



FROM DREAM TO REALITY



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Houses & Barns by John Libby has been designing and building homes, barns and specialty structures of the highest quality in Maine for more than 40 years. Our company was built upon the guiding principle that delivering the highest possible quality and craftsmanship is the only way to get the job done. We have a passion for making a client's vision a reality and we take pride in delivering a positive and rewarding experience from start to finish.

We are capable of working with a range of budgets, whether you are building your first home, a vacation cottage, a downsized retirement home, or the home of your dreams. Our team also has significant experience in building commercial structures, ranging from restaurants to agricultural buildings to offices and retail spaces.

With a full-service architectural and construction team, we combine the latest technologies with traditional, time-honored techniques to craft structures that match the desires of each individual client. Our company specializes in timber frames but we have the capabilities to create structures representing many different genres and styles.

Though we are a one-stop shop, we always welcome the opportunity to partner with other designers and builders on a project if the need arises.

WHO WE ARE

Founded by John Libby in 1971, our crafts-people proudly carry on the tradition of high quality construction and exceptional value John learned as a young boy working alongside his father in the Libby family's small construction business in northern Maine. High quality and exceptional value is the cornerstone of who we are. Every customer is important and nothing gives us more pleasure than exceeding our client's expectations.

WHAT WE DO

We listen to you, map out a budget you can feel comfortable with, and create a final product that reflects your personality and lifestyle.

All of our timber frames are custom made at our workshop in Freeport, Maine using specialized tools and techniques that have been perfected over hundreds of years. We work only with the finest materials and partner with the best subcontractors and vendors in New England and beyond.

Our timelessly beautiful structures will endure the test of time, enabling many generations of your family to enjoy the home or specialty building for years to come.

If you desire it, we can create a structure that looks as if it has been standing for centuries.





SERVICES

Houses & Barns by John Libby professional architectural and construction services are offered together under one roof, setting the stage for a design-build process that is as fulfilling and stress-free as possible. You control your project from start to finish, and you can be involved with the details as much or as little as you want to be.

DESIGN

Our architects and designers will develop a thorough understanding of your ideas before committing anything to paper. They will get to know you, your personality, your lifestyle, and exactly how you intend to use the custom building, using that information to turn your thoughts into a workable design that meets all of your needs.

Clients often come to us with a special piece of land that is as important to them as their vision for the structure itself. If this is the case with your project, our architects will design your home, barn or special-use building to complement the natural features and scenic beauty of your property. We will also work to position your structure so you may enjoy the beauty surrounding you from every vantage point.

Design begins with conceptual drawings and realistic threedimensional renderings, allowing you to see what the final result will be. We will continue to refine the design until you are 100 percent satisfied. If you have selected your own architect or already have a design in hand, we are happy to work with your design team or directly from your blueprints.

BUILD

Once a project reaches the construction phase, we begin by creating a comprehensive, deadline-oriented construction schedule and by securing all the necessary permits. Our careful selection of suppliers and subcontractors, attention to detail and careful follow through help ensure a smooth experience for everyone. We will do our best to give you enough time to make all the important decisions.

If you are working with us to construct a timber frame structure, the frame will be cut and joined in our climate-controlled workshop then raised on site by our experienced crew and readied for finishing by our construction team, most of whom have been working with us for many years. The team will always be on hand to address questions that come up during construction and visits to the construction site are always welcomed so you can monitor our progress.

If questions come up after a project is finished, we will be there to assist – even if it has been years since you first turned the key to your new custom structure.

"We are absolutely delighted with our new house. We couldn't have chosen a better group to design and build it for us than yours"



PROJECTS



CUSTOM HOMES

Your home is more than a place to live. It is a place where friends and family gather. It is a refuge from the stresses of the outside world. It is a place where memories are made. At Houses & Barns by John Libby, we are honored each time a client chooses us to build their home.

