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PHOTO BY DIMITRI CANAS

The Nusbaums' initial goal was an open "kitchen-centric" plan that would make it easier for Sandy Nusbaum to entertain. A three-stool dining counter proved an effective starting point; the new surface is also well-positioned as a serving station for porch dining.

Demand for Incremental Improvements

Over time, some owners makeover the entire house — one phase at a time.

BY JOHN BYRD

If you compare the current home remodeling market to 2007, it's clear that homeowners are less likely to execute a top-to-bottom makeover in a single stroke than they were five years ago.

Home resales are rising again, but the belief that every dollar spent on a Northern Virginia home will be quickly recovered has been suspended — if only temporarily — as homeowners reassess.

For most local homeowners, a house is an asset of enormous personal appeal: an expression of identity and aspiration, periodically adapted to life's changes.

While the scale of the average project may be smaller, it's evident that many homeowners middle age or older have come to see the home as a long-term — even life-long — work in progress, one that they take up passionately, and at regular intervals.

Veteran remodeler David Foster calls these homeowners "incremental" improvers, and has come to see them as the primary focus of a home improvement en-

terprise he started 30 years ago.

As president of Foster Remodeling Solutions in Lorton, Foster regularly coaches his team on the importance of understanding what these homeowners need, what they are expecting and how to articulate their best options with clarity.

"Providing an experience that the homeowner will value unequivocally is probably our most important marketing activity," Foster said. "Our core belief is that there are many homeowners who will make a notable home improvement every two to five years, so we place a high priority on earning that person's trust. In this sense, there is nothing more important than outperforming expectation."

WHILE THERE MAY BE many reasons why a homeowner will remodel in stages, Foster said that the typical incremental improver has a pay-as-you-go orientation.

South Alexandria resident Sandy Nusbaum, for instance, attributes her periodic home upgrade inclinations to a gradual but decisive recognition that the four bedroom colonial she has occupied for 28 years with husband Mike is the last single family residence the couple will ever own.

"We raised three children here, and when the last of them moved away, we looked at other houses in the area and even a retirement village in North Carolina," Nusbaum said. "That's when I renewed my appreciation for the many advantages of this house. I recognized that everything we wanted was

already here; we just needed a few focused improvements that take us into the foreseeable future."

Initially that meant introducing an open, "kitchen-centric" plan in the back half of the house, and creating an outdoor component in the form of a 16-by-16-foot back screen porch that allows for easy warm-weather circulation.

Replacing a wall between kitchen and dining room with a three-stool dining counter proved an effective starting point to a more interactive entertainment space. The new surface is also well-positioned as a serving station for al fresco porch dining.

Although the needed structural changes were relatively minor, a new shelled-in niche for the refrigerator allows for additional storage. Maple cabinets with a Barton door style and honey-spice stain evoke a clean linear look within a softly lit ambience. Likewise, the Silestone quartz surfaces in ebony pearl provide a tonal and textural contrast.

Once the kitchen had been transformed, it wasn't long before the Nusbaums began planning the follow-on phase: an extension of the rear family room, an open-air grilling deck and a layout that permits children, grandchildren and many guests to circulate freely through a now wide-ranging entertainment space.

Then, just last year, the largely unused lower level was converted into a multi-pur-

80th Historic Garden Week, April 20-27

Historic Garden Week 2013 will feature approximately 200 private homes and gardens open on 32 separate tours throughout the state of Virginia over eight consecutive days. It is the largest ongoing volunteer effort in Virginia and represents the coordinated efforts of 3,400 club members. One hundred percent of tour proceeds are used to enhance Virginia's landscape. Visit www.vagardenweek.org.

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Old Town Alexandria
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Tickets are \$40 and available at the Ramsey House Visitors Center at the corner of King Street and North Fairfax Street on the day of the tour. For advance tickets contact Mrs. Donald Rocen Virginia.rocen@comcast.net 703-684-3876. For more information, please contact Tour Chairmen Mason Bavin at mbavin@mcenearney.com, Twig Murray attwig@twigweb.com or Catherine Bolton at 4boltons@comcast.net

TUESDAY APRIL 23, 2013

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Sponsored by The Garden Club of Fairfax 10 a.m. to 4 p.m.

