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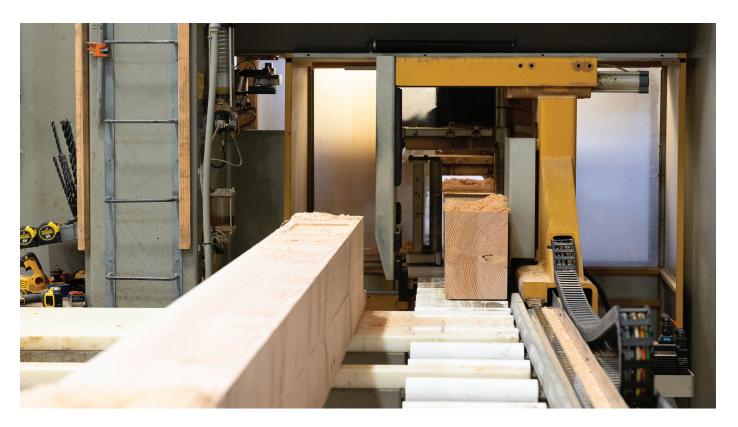
ASK AN EXPERT

What are the benefits of building timber frames off-site?



INDUSTRY NEWS

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Cautious Optimism as Timber Prices Continue to Drop

There's good news on the horizon for timber frame builders. Prices on heavy timber are continuing to show a steady decline. As we've seen in recent years, prices were slow to rise in comparison to dimensional lumber, and the same is true as prices continue to drop slowly. Costs are expected to remain in a downward trend through the first quarter of 2023. The turnaround time for structural insulated panels has decreased significantly with a shorter lead time than we've seen in the past two years. Glulam materials, however, still have lengthy lead times thanks to production shortages.

The housing market has cooled, leaving some potential home buyers pressing pause until mortgage rates reach more reasonable levels. In the meantime, supply is catching up with demand, creating a decrease in building costs, though we may not see a full rebound of home builder projects until 2024. But with improvements starting to take shape as mortgage rates begin to fall, timber costs decrease, and builders expect an increase in future projects, it seems the tide is beginning to turn.

