



Mill • Direct News

Living the Log Home Lifestyle

Summer 2014

A VIEW FROM THE MILL

By Levi Hochstetler

Whew... it feels good to be through this long hard winter! I believe spring is here to stay though it was mighty slow in coming. This is by far my favorite time of year. Everything looks so fresh, with flowers starting to bloom, birds building nests and migrating thru and animals coming around with their young. Yesterday several of my boys got 26 different species of warblers in our backyard! And what's more this morning I discovered I'm an official grandpa, with little Janice arriving last night to my oldest son Joseph and his wife Martha. Whew... again!!! Life is good!

We are slowly becoming a "no shop" (meaning you don't have to run all over town shopping for the different building materials needed for your home) complete source for all your log and timber home building material needs. Several years ago we started to provide Therma- tru doors and Andersen windows and patio doors. Now we are starting to sell ICF forms for the foundation walls and just about everything but the kitchen sink, electrical, plumbing, HVAC and floor coverings.

Log Cabin Days is just around the corner September 12th and 13th so save the date. It looks promising to be better than ever. I hope to see many of you then.

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How to Fit the Log Home You Want into Your Budget - *By Levi Hochstetler*

This story is part three of a continuing story series. In part one (see our winter issue at www.HochstetlerLogHomes.com) we mentioned 32 steps that will be described more as follows.

#9 Eastern White Pine logs vs. Northern White Cedar. Added cost for a 2000 sq. ft. home in cedar is approximately \$10,000 to \$15,000 for a 6" thick wall.

Northern White Cedar and Eastern White Pine have a lot of common advantages over other species of wood. Both have a high R-Value, are light weight, easy to install and are fairly stable.

There are several areas where Northern White Cedar has a slight advantage over Eastern White Pine.

According to the USDA handbook Northern White Cedar has 6% more R-Value than Eastern White Pine. However, when you take thermal mass into consideration the advantage becomes nil.

Northern White Cedar is more decay resistant than Eastern White Pine, but does not necessarily reduce the actual maintenance, which is often why people choose it. Maintenance is a lot more dependent on the quality of the finish than on what species of wood you use. In order to keep the logs looking good you have to apply the same amount of coatings, regardless of the wood species. Consider investing in larger overhangs and more covered porches instead, as that will shield logs from damaging UV rays and reduce maintenance.

Northern White Cedar trees don't grow very tall, thus the logs only come in short pieces. This creates more splices in your log wall, compared to white pine.

Some claims have been made that cedar shrinks less than white pine. This has a lot more to do with how the logs are dried than what species of wood you use. If the logs are properly kiln dried to 18-19%, you shouldn't get more than about 1/2" of settling in an 8' wall.

#10 6" thick log wall logs vs. 8" thick. Added cost for a 2000 sq. ft. home is approximately \$4000 to \$6000. This all depends on what part of the country you're building in.

Rule of thumb is; if you're building in zone five, such as in Ohio, it's a toss-up between 6" and 8" logs. While it makes it easier to meet energy codes, it would not be cost effective to go to 8" logs in zone five, with today's energy prices. In other words, you would never get pay back on the extra dollars you invested with the thicker wall. However, this could change quickly with energy prices so unpredictable; remember the '70s when energy prices tripled overnight! If you're building in Vermont, which is in zone six, there's no question you have to use 8" or more. On the other hand if you're building in zone four, like in Tennessee, 6" will more than suffice.

