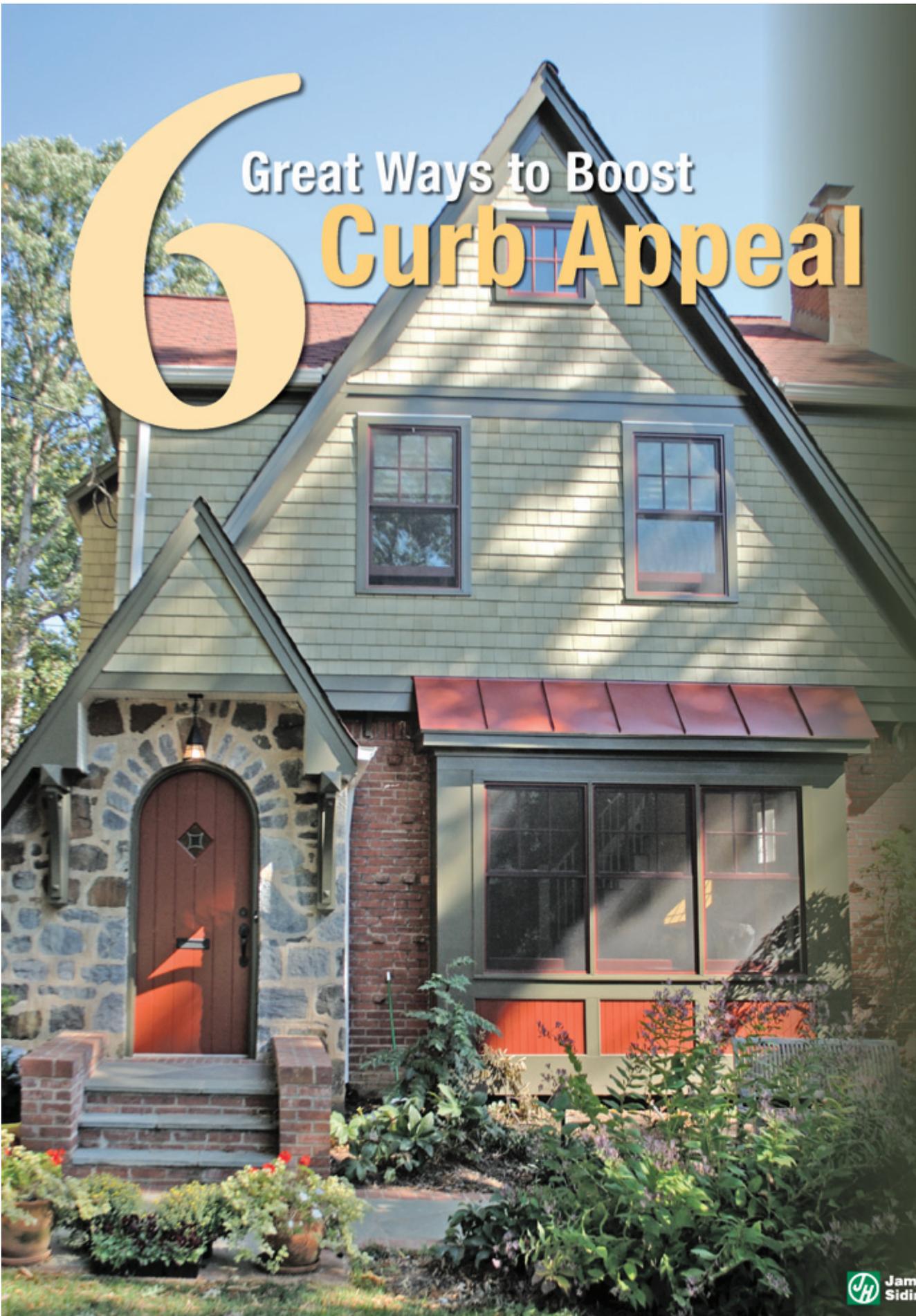


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Home Life Style



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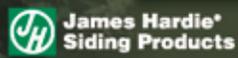
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Small Space

“Growing up, I had a habit of collecting pictures out of magazines of interiors that I thought were extraordinarily stunning, and these tear outs fostered my passion for Interior Design.”