The Fairfax County communities of Oakton and Vienna have emerged from small rural towns into thriving family-oriented neighborhoods with homes and gardens reflecting a wide range of architectural and personal style. Ticket price includes admission to the Cosby Home, the Unger Home and Garden, the Buster Home and Garden, the Kampa Home and Garden, the Rosenthal Home and Garden and Meadowlark Botanical Gardens.

Advance tickets are \$20 through April 9. Contact Marty Whipple at mwhip155@aol.com. For more information about the tour, contact Bonnie Rekemeyer at chezdarbon@aol.com.

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PHOTO COURTESY OF THE GARDEN CLUB OF FAIRFAX

This home in the Vienna/Oakton area is featured on Virginia's Historic Garden Week.

SEE DEMAND, PAGE 8

Decorating for Easter

Easy ideas to welcome spring into your ahome.

BY MARILYN CAMPBELL
THE CONNECTION

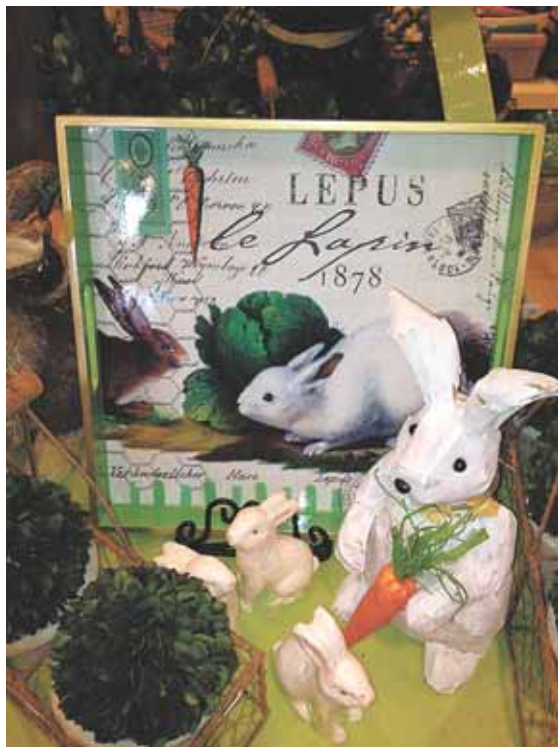
From floral arrangements that burst with pastel blooms to candles that fill one's home with scents reminiscent of warm weather, local style experts offer suggestions for accents that welcome spring.

Turn simple twigs and greenery into a harbinger of Easter. "Welcome guests into your home with a spring wreath on the front door decorated with greenery, flowers or eggs," said Ann

O'Shields of The Nest Egg in Fairfax. "Scents of spring are a sure way to alleviate the end of winter."

Laura Smith of The Dandelion Patch in Vienna, Reston and Georgetown recommends filling air with crisp, fresh aromas. "There are candles with really nice spring scents, like jasmine or gardenia and lemongrass. Citrus scents are also very big in spring and summer."

Smith suggests setting one's table with serveware imprinted with spring produce like lettuces that herald the new season. "You can use cutting boards with artichoke prints or platters with as-



Local design experts suggest using serveware imprinted with produce like lettuces that herald the new season.

paragus prints. They are entertaining and fun accessories," Smith said.



PHOTOS BY MARILYN CAMPBELL/THE CONNECTION

Hydrangeas in white or soft green, daffodils, tulips in yellow, hyacinths in pink or blue, Esperance roses and white or pink hybrid lilies are popular for Easter.

"Welcome guests into your home with a spring wreath on the front door decorated with greenery, flowers or eggs."

— Ann O'Shields

Festive baskets filled with paper grass, wooden eggs, bunnies and flowers make ideal home accents. "Using seasonal blooms are a great way to welcome spring," said O'Shields.

