



Spring 2014
HomeLifeStyle

The
Arlington
Connection

Arlington Family Outgrows Home but Stays Put

Family builds addition to accommodate their growing needs.

When a family of five realized that they'd outgrown their home in the Cherrydale neighborhood of Arlington, they pondered two options: purchase a new home or build an addition onto their existing home. They decided to stay in their home.

"They liked the neighborhood and knew their original 1937 brick colonial had great bones, but just needed updating to fit their current and future needs," said David Vogt, senior project designer of Case Design/Remodeling, Inc., the company that built the addition.

The design team looked at the left side of the home that had an existing first floor addition. "It just needed to be reworked to create a separate first floor office and mudroom with a new master bathroom above it," said James Woods, project manager at Case Design/Remodeling, Inc.,

Designers created a three-story addition to the back of the home, which gave the



PHOTOS BY JUNE STANICH FOR CASE DESIGN/REMODELING, INC.
The expanded 1937 colonial features white washed brick create continuity with the side and rear additions.

family a lower-level playroom, a main-floor family room, and a top-level master bedroom with an adjoining master bathroom.

"There are now three full bathrooms on the second level," said Vogt. "The side and

back additions added approximately 1,215 square feet of space to the original 2,090 [square-foot] colonial. To blend the bricks, the exterior was whitewashed, making the new spaces feel as if they'd been there for a

while."

The family's home now includes space for ping-pong on the lower level, a family room on the second floor, a master suite and a mudroom with window seats.

— MARILYN CAMPBELL



The renovation of this Arlington, Va., home includes a new mudroom with window seat storage and a door to the separate office space.

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THE CONNECTION
NEWSPAPERS

Empty-Nesters Re-invent the Family Home

Built-ins, cleverly articulated interior increase usable space without need to add-on.

BY JOHN BYRD

Sometimes life's second act requires a bold set change. How else are others to know that the featured players have moved on, embracing new beginnings?

Reinvention is after all the quintessential triumph of creativity, and can be a very personal process when the thing reinvented is your home itself.

"Of course, large-scale life changes don't necessarily demand a whole house makeover," recently retired teacher Cindy Borer said. But in the past year, her only son moved out to start a new career and her husband is now traveling less, so the timing was right for discoveries.

BUT TO START AT THE TOP: last spring the Borers had celebrated 20 years residency in their two-story, four-bedroom Colonial-style house in Burke, and were taking stock of what they wanted from the years ahead.

At just over 800 square feet, the home's primary living area had been serviceable enough; even so, the formal dining room and adjacent den on opposite sides of the front facing foyer were hardly ever used and the rear family room was dark and cramped.



By borrowing a mere nine square feet from the dining room, the designers found space for a small mudroom with bench immediately to the right of a side kitchen door.

Evaluating options, Borer considered enlarging a few rear rooms. She also wondered if some of the home's interior walls could be modified in way that would allow for more natural light. What to do?

It was at this juncture that Craig Durosko, founder of Sun Design Remodeling, was called-in to discuss possible space improvement scenarios.

Durosko pointed out that the couple

didn't so much lack square footage as a sensible space plan tailored to how they actually use their home. The existing "center-

SEE EMPTY-NESTERS, PAGE 4

Kitchen Confidential

BY MARILYN CAMPBELL
THE CONNECTION

When Allie Mann of Arlington, a designer and senior interior specialist at Case Design/Remodeling, Inc. was tasked with giving the first

From light-filled to dramatic, local designers create dream kitchens.

floor of a McLean, Va., home a face lift, she had to think free-flowing and airy.

"[The] client wanted to focus on making the kitchen feel open and connected to rest of home," said Mann. "[They] needed to have plenty of space to cook and entertain plus lots of storage."

Mann said the homeowner was making a cross-country move and settling in Virginia, so adhering to a strict timeline and budget were critical.

However, near the end of the project, the homeowner wanted to make a change.

"At nearly 85 percent job completion, client decided they wanted to completely remove the wall between the kitchen and family room. In the original design, we partially removed the wall," said Mann. "This meant a shift and redirection of scope, additional



PHOTO COURTESY NICELY DONE KITCHENS

A vertical, glass subway tile backsplash adds a dramatic flair to this kitchen by Nicely Done Kitchens.

engineering [because] the remaining portion of the wall housed a three-story fireplace, relocation of cabinets had already been installed and modifications to counter tops. And still deliver a project close to on

time."

