


Spring 2013 HomeLifeStyle




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World's Fanciest Rummage Sale Coming April 7

Rumor has it that the "world's fanciest" rummage sale will feature some of the crystal light fixtures and other items recently replaced in the remodeling of the Ritz-Carlton Tysons.

Make your spring cleaning count this year. Donations are needed for the World's Fanciest Rummage Sale, benefiting the Boys & Girls Clubs of Greater Washington, Fairfax Region. Small items and clothing drop-offs can be brought to the front of the Ritz-Carlton Hotel, Tysons Corner and left with the Bell Staff. Please indicate that the items are for the Boys and Girls Clubs Rummage Sale. Donation receipts will be available at drop-off.

Have a really big item to donate? Contact Helen Kruger 703-748-4068 to make pick-up arrangements.

The sale will feature upscale, new or like-new items, including designer clothing and shoes, furniture, and home goods at ridiculously low prices.

In addition to bargains, the

price of admission includes a live DJ, delicious food and opportunities to purchase raffle tickets for prizes ranging from hotel stays, luxury dining experiences to spa packages, dinner with a celebrity, gift certificates, and more.

Suggested donations: *Women's Purses, Shoes, Designer Apparel and Accessories, Jewelry, Outerwear, Men's Ties, Bicycles and Cycling, Ski Equipment, Golf Equipment, Exercise Equipment, Pool Tables, Table Tennis, Pinball, Darts, Foosball, Art, Pictures/Paintings, Small Appliances, Wines, Houseware, China/Serving Pieces, Decorative Accessories, Rugs, Furniture, Antiques*

Rummage Sale Details

Sunday, April 7th, 12-4pm
The Ritz-Carlton Tysons,
1700 Tysons Blvd, McLean, VA
22102

Admission: \$5 per person, includes food.

www.fairfaxbgcgw.org/index.php/rummage-sale

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PHOTO COURTESY OF NARI

This McLean kitchen by BOWA took top honors in the “Residential Kitchen Over \$120,000” category. The homeowners wanted to create a free-flowing, light-filled space.

The Region’s Best Home Designs

Local contractors get top honors for remodeling projects.

BY MARILYN CAMPBELL
CENTRE VIEW

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.

A MCLEAN KITCHEN by BOWA took top honors in the “Residential Kitchen Over \$120,000” category. The homeowners were looking to 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 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 project. “The key 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,” he said. “This is a customer service business. It is not just a construction business. The entire process is important, not just the end result.”

FAIRFAX-BASED FIRM RJK Construction, Inc. received top 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 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 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.

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] certifica-

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.

SATURDAY APRIL 20, 2013

Old Town Alexandria
Sponsored by the Hunting Creek Garden Club and the Garden Club of Alexandria, 10 a.m. to 4 p.m.

All eight private properties on the historic Old Town Alexandria tour are within an easy walk of each other, allowing visitors to enjoy strolling the quaint streets lined with charming townhouses and intimate walled gardens.

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 at twig@twigweb.com or Catherine Bolton at 4boltons@comcast.net

TUESDAY APRIL 23, 2013

Fairfax: Oakton/Vienna
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.

FOR FULL SCHEDULE THROUGH APRIL 27. VISIT www.vagardenweek.org.



PHOTO COURTESY OF THE GARDEN CLUB OF FAIRFAX

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

SEE REGION’S BEST. PAGE 7

HomeLifeStyle Demand for Incremental Improvements

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 lifelong — 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 enterprise 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.

"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," Foster said. "In this

sense, there is nothing more important than outperforming expectations."

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 — often driven by evolving family requirements.

Vienna resident Kelly Grems, for instance, has executed four remodeling 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 tradi-

tional 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 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."



The plans for a kitchen remodel were complicated by the fact that the home's rear elevation backs into a woodland set-aside and a notably precipitous drop.

Grems said her first step was handing Foster a file of articles on kitchen interiors she had clipped from Southern Living; the Foster Remodeling design staff then took over, helping the couple visualize design ideas with the aid of a CAD computer program.

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

The recently completed family room upgrade didn't become an immediate action plan, for instance, because the family design process was fomenting slowly —

again starting with magazine articles and other sources. "We're particular; we let the look come to us piece by piece," she said.

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."

ON A SIMILAR NOTE, south Alexandria resident Sandy Nusbaum attributes her periodic home upgrade inclinations to a gradual but decisive recognition that the four

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



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

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 pointed improvements to 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 delineating a more interactive entertainment space.

A few years on the Nusbaums began planning an extension of the rear family room, an open-air grilling deck and a layout that permits children, grandchildren and many guests to circulate through a now wide-ranging entertainment suite.

Then, just last year, the largely unused lower level was converted into a multi-purpose suite that serves as both an exercise room and guest accommodation.

After comprehensive upgrades to their kitchen and master bath, for instance, Steve and Diane Piper decided that their eclectically redesigned powder room should include a Mediterranean-style foot bath ringed in glass and mosaic tiling. The artfully-executed powder room, planned with Foster 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 wearing sandals. "I wouldn't say a footbath adds anything to re-sale value," Diane Piper said, "But we do plan to be in this house for at least another ten years."



