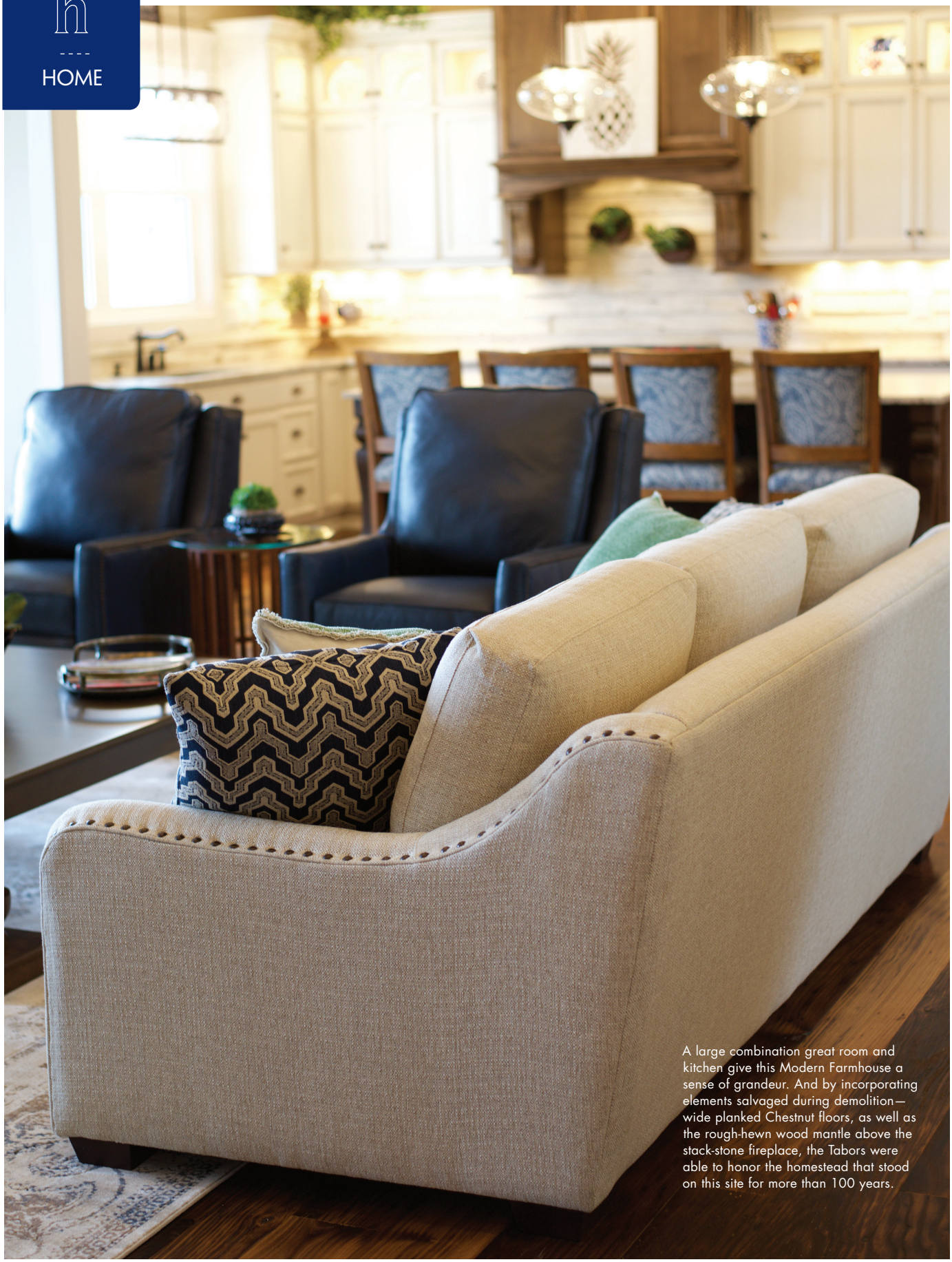
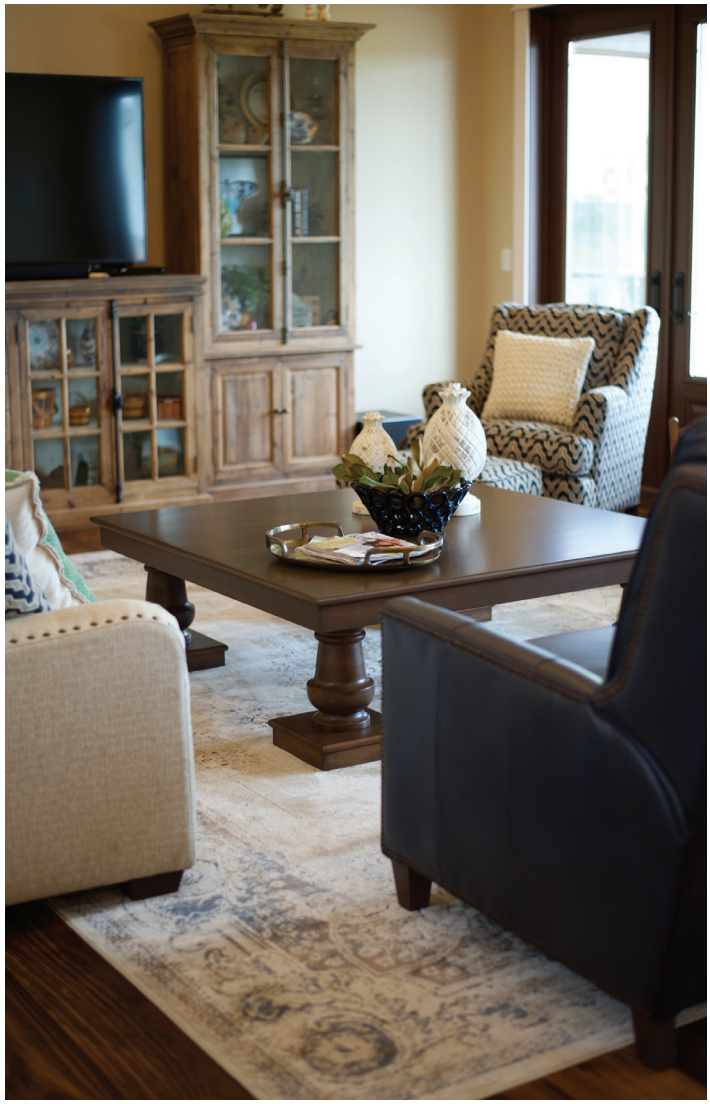


A large combination great room and kitchen give this Modern Farmhouse a sense of grandeur. And by incorporating elements salvaged during demolition—wide planked Chestnut floors, as well as the rough-hewn wood mantle above the stack-stone fireplace, the Tabors were able to honor the homestead that stood on this site for more than 100 years.