The finished kitchen is a light-filled space with cabinets by Crystal Cabinetry, honed Vermont Marble countertops and appliances

SEE KITCHEN, PAGE 4

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Empty-Nesters Re-invent the Family Home

FROM PAGE 3

hall” configuration defined rooms were consistent with tradition, yet were functionally underutilized most of the time. This accounted for daily traffic patterns that didn’t work as well as they might, and a nagging sense that the entire first floor was space-restricted.

On a second subject: the mid-house floor-to-ceiling bearing wall dividing the front and rear sections of the house could be completely deleted by installing concealed vertical supports at strategic intervals, Durokso said. Such a move would dramatically increase natural light, creating the floor space needed for an alternative layout more appropriate for both daily use and entertainment.

“On the first visit Craig pretty much solved our space plan problem,” Borer said. “From this point on, I was mainly to think about the interior design details.”

So Borer’s meeting with Jon Benson, the makeover’s lead designer, proved a revelation from the start.

A veteran home remodeling specialist as well as a nationally recognized furniture designer, Benson’s input shaped a floor plan focused on personal requirements in which custom built-ins eliminate unneeded walls while sharply improving both room function and interior design integrity.

To create a more functional relationship between the kitchen and the dining room, for instance, the designer replaced an interior pantry with a 27.5-square-foot food preparation surface and dining counter that serves both rooms equally.

By borrowing a mere nine square feet from the dining room, Benson also found space for a small mudroom with bench immediately to the right of the side entrance to the kitchen.

Re-situating the front hall closet to the right of the front door not only widened the front foyer but also created dramatic front-to-back sight lines that make the entire house seem much larger.

Measured in square feet, the changes are small. Yet such revisions liberate the first level circulation plan, re-organizing the home’s primary living area into rooms that are both interactive and articulated.

To visually differentiate the front-facing library from the family room, the designer converted existing overhead beams into an elegant tray ceiling supported by Craftsman-style piers.

A floor-to-ceiling bookcase—also a Benson original—provides an elegant yet useful wall for the new reading room. The new family room fireplace hearth was custom-designed to accommodate the plasma TV that now hangs above it.

Additional interior design decisions emerged from Borer’s collaboration with



PHOTOS BY BRYAN BURRIS PHOTOGRAPHY

To differentiate the front-facing library from the family room visually, Sun Design converted existing overhead beams into an elegant tray ceiling supported by Craftsman-style piers.



The new transitional-style interior employs decorative elements to create distinctive use-zones in an open floor plan.

Sun Design’s Jessica Page.

“Jessica helped me discover the design style I’d been looking for,” Borer said. “She opened up a lot of resources. Ideas that I liked were added to a project scrapbook which we both referenced regularly to keep the decision process on track.”

As space plan modifications proceeded, Borer’s research revealed a strong personal attraction to transitional-style interior design, a contemporary concept that seeks to reconcile traditional architecture with the spatial freedom of an open floor plan.

On this score, Benson’s original floorplan sketch anticipated the use of loveseats as



Transitional interior design style seeks to reconcile traditional architecture with the spatial freedom of an open floor plan.

space dividers between the family room and the den. Meanwhile, Borer’s preference for soft white and grey duotones inspired an interior paint scheme that combines sharp white and khaki.

In the kitchen, Giallo Sioriato granite surfaces are set off by a vividly original glass tile and stone backsplash which lends an invigorating streak of color to the broader visual panorama.

“Its very comfortable balance of traditional and open really works well for us,” Borer said. “I found the whole process really enlightening.”

Kitchen Confidential

FROM PAGE 3

by Sub-Zero, Wolf, KitchenAid and Miele.

NICELY DONE KITCHENS in Springfield, Va., created a kitchen with drama for a Centreville, Va., family. “White semi-custom cabinetry and a contrasting dark island creates a dramatic look,” said Stephanie Brick, designer. Brick cited the focus on the vertical, subway tile back splash.

The rest of the back splash in the kitchen is horizontal, which is the standard for subway tile, said Brick.

The kitchen also includes ample, easily accessible storage space.

“The paneled refrigerator helps conceal the appliances and helps them to blend in with the cabinetry to give the aesthetic more continuity,” said Brick. The kitchen includes easily accessible storage space and ogeedged granite counter tops.

OPENING UP and adding light were priorities when Guy Hopkins Semmes, partner and founder of Potomac-based design-build firm Hopkins and Porter and Lea Allen, one of the firm’s senior architects, remodeled the kitchen of a Bethesda, Md., home.