IT IS OUR RESPECT AND UNDERSTANDING OF EACH CLIENT'S INDIVIDUALITY,
PERSONAL STYLE, AND VISION THAT HAS MADE OUR COMPANY A LEADER IN THE
DESIGN AND CONSTRUCTION OF CUSTOM HOMES.

HOW MUCH DOES A HOUSES & BARNS BY JOHN LIBBY HOME COST?

Our company offers many different levels of finish to provide flexibility with client's budgets; from a timber frame only to a complete move-in ready home. There are so many innovative design features and material choices available today at a wide range of price points, making it easier than ever before to build a quality home at an amount you'll feel comfortable spending. We also take the time to provide information about the differences and various benefits of each component so you can feel confident you are making the right decision for the long term.

You will find many architects and contractors looking for your business. While we may not be the least expensive custom home builder, you can trust that our 40-plus year track record of successful projects and a solid reputation for high quality workmanship and professionalism will go a long way toward a rewarding experience as you build your new home. And we always stand behind our work.

TO VIEW OUR COMPLETE PROJECT PORTFOLIO, PLEASE VISIT WWW.HOUSESANDBARNS.COM.



SANCTUARY BY THE SEA

We knew we were going to love working on this project when our clients, a couple who had been married for many years, asked us to incorporate a heart-shaped stone they found on a nearby beach into the design of the home. Today, the stone is the centerpiece of this spacious home's living area, embedded within the front wall of its rough-hewn granite fireplace. Reminiscent of a country retreat from a bygone era, a welcoming farmhouse porch leads to the main section of this country style house with its soaring ceilings, exquisite timber work and reclaimed hickory flooring. A three-story turret reached via a flying staircase provides far-reaching views of the water. The master suite is also completely separate from the home's expansive guest wing and living space, offering privacy and solace when needed as well as ample space for entertaining. A testament to the client's dedication to environmental responsibility, discreetly-installed solar panels generate hot water and heat on the main floor, and photo-voltaic cells provide metered electricity.



FEATURED PROJECT:

A DREAM WITHIN A DREAM

The New York couple this home was originally built for wanted the exterior of their dream vacation home to evoke the romantic vision of the Maine coast that has inspired generations of artists and visionaries. On the inside, they wanted it to reflect the historic elegance and contemporary style of an Upper East Side apartment. The clients were overjoyed with the finished product. The manyfeatured exterior is reminiscent of a well-appointed sea captain's abode. Inside, sloping eyebrow dormers, a barrel-vaulted ceiling, and floor-to-ceiling custom bookshelves in the living room give it the understated elegance of a more metropolitan locale. The dining room provides stunning views of the surrounding landscape and Greenland Cove while a cozy reading nook tucked away on the third level is accessed by a custom-built ships ladder. A cupola atop the roof provides an eye-catching detail while shedding light onto the living space below.











RIVERSIDE HIDEAWAY

Overlooking a tidal estuary this home was fully renovated including a new entryway into a spacious addition for a conservatory and a library inspired office on the second level. The existing gambrel style home spoke to the new owners' Dutch heritage which provided the inspiration for the curved eave detail on the home's exterior. The original living room, with salvaged vintage

hand-hewn
beams along with
old bricks and a
cast iron pot hook
and bread oven,
was left mostly
intact but is now
open to the sunny
kitchen and dining
space all with
beautiful water
views.









CUSTOM BARNS

Our roots are in the construction and renovation of timber frame barns. We are always pleased to meet a client who shares our passion for these functional, timeless, resilient structures. Today, the classic barn has many, many uses. Some of our clients desire a workshop or studio, a place to store their classic car collection, space for entertaining, or overflow for accommodating out-of-town guests. Others plan to use the space in the traditional way: storing agricultural equipment or providing warmth and shelter for farm animals.

WHATEVER THE END USE MAY BE, A CUSTOM BARN BUILT BY HOUSES & BARNS BY JOHN LIBBY WILL STAND THE TEST OF TIME TO BE ENJOYED BY MANY FUTURE GENERATIONS.

