

Villas & Vistas

Lyon Park and Ashton Heights

Home & Garden Tour Guide

May 5th, 2013



Welcome to the 2013 Villas & Vistas (V2) Home and Garden Tour in Lyon Park and Ashton Heights. We are delighted to share a few of our community's lovely homes and gardens on this tour! The addresses for all of the tour stops are listed inside this guide, accompanied by brief descriptions from the owners.

Thank you so much for supporting our annual tour. All proceeds go to the fund to renovate the historic 1925 Lyon Park Community House (LPCH), the cornerstone of our community. Following the tour, please join us for a reception at the LPCH!

Natalie Roy & Kim Franklin
V2 Co-Chairs

Villas & Vistas Lyon Park and Ashton Heights Home & Garden Tour Guide

May 5th, 2013

Program & Ticket

Villas & Vistas Tour Hours: 1:00 PM – 4:00 PM

Reception 4 PM- 6 PM, Lyon Park Community House

*Hosted by Joey Durishin and co-sponsored by
Natalie Roy, Keller Williams Realty*

Addresses for Homes & Gardens:

(Look for the brightly colored balloon at each property!)

3320 3rd Street North

3210 1st Road North

129 N. Irving Street

3011 5th Street North

501 N. Highland Street

420 N. Highland Street

209 N. Fillmore Street

3132 8th Street North

616 N. Jackson Street

3223 1st Street North – Garden Only



Thank you to the owners of the lovely homes and gardens on this year's tour. We know it took a lot of prep work to get your homes ready for the tour and we appreciate it very much. We also want to extend a huge thank you to Joey Durishin, for heading up the reception organizing committee. Thanks to everyone supporting this event, we are closer to getting our beloved community house much needed renovations!

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The Michalowski Home (Mark & Marney)

3320 3rd Street North

The Elsmore model of the Sears kit house was built on 3rd Street in 1920. In 2011, a major renovation was undertaken to expand usable living space in the previously unfinished basement by lifting the above ground floors (building up the foundation blocks) to create headroom. In addition, to restore the house to its heritage styling, the original wood slat siding on the main floor exterior was uncovered and refinished and cedar shingles replaced on the second floor. The kitchen and rear deck were also modernized during the construction and a porch added to the deck space. A copy of an old Sears Catalogue ad can be found in the back of the Tour Guide.



Wendy & David Buckley

3210 1st Road North

My husband David and I have lived in Arlington for over 15 years. We moved from Clarendon into our home about 3 days before Thanksgiving and hosted dinner for a party of 10 on the day of. We love to cook, we love wine, (I own screwtop wine bar & grateful red wine shop in Clarendon), and we are going to learn to garden "we hope" before the decade is over. All gardening advice is welcome and appreciated! We don't have children, but we have 3 black rescue pugs (Boo, Lucy & Maggie) whom we love dearly. We are so excited to be a part of this neighborhood and looking forward to welcoming you into our home. Come by for a glass of wine!



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Virginia Geoffrey & John Andelin ***129 N. Irving Street***

This beautiful eco-friendly home was built in 1974 as a California contemporary. The home went under a major renovation in 2009. It has ground loop heat exchangers (geothermal), better insulation and triple paned glass, and we added an elevator. The paint was low VOC paint and the insulation was carefully thought about. Decks and siding are Ipe. A translucent panel, Kalwall, lights the stairway. We'll serve apple cider and cold water to all of our visitors on tour day!



Brenna & Kip Snider ***3011 5th Street North***

This home was completed in November 2011 and was constructed by Tradition Homes. The stone back patio was completed in mid-2012 by David Aranda; fencing by Lion Fence; and landscaping by Meadow Farms. The home features four levels, 5 bedrooms, 4 ½ bathrooms, and approximately 4500 square feet of living space. The current owners moved from neighboring Garfield Street to accommodate their growing family and were thrilled to be able to stay in beloved Lyon Park.



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William Cook & Kymerly Escobar

501 N. Highland Street

After 17 years of living within the DC city limits we sought to move our family into Arlington for all the obvious reasons. After a year of searching, we came across 501 N. Highland. The brick bungalow built in 1915, had been without tenants for several years and appeared to be a vacant eyesore in what was otherwise a beautiful and well-kept neighborhood. It turned out the property had been purchased by a local speculator a few years back with the intention of knocking it down for a new house.

