

# Spring 2013 HomeLifeStyle

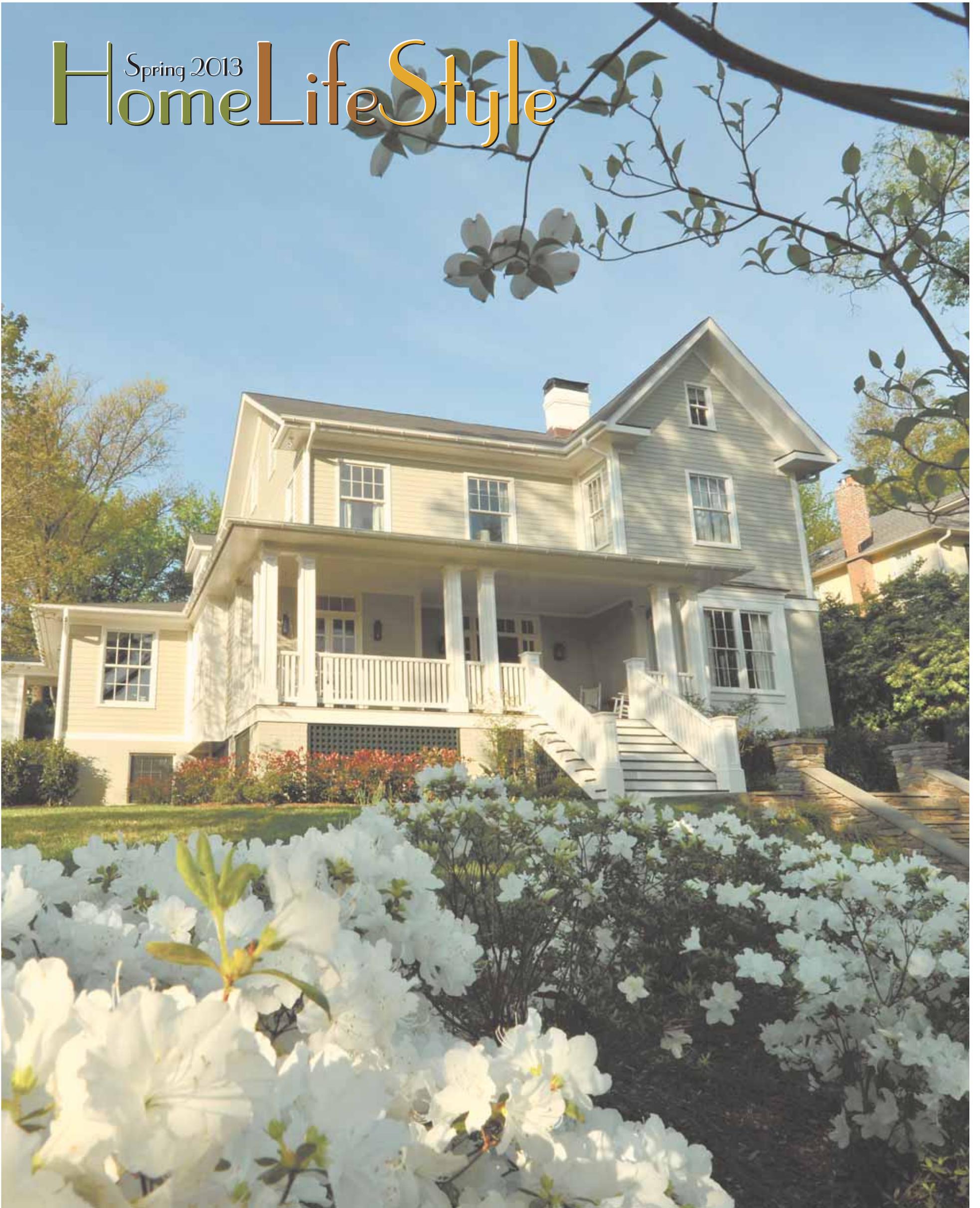


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**Harry Brawell of Harry Braswell, Inc. in Alexandria, was named Contractor of the Year in the “Entire House \$500,001 to \$1,000,000” category for renovating a home that had not been updated since the 1950s.**

## The Region’s Best Home Designs

### Alexandria designer garners top remodeling award.

BY MARILYN CAMPBELL  
THE GAZETTE PACKET

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 “The house was outdated, too small for the family’s needs,” he said.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.