Depending on the design preferences of the client, they can also be designed to look as if they have always been part of the landscape.

"We cannot tell you how pleased we are with our barn! It is amazingly perfedt in every way possible. But more amazing, is the quality of people and yes, the workmanship! All way above and beyond what you promised us!"

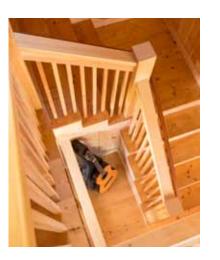
J. & S Gosselin

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GUEST BARN

This barn was designed for a family who wanted additional guest and entertaining space at their summer home in a beautiful seaside Maine community. This barn's large windows and French doors flood the interior with natural light and warmth showcasing the wide plank spruce flooring and carefully selected lighting fixtures. The large custom mahogany sliding barn doors open to a central gathering space on the main floor with a soaring view of the two lofts above. Although spacious, there are several comfortable and cozy sitting areas designed throughout the second and third floor lofts including two guest bedrooms and a farmhouse inspired bathroom. The full basement below the main level provides the perfect space for storage or an exciting game of ping pong.



FEATURED PROJECT:

THE HEART OF AN ISLAND FARM

There is a rich history of farming on the island of North Haven, located amidst the cold waters of Maine's scenic Penobscot Bay. When we were asked to be part of an initiative to return a 225+ year-old farm on the island back to its agrarian roots, we were very excited about the challenge. We were tasked with building a 40-foot by 60-foot timber frame barn that would ultimately serve as the nucleus for a diverse and sustainable farming operation that produces organic vegetables, flowers, poultry, dairy products, and eggs as well as pasture-raised beef and pork. With many years of experience with island construction, we were able to work through the winter to complete the project by our client's desired deadline. This beautiful structure looks as if it dates back to the 1700s. when the farm was originally founded. Inside, a custom mahogany and wrought-iron retractable stair leads to a sun-lit cupola, proffering stunning views of the island and surrounding bay. Cheese is produced in an on-site creamery and a root cellar under the barn provides storage for the bounty of the land. The barn's main area, with a hayloft above, protects farm equipment from the weather as well as providing a stunning space for special events such as the island's popular farm-to-table dinners.









Quality construction, built to last



COMMERCIAL PROPERTIES & SPECIALTY STRUCTURES

The Houses & Barns by John Libby team prides itself on its versatility. Over the years, we have had the opportunity to work on a number of exciting commercial projects, ranging from an ocean side restaurant Downeast to the structural work for a massive indoor city market in Portland, Maine to a wood-fired pizzeria and artisan bread bakery along Maine's southern coast.

WE APPROACH EVERY SPECIAL PROJECT WITH INNOVATION, PROFESSIONALISM, AND FULL ATTENTION TO DETAIL.



FROM THE ASHES

There were no words to express the devastation and sadness the community of Harpswell felt when one of the main buildings of the local Great Island Boat Yard burned to the ground, especially considering all the hard work the new owners – a young Maine family – had put into improving it since acquiring it a few years earlier. Community support helped streamline the permitting process to rebuild the structure so the boat yard would be open and ready to serve customers by the time summer arrived. We were honored to be part of the initiative. Summer was just over eight months away so we set to work immediately, constructing the structure's 40' x 60' foot timber frame in our shop and raised it on site in early winter. In June, the new facility opened its doors to customers as scheduled. The welcoming and spacious structure features a beautiful view of the cozy harbor from an elevated deck, a retail shop and information center, as well as office space for the boat yard's year-round staff.



