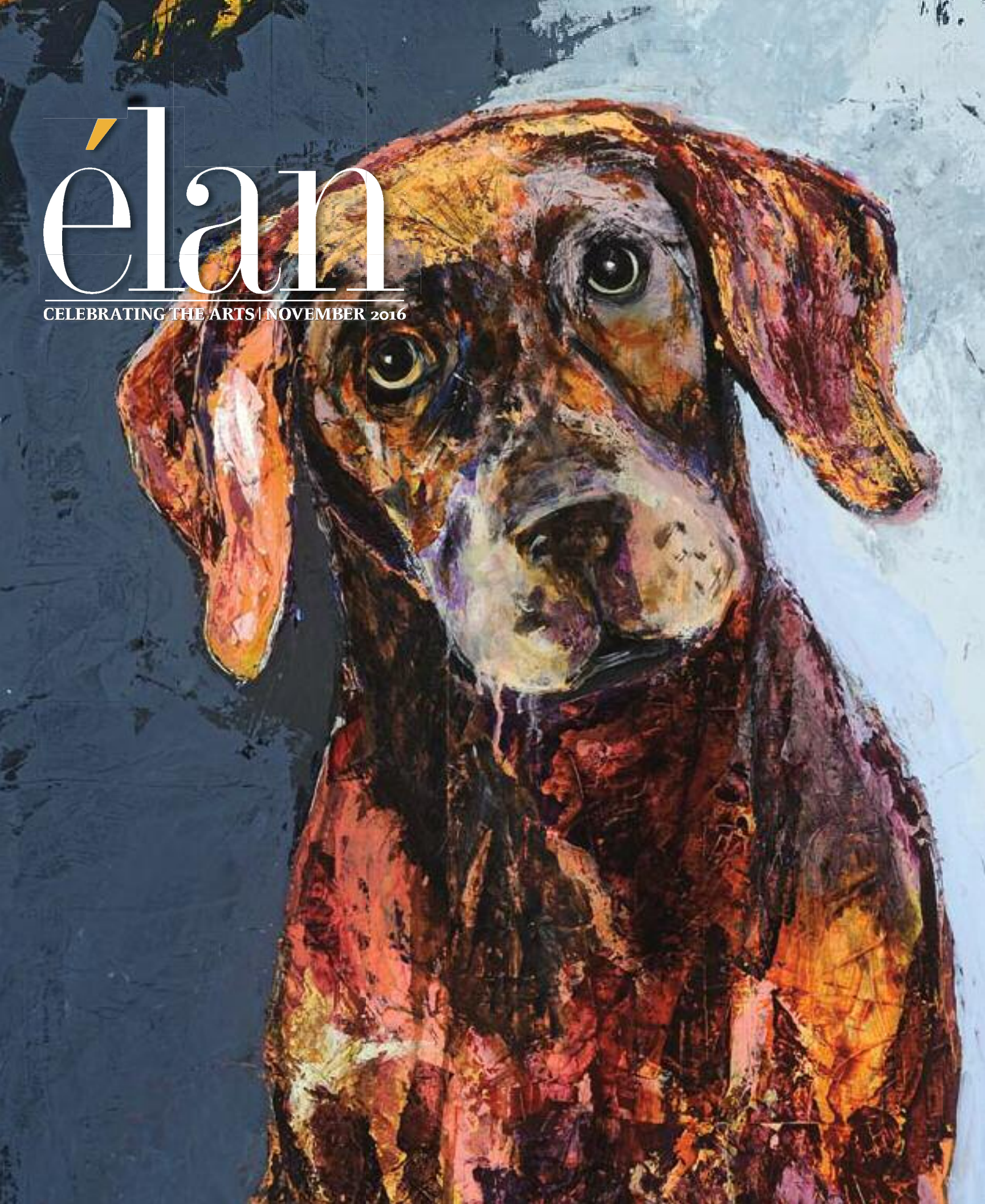
élan

CELEBRATING THE ARTS | NOVEMBER 2016



INTERIOR/EXTERIOR DESIGN

Realizing a Dream

CREATIVE WHOLE-HOUSE RENOVATION OVERCOMES TIGHT FOOTPRINT

BY TROY BLEWETT

The owners of this 80-year-old center-hall colonial in Alexandria have been considering changes to their living space for many years. Built on an 1,100 square-foot foundation, the home featured 2,200 square feet of living space and an unfinished attic.

The original first floor had a dark 8' x 10' galley kitchen located in the back right rear of the floor linked to a front-facing dining room. The kitchen opened to a screened-in porch that was seldom used while also blocking most of the available light. A long living room and den on the right side extended from front to back, parallel to the home's center hall which incorporates a stairway. The second floor had three bedrooms and just one bathroom. A partially finished attic had neither heat nor plumbing.

The home did not have air conditioning and was heated by a hot water boiler. Its plumbing was ancient by modern standards.

The bottom line: the homeowners felt cramped. The couple, now in their early sixties, wanted to remodel the house to create the home they had been dreaming about for years.

"It's when you begin to acquire things that the walls seem to narrow," one of the owners said. "You couldn't get more [than] two people in the kitchen at one time. The back of the house was dark. The laundry was in the basement, but we were thinking ahead."