**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 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.

Baker, who founded BOWA with his college friend Larry Weinberg, says an open dialogue is essential to a successful remodeling project. “This is a customer service business. It is not just a construction business. The entire process is important, not just the end result,” Baker said.

**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 col-

SEE DESIGNS, PAGE 12

## 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. For 80 years, the grounds of the Commonwealth’s most cherished historic landmarks have been restored or preserved with help from proceeds from Historic Garden Week including Mount Vernon, Monticello and the grounds of the Executive Mansion in Richmond. In addition to the amazing interiors and gardens on display, Garden Club of Virginia volunteers will create more than 2,000 spectacular floral arrangements to decorate the rooms. Visit [www.vagardenweek.org](http://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. The full tour ticket includes free admission to George Washington’s Mount Vernon Estate (entrance is normally \$15 per person), as well as six other notable historic sites in Alexandria on the day of the tour. Refreshments are offered from 11 a.m. to 3 p.m. at the historic Lloyd House

SEE VIRGINIA GARDEN, PAGE 7



PHOTO COURTESY OF THE GARDEN CLUB OF FAIRFAX

**This home in the Vienna/Oakton area is featured on Virginia’s 80th annual Historic Garden Week tour in Fairfax County.**

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The open staircase in the foyer of designer Sydnye Pettengill's Alexandria home offers a view from the foyer to the third floor. The designer found a carpenter who replicated the home's original stair railing.

Exterior on the Cover.

PHOTO COURTESY OF ©BRAD PETTENGILL PHOTOGRAPHY

## Historic Home for Sale in Alexandria

Designer/owner brought the home up to date while preserving its architectural integrity.

BY MARILYN CAMPBELL  
THE GAZETTE PACKET

Decades before Alexandria-based interior designer Sydnye Pettengill and her family moved into a stately Victorian home near Old Town, it was well established as a spacious retreat. "The former owners were a family of seven who had lived there for 45 years," she said.

When Pettengill purchased the property, which was built in 1917, little had changed. The home, which connects to King Street, was in disrepair. However, Pettengill, who started her own business in 1987 after studying in London and a stint with prominent interior design firm Milo Hoots Associates, Inc., saw a diamond in the rough. "I thought it had incredible potential," she said. "I found the high ceilings particularly appealing."

Pettengill's husband Bill Wiley, a systems engineer and director of the Science Engineering Research Center at the Potomac School in McLean, said, "We bought it knowing that it was going to be a full renovation. We didn't know what the final blueprint was going to be, but it was so large that we knew we could do whatever we wanted to."

The 7,590-square-foot, six-bedroom, eight-and-a-half bathroom home also included a two-story carriage house, and although she needed to expand and update the home, Pettengill worked to preserve the historic home's architectural integrity. "We remodeled and

gutted, but we wanted to keep the character of what it was," she said. "We were careful about integrating the spaces that we added."

**ONE OF THE KEYS** to maintaining the original design was salvaging and reusing materials as much as possible. "We kept the original front doors, original French doors going into dining room, as well as the original windows on the first floor in front of the house," said Pettengill.

"The hardwood floors in the master bedroom are original," she continued. "There is a sitting room off the master bedroom. It is quite a suite. The pine floors on the second and third levels were also saved from the original home and reused."

A striking Belvedere window in the kitchen creates an ideal marriage of style and function by filling the room with natural light. "The kitchen is the heart of the house," said Pettengill. "There is a side terrace and you can go in and out of the kitchen through two door ways."

The kitchen, which opens into the home's great room, has pale yellow painted cabinets and contrast-

SEE HISTORIC HOME, PAGE 5



One of the keys to preserving the historic home's architectural integrity was salvaging and reusing original materials, such as the French doors in the dining room.

# Historic Home for Sale in Alexandria

FROM PAGE 4

ing dark, honed Uba Tuba granite counters. “One of the eureka moments for us was the kitchen,” she said. “We struggled with it for a couple of years and then decided to push it out and make it more open.” The flow continues into the dining room, which has a bay window that is original to the home.

“It is spectacular for entertaining,” she said. “There is a terrace off the back of the house that is concealed and very private. There is also a side terrace off the kitchen.” The original service kitchen became the library after Pettengill added built-in bookcases.

