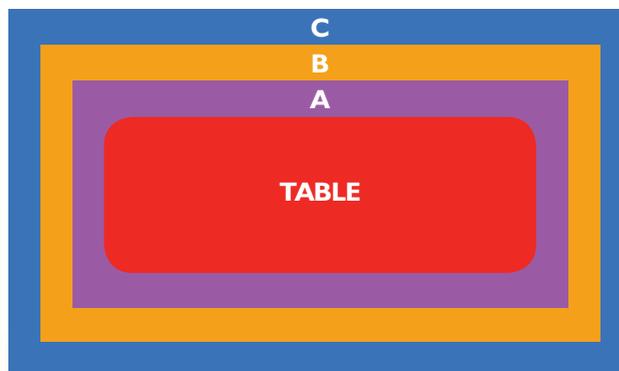
Next, they bring in an interior designer and a carpenter or two, and the transformation begins. There is however, one caveat; all the improvements need to be completed on a budget of \$2,000.00 or less. It is amazing what you can do with a little sweat equity and a few dollars. When you think about it, the average new home in Lancaster County is now over \$150,000.00. Suddenly \$2,000.00 is a drop in the bucket when you consider the dividends paid by investing this sum of money. To quote the HGTV website, "When selling your house, providing a good first impression could mean the difference between a quick sale and a long wait for a buyer. Here's how to do it right."

After watching this show, I suddenly don't seem so bad. It reminds me of the time a prospective client said to me, "We understand you are demanding and very particular, but that's why you're good." This show is all about me!

1. **Make the front entrance inviting.**
2. **Clear away clutter.**
3. **Clean the house thoroughly.**
4. **Freshen the appearance of rooms.**
5. **Arrange furniture for spaciousness.**
6. **Do all you can do to reduce odors.**
7. **Perform minor repairs, if necessary.**
8. **Replace outdated light fixtures.**
9. **Clean the carpeting.**
10. **Don't forget the garage and basement.**

Indoor Pool

It seems my commentary in the June 2003 issue of The Household Word and putting the pool table in that "unused" living room has sparked a few thoughts. George and Lori Rombold did so successfully, but the question is always the same, "How will I know if it fits?" Information supplied by AMF, denotes the following space requirements:



- A** is the area required for a 48" cue
- B** is the area required for a 52" cue
- C** is the area required for a 57" cue

3.5'x7' Table	4'x8' Table	4'x8' Table	4.5'x9' Table
Playing Area: 38"x76"	Playing Area: 44"x88"	Playing Area: 46"x92"	Playing Area: 50"x100"
A 11.5'x14.5'	A 12'x15.5'	A 12'x16'	A 12.5'x16.5'
B 12'x15'	B 12.5'x16'	B 12.5'x16.5'	B 13'x17'
C 13'x16'	C 13.5'x17'	C 13.5'x17.5'	C 14'x18'

fyi...about friends, clients and you.

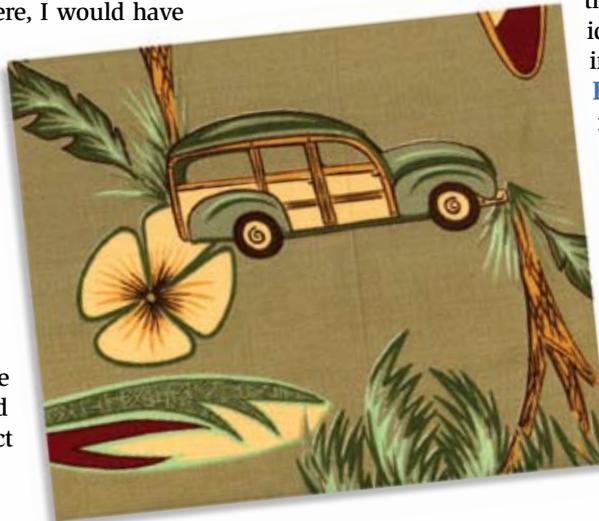
First of all, this issue is over 2 1/2 months late and you are to blame. Don't get the wrong idea as I have all of you to thank for all the business. I've been swamped so the newsletter has been at lot less of a priority. Add to that three charity events and a quick trip to Italy (KT's Christmas present — more about these items in a future issue) and my editorial ramblings had to wait. But the wait is over and on with the news.