A floral arrangement displayed in baskets covered with spring flower petals make a chic centerpiece for one's dining table. "When it comes to floral arrangements, people are often driven by what their home décor is," said

Potomac, Md., based floral designer Evelyn Kinville. "The most popular flowers for Easter are hydrangeas in white or soft green, daffodils, tulips in yellow, hyacinths in pink or blue, Esperance roses, which are large pink and cream two-toned in color, and White or pink hybrid lilies."

O'Shields said, "Pick one flower style and repeat it in various places throughout the room for the most impact."



Welcome guests into one's home with wreaths made of twigs, greenery, spring flowers and wooden eggs in colors like bright green and lavender.

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Home Recycle, Reuse, Remodel

BY JOSHUA
BAKER
BOWA



Remodeling often affords an opportunity to re-purpose existing materials by donating to those less fortunate. Ask your remodeler if there is a plan or policy for saving materials for re-use rather than sending it to a land fill. Every project is different. And some materials are more easily removed and saved than others. Here are a couple of organizations that accepted used materials.

A WIDER CIRCLE

This organization provides basic-need items to families transitioning out of shelters and those living without life's necessities. If you wish to donate furniture and other home essentials that are in good condition (no rips or stains), you can drop off items at their Center for Community Service in Silver Spring, Md. You can also schedule a pickup in most areas throughout greater Washington, D.C. Visit www.awidercircle.org.

HABITAT FOR HUMANITY RESTORE

ReStore is a resale business that sells new and used building materials and home items to the general public. All donations are tax deductible and donated by individuals, local retailers, building contractors and suppliers. Donated items are then sold at 50-90 percent off the retail price, with all proceeds benefiting Habitat for Humanity, an organization that provides safe and affordable housing to low-income families. ReStore accepts appliances, furniture, cabinets, roofing and flooring materials, exercise equipment, countertops, electronics, lighting and plumbing fixtures, etc. For more, visit Northern Virginia stores in Alexandria and Chantilly - www.restorenova.org

GOODWILL

Founded in 1902, Goodwill accepts gently used clothing, furniture, housewares, working electronics, and other household items. These items are then sold at their retail locations, with the proceeds used to fund employment, job training, and placement services for the disadvantaged and those with disabilities. To view their full list of goods accepted, and for the list of donation centers and stores, visit www.dcgoodwill.org.

BOWA HOME CLEANUP DAYS

As a thank you to the neighbors in the communities in which we work, from time to time BOWA hosts Home Cleanup Days. Home Cleanup Day is a great opportunity to donate and recycle gently used household items, toys and clothing, and dispose of any debris or other unwanted clutter. A BOWA employee will help folks unload their items and a Goodwill representative will be on hand to accept donations and provide receipts.

To find a BOWA Home Cleanup Day in your area, please visit our <http://info.bowa.com/communityblog/>.

Josh Baker is founder of BOWA, learn more at www.bowa.com.

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The Region's Best Home Designs

Local contractors get top honors for remodeling projects

BY MARILYN CAMPBELL
THE CONNECTION

From designing a kitchen with a concave glass tile backsplash to creating a backyard with a fire-place and pool, some local home remodelers were honored recently with the National Association of the Remodeling Industry's (NARI) 2013 Regional Contractor of the Year awards for design acumen. Winning projects ran the gamut from historic preservation projects to environmentally conscious conceptions.

HARRY BRASWELL of Harry Braswell, Inc. in Alexandria, was named Contractor of the Year in the "Entire House \$500,001 to \$1,000,000" category for the renovation of a home that had not been updated since the 1950s. "The house was outdated, too small for the family's needs," he said.

The renovation included a kitchen outfitted with cabinet-front appliances and porcelain sinks including an apron farm sink and an island sink in a pale aqua. "That color is carried throughout the house," said project manager Gretchen Brown.

A concave glass tile backsplash surrounds the durable, brown-toned quartzite counter. "Quartzite doesn't stain easily," said Brown. "It is strong like granite, but is more expensive."

The Braswell team also got a nod for energy efficiency for this project, which was named "NARI Green Project." Brown noted that the team installed energy efficiency lighting and energy star appliances.