From Reclaimed Homestead to *High Performance Farmhouse*

BY **MARY NESTOR** | PHOTOGRAPHY BY **JOE IMEL**

With today's rapid-growth forestry products and cookie cutter blueprints, it is important to remember that the family home is meant to last for more than a single generation.

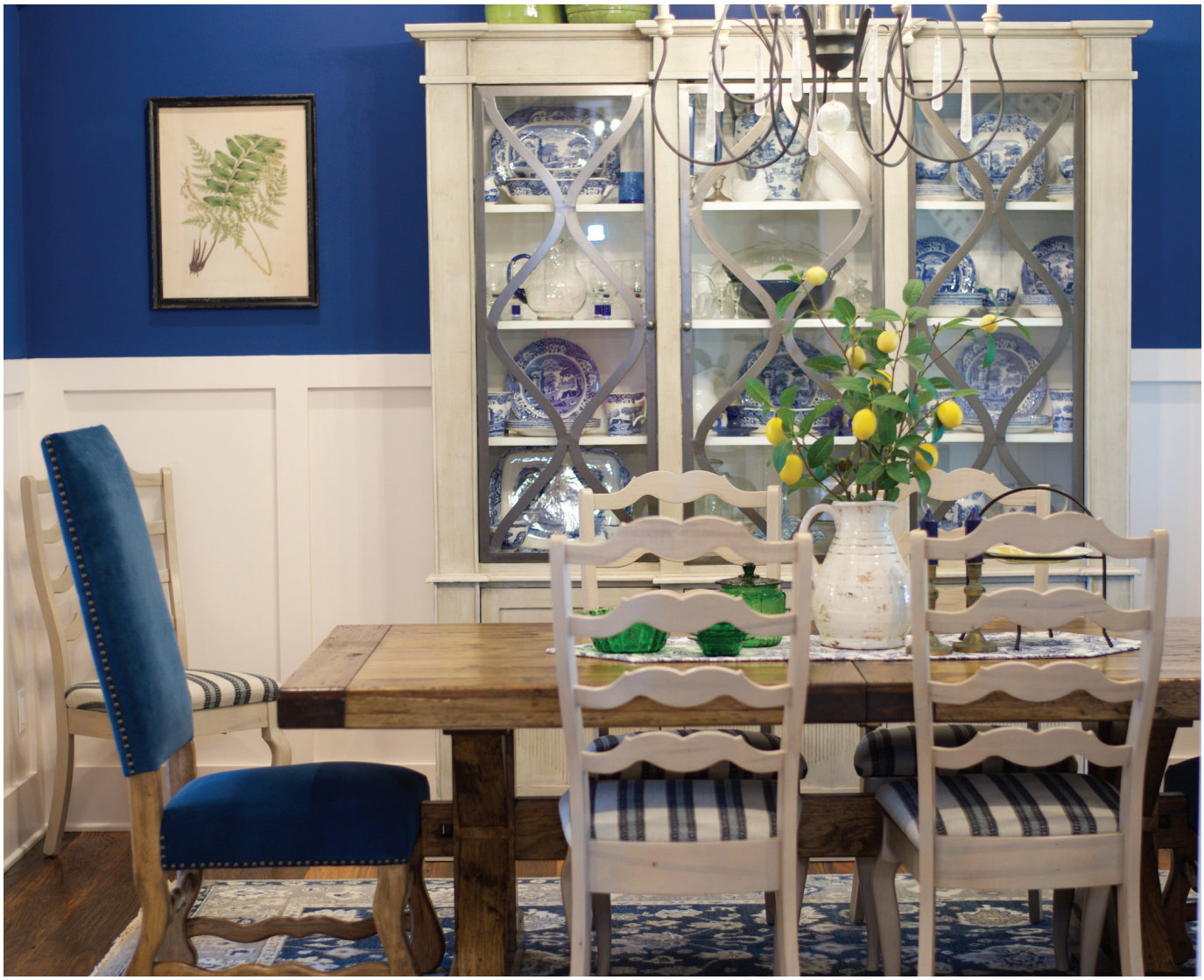
And this is definitely a place where size does not matter. From the Thanksgiving turkey, to holiday parties, and ordinary occasions—even tiny homes have unlimited space to hold new memories.

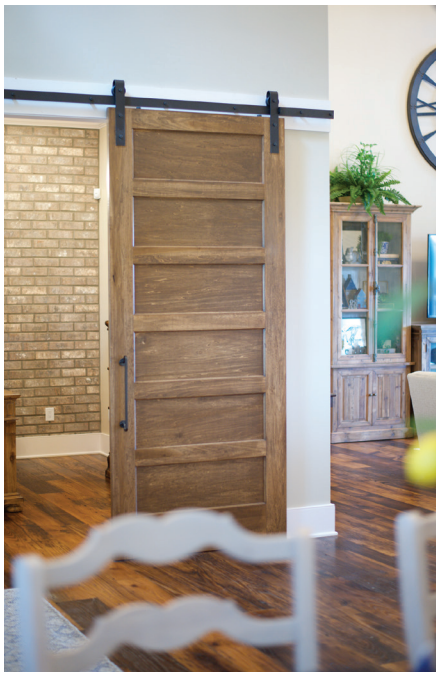
But what happens when it really is more appropriate to say goodbye to a cherished homestead and embrace a more livable, energy-efficient home? After all, kitchens were not always in the galley and grandpa never had to contemplate the best place to mount the flat screen, much less calculate the merits of solar arrays or geothermal heat.

