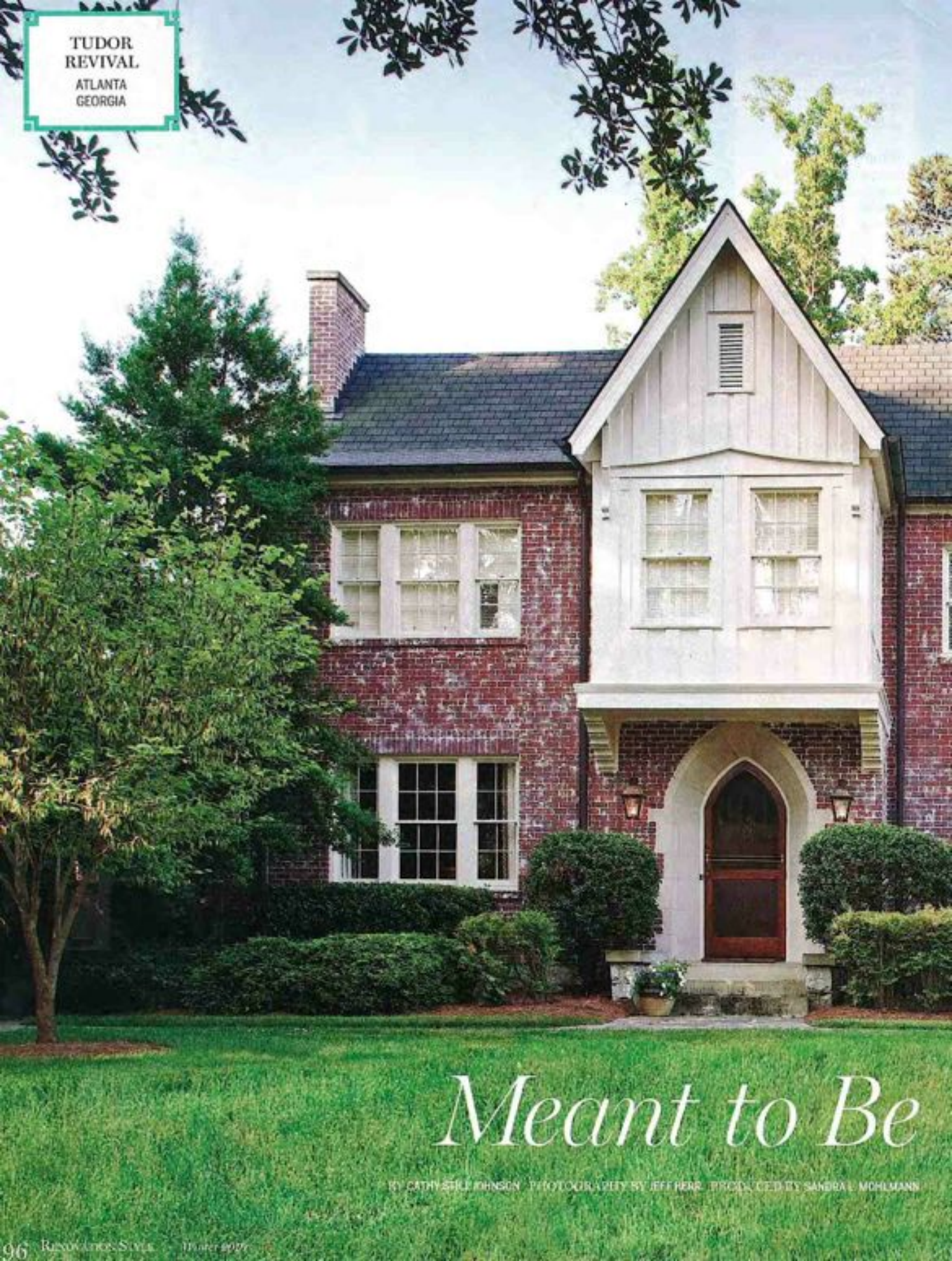