"The homeowners had specific criteria about wanting to meet [Leadership in Energy and Environmental Design] certification because they are dedicated to protecting the environment," said Braswell.

CABIN JOHN, MD., BASED firm Anthony Wilder Design/Build, Inc. received kudos in the "Residential Exterior, \$100,000 and Over" category for a back-

yard space that includes a pool and fireplace. "The homeowner wanted four separate living spaces in the backyard," said company spokeswoman Danielle Frye. "He wanted a dining room, a living room with a heat source, a place to sunbathe near his pool and a place to play cricket on his lawn."

Frye said the Wilder team, which included architect George R. Bott and lead designer Anthony Wilder, developed a backyard plan that replaced overgrown grass with flagstone and a badly worn fence with foliage to create a sense of privacy. "There is a sundeck and spaces for a sofa and dining table, but the fireplace is the focal point," said Frye. "We used really tall bamboo to shield the view from the hotel across the street."

A BETHESDA HOME ADDITION garnered a top prize in the "Residential Addition Over \$250,000" category for A.R.T Design Build Inc. with team member Grossmueller's Design Consultants, Inc.

"The client wanted to expand their one story house to have a separate area for [bedrooms] and create a more functional first floor with more communal spaces, the kitchen, family room [and] dining room," said Cindy G. McClure of Grossmueller's Design Consultants, Inc.

The design team added a new second floor to the home, which accommodates a laundry room, a master suite, two additional bedrooms and a bathroom. A stair tower and cathedral foyer create an open floor plan and connect the first and second levels.

"Elements of the old house, like the wide chimney on the front and the contemporary 1960 style were played upon and accentuated," said McClure. "The result is a functional home that meets the needs of today's family, remained within budget and was completed on time."

FAIRFAX-BASED FIRM RJK Construction, Inc. received top



This backyard oasis, designed by Anthony Wilder Design/Build, Inc.,



Harry Brawell of Harry Braswell, Inc. in Alexandria, was named Contractor of the Year in the "Entire House \$500,001 to \$1,000,000" category for renovating a home that had not been updated since the 1950s. Braswell and his team installed cabinet-front appliances and a concave glass tile backsplash that surrounds the durable, brown-toned quartzite counter. The kitchen also features porcelain sinks, including an apron farm sink.

honors in the category of "Residential Addition \$100,000 to \$250,000" for a home in the Mantua area of Fairfax County. Company president Robert Kalmin says the homeowners' goal was to blend their interior

and exterior spaces. "They wanted to make their exterior landscaping a visual point because they entertain a lot," he said. "The windows act as murals to the exterior landscaping bring the outdoors in and the indoors

are able to use the restroom without having to go anywhere else."

An abundance of windows allows natural light to flow throughout the home. "The kitchen has red oak flooring and other colors and finishes that compliment the natural scenery outside," said Kalmin.

