

Michael Nash addition wins regional Contractor of the Year Award

■ **Master designer/remodeler Sonny Nazemian's stand-out interior is project centerpiece**

BY JOHN BYRD
SPECIAL TO THE FAIRFAX COUNTY TIMES

A 340-square-foot master bedroom suite built above the garage of a 30-year-old Colonial style residence in Falls Church has won a regional (11-state) "Contractor of the Year (COTY) award for Michael Nash Design, Build and Homes. The regional COTY is conferred annually by the National Association of the Remodeling Industry (NARI). The project was previously named a winner in the same category by NARI's Metro DC chapter.

The suite includes a 100-square-foot luxury spa bath and a 6'-by-9' walk-in closet. The remodeling also configured space for an upstairs den and a nursery with a nearby nanny accommodation.

While owners John and Jessica Zielke acknowledge that their intended uses for the house evolved as they became aware of new options, the changes have adapted well to emerging family requirements.

"After our daughter was born, we wanted more bedrooms," John Zielke explains. "I considered adding an in-law suite on the back of the house since my mother-in-law was available to help with the childcare. Then, I realized I didn't want to lose any of the backyard."

About this time, Sonny Nazemian, founder and CEO of Michael Nash Design, Build and Homes, showed the Zielkes how they could reconfigure some of the existing bedrooms for in-law needs, then "pop-up" a master suite above the garage. This would provide more privacy for the new parents, who could conveniently look in on the new baby at any moment.

In commenting on the award, Nazemian was quick to acknowledge his company's far-reaching talent pool, which executed every phase of the makeover from re-routing plumbing and soil sack to developing and executing the suite's exceptional interior design.

"We assume direct responsibility for every phase of a remodeling because we know how important our in-house skills in plumbing and electrical are to a project's success," he says. "On this same point, homeowners get a lot of value by visiting our Lee Highway showroom where they can expose themselves to a significant range of finish-work ideas and materials, and shape plans with professional designers."

"Overall, it's our homeowner-friendly approach combined with lower prices on materials and appliances that have always distinguished what we do," the remodeler adds. "Frankly, this is the reason we've won more COTYs than any other remodeler in the Metro area. The award recognizes remodeling solutions that outperform the limits of the budget, and this is where we have always concentrated our efforts."

Possibly the biggest challenge to the Zielke garage "pop-up" was integrating a course of



PHOTOS BY GREG HADLEY

A perfectly reconciled second-level addition above an attached garage on a Falls Church home has won a regional Contractor of the Year Award (COTY) for local remodeler Michael Nash Design, Build and Homes. Homeowners had decided that the existing house did not offer enough living space for a new baby and visiting grandparents. To accommodate, the plan called for 'popping-up' a 340-square-foot master bedroom suite with vaulted ceiling. The three-course window (which faces east) allows ample natural light. Grey vinyl siding, a window canopy, and dentil molding are of a piece in a flawless architectural elaboration.

three windows on the east-facing side of the proposed second-level addition. Running nine feet in length and five feet in height, the windows might have been a problem when aligned with a footprint

that measures only 15 feet across the front.

"We could build straight up, but would lose the scale and proportionality needed in a traditional facade," Nazemian says.

"The alternative was to encase the three-window course in a gable and wrap the roof around it on three sides, topped with a decorative crown. This creates winning curb appeal, but also gave shape

to the uniquely sculptural interior, which is like a loft. The exterior construction necessities, in fact, inspired the stand-out interior design solution.

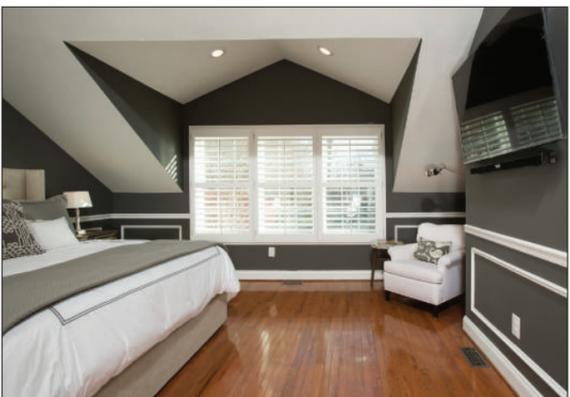
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BEFORE



The master bedroom interior explores elegant angularity largely shaped by the construction necessities entailed in framing the front-facing three-window course and tying-off the roof. To exploit the sculptural effect, designers developed a duotone interior design treatment. Baseboard trim, chair rail, shadow boxing and other details present formal elements in a room that is otherwise angular and relaxed.



