

YOUR MID-SOUTH HOME AND GARDEN MAGAZINE

FOOD X

JULY/AUGUST 2014

THIS ISSUE OF
FIX MAGAZINE IS
SPONSORED BY



DIY HOME DÉCOR

3 fun projects to
tackle at home

GREAT GARDENS

A look at our 2014
garden contest entries

SEAMLESS ADDITIONS



HOW TO HAVE YOUR
DREAM HOME WITHOUT
HAVING TO RELOCATE

The children's relax room in the former attic of the Salvaggio's Germantown home was built around the existing architecture of the home, including the raised space behind the seating which comes from the raised front porch downstairs.



EXCEPTIONAL

Expansion

Story by Sara P. Shirley
Photos by Jason Terrell

Tony Salvaggio is a homebuilder by trade, a history enthusiast by nature. So naturally, when he began the process of remodeling his home, he incorporated his passions for both in the project.

Tony's reasons for adding on to his 75-year-old home rather than building from scratch were much the same as those of many of his clients with similar

requests. He loves his Germantown neighborhood and school system, and he respects the history of his house and land. During the Civil War, Union soldiers camped on his property, he said, and he and his children enjoy hunting for artifacts in the yard. When the family of six began to outgrow their existing space, rather than build anew, Tony decided to build upon, all while living inside the

original space.

Once completed, Tony's additions will more than triple the size of his home, adding 7,000 square-feet to his current 3,800 square-foot residence.

"We're using the same materials from the original house on the addition—it took three years to find the right bricks—so that when everything is finished, it won't look like an addition at all," he said. "And



Renovations involve a number of reclaimed pieces of hardware including these door handles from a Midtown church. The Salvaggios are renovating their 1940s-era home in the heart of Germantown.

this goes to show that you can still live in your house while remodeling.”

Tony was born into the building business. His grandfather was a demolition contractor and in 1972 his father founded Memphis Door and Hardware, which Tony now owns and operates with his wife, Tami. Tony and his father, Charles Salvaggio, also make up the Salvaggio group, known locally for its portfolio of both commercial and residential projects throughout the Mid-South.

Tony's extensive addition will boost his space from 3 bedrooms and 2 ½ bathrooms to 7 bedrooms, 8 bathrooms and an attached guesthouse.

The plans for the expansion, tentatively set for completion around



What was the attic of the Salvaggio home has become a bedroom and relax space for the couple's children.

Home Improvement

What's the Pay Off?

When embarking on an improvement project, homeowners all face the same question: How much will this 'improve' the value of my home?

Often, a new project will cost more than the value it might add. This doesn't mean you have to throw away your dreams for a major room overhaul, especially if you're planning to spend several more years in your current residence, but it's worth considering.

Remodeling magazine takes a look at the return on investment for 35 improvement projects in an annual study. For the second year in a row, the data showed that the value of all remodeling projects has increased, signaling an end in the slide of the cost-value ratio that began plummeting in 2006. *To view the complete results of the survey, visit www.remodeling.hw.net/cost-vs-value/2014.*

Here are home renovations that the study found to be the best and worst returns on investment.

Renovations that bring the greatest percentage return on investment:

Entry door replacement: **96.6 percent**
Deck addition (wood): **87.4 percent**
Attic bedroom: **84.3 percent**
Garage door replacement: **83.7 percent**
Minor kitchen remodel: **82.7 percent**

Renovations that yield the smallest return:

Home office remodel: **48.9 percent**
Sunroom addition: **51.7 percent**
Bathroom addition: **60.1 percent**
Backup power generation: **67.5 percent**
Master suite addition: **67.5 percent**

EXCEPTIONAL
Expansion



The Salvaggio home sits on a historic piece of land that figured prominently in the Union advance on Confederate forces during the Civil War. During renovations, the family has discovered a number of pieces of period pottery, glass and even a mini-ball bullet that dates to the Civil War.



EXCEPTIONAL *Expansion*

Christmas, includes many extraordinary features, such as a brick tunnel connecting the old and new areas of the property. Reclaimed light fixtures, dating back more than a century, will light the way through the tunnel, adding to the old-world feel of the overall design. The English styling of the home carries through the exterior into the courtyard garden in the back, which is walled in by a moat-like koi pond. A mini-amphitheater surrounding a stone fire pit evokes thoughts of the Roman Colosseum, and the cavernous architecture of a 900-square foot underground wine cellar transports guests to another place and time. Local Memphis history is also mixed in with the design. For example, the staircase leading to the transformed attic loft is composed of reclaimed wood collected from a Memphis funeral home constructed in the early 1900s. Lighting and hardware from several demolished historic buildings have found new life in the Salvaggio home.

"It's been fun, incorporating so much history in the addition," Tony said.

"Maybe we'll end up on the historic register after we finish."



The home of Tony and Tami Salvaggio of Germantown was originally built in the 1940s and included the area on the right side of the photo. The semi-circular courtyard and the buildings beyond it have been added during the couple's renovation.



You Toss It, We Recycle It....

Going Green is as easy as EBOX



Construction + Demolition Waste • Recyclables • 901-850-9996