“The kitchen was small, but we were able to add a lot more space, by making few minor changes,” said Semmes. “Before there was an enclosed porch next to the kitchen. We opened the wall between the kitchen and the adjacent enclosed porch.”

Semmes and Allen made another major elimination: appliances. “We got rid of the



COURTESY OF CASE DESIGN/REMODELING INC

Arlington, Va., designer Allie Mann of Case Design/Remodeling, Inc. created a free-flowing and elegant feel in this McLean, Va. kitchen.

refrigerator and moved it downstairs,” said Semmes. “All of the other appliances are located under the counter and open up like drawers.”

Semmes also found a creative way to make the space more light-filled. “We took out a stairway wall to the second floor and replaced it with a triangular opening so light from stairwell came down into the kitchen.”

The kitchen now has maple cabinetry and white Silestone countertops. “It was done on a budget. It’s amazing what you can do when you work with what you’ve got.”



PHOTO COURTESY OF HOPKINS AND PORTER

Guy Semmes and Lea Allen of Potomac-based design-build firm Hopkins and Porter removed walls to create space and add light to the kitchen of this Bethesda, Md. home.

Garden Club of Virginia Celebrates 81st Tour



This Alexandria garden will appear on the 81st Historic Garden Week tour.

House and garden tours will take place across Virginia during the 81st Historic Garden Week. Garden week runs from Saturday, April 26-Saturday, May 3.

Tour proceeds fund the restoration and preservation of Virginia’s historic gardens. Each spring visitors are welcomed to more than 250 of Virginia’s most beautiful gardens, homes and historic landmarks during “America’s Largest Open House.” This eight-day statewide event provides visitors an opportunity to see gardens at the peak of Virginia’s springtime color, as well as beautiful houses sparkling with over 2,000 flower arrangements created by Garden Club of Virginia members.

Statewide tour passes are available for \$175. The Alexandria tour takes place Saturday, April 26, tickets are \$35. The Vienna tour takes place Tuesday, April 29 and tickets are \$25. There is a 240-page guidebook with detailed descriptions of properties on each tour. The \$10 charge covers the shipping and handling cost of the book. Free copies of the guide are available at Virginia businesses, visitor centers, and some AAAs. Visit www.vagardenweek.org.

David Watkins of Merrifield Garden Center says cold season annuals like these yellow pansies can add bright color to a garden now.



PHOTO COPYRIGHT CAROLINE WILLIAMS

Getting Your Garden Ready for Spring

Local experts tell you what you should do now, in spite of the cold weather.

BY MARILYN CAMPBELL
THE CONNECTION

on the environment. It reduces bad bug populations and is safe over all.”

It doesn’t feel like spring. Last week’s snow made it seem like warm weather might never arrive, so planting a garden might be the last thing on your mind. However, local gardening experts say this is the ideal time to start preparing your landscape to yield colorful spring foliage.

Bill Mann, of Behnke Nurseries in Potomac, Md., said spring garden preparation plans differ from year to year. “It depends on the landscape beds you have and whether or not you’re planning to put in a vegetable garden,” he said.

“This is the time to inspect shrubs for damage that might have been broken during the snow load,” said David Watkins of Merrifield Garden Center, which has locations in Fair Oaks, Merrifield and Gainesville, Va., “Don’t go overboard, however: “You don’t want to prune plants before they bloom. A good rule of thumb is to prune a flowering plant right after it blooms.”

Instead, spend some time tidying up. “Right now is the time to fertilize your shrubs, remove old mulch, put down new mulch and just clean up,” said Watkins. “Everybody is sick of winter, especially this winter. This is the time to clean up old leaves. Because the winter has been so cold, there are going to be some plants that won’t have made it.”

“In March, a lot has to do with inspecting the yard for winter damage,” said Mann. “This is a great time of the year to look for insect damage and deer damage.”

Mann expects extensive deer damage this year. “Deer didn’t have much to eat except for plants like azaleas and rhododendrons.”

Insect damage is less obvious and more difficult to identify. “This is the time to do damage-control by using safe or organic-based products like neem oil,” said Mann. “When sprayed on plants, it smothers insect eggs or some insects in the larva stage. It also kills stinkbugs. If you can see them, you can control them. You can use a higher concentration this time of year and it is a lot safer and easier

WHILE EAGER GARDENERS may be excited to start planting spring flowers in their newly cleaned plots, Watkins offers a caveat: “It is a little early for most annual flowers in pots on patios, but you can plant annuals like pansies, which are cold season annuals,” he said. “They don’t like heat, so in June they start to whither. Then you can put other flowers in like petunias and geraniums.”