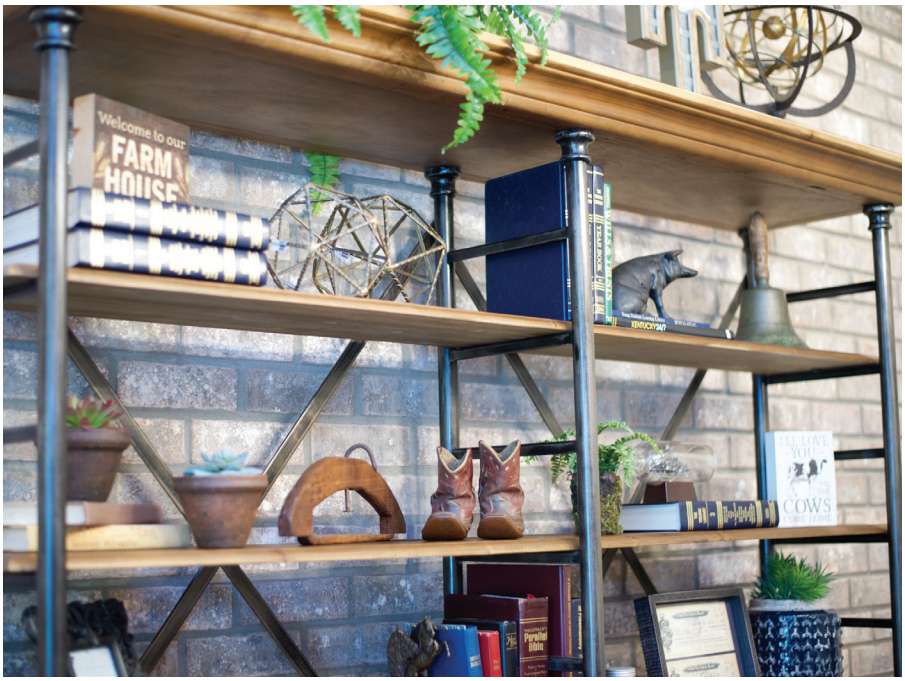
Times change.

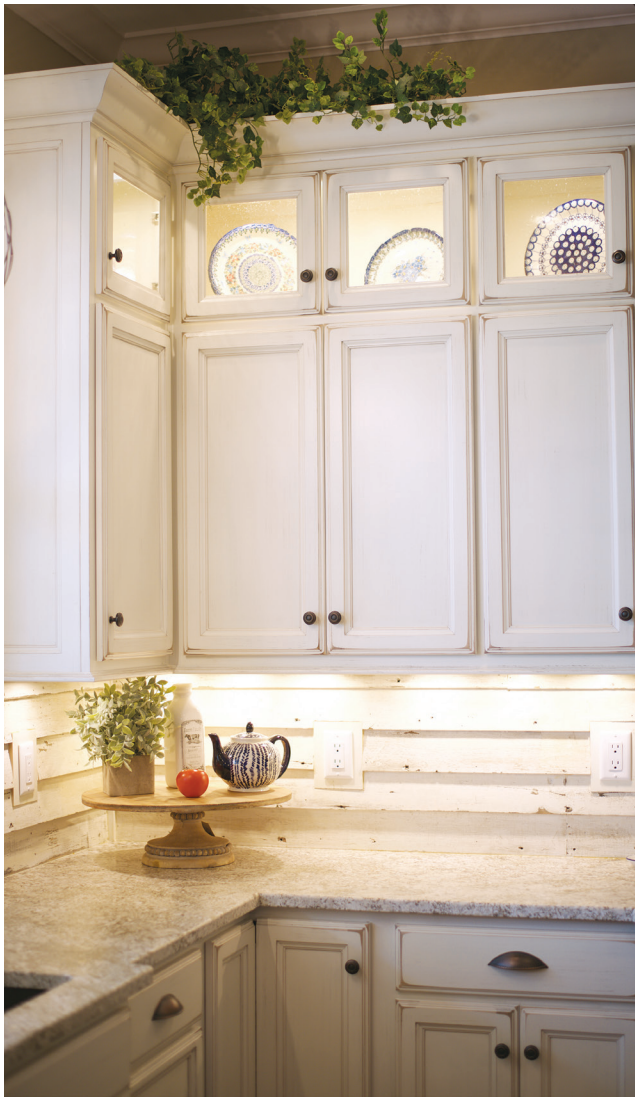
Which is exactly how in July of 2017, Reda and Danny Tabor found themselves facing the prospect of demolishing a home that stood surrounded by rolling hills and natural springs for several generations. Built around the turn of the century, and kept in the family since the 1920s, there were a lot of good memories tied to "Mammy's" house.

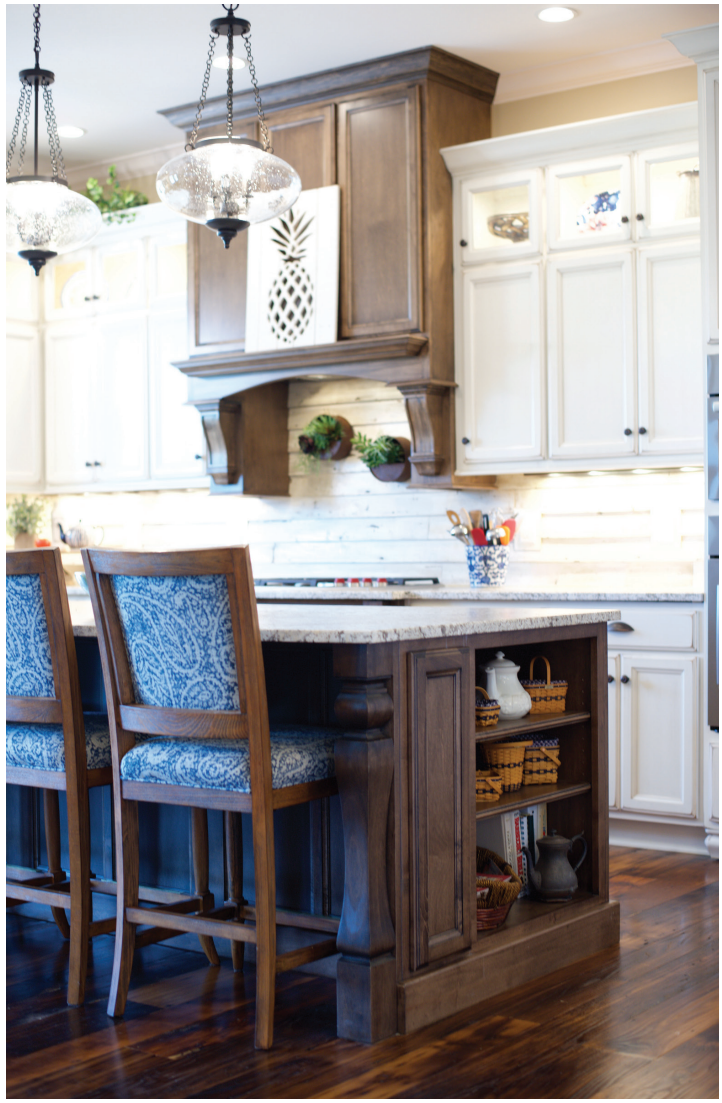
So much so that initially, the Tabors had hoped to simply modify, renovate and stay put. But their builder Tim Graham of Design Builders, Inc., recognized the limitations of that






