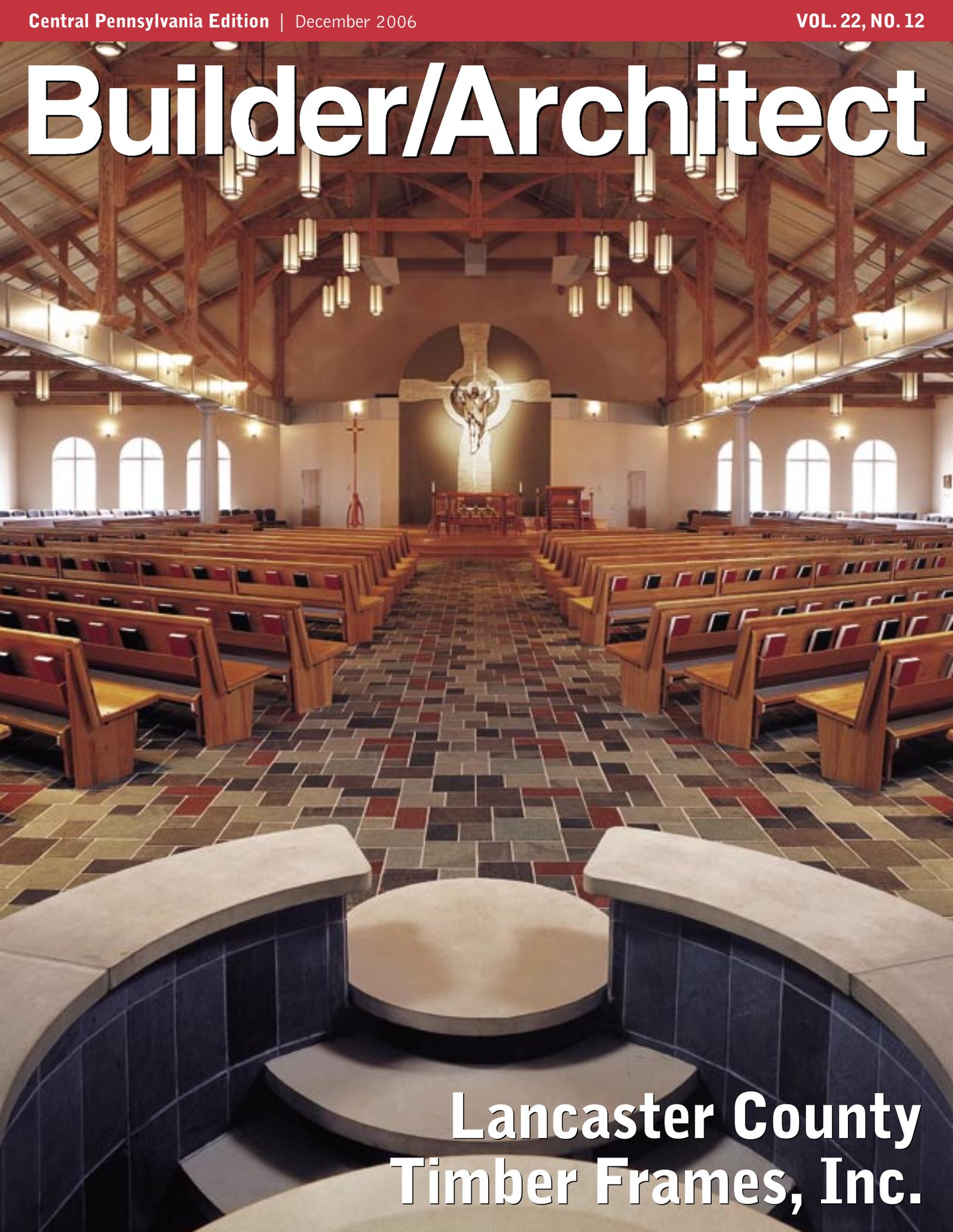


Builder/Architect



**Lancaster County
Timber Frames, Inc.**

Lancaster County Timber Frames, Inc.

Timber framing is a millennia-old method of construction in which heavy, usually squared, timbers are fitted together using myriad forms of mortise and tenon joinery to form the structural skeleton of a building. The oldest verifiable evidence of timber framing dates to 5,800 BCE in China. Later examples have been found in virtually every culture and location where trees grew and where trees were plentiful — it was the domi-

nant method of construction. In Europe and Asia, one can find many timber frame structures that have been in continual use for a thousand or more years.

In the U.S., timber framing was the dominant method of construction until the very end of the 1800s when it was overtaken by the quicker, less expensive and lighter “balloon” or “stick framing.” In the late 1970s and early 1980s, a resurgence began, fueled in part by a growing desire for permanence and for the warmth that only wood can impart. At its essence, timber framing is structural sculpture.

Chambersburg residence, view of great room. General contractor: Stayco Construction, Inc.