As luck would have it we were able to purchase the house and immediately began our efforts to restore the house by retaining it's original architectural features and characteristics. However, the original layout and floor plan did not support even the modest of modern day conveniences. The main floor contained a single bathroom, a foyer and four equally sized rooms for the kitchen, living room, bed room and dining room. The stairs up required a sideways bend in order to ascend the upper half of the house. The ceilings were all low and the basement was dark and unfinished, yet it was structurally sound and had good bones.



While we considered the option of a tear down and rebuild, our love of original architecture and environmentally sound building pushed us to a remodel. We designed the house for flow and movement with an open air feel. We wanted to bring the outdoors into the house with lots of light. On the first floor we refurbished all the original windows and storms. This included adding conventional insulation materials and techniques to improve the thermal properties. The individual four rooms were expanded To equally divided single rooms and we built out the back porch with an added kitchen. The floors, interior doors and staircase are custom built out of Hickory sourced from a local mill in Maryland. The kitchen island and counters are all owner fabricated from bamboo, while the kitchen backsplash is made of recycled flower seed husk also fabricated by the owners. Upstairs the ceiling was raised and two additional bathrooms were added. One of the original house features was a screened sleeping porch which we retained and added 4 panel sliding glass doors to expand the smaller master suite. Downstairs the basement floor was dug out and additional foundation. Support was added.

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Continued on following page.

501 N. Highland Street Continued:

The original side porch was screened in with an indoor/outdoor see through gas fireplace installed. The wrap around porch was extended to the rear of the house. The owners only requirement during the project was to maintain the front facade. The house had to look as it did in 1915 when viewed from the front yard.

Cameron Kilberg

420 N. Highland Street

Welcome to 420 N Highland St! This house is brand new, having been completed in the Fall of 2012. I bought the old house which sat here since 1930, but had to tear it down due to structural damage. The house has a traditional feel on the outside, but more modern touches on the inside, such as a large two story entry way, and stand-out kitchen backsplash. The house is set up for entertaining, with an outdoor grill, fire pit, and pool, in addition to a basement bar, and movie theater. I look forward to sharing my home with you!



Angie Gentile & Steve

Dorst (and Ella)

209 N. Fillmore Street

209 N Fillmore Street is one of Lyon Park's oldest homes. This jumbo bungalow borrows many features from the mail order houses of the era, but owners Angie and Steve believe the home is the creation of a local craftsman. The home boasts a garage with original carriage doors, and is also one of Arlington's
Continued on page 7.



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209 N. Fillmore Street continued:

few original duplexes. The current owners have not only converted it into a single-family home, they've also hauled the house 15 feet south and raised it up by 2 feet, allowing the addition of a brand new lower level. Other renovations resulted in a new layout on half of the first level, including the creation of a family room. One constant throughout the years has been the footprint of the house--which retains its original size and shape. Among the previous owners was a "railway man," whose work took him out West during the 1940s. All renovations have been done in keeping with the home's 1920s' craftsman style. The Gentile-Dorsts are the fourth owners of 209. Welcome to our home.

Neil Peretz & Thao Le

3132 8th Street North

When we moved back to Arlington in 2006, we were newlyweds expecting our first child. The house was a 2 bedroom, 1 bath Cape Cod with a cellar that could not be used, due to low ceilings and an attic that lacked air conditioning and heating. Parts of the backyard were best suited for growing cranberries. In 2010, shortly after the birth of our third child, we began renovations. Because we like to cook, the house has a full commercial kitchen: stainless steel



counters, a giant oven from a Cinnabon, a commercial dishwasher that cycles a load in under 3 minutes, a full-size cafe espresso machine and grinders from Italy, and a hidden full-size crepe griddle. In our quest for organization, every spare corner of the house contains hardwood built-ins, including matching cubbies for the kids and bookcases in every stairwell. The third floor home office provides the experience of a tree house, with an outdoor deck and 21 windows, providing a 360-degree view of the trees of our Lyon Park neighborhood. Most recently, we have been experimenting with a contemporary design for the backyard, featuring a horizontal cedar fence, custom bamboo planters, and a concrete mosaic. We sourced over 50% of the finishes for the renovation ourselves from Craigslist and auctions and served as our own general contractor for the work so we know all the details about how each piece was built. Stop by for an espresso!

