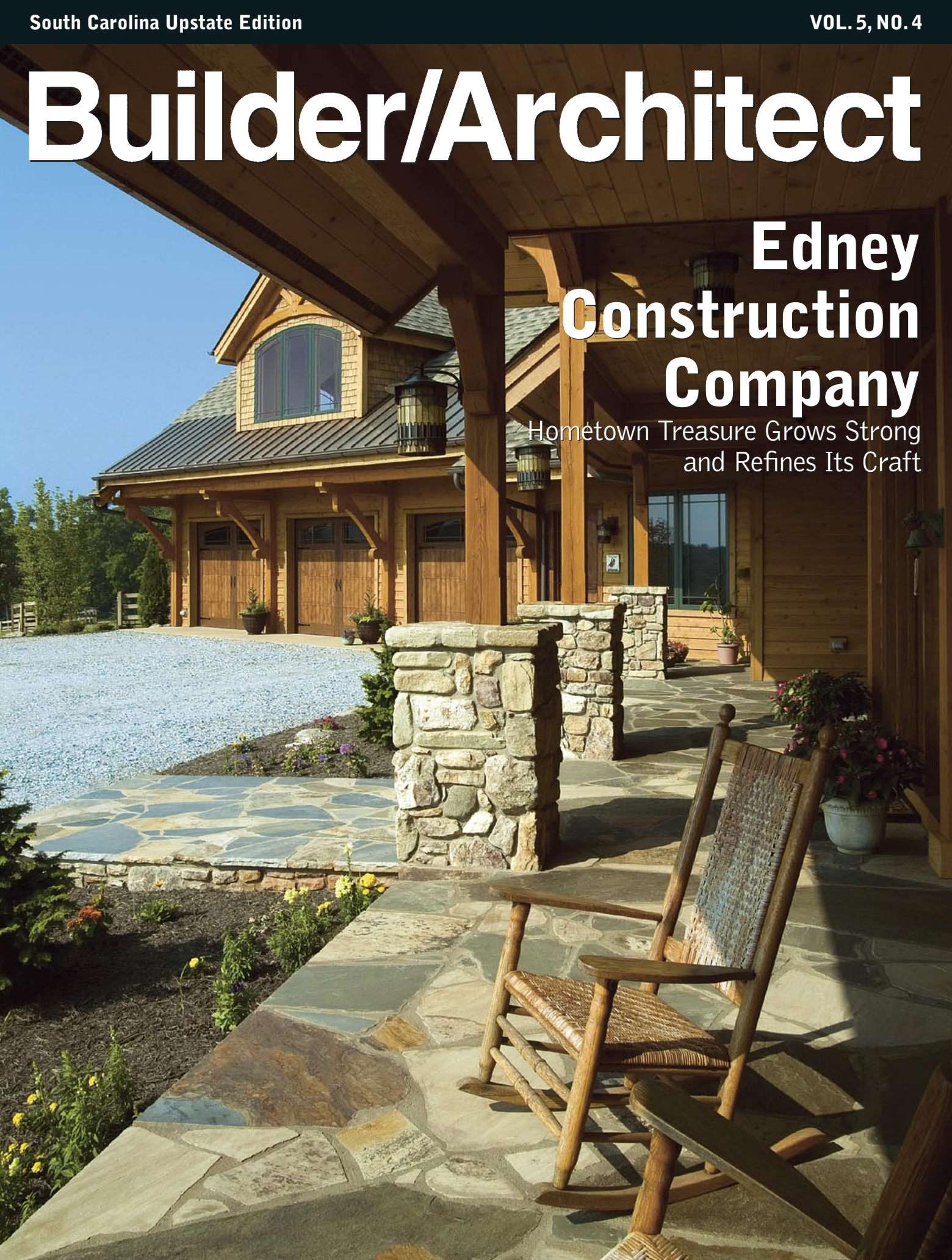


Builder/Architect

Edney Construction Company

Hometown Treasure Grows Strong
and Refines Its Craft



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By Jessica Klarp

The custom timber framing by Carolina Timberworks adds a bold statement to this great room.



PHOTOS BY STEPHEN STINSON/STEPHEN STINSON PHOTOGRAPHY

A recent project completed by Edney Construction of Tryon, NC, exemplifies why the company has become a trusted hometown treasure. Led by owner John Edney and his staff of 16 qualified craftsmen, the team worked for over a year to restore the historic Cotton Patch Farm to its original glory and bring the structure up to date with state-of-the-art audio/visual and modern amenities. The painstaking result of their effort is a seamless blend of old and new. Since 1986, Edney Construction has been consistently growing and refining its craft, completing new custom homes — large and small — and renovations that have made a mark on the region.

