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A Historic Neighborhood



Epic Development first acquired this 2400-square-foot three bedroom home in Atlanta's Inman Park after it went into foreclosure. While the basic structure was sound, the home was dated and had suffered from years of neglect by the former owner.

Despite its shortcomings, the basic structure of the home was sound and the team at Epic found it appealing due to the strong demand for homes in what is a historic, well-located neighborhood. So they planned a total renovation that included the roof, new siding, paint, remodeling the kitchen and baths, installing new lighting, refinishing the hard wood floors, and replacing interior doors that were not architectural consistent with the home's style.

"The main goal of the renovation was to upgrade the kitchen and baths yet keep the home architecturally consistent with the historic homes in the neighborhood," says Epic's Jim LaVallee. "Because the smaller kitchen needed an entire make-over, we gutted everything. The plan was to make the kitchen feel larger, bright and airy," he says.

To achieve this goal and remain architecturally consistent, a simple white shaker door cabinet was selected. The cabinets offer simple lines and help reflect the natural light that comes from existing skylights in the adjacent breakfast area. To add some finesse to the kitchen, a high-end granite, White Piracema, was selected and matched with a subway tile backsplash that was architecturally appropriate. As the kitchen is on smaller scale, the Epic team chose not to install an overly large appliance package that could have overwhelmed the space. Jenn-Air and Bosch brand stainless steel appliances were chosen and provide a great balance between performance and scale.

Like the kitchen, the baths needed a complete renovation. The general theme was to keep everything simple yet elegant. The master bathroom features an espresso shaker cabinet for the vanity. Carrara marble was used for the vanity top and in the master shower white subway tile was used. To add some detail to the overall theme, a Carrara marble basket weave floor was installed in the master bath portraying the craftsmanship of yesteryear. In the secondary bath, the same vanity with a Crema Marfil marble counter was used. For the floor and shower surround travertine was selected.

The living and dining room had some existing architectural elements that were preserved and restored as needed. These included the butler's pantry, the built-in window seat and the wood mantle and mirror.



INMAN PARK

Located two miles east of downtown, Historic Inman Park is Atlanta's first planned community and one of the nation's first garden suburbs. Originally conceived and developed in the late 1880s by a local entrepreneur, it is listed on the National Register of Historic Places. For more information, visit www.inmanpark.org.

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A Historic Neighborhood



“The butlers pantry is a classic element,” says LaVallee, “although it was missing some of the original door hardware and we had to track down a supplier that carried the appropriate parts which are not widely used today.”

The wood mantle and existing antique mirror over the fireplace were classic in design, but required some refurbishing. To enhance the look of the fireplace, a honed slate surround was added replacing out dated marble that had been installed in the 1980s. Likewise, at some point in the home's past, the interior doors had been replaced with six-panel hollow doors. These were removed and two-panel doors with oil-rubbed door hardware now take their place. The original hardwoods were refinished and appropriate lighting selected from MasterPiece lighting in Atlanta, bringing the interior of the main living areas back in-line architecturally.

LOCATION IS KEY

Often homes can sell in this neighborhood without being formally listed as word of mouth among current owners and their friends often locates the buyer. Such was the case with this beautifully remodeled property.

Tonie and Randy Howard were drawn to the Inman Park location because they wanted to live closer to their friends. In addition, the home is two miles from Tonie's workplace.

“I have two very close friends who live in the neighborhood,” Tonie says. “The main reason for moving from our previous home in Smyrna was to be closer to them. I was always driving if we wanted to get together or go for a run, and now we are just doors apart.”

After working out the purchase with Epic, the Howards were able to add some finishing touches to the home, including a tankless water heater that provides both fuel efficiency and space savings. Typical of renovating older homes, unknown problems were encountered during the renovation process including the identification of the LP siding, but the contractor was able to work through the process with the Howards and ultimately all LP siding was replaced. The end result is a top to bottom high-quality home.

“I have purchased many homes,” Tonie comments. “Sometimes the process was good and sometimes it wasn't. Working with Epic Development was a great experience. We love our house and our location,” she concludes. ■



PHOTOGRAPHY COURTESY OF: EPIC DEVELOPMENT LLC

Source for this article: Epic Development LLC

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