Watkins recommends planting hearty, ornamental shrubs in patio flowerpots and surrounding them with flowering plants to ensure year-found foliage. “A nice thing to do in pots is plant a woody ornamental,” he said. “It is nice to have plants in the pots that stay year round. I put a Japanese maple in a pot on my deck. In another pot I put ilex verticillata [winterberry] and I had red berries all winter long. In the spring, I’ll put petunias in the soil around it, and around the edge I’ll plant a flowering plant that will trail down over the pot from April to October. Then the rest of the year I’ll get red berries.”

Sowing grass seeds is also an ideal project to begin now. “The seeds won’t germinate until it gets to be 52 degrees,” Watkins continued. “So even if we get another snow storm, it helps work the seeds into the soil.”

Randee Wilson of Nature By Design in Alexandria encourages the use of indigenous plants. “Look for sources for native plants — they help sustain our local wildlife. If we didn’t have local plants, butterflies would be gone.”

Native plants also require less maintenance. “Some native plants are cardinal flower, which is bright red; bee balm, also bright red; blue cardinal; iron weed, which has purple flowers, and native wisteria vine,” said Wilson.

If a new patio is in your plans this spring, Watkins says to get started now. “We’ve been putting down putting patios all year long,” he said. “A good garden center is going to get backed up when the weather is warmer. The sooner you start getting your job in the line, the better.”

Arlington REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

IN JANUARY 2014,
131 ARLINGTON HOMES SOLD
BETWEEN \$1,600,000-\$94,000.

Top Sales in January, 2014



1 2807 Nottingham Street
— \$1,600,000



4 6306 36th Street North
— \$1,385,000



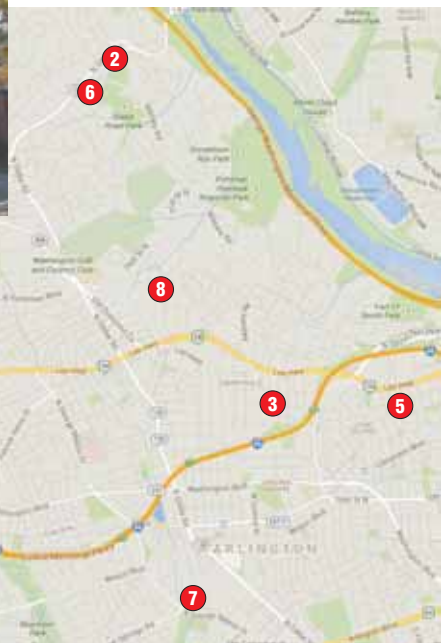
3 1821 Oakland Street —
\$1,427,500



5 2527 18th Street North — \$1,375,000



6 3842 Tazewell Street North —
\$1,059,000



Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 2807 NOTTINGHAM ST	6	5	1	ARLINGTON	\$1,600,000	Detached	0.18	22207	LEXINGTON VILLAGE	01/31/14
2 3829 RANDOLPH CT N	4	3	2	ARLINGTON	\$1,500,000	Townhouse	0.06	22207	ARLINGTON	01/31/14
3 1821 OAKLAND ST	5	4	1	ARLINGTON	\$1,427,500	Detached	0.18	22207	CHERRYDALE	01/13/14
4 6306 36TH ST N	5	4	0	ARLINGTON	\$1,385,000	Detached	0.24	22213	MINOR HILL	01/06/14
5 2527 18TH ST N	4	2	1	ARLINGTON	\$1,375,000	Detached	0.22	22201	LYON VILLAGE CLARENDON	01/10/14
6 3842 TAZEWELL ST N	3	2	2	ARLINGTON	\$1,059,000	Townhouse	0.09	22207	THE GLEBE	01/10/14
7 406 N. WAKEFIELD ST	3	3	1	ARLINGTON	\$990,000	Townhouse	0.02	22203	BALLSTON GREEN	01/15/14
8 2355 VERNON ST N	4	3	1	ARLINGTON	\$964,500	Detached	0.18	22207	LEE HEIGHTS	01/10/14

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Van Metre Wins Sales, Marketing Awards

Van Metre Homes won eight Silver Awards at the 2014 National Sales and Marketing Awards, hosted by the National Sales and Marketing Council.