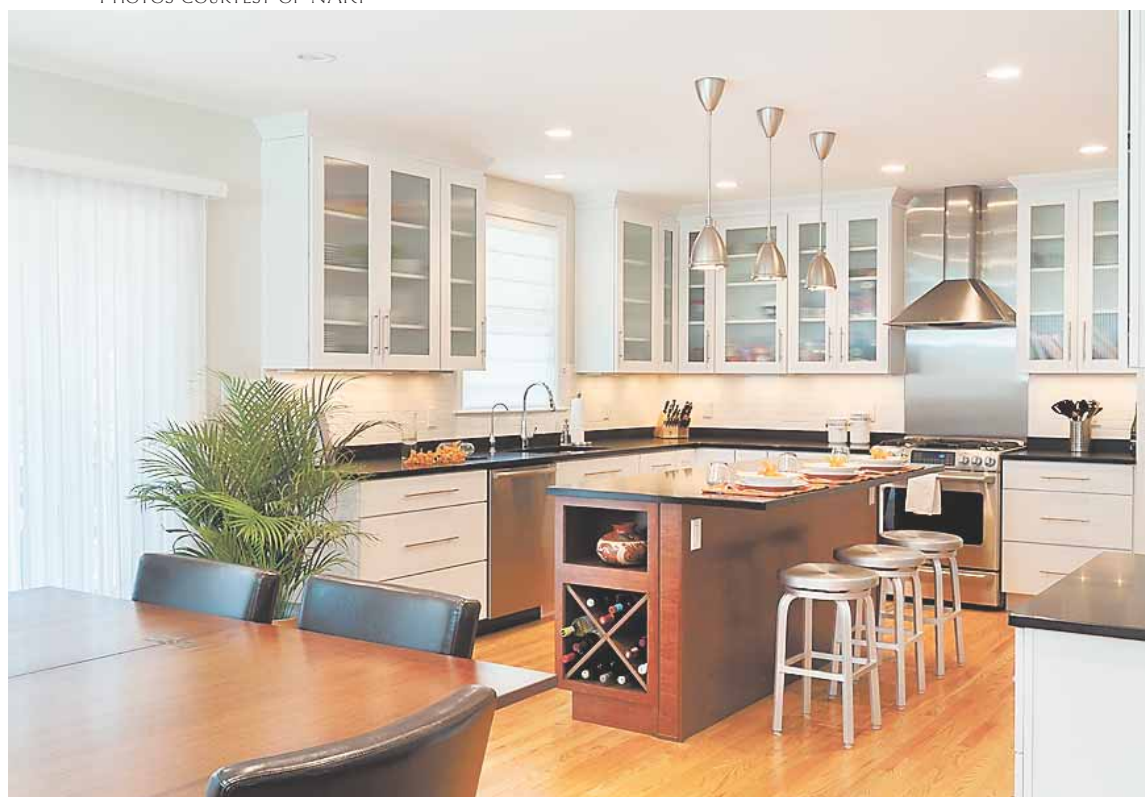
A MCLEAN KITCHEN by BOWA took top honors in the "Residential Kitchen Over \$120,000" category. The homeowners were looking to

included BOWA's George Hodges-Fulton, built an addition and added a sitting room, screened porch and additional windows to allow an abundance of natural light to stream into the space. The new kitchen also included a butler's pantry and a family dining area.

What is the key to turning one's home into an award-winning, showcase house? Baker, who founded BOWA with his college friend Larry Weinberg, says an open dialogue is essential to a successful remodeling

"The key to a successful project is finding a person or company that you communicate very, very well with and whose process is in line with how you like to do business."

— Josh Baker, founder and co-chairman of BOWA



out."

The owners requested an open floor plan that allowed guests to move freely between the kitchen and the backyard. "They were very specific about how they wanted people to meander from the outside to the inside," Kalmin said. "We had to relocate the powder room so that people

create a free-flowing, light-filled space.

"Their kitchen was not as open as they would have liked," said Josh Baker, founder and co-chairman of BOWA. "They wanted to make it more integrated and useful for the family."

To accommodate a larger kitchen, the design team, which

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Demand for Incremental Improvements

FROM PAGE 3

pose suite that serves as both an exercise room and guest accommodation.

“The built-ins with closets flank either side of a new Murphy bed — one exclusively for guest use,” Nusbaum said. “We also made the laundry room more functional and added a full bath with handicapped access.”

Meanwhile, Nusbaum mainly uses the remade lower level daily for her daily treadmill workouts: “It’s a real luxury having so many useful things exactly where you want them.”

JUST BLOCKS AWAY, Steve and Diane Piper purchased a circa 1980s Colonial a few years ago, pleased with the home’s lovely wooded setting, but keenly aware that original builder-grade kitchen had never been improved in 30 years.

“The rear of the house was designed as a great room with a kitchen and designated breakfast nook that segues to a family room with a brick hearth. There’s also a sizable back porch along the rear of the house, which you had to access from the family room,” Diane Piper said.

“Our goal was not simply to improve the amenities, but to really develop a better rear-house circulation plan — one that con-



PHOTOS BY DIMITRI CANAS

The elevated sunroom faces north, with sunrise on the right and sunset to the left — a perfect spot to enjoy beautiful woodland light.

fers privacy where needed, and also makes it easier to take advantage of the porch.”