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Shenk Family

616 N. Jackson Street

Built in 2010, the Shenk's home pays tribute to the neighborhood's classic homes with details like: a full 8 foot front porch and porch swing; real wood 5-panel doors with classic, spindle-mounted glass door knobs; traditional 8 inch baseboards with ogee caps throughout the home; and even a swinging kitchen door on an old-fashioned, floor-mounted Bommer hinge. Other features include a cast-iron claw foot tub; custom-designed bathroom vanities, kitchen and library cabinetry, and range hood hand-built by Amish cabinet builders; a cozy banquette just off the kitchen; a coffered ceiling in the living room; extensive multi-piece trim moldings and 5/4 inch hand-chamfered cased openings; and a transom in the dining room made from hand-blown glass. The home was built with 6 inch exterior walls and a quiet whole-house fan for energy conservation purposes. Modern conveniences include a whole-house vacuum system with a kick-plate in the kitchen; whole-house audio; and a steam shower.

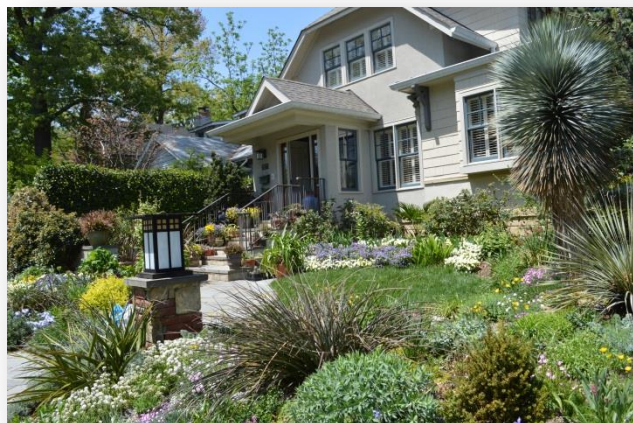


Thornton Burnt & Bruce Deutsch

(Owners of Concepts & Contours)

3223 1st Street North

Please stop by this beautiful garden which was a late addition on the tour! Thank you Thornton and Bruce!



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The 1925 Lyon Park Community House

Thanks for coming to the 2013 Villas & Vistas Tour!



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REFINEMENT AND COMFORT HERE



The ELSMORE Honor Bill **\$1,964⁰⁰**

No. 2013 "Already Cut" and Fitted.

See Description of "Honor Bill" Houses on Page 2.



FLOOR PLAN.

At the above price we will furnish all the material to build this five-room bungalow, consisting of mill work, flooring, siding, porch ceiling, finishing lumber, building paper, eaves trough, down spout, sash weights, mantel, china closet, medicine case, hardware, painting material, lumber, lath and shingles. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

A POPULAR, inexpensive and graceful bungalow, well lighted and ventilated. Large porch, with bungalow columns and porch rail.

Main Floor Rooms on the main floor are 9 feet from floor to ceiling. A large hall opens through a cased opening into an exceptionally large living room intended to be used as a combination living room and dining room. Note the beautiful Craftsman front door glazed with square lights of glass to match windows. All the windows are Queen Anne style. The bathroom is located between the two chambers.

Basement This house has an excavated cellar under entire house, 7 feet high from floor to joists, with concrete floor.

We furnish our best "Quality Guaranteed" mill work, shown on pages 108 and 109. Interior doors are five-cross panel, with trim and flooring to match, all yellow pine, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Porches have fir edge grain flooring.

Paint for three coats outside. Varnish and wood filler for interior finish. Chicago Design hardware, see page 116.

Built on a concrete foundation. No. 1 yellow pine framing lumber. Sided with narrow bevel cypress siding and has best grade of thick cedar shingle roof.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$38.00 extra. See page 114.

Oriental Asphalt Shingles, instead of wood shingles, no extra charge.

Fire-Proof Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, \$89.00 less.

Oak Doors, Trim and Floors in hall and living room, instead of yellow pine, \$128.00 extra.

Maple Flooring furnished for kitchen and bathroom, instead of yellow pine, no extra charge.

Screen Doors and Windows, black wire, \$51.00 extra; galvanized wire, \$54.00 extra.

If Mantel is not wanted, deduct \$29.00.

This house can be built on a lot 48 feet wide.

Furnished with Basement Stairs going down from kitchen and omitting china closet in living room, no extra charge.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

Best the Carpenter Ever Built.

Sears, Roebuck and Co. Hanaford, Ill.

Gentlemen:—I have my new home nearly complete and am living in it. I am well pleased with it and the material was better than I expected. My carpenter said it was the best house all around that he ever built. I am sending you a small photo of our new home.

C. M. DIXON.

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