Welcome to our
FARM
HOUSE





ABOVE Creative Wood Design in Russellville built the kitchen cabinets and Reda found the granite with its leather-like matte finish—while shopping in Nashville, Tennessee.

TOP LEFT When it came time to decorating, Reda Tabor was confident in her choices. Her modern farmhouse palette combines dramatic choices like royal blue in the dining room against more rustic details like glass-front cabinets, and exposed brick walls.

LEFT PAGE BOTTOM RIGHT The blueprint was modified to give Reda more space to showcase some of her favorite collectibles. Rustic elements like a bracket mounted sliding barn door give the finished home its unique character.

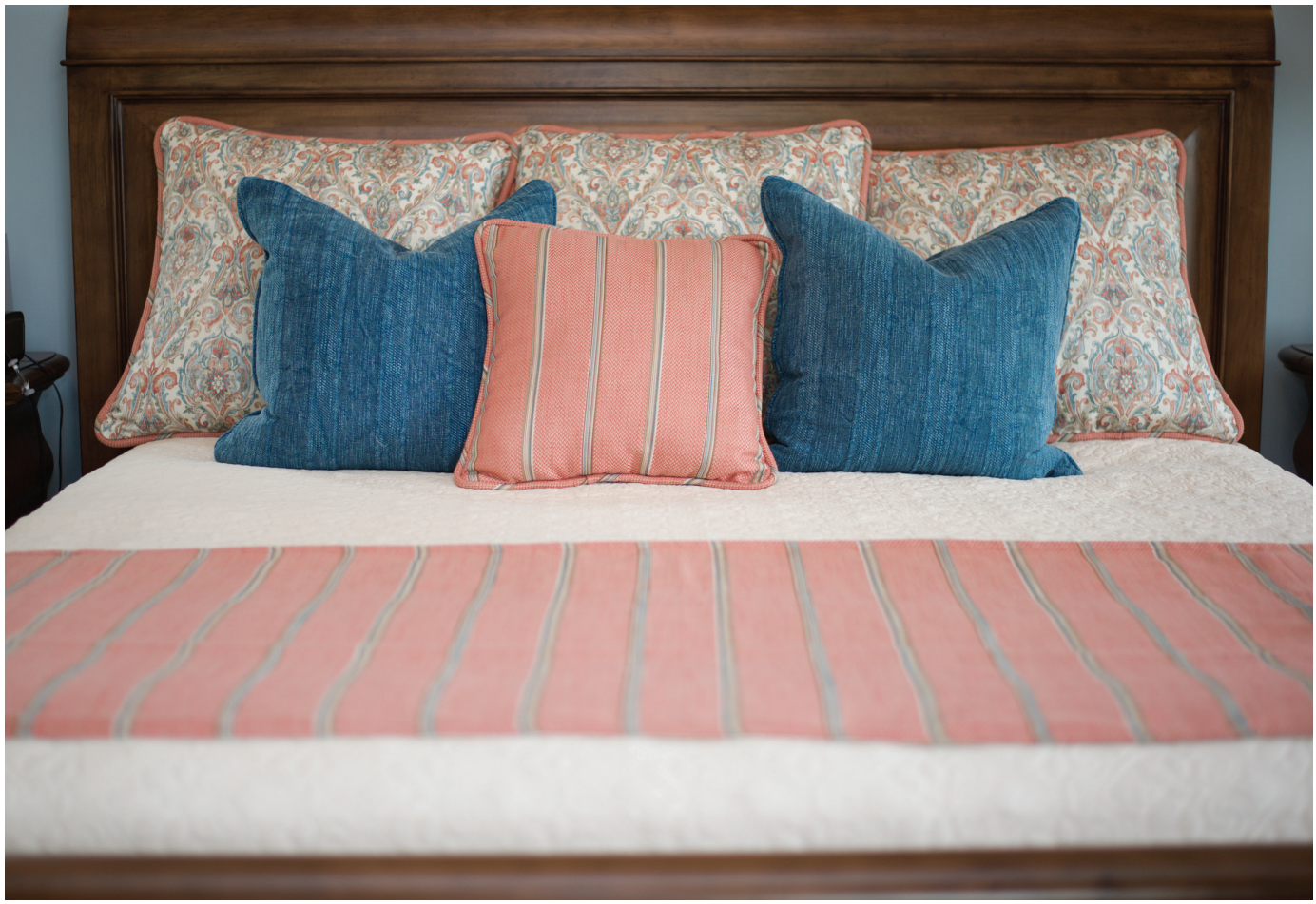
plan. Graham recalls, "Very early on we realized it was not a salvageable home so we decided to tear it down." Like it or not, sometimes starting from the ground up is the only way to insure success. So, step by step, Graham and crew dismantled then finally bulldozed Mammy's house, as well as a barn that was in the path of the new project.

