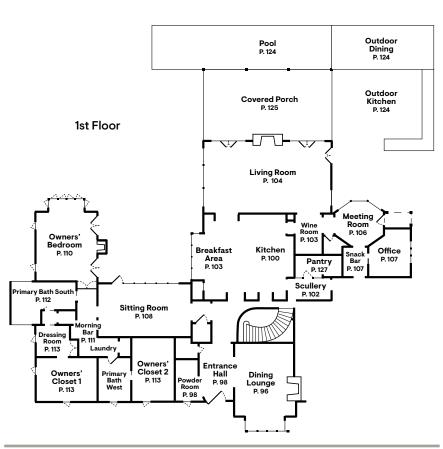
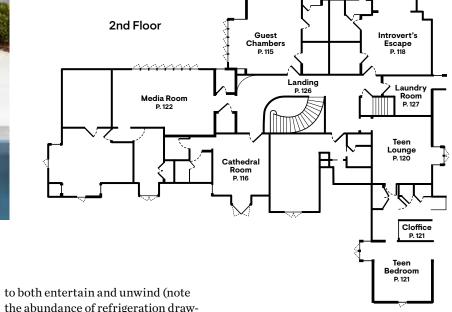
A New Beginning House Beautiful WHOLE HOME 2022 For our 5th annual Whole Home, we went back to Atlanta to renovate and expand a 1950's ranch that had already lived several lives. Our guess? This one will stick. ANN SACKS, ARCHITECTURAL GRILLE, ARTE, CAESARSTONE, CIRCA LIGHTING, THANKS TO OUR PROJECT SPONSORS CRATE & BARREL, ELKAY, FABRICUT, FARROW & BALL, FIBREWORKS, FRANÇOIS & CO., FRONTGATE, GROTHOUSE, LEE INDUSTRIES, LG STUDIO, MINTED, MORRIS & CO., PELLA, PHILLIP JEFFRIES, REGIONS BANK, ROCKY MOUNTAIN HARDWARE, SANDERSON, SCHLAGE, SERENA & LILY, SIGNATURE KITCHEN builder Ladisic Fine Homes / architect Pak Heydt & Associates SUITE, STEARNS & FOSTER, TRANE, WAYFAIR, WELLNESS WITHIN YOUR WALLS producer and writer Carisha Swanson / stylist Robert Rufino / photographer Robert Peterson HOUSE BEAUTIFUL 93 92 HOUSE BEAUTIFUL







WE WANTED TO BUILD A HOUSE.

Like so many Americans itching for change in 2022, we faced reality: Sure, we could start, but when would we finish-before this holiday season or next? So rather than take that bet, we decided to tackle a renovation project (the first time ever!) for our **5th Annual Whole Home**. The target: a 1950's ranch-style house situated on a tree-lined street in the Chastain Park area of the Buckhead neighborhood in Atlanta.

We convinced Michael Ladisic of Ladisic Fine Homes to let us in, along

with 11 design teams from around the country, to reimagine the property. The midcentury house was in need of a serious upgrade, and the build team focused on one thing: How should a family home *really* function today? Architect Yong Pak of Pak Heydt & Associates laid plans for a modern Tudor design with whole wings for working, dreaming, hosting, and, of course, being a teenager.

What we know now is that it takes way more than a village to renovate 11,000 square feet of space (including 5,000 square feet of outdoor space) in under six months. In fact, it took four project managers, about a hundred skilled tradespeople (including carpenters, plumbers, roof layers, tile and wallpaper installers, and the world's fastest landscapers), as well as Ladisic's get-it-done wife, Lisa, to bring the vision to life. Having the right team makes all the difference. Perhaps the constant bribing with bacon-stuffed biscuits from a favorite local eatery helped a little too.

So began months of nonstop drill-

ing, rooftop hammering, paint-can popping, and a cacophony of people hollering over all the commotion. The police were called only once. And now we're done.

The home is an astonishingly beautiful, surprisingly intimate, light-filled home for a busy family and their guests. Maybe more impressive is that the 11 design teams, who did not collaborate one bit during the conceptual phase, landed on so many of the same themes. The house has multiple lounges, serene bedrooms, and rooms

the abundance of refrigeration drawers and pedestal tables).