continued on page 2



Dovetail corner



Saddle Notch corner



Butt and Pass corner

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Woodhaven

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3 BR / 2 BA

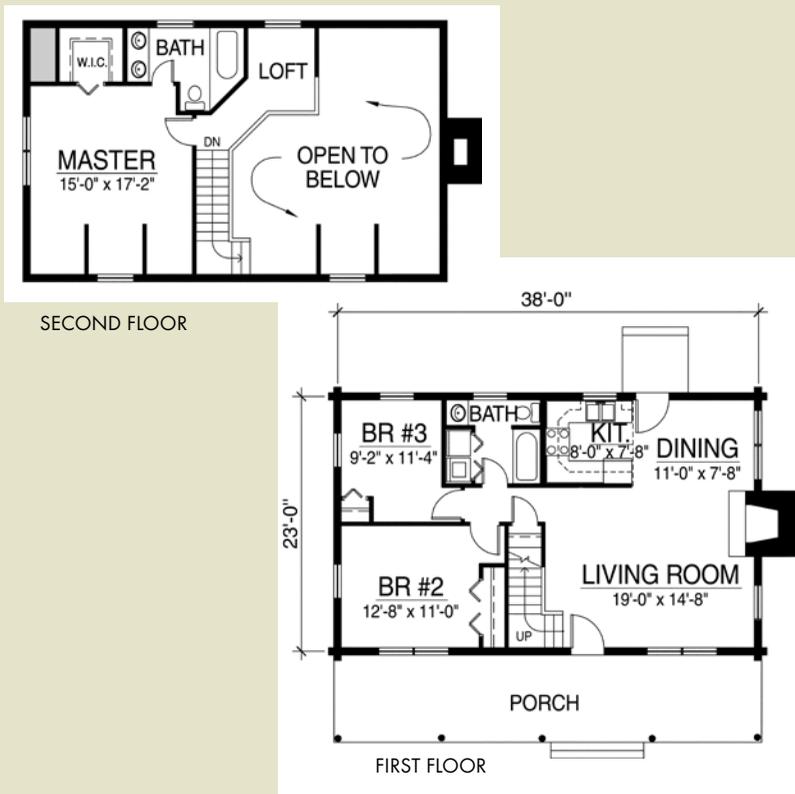


Welcome to the Woodhaven! And, welcome to a floor plan tailored to today's lifestyle while still maintaining the outstanding appearance that made log homes so popular in the first place.

This home is perfect for the smaller family that needs 3 bedrooms. The open-concept great room features the popular open concept with a large stone fireplace and impressive cathedral ceiling with exposed timbers. A true northwoods touch!

The master bedroom is located upstairs for added privacy and quietness. It features a walk-in closet and private bath large enough for a hot tub. The small open loft is suitable for an entertainment center or simply a place to relax.

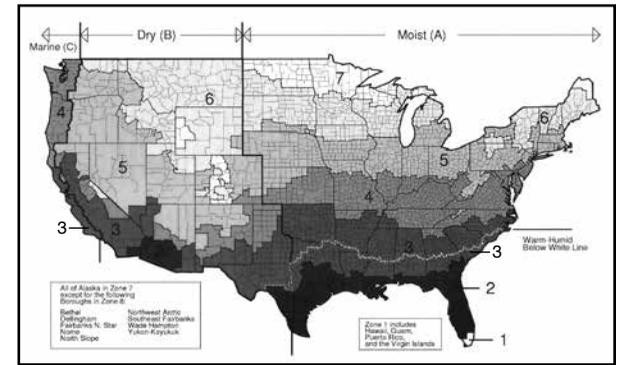
Sometimes the best things come in small packages and the Woodhaven is proof of that!



How to Fit the Log Home You Want into Your Budget - *continued from page 1*

Keep in mind that log thickness is not something that you can upgrade later. Personally I'd consider an 8" thick log if it's a long-term primary residence and a 6" thick log for a vacation or part-time residence, providing it meets energy codes.

Sometimes building departments require higher R-values than what the log walls or ceilings actually are. On those occasions we recommend an energy code analysis (RES check). In doing so you can increase the R-values in certain areas to make up for deficiencies in other areas plus it determines if the home is energy efficient and if it complies with the energy codes. With that said, sometimes if you don't put your dollars in the thicker logs you might have to put them in your basement walls. The question is, where would you rather put your hard earned cash? Wouldn't you rather put it where you see it such as in the logs instead of in the basement? Also, if energy prices do go up, it's good to know that you can always add insulation on the basement walls.



#11 Butt and Pass corners vs. Dovetail or Saddle Notch corners. Added cost for either Dovetail or Saddle notch corners on a 2000 sq. ft. home is approximately \$1000 to \$1500.

This should only be considered by the type and style of home you want and what is visually appealing to you. Historically, dovetails with squarish logs were more common in the northeast and saddle notch with roundish logs was used more in the west. Butt and pass on the other hand, were perhaps used more for a temporary cabin by the early settlers to get started with minimum labor. Dovetails look best with 6" or 8" x 12" square logs, and the saddle notch lends itself more towards 8" x 8" double round whereas the D log is very commonly used with the butt and pass corners. So depending on the look you want, let's say you love all things western. You might consider a round log with saddle notches to give you a western flavor or perhaps you like the New England look so you may want to go with square logs and dovetails. However, if you want a more simple cabin style, consider D logs and butt and pass corners.