Draza Stamenich, In His Own Words

3



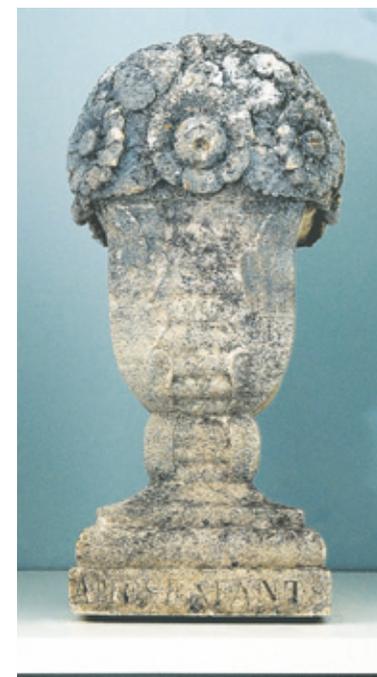
HomeLifeStyle ❖ Vienna Connection ❖ April 2009

Draza Stamenich of McLean is a graduate of Langley High School and

Marymount University, and designed the laundry room in this year's Washington D.C. Design House. The house for this year's show is the Rectory at St. John's Church located at 3238 O Street NW. The show features the work of over a dozen local designers. Proceeds from the show house benefit the Children's National Medical Center. Arlington designer Michael Roberson and McLean designer Draza Stamenich are both featured. The show is open through May 10th. Visit www.DCDesignHouse.com



Draza Stamenich of Draza, LLC is a graduate of Langley High School.



Decorative stone finials from John Flocks.

From www.dcdesignhouse.com:

“Growing up, I had a habit of collecting pictures out of magazines of interiors that I thought were extraordinarily stunning, and these tear outs fostered my passion for Interior Design. As I got older, I found myself being associated with like-minded people and had to make my dreams of creating beautiful spaces come to fruition.

“After completing a Visual Merchandising course at Marymount, I had the fortune of freelancing for Bergdorf Goodman doing their windows, as well as for Neiman Marcus in their Visual Department. Being luxury department stores, they impacted me in the way of allowing the quality of my taste and creativity to be impeccable as well as original in visual presentation.

“This evolution helped narrow my focus to interiors, and I worked for Alefantis & Associates for several years, which let me experience the ideas as well as complications that emerge during the creative process from beginning to end. I decided to open my own firm in 2007.”



Aviary Wire screen doors add to the airiness of the small space and complement the birds on the Gracie wallpaper.



Gracie wallpaper adds a sense of openness and space to a compact laundry room.

PHOTOS BY LOUISE KRAFFT

Shopping for Design

4 Demonstration Project

BY JOHN BYRD

Susan and Kelvin Pierce are a kind of “power couple.” Specifically, they are devoted to building and remodeling homes that can be powered at a lower cost.

Susan, a residential architect, refers to her ideal house as “virtually off the grid.” While she acknowledges that complete energy independence is elusive in an urban area like ours, she has been a champion of sustainable home concepts since her student days.

Joined in her vision by husband Kelvin, an engineer, the two have absorbed and applied leading-edge practices for local homeowners through their business, Commonwealth

Vienna couple develops home design for greater sustainability, starting with their personal residence.

Home Remodelers. But the real laboratory has been the couple’s personal residence on Old Court-house Road in Vienna.

At about 6,000 square feet, the three-story structure presents a warm synthesis of Shingle-style architecture commingled with classic Victorian farmhouse. With its wide porches and steeply pitched roofs ensconced under mature Siberian elm, the home is the picture of northern Virginia’s bucolic past.

Yet beneath the nostalgic ambience, one finds a carefully measured system of design and infrastructure concepts that have enabled the Pierces to more than double the size of the original house while cutting operational cost by more than a third.

As the house has gradually “converted” its program, the original 1930’s Cape Cod has

faded into non-existence.

“We remodeled in phases,” Pierce said. “The timeline generally follows what we’ve learned about sustainable building concepts since 1989 when we bought the house.”

The American Institute of Architects (where Pierce is board certified) paints the big picture as follows: “Sustainable design is achieved through an integrated design and delivery process that enhances the natural and built environment by using energy sensibly with a goal toward carbon neutrality, improved air and water quality ... and the creation of environments, communities and buildings that are livable, comfortable, productive, diverse, safe and beautiful.”