REMODELING GOALS AND CHALLENGES

The owner's goals for the renovation included a spacious gourmet kitchen; a family entertainment zone; a full bath on the first floor; a first floor laundry, and a master bedroom suite and a guest room with its own dedicated bath. They also wanted to turn the attic into a guest room.

The challenge: How to accomplish their goals in a two-level house situated on a 1,100-square-foot foundation. To meet this challenge, they turned to Michael Nash Design Build and Homes in Fairfax.

"We had thought about the changes we wanted for some time and spoke to several contractors," the homeowner recalls. "We found Sonny Nazemian [CEO and president of Michael Nash] to be far and away the most responsive," she says. "Sonny and an associate arrived at the house soon after we called," she comments. "They were proposing ideas in our first discus-

Page 43: The kitchen plan presents well-defined work areas that facilitate entertaining, cooking and clean-up. The L-shaped surfaces on the south and west walls are supported by a beautiful marble-topped food prep island with seating for five.

Above left: The revamped second-floor "family" bathroom now comfortably holds a large shower and double vanity, as well as a sizeable closet; and an eight-burner, 48-inch gas range complete with pot-filler is within steps of the sink and many working surfaces, enhanced by dark cherry cabinetry, complementary granite surfaces and detailed molding which reinforce the original period detailing and color themes.

Opposite top: The spa-like bath boasts a classic "claw foot" tub, double vanity, white marble floor and wall and a Roman-style shower finished in white and black marble; and the 18' x 40' two-story addition on the home's rear elevation.

sion and took photos of every room in the house. This was eye-opening. Soon we were in their design studio looking at very specific renderings for remodeling our house. The visualizations helped enormously."

"We've concentrated on ideas that open up horizons for homeowners who are cramped for space," Nazemian says, describing his company's service culture. "Often we address space enhancement requirements by re-deploying the existing square footage. But when a reconfiguration plan is integrated into a new addition, the result is a whole new house: one much more functional, spacious and pleasing to occupy."

THE NEW DESIGN

For this renovation, the Michael Nash team consulted with the homeowners on their wish list regularly. Ultimately, blueprints for an 18' x 40", two-story

"Often we address space enhancement requirements by re-deploying the existing square footage. But when a reconfiguration plan is integrated into a new addition, the result is a whole new house"

–Sonny Nazemian

addition on the home's rear elevation were developed. The new design is innovative and straightforward.

The first step was to tear down the screened-in porch and dig down nine feet to build foundation walls for the two-story addition. The addition houses a new kitchen and family area on its first floor; the homeowners' new master suite resides on the second.

At approximately 600 square feet, the addition's first-level footprint uses a transitional interior design style that features well-differentiated interior wall elevations. Soft taupe walls clearly mark the great room area, while the kitchen uses warmly textured surfaces. A large leather sofa also separates the two spaces.

The great room's south-facing rear wall, which features a large window, a double French door and a three-window course above the sink, invites a panoramic view of the entire backyard.

The kitchen plan presents well-defined work areas that facilitate entertaining, cooking and clean-up. The L-shaped surfaces on the south and west walls are supported by a beautiful marble-topped food prep island with seating for five. An eight-burner, 48-inch gas range complete with pot-filler is within steps of the refrigerator, sink and many working surfaces. Dark cherry cabinetry, complementary granite surfaces and detailed molding reinforce the original period detailing and color themes.

"Stain-grade" wood interior, crystal ball door knobs and revealed knotty pine are among many retro design elements effectively presented throughout the home's re-made interior.

On the second level, the Michael Nash team created an 18' x 32' master bedroom suite, complete with spa bath and custom-designed walk-in closet. With 300 square feet of sleeping quarters, the suite is generously apportioned and private. The spa-like bath boasts a classic "claw foot" tub, white marble floor and wall and a Roman-style shower finished in white and black marble.

"This has really added a lot of comfort and convenience to our day-to-day lives," the homeowner says, "and the master bathroom is so relaxing. I couldn't be happier with the results."

Meanwhile, the existing second floor "family" bathroom has been revamped; the space now comfortably holds a large shower and double vanity, as well as a sizeable closet.

Above, left: The guest room's full bath includes a walk-in shower finished in warm Mediterranean accents; and the spa-like master bath boasts a classic "claw foot" tub with white marble floor and wall.

Opposite top: The double vanity in the spa-like master bath; and closet doors of "stain-grade" wood and knotty pine are among many retro design elements effectively presented throughout the home's re-made interior.

Finally, the unfinished attic has been converted into a guest room with a full bath. A walk-in shower finished in warm Mediterranean accents has been installed under the sloped gables.

The home's central systems were also renovated. Michael Nash introduced central HVAC as well as baseboard heat in the new addition. The entire plumbing system was re-designed and re-installed. Brick that matched the original home was procured for facing the lower exterior course of the new addition. The second level is clad in a neutral Hardie board.

Matching hardwood floors were installed on both the first and second floors of the new addition. Historically-accurate wall elevations throughout reinforce the design integrity of the original home.