Edney was born and raised in Columbus, NC, and his love of place is reflected in every one of his homes. The Cotton Patch Farm renovation was

John Edney, owner of Edney Construction Company

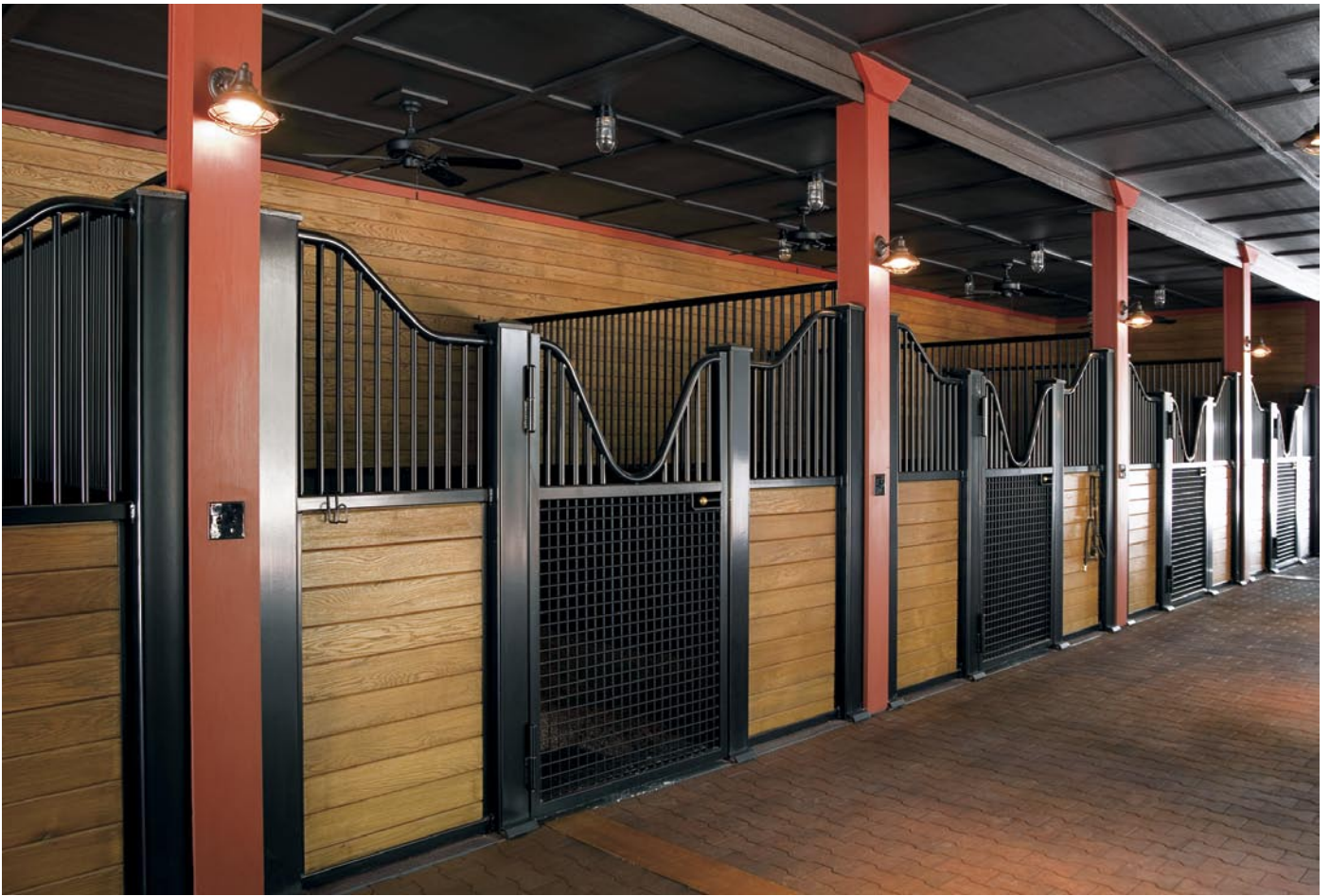




Right: The stonework by Hoots Stone Masonry blends perfectly with the solid cedar siding by Foothills Exteriors and the Eagle windows by Window & Door Concepts.

particularly significant, Edney said, because it has made such a mark in its long life. Built in 1937, the beautiful farm property served as the training center for the U.S. Olympic equestrian team in 1953. The property was remodeled in 1990, but the new owner wanted the property restored. So, Edney and his team took the house down to its exterior shell, preserving as much of the original wood as possible. Every room in the now 5,000-square-foot three-bedroom, four-bath home was reconfigured to modern standards. A timber-frame entrance greets guests, a gourmet kitchen with corian counters and restaurant-grade appliances replaced the dated kitchen, baths became spa retreats, about 1,000 heated square feet were added and the home was wired





Considering 80% of John's clients own horses, he has learned to build stables fit for a Triple Crown winner.

to the nth degree. With typical Southern charm Edney said, "It's pretty neat to see what appears to be an older home and press a button and have TV and DVD available in almost every room." By preserving as much of the original wood as possible and by paying close attention to detail, the team was able to create a modern home with a rustic look that does the historic property justice.

