

# MORNINGSIDE REAL ESTATE REVIEW

Compliments of:



GEORGE STRODE  
REALTOR®  
RE/MAX Greater Atlanta

A HOME AND TRAVEL QUARTERLY FOR RESIDENTS OF MORNINGSIDE

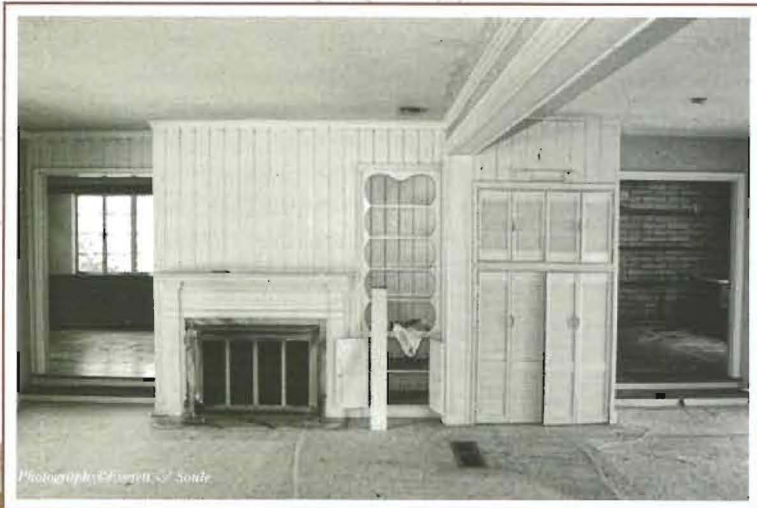
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**MORNINGSIDE**  
**REAL ESTATE UPDATE**  
(See Inside Back Cover)



# SOMETHING ... SOMETHING **NEW**



Photographs © Everett & Soul

*A keen detective is needed to find the clues to successfully remodeling/renovating/or rejuvenating your existing home or one you wish to remodel and sell.*

The reason? Hidden items crop up like a nest of wasps when you open up the innards of an old house; the time it was built, the circumstances of weather, the expertise of the builder all come into play.

You have probably already weighed the advantages and disadvantages of buying a new as opposed to remodeling your own home. Investments in your neighborhood, nostalgic reasons, or just the fact that changes send horrible visions of packing and unpacking up and down your spine.



Photographs © Everett & Soul



Historic district? Financial savings may be apparent for this reason. Don't be disheartened: remodeling can be fun, profitable, and rewarding...hard to beat is the satisfaction gained by restoring a piece of history to its former grandeur!

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Remodeling is NOT EASY...  
be prepared mentally for the potential frustrations  
which may be encountered...  
Rest assured: problems WILL occur – Be ready for them.

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Hidden factors (rotten wood, air infiltration, foundation flaws, poor wiring not up to current codes, poor plumbing, same reason, etc) will play havoc with your anticipated costs. And forget the appraiser – they simply cannot comprehend the before and after until the production is complete.

If you are opposed to the stress and excitement along with the myriad decisions and feel confident in your designer/remodeling team, take a vacation or go to Colorado as one of my recent clients did while we took apart and put together her upstairs 4 bedrooms and 3 bathrooms after her family was downsized by children moving away. "In fact, the **most** important things are to *listen to your architect/designer, love your builder, and trust your interior designer,*" one of Victor Farina's clients says.

Mr. Farina is usually first on the job, and recommends the architect/designer he feels would best work with the situation. He spends one to two hours with the client in the home, so he gets a "touch and feel" of the residence and the client's wishes. Usually, he says, they know what they want and may have former knowledge of his prowess in the field of remodeling from articles in magazines – or driving by home sites under construction.



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Many people have a very romantic and emotional explanation for their love affair with the light or the way of life a home has meant to them. In historic renovations, turning a significant home or MOVING a home to another location requires a whole new set of rules. When Winter Park Florida's "Casa Feliz" was built in 1933 the city was a different place: a permit for demolition of this historic home, built by architect James Gamble Rogers started a revolution, and the city came up fighting, and here is the result.

Frank Roark took on the supervision of the restoration process. Its picture perfect location now borders a golf course and fronts on an important street adjacent to the downtown area, within easy walking distance of a world-famous museum. This historic renovation was a turning point for the city, as it instigated an historic ordinance.



On-site visitation of homes under construction is a real Show and Tell. Farina & Sons have a wonderful website to showcase their work.

**His sequence of events includes;**

- Preliminary Architectural plans
- Preliminary pricing (ballpark)
- Time to visit suppliers
- Final plans
- Final Pricing

A stunning before and after of this family room (pictured on page 3) shows what Farina & Sons can do with a little imagination and a lot of detail. From pink walls to golden sand, from popcorn ceilings to white beams with wood tongue and groove, from a dinky fireplace to a whole wall of built-in cabinetry, including a new fireplace look and tv. Truly an amazing and inspiring transformation.