Not everyone will embark on a renovation of this scale. But the rooms in this house are packed with ideas that are yours for the taking. Maybe this is the year you add an outdoor kitchen (thanks to instant modular cabinets) or level up a guest room by incorporating hotel-style amenities. There's a lesson here: You don't have to change where you live to change

EXTERIOR

The facade (previous page) was updated with architectural windows from Pella and paint in Mole's Breath and Purbeck Stone by Fa Ball. A new pivoting steel door with a 5 smart lock grants guests access from afar.

POOLSIDE LOUNGE

A new tiled archway framing the outdoor fireplace is the place to be après-swim. (Yes, you can relax in the hot tub and still mingle with other guests.) Furniture and accessories: Fro gate. Fireplace: François & Co. Fireplace tile: Ann Sacks

94 HOUSE BEAUTIFUL HOUSE BEAUTIFUL 95







POWDER ROOM
A custom vanity in Coastal
Grey by Caesarstone pairs
perfectly with a vinyl wallcovering from Arte and a
mosaic floor by Ann Sacks
in Calacatta Zebrino.

ENTRANCE HALL

Savage immersed the foyer in Preference Red by Farrow & Ball, creating a dramatic entry. The hallway connects the open dining lounge and powder room to the rest of the home. **Chair:** antique, in <u>S. Harris</u> **fabric. Art:** Jennifer Gibbs (over chair), Joseph Guay (in hallway).

STORAGE CORNER
Opposite the table, a custom
Grothouse sideboard holds everything from tableware to board games.

Wallcovering: Phillip Jeffries.













SCULLERY This windowless pass-through offers a secondary prep space for gatherings. To brighten it up, Par-kinson used the same mirrored tile that's above the sink in the kitchen, <u>Caesarstone</u> for the backsplash, and a <u>Grothouse</u> walnut **countertop**. A built-in **microwave**, dishwasher, and two undercounter refrigeration draw-ers from Signature Kitchen Suite make it nearly as functional as the primary kitchen. Wallcovering:
Phillip Jeffries. Paint:
Hopper Head, Farrow

& Ball. Plates: Morris & Co. Fabric:

Circa Lighting.

Morris & Co. Lighting:



FRIDGE WALL

The main prep area houses a 48" Signature Kitchen
Suite refrigerator with four drawers, including one that makes Craft Ice and another that can be set to five different temperature settings.

WINE ROOM Inspired by an original May Morris design, this Morris & o. wallpaper showcases birds and flower heads in a fruit tree, adding whimsy to a very adult space. Two

wine columns complete with two drawers to store cocktail plates and napkins, offset the François & Co. brass serving area. Paint: Hague Blue, Farrow

BREAKFAST AREA

An antique pedestal table has already stood the test of time, primed for a busy family. **Skirted chairs** from Lee Industries round out the casual corner.



LIVING ROOM

by ZOË FELDMAN DESIGN

Bigger doesn't always mean brighter. "When I first walked into this room, I was like, 'Wow, this is really pretty,' followed by, 'Oh, we're going to need to fix that," designer Zoë Feldman recalls. She loved the pitched ceilings and light streaming in, but the dark beams, floor-to-ceiling stone fireplace, and dated Gothic fixtures were all making the space feel dark. Feldman's goal was to make the whole room into a combination "living room, garden room, and sunroom." The first step was replacing energy inefficient windows with a stunning arch window from Pella and glass steel doors. Rather than leaving them black, Feldman painted them a subtle green-blue and gave the walls and beams a few coats of creamy white. Overhead, the ceiling is tented with a variegated black-and-white-striped wallpaper, and the fireplace is now modernized with a fresh layer of plaster. The new corrugated stone mantel is a focal point. Says Feldman: "It feels like a jewel box even though it's a large space."

