

VIEW FROM THE MILL

By Levi Hochstetler

We are experiencing an exceptionally wet spring. Occasionally, I have reminded builders that typically here in Ohio you have a week or two in March where you can put in foundations. However, if you miss that opportunity you may not get it in until May. That was almost the case this spring.

The birds are singing. Unfortunately, I'm not able to take advantage of this once per year migratory bird phenomenon as in other years. Usually, I take this week off to bird watch. Not this year! Tomorrow, May 7th, our fourth son Steven is getting married. That is smack in the middle of prime songbird migratory season.

Steven does the quoting and estimating. We have had several good estimators before, but never has anyone been as accurate as he is. However, lately a few oversights have shown up. I hope once he gets married he can focus a little better and the quotes will become as accurate as before!

Last week we had the closing on our show log home, the "Teton". It was one of the nicest log homes we have ever built. Plus, it was in a one-of-a-kind lovely setting with a pond, and 42 wooded acres with park-like mature trees and trails teeming with wildlife. Congratulations go to the fortunate family that gets to enjoy it.

We have acquired a 6-acre wooded lot where we hope to build another log home to show and sell. Plans are for a 28x44 1 ½ story model with 4 bedrooms, 3 ½ baths and a loft, having 1875 square feet of living space upstairs and 1078 square feet finished basement...for a total of 2953 square feet. We hope to have it far enough along to show it during Log Cabin Days. So Long,

— Levi Hochstetler

Come Visit Us!

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The Effect of Tariffs on Log Homes

— by Levi Hochstetler

People ask how the tariffs will affect the price of our log home packages.

Log Homes are by default largely hedged against most tariffs as they are about as American-made and sourced as you can get in any new home construction. Additionally, we as a company, have chosen to be vertical integrated. That means we harvest, saw, air dry, kiln dry, and, finally mill the logs ourselves. And the logs are all harvested within 150 miles from us. This includes the wall and ceiling paneling, decking, and log siding as well as the stacking logs. Also, to be assured of an available local source in the future, we plant and give away around 50,000 pine tree seedlings annually.

Nationally, 30% of western softwood is sourced from Canada. However, only a small portion of our log home packages, such as subfloors and interior wall framing, is made up of western softwood. And, what's more, the western softwood framing lumber that we do use, of which some may come from Canada, we have pre-bought enough to last us through 2025. Very little drywall gets used in a log home but it is one of the primary items that effect other types of homes. Items such as exterior doors and windows are American-made but most likely have some imported parts. Certainly there will be some trickle down indirect inflationary costs.

All things considered, next year or after when we have used up our stock there may be a surcharge of something like 2 to 3% but not nearly the 7% economists are predicting for conventional stick homes. This means that the tariffs will help make log homes more cost effective against conventional stick homes.

continued on page 2



Air-Dried Versus Kiln-Dried: Which Is Best For Log Homes? *— by Levi Hochstetler*

Frequently, we are asked which is best: air-dried or kiln-dried logs? Actually, each drying process has its advantages.

Understanding Air-Dried Logs

Air-dried logs are usually dried naturally by being left outside and exposed to the weather. An ideal location would be where logs are subjected to the sun and wind, usually high on a hill. This generally takes a minimum of 12 months under optimum conditions. The goal is to reduce the moisture content (M.C.) to about 25% or less. This will vary somewhat depending on the species. For instance, Northern White Cedar dries faster than Eastern White Pine. The manufacturer is also at the mercy of the weather and the climate that they may be in.

The slower the wood dries, the less checking normally occurs. Thus, the assumption that air-dried will have less checking. However, in a controlled environment like inside today's new modern kilns where automatic "misting" can add moisture as needed (providing the operator is competent), little difference should be noticed. Air-dried

continued on page 4

Newbury

2,522 sq. ft.
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The Newbury is truly an Appalachian style home which harkens back to a time in our nation's history when a log home was a safe and secure shelter against the elements, as well as the host for family meals, tales around the fireplace and finally, a well-deserved night's sleep. It features the exposed timber ceilings, open-concept great room with fireplace, master bedroom with its own fireplace, walk-in closet and master bath, and an inviting gabled sunroom. The second floor includes three bedrooms, a full bathroom and loft area. Outside, large square logs with dovetail joints and the full-length front porch reflect its American heritage.