Sometimes clients want to know which of the corners are the strongest. This should never be in the equation as any of these three corners are much stronger than the corners of a conventional stick home. Normally with it you get a single lap on the top plate fastened with a few 16d nails. If you're lucky, the builder puts 7/16 OSB with some glue and 7 penny nails overlapping the corners, hoping it will hang together. The bottom line is use the corner that fits your taste. It will be strong enough.

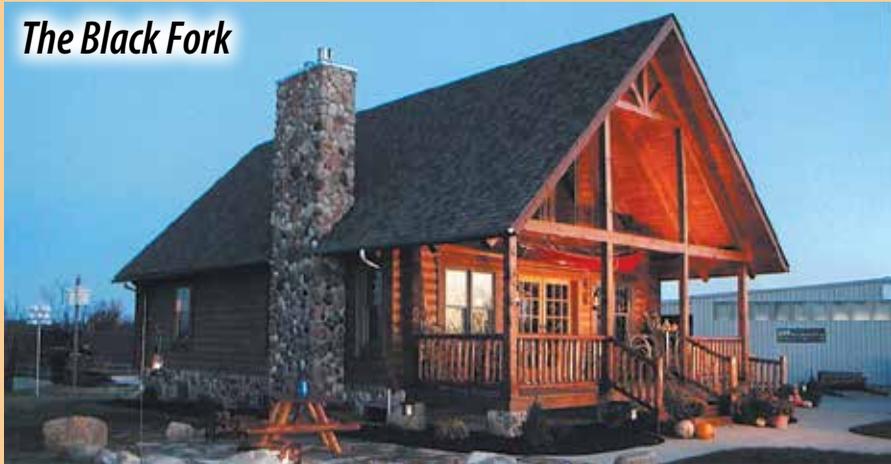
Butt and pass corners may catch more rain and snow than the saddle notch or dovetail corners.

#12 Structural timber and beam roof system with sips panels vs. 2x conventional with fiberglass insulation. Added cost for a 2000 sq. ft. home with timbers is approximately \$4500 to \$5500.

The appearance and performance between the two is like comparing apples and oranges. A timber roof system consists of structural rafters, ridge and posts with 1x6 T&G on top of the rafters allowing you to see the timber work from below.

continued on page 6

The Black Fork



The McKay



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The Lure of The "Smokies"



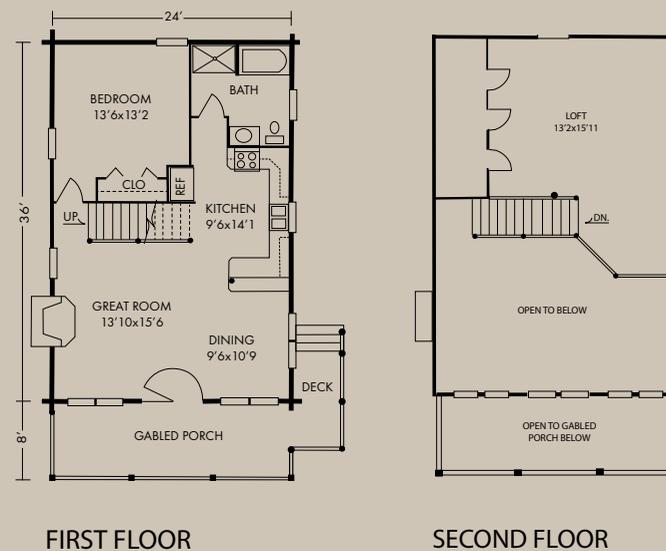
The Great Smoky Mountains of eastern Tennessee holds a special place in the hearts of Rolf and Josie Whitney for it is here while on vacation that they discovered the relaxing, outdoor lifestyle that they both found so endearing. They both thoroughly enjoyed the raw beauty of the mist-shrouded mountains and winding trails carved through forests and alongside streams and cascading waterfalls. All this while being entertained by Mother Nature - a multitude of songbirds and animals from squirrels and chipmunks to larger mammals like deer and an occasional black bear. Each evening they would return to the log home they had rented and relax on the outdoor deck while enjoying the wonderful view and planning next day's adventures. While on one of their hikes Josie came face-to-face with a large black bear at close range. Undaunted, she quickly grabbed her camera and took a photo as it ambled away. That photo now rests on the mantle above the fireplace.