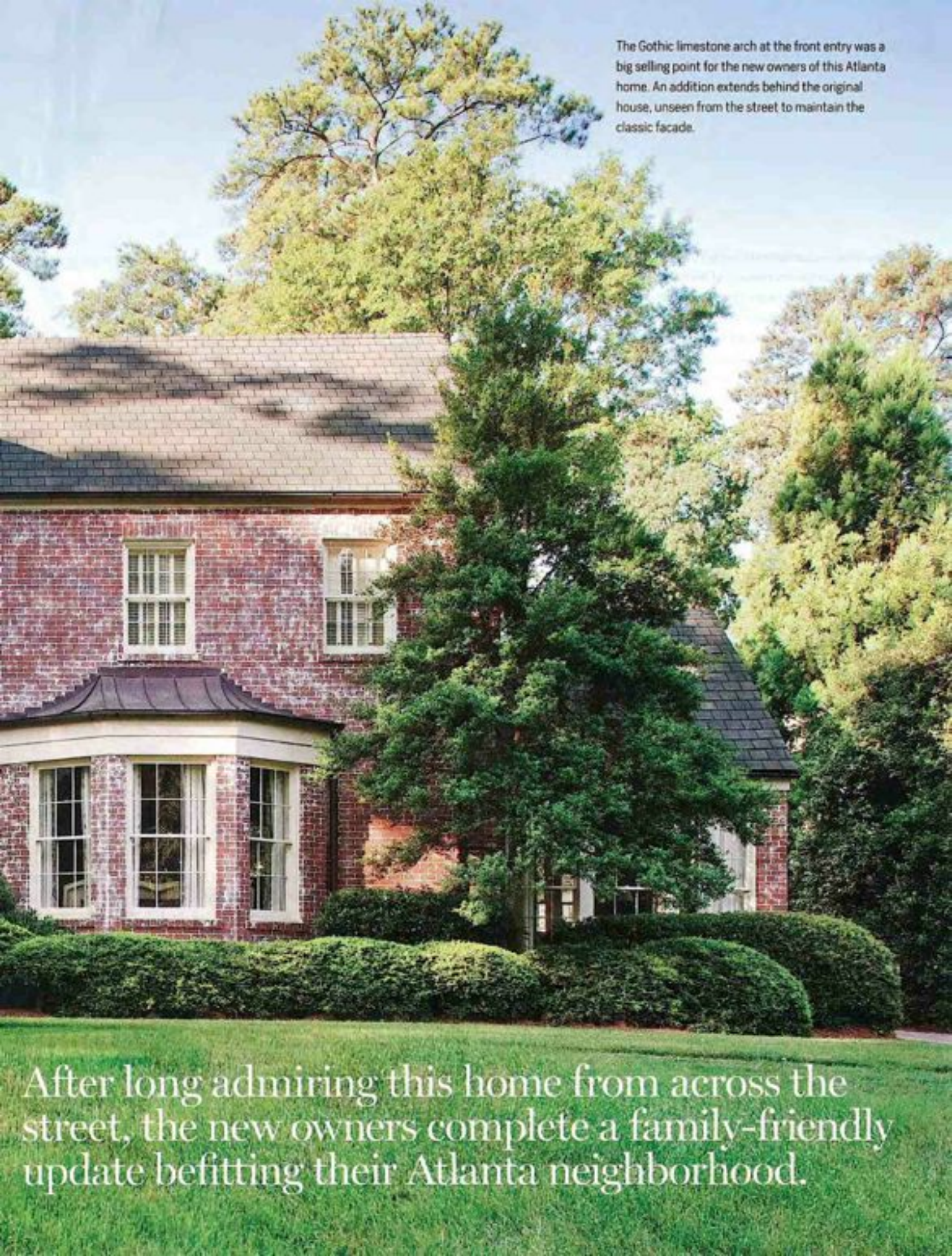