## Additions

A dramatic addition: this one at the request of a graphic designer and his wife, who, with their art background could provide the design with the help of the builder and the architect for site work. The "before" shows a then-modern home in a close-in location in the city. The "after" wraps itself around the pool and has dramatic spaces. The bathroom, with stark contrasts of black and white, pebbled shower floor and wall-hung sink is the epitome of contemporary design. The remodeling contractor, Frank Roark, is proud of the success of this small but effective use of a small inner-city lot. Light now streams in from the doors to highlight the new wood floors and dramatic spaces.





## Aging-in-Place

### Adapting a home for continued use for those of advancing years.

This could involve taking the former garage space for a master suite and adding handicap accessibility such as a walk-in shower, then re-locating the garage – so with only 400+ feet the area becomes more functional...doorways made larger, step-downs are eliminated, walls are opened with more glass, etc.

At the opposite end of the spectrum, it may be necessary to update for a youth movement; additional grandchildren

who may live nearby. The interiors of a 1958 home were updated and added to for this purpose. Mexican tile dresses the risers on the staircase, and colorful furnishings energize the space and complement the dark floor and arches. And for the owners, no more sunken living room, shower ledges...barriers are eliminated and would have prevented wheel chairs or walkers to navigate the space.

Farina & Sons are responsible for this masterful remodel. To keep peace, the husband made the decisions on the outside and the wife made the decisions inside. A harmonious idea. Take note, remodelers....

Seamless connections are an important factor in remodeling. The old must blend perfectly with the new. When you cannot tell where the new started, you have a successful remodel. Some options for remodeling may be very obvious – small windows, doors in the wrong place for proper entry or exit, low ceilings. And just OLD...shabby chic may be a popular term in design, but not for the remodeling contractor. If you hire a design/build firm, where all is handled under one hat, you get a preliminary design and estimate ...for a fee. With a lump sum contract, you get change orders for unforeseen problems; with a cost plus, the scope is not often defined.



A home built in 1925 may have had multiple renovation efforts, which may or may not have been successful. This Spanish Colonial home had undergone several, but the work did not add to the value. This latest renovation undertook to add modern conveniences and energy-efficient features but maintained the home's historic integrity. The expanded sun room (with leaky roof fixed) now opens up to let light into the cozy family room via French doors.







New trends are to green up the whole process of building...to keep the environment safe for our future world occupants, and at the same time, satisfy the innermost desires of the client/homeowner while making best use of space and available components. For instance, designers have specified solar lights for several current homes and commercial buildings, compact fluorescent bulbs for lamps, and systems which control the electronics to their best and most efficient use. The trend is also to simplify the process for cost effectiveness. Interior Designers and Architects are licensed, therefore required to keep abreast of codes and products for effective use while producing esthetically beautiful designs.

Take a look at the areas that will bring you the most satisfaction for the monies spent, the greatest efficiency in energy consumption and what will fulfill your dream of a "new" home in the existing location. Like real estate, location, location and location are the first three things to consider. There are published percentages of return on your investment to consider when deciding what to do: kitchens and baths head up the list, and surprisingly, decks. Of course nothing beats "street appeal" for sales. Get your team together.... and Good luck!!!







## A Dream Scene

According to another remodeling firm, the steps taken to give the client complete custom detailing involves, in the ideal scenario, building a team with the Interior Designer, Landscape Designer and Builder; the preliminary plans having been presented by the Architect or Residential Designer for final consideration – the homeowner having already decided square footage and a wish list of rooms, and amenities. With the floor plan, the designer does an exemplary layout of furnishings to make sure the size suits the proposed use and they can fully enjoy what they have idealized for the house, including special areas of interest to each individual. Providing this firms up the spacing and also includes laying out areas for electronics and built-in wall treatments.

At this time, as a designer of many remodels, this firm zeroes in on the exterior with the architect: design of the

front door and surround, iron work, exterior lighting, garage door design, shutter style and special moldings, wall treatments (such as a tile mural) to incorporate into the final drawings which often must go before a design review board for approval. This also helps the builder accurately project the pricing by having these items specified. And it will include exterior electrical for any holiday decorations and outside water accessibility which the Landscape Designer, along with his layout and pool design coordinates with the Builder, Interior Designer and Architect.

Next is the Builder's spec list: specifications for the plumbing, decorative electrical placement, wall finishes, the flooring type (wood, tile, stone or carpet), doors, moldings, ceiling treatments, designs for built-ins, and especially the cabinetry selections along with countertops and tub decks. Designs for these are produced in a package of interior details laying out diagrams that

clarify tile designs, flooring designs, and ceiling treatments along with their specifications as well as the electrical presented for consideration by the Architect. Details are added for special cove lighting, painting lights, sconces and any lighting that requires special placement.

Once this is all in place, the homeowner feels their input to the Interior Designer and Builder and Architect will give them the home of their dreams. After this, while final architectural plans are completed, components are being bid and permitting is under way. The process of decorative treatments, wall treatments, drapery treatments, custom carpeting and rugs and furniture can be selected, presented and proposed to complement and complete the interior design.

*Credits:*  
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 Frank Roark, general contractor, [www.frankroark.com](http://www.frankroark.com)  
 Everett & Soule, Inc., [www.EverettandSoule.com](http://www.EverettandSoule.com)  
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