



élan

CELEBRATING THE ARTS | MARCH 2017



WHOLE-HOUSE RENOVATION

A Dramatic Resurgence

A NEW GEM IN THE NEIGHBORHOOD | BY TROY BLEWETT

When a professional athlete moves in next door and builds a 12,000 square foot house, it tends to make your home look small, even if it isn't.

Conscious of curbside appeal today and resale value when they retire, the homeowners decided to undertake an elegant, dramatic whole-house renovation.

"The existing home had a few oddities," says Sonny Nazemian, president of Michael Nash Design Build & Homes, the contractor hired for the remodel. "The home's main entrance was on the side of the house facing the driveway. A long covered porch appeared to be facing the wrong way. A single-car garage was on the opposite side of the house. And an older addition to the original structure had been added



without any attempt to match it," he comments.

The homeowners had several goals for the project. They wanted to build a large addition with a dramatic foyer, to upgrade their kitchen and to add an office, a master bath, an upstairs laundry, a large guest suite for visitors and a new two-car garage. They also wanted a stunning exterior design: A home that fit into the "new" neighborhood was very important.

PROJECT CHALLENGES

The existing home sat on a five-acre lot with woods behind it, so space for the addition wasn't going to be an issue—but everything else seemed to be.

There were several challenges the Michael Nash team



needed to meet. “We had to integrate all of the disconnected parts of the house and reorient it to face the driveway approach,” Nazemian comments. “We had a design challenge in creating an addition that reversed the way the house faced and tied the parts together, as well as upgrading all of the interiors and footings, blending in the old addition and making it all look like it was constructed together,” he says. “The new addition would be on the opposite side of the older addition, so we had to blend all three segments together both inside and out.”

Other challenges to be dealt with included:

- Due to the home’s high entry point, grading was necessary to integrate it with the driveway.
- The hill where the addition was to be built was composed of unstable backfill which had to be replaced.
- The well and power lines had to be relocated.

STUNNING SOLUTIONS

The new two-story addition was built on an area where an old covered porch had been, constructed on a new 16-ft. deep reinforced waterproofed foundation. It features a new two-car garage/library/foyer on the bottom level with a guest suite above it with a new master bath behind it.