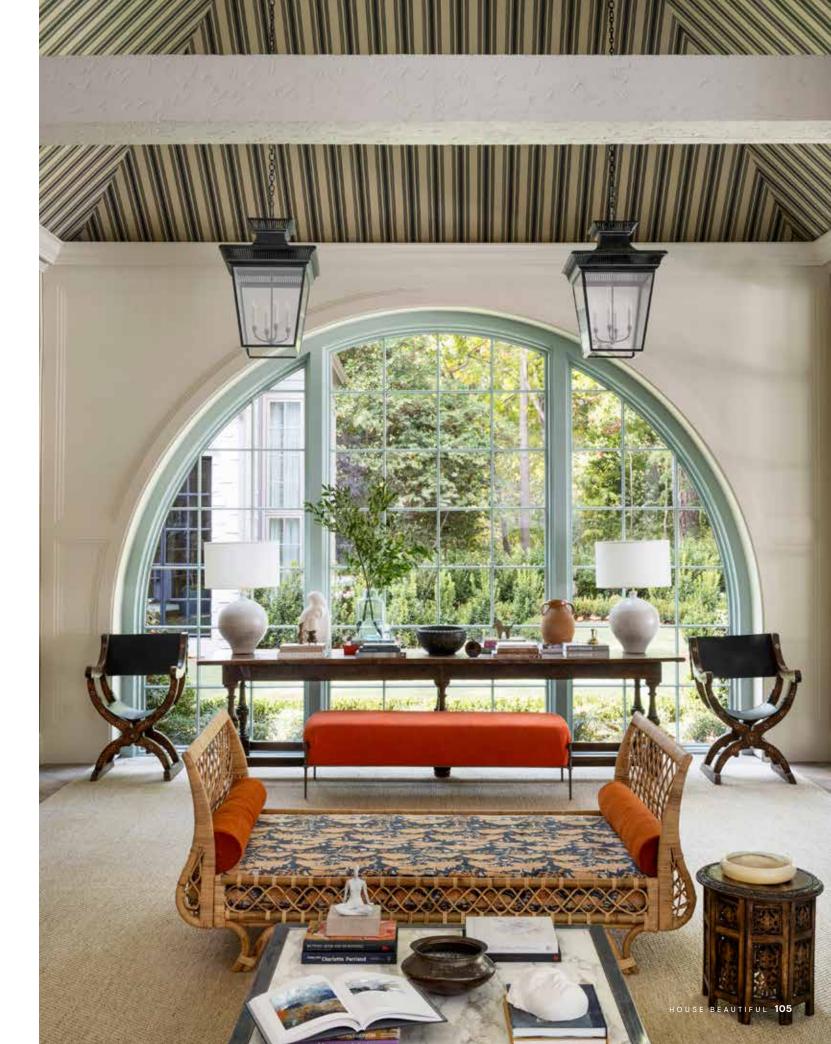
Rug: Fibreworks. Paint: Lime White (walls), Green Blue (windows), Farrow & Ball. Wallpaper: custom, Farrow & Ball. Lighting: Circa Lighting. Daybed: Serena & Lily, in Sar on fabric. Mantel: François & Co. Bench: Lee Industries

ALCOVE

A little nook was primed for a built-in settee. Feldman designed the seat in a William Morris floral velvet with a custom Fabricut **trim** and flanked it with Circa Lighting sconces and a painted Moroccan table. "I love this little moment. It kind of makes no sense but looks good together," she says.

THRUWAY
This oversize, lengthy room has six openings to adjoining spaces, so Feldman floated most of the furniture in the middle for natural conversation and easy flow if you're just passing through. **Sofa:** Lee Industries.







WFH ZONE

by DRESSING ROOMS INTERIORS STUDIO

Now that working from home is a lifestyle rather than a fallback plan, it takes place all over the house. Designer

Ariene Bethea imagined how a person would move through their workday at home before settling on a threepart suite. "They'd have coffee, go into the office with their teammate, and then take calls or present to a client in the conference room," the designer says. She connected these underutilized spaces, turning a side room into the office, a hallway into a serve-yourself snack bar, and a garden room into a flex meeting room with a view. "After hours, it can

work for homework and fun family nights," she says. Bethea credits her mother for her love of art, having grown

up with gallery walls before they were "a thing." She unified all three spaces with an eclectic mix of new and vintage art, a deep eggplant color, and an abstract wallcovering on the ceiling, saying, "No one wants a boring office!"