The mountain retreat was always a welcome destination since it provided a restful break from their busy schedules. Rolf is a practicing attorney in Mansfield and Josie is a registered nurse in Lancaster, Ohio. But not until they attending Hochstetler's Log Cabin Days in September of 2012, did they seriously consider building a log home. Doug Coen, a Hochstetler salesman, first introduced them to Marion Miller, owner of Walnut Valley Log Homes. Later they were introduced to Levi Hochstetler, owner of Hochstetler Milling and made their decision after touring the Black Fork model. The Whitney's owned a large, 4-bedroom home in Lancaster but since the children had grown up there was no longer a need for the extra space and the Black Fork seemed ideal for both of them.

Next up, they started searching for a building site, hopefully one between Mansfield and Lancaster, but soon found land was either too expensive or lacked the wooded building site they were hoping for. Finally, they did discover the perfect building site - 2.8 acres - about 20 miles northeast of Lancaster. It was affordable (check), in the country (check), partially wooded (check) with lots of wildlife (check), and included a

level building site (check). The only thing missing was a black bear, and Josie already had one - framed and ready to live inside their home!

They immediately contacted Marion, about building their new home. He surveyed the building site and recommended a level area back from the road surrounded by mature trees and overlooking a small stream. To take advantage of the view, he suggested turning the plan with its side facing the road with a walkout basement and front deck facing the stream. The rear door was eliminated, the bath made larger, and the bedroom door moved in front of the stairs. Marion also suggested extending the upstairs completely over



the kitchen, which gave them additional room upstairs as well as adding interest and character to the overall design. Josie and Rolf both like the rustic charm of a log home - so the custom hickory cabinets in the kitchen, large wood mantle above the fireplace, wrought iron lighting fixtures and antique furniture - are attractive decorative touches. Leather sofas and colorful area rugs complete the casual decor.

Marion started construction in October, 2013 and completed the home in April, 2014. So the Whitney's just moved in the first week in May. Now that warmer weather has finally arrived they are looking forward to adding the "finishing touches" outside. Hopefully, at the end of each day they will be able to rediscover that "Smoky Mountain" feeling they found so captivating years ago! 🏠



For additional information about the home of Rolf & Josie Whitney please contact Hochstetler Milling at 800-368-1015.

How to Fit the Log Home You Want into Your Budget - *continued from page 2*

Non-structural insulation panels made of 7 3/8" polystyrene with 7/16 OSB skin attached are installed on top of the 1x6 with long screws thru the panels into the timber rafters. This creates a very appealing post and beam look that is so warm and inviting. However, the biggest benefit is not visible at all or least not initially as the benefit is realized down the road. With cathedral ceilings, using 2x conventional framing, it is very difficult and almost impossible if valleys are involved, to insulate with fiberglass and properly vent it without problems later on. What happens is that condensation will go up thru the insulation and freeze up against the bottom of the roof sheathing and when it warms up it melts, soaking the fiberglass insulation and wet fiberglass has 0 R-value. If it's bad enough water will run down the ceiling and even down the wall causing it to stain, having clients think that either the roof or the logs are leaking. Worse of all is the mold that can form inside the roof cavity which you probably won't see until it's too late. This is a trap that so often well-meaning builders will advise clients to do in order to save money. Polystyrene roof panels especially shine in this application. They are made of similar stuff as a Styrofoam cup, thus no moisture comes thru the panel. This means you don't have to get rid of it, eliminating the need to ventilate and doesn't cause moisture problems.

When using trusses you normally don't have as much of a problem because you have plenty of space between the insulation and the sheathing to ventilate. I suggest if you need to save costs, consider using scissor trusses for a cathedral ceiling or if you decide to go with 2x conventional, consider Icynene or a similar water blown insulation rather than fiberglass. Remember, the reason you went with 2x conventional was to save money but these options will cost more, which will eat away at your savings.

Think twice before you decide to go with a conventional stick roof as once it's done you won't, other than with great cost, be able to change it again.

#13 Structural exposed timber and beam loft system vs. 2x conventional. Added cost for a 2000 sq. ft. home with timbers is approximately \$500 to \$1500.

Exposed structural timber will give you a country log home flavor, whereas a conventional plain ceiling will give you more of a contemporary feel. Other than that, there is no real advantage of using one system over the other. With the 2x conventional it's somewhat easier to run plumbing thru the cavity—but if you carefully plan your home, that should not be much of an issue. Stacking the bathrooms allows you to drop the ceiling in the lower bath to allow plumbing for the upstairs bath. Personally, if you like the country flavor, as most log home buyers do, I feel the added visual benefit with the timber look overrides the added difficulties to plumb.

#14 6' French patio door vs. single 3' glass door. Cost difference for one door is approximately \$2000 to \$3000.