Pettengill says that the foyer is the pivotal point of the house. “There is an open stairwell and you can see from the foyer straight up to the third floor.” She even found a carpenter to replicate the original stair railing.

A round table stands in the middle of the foyer, complimenting the shape of the space and the period of the home. “It is a hand painted table that’s



PHOTO COURTESY OF ©BRAD PETTENGILL PHOTOGRAPHY

**This 7,590 square-foot, six-bedroom, eight-and-a-half bathroom home near Old Town Alexandria, is on the market for \$2,995,000.**

reminiscent of the Victorian era when the house was built,” said Pettengill.

**FORMER CLIENTS SAID** that one of Pettengill’s strengths is her ability to navigate the often-daunting task of creating fresh designs that compliment historic homes. Alexandria resident Grace-Marie

SEE HISTORIC HOME, PAGE 5

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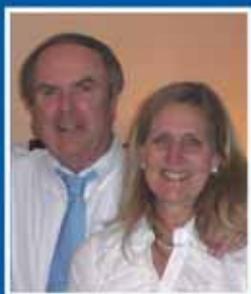
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# Demand for Incremental Improvements

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.



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.**

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. In this sense, there is nothing more important than outperforming expectation," Foster said.

**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."

SEE DEMAND, PAGE 10

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## Virginia Garden Week to Feature Alexandria Gardens

FROM PAGE 3

and garden. Adding further convenience for tour visitors is the free King Street Trolley that travels from the Metro station down our main commercial street to the Potomac River every 15 minutes.

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

Fairfax: Oakton/Vienna  
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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

**This home in the Vienna/Oakton area is featured on Virginia's 80<sup>th</sup> annual Historic Garden Week tour in Fairfax County.**

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.

### ALL AROUND VIRGINIA Saturday, April 20

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Old Town Alexandria – The Hunting Creek Garden Club and The Garden Club of Alexandria  
Smithfield – Elizabeth River and Nansemond River Garden Clubs

Augusta County/Staunton – Augusta Garden Club  
Orange County/Somerset – Dolley Madison Garden Club

### Sunday, April 21

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Chatham – Chatham Garden Club

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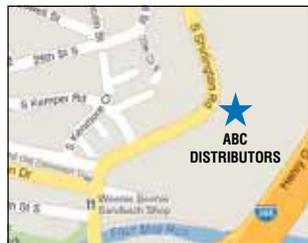
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#### Water Views in Belle Haven



Beautiful 5 bedroom, 3 full + 2 half baths, stone and brick colonial sited on a lot with Potomac River Views! Large and gracious living room with fireplace, several seating areas, exquisite moldings, built in shelves + cabinetry, French doors leading to deck, elegant dining room w/ fireplace, light filled updated kitchen with breakfast area. Inviting family room with fireplace, and 2 car garage. ~ \$1,349,900



6111 Vernon Terrace Alexandria, VA 22307

#### Gorgeous in Belle Haven



Elegant custom built colonial in the heart of Belle Haven. 5 bedrooms, 4.5 baths on over 4200 finished square feet. Tall ceilings, exquisite moldings, hardwood floors, elegant formal rooms, 4 fireplaces, 2 car garage, updated kitchen with stainless steel appliances, large master suite,



and fabulous deck for entertaining. ~ \$1,695,000

2202 Woodmont Road Alexandria, VA 22307

#### Classic Wellington Home



Beautifully crafted colonial on over 1/2 acre just off East Boulevard Drive in sought after Wellington. 5 bedrooms, 4.5 baths, on 3 fully finished levels spanning almost 5,100 finished sq ft. Large rooms, great flow, stunning kitchen renovation, overlooking huge family room and quiet back yard, sited on private graveled road at the end of a cul de sac. ~ \$1,245,000



900 Clifton Drive Alexandria, VA 22308

#### Belle Haven Elegance



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PHOTO 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.**

## Remodeling One Piece at a Time

FROM PAGE 6

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 ambiance. 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-purpose 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 confers 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



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

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## Demand for Incremental Improvements

FROM PAGE 10

pressed on with a master bathroom upgrade less than a year later and last month remodeled the 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.”

**ON A SIMILAR NOTE**, Vienna resident Kelly Grems 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 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.

