

2015 Spring Real Estate & New Homes



PHOTO BY BOB NAROD

Mount Vernon Gazette

Period details like five wood-burning fireplaces and some of the original moldings and hard-wood floors have been maintained and married with modern conveniences like an intercom system and outdoor lighting.



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Shower •Whirlpool Tub for two •Brick Driveway •Slate Patios, Stairs & Walkway •Security & Sprinkler Systems •Retractable Awning •Custom Doors •Cul-de-sac Location! Dir: G.W. Parkway South from Old Town, R on Tulane & follow Partners Signs.



7300 Burtonwood Drive, Alexandria



7214 Valon Court, Alexandria



7413 Park Terrace Drive, Alexandria

Spring Real Estate & New Homes

Alexandria Real Estate Agent Gets Top Honor

Allison Goodhart selected as one of REALTOR Magazine's '30 under 30' for 2015

A local, young professional has joined ranks of the real estate elite.

Allison Goodhart of The Goodhart Group at McEneaney Associates, Inc. in Alexandria was selected as one of REALTOR Magazine's "30 under 30" for 2015. Chosen from a pool of close to 400 nominees from around the country, the finalists were judged on community service, work ethic and commitment to their clients.

"The most special and surprising part of the experience has been all of the well-wishes I have received from clients, friends, my fellow agents here at McEneaney and other agents in the area ...," said Goodhart, an Alexandria native. "It is wonderful to see your hard work recognized at a national level, but what means the most is the local support."

Goodhart is director of sales for the Goodhart Group, which her parents, Sue and Marty Goodhart, founded more than 20 years ago. Clients say the fact that Allison has held various positions in the firm, ranging from receptionist to lead agent, gives her credibility.

Allison Goodhart of The Goodhart Group at McEneaney Associates, was selected as one of REALTOR Magazine's "30 under 30" for 2015.



McEneaney Associates, Inc.

"Allison ensured my husband and I understood every part of the ... process from seeing the newest listings as soon as they hit the market to explaining the different tactics and options we had at our disposal during the offer phase," said Molly Gannon, a first-time home buyer.

Goodhart volunteers with organizations like the Center for Alexandria's Children, The Fund for Alexandria's Child, Alexandria Symphony Orchestra and St. Coletta of Greater Washington.

A graduate of Dickinson College, Goodhart became a licensed Realtor in 2005. She and other finalists will be profiled in the May-June 2015 issue of REALTOR Magazine.

— MARILYN CAMPBELL

50 Shades of Gray in Home Decorating

Creating interior design through simplicity.

BY SHIRLEY RUHE
THE GAZETTE

"**G**ray is a new hot color, the neutral color in today's main stream. It is the new beige," said to Gayle Yoxtheimer, interior design specialist. She said another trend is less of everything: "You remember the '80s when people had a lot of tassels and bows and large florals?"

She said that removing the psychological baggage creates a simpler, more serene, peaceful atmosphere. This carries over to art objects where fewer is better. Another trend is color blocking: "For instance, a plain sofa would have pillows with accent colors with no pattern. And orange is back, along with shag carpets but frisée, a different shorter version that you can get your

SEE 50 SHADES, PAGE 7

Gayle Yoxtheimer, interior design specialist, points to the gray, geometric glass tiles backsplashing the kitchen counter and matching the fireplace in this "shades of gray" themed house.



PHOTO BY SHIRLEY RUHE/
THE GAZETTE

Renovating the Historic House

Expert Murray Bonnitt says be prepared for extra and unexpected delays and expenses when renovating a historic property.

BY VERONICA BRUNO
THE GAZETTE

Renovating a historic home is a labor of love and can be a test of real patience.

Do you think renovating your own modern home is a challenge? Try one from the 19th century.

With so many homes in the region from the 18th, 19th, and early 20th century, a significant commitment to maintaining them comes with a desire to make them compatible for our time. According to the Department of Historic Resources, there are over 140,000 historic buildings and structures that have been identified since 1966. Virginia is in the top 10 for registered resources and has the most listed historic districts in the nation surveyed annually. According to the Virginia Department of Historic Resources' "Comprehensive Historic Preservation Plan," the number of registered Virginia historical landmarks has surged since 2001.

With so many identified historic properties, what factors should be considered when attempting to restore such a property while preserving its historic integrity?

Murray Bonnitt, owner of Bonnitt Builders in Alexandria, has worked on many of these properties and explained some of the extensive procedures that go into a typical project.

