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CONTRIBUTED BY LINDA MACARTHUR

COVER STORY

## Raise the roof for redo

Architects and contractors working on adding to a home can redo the roof to expand the living space and incorporate dormers, gables and decorative details that transform the home. **G4**

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On Page G10, you'll find our weekly feature, *Private Quarters*, which takes you on a tour of the home of Karla Arriola and Michael Kalms. To see more photos and video of the home, visit [myAJC.com/homefinder](http://myAJC.com/homefinder).

### ALSO INSIDE

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Sallie Nardone's son helped her update her three-bedroom College Park home after she relocated from Tampa. **G14**

#### INSIDER PERSPECTIVE **The more you know**

Our expert John Adams answers three questions a potential homebuyer must ask before selecting a lender. **G16**

# Raising the roof on style

Changing the roofline can be a dramatic way to add space, transform home.

By Lori Johnston For the AJC



A new second story on a Loring Heights home in Atlanta features a dormer and revised roof pitch, updating the former one-story home. CONTRIBUTED BY GLAZER CONSTRUCTION

# COVER STORY

GS • The Atlanta Journal-Constitution • Sunday, Feb. 8, 2015

Continued from the previous page

The prevalence of ranch-style homes in Atlanta, as well as cottages and contemporary homes needing more space, make roofs a focus for architects and contractors when it comes time for renovations. Some second-story additions stand out for their poor design, though.

With some homes, it looks like a box has been dropped on top, with no rooflines or architectural elements that fit with the existing style or move the architecture in a new direction. When planned correctly, redoing the roof can expand the living space and incorporate dormers, gables and decorative details that transform the home.

"Don't count it out that your existing house is too Colonial or traditional," said Randy Glazer, owner of Atlanta-based Glazer Construction. "By changing the roofline, we can change the total look of the house."

Before you get started, make sure the permits are in place. Homeowners likely need a permit for projects, such as replacing the roof, that go beyond simple repairs or aesthetic upgrades, according to the National Association of the Remodeling Industry.

### From blah to breathtaking

On Lake Blue Ridge in North Georgia, a fish camp built in the 1920s had a quaint stone chimney protruding out of a sloped roof but needed a serious update. The lake homeowners, who live in Atlanta, reached out to Roswell-based Handcrafted Homes and asked owner Judy Mozen to create more bedrooms upstairs, along with expanding the downstairs screened porch. They didn't want the cabin to be torn down because they liked the main level's floor plan.

Mozen built columns to support a new structure and raised the chimney, which still rises from the roof. Upstairs, she added a family room, three bedrooms and two baths, with lake views. Double gables add character, instead of a basic sloped roof.

Some homes she's renovated had ineffective upstairs space, such as a lodge-style home in Atlanta that came with dormers and an oddly placed skylight. She removed the skylight and adjusted second-floor space to connect the two existing dormers with a gable featuring a big arched window.

When the windows of an outdated 1970s home in Atlanta began to leak, Handcrafted Homes helped solve the



After a redesign (above), this Atlanta home's higher roof and arched entryway help transition it from a contemporary to cottage look. CONTRIBUTED BY HANDCRAFTED HOMES

Before the home's transformation (left), the roofline gave it a 1970s contemporary ranch look. CONTRIBUTED BY HANDCRAFTED HOMES

**COVER STORY**

Sunday, Feb. 8, 2015 · The Atlanta Journal-Constitution · G6

Continued from the previous page

problem and transform the residence from its older contemporary look into a cottage-style home. The chimney was extended and the higher roof added volume, Mozen said and, with a new entryway featuring an arched top, it made the home more welcoming.

**From classic Atlanta to French style**

Atlanta architect Linda MacArthur designed the homes of two clients to accommodate more space and better connect the design to their preferences.

In a Buckhead cottage, where a second-floor addition looked like a blob on top of the first floor, a new roof was designed as part of a renovation that raised ceiling heights to 10 feet. To give the homeowner the French-country style she was fond of, MacArthur created a new exterior with a higher-pitch roof, gables, windows and shutters.

MacArthur and another client pored over a book of homes in the Bordeaux region of France to select roof features that could be added when redoing the upstairs, which had sloped ceilings that were low and confining, she said. They took off the roof in one portion and made it a full-two story addition with three bedrooms. A high roof pitch that swooped at the eaves and casement windows were also added to create the formal chateau look.

"We were trying to give her a little piece of France in Sandy Springs," she said.

**From ranch to ... anything else**

On ranch-style houses with flat roofs built in the '60s and '70s, adding a second story can give you an opportunity to make the home look taller and more substantial and elegant, Atlanta architect D. Stanley Dixon said.

"It gives it more presence," he said. "We've done many of these throughout Buckhead."

When planning to renovate a ranch, which typically needs additional framing to hold a second floor, MacArthur suggests that homeowners raise the 8-foot ceilings to 9 or 10 feet.

"Most people don't want their house to look like a two-story ranch house when they're done," MacArthur said. "It's a great canvas to be able to change and do something else."

For a one-story ranch in Brookhaven, she reconfigured the lay-



After adding more upstairs bedrooms, a higher roof pitch and double gables, this lake house exudes charm. CONTRIBUTED PHOTOS BY HANDCRAFTED HOMES

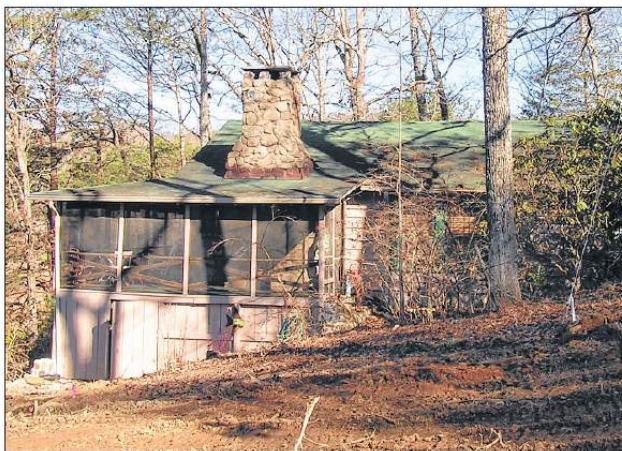
out to bring the kids' bedrooms upstairs and a playroom looking out on a golf course through big windows in double dormers.

A new roof line allows people to create a complete addition to the second level, with more space and taller ceilings. Sometimes a dormer or two can make a big adjustment to the look of the home, whether you work with an existing roof or add a new roof. A dormer also could be added above an existing garage to bump up the space.

"Adding dormers to the roofline creates bigger spaces and makes the room feel bigger without ripping the whole roof off," Glazer said.

**ABOUT THE COVER PHOTO**

Removing the roof of a Sandy Springs home created space for upstairs bedrooms and helped transform the home into a French-style chateau.



Before remodeling, the 1920s-era fish camp on Lake Blue Ridge had a basic sloped roof.