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. “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](http://www.FosterRemodeling.com)*

*Foster also maintains an Alexandria facility in the @Home Real Estate Lounge and Design Center on North Alfred Street Call 703-791-1167 or visit [www.AtHomeDCMetro.com](http://www.AtHomeDCMetro.com).*

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HomeLifeStyle

# Recycle, Reuse, Remodel

By JOSHUA BAKER  
BOWA

[www.restorenova.org](http://www.restorenova.org).



**R**emodeling 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.

## 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](http://www.dcgoodwill.org). You may also schedule a pickup online for larger items or multiple items you don't have the resources to transport.

## 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](http://www.awidercircle.org).

## 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](http://www.satruck.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, 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 stores in Alexandria and Chantilly -

## 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](http://www.bowa.com).*

# The Region's Best Home Designs

FROM PAGE 3

ors and finishes that compliment the natural scenery outside," said Kalmin.

**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."

The Wilder team 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."

**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.

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**2408 Terrett Avenue.** Wonderful family home in Del Ray! Fabulous detached home on large lot boasts 3 bedrooms, 2½ baths, spacious living & dining room, finished lower level & driveway for convenient off-street parking. Walk to shops, restaurants and weekend farmers market in Del Ray. More Info: [www.HomesofAlexandria.com](http://www.HomesofAlexandria.com)  
*Bobi Bomar* 703-927-2213



**Lorton**  
**\$350,000**  
**7343 Rhondda Drive.** Spectacular three-level townhome with 3 bedrooms and 3.5 baths. Close to Fort Belvoir. Completely renovated and ready for move-in. New plumbing, roof, windows and completely renovated from top to bottom. Fully fenced back yard and woodburning stove in fully finished basement.  
*Daphne Melillo*  
703-975-6670



**Old Town**  
**406 Jefferson St.**  
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*Phil Cefaratti*  
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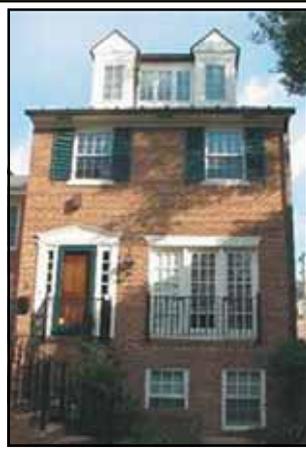
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**\$475,000**  
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**Alexandria**  
**\$639,000**  
**406 Skyhill Rd.** Light-filled 3 Bedroom, 2.5 Bath home in exclusive Clover neighborhood. 3,500+ finished sq. ft. on 2 levels, 2 fireplaces, attached garage, hardwood floors and a spacious deck with pergola are just a few of this home's many features.  
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**\$1,375,000**  
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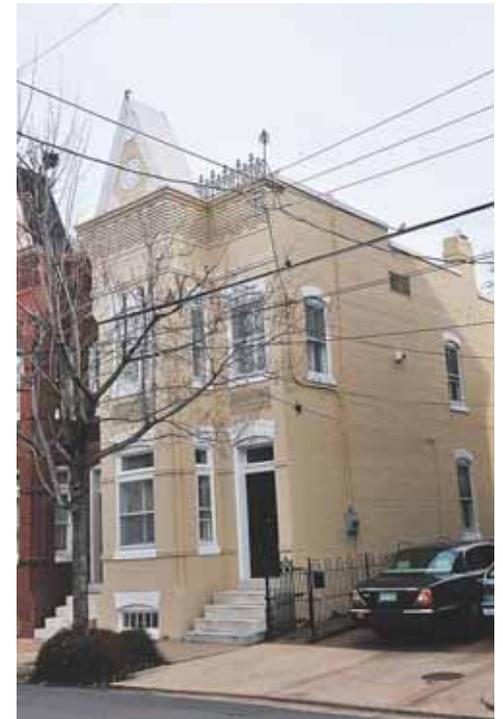
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PHOTOS BY LOUISE KRAFFT/THE CONNECTION