Piper said several comparatively simple changes implemented by Foster made all the difference. A food preparation island, supplanting the existing U-shaped counter, makes it easier for Piper to both cook and

entertain. Better yet, the wet bar room divider between the kitchen and family room gives the area around the hearth a sense of intimacy while retaining sightlines.

Relocating the door to the kitchen-side of the wet bar has also coaxed the back porch into the home’s mainstream.

“The wet bar is a significant step-saver,” Piper said. “The whole back of the house is much better rationalized.”

And success breeds success. The Pipers were, in fact, so pleased with the kitchen, they pressed on with a master bathroom upgrade less than a year later and last month remodeled the first floor powder room in a plan that includes a Mediterranean-style foot bath ringed in glass and mosaic tiling.

The artfully-executed first floor facility — planned with an assist from Foster Remodling Solutions designer Sarah Wolf — includes a vessel basin with exposed copper piping, marble floors and a coffered ceiling with concealed lights.

The Pipers — who often travel internationally — say the foot bath is a pleasant convenience in the summer when they are often wearing sandals.

“I wouldn’t say it adds anything to the resale value,” Diane Piper said, “but then we do plan to be in this house for at least another ten years.”



The custom vanity in the Piper master bath was designed to bring specific personal items close at hand while maintaining the footprint of the original bath.

ON A SIMILAR NOTE, Vienna resident Kelly Grems has executed four remodeling

SEE DEMAND, PAGE 9

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PHOTOS BY DIMITRI CANAS



The custom wetbar effectively separates the chef's activity zone from the hearth-side sitting area. It's also convenient to the porch, the kitchen and the family room.

Demand for Incremental Improvements

FROM PAGE 8

projects with Foster starting with a kitchen addition in 2003.

"We bought the house in 1995 when I was pregnant," Grems said. "My husband [Ed] and I had been living in a much smaller house in Maryland, but envisioned a traditional home that would offer our growing family lots of useful activity areas."

A kitchen with a sizable breakfast room was the first item on the wish list, an assignment complicated by the fact that the home's rear elevation backs into a woodland set-aside and a precipitous drop.

"The ground level decking was already in place," Grems said, "but David showed us a plan for an elevated breakfast room extension built on pilings that wouldn't require a ground level foundation. Turns out, this solution created a welcome canopy for the ground level patio. And it was also a more sensible, economical choice for us at the time."

Grems said her first step was handing Foster a file of articles on kitchen interiors she had clipped from Southern Living; the Foster design staff then took over from there, helping the couple visualize design ideas with the aid of a computer program. The team also provided an array of relevant finish work options, mostly pointing to readily available considerations on display in the company's showroom.

"The selection and pricing process was transparent, and really anticipated what we needed," Grems said. "When you're as busy as we are, you really ap-



The Pipers' new powder room includes a Mediterranean-style foot bath ringed in glass and mosaic tiling.

preciate this quality of support."

Apart from budget considerations, Grems said taking a pause between projects allowed the couple to pay more attention to how the family is actually using the house, and to develop ideas that work or everyone.

The recently completed family room upgrade didn't become an immediate action plan, for instance, because the family design process were fomenting slowly — again starting with magazine articles and other sources.

"Frankly, we're particular; we let the basic interior design come to us piece by piece, then we collaborate with professionals" she said.

In the end, Foster designers created interior elevations that bear no resemblance to the original.

The half-brick floor-to-ceiling backwall was replaced by perfectly symmetrical built-

ins, crown molding and an elevated hearth with a marble surround and Edwardian-style mantle.

"It's an entirely different mood from the sun room," Grems said, "and perfectly satisfies another dimension of our lifestyle."

Staff at Foster Remodeling Solutions periodically offer workshops on home improvement topics at the Lorton showroom. Call 703-550-1371 or visit www.FosterRemodeling.com Foster also maintains an Alexandria facility in the @Home Real Estate Lounge and Design Center on north Alfred St. Call 703-791-1167 or visit www.AtHomeDCMetro.com.