Photo and floor plans may differ slightly from actual blueprints.

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2 • Call 800.368.1015 to order back issues.

The Effect of Tariffs on Log Homes

(continued from page 1)

But take note; currently here in the US we are an estimated one million homes short of our need. It's not a matter of if, but when, this pent-up demand breaks loose that we will be in for some major price increases. And if per chance this building boom would happen during the trade war, home price upsurges could become historically unparalleled. Remember the 2021/22 housing demand, when builders didn't reach around and prices on framing lumber doubled? That gives us a small window of what may come, tariffs or no tariffs. 🏠



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Air-Dried Versus Kiln-Dried: Which Is Best For Log Homes? *(continued from page 1)*

may settle more, depending on the moisture content, than kiln-dried though since it usually has a higher M.C. Air-dried logs are less expensive, up to 20% less, than kiln-dried since the substantial investment and the high cost of running the kiln is eliminated.

The Advantages of Kiln-Dried Logs

Kiln-drying is the most effective way of ridding logs and timbers of mold, mildew, and insect infestation. The kiln is turned up to 150 degrees on the final days of drying, which kills larvae and insects. Kiln-drying also “sets the pitch,” which means the sap is crystallized and will not seep out later. Kiln-dried material is periodically checked during the drying process until the M.C. reaches the desired level. When the manufacturer kiln-dries the logs down to an average of 18%-19%, they will settle very little, as low as 1/2” for an 8’ wall.



Air-Drying Yard

What Science Says...

Dr. Gene Wengerd, Ph.D. of Wood Doctor’s Rx, LLC, says, “kiln-dried logs and timber are better than air-dried products as the moisture content is lower in kiln-dried material, which means, in turn, that most of the natural shrinkage that will occur in wood as it dries will occur during the drying process rather than after installation. As a result, they will be more stable - requiring less caulking and fewer problems, like doors and windows sticking.” Other benefits, he says, are “the material is 10 to 20% lighter than air-dried and 50% lighter than green logs, and that the logs are sanitized from mold, mildew, stain fungi and decay fungi (which cause rot), plus insects, their larvae, and eggs, are all killed when temperatures exceed 130°F. Furthermore, as these pathogens require water for their daily activity, the drying also eliminates the required moisture.”

He also stated that “when wood is heated over 150°F in the kiln, the sap, pitch, or resin in the wood that would be liquid at room temperatures is evaporated. The likelihood of seepage of sap after installation is virtually eliminated.” Another point he made is that “kiln-dried wood is ready for the application of the finish, and that in many cases, the finish itself will penetrate deeper with kiln-dried wood, providing longer-lasting finishes.”



Dry Kilns

Hochstetler’s Unique 2-Step Drying Method

Hochstetler has a unique, 2-step method of drying. Cants (square timbers which will be milled into logs) are air-dried for up to 9 months and then taken to our kiln to be “finished off.” This normally takes an additional 10 days or so (depending on the moisture content), until cants reach an average of 18%-19%. Having our own modern kilns (versus in the old days where we depended on others to kiln-dry our wood) has given us the quality control that is so important in proper kiln drying.

Using this 2-step method gives our clients the best of both worlds. First, with the slow drying of air-drying, you get minimum checking. Plus, with the kiln-drying, you get the benefit of a dryer, sanitized, stable log that doesn’t seep sap.

Both drying methods have unique advantages, but Hochstetler’s hybrid process provides the best of both worlds for superior log quality.

To learn more about building your legacy log home, contact us today. 

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Little Log Cabin

A little log cabin at the end of a stream
was the home in my childhood and a little boy’s dream
In a forest of pines and white oaks it set
alive with the grouse and some chipmunks we kept
We’d gather up peanuts and hold them in our hand
and soon they’d be eating without a command
The firewood was stacked by me and my Dad
six cords would do nicely for the winters we had
In the stream we’d go fishing for suckers and trout
with a bobber and line and a red worm, no doubt
We’d look in the woods for things we could eat
Mom’s special blackberry cobbler...oh, what a treat!
At the end of the day as the sun went down
the sky would turn black as bugs danced around
The flames in the cabin were a welcoming site
the warmth from the fire and the glow from its light
I hope to return to that cabin on the hill
with my family and friends and my dog, Will
The memories I have from those long ago days
will last me forever and bring a smile to my face!