Van Metre Homes were honored as Rookie of the Year, Sales Person of the Year, Sales Manager of the Year, Best Direct Mail Program, Best Print Campaign, Best Overall Advertising Campaign, Best Computer Sales Tool, and Best Design Center.

Individuals recognized for outstanding achievement included Omayra Dehring for Rookie of the Year, Ernie Kyger for Sales Person of the Year, and Danny Faulkner for Sales Manager of the Year. Van Metre Homes won for Best Direct Mail Program with their Fashion Week. Their Fresh Campaign won two awards for Best Print Campaign and for Best Overall Advertising Campaign. Van Metre Homes' Hologram won for Best Computer Sales Tool and the Van Metre Design Studio won for Best Design Center.

Van Metre Companies has constructed more than 16,000 houses and several thousand apartments, as

well as office buildings and shopping centers in Northern Virginia. Van Metre communities include their own master-planned developments, as well as neighborhoods in smaller subdivisions and third-party planned communities.

The Van Metre portfolio of new homes includes condominiums, townhomes and single-family homes designed for first-time and move-up buyers throughout the Northern Virginia suburbs.

Van Metre's exclusive Design Studio, located in Stone Ridge, Va., allows homebuyers to choose their interior finishes and options. Van Metre also offers turnkey mortgage financing services through their own lending affiliate, Intercoastal Mortgage. Through the Van Metre in-house architecture team, buyers can modify architecture based on a community's design plan and surrounding environments. They are also able to quickly adapt to market changes, as well as offer customization with Van Metre's Dream Home Portfolio — offering homebuyers an easy path to personal home customization.

Extreme Temps Call for Back-to-Basics

BY JOHN BYRD

While common sense suggests that home improvements should be put off to warmer weather, a sustained period of colder temperatures often reveals systemic problems that will need correction sooner or later.

As temperatures dropped precipitously several weeks ago, all Reston homeowner Craig Mattice knew was that his original mansard roof was plagued with ice dams and his 10-year-old, 600-square-foot addition was so cold the pipes were freezing. No amount of thermostat adjustment improved the situation much.

"After living in the house for over 25 years the chill was a surprise," Mattice said.

"It wasn't just that the winter has been colder than usual ... it was beginning to look like a larger problem, particularly in the new wing, which was five degrees colder than other rooms."

To determine the cause of ice-clogged gutters, Mattice turned to remodeler David Foster who had completed a number of home improvements for his son.

"The damming was literally the tip of the iceberg," said Foster, principal of Foster Remodeling Solutions. "When I inspected the attic it was clear that the envelope was not adequately sealed, insulated or ventilated, which is why the upstairs had been too hot last summer."

"It's not unusual to find that the existing insulation just isn't the best application for some of our coldest days" Foster said. "Different parts of a house can call for

different insulation strategies."

Turns out the Mattice's artfully-designed addition was built over an unheated crawl space, and the HVAC duct wasn't even connected in the kitchen.

"An appropriate insulation strat-

egy starts with a kind of forensics," Foster said. "Where is a wall, ceiling or roof exposed to outside conditions? Is it difficult to regulate temperatures in different parts of the house? These are some basic questions we start with."

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HOME SALES

In January 2014, 131 Arlington homes sold between \$1,600,000-\$94,000. This week's list represents those homes sold in the \$1,600,000-\$435,000 range. For the complete list, visit www.ConnectionNewspapers.com

Home LifeStyle

County Recognizes 2013 DESIGNArlington Winners

The Arlington County Board honored the winners of the county's DESIGNArlington awards on Feb. 25 for their contributions to Arlington's built environment. All the winning projects display strategies for overcoming design challenges, and may serve as examples for future work.

Judges examined 43 entries for the award. The winners include public art, new construction, and renovations of private homes and commercial space. Images of the winning works can be found on the DESIGNArlington website.

This year's winners include:

- ❖ Diaz Residence (4301 37th Road North) – Residential addition/renovation – Subtle updates to the front façade and a significant addition to the rear of the home modernized a single-family home without completely changing its appearance or how it fits in with neighboring homes.

- ❖ Bromptons at Monument Place (North Nash Street and 14th Street North) – Residential new construction – Well-detailed neo-classical townhomes.

- ❖ Wood Temple in a Garden (1608 N. Cleveland Street) – Residential new construction – Well-designed studio outbuilding incorporates materials from the existing home. New addition is modern but respectful to neighborhood character.