This really needs no further explaining. It's a matter of what you want and need. A larger door will give you more view and with the kind that you can open both doors, is nice when you have visitors to handle the extra traffic in and out of your deck, sunroom or porch.

#15 Standard front door vs. a custom made door. Added cost for one custom door is approximately \$1000 to \$10,000.

Providing the door fits the style of a log home, the front door, while important, is less so than with a conventional stick home where you have to add something to dress it up and try to make it unique. In other words, a log home can look great without spending a small fortune on a custom front door. When friends visit, you do want them to know which door to enter in at. The more dominant the front door is, the more likely they will get it right, though other parts of the design can make a difference as well.

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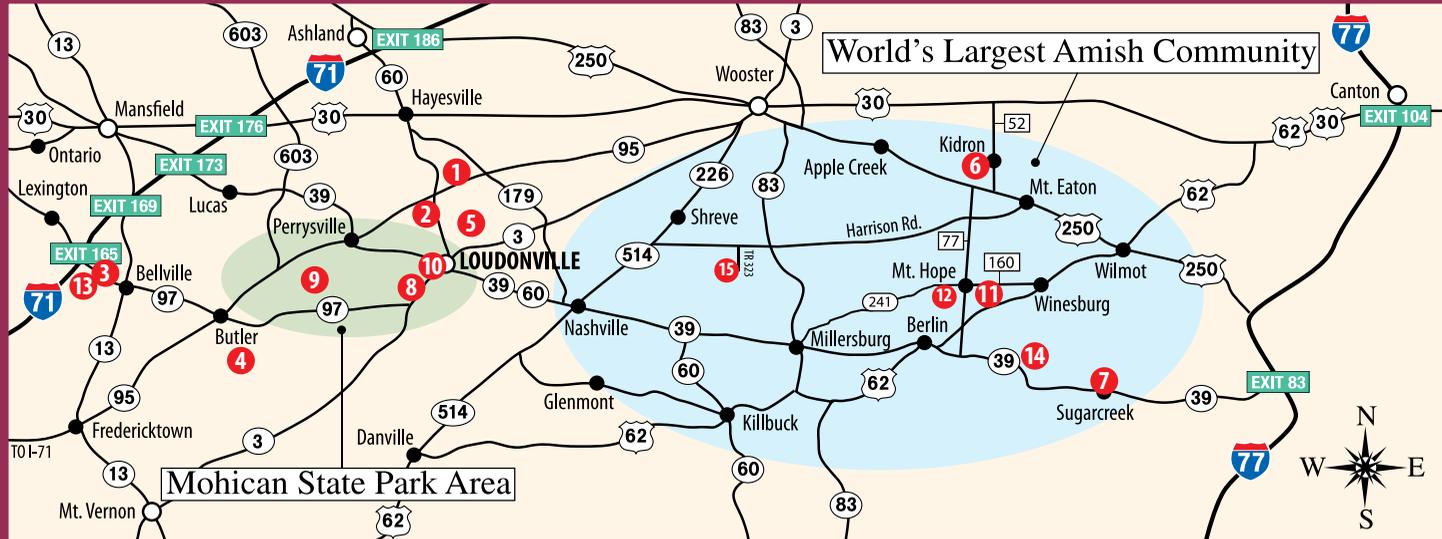
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Front doors can become a real budget buster if you're not careful; the good part is that doors are something that can be upgraded later. Custom doors can be fairly straight forward made with mostly machines to quite elaborate with a lot of hand carvings and can cost an exorbitant amount.

#16 Andersen 400 series windows vs. 200 series. Added cost for a 2000 sq. ft. McKay with the 400 series is approximately \$2000 to \$3000.

Probably the biggest drawback is the color selection that you have with the 200 series, white and sandstone; not very popular colors for log homes, as compared to the 400 series where you have three additional colors to choose from: canvas, terratone and forest green. [The 200 series patio door does come in terratone] Otherwise, there's not a whole lot of difference other than some glass selection and window size options. If you happen to be building in a hurricane prone area, only the 400 series are made to comply.

#17 Standard 2x conventional first floor joist vs. manufactured I joist. Added cost for a 2000 sq. ft. home with I joist is approximate \$1000.

Any more manufactured I joist are considered an upgrade but 2x10 and 2x12 conventional floor joist, depending on the span, are still adequate for the most part. I joist are stiffer and more stable, thus less likely to cause squeaks in your floor. However, when the subfloor is properly glued and nailed the 2x conventional shouldn't cause any problems, either. Note that I joist smaller than 10" need to be protected from fire with min. 1/2" dry-wall.