Lighting: Circa Lighting. Hardware: Rocky Mountain Hardware. Countertop: Caesarstone. Paint: Brinjal, Farrow & Ball. Drapery: S. Harris. Chairs: vintage, in Fabricut fabric. Table: Serena & Lily. Ceiling wallcovering: Phillip Jeffries.





SNACK BAR

Located just off the conference room (opposite page), an unused hallway is now stocked with coffee supplies for daytime meetings and cocktail accoutrements for celebratory happy hours. Countersplash: Caesarstone Brass: Architectural Grille.

OFFICE

Bethea designed the office to have plenty of workspace, with a wraparound desk for two. An abundance of closed storage houses all the practical (but less pretty) components of office work, while open shelving above shows off a rich collection of objets and books. Chair: Lee Industries. Art: James Derit, Minted.





OWNERS' SUITE by mark williams design

Thanks to architect Yong Pak's 14-foot-tall vaulted ceilings, Williams and Papadopoulos were inspired to impart a romantic sensibility in the bedroom. Overlapping LED fixtures that look like crystal necklaces are draped from the ceiling. Drapery panels in a Sanderson fabric embroidered with leaves and acorns cover the entire wall behind the custom bed and the reading niche. "One thing Atlanta is known for is our tree canopy," Williams says. "We loved the idea of bringing that natural vibe into this house." All of this ornamentation adds up to a sort of luxe cocoon you'd never want to leave: "I think we created a room that feels

Bed: Lee Industries. Bedside tables: Grothouse with Architectural Grille inserts. Mattress: Steams & Foster. Lighting: Circa Lighting.

cozy, intimate, and calm," Williams says.







READING NOOK
A light-filled niche in
the bedroom is the perfect spot for a private catch-up. Chairs: Serena & Lily, in Sanderson fabric. Windows: Pella. Wall-paper, drapery, and bedding: Sanderson.

GALLERY

Art lines the hallway connecting the owners' sitting room, bedroom, closets, and bathrooms. A "morning bar" with a coffee station and dual refrigeration drawers from

is tucked into one wall.

FIREPLACE Across from the bed, a François & Co. brass stepped mantel picks up architectural forms repeated throughout the home.

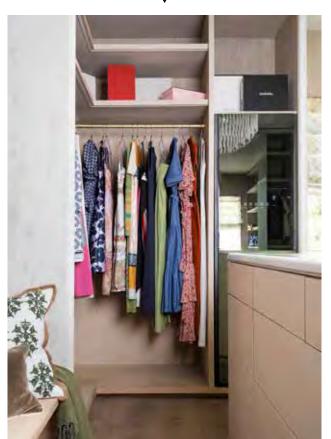




OWNERS' CLOSETS

Adams designed two closets for the future homeowners to fight over. One has an integrated LGS

Studio Styler to gently refresh clothing, while the other has a glass island top to showcase jewelry.



COSMETICS COUNTER
Between the bathrooms and closets sits a proper dressing room, with a three-way mirror (including a TV mirror) and a makeup table with a flip-top. Chair: Lee Industries.
Knobs: Rocky Mountain Hardware.

DRESSING ROOMS

by LA CLOSET DESIGN

Do you need room for 50 pairs of shoes or hanging space for all those maxi dresses? These are typically the kinds of questions a closet designer asks (before they come see the space themselves). But when designer Lisa Adams was asked to design closets that would make *any* homeowner happy, she had to think universally. "We wanted something more exciting than the classic white closet," she says. With this in mind, Adams made room for all the things: vanity tables, islands to hold intimate

Lighting: <u>Circa Lighting</u>. Pillows: <u>Serena & Lily</u>. Shade: <u>Sanderson</u>. Island tops: <u>Caesarstone</u>.

apparel, LED-lit shelves for accessories, and plenty of wardrobe space.





GUEST SHOWER

In the bathroom, Calacatta tiles are matched with tile trim, creating a luxe paneled effect in this modern European-inspired shower. **Tile:** Ann Sacks.