PHOTO BY DIMITRI GANAS

For 10 years, Tony Zaya and Joe McCarthy worked for competing timber frame companies in Southern Lancaster County. At the end of 1996, they joined together to form Lancaster County Timber Frames, Inc. Josh Coleman, shortly after graduating from Messiah College in 1999 with a degree in engineering, joined LCTF, Inc. as an apprentice. A year later, he became a principal. Amy Weaver, an accounting major at Millersville University, came on in 2001 as a secretary; within five years, she was made Office Manager and a principal. Since then, four other employees have been given interest in the company. Within the next four or five years, Zaya expects that all employees will have a vested interest in the company. The company has 17 employees.

Examples of their work can be found in states from Massachusetts to Colorado and from Tennessee to New Mexico. The size of projects they produce may range from a modest two-trussed timber-framed roof system in a great room up to a fully timber-framed home of 12,000 square feet, or from a porte-cochere for a clubhouse up to a 16,000-square-foot church.

Along the way, Zaya has had some notable clients:



PHOTO BY DIMITRI GANAS

Chambersburg residence, view through dining room. General contractor: Stayco Construction, Inc.

- Doug Allen — Channel 8 weatherman (Zaya’s second client)
- Bruce Johnson — artist
- Dallas Green — Philadelphia Phillies
- Prosser Mellon — Patriarch of Mellon family
- Rusty Leaver — owner of the oldest (1632) cattle ranch in the U.S.
- James Johnson — Patriarch of Johnson & Johnson
- Arnold Palmer — golfer
- Bob Wright — President of NBC
- Bob Litzenger — Principal at Goldman & Sachs
- Golf Course in Mechanicsburg, PA
- Porte cochere at Montclair Country Club in Upper Montclair, NJ

Nantucket residence, view of exterior near completion. General contractor: Woodmeister Corp.



PHOTO BY TIM DIENER AT LCTF, INC.

There have also been several notable clients who have requested that LCTF, Inc. not mention their names or use photographs of their homes.

Some of LCTF, Inc.’s notable past projects include:

- Clubhouse at Lakehurst Country Club in Lakehurst, NJ
- The Wedge Restaurant at Liberty Forge



Mt. Joy residence, view through sitting room and kitchen. General contractor : Wilson Enterprises.



PHOTOS BY TIM DIENER AT LCTF, INC.

Nantucket residence, showing white washed timbers and ships ladder from 2nd floor to widow's walk. General contractor: Woodmeister Corp.

- Longenberger Barn in Ohio
 - St. Mary's Catholic Church in Johnson City, TN
 - Notaviva Vineyards in Purcellville, VA
 - Three Season Room at Gulph Mills Country Club in King of Prussia, PA
- Some present projects include The Gettysburg Battlefield Museum and Visitors' Center in Gettysburg, PA; The Hall Brewery/Restaurant in Radford, VA; and The Great Harbor Yacht Club of Nantucket, MA.

Lancaster County Timber Frames, Inc.'s membership with professional organizations include the Timber Framers Guild, the Timber Framers Business Council, the Lancaster Chamber of Commerce, the Better Business Bureau and the International Federation of Small Businesses.

Although LCTF, Inc. does get involved in a wide range of commercial projects, their main focus is residential projects. In fact, one was selected this summer by HGTV for their "Dream Home" series. The home will be the focus of a season-long program to be aired either the fall of 2007 or the spring of 2008.

Tony Zaya, the President of LCTF, Inc., has published a dozen or so articles on timber framing and architectural design in a wide range of magazines. Zaya is currently under contract with a publishing house to write a book on timber frame hybrids. He and Tim Diener, a LCTF, Inc. designer who is shouldering his share of the book,

PHOTO BY TIM DIENER AT LCTF, INC.



Raystown Lake, PA, residence: lighthouse-inspired design.

Pittsburgh residence, view of great room. Reclaimed timbers in their natural state were used. General contractor: Celento Henn Architects.



PHOTO BY ROB LONG PHOTOGRAPHY

Newtown, PA, residence, view from loft through kitchen. General contractor: Casadonti Homes, Inc.



PHOTO BY KATYDID PHOTOGRAPHY



PHOTO BY KATYDID PHOTOGRAPHY

Mt. Joy residence, view of entrance with Tony Zaya and Joshua Coleman. General contractor: Wilson Enterprises.

expect the manuscript to be in the hands of the publisher by this time next year.

Over its first decade, LCTF, Inc.'s work has received local, state, national and international awards. Their projects have appeared on the covers of nine magazines. Zaya attributes this success to a number of factors. "We have been fortunate and blessed in attracting employees who are very passionate and gifted. And, we have worked to establish an environment and culture conducive to keeping such people. I have several people now on our team who had approached me about joining us when

we had no openings and no anticipation of need. Each had so impressed me that I hired them anyway. Invariably, within a month or two they filled voids I hadn't known existed," says Zaya. "Another factor," he continues, "is that we have striven from our first day to deliver more than we promise. And we are obsessive about details — details in design, engineering, craftsmanship and in communication."

The saying "A picture is worth a thousand words" could not be more apropos for this issue's Builder of the Month, Lancaster County Timber Frames, Inc. ■