"Work on historic properties is just more tedious. You don't have a clean slate to work from within historic buildings, so the projects are going to be more challenging."

A renovation of this type can become a real labor of love with many challenges along the way. It's important to manage these expectations. Bonnitt recommends lots of communication. "I find that a face to face meeting with the clients early on, to set expectations, and then weekly or bi-weekly to help manage those expectations, is the best policy."

Communicating is important especially since you will probably be dealing with more than the usual number of contractors. You may need to also hire historical consultants and undertake additional research. Bonnitt said why this makes such a difference.

"A historic preservation specialist might identify a significant artifact that others overlooked or didn't think of any significance. If a significant item can be protected



PHOTOS COURTESY OF BONNITT BUILDERS

One of the many design projects Bonnitt Builders has worked on.

and remain during the construction process, then it will stay. Often times an item will need to be refurbished, and we will remove them and take them to our shop, make the repairs, and keep it until it's time to reinstall it."

But there are difficult decisions along the way as well. "If a significant item is damaged and beyond repair, then we will remove it and replicate it at our shop." Unlike a custom-built, modern home, the closest you get to working with a "clean slate" with a historic property is gutting out the inside completely and as Bonnitt explained, "we typically gut everything shy of any significant architectural artifact. This is the one chance to bring everything up to date. Gutting an historic building is as close you can get to creating a clean slate, so removing antiquated plumbing, electrical and heating and cooling systems is more efficient in the long run."

Some of the most difficult decisions include what to remove and what should be retained as a historical artifact or functional structure. Helping in these decisions are historical records of the structures. There are several resources to turn to in your research efforts including the Virginia Department of Historic Resources. Many historic property records can be viewed at the Department of Historic Resources; Library of Virginia; and the Virginia Historical Society. Knowing a home's history and physical conditions is integral to the preservation process and can illuminate your decisions to stabilize and restore the modernization process.

Getting these tactical changes approved

only adds to the stress. Murray Bonnitt explained the preservation requirements process. "We do a lot of work in conjunction with the Virginia DHR, which has stringent requirements which have to be met in order for property owners to qualify for tax credits. In Old Town Alexandria, everything needs to go through the Alexandria Board of Architecture Review (Alexandria BAR). "Any changes to virtually every square inch of a building can be seen from the public right of way, must be approved by the BAR."

And the approval process can be quite extensive.

"I remember being at a BAR hearing once where the Board debated the merits of a certain type of screen door a resident wanted to install on their house, longer than they debated the changes we were proposing to the exterior of an 8,000-square-foot building. We were approved at the hearing, whereas the homeowner's item was deferred until the next meeting while he sought to find a door more in keeping with the architectural styles in Old Town."

On projects that require Virginia Department of Historic Resources approval to qualify for tax credits, the process can be even more tedious, as that body has to sign off on anything you want to do to the exterior and interior of the building. Virtually all phases of construction and installation of finishes must be approved, and thoroughly documented, for the DHR, in order for tax credits to be issued," said Bonnitt.

The cost saving in tax credits can be substantial (sometimes as much as 25 percent of the construction costs) since historic home renovation budgets are often ex-

Details

The Alexandria Board of Architecture Review meets on the first and third Wednesday of every month at 7:30 pm (except for August). There are seven board members, including five citizen and two architect. Each serves a three-year term.

Find links to aid in historic research here:

<http://alexandriava.gov/historic/info/default.aspx?id=28182>

ceeded. As Bonnitt recalled, "One of my clients once told friends of his that he gave me an unlimited budget on a project and I managed to exceed it! I would say that the possibility of exceeding a budget on a historical renovations is higher than on new construction because of all the unforeseen issues that will invariably pop up during the renovation."

This is why many experts recommend building in a contingency fund in the overall budget to with the inevitable surprises that spring up when undertaking a historic restoration.

There are several conditions that often cause project delays as well. According to Bonnitt, "usually the great delays come if there is an unforeseen structural issue, or if what has been designed is in conflict with unforeseen existing conditions."

Often those unforeseen conditions are discovered when getting behind the walls and discovering rot, structural damage, and toxic substances that now need to be built into the schedule and the budget.

When it comes to a historic home renovation, homeowners should prepare for the unexpected.

Mount Vernon Gazette

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Historic Home on the Market

18th-Century Shreve House for sale.