A RELAXATION ZONE

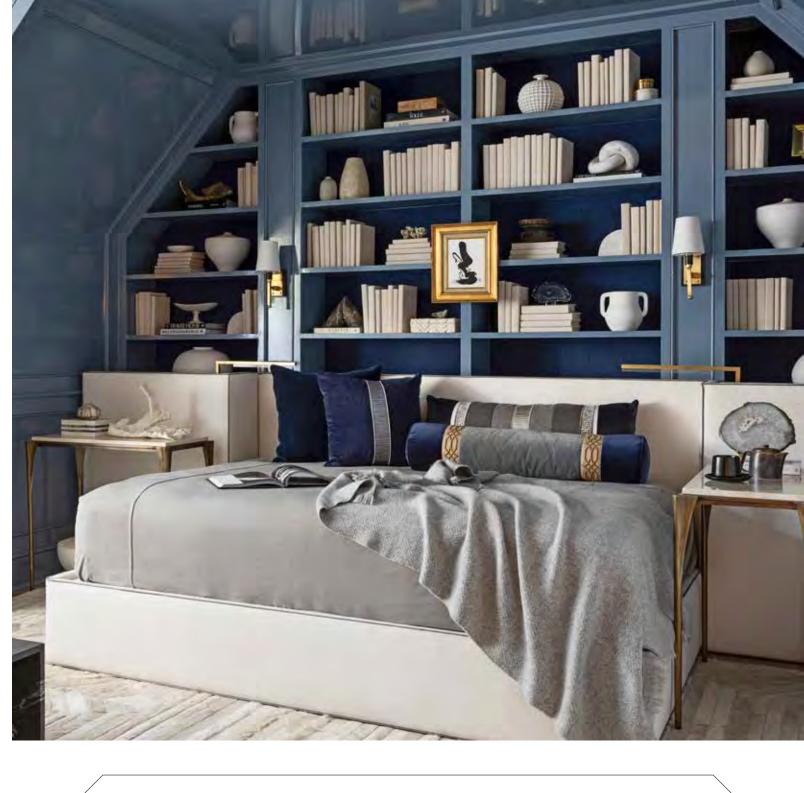
Talk about amenities: A glossy wall of custom cabinetry is offset by brass inlays from Architectural Grille and topped with a Grothouse wood desktop. Smartly hidden features include a microwave from Signature Kitchen Suite and their dual undercounter refrigerator drawers—stocked with mini-bar-level refreshments—plus an LG OLED TV for marathon movie nights. Windows: Pella. Chandelier: Circa Lighting. Chairs: antique, in Fabricut fabric and Stroheim trim. Sofa: Lee Industries, in Vervain fabric.

PRIVATE QUARTERS

Just off the sitting area, there's a full walk-in closet and an en suite bath, making it the ultimate little getaway for those who want to stay awhile. **Brass inlay:**

Architectural Grille.





GUEST CHAMBERS

by BRYNN OLSON DESIGN GROUP Who doesn't want to feel like they're staying at a luxury hotel—for free? This is exactly what designer Brynn Olson had in mind creating a suite for overnight guests. "My clients were requesting spaces where their loved ones could feel comfortable and would want to stay awhile," she says. To achieve this 5-star feel, she used a high-gloss blue paint, added custom cabinetry throughout, and made sure every amenity was within arm's reach. A custom queen bed frame placed longways against a wall takes up less room than if it protruded and can be used as a daybed with a quick swap of the pillows. Olson utilized the extra floor space to create a seating area for guests to linger.

Mattress: Stearns & Foster. Pillow fabrics: Fabricut, S. Harris, and Stroheim. Lighting: Circa Lighting. Bed upholstery and cording: Fabricut and Vervain. Paint: Selvedge, Farrow & Ball. Wallcoverings (bookcase backs, lounge ceiling, bathroom walls): Phillip Jeffries. Bedding: Serena & Lily.

114 HOUSE BEAUTIFUL
HOUSE BEAUTIFUL





A NATURAL LIGHT

Called an oriel window, this bay window sits up off the ground. It's a striking effect indoors and out, giving the whole room a touch of grandeur.

Windows: Pella. Rug: Fibreworks. Drapery: Stroheim. Bench: Urban Craft, in S. Harris fabric. Folding screen: Urban Craft, in Stroheim fabric.



< GUEST BATH

BATH
With the walls
covered in a
showstopping
and easy-clean
Florim porcelain
tile, this little
en suite feels
as sublime as
the bedroom.
Towels:
Serena & Lily.
Countertops:
Caesarstone.
Lighting:
Circa Lighting.