The Pierce’s original Cape Cod proved to be a cozy, if drafty, first home that was expensive to heat

and cool.

In 1993, the couple added a substantial two-level wing on the right side of the existing house that included a home office and guest quarters. Featuring windows on three sides, the design invites both morning and afternoon light,

regularly reaping passive solar benefits. Yet Pierce is quick to point out that “whole house” building techniques have evolved exponentially in the past decade or so, partly because there’s a better understanding of how a home’s design and construction

affects its operational efficiency, and partly because comparatively low-tech solutions are now available to tighten the home’s envelope.

“Passive solar opportunities are always worth exploring,” Pierce said. “But what really gets over-



The Pierce home reconstruction was designed to save most of the existing old trees on the property.

PHOTO BY GREG HADLEY



The front parlor.



The dining room.

systems, rather than a collection of parts.”

In 2004, the Pierces put it all to work again by implementing Phase Two— which aimed at better accommodating a growing family, and putting evolving principles to the test.

In essence, the plan now called for stripping the original Cape Cod down to the footprint and creating a new south-facing three level block. Again, the façade’s glazing was designed to capture low winter sun, making easier to retain heat. But the architect also created deeper-than-average overhangs to screen back summer sun, and sited the new structure to benefit from tree shade.

“If a lot of this sounds like common sense, regrettably this is not sense that is being commonly observed in most residential construction,” she said. “And the cumulative cost of these oversights is considerable.”

Top-level craftsmanship also creates a windfall in potential benefit from comparatively low-

looked is the fundamental need for a tightly-knit durable structure. This means maximum attention to construction practices, especially where there are joints and seams, a commitment to eliminating potential air leaks and state-of-the-art insulation.”

“Everything from framing techniques to properly sizing HVAC equipment is necessary to maximizing a home’s energy efficiency,” Pierce said. “We treat the house as an organism of interconnected

PHOTOS BY LOUISE KRAFFT



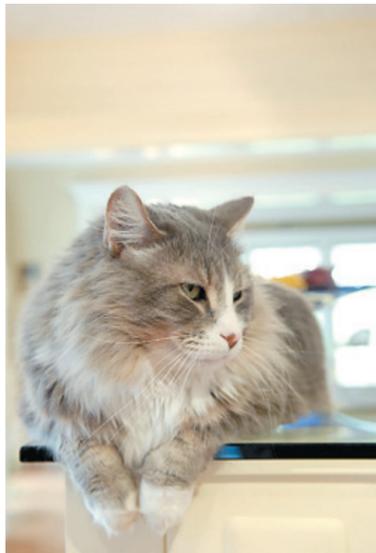
A collection of Cobalt glass, some old and some new, adds a fresh accent color to the kitchen.



French doors on the east and west sides of the house add light and air through the central hallway.



The front parlor.



Charlie, the cat, holds court in the kitchen.



The dining room.



Susan and Kelvin Pierce enjoy a moment after lunch with Charlie the cat.

In February and March, 79 homes in the area sold for \$1 million.

HomeLifeStyle • Vienna Connection • April 2009

Vienna

- ❖ 203 WINDOVER AVE NW (a 5 BR, 4 FB, 1 HB Detached Home on 0.43 acres) in Windover Heights sold for \$1,640,000 on March 30, 2009
- ❖ 2615 POWDERMILL LN (a 4 BR, 4 FB, 1 HB Detached Home on 0.73 acres) in Oakton Grove sold for \$1,487,916 on March 11, 2009
- ❖ 9509 FRANCIS YOUNG LN (a 5 BR, 4 FB, 2 HB Detached Home on 0.25 acres) in Francis Young Estates sold for \$1,337,810 on March 03, 2009
- ❖ 1840 MAMIE DYER LN (a 5 BR, 4 FB, 1 HB Detached Home on 0.31 acres) in Francis Young Estates sold for \$1,257,400 on Feb. 27, 2009
- ❖ 1690 BRITTENFORD CT (a 5 BR, 4 FB, 2 HB Detached Home on 1.26 acres) in Hunter Mill Overlook sold for \$1,145,000 on March 16, 2009
- ❖ 1419 WYNHURST LN (a 4 BR, 4 FB, 1 HB Detached Home on 2.93 acres) in Browns Mill Forest sold for \$1,075,000 on March 20, 2009
- ❖ 10203 BRITTENFORD DR (a 5 BR, 4 FB, 1 HB Detached Home on 0.63 acres) in Hunter Mill Estates sold for \$1,060,000 on March 06, 2009
- ❖ 305 LOCUST ST SE (a 5 BR, 4 FB, 1 HB Detached Home on 0.26 acres) in Vienna sold for \$1,050,000 on March 20, 2009
- ❖ 401 PARK ST SE (a 4 BR, 1 FB, 0 HB Detached Home on 0.69 acres) in Onondio sold for \$1,050,000 on March 31, 2009