The December 2003 newsletter featured a recipe called **Grilled Turkey Breast with Cranberry Salsa**. I noted that I could not remember to whom the recipe should be credited. Proof that somebody actually reads this thing was **Beth Bradbury** reminding me that it was, in fact, her. Credit to Beth and my apologies to both her and husband Scott for the omission, especially since we had it for dinner at their house. Oops!

Further proof that you are reading the newsletter was a note from **Jackie Zanghi** regarding **Timothy's White Chili recipe**. Jackie dropped me a line indicating, "I was surprised to see my white chili recipe in your newsletter! I've been making it for tailgates and parties (Jim and Jackie might be the ultimate Penn State fans) for years!" She sent along a copy of an article from the November 1991 Restaurant Hospitality magazine and a restaurant called Timothy's in Louisville, Kentucky. A former cook of the restaurant substituted chicken for ground beef and white beans for kidney beans and continually modified the recipe until he got the taste he wanted. The article continued, "This recipe never fails to pique the interest of those who hear about it." Nuff said. Thanks Jackie!

Did you know that you should never touch a **halogen bulb**? I recently learned that touching a halogen bulb decreases its life expectancy dramatically. When removing a halogen bulb from its packaging, make sure you don't touch it against your skin. It appears that the oil on the human body does strange things to a halogen bulb.

I recently decided it was time to redecorate the master bedroom of my Florida home. You would think with all the millions of choices out there, I would have been able to find some really cool bed linens. I agonized over the choices but nothing clicked. While perusing the ads in **Coastal Living Magazine**, I came across an ad for a company called Uhula Style, "The latest in Bedding for Beachgoers." Sometimes my eyes go to the strangest things in magazines!?! In this case, it was the combination of palm trees and vintage woody wagons; perfect for the car lover and a South Florida bedroom.



I ordered the linens and they are way cool. They have other very bright and colorful choices which would be great for kid's bedrooms and beach houses. Check them out at www.uhula.com or call 1-866-MY-UHULA.

Manheim Township has at long last its own historical society dedicated to preserving the rich farming and cultural heritage of the township. The **Manheim Township Historical Society** is up and running with its first project to restore the **250-year old Stoner House**



located on the Overlook Property. Individual memberships are \$20.00, family memberships \$30.00, life mem-

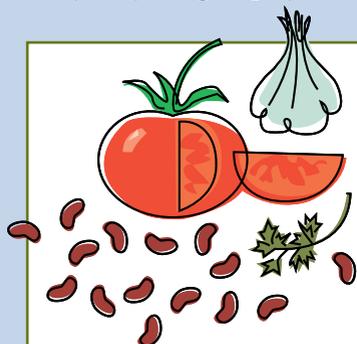
berships \$500.00, and business memberships \$100.00. Membership is open to anyone interested in local history and preservation projects. For more information, contact The Manheim Township Historical Society, P. O. Box 5250, Lancaster, PA 17606, or call Charlotte Fischer, President at 397-6140. I've joined and so should you.

When designing a new home, many times you ask me where I get my ideas, oftentimes asking me to provide you with floor plans that I think might suit your lifestyle. While I'd like to take credit for all the great ideas, most houses begin with an existing floor plan that gets modified to suit your personality. One of my favorites is www.designbasics.com. The ladies will be happy to know that the company has a woman president, **Linda Reimer**, who recently introduced a new magazine called **Her Home** — a reference guide for education and ideas for building a new home. Check it out at www.herhomemagazine.com.



Recipes Worth Noting

There is no particular theme to this issue's recipes, rather a mish-mash of things that I like that are tried and true winners; an appetizer, a salad, a snack and dessert. No carb counting here. In fact, they qualify as the four food groups for me! Enjoy!