BY MARILYN CAMPBELL
THE GAZETTE

After stepping through the handmade, mahogany front door of a home nestled in the heart of Old Town Alexandria, visitors might feel as though they'd been transported back to the late 1700s, the period during which this Virginia home was built.

Known as the Shreve House, the home was constructed by shipping merchant Benjamin Shreve, a Quaker and abolitionist. During the Civil War, it was used as barracks by wounded soldiers and was occupied by escaped slaves. Today, it has an archaeological designation from the Virginia Department of Historic Resources.

The home is currently on the market and has "gracious rooms and high ceilings," said Babs Beckwith of McEneaney Associates, Inc., one of the listing agents.

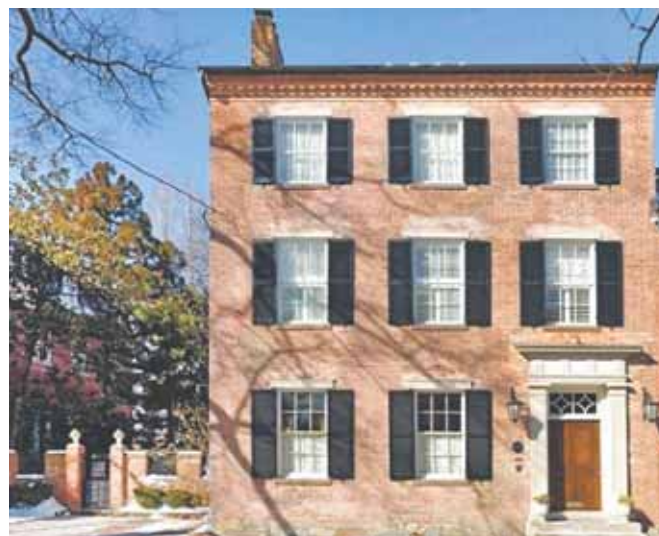
Expanded in 1854 and periodically updated by each occupant, the Shreve House is steeped in both modern luxuries and preserved historic integrity. Period details like five wood-burning fireplaces and some of the original moldings and hardwood floors have been maintained and married with modern conveniences like an intercom system and outdoor lighting.

"Inside is a gracious entryway with 10-foot ceilings leading into a glorious ... living room with six large windows overlooking the garden," said listing agent Sue Goodhart of McEneaney Associates, Inc. "A lovely glass-enclosed breakfast nook is off the kitchen."

The 11-room home has five bedrooms and four full bathrooms, a family room on each floor and a space above the garage that can be used as an office or family room.

Goodhart says the current owners, a family with three children, upgraded the home, renovating the existing kitchen and bathrooms and adding two additional lavatories. "They restored light fixtures, hand painted the walls, widened the entry into the dining room ... and rebuilt the chimneys," she said. "They also installed a copper roof, relandscaped the garden and added an irrigation system."

The Shreve House sits on a large double lot and has two off-street parking spaces. It is located at 307 South Saint Asaph Street and is for sale at \$3.995 million.



The Shreve House in Old Town Alexandria has a handmade, mahogany front door and was once owned by a prominent Quaker family. During the Civil War, it was used as barracks by wounded soldiers and was occupied by escaped slaves.

PHOTO BY BOB NAROD



PHOTO BY BOB NAROD

Large windows and recessed lighting are among the amenities of this Old Town Alexandria home.



PHOTO BY BOB NAROD

Period details like five wood-burning fireplaces and some of the original moldings and hardwood floors have been maintained and married with modern conveniences like an intercom system and outdoor lighting.

Caroline Beane, Vice President of Landscape Designs, reminds Janice Curtin it was 15 years ago when she planted the cherry blossom tree in the Curtin's backyard. Beane said when she started working on their yard in 1995 it was a swamp with dense trees.



PHOTO BY SHIRLEY RUHE/THE GAZETTE

Transformation: from Swamp to Gorgeous Design

BY SHIRLEY RUHE
THE GAZETTE

In 1995 when I first started working on this yard, it was basically a swamp with dense trees growing straight up because they had nowhere to go.”

Caroline Beane of Landscape Designs, Inc. has seen landscaping needs for this acre on Bishop Lane in Alexandria change with the addition to the house, the need for more entertainment space and an expanded patio and the addition barrier protection to alleviate noise created by the high school in back.

Janice Curtin adds, “we need to keep our two grandchildren happy. I’m putting a swing set over there on the side.”