**1** 602 Johnston Place — \$1,100,000



**3** 416 Lee Street South — \$1,002,000



**4** 1003 King Street — \$985,000



**7** 723 Annie Rose Avenue — \$813,810



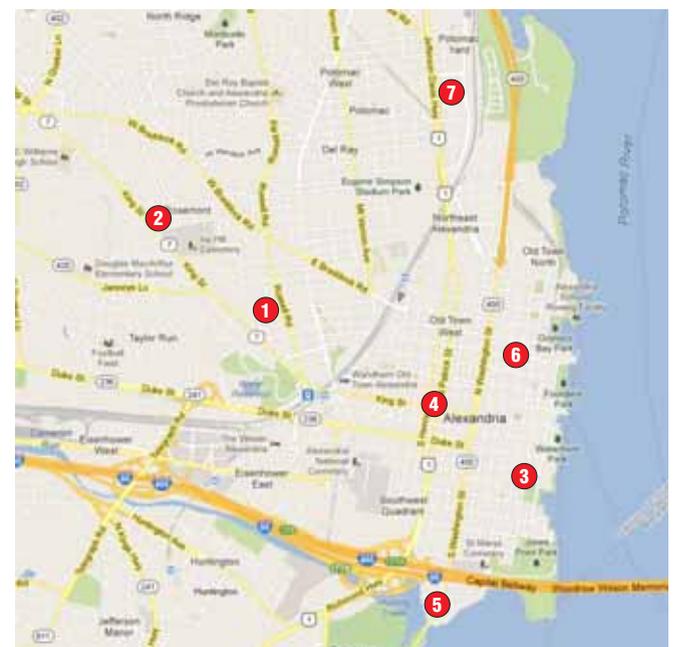
**6** 405 Oronoco Street — \$830,000



**2** 2917 Eddington Terrace — \$1,065,000

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
<b>1</b> 602 JOHNSTON PL	4	2	1	ALEXANDRIA	\$1,100,000	Detached	0.13	22301	ROSEMONT	01/07/13
<b>2</b> 2917 EDDINGTON TER	5	3	1	ALEXANDRIA	\$1,065,000	Detached		22302	EDDINGTON TERRACE	01/22/13
<b>3</b> 416 LEE ST S	3	2	1	ALEXANDRIA	\$1,002,000	Attach/Row Hse	0.04	22314	OLD TOWN	01/18/13
<b>4</b> 1003 KING ST	2	3	1	ALEXANDRIA	\$985,000	Attach/Row Hse	0.02	22314	OLD TOWN	01/22/13
<b>5</b> 1250 WASHINGTON ST S #621	2	3	0	ALEXANDRIA	\$975,000	Mid-Rise 5-8 Floors		22314	PORTO VECCHIO	01/17/13
<b>6</b> 405 ORONOCO ST	3	3	1	ALEXANDRIA	\$830,000	Townhouse	0.02	22314	CHATHAM SQUARE	01/17/13
<b>7</b> 723 ANNIE ROSE AVE	3	4	1	ALEXANDRIA	\$813,810	Townhouse	0.05	22301	POTOMACYARD	01/11/13

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© Google Map data

# Home Historic

FROM PAGE 5

Turner hired Pettengill to complete the interior design on her expansive Old Town home. The oldest part of the house was built in the mid-1700s and subsequent additions span the 18th, 19th, 20th and 21st centuries.

"The house had 50 windows that all required different window treatments," said Turner. "We wanted them to be new and fresh and at the same time respect the period." The result, she continued, was a balance of elegance and coziness that honored the home's range of architectural periods.

Pettengill, who has adult children, said it's time for her family to find a smaller abode and turn her spacious Alexandria property over to another family. "As a friend told me, we're not down-sizing, we're right-sizing," she said.

The home is on the market for \$2,995,000. For more information, call 703-838-8480.

**"We wanted to keep the character of what it was. We were careful about integrating the spaces that we added."**

— Sydney Pettengill



PHOTO COURTESY OF ©BRAD PETTENGILL PHOTOGRAPHY

**This is one of eight and a half bathrooms in the Victorian home of interior designer Sydney Pettengill.**



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- Lawn Irrigation System All-Brick and Masonry Construction by May Companies
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- Formal Living/Dining Rooms
- Four Bedrooms
- Three Full Ceramic Tiled Baths
- Lower Level Recreation Room w/Raised Hearth Fireplace
- Oversized Two-Car Garage
- Hardwoods on Two Levels

Dir.: Alex S on GW Pkwy, R on Morningside, R on Park Terrace, L on Belle Vista, R on Admiral to 7407.