TUDOR REVIVAL
ATLANTA
GEORGIA

Meant to Be

BY CATHY SELL JOHNSON · PHOTOGRAPHY BY JEFF HERR · PRODUCED BY SANDRA L. MOHLMANN



The Gothic limestone arch at the front entry was a big selling point for the new owners of this Atlanta home. An addition extends behind the original house, unseen from the street to maintain the classic facade.

After long admiring this home from across the street, the new owners complete a family-friendly update befitting their Atlanta neighborhood.

Below An antique sofa resides within the bay that protrudes prominently on the front exterior of the home. ***Right*** The formal front entry maintains its original stairway. Painted balusters set off the natural wood finish on the handrail and support posts. An antique French buffet sets the tone for the casual elegance throughout the home. ***Opposite*** The sunroom, a step below the living room, is decorated with existing furnishings updated with new upholstery.

The Brookhaven neighborhood in Atlanta is the first country club community in the city. Land planning and development began in 1910 with a nine-hole golf course surrounded by 150 acres of lush estate lots situated on winding streets and rolling hills. Completed by the end of World War II, Brookhaven and the private Capital City Country Club garnered a spot on the National Register of Historic Places in 1986.

With such noble posterity, the neighborhood's homes, both old and new, exhibit Colonial, Georgian, and English cottage designs. This house was a particularly fine example of the neighborhood's character and architectural style. "This Tudor Revival is one of the most recognizable historic homes in the neighborhood," says architect Norman D. Askins, who worked on its renovation and addition. "It is a house that has always been admired by its neighbors, particularly the ones across the street."

With the home always in view, its allure caught up with the facing neighbors, who were friends with the owners and hinted they'd be interested if the house were to go on the market. A few years later, to their delight, the opportunity to buy the home arose.

Left Architect Norman D. Askins and interior designer Tammy Connor worked in tandem on the kitchen design. They designed cabinetry with freestanding furniture characteristics: Cabinets are trimmed with legs and feet, and the kitchen island has table legs. ***Opposite*** Only refreshed with paint, drapes, and upholstery in the renovation, the formal dining room shows the home's classic Tudor detailing with wide molding and dark solid-wood floors.

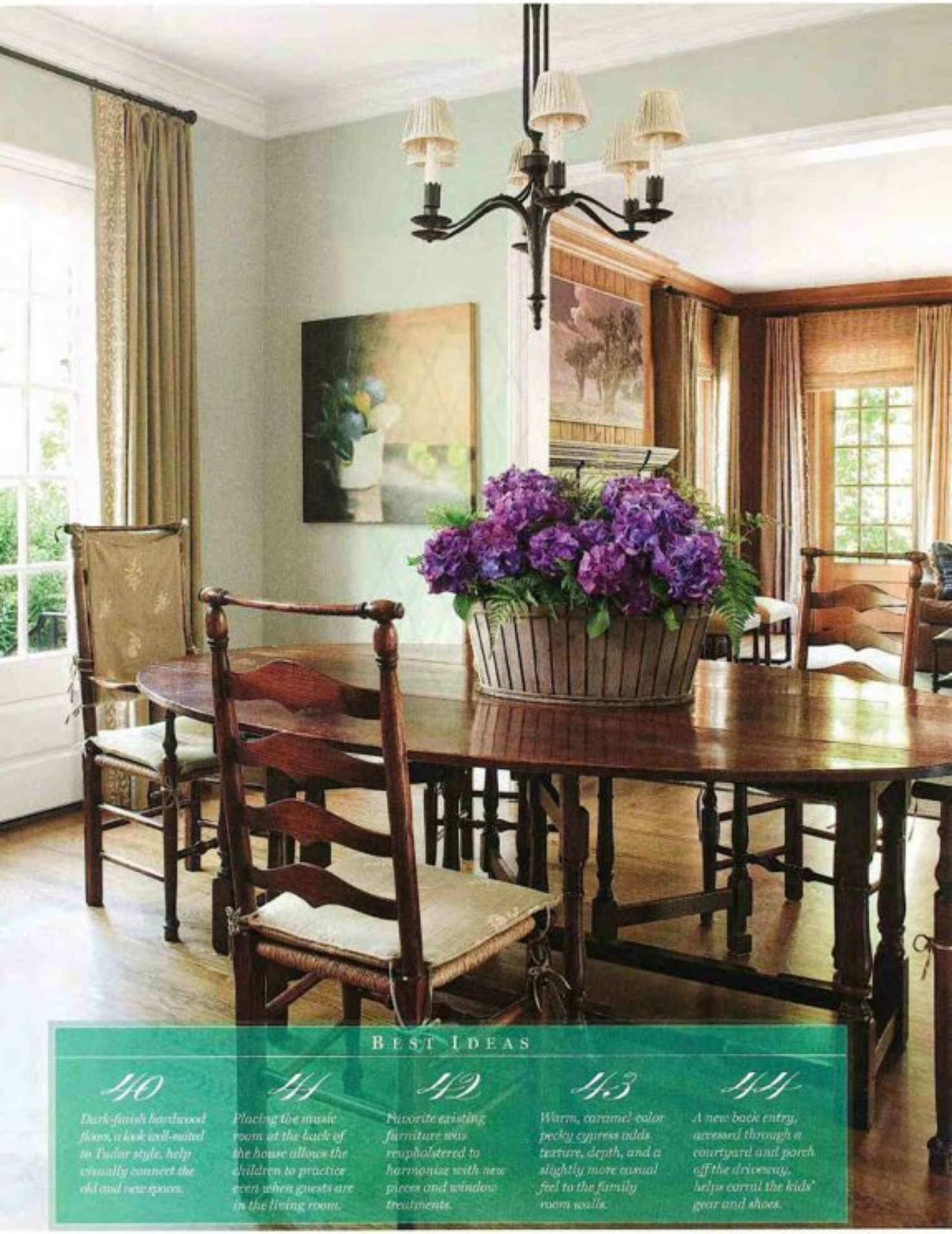
Voice of Experience

Builder Brad Hodges happened upon old brick that provided an almost perfect match. "Matching the brick was one of the owner's biggest concerns early on. But it was essential to maintaining a streamlined connection between the old home and the addition," says Hodges, who regularly combed salvage yards looking for the perfect pairing. The renovation of an older home calls for careful attention to period details. Employing skilled craftspeople and finding the right materials can often be a challenge—but it's always worthwhile.