- ❖ "+2Edison7" (5077 27th Street North) – Residential addition/renovation – Compact footprint is appropriately scaled for the neighborhood. It creates contrasts with neighboring buildings without competing for attention.

- ❖ Monroe House (3132 North Monroe Street) – Residential new construction – Design is respectful of setbacks and scale of neighboring homes. Meticulously detailed without looking out of place.

- ❖ Crystal Drive streetscape – Commercial renovation/new construction – Transformed an auto-oriented street into a lively multi-use corridor. Highlights the shifting goals in urban design and placemaking.

- ❖ Pentagon Row plaza – Open space renovation – Optimizes space and outdoor recreational areas. Highlights how a public space can be reinvented to adapt to new needs.

Two honorable mentions also were recognized:

- ❖ 800 N. Glebe Road – Mixed-use new construction – Building engages the adjacent sidewalk. It includes a historic architectural reference to the former Bob Peck Chevrolet building, as well as a historic marker.

- ❖ "Wave Arbor" in Long Bridge Park – Public art – Kinetic art incorporated into a recreational space.

Several of the projects illustrate how the public and private sectors work together to improve the county's public spaces. The designers of the Crystal Drive project and the Pentagon Row project collaborated with county planners to amend site plans. The Egge Residence designers worked with the county's Historical Affairs and Landmark Review Board.

The 43 entrants were not in competition with each other, but were evaluated according to their own merits. A panel of four jurors examined the quality of each overall design and determined the number of awards to be granted. The four jurors were:

- ❖ Victor Dover, Urban Designer with Dover, Kohl & Partners

- ❖ Sarah Lewis, Architect and Urban Designer with Fuss & O'Neill

- ❖ Claire Bedat, Landscape Architect with AECOM

- ❖ John Rust, Architect and Historic Preservationist with Rust Orling Architecture

DESIGNArlington is a biennial awards program, launched in 2009, aimed at increasing public awareness of outstanding design. Residents, property owners, developers and members of the design community submit nominations for new construction, renovations, additions or adaptive re-use projects. Eligible projects must have been completed within the last 10 years.

The Arlington County Department of Community Planning, Housing and Development's Center for Urban Design + Research coordinates the DESIGNArlington awards.