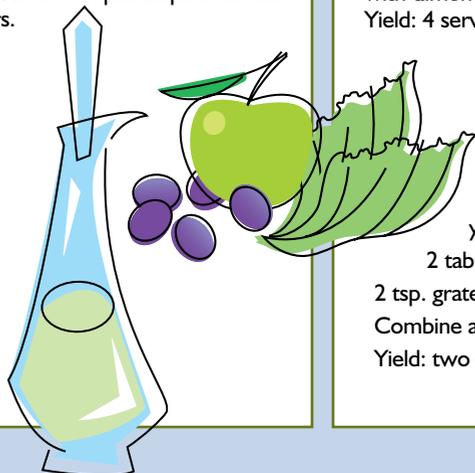
SUN DRIED TOMATO AND CANNELLINI DIP

Bill and Mindy Young

Bill and Mindy served this to us at their home in Naples, Florida last Christmas and we have made it many times since. Yet another addicting appetizer. At least this one's healthy.

- 1 15 ounce can of cannellini beans, drained
- 7 ounces of sun dried tomatoes, in oil
- 1 clove garlic
- 1 tsp. chopped rosemary
- 4 tsp. olive oil
- 2 tsp. red wine vinegar
- 1/2 cup water
- salt and pepper to taste

Puree all ingredients in a blender (not a food processor as you want it to stay chunky. Add more water if necessary. Best if made one day prior to use. Serve with pita chips or similar crackers.



GREEN FRUIT SALAD WITH HONEY-LIME DRESSING

Southern Living

The key to this one is the dressing. Always a hit, I've made this many times. However, I recommend using the recipe for the dressing as a guide. I use the fresh lime juice of the limes I've grated for the lime rind for a much stronger lime taste. Great too, if served over fresh berries (strawberries, blueberries, raspberries and blackberries) in a martini or margarita glass as dessert or as a salad. In addition to the green fruit used in the recipe, I have served this with sliced carambola (star fruit) mixed in. This one makes you look like a better cook than you are because of the presentation. Presentation is key!

- 4 kiwifruit, peeled and cut into slices
- 2 Granny Smith apples, unpeeled, cored and sliced
- 2 pears, unpeeled, cored and sliced
- 1 cup seedless green grapes
- Lettuce leaves
- Honey-Lime Dressing
- 1 2oz. package slivered almonds, toasted (optional)
- Garnish: lime rind

Arrange fruit on lettuce leaves; drizzle with Honey-Lime Dressing; sprinkle with almonds and garnish, if desired. Yield: 4 servings

Honey-Lime Dressing

- 1 16oz. carton plain yogurt
 - 2 tablespoons honey
 - 2 tsp. grated lime rind
- Combine all ingredients.
Yield: two cups.

CHOCOLATE CARAMEL GRAHAM CRACKERS—

This one is courtesy of KT, but you can thank me for publishing it (and you will). I am not a big fan of crushed nuts on anything chocolate, but I can't put this stuff down.

- 12 graham crackers
- 1 1/2 sticks (3/4 cup) butter
- 1/2 cup brown sugar
- 1/8 teaspoon salt
- 1 1/2 cups semi-sweet chocolate chips
- 1 cup walnuts, pecan, or almonds chopped

Line a 15"x10"x1" cookie sheet with aluminum foil, leaving an overhang. Line the pan with graham crackers.

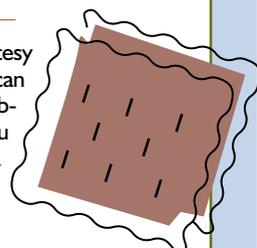
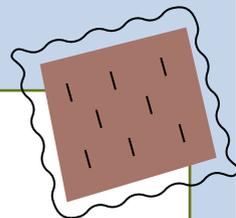
Melt butter. Add brown sugar and salt. Heat, whisking until smooth and well combined, approximately one minute.

Pour over crackers spreading evenly. Bake at 375 degrees until golden and bubbly, approximately 10 minutes.

Scatter chips evenly on crackers and bake approximately one minute or until soft. Remove from oven and spread chocolate evenly. Sprinkle with nuts.

Cool for 30 minutes. Freeze for 15 minutes. Carefully remove from pan, breaking into pieces and serve.

Yield: You must be kidding? Make double and it still will not be enough!



The Household WORD

ISSUE 5, JULY 2004

A Newsletter about homes, you...and Bill

*“May your house
always be too
small to hold all
your friends.”*



106 Luxury Condominium homes by Garman Builders, Inc., in a pastoral setting in Ephrata Township. Seven models to choose from, including first floor owner's suites, two-car garages, gas heating and full basements. Priced from the low \$200,000's.

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