



Spring 2016
HomeLifeStyle

The
Arlington
Connection

Popular Bathroom Remodeling Trends



Thinking about a bathroom renovation? Here are some of the trends we are seeing whether remodeling a master bath, hall bath or powder room.

Creative tile patterns. In contrast to the patterned and geometric tiles we have been seeing over the last few years, simpler tiles are making a comeback to create a timeless look. Laid in unusual patterns, they can create a unique design.

Natural vibe. Earthy materials like natural stone and river rock not only on floors and walls, but also on vanity tops, sinks, baths, feature walls and bathroom furniture are gaining in popularity.

Double-header. Double showers consisting of an oversized rain shower head and separate handset are certainly trending. Not only does this offer a luxurious, invigorating and customizable shower, but it also delivers a seamless look.

Functionality first. Clean, practical and a streamlined look are what homeowners want today. Adequate storage to hide hair dryers and excess lotions allow for a calm and relaxing environment.

Russ Glickman, founder of Glickman Design Build, is a Master Certified Remodeler and Certified Aging in Place Specialist. The award-winning Glickman Design Build team has completed thousands of general remodeling and accessible design projects in the Metro DC area and is passionate about the work they do. Their work has been featured in a variety of publications.

Visit GlickmanDesignBuild.com or call 301.444.4663 to learn more.

HomeLifeStyle Remodeled Home Tour Set

Home evolves from center hall colonial to open plan with boldly original finishes.

By JOHN BYRD
THE CONNECTION

A dramatic “kitchen-centric” first floor interior design solution in a 30-year-old Colonial-style production house will be featured on a “Remodeled Home Tour” sponsored by Sun Design Remodeling on Saturday, March 12. The house at 7990 Oak Bridge Lane in Fairfax Station is owned by Andrew Smith and Madelyne McCarthy. The residence will be open to the public from noon-4 p.m.

Purchased by Smith and McCarthy in 2002, the original house was a traditional center hall Colonial with four bedrooms. The couple, now in their late 50s, have occupied the home for 14 years.

While the 4,000-square-foot house (the couple's second) has been satisfactory to the owners in many respects, the first floor's comparatively small rooms, narrow doorways and builder-grade finishes had come to seem dated and cramped as the couple looked ahead to retirement years.

“We wanted our house to be more of personal residence that reflects our tastes,” Andy Smith said. “A place we can really enjoy for another 10 years, or more.”

As longer occupancy became a consideration, the production house limitations seemed glaring.

“The kitchen was space-constricted and pretty drab,” Smith said. “There was a small island with a cooktop that didn't provide a useful working surface. Doors to the hall closet and powder room frequently obstructed traffic at the kitchen archway, which was too narrow. The kitchen clean-up area was too exposed from the family



Fairfax Station homeowners Andy Smith and Madelyne McCarthy relocated an adjacent dining room in order to gain 78 feet for a gourmet kitchen that accommodates a large food prep island and a three-stool wine bar a few steps from the back deck. The island surface is “blue flower” granite.

room. Overall, we wanted a more balanced, aesthetically-pleasing interior.”

An addition off the back of house was an earlier space-enhancement consideration.

“We had plans to remove the rear wall and add 800 square feet,” Smith said, “but when we looked more closely at our real requirements this approach didn't make economic sense. Fundamentally, we just wanted a larger kitchen and pantry, and a warmer interior that would work well for entertaining; we weren't sure how to accomplish this.”

A seminar by Sun Design Remodeling last year unveiled to a new way of assessing priorities.

“The program prompted us to explore ideas of re-purposing space within the home's exist-

ing footprint,” Smith said. “I suddenly recognized we were getting almost no use from our 200-square-foot formal living room. It was just wasted space.”

Soon after the seminar, the couple contacted Craig Durosoko at Sun Design Remodeling for an on-premise meeting.

“The way people now use their homes has changed dramatically in the past few decades. There's a movement towards open, well-defined, interactive spaces, and departure from interior walls that may not be strictly necessary,” said Durosoko, Sun Design's founder and chairman.

Once Smith and McCarthy established that the front-facing living room could be incorpo-

rated into a broader floor plan reconfiguration, Sun Design's team began re-assigning “use zones” within the existing first floor template.

Several critical decisions followed in rapid succession:

- ❖ The wall between the kitchen and the dining room would be removed, extending the kitchen while allowing generous square footage for a walk-in pantry and a new powder room;

- ❖ The hall powder room would give way to an enlarged and upgraded laundry room/ mudroom;

- ❖ All 200 square feet of the old living room would be re-purposed as a distinctively finished formal dining room accessed from the kitchen;

Simultaneously, a series of interior design conferences evolved into an inspired collaboration.

“In a finish work elaboration, the details are everything,” Smith said, noting that his enthusiasm for design extends from a lifelong interest in architecture. “Maddie and I had done a lot of research into the kinds of materials, colors and textures we wanted, but Katie Coram at Sun Design really helped us narrow and refine our choices.”

Some highlights of the makeover's interior design solution include:

- ❖ A custom-designed barn door between the kitchen and the new dining room. While the interior makeover generally explores rustic, early American sensibilities, a glass-and-wood

barn door created to specification by Sun Design carpenters is an iconic stand-out that keeps the dining room private as needed while allowing light from the west-facing rear windows;

- ❖ A dining counter/wine bar situated at the back door accessing the deck.

- ❖ A food prep island and dining counter, topped with blue flower granite and equipped with an under-cabinet microwave and a warming drawer.

- ❖ Six burner gas stove with hood.