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Arlington REAL ESTATE

PHOTOS BY LOUISE KRAFFT/THE CONNECTION

IN JANUARY 2013, 132 ARLINGTON HOMES SOLD BETWEEN \$1,500,000-\$75,000.

January 2013 Top Sales



2 1730 Harrison Street North — \$1,332,100



4 4125 26th Road North — \$1,120,000



5 1137 Johnson Street North — \$1,100,000



7 1213 Vernon Street North — \$1,090,000



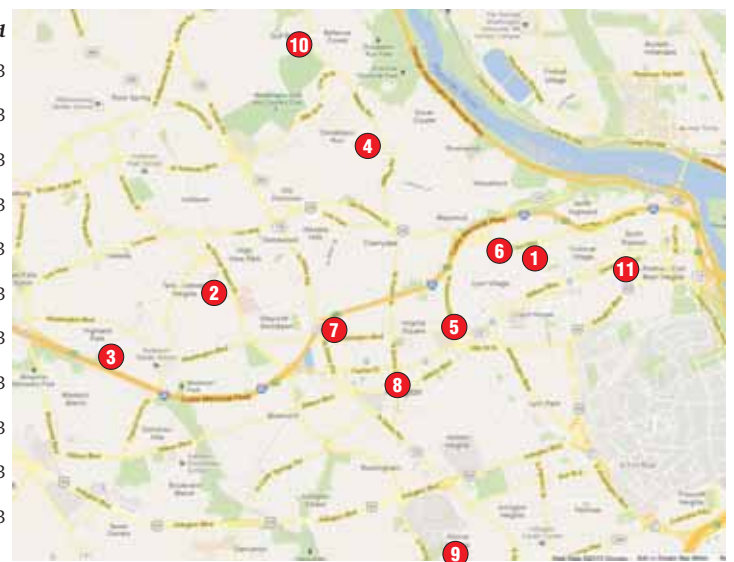
1 1719 Barton Street — \$1,500,000



10 3335 Randolph Street North — \$1,020,000

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 1719 BARTON ST	5	..	4	1	ARLINGTON	\$1,500,000	Detached	0.13	22201	IYON VILLAGE	01/15/13
2 1730 HARRISON ST N	5	..	4	1	ARLINGTON	\$1,332,100	Detached	0.22	22205	LARCHMONT	01/04/13
3 5934 14TH ST N	5	..	4	1	ARLINGTON	\$1,265,000	Detached	0.17	22205	WESTOVER	01/31/13
4 4125 26TH RD N	6	..	4	1	ARLINGTON	\$1,120,000	Detached	0.23	22207	LORCOM GROVE	01/25/13
5 1137 JOHNSON ST N	4	..	3	1	ARLINGTON	\$1,100,000	Townhouse	0.07	22201	BROMPTONS@CLARENDON	01/24/13
6 2207 19TH CT N	4	..	3	2	ARLINGTON	\$1,097,621	Townhouse	0.04	22201	IYON VILLAGE	01/18/13
7 1213 VERNON ST N	4	..	4	0	ARLINGTON	\$1,090,000	Detached	0.19	22201	BALLSTON	01/04/13
8 888 QUINCY ST #2104	2	..	2	1	ARLINGTON	\$1,065,000	Hi-Rise 9+ Floors		22203	RESIDENCES@LIBERTY CT	01/31/13
9 3920 8TH ST S	5	..	3	1	ARLINGTON	\$1,035,000	Detached	0.20	22204	ALCOVA HEIGHTS	01/15/13
10 3335 RANDOLPH ST N	5	..	5	0	ARLINGTON	\$1,020,000	Detached	0.42	22207	BROYHILL FOREST/HILLS	01/11/13
11 1615 QUEEN ST N #M407	2	..	2	0	ARLINGTON	\$1,005,000	Mid-Rise 5-8 Floors		22209	WOOSTER&MERCER LOFTS	01/24/13

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Home LifeStyle

All in the Family

BY JOHN BYRD
FOR THE GAZETTE

With solid planning and skillful remodeling, seniors convert personal residence into a multi-generational household.