PROJECT SPOTLIGHT

Residence in Chester County, PA

Architect Stephen Foley, Foley Hillestad Architecture

Builder Brandywine Woodworks

Location Chester County, PA

Points of Interest · Reimagined open floor plan

· Douglas fir timbers

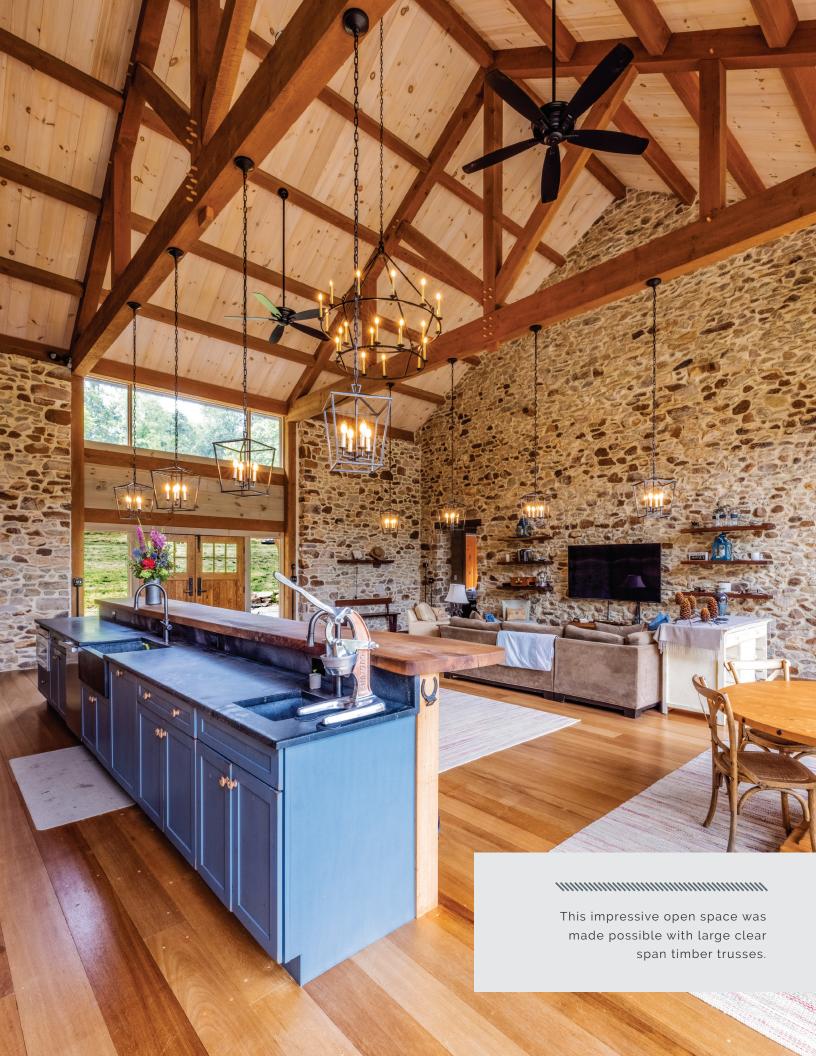
·Original stone walls

This old stone barn had been abandoned for more than 30 years before Mid-Atlantic Timberframes helped to breathe new life into it as a home. The owners wanted an open floor plan, but the original barn had a series of posts holding up its roof, a feature that would interrupt the flow of the new kitchen and living room spaces. To solve this, we designed a timber frame with a series of trusses comprised of multiple beams to serve as the main support. This change created a 36-foot clear span open area with no posts restricting movement throughout the home. The resulting structure is not only stunning but exceptionally durable and highly fire resistant thanks to its use of heavy timber and original stone.









ARCHITECT HIGHLIGHT

Stephen Foley | Foley Hillestad Architecture

Tell us about your firm.

Foley Hillestad is a boutique architectural firm with the goal of remaining fairly small. I started the firm in 2007, working out of my house, and have been slowly growing it since then. We have three full-time architects, a part-time project manager, and a part-time advertising manager. We offer 3-D modeling inhouse, which is a service many firms are not offering.

How long have you been an architect?

I have been working in the architectural field for almost 30 years. I started in high school, where I would take any necessary classes in the morning and work at an architectural firm in the afternoon.

Which project are you most proud of?

I haven't done my ultimate dream job yet. We take a lot of pride with the projects we do, and we are committed to doing our best on every project, but there are many times when there is interference with the ultimate goal by the homeowner or contractor.

Where do you find inspiration?

From nature, other architects, and existing buildings, even if I don't know who the architects are. I live in an old farmhouse, and it is inspiring to live in a house that is just sticks and stones. It's inspiring that all the building materials came right from the property.



"Sometimes when you are designing, you make things more complex than they need to be, and you have to step back and ask, 'Do I really need to include all this?'"

Which structure in the world do you find most interesting?

The Eiffel Tower is a pretty cool structure. It's really just steel — super simple, yet complex and elegant. I appreciate the simplicity of architecture and its forms and structure.

What are your thoughts on designing with timber?

I love it — it's my favorite material. I am interested in sustainable building practices and am constantly striving for honest construction using materials that are natural products. I appreciate that timber is ecofriendly, and its materials do not clog up a landfill over time. I especially love when a timber frame structure is built, and it is sitting there before we clad it — it's like a natural and beautiful work of art.

NEW CEU COURSE!

Mid-Atlantic Timberframes is proud to announce its new CEU course: Why Heavy Timber Is the Future of Design & Construction. Learn about the history, the evolution, and the future of timber framing as a sustainable building method, as well as its benefits, timber-related technology, and more.

This course can be taken through BNP Media's Continuing Education Center, or to schedule it as a lunch and learn, contact MATF General Manager Sam Ebersol at Samuel. Ebersol MATFLLC.com.



ASK AN EXPERT

What is the benefit of off-site timber frame construction?

At MATF, we manufacture timber frame components in our state-of-the-art facility, then deliver them to job sites all over the country when they're ready to be installed. Some of the benefits we've seen?

Increased Efficiency: Automated production in a controlled environment is one of the key benefits of off-site construction. Fewer trips are needed to the job site, which expedites the construction timeline and ensures a faster ROI for investors.

Reduced Community & Environmental Impact:

Off-site construction provides more precision in the building process, creating less waste and better quality control. It also minimizes the environmental impact on the construction site and local community with decreased greenhouse gas emissions and a reduced carbon footprint.

Better Quality: We have better control of materials, tools, and techniques at our facility than on the job site. This allows for greater precision and consistent quality. Off-site construction also minimizes the exposure of timbers and wall systems to nature's elements, which helps to protect their durability.



Sam Ebersol | General Manager

Sam has more than 25 years of experience in the timber frame industry. He got his start erecting timber frames, then graduated to layout and cutting, before eventually learning the design and estimating sides of the business. Today he oversees all of Mid-Atlantic Timberframes' operations, including its sales, estimating, design, fabrication, and installation of timber frames.

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Mid-Atlantic TIMBERERAMES

Advancing the Art of Timber Construction

Mid-Atlantic Timberframes builds custom legacy homes and one-of-a-kind academic, agricultural, and commercial structures. Timber frame construction provides versatility that traditional construction methods can't match, for limitless possibilities. We employ innovative computer-aided design and computer numerical control (CNC) machining technology, bringing our craft to a higher level of precision and resulting in exceptional structures that deliver lasting durability and peace of mind.

For more information about Mid-Atlantic Timberframes, visit **MATFLLC.com**.