- ❖ Dining room with coffered ceiling; Wedgwood interior design. In a nod to the 18th-century sensibilities, the new formal dining room's elegant wall elevations include raised panels, crown molding and wainscoting.

“From room to room, the new first floor explores a lot of style elements in well-balanced combinations,” Andy Smith said, “It's a much warmer, more inviting interior. People will enjoy seeing what we've done.”

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www.HomeFrontsNews.com has been writing about home improvement topics for 30 years.

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The bow front farm sink, six-burner stove and food prep island form the three sides of a work triangle that facilitates cooking and clean-up tasks. The custom-designed barn door (right) leads into the new formal dining room.



With its coffered ceiling and Wedgwood interior treatment, the dining room explores 18th century (Colonial-era) themes. The circa-1890's glass-and-wood barn door mounted on rollers was created by Sun Design. The innovation provides privacy, yet allows light from the home's west-facing rear elevation.

Details

Sun Design Remodeling will be sponsoring tour of a recently remodeled Fairfax Station home on March 12, 2016. Headquartered in Burke, the firm has a second office in McLean. Call 703-425-5588 or visit www.SunDesignInc.com.

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Nanny Suites Add Value

High-end live-in quarters attract au pairs and can increase property values.

BY MARILYN CAMPBELL
THE CONNECTION

When Peggy Delinois Hamilton relocated to the Washington, D.C. area and began working full-time after spending eight years as an at-home mother of two children, childcare was one of her top concerns. She decided that a live-in au pair was the best choice for her family.

"I like the live-in because I don't have to worry about issues with transportation on the caretaker's part," said Hamilton. "I don't have to worry about them having competing obligations."

Finding and keeping a live-in nanny in a competitive childcare market can be a high stakes game. To lure and retain experienced, nurturing caregivers, many families shell out as much as \$100,000 to create stylishly appointed living space for their au pairs. From kitchens with marble countertops and stainless steel appliances to bathrooms with luxury showerheads and rich wood cabinetry, local designers create living quarters so enchanting and thoughtfully designed that a nanny wouldn't dream of leaving.

"If you're a live-in nanny, you want your own space. In fact, nannies won't take a job from a family that won't provide it," said Jackie Wood-Gobuluk, owner of Metropolitan Nannies in Herndon, Virginia.

The spaces most often used for nanny suites are the lower level or attic, says Christopher Dietz of Dietz Development. "We try to create a close mimic of the main house and the primary kitchen and bathrooms of the main house," he said. "We don't do Formica or IKEA cabinets. We generally use ... granite, marble or Silestone. You don't want people to say, 'Wow, we can tell you really cut corners on this space.'"

Maintaining a continuity in quality while being budget conscious requires judicious planning. "We may splurge on custom window treatments and a bedskirt and save on things like furniture using retail pieces," said Marika Meyer, principal of Marika Meyer Interiors in Bethesda.

When an Arlington, Va. family enlisted architect J.P. Ward of Anthony Wilder Design/Build, Inc. to design an au pair suite for their home, they wanted him to maintain continuity in both color and materials. A cathedral ceiling, granite countertops, and under cabinet lighting were key as he blended the rich aesthetic quality of the original home with the new space. "We used a higher end tile and materials that blended with the rest of the house," said Ward. "It turned out to be like a high-end studio apartment that you could get high rent for."

The au pair's space has a separate entrance, something that offers privacy to both



PHOTO COURTESY OF TRUPLACE

The space serves as a nanny suite in an Alexandria home. Additional living areas can increase a property's value, say real estate agents.

the nanny and the family. "We made it so that the au pair has an independent way of coming in and so they're not working 24 hours a day," said Ward.

Contractors say the cost of adding a nanny suite can range from \$5,000 on a property where there is an existing bathroom and space for a bedroom to more than \$100,000 on properties where plumbing must be installed or a small addition is required. "[A] bathroom is the biggest expense because of the plumbing," said Ward.

Because such an addition requires a significant investment, Kai Tong of Hopkins and Porter Construction in Potomac, Md. encourages clients to think long term. "One of the most important and useful realizations when considering nanny suites is that, unlike your kitchen or bath or bedroom, the nanny suite will only be a nanny suite for a finite amount of time in your lives," he said. "As your children grow, the nanny will move on, and the nanny suite is destined to become something else."

In the Washington, D.C. area, adding an au pair suite to one's home can make a property more appealing. "Particularly in neighborhoods with lots of young, affluent families, nanny suites are a popular, although not essential, amenity," said David DeSantis, Partner and Managing Broker of TTR Sotheby's International Realty. "Ideally these suites are somewhat separated from the family sleeping quarters and have their own entrance so the nanny can come and go freely."

A nanny suite can offer a good return on investment. "The fact that it could be used as a nanny suite is a plus, but it's the same sort of thing as an in-law suite [so] it offers the ability for multigenerational living with some level of privacy," said David Howell,

may make a difference in price from 5 to 10 percent as they ... would count as an additional bedroom," said real estate agent Nancy Itteilag, of Long and Foster Christie's International Real Estate.

"We try to create a close mimic of the main house and the primary kitchen and bathrooms of the main house."

— Christopher Dietz,
Dietz Development

Ann Dozier Michael, an Alexandria-based associate broker with McEneaney Associates, has a current listing that includes a nanny suite. "When you have a property listed that can serve the various needs of buyers, then that will add value because you have a larger buying pool," she said.

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PHOTO BY MORGAN HOWARTH

Families create spa-like living quarters to attract and retain live-in