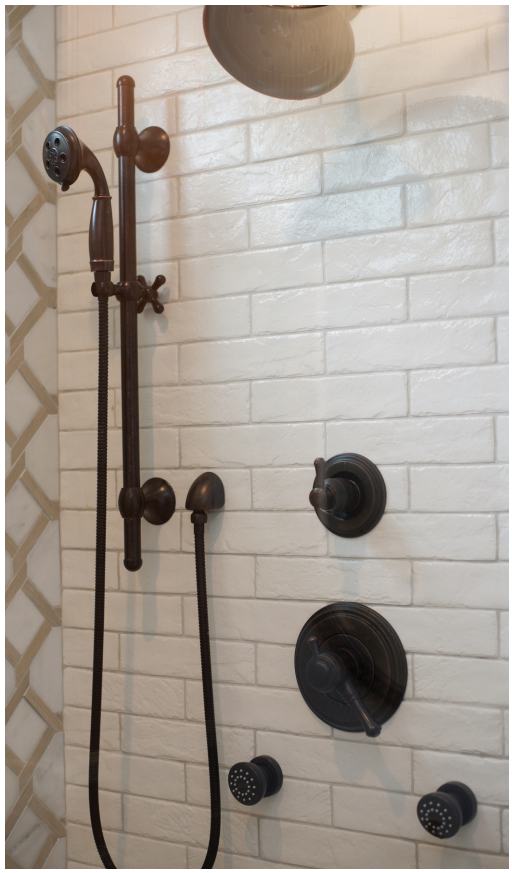
Now, just over a year after breaking ground, and fewer than four months after moving in—the Tabors' customized Modern Farmhouse--is making memories all its own. During the 2018 Parade of Homes in September, it won the prestigious People's Choice Award along with Best Curb Appeal and Best of Show, (Less than 3500 square feet).

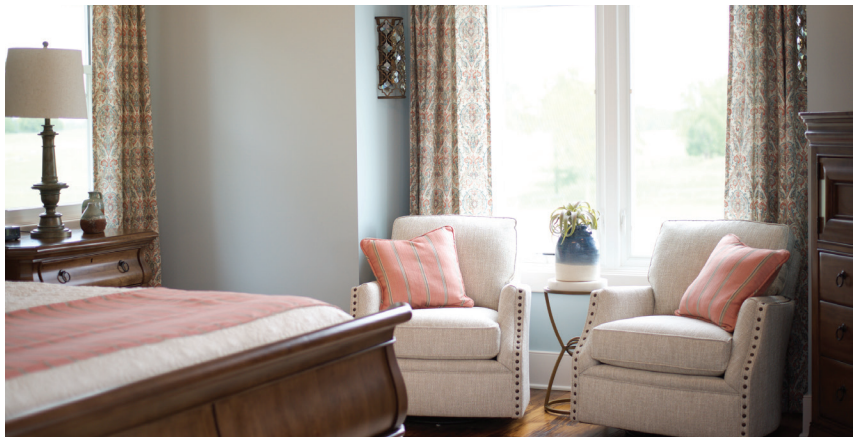
Again, and again, Graham says he heard comments about the beautiful finishes and unique architectural details. "People from the Parade walked in and said 'Wow, this is such a cool project'," he recalls. And while Graham is honored to have received it, his favorite things about the home were probably not what prompted visitors to award the People's Choice.

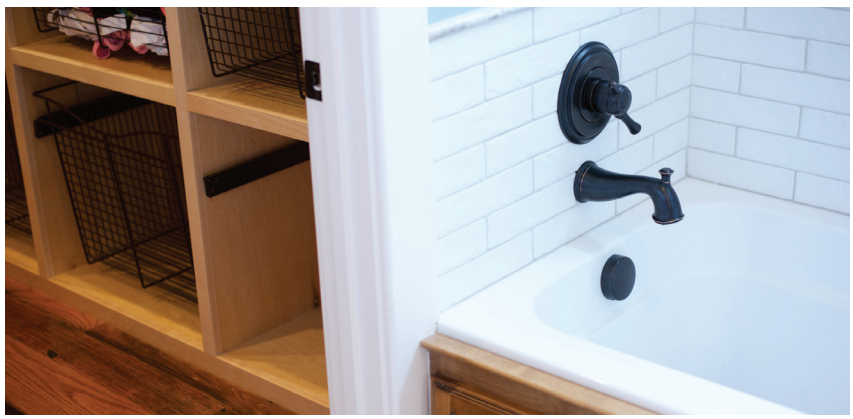
That's because he has a passion for building science which puts a laser focus on the things they don't immediately notice like the mechanics, the building envelope, indoor air quality, and other considerations which impact the home's livability and longevity.