FEATURED PROJECT:

WHERE HOPE LIVES

We had the great privilege to design and build this magnificent 24,000 square-foot indoor training arena for an extraordinary horse rescue program about six miles from Maine's mid-coast. The town where it is located is aptly named Hope. The program takes in some of the worst cases of animal abuse and neglect and working with the horses on a daily basis is a critical part of the rehabilitation process. With Maine's harsh winters and rainy springs, this had been a challenge. We constructed this structure to make year-round rehab possible. Fifteen massive glulam supporting beams, measuring 60 feet from peak to base, provide the flexibility and strength needed to support the structure with no support beams to get in the way. Five six-foot-high windows and three cupolas that let in lots of sunlight, and beach stones interspersed throughout the concrete flooring of the entrance and stall area are engraved with inspirational words like "Begin Again," "Hope," and "Grace." A glass viewing wall can be completely opened to allow interaction with the horses or closed to keep noise down and heat in. The roof and walls are enclosed with structural insulated panels (SIPs) creating a significant layer of insulation which keeps the inside arena surprisingly warm, even in the Maine winters, without any supplemental heat sources. An extra-thick kick wall around the perimeter of the arena is capped with a custom molded mahogany railing, and apartment space for staff provides an elevated view of the arena from a spacious balcony.





RENOVATIONS & ADDITIONS

Every custom renovation and addition project receives the same high quality treatment and personalized service as a new construction project.

WHETHER IT INVOLVES THE DESIGN AND CONSTRUCTION OF A NEW KITCHEN, EXTRA BATHROOMS, A MEDIA ROOM, OR A LARGER LIVING AREA, WE PLEDGE TO DELIVER A WORRY-FREE EXPERIENCE THAT WILL LEAVE YOU LOVING AND ENJOYING YOUR HOME MORE THAN EVER BEFORE.

We also specialize in working with classic barns and historic homes, including complete renovations as well as expansions and upgrades that give you the extra space and modern features you seek without sacrificing the architectural integrity of the original structure.

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REVIVING A PIECE OF THE PAST

After more than 200 years of standing strong, the roof of a historically significant home in rural Maine was beginning to give way after withstanding many a harsh Maine winter. The owner knew something had to be done before the entire building was compromised. She sought out the help of Houses & Barns by John Libby to restore this beautiful structure to its original glory while also enhancing its functionality with a few modern updates. Blending new construction into old homes takes skill and patience. Each piece of timber from the new frame was adzed to give a hand-hewn finish to match the timber in the main house. Now complete, the reconstructed space combines a lovely timber framed roof with conventionally framed walls and features a new kitchen, living room and garage. The finished project fixed serious structural problems without impacting the visual integrity of the

old homestead, providing a warm and inviting living space for the owner to enjoy for years to come.



FEATURED PROJECT:

ENGLISH COUNTRY HIDEAWAY

This lovely structure takes us back to England's Lake District, where proud beauties similar to this one have been standing for centuries among the forests, lakes and fells that inspired so many literary greats. Who would imagine that, in its former life, this cottage-styled home was a traditional ranch? With its prime location overlooking Maine's scenic Maquoit Bay, this structure was truly a diamond in the rough. We were delighted when its owners chose Houses & Barns by John Libby to help them realize its full potential. Our team started by creating a client-driven design and then stripped the original home down to its foundation, rebuilding it from the ground up. The end result is something straight out of a fairy tale.

The cottage's whimsical, asymmetrical design, steep pitched roof and plentiful small-paned windows evoke English cottage design while the fieldstone used throughout the house adds warmth and texture. Collar ties provide interesting visual detail to its bright white walls and wood-sheathed ceilings. In the gathering room, the floor-to-ceiling fieldstone fireplace, pale walls, and ex-

posed timber frame make an inviting combination. Three-paneled French doors lead to a lovely rock garden and another doorway leads to a private screened porch with water views, the perfect spot to enjoy a cool summer evening.







SIGNATURE FRAME SERIES CONCEPTS

ABOUT

Our pre-fitted timber frames offer the same exceptional quality and timeless design of all our structures without the time investment or design fees required in crafting a custom structure. Solid wood construction coupled with strong mortise and tenon joinery will enable these structures to endure through many years of hard use and harsh weather.