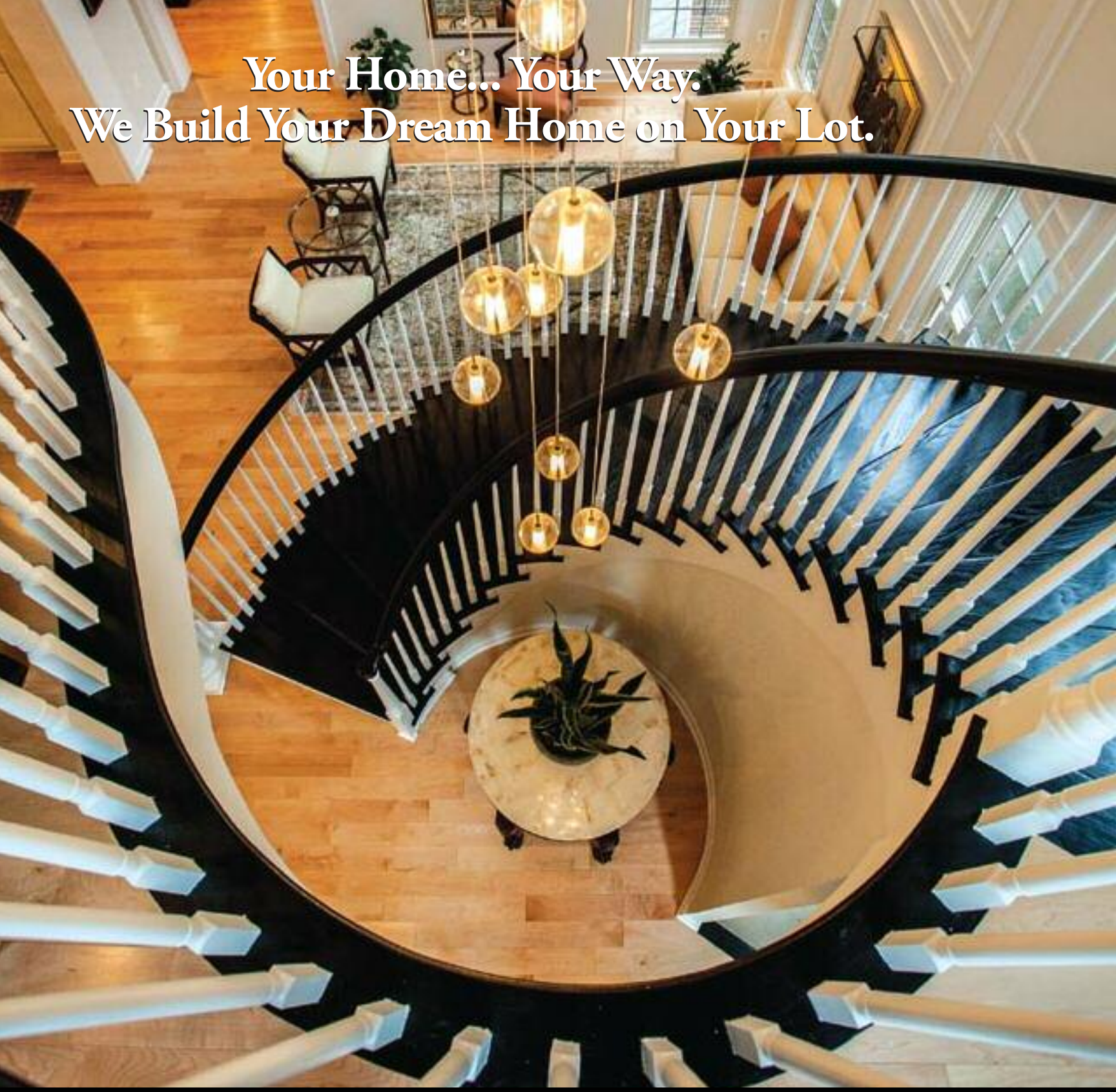
"Our interior design department is vital when the goal is creating a seamless addition," Nazemian says. "We can provide a whole catalog of inspirational ideas based on recent work which makes it easier for homeowners to think through the possibilities."

"The finish work selections in the showroom proved really relevant to our needs," adds the homeowner. "The staff ideas gave us a better sense of direction."

"We've concentrated on ideas that open up horizons for homeowners who are cramped for space, [creating a home that is] much more functional, spacious and pleasing to occupy."

–Sonny Nazemian

One Name Says It All!
Michael Nash®
Custom New Homes• Additions • Extensions • Kitchens • Baths
Outdoor Living Spaces & Custom Porches • Custom Wine Cellars
Basements • Custom Closets
Michael Nash®
Design Build & Homes
The Ultimate in Luxury®
www.michael-nash.com • 8630-A Lee Highway, Fairfax VA 22031
Serving Northern Virginia Only
703-641-9800
By Appointment Only
A Michael Nash Company



Michael Nash®
Design Build & homes
The Ultimate in Luxury®

New Homes • Additions • Kitchens • Bathrooms • Outdoor Living Spaces

www.michael-nash.com • 8630-A Lee Highway, Fairfax VA 22031 | Serving Northern Virginia Only

703-641-9800 • By Appointment Only