#### 7108 Park Terrace Drive \$875,000

- Marlan Heights
- Villamay Community
- Brick Rambler on Prime Corner Lot
- Five Bedrooms
- Two Raised-Hearth Fireplaces



- Three Totally Remodeled Baths — One with Jetted Tub
- Enormous Formal Living and Dining Rooms
- Library and Bright, Breezy Sunroom
- Galley Kitchen w/adjacent Breakfast Bay
- Fabulous Custom Laundry on Lower Level
- Large Storage Room
- Two-Car Garage

Dir.: Alex S on GW Pkwy, R on Tulane, L on Park Terrace to 7108.



#### 7302 Park Terrace Drive \$735,000

- Custom, Diverse Floor Plan
- Potomac River Vistas
- Sectional Staircase Ascends to Large, Open Spaces
- See-Through Fireplace in Living

- Room & Den/Bedroom
- Bright, Eat-in Kitchen
- Small, Private Solarium off Master Bedroom
- Freshly Painted Throughout in Neutral Tones
- Low-Maintenance Exterior & Grounds
- Enormous 2+ Car Garage — Space for Large Workshop

Dir.: Alex South on GW Pkwy, R on Tulane, L on Park Terrace to 7302.

#### 7118 Park Terrace Drive \$839,000

- Exceptional Lot and Curb Appeal
- Three-Level Split with Double Car Garage
- Large Sunroom at Rear Elevation



- Extensive Hardscape and Barbecue at Rear Elevation
- Eat-in Kitchen w/Hand-painted Tile Flooring
- Four Generous Bedrooms
- Three Full Baths
- Formal Rooms feature 8" Parquet Flooring
- Large Recreation Room on Lower Level
- New HVAC
- Replacement Windows Throughout



#### 7210 Burtonwood Drive \$1,185,000

- Complete first-class renovation with the highest degree of design detail and attention
- Carefully selected marble, stone and granite throughout
- Spectacular neutral

- window treatments and wallpaper
- New shatter-proof windows and hard wired alarm system
- New washroom with wall-to-wall maple cabinets, sink and 8-foot counter
- Master bedroom and bathroom with vaulted ceiling, skylights, steam room, Jacuzzi, walk-in closet and designer his/her vanities
- Two separate AC/heating systems with humidifier
- Double-faced gas ventless fireplace with remote
- Full outdoor living space with Viking kitchen
- Heated pool/spa and hand-selected river flat stone surround
- Screened gazebo eating area
- Striking season-round flowering plants and landscaping

Dir.: Fort Hunt Road, L on Marine Drive, R on Burtonwood Drive to 7210.

#### 7120 Park Terrace Drive \$899,000

- Elevated Corner Lot on almost One-Half Acre
- First Offering of this Customized Floor Plan
- Expansive, Open Kitchen w/adjacent



- Family Room
- Glass Sunroom/Breakfast Room at Rear Elevation
- Large Formal Living and Dining Rooms
- Light-filled Recreation Room w/Raised Hearth Fireplace
- Four Spacious Bedrooms — Three Full Baths
- Brick & Block Construction — Full Masonry Fireplaces
- Beautiful In-ground Pool — Manicured Grounds

Dir.: Alex S on GW Pkwy, R on Tulane, L on Park Terrace to 7120.



#### 1202 Gatewood Drive \$900,000

- Customized, Unique All-Brick Colonial
- Superior Curb Appeal with Extensive Gardens at Rear
- Large Open Rooms/

- Spacious Grounds/ Great for Entertaining
- Expansive Marble Entry Foyer/Hardwoods on Both Levels
- Remodeled Granite Kitchen w/Viking Range/Heated Marble
- Floors
- Generous Family Room/Library features Wall of Built-Ins
- Enormous Master Suite w/Dressing Room and Luxury Marble Bath featuring Soaking Tub, Seated Separate Shower, Water Closet with Bidet, and His/Hers Vessel Bowl Vanities
- Two-Zone HVAC
- Three Masonry Fireplaces
- Whole House Security System
- Lawn Sprinkler System

#### 7215 Regent Drive \$989,000

- An Original Owner Offering in Villamay
- Captivating Southeast Views of the Potomac River
- Largest Rambler
- Five Bedrooms



- Remodeled Kitchen—top to bottom
- Family Room/Den adjacent to Kitchen
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- Main Level Deck Looking to River
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