

BEFORE



Photos Courtesy/John Byrd

The original 1980s kitchen was typical of the period, lacking the space needed for many tasks.

Fairfax home makeover named best in 10 South Atlantic states

By JOHN BYRD

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A two-level rear addition and interior spatial reconfiguration to a 1980s production house clinched a regional Contractor of the Year, or COTY, award in the "entire house under \$250,000" category for Michael Nash Kitchens and Homes.

While the new construction is comparatively modest, the expanded footprint thoughtfully integrates into a focused floor-plan rearrangement, effecting large changes within a strict spending limit. The remodeler's budgetary out-performance, hence, prompted COTY judges to name the project category leader from among a flood of entries in 10 southern states ranging from Maryland to Florida and as far west as Tennessee.

The changes to the Fairfax Colonial-style home were initially motivated by the need to create a suite for an older child who had rejoined the household. As the owner's program developed, however, the design team pointed out interior revisions that would dramatically improve both the aesthetics and functionality of the existing layout. An open floorplan, more natural light, improvements



Incorporating just 180 square feet of a new addition, the gourmet kitchen now features well-defined activity zones, sensible traffic patterns and a visual continuum with the lush, green backyard setting.

in appliance efficiencies, a larger dining room and substantial upgrades to the finishwork were among the agenda-topping modifications.

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"To accommodate the new floorplan, we opened up the rear elevation, shifting bearing wall loads to a steel I-beam supported by vertical shafts," said Sonny Nazemian, president and CEO of Michael Nash. The changes are simple engineering that can become the basis for a whole new house, he added.

Several problematic site conditions were resolved by building the addition above an innovative crawl space foundation that incorporates a French drain. The added space — while totaling only 600 square feet on the first floor — enabled designers to relocate the laundry room from the basement, design in a first-level den, extend the kitchen and enlarge the formal dining room enough to accommodate the owner's recently acquired 12-seat dining table.

In this same vein, the family room was appreciably re-defined: the brick back wall was transformed into an appealing period elevation comprising a stone fireplace and mantel flanked by windows; a wood floor replaces carpet; builder-grade paneling and popcorn ceiling are now drywall painted to complement the decor. Squaring off the back wall also carved out a cozy spot for fireside gatherings.

The most comprehensive first-level revision is the transformation of a dated cook's galley into a spaciouly welcoming gourmet kitchen. The new layout incorporates 180 square feet of the new addition. A larger opening for two divided-light windows — combined with a glass door — invites in natural light and visual continuum. Appliances were relocated and upgraded with a greater consideration to work triangles that now incorporate a midroom food preparation island with cooktop.



Photos Courtesy/John Byrd

The new rear addition now provides for a dramatically enlarged master suite with a spacious master bath complete with twin sinks, two-person Jacuzzi, cherry cabinetry and upgraded fixtures.

Eliminating a cramped breakfast nook, the redesigned breakfast bar/room divider emphasizes spatial openness while retaining privacy zones. Ceramic porcelain tiling, granite surfaces and maple cabinetry provide color, texture and visual unity. Recessed lights and pendant lamps complete the uplifting ambiance.

The second level has, likewise, been substantially reconfigured and upgraded to satisfy multiple purposes. The front-facing former master bedroom was converted to a suite for one of the adult children. The new rear addition now provides for a dramatically enlarged master suite with walk-in closet and spacious master bath complete with twin sinks, two-person Jacuzzi, cherry cabinetry and upgraded fixtures. Crown molding, decorative porcelain tiling and other details provide a touch of elegance. A hall guest room bath — reconfigured with inches borrowed from a former closet — offers convenience and privacy as needed.

In all, it's a plan that works well for everyone.