Oakton

- ❖ 11103 PRINCE EDWARD CT (a 7 BR, 8 FB, 2 HB Detached Home on 1.72 acres) in Dogwood Knolls sold for \$1,500,000 on Feb. 26, 2009
- ❖ 3015 WEBER PL (a 4 BR, 4 FB, 1 HB Detached Home on 1.24 acres) in Weber Property sold for \$1,050,000 on Feb. 20, 2009



2615 POWDERMILL LN in Oakton Grove sold for \$1,487,916 on March 11, 2009



11103 PRINCE EDWARD CT in Dogwood Knolls sold for \$1,500,000 on Feb. 26, 2009

PHOTOS BY ROBBIE HAMMER/THE CONNECTION

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Demonstration Project

FROM PAGE 5

tech efficiencies. The tight seal allows the use of an Energy Recovery Ventilator (ERV), which helps to assure a higher indoor air quality. An ERV captures the temperatures of outgoing air redeploying it to regulate fresh incoming air.

Pierce's home's roof trusses, for instance, were designed to capture more headroom (living space) at the top level. Roofing shingles have an expected life of 40 years (almost twice the industry average). The lovely heart pine flooring in many parts of the home was reclaimed from a

local demolition.

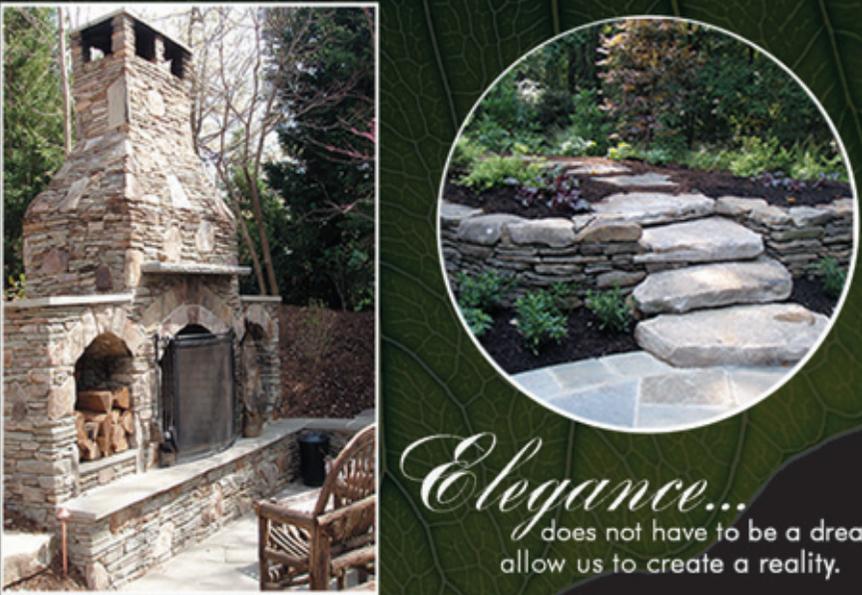
"Reusing serviceable materials not only creates wonderful economies, but it spares us all the social cost of filling up landfills. In the end, efficient thinking has a significant community benefit." Such thinking has won Commonwealth Home Remodelers a string of acknowledgements including a "Green Home Choice" Award and favorable ratings from Energy Star. Pierce, a LEED certified professional, will be lecturing on energy-efficient home design and operations solutions at the Vienna Community Center on May 12.

A center island in the kitchen provides counter and working space for the cook and the family.



PHOTOS BY LOUISE KRAFFT

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