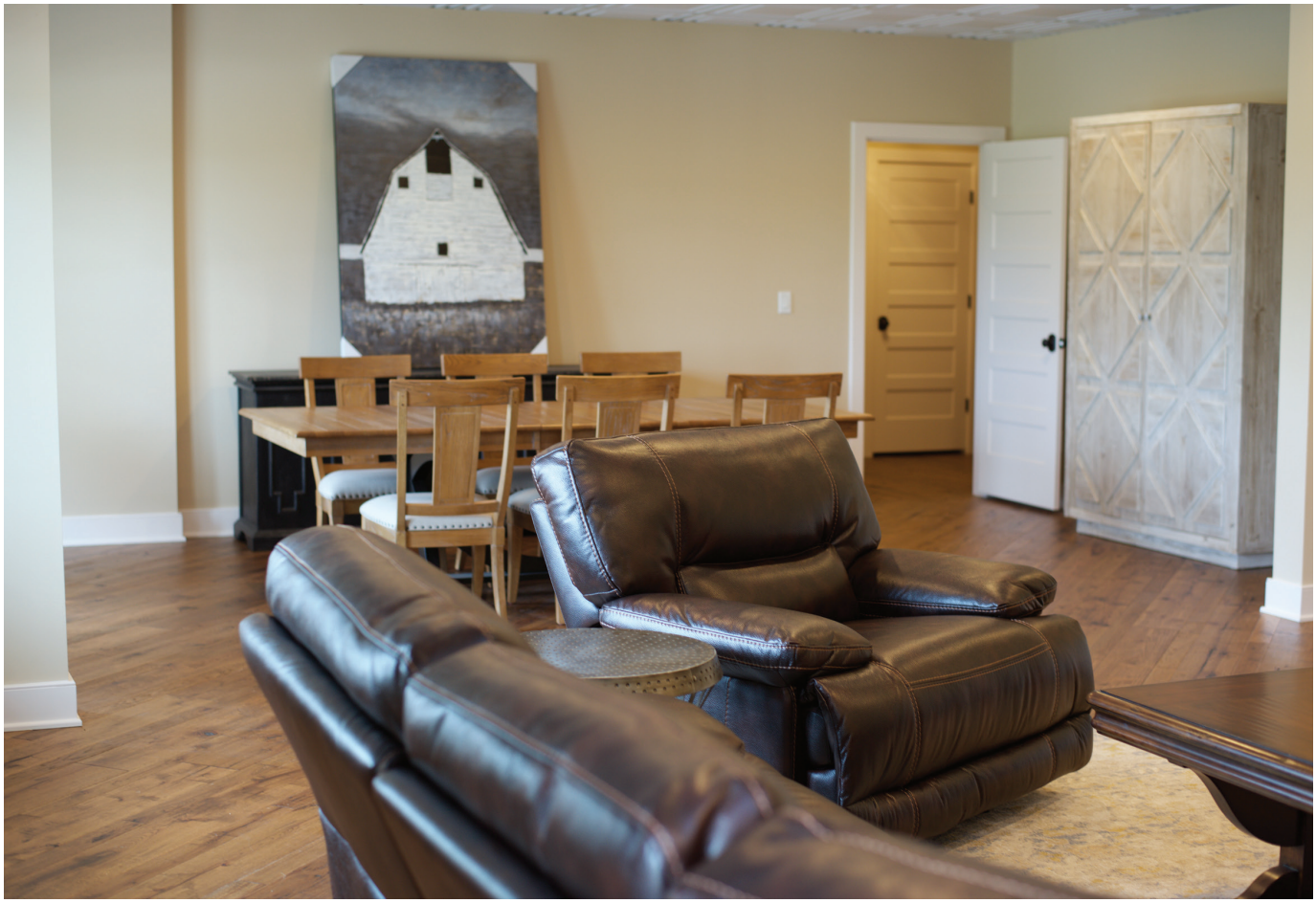
Building science is an evolving set of









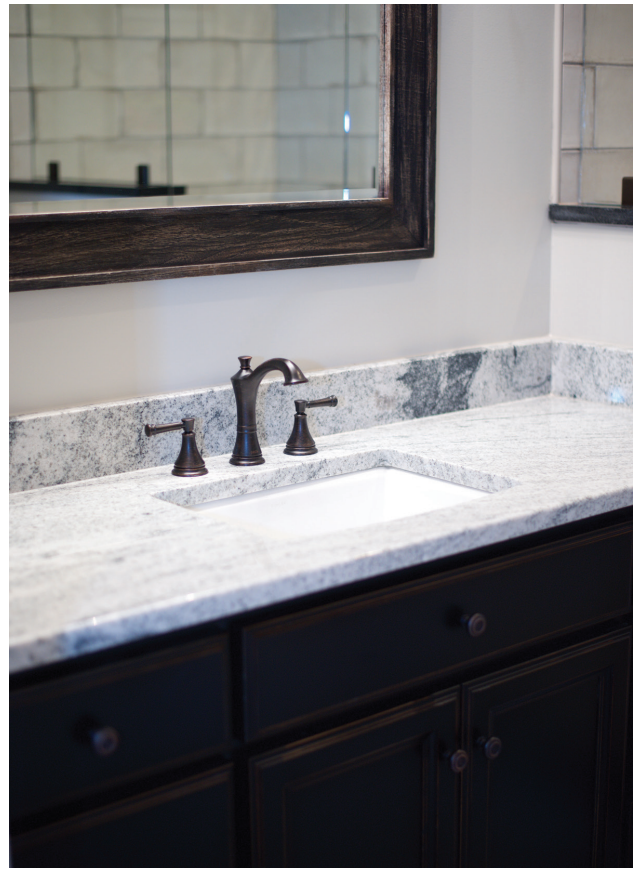


best practices.

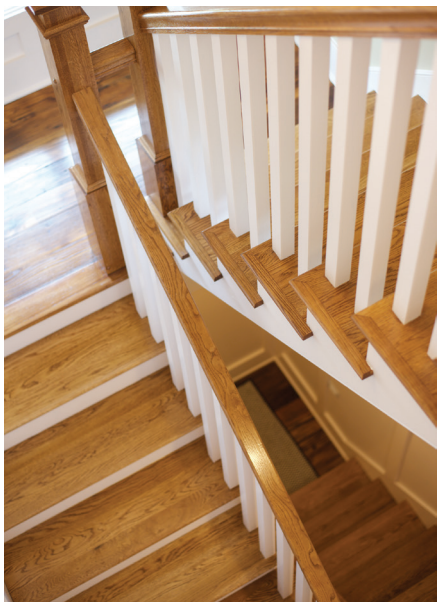
For example, at the turn of the 20th century, building science meant something as simple as cross-ventilation using windows that could be opened for fresh cool air during the "shoulder" months of spring and fall and then battened up against the extremes of winter and summer. Building science has come a long way since then.

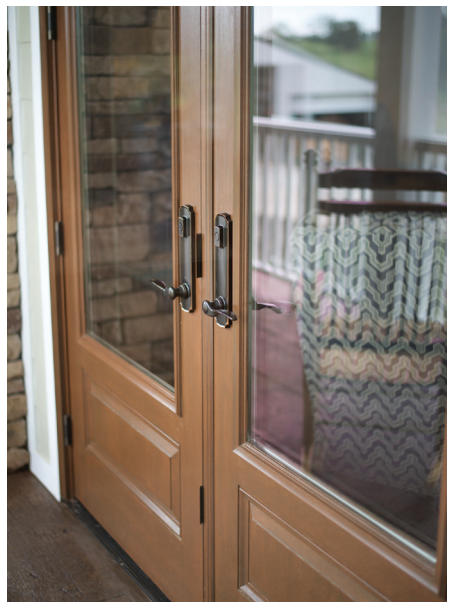
For this project, Graham specified a state of the art ventilation system, called an Energy Recovery Ventilator. This ERV brings in fresh air—much like opening a window to a cool breeze—except without impacting energy bills. In the wintertime, this same ERV can serve to pre-condition and circulate warmer air throughout. There is also a filtration system that helps reduce the pollen count and insures a fresher air exchange. And there are multiple thermostats that make the rooms comfortable throughout all three levels of living space.