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC.	PostalCode	Subdivision
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3829 RANDOLPH CT N	4	3	2	ARLINGTON	\$1,500,000	Townhouse	0.06	22207	ARLINGTON	
1821 OAKLAND ST	5	4	1	ARLINGTON	\$1,427,500	Detached	0.18	22207	CHERRYDALE	
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3842 TAZEWELL ST N	3	2	2	ARLINGTON	\$1,059,000	Townhouse	0.09	22207	THE GLEBE	
406 N. WAKEFIELD ST	3	3	1	ARLINGTON	\$990,000	Townhouse	0.02	22203	BALLSTON GREEN	
2355 VERNON ST N	4	3	1	ARLINGTON	\$964,500	Detached	0.18	22207	LEE HEIGHTS	
5642 6TH ST N	6	4	1	ARLINGTON	\$925,000	Detached	0.14	22205	BON AIR	
2617 MILITARY RD	5	3	1	ARLINGTON	\$887,000	Detached	0.19	22207	DOVER BALMORAL RIVERWOOD	
3311 20TH ST N	3	3	0	ARLINGTON	\$880,000	Detached	0.21	22207	CHERRYDALE	
1347 19TH RD S	5	4	0	ARLINGTON	\$875,000	Detached	0.17	22202	THE RIDGE	
1200 NASH ST #546	2	2	0	ARLINGTON	\$845,000	Hi-Rise 9+ Floors	22209		PROSPECT HOUSE	
2722 UPSTUR ST	4	3	0	ARLINGTON	\$810,000	Detached	0.23	22207	N/A	
3706 GLEBE RD N	3	2	0	ARLINGTON	\$793,000	Detached	0.26	22207	ROCK SPRING NEIGHBORHOOD	
1914 ADAMS ST N	3	3	1	ARLINGTON	\$789,990	Townhouse	0.03	22201	COURTHOUSE CROSSING	
300 EDGEWOOD ST N	2	1	0	ARLINGTON	\$779,900	Detached	0.14	22201	CLARENDON	
5105 11TH ST N	3	2	0	ARLINGTON	\$720,000	Detached	0.12	22205	WAYCROFT	
3600 JOHN MARSHALL DR	1	1	0	ARLINGTON	\$750,000	Other	0.27	22207	MINORS HILL	
4631 5TH ST S	3	3	1	ARLINGTON	\$745,000	Detached	0.15	22204	BARCROFT	
3020 MILITARY RD	3	3	0	ARLINGTON	\$743,725	Detached	0.26	22207	BROYHILL HILLS	
1211 N LIVINGSTON ST	3	2	1	ARLINGTON	\$733,000	Detached	0.16	22205	WESTOVER	
2604 S KENMORE CT	4	3	1	ARLINGTON	\$729,990	Townhouse	0.02	22206	SHIRLINGTON CREST	
5020 WILLIAMSBURG BLVD	4	2	1	ARLINGTON	\$720,000	Detached	0.24	22207	STRATFORD HILLS	
5714 27TH ST N	4	3	0	ARLINGTON	\$708,000	Detached	0.16	22207	LEXINGTON HEIGHT	
917 MONTANA ST	3	2	0	ARLINGTON	\$702,500	Detached	0.15	22205	DOMINION HILLS	
2724 1ST ST S	4	2	2	ARLINGTON	\$700,000	Detached	0.08	22204	PENROSE	
648 N. ILLINOIS ST	3	2	1	ARLINGTON	\$700,000	Detached	0.16	22205	NONE	
6234 19TH ST N	2	2	1	ARLINGTON	\$700,000	Detached	0.13	22205	OVERLEE RIDGE	
1020 HIGHLAND ST N #508	2	2	0	ARLINGTON	\$695,000	Hi-Rise 9+ Floors	22201		THE PHOENIX	
3504 JEFFERSON ST N	4	2	0	ARLINGTON	\$680,000	Detached	0.27	22207	CRESCENT HILLS	
1600 OAK ST N #826	2	2	0	ARLINGTON	\$680,000	Hi-Rise 9+ Floors	22209		BELVEDERE	
6807 30TH RD N	3	2	0	ARLINGTON	\$660,000	Detached	0.23	22213	BERKSHIRE OAKWOOD	
821 ABINGDON ST	3	2	0	ARLINGTON	\$650,000	Detached	0.17	22203	AVON PARK JORDAN MANOR	
952 PATRICK HENRY DR N	3	2	0	ARLINGTON	\$640,000	Detached	0.16	22205	DOMINION HILLS	
2419 CULPEPER ST	5	3	0	ARLINGTON	\$639,900	Detached	0.15	22206	CLAREMONT	
2313 GREENBRIER N	2	2	1	ARLINGTON	\$631,000	Townhouse	0.02	22207	GREENBRIER COURT	
1300 CRYSTAL DR #1407S	2	2	0	ARLINGTON	\$630,000	Hi-Rise 9+ Floors	22202		CRYSTAL GATEWAY	
2400 GREENBRIER CT N	3	2	1	ARLINGTON	\$628,000	Townhouse	0.02	22207	GREENBRIER COURT	
1211 EADS ST #2002	2	2	0	ARLINGTON	\$620,000	Hi-Rise 9+ Floors	22202		PENTAGON CITY	
4952 25TH ST S	4	2	0	ARLINGTON	\$612,500	Detached	0.14	22206	CLAREMONT	