116 HOUSE BEAUTIFUL 117





READING CORNER

"I like to create moods, and lighting is the most important factor," Reynolds says. "You don't have to move furniture; just flick a switch."

CLOSET

Under the same Moooi wallcovering, here in blush, is an outdoor Lee Industries swivel chair in velvet from S. Harris. Paint:
Sulking Room Pink, Farrow & Ball.







A
BEDROOM
With its 15-foot-tall ceilings and beautiful light, the room called for serene furnishings. As with the daybeds in the adjoining room, Ford floated the bed from the wall to impart an undeniable openness. "It's weird, but it works," she says. "The space feels like you have room to breathe."

TEEN SUITE by Leanne ford interiors

A place for expression—that's what Leanne Ford had in mind when scheming this flexible bedroom and connected chill-out space for a very lucky teenager. The warm palette of tonal neutrals, including layered furnishings and accessories from her line at Crate & Barrel, makes vaulted rooms feel limitless. Ford called on her friend Carolyn Kelly, a mural artist, to create a playful ribbonlike trim along the ceiling. This is to be enjoyed by anyone lounging on the slipcovered daybeds that float in the middle of the room (easily laundered after sleepovers and messy art projects alike). "For me, the challenge was: How do I infuse soul into a new space?" says Ford, who typically renovates old homes but pivoted to warm up this extension to the house. A fan of the imperfect, she pinned pages torn from magazines on the walls and layered comfy bedding and pillows throughout, as if granting the future inhabitant permission to mess up things a bit. And why not, the designer says? "The parents don't live here."

Lighting: Circa Lighting. Paint: Stirabout, Farrow & Ball.

Mattress: Stearns & Foster.

CLOFFICE

"I always find little nooks for reading or creating," Ford says. An unused closet situated just off the bedroom is now a makeshift homework station and creativity zone, thanks to a textured memory board and a comfy desk chair.







A WINDOW SEAT

One of the unifying elements in this hangout space is the graphic pattern on the <u>S. Harris</u> **draperies**: It's also on throw pillows but is most dramatically interpreted in the **metal archway** from Architectural Grille over the bar. Chairs: Lee Industries.

MEDIA ROOM

by KIMBERLY + CAMERON INTERIORS

The ideal media room actually brings family together. "It should be a space where they can congregate, escape, chill, hang out, have fun, play games, and interact with each other... and have a drink or six," jokes designer Keia McSwain. Her scheme for this long, narrow space started with a poster from her father's favorite movie, Across 110th Street, that pairs deep greens and orange and hangs opposite a wall of windows. Unwilling to compromise coolness, McSwain wrapped the entire space in a luxe, stitched-hide chevron wallcovering from Arte and added a tortoiseshell gold glass pedestal table (for perching one's drink) at the room's entrance. "The overall vibe," she says, "is about warmth and fellowship."

Backsplash: Ann Sacks. Stools: Frontgate. Lighting: Circa Lighting. Sink and fixtures: Elkay. Barware: rel. Countertop and cabinetry: Grothouse, Windows: Pella. Paint: Bancha, Farrow & Ball. Table: Bradley. Art: Kara Schlabaugh (left) and Ivesta Angelova (right), Minted.





A SCREENING AREA A massive 136" LG Home Cinema takes up a whole wall and even works in full sun. The acoustics are enhanced by a snakeskin-

pattern wall-to-wall carpet from Fibreworks.

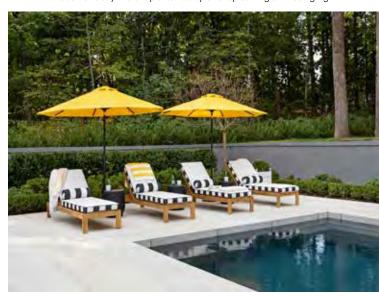
WET BAR

away treats.

Adult and kid beverages can be stored separately in convertible undercounter refrigerator drawers from A hidden smaller drawer on top is perfect for stashing

CABANA

At the far end of the pool, bright yellow umbrellas over four teak chaises welcome guests to stay awhile. Chic black-and-white outdoor-fabric cushions dry in a snap after a day of of splashing and lounging.