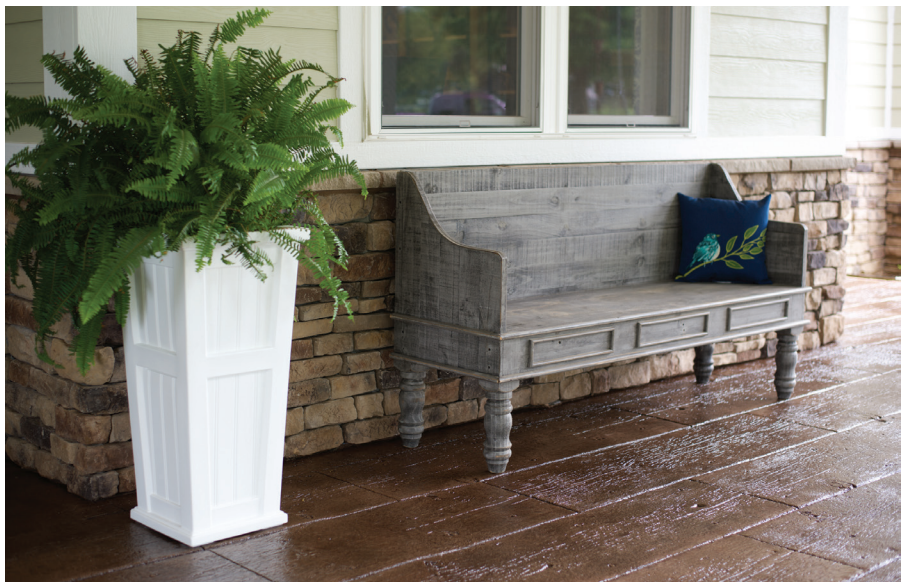
"Make no mistake about it," says Graham. "This project falls squarely into the category of a green home." Even the

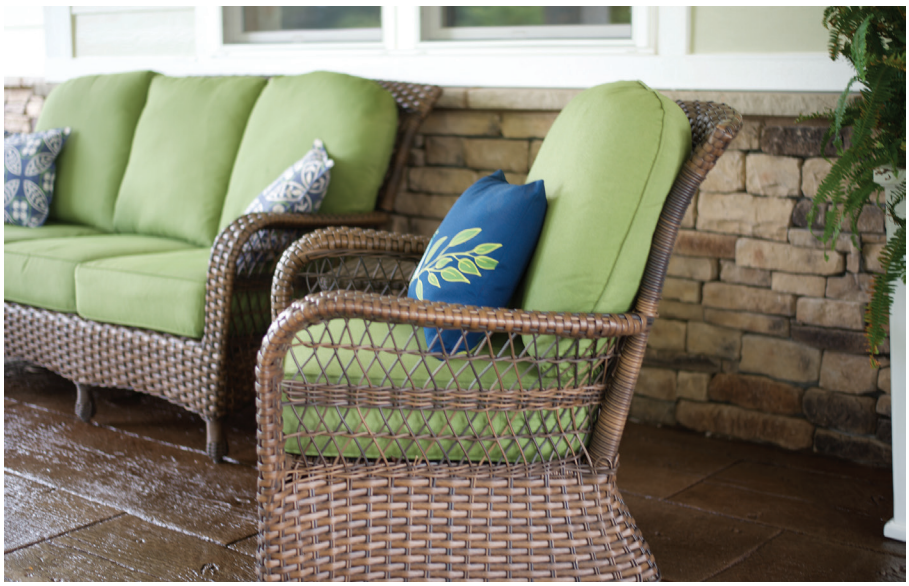


In shades of ivory, coral, and powder blue, the master suite is a sanctuary of natural light and comfortable spaces. The home is three stories including a walk-out basement that Reda is still decorating. With its generous square footage and plenty of extra bedrooms, she and husband Danny Tabor look forward to hosting their large family for holiday dinners and overnight visits.









TOP LEFT Because of its setting, it only made sense to include wide porches in front and back. The stone foundation gives way to Hardie Board siding while an eye-brow awning above the front door serves as a focal point for the façade.

MIDDLE Local artist Leeza Glisson finished the bench made from a door that the Tabors salvaged during demolition.

surrounding natural springs were put into service to supply water to all of the outdoor faucets.

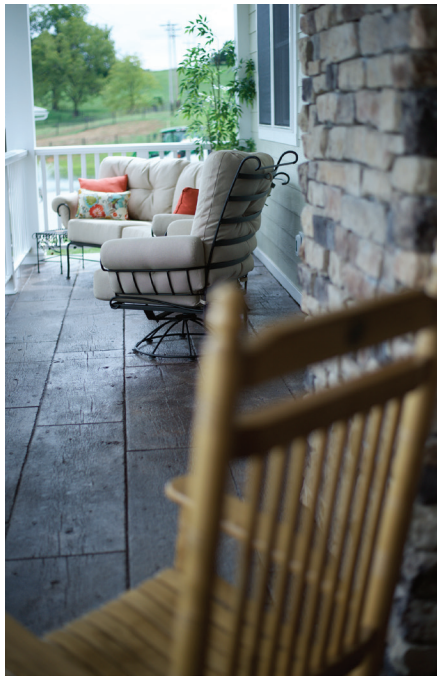
Part of its lighter carbon footprint comes courtesy of having been built with reclaimed building materials from the original structures.