Acquiring the house, however, was only the beginning of making it theirs. Renovation was a year-long process; for all its street-side stateliness, "the house was exhausted," Askins says. "It needed some restoration, but it also needed updating for today's lifestyle."

The original design offers a glimpse into the culture of 1920s luxury living. "These homes were all built during the 'house man' days," Askins says of the grand front entrance, "but no one has anybody to drop them off at the front door anymore." Aiming to preserve the original structure yet update it for modern living, Askins sketched a plan to reflect the best of both eras. "I love these old houses, and there's nothing like them for charm. But you're lucky to get a coat closet on the first floor," he says. Instead of reworking the whole house and altering the facade, Askins designed a rear addition that functions as the home's true living space. "The back of the house is where you live, and it has to meet multiple requirements," he says. "You need a place to watch TV, take care of the pets, put your kids' school bags, and drop your mail. If you live in the back of the house, you can keep the front of the house tidy for guests."

Working with the existing walls, Askins extended the floor plan to incorporate new places for the family to gather and store toys and collections. Now there's a larger family room and an expanded kitchen with an adjacent



Best Ideas

40

Dark-finish hardwood floors, a look well-suited to Tudor style, help visually connect the old and new spaces.

41

Placing the music room at the back of the house allows the children to practice even when guests are in the living room.

42

Favorite existing furniture was reupholstered to harmonize with new pieces and window treatments.

43

Warm, caramel-color pecky cypress adds texture, depth, and a slightly more casual feel to the family room walls.

44

A new back entry, accessed through a courtyard and porch off the driveway, helps corral the kids' gear and shoes.

Inside, the design team took cues from existing moldings, millwork, and profiles. "The original house has 9-foot ceilings, but we added an extra foot in the addition," Askins says. Refinished floors blur the line between old and new, and the kitchen, with its classic styling, offers timeless appeal. "A lot of people have said that this is the most seamless renovation they've ever seen," Hodges says. Connor agrees: "The addition is so sensitive," she says. "The design decisions maintain the original feel of the house."

Nothing is pretentious or too fussy to sit on, use, or enjoy every day. "The homeowners are very laid-back," Connor says. And even though the house harkens to the 1920s, lifestyle requirements are on target with this generation. "The owners wanted the house to be nice, but they also wanted it to be durable," Connor says. This is evidenced in the family room, where they all pile in to watch the latest shows or catch up on the day's news on the dark brown sofa and chenille chairs. "The owners are family kind of people," Askins says. "And this is a family kind of home."

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Above The master suite exudes English country appeal with its lofty beamed ceiling, collage of transferware and creamware, and oversize-gingham fabric. ***Right*** The addition of a master suite allowed for much-needed closet space and a gracious master bath. A deep inset bank of windows showcases the freestanding tub. ***Opposite*** A window seat in the hallway provides a focal point for the long corridor to the master suite. The arched opening of the window seat mimics the molding between the entry and dining area. The wide casing on the diamond-pane window is another nod to the home's authenticity.

The Plans, *Before & After*

Architect Norman D. Askins approached the renovation of this Tudor Revival with smart strategies for using every room in the house. "The idea was to make it appear as faultless as possible while providing much-needed living space for this family of five," he says. Instead of reworking the existing space, Askins revived the facade and pushed the floor plan out back. "Now there's a separation between the places to entertain and the family areas," he says.

BEFORE
The upper-level landing proved to be the perfect place from which to expand the upper level.