The existing 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.



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Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

January 2013 Top Sales

1 11399 Amber Hills Court, Fairfax — \$1,476,665



3 11391 Amber Hills Court, Fairfax — \$1,160,928



5 3871 Lewiston Place, Fairfax — \$1,025,000



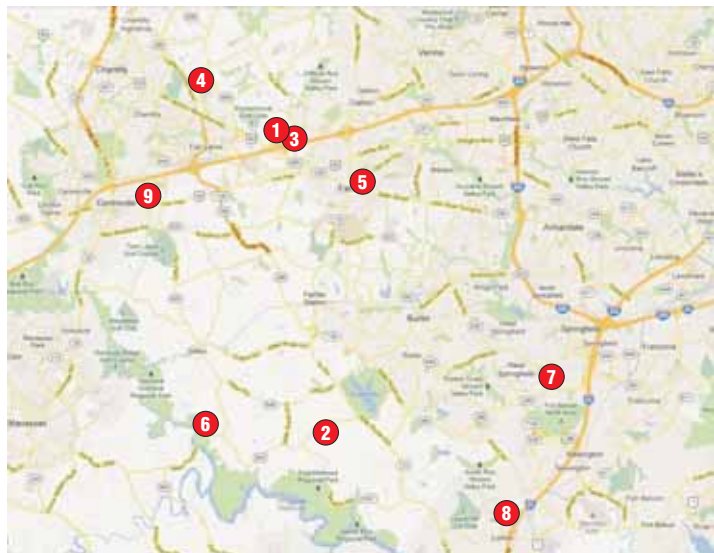
9 13509 Lamium Lane, Centreville — \$781,000



6 12606 Clifton Hunt Lane, Clifton — \$920,000



7 7438 Spring Summit Road, Springfield — \$800,000



© Google Map data

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 11399 AMBER HILLS CT	5	4	2	FAIRFAX	FAIRFAX	\$1,476,665	Detached	0.84	22033	ESTATES AT FAIR OAKS	01/31/13
2 10817 WINDERMERE LN	4	3	1	FAIRFAX STATION	FAIRFAX	\$1,275,000	Detached	11.01	22039	THE ENGLISH HILLS ESTATE	01/31/13
3 11391 AMBER HILLS CT	4	4	1	FAIRFAX	FAIRFAX	\$1,160,928	Detached	0.83	22033	ESTATES AT FAIR OAKS	01/31/13
4 3510 ROSE CREST LN	5	4	1	FAIRFAX	FAIRFAX	\$1,087,500	Detached	0.83	22033	OAK HILL ESTATES	01/30/13
5 3871 LEWISTON PL	3	5	0	FAIRFAX	FAIRFAX	\$1,025,000	Townhouse	0.09	22030	FARRCROFT	01/23/13
6 12606 CLIFTON HUNT LN	5	4	1	CLIFTON	CLIFTON	\$920,000	Detached	5.31	20124	CLIFTON HUNT	01/31/13
7 7438 SPRING SUMMIT RD	4	4	1	SPRINGFIELD	SPRINGFIELD	\$800,000	Detached	0.44	22150	WESTHAMPTON	01/31/13
8 8086 PAPER BIRCH DR	5	4	1	LORTON	LORTON	\$790,000	Detached	0.21	22079	LAUREL HILL LANDBAY	01/16/13
9 13509 LAMIUM LN	4	4	1	CENTREVILLE	CENTREVILLE	\$781,000	Detached	0.25	20120	FAIRCREST SOUTH	01/04/13

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Region's Best

FROM PAGE 3

tion 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 backyard 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."



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.

PHOTO COURTESY OF NARI

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. A Wider Circle furnishes the homes of more than 1,000 children and adults each month. 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. Refer to their website for a full list of accepted items and their "wish list" of the most needed items at www.awidercircle.org. Some impressive 2011 stats:

- ❖ 13,000: Number of homes furnished
- ❖ 1,500,000: Pounds of furniture and home goods recycled
- ❖ 10,000: Number of volunteers who assisted

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, among many others. All materials and items must be in good and working condition. Items may be dropped off at ReStore locations during their business hours or for larger donations you may schedule a pickup. For store hours and locations and for the complete list of acceptable items you can check out the following websites:

❖ Northern Virginia: Stores in Alexandria and Chantilly - www.restorenova.org

❖ Montgomery County: Store location in Gaithersburg - www.habitat-mc.org

❖ Loudoun County: Store in Purcellville - www.loudounhabitat.org/restore

❖ Fauquier County: Store in Warrenton - www.fauquierhabitat.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. You may also schedule a pickup online for larger items or multiple items you don't have the resources to transport.

SALVATION ARMY

Although the Salvation Army is involved in many community programs, proceeds from items donated to their stores will benefit their Adult Rehabilitation Centers, which help those who have lost the ability to cope with their problems and are unable to provide for themselves. Each rehabilitation center offers residential housing and work, along with individual and group therapy. This enables many to be reunited with their families and resume a normal life. Items commonly donated include appliances, clothing, furniture, and household goods. For more information on their donation program, please visit www.satruck.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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