– Bill Dinkins

Woodland Rose: Crafting Legacies in Logs — By Janice Brewster Weiser



Having worked in construction for 15 years as a carpenter and mason, Owen Miller was looking to take a new direction in the field of residential construction. In 2011, he came across a fledgling log home maintenance company that wanted to sell its equipment and list of customers. “I was ready for the new challenge,” Miller says.

After the purchase, he became the proud owner of Woodland Rose Log Home Finishing. “I was staining and maintaining log homes in most of Ohio, Western Pennsylvania and Northern West Virginia.”

The work treating and restoring logs provided exposure to a wide variety of homes. He soon had experience with different log construction methods, from historic log buildings in the mid-1800s style to the milled logs seen in today’s homes.

A Time for New Growth

Another connection brought Woodland Rose Log Home Finishing even more customers. “Hochstetler Log Homes started referring us to their clients,” Miller says. “With those referrals and the word of mouth from customers, business started growing.” For the first few years, Miller says he worked as “the salesman, stain applicator and whatever else it took to make the company click.”

Just three years after launching the log maintenance business in Holmesville, Ohio, a new opportunity for expansion arrived for Miller and Woodland Rose. “Having liked the log home industry and its clientele, we had a chance, and with a lot of consideration, we acquired a very reputable log home building company, Raymar Log Homes, in 2014,” he says.

With combined services in construction and log finishing and restoration, the company was consolidated under the name Woodland Rose Log Homes LLC. Before Miller’s purchase, Raymar Log Homes was known for its long history of building log packages provided by suppliers like Hochstetler.

“We continue that relationship to this day and appreciate the referrals and quality material that Hochstetler offers,” Miller says. Building detailed log

homes with quality materials that his crew can depend on allows Woodland Rose Log Homes to achieve consistency in the final product.

Making Dreams Come True

Log maintenance work is rewarding, but building log homes is uniquely satisfying, Miller says. “We work with a lot of people that have dreamed since early adults about someday living in a log home. We love making those dreams a reality for our clients.”

Miller and his team have crafted beautiful log homes for their clients, from classic ranches to waterfront homes featuring soaring walls of windows. Custom details include stone fireplaces, heavy timber posts and beams, metal roofs, and wrap-around porches.

Customer reviews offer kudos to the Woodland Rose team. “Owen, his team and the subcontractors he uses are all top notch,” said online reviewer and homeowner Rodney Bly. “All of the craftsmen that have been involved on my home build have been prompt, professional, very friendly and extremely hard workers.”

Miller enjoys the finished homes almost as much as his homeowners. “I never get tired of looking at the character in log walls and timbered roof systems that show all the detail in the structure once completed,” he says. “It’s nice to have that exposed craftsmanship, and not having it covered with drywall.”

The Woodland Rose team values the enduring nature of the homes they build. “We consider a log home an investment for yourself today, and an heirloom that you can proudly leave for several generations,” Miller says.

Given that a Woodland Rose log home is built to be around for many, many years, it’s rewarding to know they are part of a “green” lifestyle. “Another awesome thing about building log homes is the energy efficiency compliments we get from our customers,” Miller says. “It’s not uncommon for our homes to use considerably less energy to heat and cool.”

Saving precious resources while offering beautiful surroundings and fulfilling visions for their customers is what Woodland Rose Log Homes is all about. 



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Christmas Special!



by Janice Brewster Weiser

Photography by Style Life Photography

Emily and Jeff Allison joke that they designed their log vacation home in Southeastern Ohio around where the Christmas tree would go. Their Hochstetler Log Home designer even noted the location of the tree in the floor plans.

And, the kitchen island the couple envisioned is big enough for all the Christmas cookies Emily loves to bake.

Of course not every day the Allisons spend in their home is a holiday, but they do say it feels as warm and cozy as Christmas.