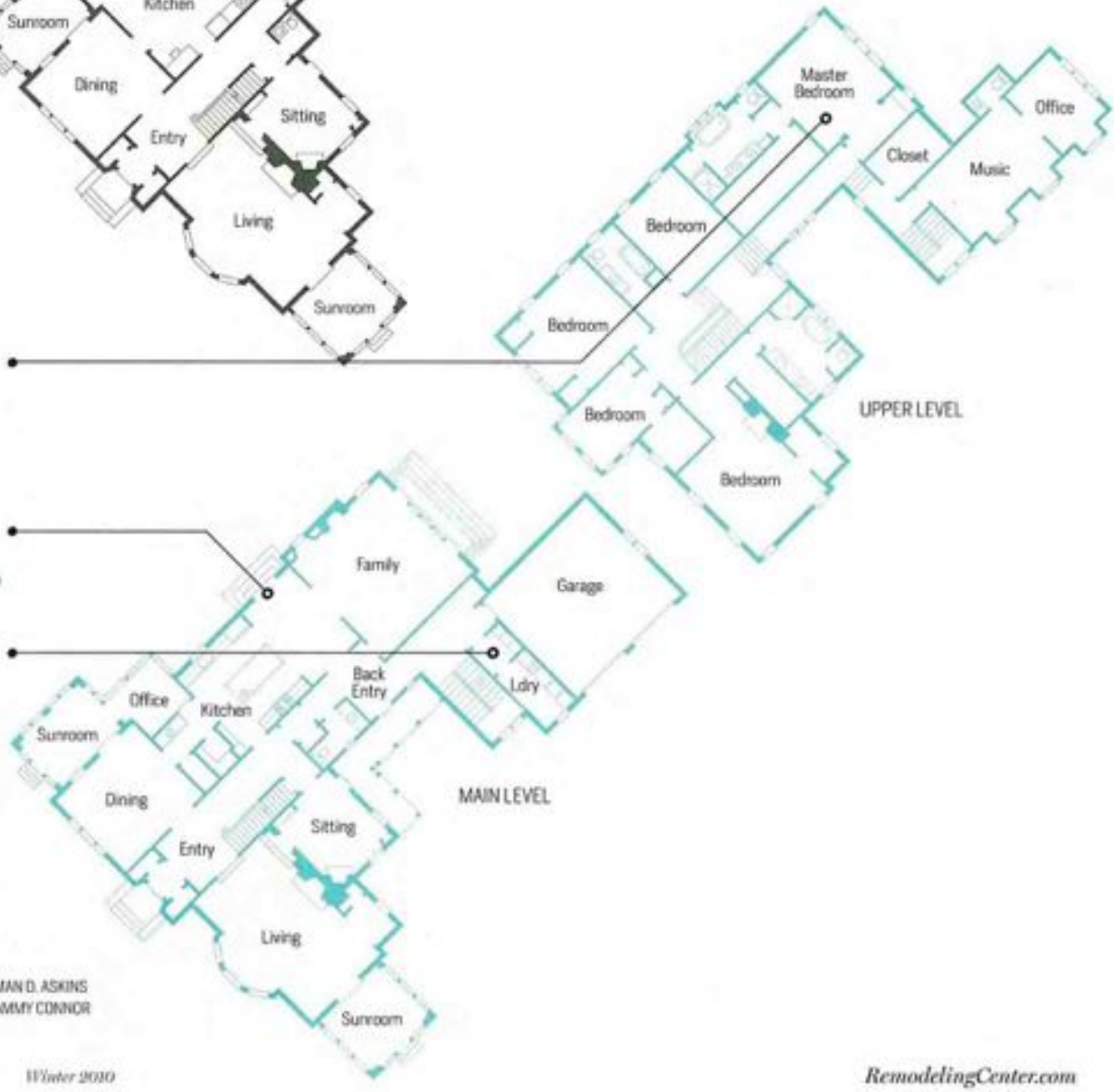
This tiny bedroom, together with the adjacent bath, would become an expanded bath.

The existing garage, spacious and near the kitchen, proved to be the perfect location for the new family room. A new garage would be added toward the rear of the home.

AFTER
A new master suite anchors the upper-level addition, which also includes a music room and back stairway.

The new family room and expanded kitchen now transition easily to the outdoors.

This hardworking area in the addition has a mudroom, laundry, new rear stairway, garage, and expanded powder room.



4,580 square feet

ARCHITECTURE NORMAN D. ASKINS
INTERIOR DESIGN TAMMY CONNOR

Distinguishing Characteristics

The style of the original house is part Tudor and part English country. The design team worked diligently to maintain the home's classic styling during the renovation. Challenges included matching the brick, mimicking the vertical board-and-batten siding, and replicating the slope of the roof. **1.** Builder Brad Hodges used salvaged brick to provide a seamless transition on the exterior. Architect Norman D. Askins looked to period features such as this leaded-glass window to bridge the old home and the new addition. An antique timber caps the window. **2.** Board-and-batten siding adds a casual touch to this typical Tudor-style home. Copper gutters showcase a weathered patina with slight verdigris and add a rustic touch. **3.** Half-timbers support the L-shape porch overlooking the east garden.