Sometimes clients want to use I joist, hoping to clear span and eliminate the need of any columns in the basement. Generally in a log home, you still need them because of the second floor posts that have substantial roof and floor loads that I joist couldn't carry.

#18 Hardwood and tile floor covering vs. vinyl or floating floors. Cost difference for a 2000 sq. ft. home is approximately \$3000 to \$7000.

A true hardwood floor looks very pleasing and appropriate in a log home, and so does a good quality tile. The only logical reason someone would put in vinyl or floating floor in a log home is because of budget restraints and then only temporarily until they have funds available to upgrade. I have to admit that both vinyl and floating floors have come a long ways though, and the better ones can look like the real McCoy.

#19 Timber stairs vs. standard conventional stairs. Cost difference approximately \$1500 to \$2500 per set.

Timber stairs, both with square and round poles typically look great in a log home. Conventional stairs can be ok but are generally too refined to fit the log home look that most clients are after.

#20 Log railing interior and exterior vs. 2x conventional railing. Cost difference for log railing for a typical 2000 sq. ft. McKay is approximately \$1000 to \$2000.

Log railing will give your log home the rustic flavor that sets it apart from a conventional home, but still not so much that you feel that you're in a barn. The same principle applies for log railing that applied to the timber stairs. One difference, though, is that you can easily, temporarily install, square 2x4 railing, cut out of framing lumber until you have funds available to upgrade. It does look surprisingly good. 🏠

This article will be continued in our next issue.



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CABIN FEVER

“Team Effort” by Bill Dinkins

One thing about the great outdoors is the great unpredictability of what will happen. Such was the case on a recent trip to Florida where a buddy, Joe, and I were fishing from a pier on the shores of Tampa Bay. The usual catch was a mix of Spanish Mackerel, Pompano, Sea Trout and Trevally “Jacks”. But a sudden, very strong surge on Joe’s rod indicated something much bigger was on the other end.

His rod doubled over as he heard the drag “whistle” and caught a glimpse of the large brown fish as it raced across the waves just under the emerald blue surface. “Cobia”, he shouted- and the fight was on. After about 15 minutes of a hard fought, back-and-forth battle, and with Joe’s ever-present cigar getting dangerously shorter, he guided the lunker closer to the dock. One very big problem- it was low tide, the water was 5’ below the pier and my landing net was only 3’ long! The only answer was to lay face down on the pier, extend my arm as far down as possible, and hopefully corral the hard-charging fish before it broke the line on the sharp, barnacle-clad posts beneath us. Meanwhile, fisherperson Connie, sensing our dilemma, sat down on my back to keep me from going overboard. However, that was not comfortable for either of us and besides, it would even complicate things if both of us went in the drink. So, she proceeded to grab my belt- but I reminded her that that would leave me half-dressed and us both very embarrassed if I somehow slipped out of my pants. Finally, she grabbed my shoes- and that seemed to be the most practical solution.

Meanwhile, a crowd had gathered- no doubt expecting to see a preview of an episode on TV’s “America’s Funniest Videos.” There was a mix of cheers, gasps and laughter as I lowered my left arm as far as I could, while Joe chomped down on his now l’cigar and tried to swing the fish toward the net. I swiped the net once and missed it as the fish dove straight down and the crowd “O-oohhd.” Undaunted, Joe steered him back again, but with similar results. On the third try, I got him and tried frantically to lift the thrashing fish with one arm. Finally, after what seemed an eternity, I was able to lift him up to my other arm and onto the deck- with the net firmly holding him down. The crowd cheered and we all high-fived it while admiring the prize. Florida regulations state that Cobia must be at least 33” long, so we anxiously stretched out the tape. “Wow, 33-1/4”, Joe announced. I’m sure Joe will catch many more fish in his lifetime and maybe some will be even bigger, but I doubt that any will provide the entertainment, excitement and suspense of his first Cobia- all of which may have been impossible without that total team effort!



Do you have an interesting short story about a favorite memory of a log home? Maybe it’s a childhood vacation, a weekend at the lake, or a day visiting a friend. Whatever you remember and love to tell others qualifies. Don’t forget - a picture to go with your story makes it even more interesting. Please mail your submission to Hochstetler Milling, 552 Hwy. 95, Loudonville, OH 44842. **Hope to read about your log home adventure in a future issue!**



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