

Georgetown House Tour 2006



*before*

# A GEORGETOWN STORY

PRESERVING THE CHARACTER OF A DETACHED HOUSE WHILE ADDING AN EXTRA FLOOR

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Subodh Arora raised the roof of his Georgetown house.

*after*

It all started when Subodh Arora decided he wanted a bigger TV room. One thing led to another, as often happens during home renovations, and before long Arora was adding a third story to his Georgetown abode. *Et voilà*. This spring, Arora's elegant home will be featured on the Georgetown House Tour.

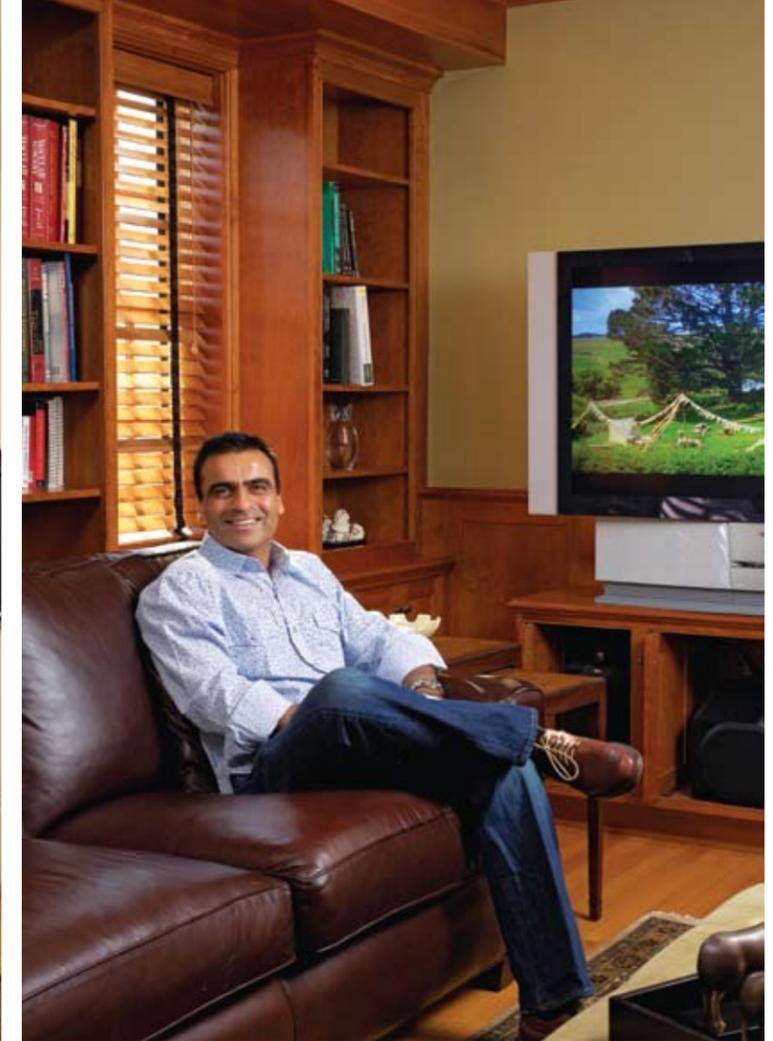


Not that it was so easy. Nothing's ever that easy when it comes to renovating. In fact, in this case, Arora, associate professor of surgery and chief of vascular surgery at The George Washington University Hospital, and his designer Christian Zapatka, owner and principal of Christian Zapatka Design LLC, had to appear about six times within a year before the Old Georgetown Board, Commission of Fine Arts to have their plans approved for a building permit. They wanted to add a floor to Arora's 1939 detached brick home.

First, they were told they couldn't expand into Arora's front yard because that area had to be preserved as open space, and when they decided to build up, neighbors raised various objections. They were very resistant to change at least until Frida Burling, the Godmother of Georgetown, stepped in to help her neighbor. It was Burling, who lives directly behind Arora and was most at risk of having her light blocked, who persuaded others that it was Arora's right to add an addition if he wanted one. By the time the 18-month project was completed, an additional 1,100 square feet or three new bedrooms, three new bathrooms, and a larger TV room/library had been added.

Replacing a small window in the living room with a big bay window dramatically transformed the space. The sofa and daybed are by Barbara Barry for Baker, the cocktail table, nesting tables, and floor lamp by Thomas Pheasant for Baker, the butler's kiosk by Bill Sofield for Baker, and the wing chair and ottoman by Dapha for Baker. The rug is Tufenkian. "Everything revolved around the drapes, which were selected first," Subodh Arora says.