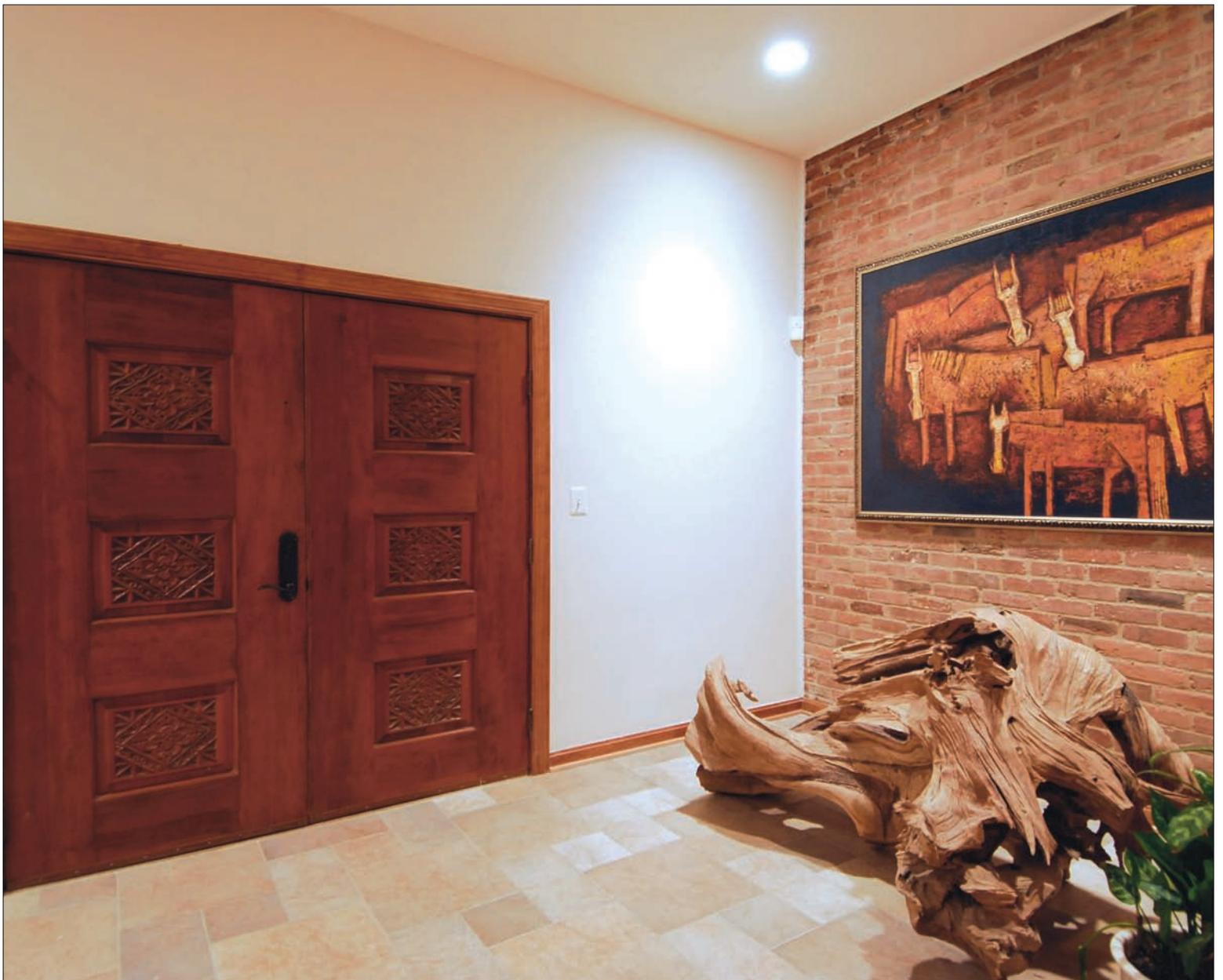


Page 43: The dramatic new façade all lit up for night

Above and left: Two different views of the expansive new kitchen. Dark finished floor-to-ceiling wood cabinetry, including a custom wood range hood, surrounds the kitchen. Matching wood panel insets hide the refrigerator. The granite countertops provide a splash of color and hanging Tiffany-style pendant lights over the island provide character.

Opposite: The tile backsplash with inset decorated tiles finishes the space.





“The stone front entry is unmistakably the main door. It is truly a grand entrance and the focal point of the exterior, welcoming visitors to the new home. It is especially stunning when lit up at night.”

– Sonny Nazemian

The team graded the whole front yard and installed concrete block retaining walls, decorative railings, large stones defining the garden levels, and a long lighted stairway leading to the front door. The various façades are tied together with a columned slate front porch. Matching windows were installed in the old addition and original house and repositioned to match the look of the new addition. Some original handmade brick was also used.

“The stone front entry is unmistakably the main door,” Nazemian says. “It is truly a grand entrance and the focal point of the exterior, welcoming visitors to the new home. It is especially stunning when lit up at night.”

In the foyer, Palladium windows were installed, while old brick from the front of the house was used for an interior wall. The floor plan called for widened doorways inside the old house to improve flow and open it up. The tile and slate colors and materials inside were all designed to match with the homeowners’ collection

of items from all over the world and to incorporate lots of wood.

The result is so different on the outside of the home that it is hard to envision the interior rooms having a sense of flow, but that is exactly what was created. The foyer leads into the old living room and kitchen through widened doorways with added columns and tile detail. The old entry doors were preserved at the homeowners’ request and used for the entry to the garage. All of the old electrical wiring was replaced and the kitchen was upgraded with gourmet-style appliances, as well as a new multi-level island.

Dark finished floor-to-ceiling wood cabinetry, including a custom wood range hood, surrounds the kitchen. Matching wood panel insets hide the refrigerator. The granite countertops provide a splash of color and hanging Tiffany-style pendant lights over the island provide character. A tile backsplash with inset decorated tiles finishes the space.

The new master bath ties in with the old home and



Above: The stunning front façade

Opposite: Old brick from the front of the house was used for an interior wall. The tile and slate colors and materials inside were all designed to match the homeowners' collection of items from all over the world and to incorporate lots of wood.

At right: The floor plan called for widened doorways inside the old house to improve flow and open it up.



gets lots of light through custom frosted glass panels that overlook the foyer. Dark wood cabinetry with an exotic stone countertop forms both the space's large vanity and a make-up table. A glass enclosed shower features a bench and multiple showerheads. A large whirlpool soaking tub adds to the room's spa-like feel. Contrasting floor tiles tie the space together.

The addition includes a huge guest suite, as well as a large new office/library and two-car garage. A new laundry room is located upstairs between the master suite and guest suite. The guest suite is ideal for extended family visits.

The well was upgraded to a hydro-fracking system, and all-new HVAC was installed. The driveway was reconfigured into a circular one that passes below the front entry so visitors can look up at it.

Nazemian reports that the homeowners are very happy with the results of the renovation. "They told me they enjoy spending time with family and friends in their new kitchen or relaxing in their library or spa-like master bath," he says.

More importantly, the new front elevation has turned this home into one of the most beautiful in the neighborhood and one of which they couldn't be prouder.

This new whole-house makeover renovation also won Michael Nash Design Build & Homes a "Contractor of the Year" (COTY) Award from the National Association of the Remodeling Industry, Metro DC Chapter. The project was named the Washington area's best addition in the \$250,000-\$500,000 range. é