Close and Far Away

Jeff's longtime dream of a log home began to come together when he and Emily attended a Log and Timber Home Show in Columbus about 10 years ago, while they were still searching for land.

At the show, they met the team at Hochstetler Log Homes, who connected them with a real estate agent to help with their property search. "We wanted a place far enough away from the hubbub of daily life, but not so far away that we couldn't get to it easily," Jeff says. The agent helped them find a 49-acre fully wooded property featuring caves, waterfalls and elevation changes in Athens County, Ohio, less than two hours from their house in Columbus.

Building the Team

The couple agrees they like to take their time making decisions, but this approach has led to happy results in their custom home. Their favorable impression of Hochstetler Log Homes at the home show they attended made choosing them to supply their log package easy. "From the start, we had a really good feeling about it," Jeff says. Emily recalls that after visiting two or three other log home companies, "you could tell there was a significant difference in quality with Hochstetler."

They chose Samuel Mast of Cedar Creek Cabins in Londonderry, Ohio, to build their three-bedroom, 3,500-square-foot home.

Cozy, With a Side of Whimsy

In addition to an open layout, the Allisons wanted the home to have a back porch and a large fireplace. Their design ultimately included a double-sided wood-burning fireplace that warms both the great room and the large covered porch. Their home also offers an open kitchen and a first-floor primary suite. Upstairs, two bedrooms open onto a loft seating area.

To create a warm, cozy feel, they chose a darker stain for the logs on the interior. Reclaimed wood flooring throughout brings rustic character that's echoed in the home's custom kitchen and bathroom cabinetry, handcrafted locally by Eicher Woodworking.

They chose concrete for the perimeter counters in the kitchen, inspired by concrete counters they discovered at a Parade of Homes show in Columbus. "We liked the look," Emily says, "and we were OK with the blemishes that we knew would come with it." The large center island is topped with



granite and provides space for casual seating.

With a vision of future grandchildren who might enjoy the home, the Allison's added a whimsical "secret" space behind a sliding barn door in the loft. Outdoors, they installed a curving slide off the deck. It started a family tradition that anyone visiting the home for the first time has to slide down it.

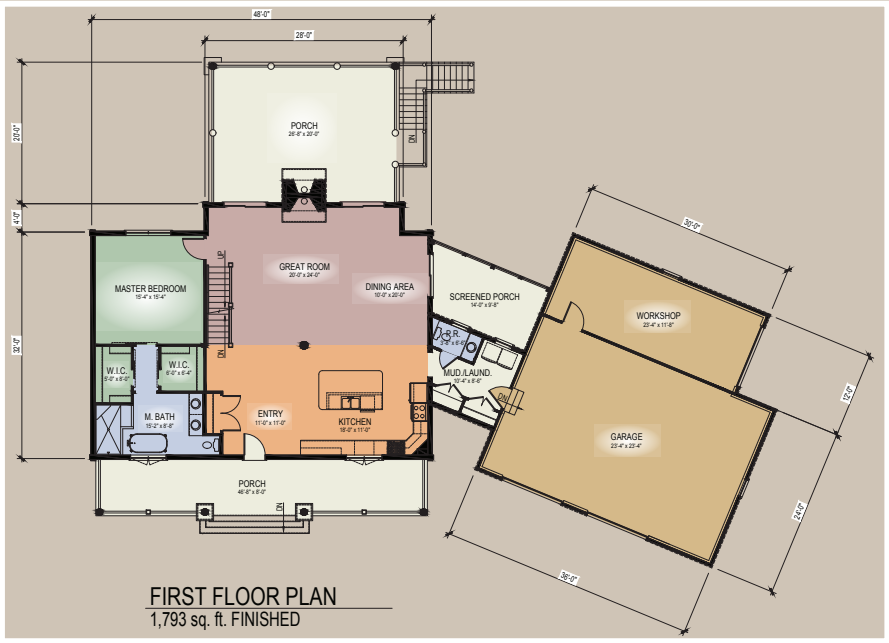
Favorite Spaces

The Allison's say their experience with Hochstetler Log Homes and their builder was terrific. "They were great all the way through."