"Being able to restore and update this classic home, which has been very well known here in Polk County for generations," Edney said, "is very important to me as a native. There is real pride in being able to bring the home back up to the standards that it should be."

Standards are what have brought the company, and Edney himself, from an after-school job to significant player in the Upstate market. He started out as a laborer making extra money in junior high school. "I'd leave school at 2:00, go to work, leave work and go to football practice and then go back to work." For six years he apprenticed with local builder Jim Gedroic before becoming Gedroic's partner, and then finally branching out on his own. After 10 years of renovation work and small construction projects while building a reputation for quality and customer service, the company had a decision to make: stay with small projects or grow. Edney chose growth

and the company has thrived as a result. Now the majority of the work that comes to this in-demand business is in the million-dollar range. Through it all Edney has kept his focus on the customer and that attention has made all the difference to his referral-only business.

One such large project was recently completed for a horse-loving couple in Campobello, SC. With 11,000 square feet under roof and 7,000 square feet of heated space, this lodge-like home was designed by Boone, NC-architect David Patrick Moses. Clad in stone and cedar, wrapped with porches, decks and screened rooms, the house features a number of round roofs, which posed a challenge to the builder but resulted in another happy client. Each of these turreted rooms had floor-to-ceiling windows to take in the view. "It was tough to build," Edney said, "but beautiful when it was finished."

The interior features stone and antique wormy chestnut flooring, massive fireplaces, gourmet kitchen and spa baths, all with a timber-framed open floor plan on a single story. The home is situated in the middle of a gently sloping pasture on 1,200 wooded conservancy acres with awesome views of the mountains in the distance. One of the builder's favorite features in this three-bedroom, four-bath home is the office where the couple runs their horse business. Built-in cherry



PHOTO BY STEPHEN STINSON/STEPHEN STINSON PHOTOGRAPHY

Outdoor entertaining areas are always incorporated into the homes John Edney builds.

cabinetry is offset by faux wall finishes and the antique chestnut floor, the details of which give the room a commanding warmth and elegance.

In addition to the obvious challenges that come with constructing a home that large, the builder has a design team to coordinate, as a house this large typically comes with decisions made not just by the homeowners, but by the architect and interior designer as well. “Some of our homeowners know exactly what they want,” Edney said, “but many need some prompting. Though we have a handful of architects who ask to work with

us again and again, we deal with different interior designers on every job. It is our commitment to accommodate any changes that emerge during the process, make sure we are always available to everyone involved on the project and do our best to make sure everyone is happy with the final result.”

Though larger custom homes have become the norm, smaller projects have been a staple of the company since its inception, and Edney is happy to work with new materials and building processes if it will make the client happy. A home now under construction is a good example of this. Though originally bid as a traditional stick-built home, this Landrum, SC-project evolved into an insulated concrete form (ICF) home that offers superior insulation and a whole new way of building. The walls are pieced together and then poured with concrete, resulting in exterior walls with an impressive R-50 insulation rating, which makes the engineer who will live in the house very happy. Otherwise, the home appears to be as gorgeous as any other Edney-built home. The exterior is clad in James Hardie siding and slices of real stone, which were also applied to the two interior fireplaces. Built on 8 acres, the home has 5,000 total square feet that includes deck and screened porches all facing a beautiful, serene pond. The 3,000 heated square feet feature a cathedral ceiling that covers the open living room. The home has only one bedroom, but three baths. Two existing restored log cabins on the

property accommodate guests. Because the ICF was a new way of working, the builder had a learning curve to contend with, but he says the project was a pleasant challenge and the homeowner couldn’t be happier.

Because he has been in business these past 22 years, Edney has built a crew of able employees who can tackle any challenge. Four foremen oversee various projects and different stages of construction. Carpenters and laborers round out the crew and maintain a consistent quality that the foremen and builder demand. The company uses the best, most



PHOTO BY STEPHEN STINSON/STEPHEN STINSON PHOTOGRAPHY

This beautiful guest house/barn was designed by Brady/Trakas Architects.

reliable subcontractors for the trade work and Edney's wife handles the books after she gets home from her full-time job as a teacher's assistant. This level of quality and consistency has made the company's work in demand when many other quality builders in the region have seen business slow.

"We go out of our way to make people happy," he said. "I try to treat everyone the same regardless of the size of the project. Even if I have three huge projects going and one smaller one, in the client's mind, their project is the most important. That's how we treat everybody: like theirs is the only project. It is important to me to do quality work and make a mark on this community. When I started out I would never have thought we would be building the kinds of things we are doing now, these beautiful, complex large homes and historic projects. It is amazing to see how far Edney Construction has come." ■

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Edney Construction Company and Builder/Architect would like to thank the following business associates for their excellent work:

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