“We did this in stages, starting with drainage,” said Janice Curtin, owner of the property with her husband David. “See that fake creek with a bridge going over it and a hidden sump pump?” She vividly remembers the next step when Beane strategically chose the trees to be taken out and marked them in white.

“Then I hired some tree guys to come and take them down,” Curtin says. “The first truck got stuck, then the next truck got stuck and when they finally took down the trees one of them fell over a power line and took out the electricity in the whole neighborhood.”

Beane says when she starts a job she has a free consultation with the client where they tell her what they are interested in. She looks at the space. “I ask a number of questions like are there children that need a play space? Do they have animals that might eat poisonous plants? What is their idea about use of pesticides? How much do they entertain and for what size groups?”

Also it is important to know if they are planning to stay in the house for a while or are fixing it up to sell. “Things like hot tubs and swimming pools take a lot of maintenance and don’t bring back your return.” Then she walks the yard, does the measurements, draws up a plan and discusses it with them. She and Janet Gaskins, who started Landscape Designs 27 years ago, personally oversee the design, installation and maintenance projects.

She says when she is designing the area she considers balance of scale of the house to the yard, orientation of the house-do you need shade?

“Like in this yard you need big plants for scale.” Sometimes a client just has to have something that is not likely to grow well in their soil and sun conditions. “I always advise them, but I do what they want.” She adds there is a lot of marine clay in this area and it expands when wet and contracts when dry so it can shift your foundation. It makes a difference in what you can do.”

Today Beane is doing cleanup and Janice says, “my driveway needs attention because it is green with grass growing through the stones. Beane tells her foreman Eric Martin to take off the bluestone on the driveway and it will be reused in the backyard. He will install filter fabric to keep the grass from growing back and put in smaller pieces of bluestone. “This job will take two days; sometimes they take two weeks.”

Beane says they do mostly residential properties, especially in the Alexandria and Arlington areas but sometimes they do some commercial maintenance.

Beane started at the University of Maryland Extension Service as the first female horticultural agent in the State of Maryland. Then on to another residential garden center, owned her own nursery for a while and was chair of the Horticultural Department at then Charles County Community College. But this all started as a little kid when her mother encouraged her to work in the yard. “My mother was a pointer — put that over there; I did it all.”

In high school she worked at a local nursery and when she decided to attend college, her grandmother was very proud until she found out “I planned to major in horticulture. She was very upset, said it wasn’t ladylike. Women could be a teacher, nurse or missionary.”

Beane commented that today, people are looking for outdoor kitchens and fireplaces as well as water features that “hardly anyone was doing 10 years ago.” She adds that a lot of people don’t have big yards so they are trying to use space in the most efficient way. It is an expansion of the house. They are also asking for no maintenance yards.

“Years ago people were interested in gardening, but today they have no time.”

She says if you are trying to sell, good landscaping is important to add to a home’s curb appeal. “If the outside is cool, people will think the inside is cool, too, so it sets them off in a good pattern and absolutely helps sell the house.”



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Mount Vernon REAL ESTATE

PHOTOS BY
VERONICA BRUNO/
THE GAZETTE

February, 2015 Top Sales

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BETWEEN \$845,000-\$155,000
IN THE MOUNT VERNON AREA.