Now that it's finished, the couple's getaway provides plenty of special times and places. "I really do like baking in the kitchen," Emily says, "and sitting in front of the fireplace or out on the porch." Jeff appreciates the loft for reading and the screened porch's view of deer and other wildlife. The finished lower level is a spot for gathering when their adult children visit. Jeff plans to use the workshop space in the garage to build furniture for the home.

While they're not hunters, they are in the process of building an archery range for practice on the site. "We're nature lovers," Jeff says. "We enjoy hiking around the property."

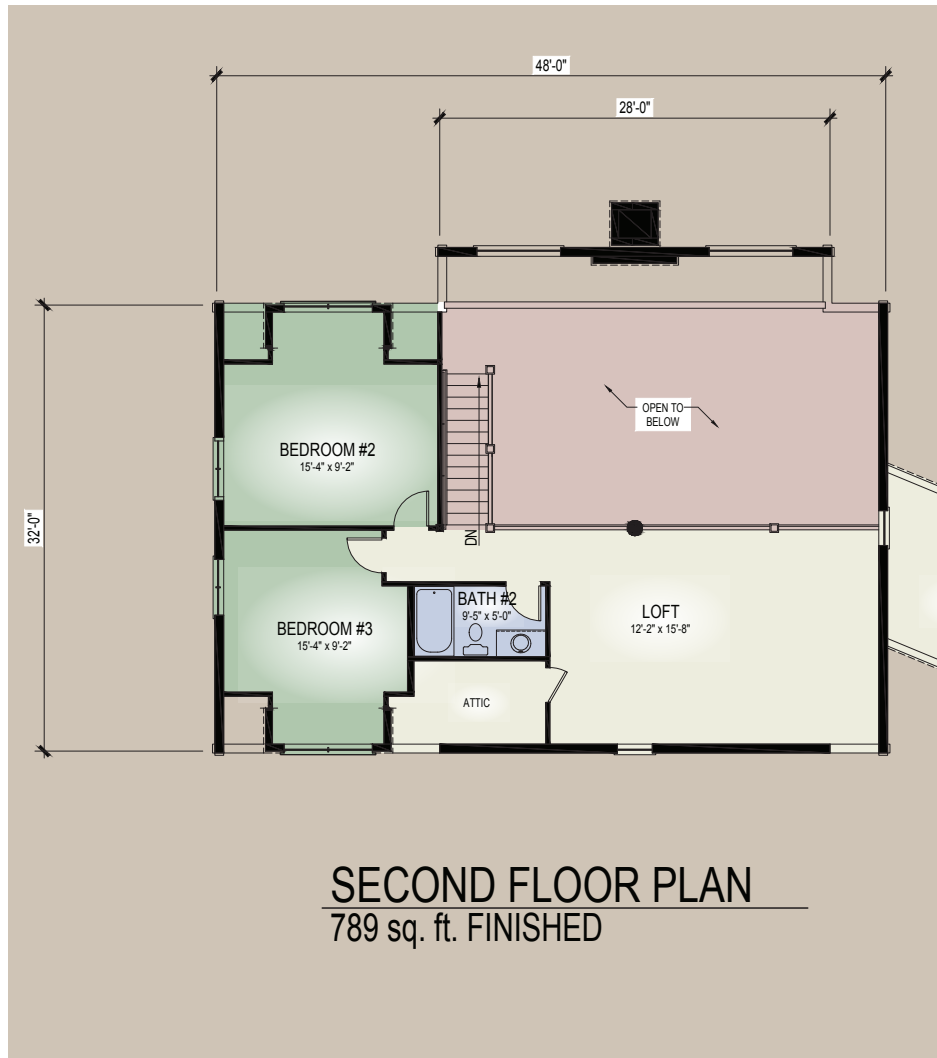
The getaway they've created is a haven for relaxation, Emily says. "When we're here, you feel like you're truly away from life and on vacation."



SECOND FLOOR PLAN – next page



For additional information about this home, please contact Hochstetler Log Homes at 800-368-1015.



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Hochstetler is building a new spec home and will have a log raising to stack logs and set timbers.

You are invited to attend and learn “first hand” the techniques involved in log home construction.

Notice: we will be serving “Amish Barn Raising Dinner” between 11:30–12:30 or until out. Arrive early!