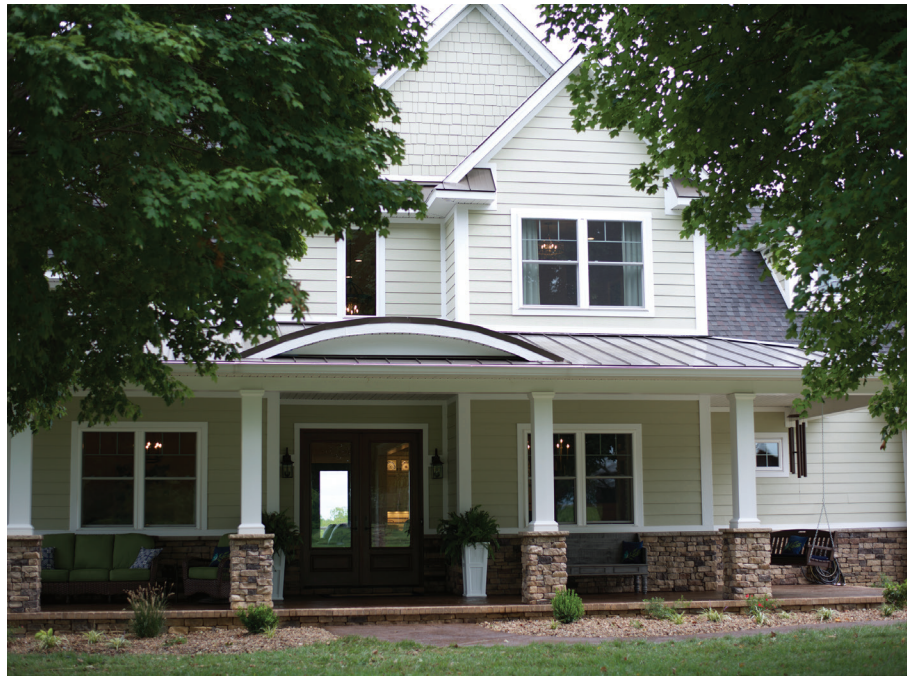
"Salvage anything you can," had been Reda's directive when they realized the original home and barn would have to be removed to make way for their new one. But even in their demise, both structures continued to surprise and inspire their efforts.

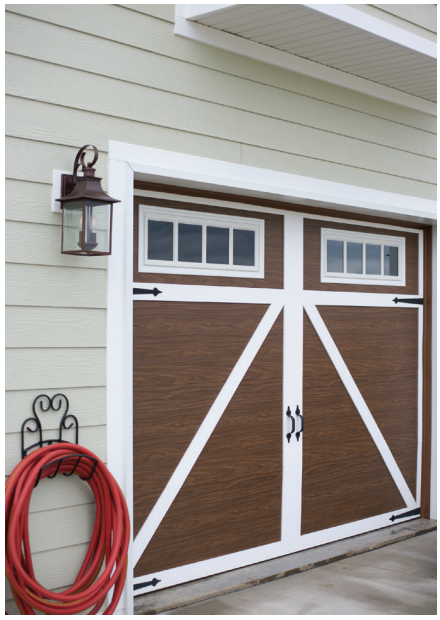
For example, upon stripping away the weathered sheets of metal from the exterior, the crew uncovered the original shiplap cladding. Building science has come a long way since shiplap was the best way to divert moisture and keep homes dry inside. Homesteaders often covered the interior flat side with tobacco cloth or burlap and later, homemakers added wallpaper to create what was essentially an early version of "drywall."

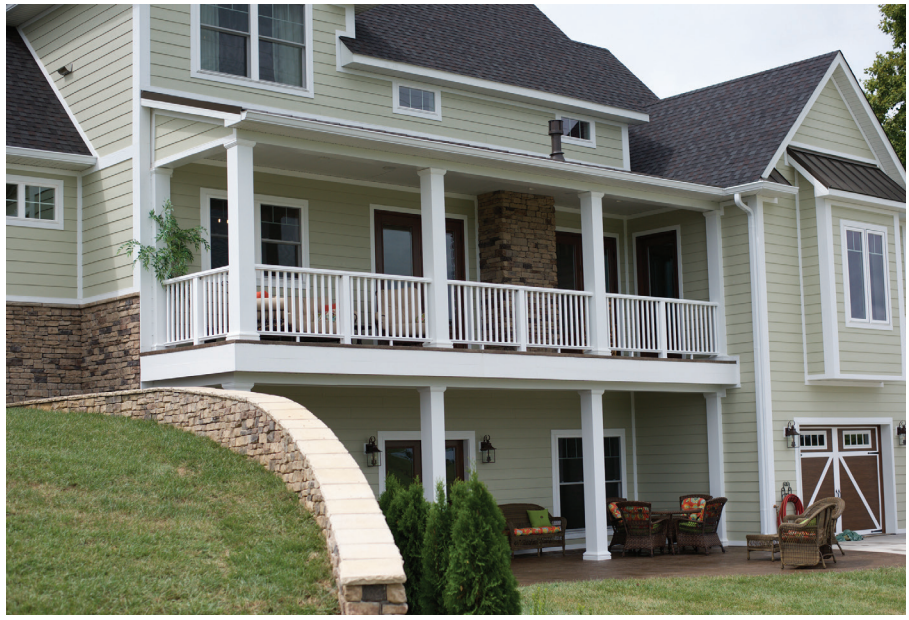
Graham used the old wood to create a fresh look. He dismantled and finished each board with a catalyzed stain so that neither steam nor cooking oil will penetrate the seal. They used the restored wood across the entirety of the backsplash where its weathered white-washed patina perfectly contrasts against the more modern elements of the new open-concept kitchen.

But the real show-stopper is the wide-planked chestnut hardwood flooring used throughout the entire top two levels of the Tabor home. It was only during demolition, that Reda and Danny discovered their barn was built using this quintessential hardwood which has become difficult to even find, much less source.









RIGHT TOP AND BOTTOM The home features three levels of living. There are 3,359 square feet divided between the top two levels above a 1,000-square foot walkout basement. From the front, it reads as a two-story, but in back, the dramatic view unfolds. Lee Brick and Block was the source of much of the stone, and Personal Touch Lawn & Pond did the landscaping.

BOTTOM RIGHT A barn-door style service garage only made sense given the rural heritage of this modern homestead.

There was a time when the American Chestnut dominated the landscape from New England to the Mississippi and throughout the Ohio Valley. But soon after the turn of the 20th Century, the accidental introduction of Asian Bark Fungus quickly spread, infecting and killing 98 percent of the entire population and bringing an end to its reign as the Redwood of the East Coast.

When they realized the good fortune to find the old-growth wood, Graham enlisted Sullivan Hardwood Flooring on Old State Road in Scottsville to install the kiln-dried chestnut boards. They used a two-step method that will insure longevity. "You can't just nail it down and go," explains the builder. "Because it's wide-plank, you have to glue it down first. Otherwise it will cup," he continues. "The way it's installed now—the floors could easily last 100 more years."

Who knows? Maybe by then, building science will mean living in chambers on the moon. But for now, this state-of-the-art family farmhouse offers plenty of time and space to enjoy an infinite number of happy memories. ✻