More

Sun Design Remodeling frequently sponsors workshops on specific remodeling topics as well as tours of recently remodeled homes. Headquartered in Burke, the firm recently opened a second office in McLean. Call 703-425-5588 or visit www.SunDesignInc.com.

transitional zones suitable for easy everyday interaction.

TO ACCOMMODATE the elder Warrens, Durosko and team designed a 650 sq. ft. wing adjacent to a newly formed rear courtyard. The perfectly-integrated one-level addition features two large bedrooms, a master bath and large reach-in closets. A former family room now serves as the couple's sitting room.

By extension, Meg and the grandchildren inherit sleeping quarters in the existing bedroom wing — a configuration of rooms that affords everyone with the sufficient convenience and living space. Both families share the newly upgraded kitchen.

The makeover also allowed the Warrens to introduce a number of Universal Design features. Hallway widths in the new wing have been expanded to 44"; doors are 34" wide — compliant with American Disabilities Act requirements. The rear entrance has, likewise, been designed to accommodate a ramp, should a wheelchair be required in the future.

"We're just thinking ahead," Mary Warren said.

More recently, Mindy Mitchell — Sun Design's certified Aging-In-Place Specialist — followed Universal Design principals in renovating the original circa 1960s kitchen. Revisions included removing unneeded walls, widening doors and hallways and introducing roll-out cabinets with drawer pulls. There's also task lighting, easily maneuvered faucets and a multi-level island suitable for standing or sitting.

"The new kitchen feels significantly expanded, yet it's very efficiently designed — a great solution for a family like ours," said Mary Warren. "The changes have made life easier for everyone."



The multi-generational solution introduced by Sun Design Remodeling includes a one level seniors wing supplemented by a sitting area that exits through French doors to the newly formed courtyard. Hallways and doors in the new section are wheelchair friendly.

PHOTOS BY BRYAN BURRIS PHOTOGRAPHY



Initially, the Warrens were not sure if the existing three-bedroom split level could be converted to a larger home accommodating their new plans.

Challenging times demand creative thinking — so you don't have to look far to find homeowners executing remodeling projects with far-reaching objectives.

Take, for instance, the case of Mary and Harry Warren of Mount Vernon, both in their mid-70s.

Scrolling back a few years, the Warrens were weighing various retirement options when they learned that their daughter and three grandchildren would be moving back to Virginia from the midwest and might be amenable to participating in a three-generation household.

"There was really a lot for us to consider," said Mary Warren. "Harry and I thought that if we expanded the house to incorporate the extended family, we could eventually pass it on to the next generation. We could also make some changes that would help us to move around as we get older."

On the other hand: the more the Warrens scrutinized the existing property, the more they wondered if their vision was even feasible.

FOR STARTERS, at 1,500 sq. ft., the three-bedroom split-level the couple had occupied since 1994 was neatly centered on a small lot in a neighborhood with strictly observed set-back requirements.

To provide all three generations with the necessary space and privacy, the Warrens figured they would have to increase usable living space by 40 percent or more.

A carefully planned addition along the property's western side offered promising possibilities. But even if you could find the needed lot space, the floorplan configuration that would satisfy everyone's privacy requirements remained elusive.

It was at this juncture that the Warrens turned to Craig Durosko, founder and principal of Sun Design Remodeling.

"The program was certainly tricky," Durosko said. "The Warrens wanted a functionally independent suite that would include a luxury bath, lots of custom built-

ins and interior design improvements. Our thought was: if we could satisfy this requirement from the ground up, Meg and the grandchildren could take over half of the existing house as their own wing."

"We particularly liked the consideration to everyone's privacy needs," Mary Warren

said. "Their plan allows for independence where you want it."

Thus, stripped to its essentials, Durosko's solution called for converting the three-bedroom split-level into a five bedroom two-level structure that provides the Warrens with private quarters, yet also incorporates

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