Naturally, this being Georgetown, great attention was given to preserving the front of the house. "We hoisted the whole thing up, we kept the round window and pediment," Zapatka says. "This was a pure extrusion of the footprint to add another floor." Since Arora's house could not be higher than the neighboring houses, they expanded into what would normally be an attic space to get greater ceiling height in the addition.

### Massaging the Floor Plan

Meanwhile, in the ground floor living room, Zapatka replaced windows on the back wall with French doors. He replaced a small window on an end wall with a big bay window. More light spilled in. He also converted a study and bathroom in the front of the house into the new kitchen, eliminating the former galley kitchen at the back of the house. He used the space where the old kitchen once stood to expand the dining room area.

"We blasted this open as one vast space delineated by columns," Zapatka says.



**Greek occasional chair** by Thomas Pheasant for Baker Shumacher  
 Carlyle Velvet  
 Cadet 43411

**ABOVE LEFT:** Honed granite, cherry cabinetry, a slate tile backsplash, chairs from Theodore's, and stools from Crate & Barrel highlight the kitchen, which was designed by Laurie Geise Interiors LLC.

**ABOVE RIGHT:** The kitchen was moved, walls removed, and columns added to create the new dining area. A Hollis & Knight pedestal table, a Thomas Pheasant for Baker blue mohair Greek chair, and a Tibetan rug from ABC Carpet & Home highlight the new open space.

### The Deluxe TV Room

On the second floor, the former guest room became Arora's new bedroom. The area that had been a balcony off of this room was enclosed to become a walk-in closet custom built with cherry woodwork. The small TV room, the impetus of this whole project, was transformed into a luxurious owner's bathroom with a honed granite countertop, travertine floors and walls, a whirlpool tub, and a glass shower with a deluxe rain showerhead.

Arora transformed the space that used to be his bedroom into a handsome library and home for his new TV.

"I bought this TV," says Arora, glancing at his Sony 52" XBR HDTV. "The other room was too small. I wanted a home theatre and a TV room, which I now have." When he discovered that a fireplace had been plastered over in this room, he had it opened. Chris Hofmann of Hofmann Joinery Inc. then custom built a striking cherry mantle, paneling, and bookcases according to Zapatka's designs to further enhance the room.

**ABOVE LEFT:** Christian Zapatka continued the design of the original staircase upstairs when he added an extra floor.

**ABOVE RIGHT:** Subodh Arora enjoys his handsome new library/TV room, which includes a Sony 52" XBR HDTV.



**Library walls**  
 Benjamin Moore  
 Brookside Moss  
 2145-30\*

\*Color shown may not be exact. Visit [benjaminmoore.com](http://benjaminmoore.com) for more information.



When Arora wanted a larger TV room, he converted what was formerly his bedroom into a library/TV room.

## Going Up

New stairs, custom designed and built by Eastern Stair Builders of Maryland, were added to connect the second floor to the third where a walk-in closet once stood. A new ebonized wooden handrail ties the staircases from the first floor to the third and looks as if it has always been there. Two new bedrooms, two new bathrooms, and Arora's new office grace the third floor. The balcony at the front corner of the house, now raised from the second floor to the third, provides a view of the Washington Monument.

## Soothing Spaces

After the structural work was finished, Arora, who completed his residencies at Yale and Harvard, enjoyed selecting the furnishings. "I got a lot of help from two sales associates at Baker Furniture, Georgetown, Juanita Crabb and Kenneth Rascher," Arora says. "I wanted the living and dining rooms to be cool, calm, and soothing." Arora created just such an environment plus more. He got a bigger TV room, too. **ws**

### RESOURCES

**Baker Furniture – Georgetown**  
202.342.7080  
bakerfurniture.com

**Hofmann Joinery Inc.**  
301.775.1699  
hofmannjoinery.com

**Christian Zapatka Design LLC**  
202.333.2735

**Coldwell Banker – Georgetown**  
Jeff Mauer, Realtor  
202.333.6100

**Eastern Stair Builders of Maryland**  
301.953.2707

**Gregor Gardening & Landscaping Inc.**  
301.933.4149

**Georgetown House Tour 2006**  
georgetownhousetour.com

**Hollis & Knight Ltd.**  
202.333.6999  
hollisandknight.com

**James Evans & Duane Affolter Woodworking**  
614.332.0531  
740.545.7766

**Juliana's Home Interiors**  
703.266.6744  
jhidesign.com

**Laurie Geise Interiors**  
301.320.0930

**William Morrow Garden Design Inc.**  
202.270.4137  
morrowgardendesign.com

**Waterworks**  
202.333.7180  
waterworks.com