

# Revival VERNACULAR

{December 2009}

[www.revivalconstruction.com](http://www.revivalconstruction.com)

*Creating Beautiful Homes and Lasting Relationships*

## A Conversation with Architect *Yong Pak*

Revival has had the pleasure of working with Pak Heydt & Associates on several projects during the last year. Knowing the principals and their reputations, Revival was honored when Yong Pak asked it's team to be involved with the renovation of his recently purchased home in Druid Hills. Although Pak has acted as his own general contractor, he consulted with Wright during the planning phases of the project. With the renovation well underway, Wright spoke with Yong about the project to glean some insight into his approach to renovation and to see what he has learned through working on his own project.

### *How would you describe your project?*

The house is an English Arts and Crafts cottage that was built in 1929. It was an undiscovered gem, neglected for years and

*2009 COTY Award Winning Collaboration with Pak Heydt*



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## *Victor Gavalas* A Tradition of Craftsmanship

Many of Revival's clients know Victor Gavalas of Trinity Woodworks. Victor is Revival's primary cabinetmaker and an integral part of its team. Because of Victor's extensive involvement with Revival, we wanted to help our clients and friends get to know more about our talented partner.

Victor was born in Augusta, Ga., and grew up in the furniture business surrounded by three generations of master woodworkers and furniture makers. Victor's great-grandfather, Anthony Gavalas, and grandfather, Nick Gavalas, were master woodworkers in Greece. Anthony immigrated to Augusta in 1916 to work at the gooseneck rocker plant. (The gooseneck rocker dates from the 18th century, and the arms and legs of the rocker were carved into the shape of a goose's neck.) Nick and his son Joe, Victor's father, became notable furniture makers in Augusta. Among his most celebrated works, in the 1950s Nick made furniture for Mamie's Cabin at Augusta National, which club members built to accommodate President Eisenhower's many visits. Young Victor learned his craft early, spending his summers helping build and repair furniture and refinishing antiques in his grandfather's shop.

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# The Georgian Revival

Revival has recently joined the blogosphere with our online contribution to the local preservation effort at [www.thegeorgianrevival.wordpress.com](http://www.thegeorgianrevival.wordpress.com). The Georgian Revival is dedicated to the research and preservation of Georgia architects and architectural history. Revival Construction is very preservation-minded and actively involved with local preservation organizations. Although this blog is maintained by Revival Construction, other professionals and friends of Revival will be posting articles on it as well. Our goal is to highlight important, but lesser-known, architects from Atlanta and Georgia in the hopes that residents will deepen their appreciation of the history and life of their homes and cities. If you would like to contribute or know someone who may be interested, please email Chrystal at [chrystal@revivalconstruction.com](mailto:chrystal@revivalconstruction.com). By working together and raising awareness of preservation, we can protect our history for generations to come.

*{Article Continued from Cover}*

Victor earned a bachelor's degree in Business Administration from Kennesaw State University and has continued in his family's business, making furniture and custom cabinetry here in Atlanta. Victor's father-in-law, Constantine Tzeffronis, is also a master woodworker in Atlanta and has built replicas of the Oval Office Resolute Desk for former Presidents Jimmy Carter and Ronald Reagan.

Victor is very involved with Revival's clients as well as with the architects and designers that may be associated with the projects. His primary goal is to troubleshoot and reconcile the client's wishes and the designer's drawings as accurately as possible within the constraints of the actual construction. Victor draws from his knowledge of antiques to help craft unique, furniture-styled cabinetry that can fit seamlessly in a 1920s home or a new addition.

*Collaborations between Trinity Woodworks and Revival Construction*



*Interior Hallway of the Frank Residence*



hidden behind the overgrown landscaping. Although it needed a complete renovation, it was an architecturally significant house that had not been spoiled by poor renovations. The diapering of the brick, limestone mantel, and metal windows were special features not commonly found in Atlanta during the twenties. I tell my clients to look for a house like this, and now I am getting a taste of my own medicine.

***Why did you choose to renovate rather than build your own house from scratch?***

I had a lot in nearby Candler Park on which I had originally intended to build a new house, but the recession made me rethink my plans and continue looking. In doing so, I realized that the economics of renovating made sense, and it would allow me to refine my theory that one can have a great smaller house that is the perfect blend of traditional architecture, modern living, and energy efficiency. When I found this opportunity, I realized that this house already had the majority of what I would design in a new house.

***Describe the marriage between historical houses and contemporary living.***

I hope that I can educate my clients on how to use and live in a historical house, and I wanted my house to be an example of how that could be achieved. Regardless of the size of a house, we all live in about 1500 square feet: the kitchen, family room, baths, and closets. The other rooms are hallways or under-utilized space. I approached this project as a more European renovation, keeping the traditional exterior and interior spaces with the exception of the kitchen and baths. This house is a perfect bridge between the English Arts and Crafts style and Modern Architecture. The interior has little casing or moulding. The house has very little “fuss” and was very modern for its time.



*Proposed Pak Residence*

***You have also done a great deal of research on “green” building and have tried a number of cutting-edge techniques on your house.***

Not only is the design of great importance but also what is behind and within the walls. Both are vital to the quality and longevity of the house. I am replacing all of the systems and renovating the house to the Southface Institute’s sustainability standards. I focused on the exterior building envelope of the house and used closed-cell insulation. I have also installed a geo-thermal heating system. We are in a conservative economic period that is a reaction to the building excesses of the last two decades, and part of this readjustment is the increasing economic use of energy. Although most of the ultra-efficient, cutting-edge HVAC systems are about thirty percent more expensive than the top-of-the-line traditional HVAC equipment, the new tax credits made the geo-thermal system worthwhile.

***What have you done differently on your project that you do not always do with clients?***

On my house, I really did not draw every detail and allowed myself to react to the spaces as they were being built. I walk through the house everyday and am constantly making small changes. There is an emotional experience that you get as you begin to experience and to envision living in a space.

***What are some of the biggest challenges of designing and renovating today?***

There is so much information available to the consumer through magazines, books, and the internet that clients are often overwhelmed. There is enough to make clients “dangerous.” Back in the 1920s when Neel Reid and other renowned architects were working, clients had far fewer but often better choices. Architects were the primary source of information for their clients based on their training, travel, and experience. Reid and his contemporaries held the key to that information and were considered the experts. Today, architects have to help clients sort through the information overload. Most of the choices are still bad, and people need architects to keep them on the right path.

# Revival wins *Award*

Revival is proud to announce that it was awarded the **2009 National Association of the Remodeling Industry's Atlanta Contractor of the Year** for Residential Addition.

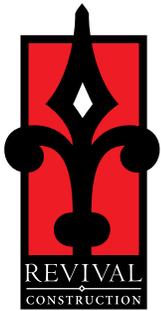
## Vernacular Terms

### **Pilaster**

*A rectangular support or pier projecting partially from a wall and treated architecturally as a column, with a base, shaft, and capital. In classical architecture, these engaged columns follow the height and width of related columns with similar bases and capitals. These architectural elements appear to be structural but are only ornamental. Pilasters frequently appear on the sides of a door frame or window opening and are frequently paired.*



*Design by Bradley E Heppner Architecture*



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