Design of the **Times**

Architectural detailing and "green" building practices combine to create a truly modern home.

PHOTOGRAPHY BY JAMES KLOTZ

When Kip and Candice Rupp decided to build a home in Atlanta's Old Fourth Ward, it was to take advantage of the area's ongoing revitalization. The Rupps, who have been married since July 2004, previously lived in a 2,200-square-foot loft in the neighborhood, and fell in love with the area. Aware of the city's plans to develop the Beltline project, which will connect Atlanta's urban core through a combination of trails and transit along 22 miles of historic rail segments, the couple purchased a lot in the area in December 2005 and, by July 2007, began construction on their 3,400-square-foot dream home.

The Rupps wanted an open, modern home that integrated the outdoors and was comfortable and warm. Substantial outdoor space also was important to the couple. "We like to hang out at home, and we like to entertain," Candice says. "We wanted our house to be a place that we were happy to come home to every day."

With these objectives in mind, the couple hired TaC Studios to design the architectural plans for their home. "We really wanted to have a house that reflected a changing neighborhood," says Cara Cummins, co-owner of TaC Studios. "We also wanted something that was going to be within the scale of the other houses, but something that pointed to the future." As a result, TaC Studios designed the three-story home (plus the rooftop patio) that features

The Rupps' **MODERN HOME** features plenty of windows, three outdoor terraces and a rooftop patio, all of which help integrate the surrounding landscape.

From top:
The top two levels of the Rupps' home feature white oak flooring with walnut stain. The table and benches in the **DINING ROOM** are from By Design Furniture.

The birch kitchen cabinets, custom-made by Cabinet Works, provide plenty of storage to keep the space clutter-free. The **KITCHEN** also features pendant lights from Solavanti Lighting and silestone countertops.

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the windows can be opened to pull cool air in from the garden level, through the stair tower and up to the roof, thereby providing a natural cooling system.

In addition to these efforts, the Rupps also planned the home's interior design to be in keeping with the natural, green feeling of the home. For example, they chose to use sealed cement for the bottom floor of the house to symbolize stone, and other natural elements such as polished slate and pebble tiles to soften the modern nature of the architecture.

The home's landscaping, by Avant Gardener, features a courtyard and Koi pond nestled between the couple's detached garage and the back entrance of the home. According to Kip, the pond is a welcoming and relaxing addition. As another green building practice, the home features a gutter system that collects rainwater and filters it into barrels that can be used to water the garden.

On the home's exterior, the Rupps chose to use brown paint so the residence would blend in with the lush trees and surrounding environment. So although the home's modern architecture is unique to the Old Fourth Ward, it is a natural fit. –Misty Reagin

Clockwise from top:
The couple's **MASTER BEDROOM** features an Italian bed from House of Denmark, sheepskin rugs and a painting by local artist Heather Stevens Weese.

The **MASTER BATHROOM** has heated travertine tile floors, a freestanding air jet tub with an artful fixture from Lacava, silestone countertops and custom cabinets from Cabinet Works.

The couple brought this **STATUE** of Shiva back with them from India.

clean lines, an open floorplan, plenty of windows and three outdoor terraces. In addition, the Rupps hired Robert Soens, president of Pinnacle Custom Builders Inc., to build their home using EarthCraft House standards. This "green" building program encourages using materials and practices that reduce utility bills and protect the environment.

According to Soens, his company aims to meet EarthCraft House guidelines on every project. "If you are just building to code, then you are building to a minimum government standard," he says. "We want to do a lot better than that." As such, Pinnacle Custom Builders installed high-efficiency HVAC units and used energy-efficient building materials such as spray foam insulation. The company also recycles building materials.

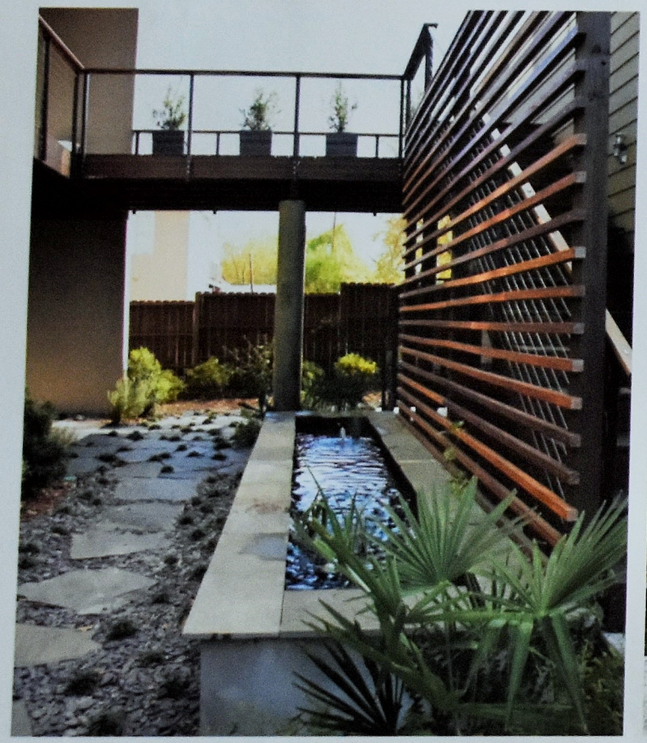
However, according to Cummins, green building doesn't begin with purchase power. "It begins with minimizing solar gain and maximizing natural features to capture the wind and sun without heat," she says. To do this, TaC Studios integrated window openings on the home's lower level. Besides providing plenty of natural light,

Clockwise from top:
A piece of artwork by Charles Huntley Nelson softens the clean lines of the highly sculptural **STAIR TOWER**.

The Rupps' indoor cat, **SMOKEY**, enjoys the light filtering in through the windows.

Kip and Candice enjoy spending time on the **ROOFTOP PATIO** where they can take in the amazing views of Downtown, Midtown and Buckhead.

The **COURTYARD**, designed by Avant Gardener, features slate stepping stones and a Koi pond that create a calming, Zen-like atmosphere.



From top:
The **LIVING ROOM** features a media cabinet that was custom- made for the Rupps by local mill worker John Frederick. The piece doubles as a storage console for media components and as a bench for extra seating during parties.

The sealed cement floors on the **LOWER LEVEL** of the home symbolize stone. This room, which Kip and Candice use as additional entertaining space, has as its focal point a painting by Lawson that was handed down to Kip from his father.