2101 ROLFE ST N #D	3	2	1	ARLINGTON	\$605,000	Townhouse	22209		DUNDREE HILL TOWNHOUSES	
2310 GLEBE RD	0	0	0	ARLINGTON	\$600,000	Detached	0.22	22207	LIVINGSTON HEIGHTS	
1505 RANDOLPH ST	5	3	0	ARLINGTON	\$599,000	Detached	0.28	22204	DOUGLAS PARK	
1003 PATRICK HENRY DR	3	2	0	ARLINGTON	\$592,500	Detached	0.14	22205	DOMINION HILLS	
4851 ARLINGTON BLVD	3	2	0	ARLINGTON	\$580,900	Detached	0.15	22203	ARLINGTON FOREST	
1805 CRYSTAL DR #513S	3	2	0	ARLINGTON	\$580,000	Hi-Rise 9+ Floors	22202		CRYSTAL PARK CONDOMINIUM	
1885 PATRICK HENRY DR	3	1	0	ARLINGTON	\$580,000	Detached	0.19	22205	BROYHILL HEIGHTS	
1800 WILSON BLVD #312	2	2	0	ARLINGTON	\$576,000	Mid-Rise 5-8 Floors	22201		1800 WILSON	
5400 WILSON BLVD	4	2	1	ARLINGTON	\$575,000	Detached	0.10	22205	BONAIR	
4631 23	3	1	0	ARLINGTON	\$575,000	Detached	0.14	22207	LEE HEIGHTS	
3437 KEMPER RD	2	2	1	ARLINGTON	\$574,000	Townhouse	0.02	22206	SHIRLINGTON CREST	
1407 POWHATAN ST	3	2	0	ARLINGTON	\$570,000	Detached	0.20	22205	POSTORIA	
4019 18TH ST S	3	2	0	ARLINGTON	\$569,000	Detached	0.19	22204	DOUGLAS PARK	
1021 GARFIELD ST #438	2	1	0	ARLINGTON	\$560,000	Hi-Rise 9+ Floors	22201		CLARENDON 1021	
1706 OAKLAND ST	3	2	0	ARLINGTON	\$549,000	Detached	0.19	22204	DOUGLAS PARK	
3449 STAFFORD ST S #A	3	2	0	ARLINGTON	\$530,000	Townhouse	22206		FAIRLINGTON MEADOWS	
3004 GLEBE RD S	3	3	1	ARLINGTON	\$525,200	Townhouse	22206		ARLINGTON RIDGE TERRACE	
1201 GARFIELD ST #115	1	1	1	ARLINGTON	\$525,000	Mid-Rise 5-8 Floors	22201		RESIDENCES AT STATION SQUARE	
1201 GARFIELD ST N #107	1	1	1	ARLINGTON	\$525,000	Hi-Rise 9+ Floors	22201		STATION SQUARE	
2400 IVES ST S	3	1	1	ARLINGTON	\$525,000	Detached	0.13	22202	AURORA HILLS	
1016 WAYNE ST #210	3	2	1	ARLINGTON	\$500,000	Hi-Rise 9+ Floors	22204		THE BARKLEY	
4806 20TH PL N	3	2	0	ARLINGTON	\$500,000	Townhouse	0.09	22207	GLEBEWOOD VILLAGE	
1101 ARLINGTON RIDGE RD #813	2	2	1	ARLINGTON	\$499,000	Hi-Rise 9+ Floors	22202		THE REPRESENTATIVE	
888 QUINCY ST #1806	1	1	0	ARLINGTON	\$499,000	Hi-Rise 9+ Floors	22203		LIBERTY CENTER/BALLSTON	
4808 28TH ST S	2	2	0	ARLINGTON	\$498,950	Townhouse	22206		FAIRLINGTON VIL	
3830 9TH ST N #609W	2	2	0	ARLINGTON	\$498,000	Hi-Rise 9+ Floors	22203		LEXINGTON SQUARE	
4789 21ST RD N	2	1	0	ARLINGTON	\$485,000	Townhouse	0.05	22207	GLEBEWOOD VILLAGE	
888 QUINCY ST #1306	1	1	0	ARLINGTON	\$476,020	Hi-Rise 9+ Floors	22203		THE RESIDENCE AT LIBERTY CENTER	
4508 9TH ST S	3	2	0	ARLINGTON	\$472,000	Detached	0.15	22204	BARCROFT	
3600 GLEBE RD #521W	2	2	0	ARLINGTON	\$469,000	Hi-Rise 9+ Floors	22202		ECLIPSE ON CENTER PARK	
2326 WASHINGTON BLVD	3	2	0	ARLINGTON	\$465,000	Duplex	0.06	22201	LYON PARK	
3181 STAFFORD ST S	2	2	0	ARLINGTON	\$450,000	Townhouse	22206		FAIRLINGTON GREEN	
3470 STAFFORD ST S	2	2	0	ARLINGTON	\$450,000	Attach/Row Hse	22206		FAIRLINGTON MEADOWS	
4678 34TH ST S	2	2	0	ARLINGTON	\$450,000	Townhouse	22206		FAIRLINGTON MEWS	
4823 29TH ST S	2	2	0	ARLINGTON	\$449,900	Townhouse	22206		FAIRLINGTON	
831 GLEBE RD S	4	2	0	ARLINGTON	\$435,000	Duplex	0.06	22204	WESTMONT	
3610 WAKEFIELD ST S	2	2	0	ARLINGTON	\$435,000	Townhouse	22206		FAIRLINGTON	

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