



The Lake House



A remodeling injects new life into a 1978 Goforth home on Lakeshore Drive

BY ANDREA GRIFFITH CASH

When **Carol Ann Zinn** bought her Lake Forest home in 2002, it was fit for royalty – literally. A Saudi princess owned it and resided there with her servants while attending UNC.

But Zinn – a designer who owns **Zinn Design Build** with her sons, **Omar** and **Adam** – saw potential for more from the 1978 J.P. Goforth contemporary.

She designed a remodeling that called for opening up the main floor by expanding the ceilings and knocking down walls, offering plenty of light and lake views to the living room, informal dining area

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The honed marble countertops from Hard Rock Marble and Tile in Hillsborough drove the overall look of the kitchen. Among Zinn's favorite features? Her Viking stovetop and built-in butcher block (far right).

PHOTOGRAPHY BY BRIANA BROUGH



TOP AND BOTTOM LEFT: The maple bookcases from CKS Kitchens and Design in Durham are stained a "mild, modified Chinese red," says Zinn. She acquired her oak dining table in the 1970s, but painted the set to achieve a more modern look. And the real eye-catcher of the space is the hickory branch light fixture, which contrasts with the ash floors and kitchen cabinets.
BOTTOM RIGHT: Zinn added a large deck to the home, where she often eats dinner.



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Zinn's only change to the master bedroom was the addition of picture molding.

From her upstairs office, Zinn can observe the beauty of the lake.

A "before" picture of the kitchen area reveals a much more constricted, walled-in space.

and kitchen. She added a front porch and wraparound deck to the back and gave the entire structure a cosmetic overhaul.

"You can totally change a space to make it your taste," Zinn says. "This is like building a home from scratch."

The result is a comfortable, nurturing environment that serves as Zinn's home and place of work. She converted two bedrooms upstairs into offices, but, when she needs to feel inspired to design, she often comes downstairs, turns on some Leonard Cohen and watches the mist rise off Eastwood Lake. "That's my most creative space," she says.

Zinn, whose company is behind the Claremont and Montclair neighborhoods, acknowledges that the 3,600-square-foot home is too big for her. With the exception of family Sunday breakfasts (her five grandchildren all live locally), she doesn't cook or entertain much. But, she says, "I couldn't resist living on the lake," adding that her grandchildren enjoy her rowboat.

She also couldn't resist breathing new life into the home using sophisticated details – from the European-style marble mosaic fireplace in the living room to the ash floors and the pop of color on the walls. Zinn originally came to Chapel Hill in 1972 and opened her business in 1978, but when she lived in California, near San Francisco, in the 1990s,

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Minta Bell shares her tips about the most romantic room in the house – **the bedroom.**

What are some of the best ways to breathe life into a master bedroom?

MB: The easiest, quickest and least expensive way is through wall color. You really don't have to change anything else. Also, moving the bed can make a difference. I think the headboard should always be on the opposite wall of the entrance, when possible; it is more inviting.

How do you suggest making your bed inviting and comfortable?

MB: There is nothing more luxurious than



getting into a bed with fabulous sheets. The finish of the sheets is just as important as thread count. Also, it is important to find the right size bed for a room – if the room is all-bed, you won't have room for a decent night table.

What do you think is the best way to light a bedroom?

MB: I think lamplight is always best. However, you still need some recessed light for cleaning.

Whatever you do, please do not put a light on the bottom of a fan – and you can quote me on that.

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The master bath, now marbled, was expanded, and a steam shower was installed. The light fixture speaks to Zinn’s belief that lighting can act as “3D sculpture pieces.”

she was drawn to quiet neutrals, almost the color of cream, because life was so hectic. In Chapel Hill, things are relaxing enough on the outside that she likes a mild red bookcase to contrast with yellow-orange walls. (Originally, she had the walls painted a coffee color but found them to be too serious.)

“I’m very sensitive to color,” Zinn says.

Ultimately, the house abides by Zinn’s cardinal rule: Use the least amount of square feet possible and “make the space live bigger than it really is.” In fact, the home lost about two hundred square feet in the remodeling process.

The space is eclectic without being ostentatious, which Zinn says is gaining popularity as Americans get back to basics. “Increasingly, a home has a meaning that maybe we ignored for a long time. ... It’s a heart-centered place.” **CHM**

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