

# Two-story addition plus attic conversion doubles available living space

BY JOHN BYRD  
SPECIAL TO THE FAIRFAX COUNTY TIMES

Start with a family of four living in a circa-1930s center-hall colonial in an older, but resurgent section of Alexandria.

The 8-by-10 galley kitchen is located in the back, right rear of the first floor linked to a front-facing dining room. The kitchen opens to a Florida room which is seldom used yet blocks much of the available light. A long living room and den on the right side extend from front to back, parallel to the home's center hall which incorporates a stairway.

There is no central air conditioning. Heat is supplied by a hot water boiler. The plumbing is also vintage.

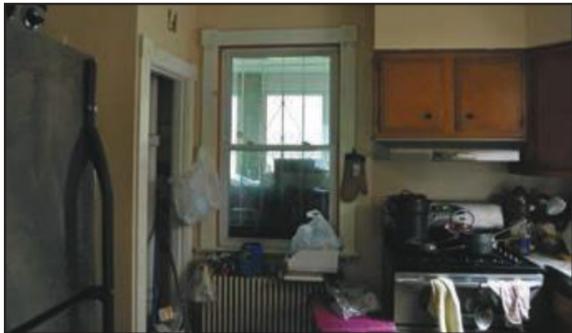
Upstairs: three bedrooms; one full-bath.

There's a partially finished attic without heat or water. 1,100 square feet per level; 2,200 square feet in all.

In many ways, this is the classic Roosevelt-era suburban house, prized in the region's search for "close-in" residences. A solidly-built brick home, yet small by contemporary standards.

"It's when you begin to acquire things that the walls seem to narrow," owner Charlene Campbell notes. "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."

Now in their early sixties, Jim Smith and Charlene Campbell had been contemplating changes



PHOTOS COURTESY MICHAEL NASH KITCHENS AND HOMES

**BEFORE.** The home's original galley kitchen was deleted to create space for a main level bathroom and laundry.

they'd like to effectuate to their basic living space for many years.

A spacious gourmet kitchen; a family entertainment zone; a full bath on the first floor; a first floor laundry, and while we're at it, a master bedroom suite and a guest room with its own dedicated bath.

In sum, a significant increase in available living space; a top-to-bottom retrofit suitable for many years of continued occupancy.

How this is to be accomplished in a two-level house situated on a 1,100 square foot foundation, however, remains unclear.

"We had thought about the changes we wanted for some time. We spoke to several contractors," Charlene recalls.

Of these, Sonny Nazemian, founder and CEO of Michael Nash Kitchens and Homes, was far and away the most responsive and accommodative.

"Sonny and an associate arrived at the house soon after we called," Charlene recalls. "They

were proposing ideas in our first discussion 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."

Or, as Nazemian elaborates, describing his company's service culture:

"We've concentrated on ideas that open up horizons for homeowners who are cramped for space," he says. "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."

As plans for the Smith-Campbell residence progressed, new "use scenarios" are added into the equation. The family consults on the "wish list" regularly. Soon, blueprints for an 18-by-40, two



**The food prep island provides seating for five, but also completes work triangles needed for both the cooking and clean-up.**

story addition on the home's rear elevation are developed.

The solution is straight-forward, yet innovative.

To preserve critical outside access from the basement, for instance, Nazemian and team created an exit corridor on the right side of the house before deleting the Florida room and digging a foundation 9 feet deep.

Above it, a two story addition accommodates two major components: an all-purpose family gathering and dining area; a retreat for Smith and Campbell.

At nearly 600 square feet,

the addition's first-level footprint houses a kitchen/ family room suite iterated in a transitional interior design style that features well-differentiated interior wall elevations.

The 100 square feet designated as a family room employs a leather sofa as a room divider, yet the gathering and entertainment zone is also indicated by the soft taupe wall coloring that contrasts with the kitchen's warmly textured surfaces.

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.

To complete the picture, space was allocated for a brick patio and two side decks: the family barbecue zone.

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

An eight burner 48-inch gas range complete with pot-filler is

See HOMES PAGE B-5

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 <b>RESTON</b> 2140 OWLS COVE LN, RESTON, VA 20191 \$1,150,000 4 bed, 2 bath	 <b>FAIRFAX</b> 4125 MIDDLE RIDGE DR, FAIRFAX, VA 22033 \$475,000 4 bed, 2 bath	 <b>FAIRFAX</b> 11458 MALLARD CREEK TRL, FAIRFAX, VA 22033 \$1,325,000 6 bed, 6 bath	 <b>CENTREVILLE</b> 14221 BRENHAM DR, CENTREVILLE, VA 20121 \$405,000 4 bed, 3 bath	 <b>CENTREVILLE</b> 5150 PLEASANT FOREST DR, CENTREVILLE, VA 20120 \$899,900 5 bed, 4 bath

## HOMES

Continued from Page B-4

within steps of the refrigerator, sink and many working surfaces.

Dark cherry cabinetry, complimentary granite surfaces and detailed molding reinforces 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.

Meanwhile, reconfiguration to existing rooms in the older part of the house creates room for a revised den, and a full bath and laundry.

"Yes, it's a relief to no longer carry laundry to and from the basement," Charlene says. "It's a step- and time- saver"

One level above, the Michael Nash team creates an 18-by-32 master bedroom suite complete with spa bath and custom-designed walk-in closet. With 300 feet of sleeping quarters, the suite is generously apportioned and private.