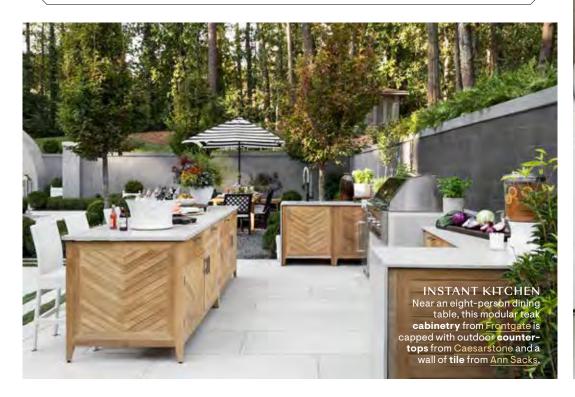


OUTDOOR RETREAT

by
ASHLEY GILBREATH
INTERIOR DESIGN

Five thousand square feet of backyard space is a lot to sculpt into a backyard resort, so designer Ashley Gilbreath headed straight to Frontgate. "I wanted to create multiple conversation areas that could work for intimate nights at home or larger gatherings," the designer explains. Under a covered porch, slipcovered swivel chairs paired with a sofa and a corrugated Stonecast coffee table take cues from the indoors, while a round outdoor table is the perfect place to dine on rainy days. Steps from the pool, an outdoor buffet is equipped with a nine-gallon beverage tub and plenty of space for barware and drinks.

Lighting: Circa Lighting. **Paint:** Purbeck Stone (walls) and Mole's Breath (trim), Farrow & Ball.





124 HOUSE BEAUTIFUL 125



IN THE DETAILS

All the little things that make this house tick.





EASY ENTRY This interior **lever door handle**

from Schlage complements the transitional style of the house.

SOUND SLEEP

Every bedroom is outfitted with a Stearns & Foster

mattress, so both the owners and their guests will get a great night's rest.



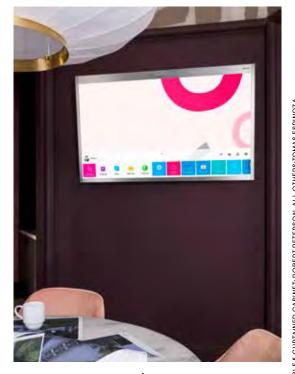
PERFECT TEMP

With this whole home comfort system from <u>Trane</u>, homeown-ers can customize the air quality, temperature, and humidity by room. So wherever they are, they're completely at ease.



GALLERY HALL

A corridor designed by Jonathan Savage on the upstairs landing was transformed into a gallery. Art: Cait Courneya (two on left) and Krissy Bengtson (right),

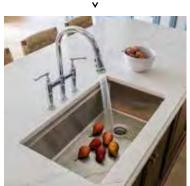


CONFERENCE CENTER

In the home's meeting room, an LG Quick Works screen is a smart board, allowing for easy videoconferencing, split-view multitasking, and voice recording.



This classic **bridge faucet** from Elkay looks elegant from every angle and pairs well with their deep, does-it-all sink.



HOME SECURITY

Even in a great neighborhood, security matters. The Schlage
Wi-Fi dead bolt allows owners to easily manage codes and grant access.



STOCKED SHELVES

Across from the scullery, a walk-in pantry keeps **small** appliances and kitchenware from Wayfair within reach. Fixed lower shelves are paneled with Caesarstone, while upper shelves are adjustable.





HARDWORKING LAUNDRY

This second-floor laundry room got a new look with garden-inspired wallpaper from Sanderson and an LG Studio Styler that's guaranteed to minimize runs to the dry cleaner. Countertop: Caesarstone.

Hardware: Rocky Mountain Hardware.

PLAY SPACE

This two-in-one game table from Frontgate has a removable top: Leave it on for Ping-Pong or take it off to reveal a billiard table.

SMART START The best way to begin a

renovation project? Get expert advice up front. The pros at Regions Bank can help you sort out your finances and plan your dream home.

126 HOUSE BEAUTIFUL HOUSE BEAUTIFUL 127