1 9014 Charles Augustine Drive
— \$845,000



2 1405 Lafayette Drive —
\$813,545

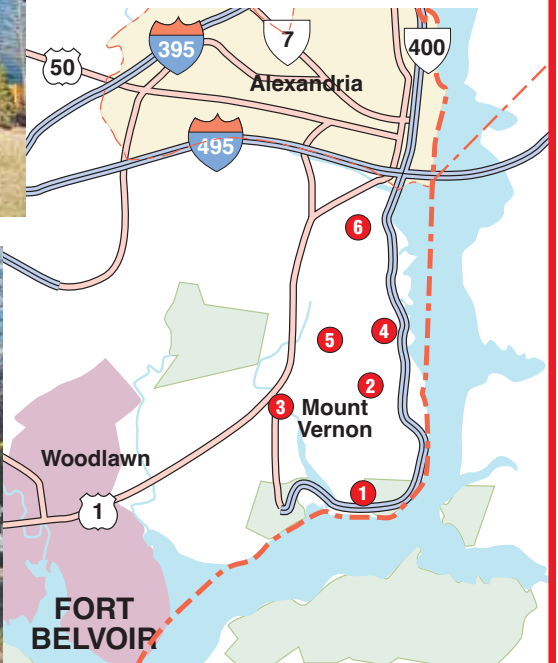


3 3456 Sun Up Way — \$733,860



4 1102 Belle
Vista Drive —
\$685,000

5 7424
Rebecca Drive
— \$655,000



6 1715 Belle Haven Road — \$650,000

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 9014 CHARLES AUGUSTINE DR	5	3	1	ALEXANDRIA	\$845,000	Detached	0.50	22308	RIVER BEND ESTATES	02/02/15	
2 1405 LAFAYETTE DR	5	4	1	ALEXANDRIA	\$813,545	Detached	0.34	22308	HOLLIN HALL VILLAGE	02/23/15	
3 3456 SUN UP WAY	4	2	2	ALEXANDRIA	\$733,860	Detached	0.24	22309	SUN UP	02/03/15	
4 1102 BELLE VISTA DR	4	3	0	ALEXANDRIA	\$685,000	Detached	0.26	22307	VILLAMAY	02/17/15	
5 7424 REBECCA DR	4	2	0	ALEXANDRIA	\$655,000	Detached	0.46	22307	HOLLIN HILLS	02/20/15	
6 1715 BELLE HAVEN RD	4	3	1	ALEXANDRIA	\$650,000	Townhouse	0.07	22307	OLDE BELHAVEN TOWNE	02/20/15	

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50 Shades of Gray in Home Decorating

FROM PAGE 2

vacuum in.” Yoxtheimer said that colors come and go but with a different twist. Faux painting is out.

Every client is different according to Yoxtheimer and that is what has kept her consulting for the past 46 years since she got degrees in textile chemistry at the New York School of Design.

“All clients have a different mix and offer a challenge for my creativity,” she said.

When she enters a new house, ideas come to her but then she looks into the client’s eyes. One of her current clients has a contemporary style. She also happens to have gray eyes and wanted “new and fresh ideas.”

The couple’s townhouse is being done entirely in gray from the walls to the color on the newly-installed hardwood floors and the tiny geometric glass tiles lining the side of the fireplace and matching the backsplash in the kitchen.

Her client, Deborah Coleman in North Arlington calls it “50 shades of gray.” Accent colors of orange, turquoise and mustard yellow are used for the pillows and throws. The upstairs shower has a wall of waterfall tiles in shades of gray with a square shower head, a ceiling rain head which is a new age gentle sunflower shower, and contemporary silver drawer handles to replace the brass.

“It’s all about the details,” Yoxtheimer said.

The economy has definitely affected the busi-

ness of design consulting because many people cut back on major projects when their resources are fewer, Yoxtheimer said. “But you can do a lot with painting, and removing things can make a big difference, just reduce the load of small items.”

Yoxtheimer recalls she had a client who was stuck in the ‘80s with floral everywhere and she loved hydrangeas, both in her house here and Cape Cod. “But when I talked to her and worked with her we stepped back and removed things and cleaned up. By the time we were finished we were left with her beautiful things and it was sleek and serene.”

Yoxtheimer said when she was in school she saw students who could draw a perfect room and put furniture in it. But she said she starts “by reviewing your cherished things, the items you already have or have inherited and look at them with new and fresh ideas.” Then she suggests getting rid of the clutter and supplements the items with shopping.

This current client has a closet full of things that she has bought that “we’ll sort through later and decide whether to keep them and where to put them. Taste is more than money and I work within the client’s budget. I know where to find some good pieces at reasonable prices.”



PHOTO BY SHIRLEY RUHE/THE GAZETTE

The theme of gray, the new beige” in home decorating is carried out in the waterfall tiles in the upstairs shower.

Decorating trends partly follow fashion according to Yoxtheimer. “Look at how people dress today; it’s simpler.”

Another influence is lifestyle. In this part of the country people get rid of the living room, and houses are built with the great room because of the busy lifestyles. “People want to feed their kids at the kitchen bar quickly before soccer. And with late work schedules, they don’t see the kids as much as they’d like so they want them close by instead of the old family room in the basement,” she said.



PHOTO BY SHIRLEY RUHE/THE GAZETTE

Roberto Melgar from M&M Floors puts test stains on the hardwood floors to match the walls.



PHOTO GALLERY!