The 130 square foot spa bath boasts a classic "claw foot" tub, white marble floor and wall and a Roman-style shower finished in white and black marble. Nazemian also designed the walk-in closet to Campbell's specifications.

"This has really added a lot of convenience to our day-to-day lives," Charlene says, "and the master bathroom is so relaxing... exactly what I wanted."

Meanwhile, the existing second floor "kids" bathroom has been revamped; the space plan now com-



The master bath features a "claw foot" tub, white marble floors and walls, and a Roman style shower finished in white and black marble.

fortably holds a large shower and double vanity, as well as a sizeable closet. To give the room its own identity, the interior décor explores a circa-1950s design motif commingled with contemporary themes.

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. Campbell notes that the previously non-existent guest accommodation is being used pretty frequently.

Among many technical challenges, 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 matching the Roosevelt-era originals was procured for facing the lower exterior course of the new addition. The second level is clad in a neutral Hardie Board.

To build visual unity in the in-

terior, 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; this makes it easier for homeowners to think through the possibilities."

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

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# Let's have a garage sale!

SPECIAL TO THE FAIRFAX COUNTY TIMES

Garage sale, yard sale, tag sale, estate sale, basement sale, house sale, porch sale; whatever you call it, they're fun to have and better yet, have the potential to add substantially to your personal bottom line! However, as with anything that's worth having, there are a few steps and guidelines you should follow to give your sale the best possible chance for worthwhile success. Here are some of the most popular suggestions from garage sale experts, both buyers and sellers alike.

### Before the sale

- Find out if your area requires a permit or has any restrictions regarding garage sales.
- When choosing items to sell, a good rule to follow is sell anything you have not used for a while, or that you don't foresee ever using again.
- Pick your sale dates. The most popular days are Thursday through Saturday on a non-holiday weekend.
- Place a short ad in your local newspaper. This will attract people who wouldn't normally see your street signs.
- Invite a neighbor or friend to join in your sale; the more stuff you have to sell, the better! Plus it's cheaper to split the cost of the newspaper ad with someone.
- Price everything! Prices should generally be 10-50% of the original price of the item, depending on condition and desirability.
- For pricing, use permanent markers and removable self-adhesive labels.
- Price items in increments of 25 cents for easy change-making.
- Anything damaged or not in working order should be marked "as is."
- Make signs to post on your front lawn and permissible street corners.
- Signs should be big enough to read while driving by with short, large text.
- Balloons and large arrows are also helpful to direct customers to your sale.

### The big day!

- Have lots of coins and small bills available to make change at least \$20 worth.
- Don't leave your money unattended. Better yet, wear a fanny pack or carpenter's apron to keep it with you.
- Only accept cash, unless you're willing to risk getting a bad check.
- Have plenty of bags and boxes available, plus old newspapers for packing breakables.
- Be prepared for buyers who want to bargain. If it's early in the morning, or you don't want to bargain, just say you think



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- it's worth that price, or that you may lower the price later in the day if it doesn't sell.
- Don't allow strangers into your house unless, of course, it's an inside sale.
- To avoid any hassles later on, post a sign that says, "All Sales Final."
- Have pleasant music playing softly in the background.
- Smile, sell and enjoy!

### After the sale

- Consider donating unsold items to charity. Some will even make pick-ups.
- Take your signs down.

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## King Crossword

### ACROSS

- 1 Atomizer output
- 5 Annoy
- 8 Picnic invaders
- 12 Pub
- 14 Old Italian coin
- 15 Poisonous evergreen
- 16 Alternative to Windows
- 17 Greek consonants
- 18 Electrical resistance
- 20 Some silverware
- 23 Soon, in verse
- 24 Individuals
- 25 "Hamlet" Oscar winner
- 28 Schedule abbr.
- 29 "Once upon ..."
- 30 Periodical, for short
- 32 Semisweet sherry
- 34 Location
- 35 Study of the past (Abbr.)
- 36 Wild
- 37 Craze one
- 40 Silent
- 41 Sandwich cookie
- 42 Quadrennial games

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| <ul style="list-style-type: none"> <li>47 Elvis' " — Las Vegas"</li> <li>48 Fatherly</li> <li>49 Paradise</li> <li>50 Ordinal suffix</li> <li>51 Catch sight of</li> </ul> | <ul style="list-style-type: none"> <li>8 Graduates</li> <li>9 1492 vessel</li> <li>10 Advanced math</li> <li>11 Old German duchy name</li> <li>13 Responsibility</li> <li>19 Hoisted, at sea</li> <li>20 Enemy</li> <li>21 Aware of</li> <li>22 Authentic</li> <li>23 Preferred invitees</li> <li>25 Ear doctor's device</li> <li>26 Eastern potentate</li> </ul> | <ul style="list-style-type: none"> <li>27 — -tat-tat</li> <li>29 Operatic solo</li> <li>31 Toothpaste style</li> <li>33 Buckeye</li> <li>34 Always, in music</li> <li>36 Show anger</li> <li>37 Relocate</li> <li>38 Desert-like</li> <li>39 Actress Campbell</li> <li>40 Legend</li> <li>43 Long, crosser</li> <li>44 — and outs</li> <li>45 Baseball hat</li> <li>46 Crafty</li> </ul> |
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