The frames come in five standard sizes, but sizing can be customized based on your needs. They make great frames for a traditional barn, home, or specialty storage area.

All are built to order, hand cut in our workshop, and professionally erected on your slab, wood deck, or foundation. You can then choose to finish the frame yourself or contract with us to complete the project. For those that desire a turn-key structure, you can select from three different trim packages that can be further tailored to your specifications.

FOR MORE INFORMATION ON TRIM PACKAGES AND SIZING, VISIT OUR WEBSITE AT

WWW.HOUSESANDBARNS.COM.

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ISLAND STUDIOS

We designed and constructed two art studios based on the Harraseeket Signature Series timber frame. Both 18' x 24' studios have a slightly increased roof pitch and an added bent to accommodate the unique window and skylight design providing the artists with the natural light they desired. Both frames were fabricated in our Freeport shop, painted white and transported to the island for finishing. Each studio has a 10' wide wrap-around deck to enjoy the panoramic ocean views.









NEW ENGLAND CLASSIC

This Signature Frame project entailed erecting the planed Eastern White Pine timbers on an in-town lot where an earlier structure had once stood. Though it was built using one of our pre-fitted frames, there is nothing cookie-cutter about this beautiful barn. Thoughtful design details, including a copper-topped, windowed cupola capped with a whimsical mermaid weathervane, create a unique look. The barn's western red cedar shingles are offset with deep green trim. Double-hung windows with flanking casements let in more light while the design of the overhead sectional door was chosen to mirror a traditional sliding barn door. Structural insulated panels (SIPS) on the roof combined with insulated windows make this barn weathertight.

A COZY PLACE TO CALL HOME

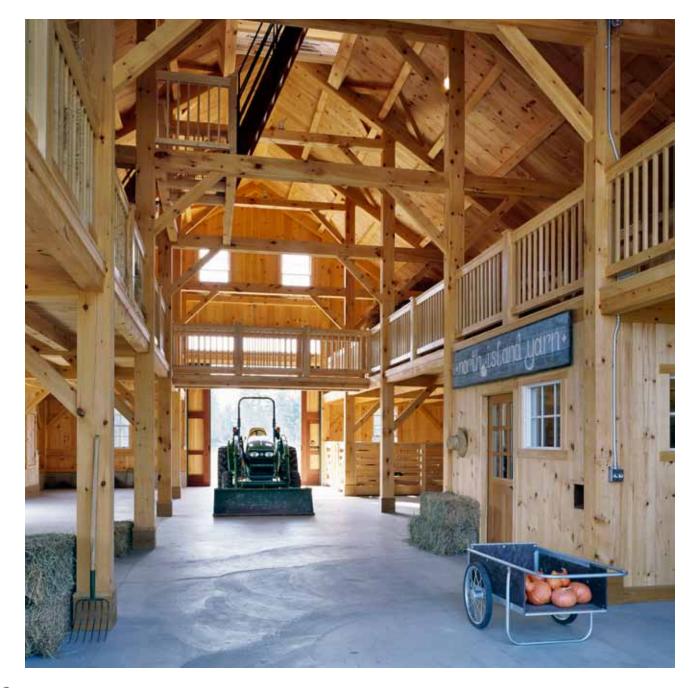
FEATURED PROJECT:

This adorable little cottage gives you an idea of the many things that are possible through the purchase of one of our Signature Frames. This fully-equipped guest house is also handicapped-accessible through a rear, private entrance. It was designed using a weathered frame and completed with one of our three trim packages that includes copper flashing and a handsome trim profile. Structural insulated panels (SIPS) and in-floor radiant heat make this a very energy-efficient home. The lightly-pickled natural wood of the interior walls is complemented by rich walnut flooring on the second level and easy-to-care-for tile on the main level. Small pockets of storage throughout give the cottage a surprisingly spacious feel for a 24' x 28' structure.













CONTACT US TODAY ABOUT YOUR CUSTOM DESIGN AND BUILD PROJECT.

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