“Me and My Mom”

To honor Mom on Mother’s Day, send us your favorite snapshots of you with your Mom and The Mount Vernon Gazette will publish them in our Mother’s Day issue. Be sure to include some information about what’s going on in the photo, plus your name and phone number and town of residence. To e-mail digital photos, send to:

editors@connectionnewspapers.com

Or to mail photo prints, send to:

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First Place Winners

Steven G. Artley, *Alexandria Gazette Packet* – Editorial Cartoon. Judge's comments: Smart and insightful.

Bonnie Hobbs, *Centre View* – Feature Series or Continuing Story. Judge's comments: Clear and concise writing with a good flow. Journalist captured the emotion of the event and engaged the reader well.

Michael Lee Pope, *Mount Vernon Gazette* – Business and Financial Writing. Judge's comments: First-rate, data-driven reporting and analysis on important issues. Fine work.

Michael Lee Pope, *McLean Connection* – Health, Science and Environmental Writing. Judge's comments: Michael Lee Pope's stories on driving habits, cesarean deliveries and the Affordable Care Act are well-researched, clearly written and engaging. His use of real-live people high up in his stories to illustrate his findings makes for very compelling material. He seems quite capable of turning some of these topics into a book. If he does, I'll read it.

Jon Roetman, *Vienna/Oakton Connection* – Sports Writing Portfolio. Judge's comments: Strong and clear writing and excellent storytelling helps game stories feel more like features. Excellent work.

Victoria Ross, *Oak Hill/Herndon Connection* – Government Writing. Judge's comments: An engaging look at a lobbyist who fights for the little guy; an entertaining story on a political candidate, helping readers put the upcoming election into context; one of the better budgeting stories I've seen lately that helps readers understand how the county's budgeting process is going to cost them more money. The supporting sidebars help bring the message home.

Jeanne Theismann, *Alexandria Gazette Packet* – Personal Service Writing, Obituaries. Judge's comments: These stories provide a glimpse inside the lives of people who have played significant roles in their communities. The writing is engaging and well-researched. And the stories serve as an example to others of how to live a life of purpose.

Jeanne Theismann, *Alexandria Gazette Packet* – Column Writing, Entertainment. Judge's comments: Ms. Theismann's entertainment columns demonstrate a breadth of knowledge that gives her opinions a ring of authority and authenticity.



Steve Artley



Bonnie Hobbs



Michael Lee Pope



Jon Roetman



Victoria Ross



Jeanne Theismann



Jean Card



Steve Hibbard



Louise Krafft



Joan Brady



Veronica Bruno



Vernon Miles



Marilyn Campbell



Mary Kimm



Steven Mauren



Geovani Flores



Laurence Foong



Renee Ruggles



Ken Moore

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Though I live nowhere near her area, I found it easy to be influenced by her writing and to wish that I had the opportunity to attend some of the events she talked about. All three examples are nicely written.

Jean Card, Jeanne Theismann, Steve Hibbard, Louise Krafft and Kara Coleman, *Alexandria Gazette Packet* – Lifestyle or Entertainment Pages. Judge's comments: Good balance. Front page article has good detail and info.

Second Place Winners

Joan Brady, *Great Falls Connection* – Column Writing.

Veronica Bruno, *Mount Vernon Gazette* – Feature Story Writing.

Jean Card, *Alexandria Gazette Packet* – Page Design.

Vernon Miles, *Arlington Connection* – Breaking News Writing.

Jeanne Theismann, *Alexandria Gazette Packet* – Headline Writing.

Third Place Winners

Steven G. Artley, *Alexandria Gazette Packet* – Editorial Cartoon.

Marilyn Campbell, *Chantilly Connection* – Health, Science and Environmental Writing.

Bonnie Hobbs, *Fairfax Connection* – Personal Service Writing.

Mary Kimm, *McLean Connection* – Editorial Writing.

Michael Lee Pope, *Alexandria Gazette Packet* – Public Safety Writing.

Steven Mauren, Mary Kimm, Steve Artley, Geovani Flores and Laurence Foong, *Alexandria Gazette Packet* – Editorial Pages.

Jean Card, Renee Ruggles and Laurence Foong, *Mount Vernon Gazette* – Informational Graphics.

The *Potomac Almanac* participates in the Maryland-Delaware-DC Press Association, and while 2014 award-winners there will not be fully announced until May 1, 2015, we do know that Ken Moore and Marilyn Campbell are winners.