The carefully-articulated interior design elevations present an intriguing contrast to the room's non-traditional ceiling.



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The 6'-by-9' walk-in closet features open shelves, a bureau, pull-out baskets and a clothes closet. A full-length mirror at one end allows an occupant to check their wardrobe, or try on different combinations.



The 25-square-foot walk-in shower features a rain shower, handheld nozzles and a marble bench. There is even a niche for personal items embedded in the shower wall.

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3 bed, 2 bath



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\$715,000
4 bed, 3 bath



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FAIRFAX, VA 22033
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FAIRFAX, VA 22030
\$980,000
4 bed, 3 bath



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HOMES

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John Zielke adds:
“I had conceived a master bedroom facade consisting of two or three dormers visible from the street. Sonny pointed out that this would sharply reduce usable floor space inside the suite and he proposed a plan for a larger dormer window, and a roof that doesn't begin its ascent until it is four feet above the second-level floor. This approach allowed for a lot more usable floor space... and it's architecturally seamless.”

By combining a darker variant of the gray wall color used in the master bath with white-trimmed panels and molding, Nazemian's designers developed a duotone interior design treatment with vaguely formal antecedents. Baseboard trim, chair rail, shadow boxing and other interior design effects present formal, almost classic elements in a room that is otherwise angular and relaxed.

A spot under a beveled rafter, for instance, provides a perfect location for a cozy chair with a reading lamp. A rotating fan keeps air circulating despite the high ceiling.

With a vaulted ceiling rising to almost 12 feet, the room feels voluminous in every direction. A flood of incoming natural light modulated by the French louvred window treatment adds to the inherent warmth of the open space. Meanwhile, gun-stock-stained oak flooring reinforces visual unity.

Doors on either side of a chest of drawers complete the suite's comfortable self-sufficiency. One accesses a beautifully articulated master bath complete with double vanity, walk-in shower with bench, soaking tub, and a commode discreetly tucked behind a pocket door.

As a design motif, the distinctive herring bone backsplash sets off a double vanity endowed with a pair of slightly beveled mirrors. The Carrara marble surface, white tile flooring and sea green wall paint confer a restful ambiance appropriate for a peaceful spot under a

louvered window that offers a whirlpool bath. The 25-square-foot walk-in shower features a rain shower, handheld nozzles and a marble bench. There is even a niche for personal items embedded in the shower wall.

Parallel to the shower, one enters the custom-designed “his” and “hers” wardrobe closet. Featuring open shelves, a bureau, pull-out baskets and a clothes closet, it is nevertheless spacious enough for both spouses to change at the same time. A full-length mirror at one end allows an occupant to check their wardrobe, or try on different combinations.

“The real convenience of the new plan is that everything is close at hand,” John Zielke says. “That just makes life easier for everyone.”

For information, call (703) 641-9800 or visit MichaelNash-Kitchens.com



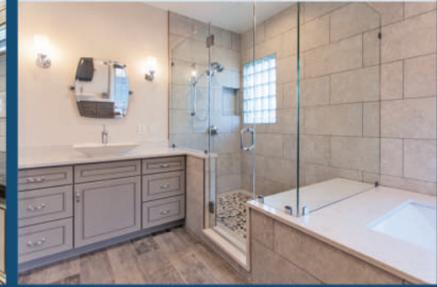
The Carrara marble surface, white tile flooring and sea foam green wall paint help to confer a restful ambiance appropriate for soaking in a hot bath under a louvered window.

John Byrd has been writing about home improvement for 30 years. He can be reached at (703) 715-8006, www.HomeFrontsNews.com or byrdmatx@gmail.com. Send photos of interesting remodeling projects to http://homefrontsnews.com/contact/

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