**Event will be held at 3030 Trumpower Road, Perrysville, OH
Reservations appreciated especially for dinner • Call 800-368-1015**

Is It Better To Build A New Log Home Or Buy An Existing One?

Building a new log home offers customization, energy efficiency, and long-term value—here’s why it may be the right choice for you.

Building a log home is an exciting journey, and while buying an existing home may seem easier, new construction offers many advantages.

From customization to energy efficiency, designing your own log home can make a big difference for your family in the long run.

Resale Value

Most potential log home buyers are looking first and foremost at the price tag. Building a new home can appear to be more expensive than purchasing an existing house, especially if they need to buy land as well. But considering the home as an investment, the resale value for new homes is much higher than that of existing ones, especially if the new home’s design choices aren’t here-today-gone-tomorrow trends. In order to increase the resale value of an existing house, particularly those older than 10 years, some time, money, and skill will be involved in updates and renovations. Therefore, it may still cost you in the long run.

Customization

What attracts most log home buyers is the opportunity for customization. You are able to include in your new log home all the elements that suit your family best. From the custom floor plan to design finishes, the home will be truly custom—a home designed just for you. Most of the time, buyers of existing homes get almost everything they want but will have to compromise on some of their must-haves. So you want an open floor plan and a first-floor master? Sometimes getting both is difficult in an older home. This means you will end up making renovations to the home anyway. Finally, keep in mind that being able to choose the square footage of the home along with the style and layout from start to finish means maximizing the use of every space in the home.

For many potential homeowners, moving into a home that has never before been lived in is enticing. Knowing all of the memories made in the home are your own brings a sense of pride and comfort.

Maintenance and Warranties

Existing homes can bring baggage. Expiring warranties and general wear and tear can mean hidden

costs down the road, particularly when it comes to windows and roofing. A new roof increases a home’s value, so when you build a new home, you are increasing your return on your investment by upping the resale value. Other factors like basement waterproofing and new home security systems further ensure the home will maintain its value for years to come.

Health and Efficiency

New heating and cooling systems can—quite literally—bring a breath of fresh air. Not only are they more energy efficient, but newer systems adhere to standards of health and safety that mean a healthier environment for your family.

Wait Time

If you’re worried about waiting for a new home to be built, it’s important to work with a company that has a track record of finishing jobs efficiently and on time.

Building a New Home is an Adventure!

The benefits of new construction are many, and whether you plan to buy or build is a choice that must fit your family’s vision and situation. 

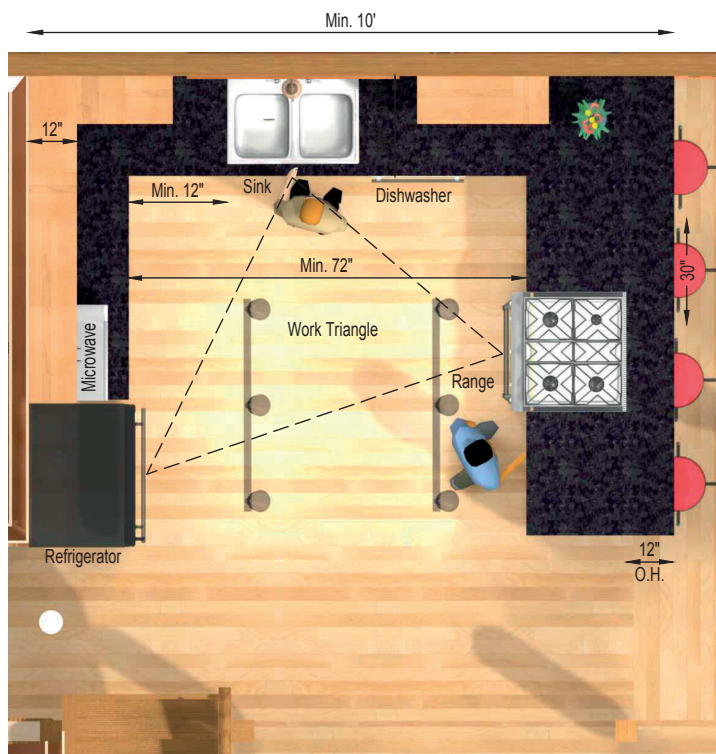


Tech Section

Educational and Interesting Facts.

