

An abstract painting with thick, expressive brushstrokes. The color palette is dominated by deep reds, dark browns, and various shades of green, ranging from olive to bright lime. The texture is highly tactile, with visible ridges and valleys in the paint. The composition is dense and layered, with some areas appearing more saturated than others.

élan

CELEBRATING THE ARTS | SEPTEMBER 2018



HOME REMODELING

“Pop-Up” Wins Chrysalis

MICHAEL NASH SOLUTION NAMED CATEGORY BEST IN 11-STATE COMPETITION
BY JOHN BYRD

A second floor addition to a one-level brick rambler has won a regional Chrysalis award for Michael Nash Design Build and Homes. The design solution – in which the roof of a one-level structure was removed to make way for a comparably-sized second floor – was introduced to the home of a Fairfax City couple who had occupied it for 14 years. The project was named the “best addition for under \$250,000” in 11 south Atlantic states extending from Florida to Washington, D.C.

Founded in 1993, the Chrysalis is generally considered remodeling industry's most prestigious peer award. *Qualified Remodeler Magazine* and *Kitchen and Bath News* are among the competition's national media sponsors.

In accepting the honor, Michael Nash president and founder Sonny Nazemian credited his design and

engineering team, which surmounted a host of complex architectural and regulatory challenges.

“Homeowners are searching for ways to satisfy lifestyle requirements by retrofitting their existing homes,” Nazemian says, “When a house is more than 50 years old, though, the appropriate plan may not be obvious. The trick is knowing what can be deleted and what can be preserved. Our goal is to enhance the whole property functionally, aesthetically – and as an investment.”

For homeowners James and Gayle Ogletree – who now occupy the enlarged house with their three young children – the makeover brings to a happy conclusion a long-running family dilemma that seemed to have no easy answers.

“The house had gotten too small for our family,” James

“Homeowners are now actively searching for ways to satisfy lifestyle requirements by retrofitting their existing home.”

–Sonny Nazemian



Ogletree explains. "We had shopped for a larger house in other neighborhoods, but it was hard to beat the access to Fairfax City's great amenities afforded by this location."

An additional incentive for Ogletree "to improve rather move" came from the Fairfax City Renaissance Program which determined that the renovation proposed by Michael Nash was eligible for special financing.

"Michael Nash worked closely with the city to satisfy the program's requirements," Ogletree says. "Their design and technical expertise were critical in securing support."

The remodeler's innovative solution addressed a host of space planning and interior design considerations, and presented a dramatically revised front elevation.

Extending the existing brick chimney through the second floor roof allowed designers to remove heater-and furnace-flue ducting, freeing up the square footage needed for a stairway linking the two levels.

To heat and cool the second floor, an HVAC unit was installed in the new attic. In the basement, upgrading and relocating the hot water heater and furnace enhanced living space and storage options – all of which is helpful in a tightly conceived floorplan where inches count.

Overall, the Ogletrees pursued a broad agenda that would improve the family's quality of life in every directions. Each child would have a bedroom of their own (one on the first floor). The second story has been configured for three bedrooms, two full baths, a laundry and a loft (at the top of the stairs) which provides an adjunct playroom and study area.

"The kids love the bonus space that's now all over the house," Ogletree says.



Page 43: By removing the roof on a one-level rambler and adding a comparably-sized second floor, Michael Nash Design Build and Homes dramatically enlarged available living space in a 57-year-old home. The art-and-crafts style front porch is a nostalgic nod to adjacent historic district's enduring architecture; "BEFORE" Exterior

This page from top: The open plan has greatly facilitated ground-level traffic, the new cabinet facings, surfaces and floor exude warmth; "BEFORE" kitchen from dining room. Porch with Shaker-style railings, tapered columns and tongue-in-groove ceiling, the makeover's Victorian-era porch offers a restful spot for just relaxing. It's the family's favorite warm-weather gathering place. The Trex floorboards and cement board siding are maintenance-free. Each of the three children now has a bedroom of their own. "The kids love the bonus space that's now all over the house," Ogletree says.

Opposite page from top: To introduce an "open" plan at ground level, a bearing wall between living room and former master bedroom was deleted. Refinished hardwood floors visually unify the new great room. Occupying approximately half of the second floor, the master suite features spacious sleeping quarters, a large walk-in closet and an elegantly-designed spa bath.

Photographs by June Stanich



After eliminating a first-level bedroom, the ground floor gained the square footage needed for a front-to-back great room that includes a new rear family room accessed through French doors

To introduce a ground level “open” plan, a bearing wall between the living room and the former master bedroom was deleted. A steel I-beam mounted on concealed vertical shafts now supports the second floor. Partition walls separating the dining room from both living room and kitchen were, likewise, deleted, increasing natural light and visual continuum in all directions.

Patching, finger-jointing and finishing first-level hardwood floors reinforced the interior's clean lines and visual unity.

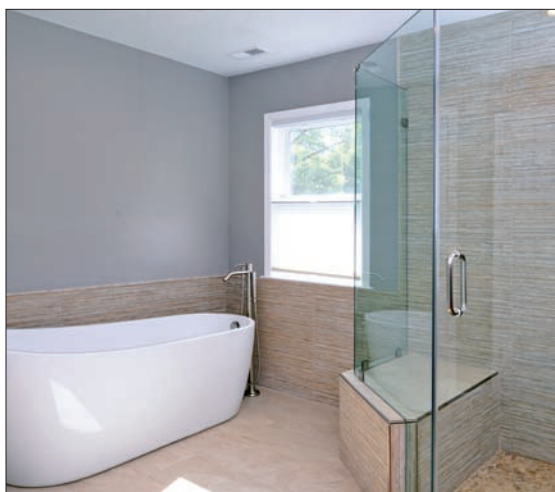
The upstairs plan was, likewise, tailored to family requirements. The new floor plan also accommodates a family laundry room.

The master suite—approximately half of the second floor—features spacious sleeping quarters, a large walk-in closet and an elegantly-designed spa bath. Textured stone shower walls, a free-standing “slipper” tub, a separate commode area, “his” and “her” vanities and many amenities are among his luxury accommodation's stand-out details.

The defining change, however, is the re-imagined front elevation with its art-and-crafts style front porch.

Boasting weather-resistant Trex flooring, Shaker-style railings and tapered columns, the porch is an inspired, nostalgic nod to the neighborhood's enduring architectural antecedents.

“This is where we spend a lot of time together,” Ogletree acknowledges. “The makeover has really worked for the entire family.”



“When a house is more than 50 years old, a sensible space-enhancement solution may not be obvious. The trick is knowing what can be deleted, and what can be preserved. Our goal is to always enhance the whole property – functionally, aesthetically, and as an investment”

–Sonny Nazemian