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INTERIOR DESIGN

Making Room for Baby

EXCEPTIONAL INTERIOR YIELDS AWARD-WINNING SOLUTION | BY JOHN BYRD

John and Jessica Zielke wanted to add more space to their 30-year-old Colonial-style residence in Fall Church.

"After our daughter was born, we wanted more bedrooms," John 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 back yard."

What to do?

Enter Sonny Nazemian, founder and CEO of Michael Nash Kitchens and Homes. He explained how a master bedroom suite built above the garage could add an additional 340 square feet to the home. He pointed out how

they could reconfigure some of the existing bedrooms for in-law needs, then "pop-up" a master suite that would include a 100-square-foot luxury spa bath, a 6-ft. x 9-ft. walk-in closet, and an upstairs den and a nursery with a nearby nanny accommodation—above the garage. Sonny told them the project would provide the new parents with more privacy and allow them to conveniently look in on their new baby at any moment.

THE CHALLENGES

Possibly the biggest hurdle to the Zielke garage "pop-up" was integrating a course of three windows on the east-facing side of the proposed second level addition.

"When designing a bathroom, you need to remember the realities of everyday life and plan for storage and other amenities."

—Sonny Nazemian



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 would create winning curb appeal, but also give shape to the uniquely sculptural interior—which is similar to a loft. The exterior construction necessities, in fact, inspired the stand-out interior design solution.”

Adds John: “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 didn’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.”

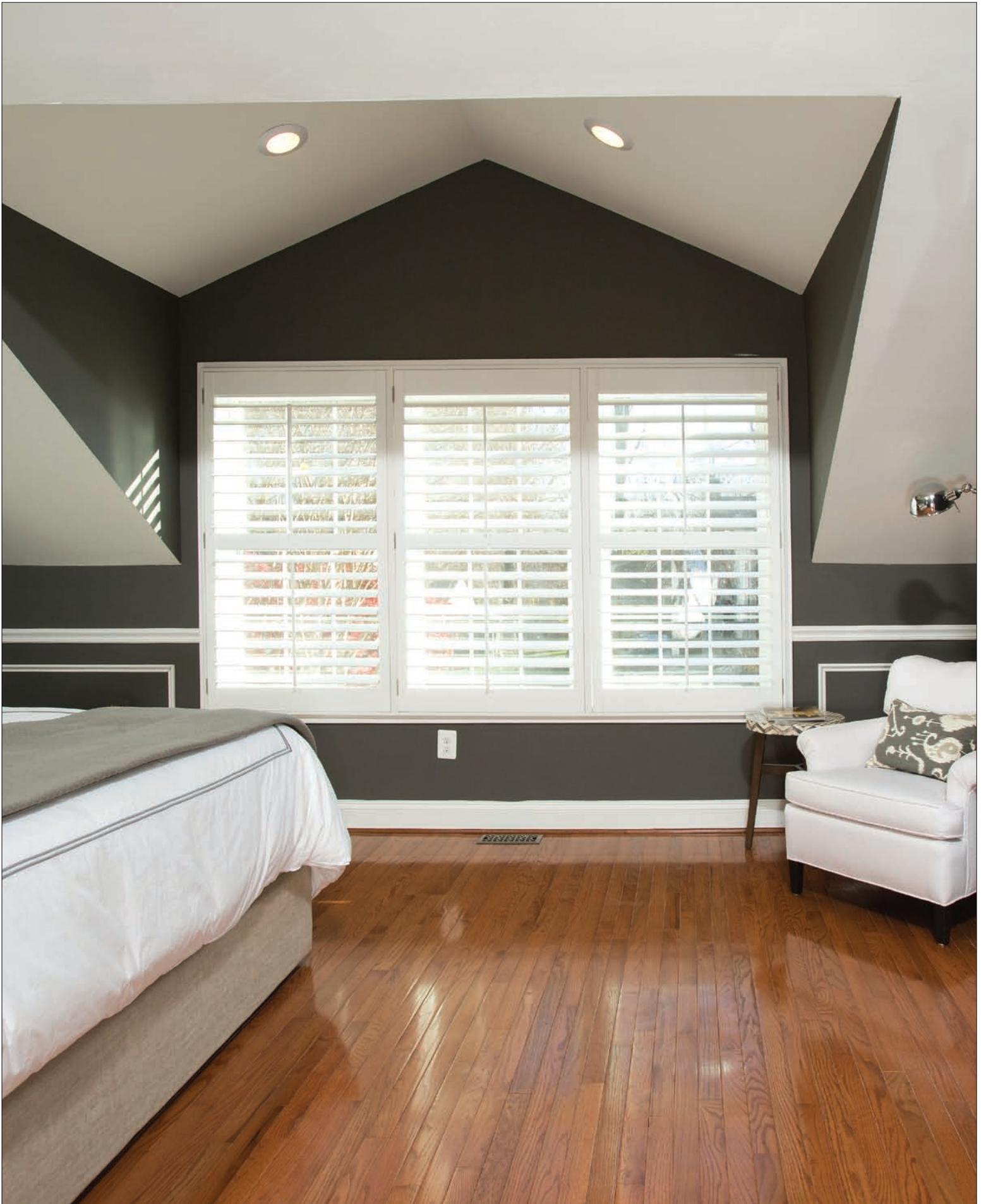
By combining a darker variant of the gray wall color used in the master bath with white-trimmed panels and molding, Nazemian’s designers developed a duo-tone interior treatment with vaguely formal antecedents. Baseboard trim, chair rail, shadow boxing and other interior design effects present formal, 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.

Page 43: With a vaulted ceiling rising to almost 12 feet, the master suite feels voluminous in every direction. A flood of incoming natural light modulated by the French louvered window style adds to the inherent warmth of the open space.

Above left: The custom-designed his and her wardrobe closet features open shelves, a bureau, pull-out baskets and a clothes closet; and the 25-square-foot walk-in shower features a rain shower, handheld nozzles and a marble bench.

Opposite: View of the three-window course and a spot under a beveled rafter provides a perfect location for a cozy chair with a reading lamp.





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 louvered windows add to the inherent warmth of the open space. Meanwhile, gunstock-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 discretely tucked behind a pocket door.

As a design motif, the distinctive herringbone backsplash sets off a double vanity with a pair of slightly beveled mirrors. The Carrara marble surface, white tile flooring and sea green wall paint confer a restful ambiance. This is 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's even a



Above: The new exterior with the "pop-up" renovation; and the original rear elevation.

Opposite: The beautifully articulated master bath complete with double vanity, walk-in shower with bench, soaking tub and a commode discretely tucked behind a pocket door.



niche for personal items embedded in the shower wall.

Parallel to the shower is the custom-designed his and her wardrobe closet which features open shelves, a bureau, pull-out baskets and a clothes closet, which is 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 says. “That just makes life easier for everyone.”

AN AWARD-WINNING DESIGN

This renovation has won a regional (11-state) “Contractor of the Year” (CoTY) for Michael Nash Kitchens 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.

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 suites’ 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 see for themselves 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 local remodeler. The award recognizes remodeling solutions that outperform the limits of the budget, and this is where we have always concentrated our efforts.”

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