Before Purchasing a Log Home Think on These Things – By Hochstetler Log Homes

1. Make sure you're dealing with a reputable company. Are they members of the Log Homes Council? How long have they been in business? Check Better Business Bureau and Google Reviews for complaints, etc. Is a warranty available?
2. Do they have a model you can visit?
3. Visit their log home production mill. Does it seem clean, well-organized, etc.?
4. Do they offer custom design assistance and blue print services? Are the plans sealed with an engineers seal? Do they offer technical assistance and a construction manual?
5. Compare apples-to-apples. Seems simple... it isn't. Check out roof systems carefully. Some manufacturers use conventional framing, while others use large exposed beams with energy efficient rigid foam roof insulation. Packages may range from weather-tight to all inclusive, which may include interior trim, flooring, and even closet hardware. A purchase of a lifetime is not about finding the cheapest and best deal on the market. It is about designing the right home for beauty and durability. Your dream home is too important to fall for sales gimmicks such as "free garages" or "40% off"!
6. Discuss your desire of having a new home built with a sales consultant. You will soon sense if they have your best interest at heart.



Kitchens

- Minimum Size: 10'x8'
- Provide at least 72" between base cabinets for a U-shaped Kitchen.
- Provide at least 48" between base cabinets for a pass through Kitchen.
- Provide at least 30" space for each setting at breakfast counters and bars.
- Provide at least 12" of counter work space on at least one side of each appliance and fixture. Preferably 15" of counter work space on *both* sides.
- Countertops should be at least 24" in depth. Overhangs should be at least 12" for bars. Wall cabinets should be 12" deep.
- Provide a 30" x 48" clear floor space at each appliance to ensure accessibility for everyone.
- Ensure that appliance doors do not interfere with one another when opened.
- Islands allow for more flexibility and mobility in the Kitchen when compared to peninsulas.
- Do not arrange the refrigerator, oven/range and the sink in a straight line. In stead, provide a work triangle between these three appliances/fixtures. This will make it easier for more than one person to use the Kitchen simultaneously.

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CABIN FEVER

Johnny Appleseed – *by Bill Dinkins*



Jonathan Chapman, aka Johnny Appleseed, was born in 1774 in the small town of Leominster, Massachusetts. Always the adventurous type, at age 18, he and his brother travelled to Ohio where they worked on a farm. This lifestyle didn't suit Johnny and he started working for a Mr. Crawford, tending his apple orchard. Horticulture was in his blood and he decided to pursue his dream, so he embarked on a journey that would define his life. He canoed down the Walhounding, Mohican, and Ohio rivers and planted apple trees and built nurseries for people along the way.

Johnny was also a missionary and followed the teachings of Emanuel Swedenborg, who believed the more he endured in this world, the less he would suffer and the greater would be his happiness in the hereafter. Accordingly, he wandered through life with only the bare necessities —

no shoes, just the clothes on his back, and a small pan that served as his hat and cooking pot.

One winter, while looking for a place to spend the night, he came upon a large, hollow log. Looking inside, it was already occupied — by a momma bear and its cub! No problem, he thought. He just curled up at the other end. His love of God's creatures were remarkable. One evening, while sitting around the campfire, he noticed mosquitoes flying into the fire and being engulfed in the flames. This disturbed him immensely, so he put out the fire and slept by its side, while trying to stay comfortable, but without the warmth of the glowing embers.

Johnny Appleseed was known for walking this land
and planting thousands of trees with his calloused, bare hands
He hiked thru the forests and paddled the streams
and spread the “good word” of the gospel to all, it seemed
He cared for God's creatures, the birds, and the bees
the bushes, the flowers, and especially the trees
An innovative conservationist way ahead of his time
this land he took care of was his Heaven divine
He lived off the land and from friends he would meet
a bowl of soup or a burger would be a real treat
He didn't wear shoes and had a pan for a hat
the clothes that he wore were his wardrobe, in fact
Although he seemed hopeless, even crazy at times
the friends that he met thought he was just fine
He traveled the valleys and hills of this land
in tune with Mother Nature, as her right-hand man! 🏠

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