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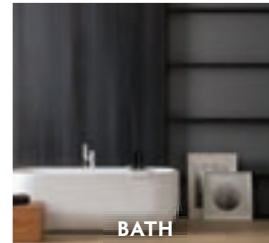
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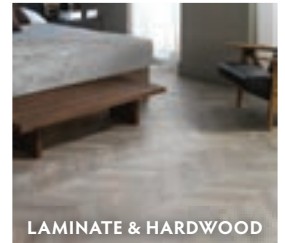
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WINTER—Designer Romain Baty conjures an eclectic, mid-century sensibility in the bedroom of a vintage Capitol Hill row house.
Photo & Styling by Stylish Productions.

SPRING—An alluring pool scape by Katia Goffin Gardens enhances a Wesley Heights home renovated by architect Richard Williams and Mauck-Zantzing.
Photo by Tom Arban.

SUMMER—An inviting private terrace graces a Northwest DC farmhouse reimagined by Richard Arentz Landscape Architects, Solis Betancourt & Sherrill and Barnes Vanze Architects.
Photo by Gordon Beall.



Idea Book



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designers' choice AWARDS

LOCAL LUMINARIES IN THE
HOME-DESIGN INDUSTRY

Each year, *Home & Design*
polls hundreds of design
professionals to name their
picks for industry leaders
and favorite resources.
The following pages
reveal the winners
for 2020.

INTERIOR DESIGN FIRM—*Solis Betancourt & Sherrill*

Washington, DC; solisbetancourt.com PHOTO BY GORDON BEALL

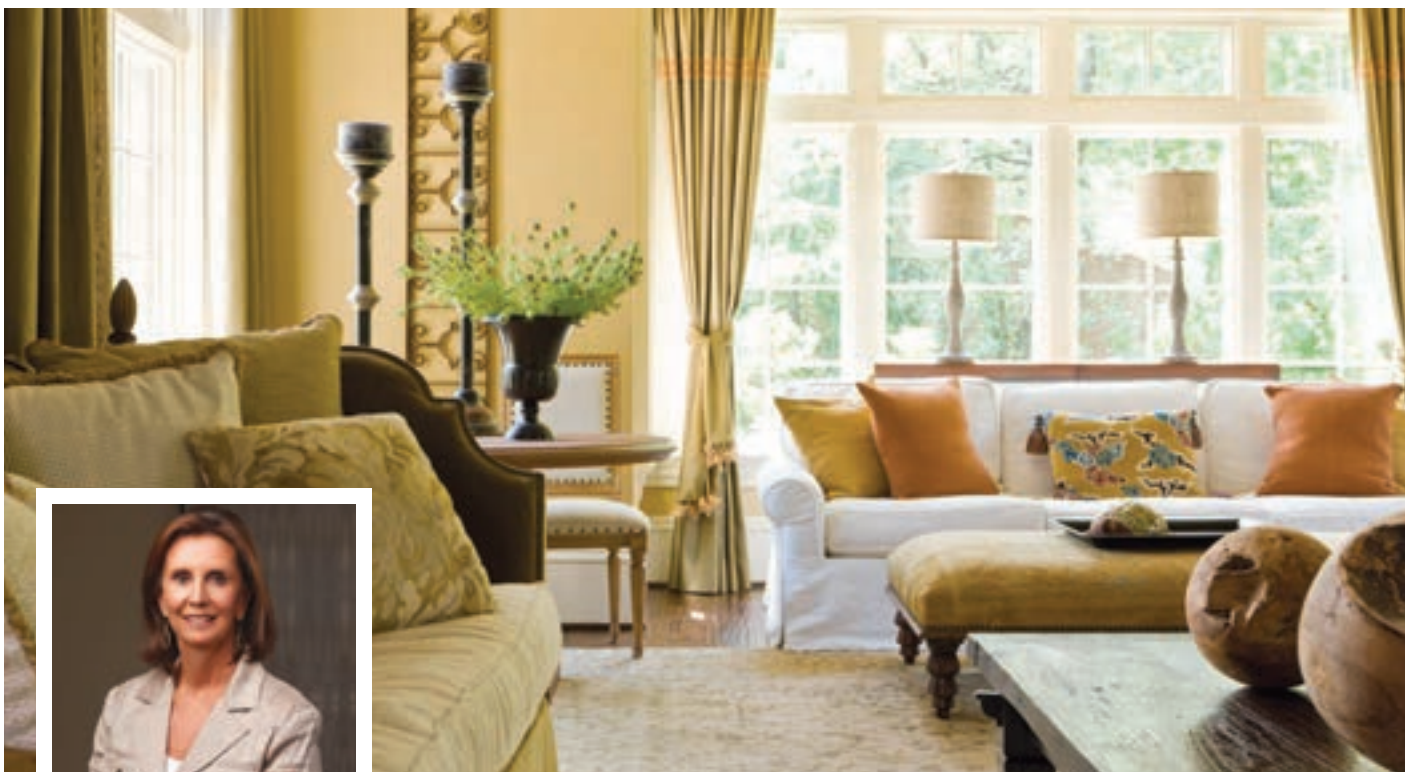


CUSTOM BUILDER—*Pyramid Builders*, Annapolis, Maryland; pyramid-builders.com PHOTO BY MICHAEL MORAN



KITCHEN & BATH DESIGN FIRM—*Jennifer Gilmer Kitchen & Bath*

Chevy Chase, Maryland, and Ashburn, Virginia; gilmerkitchens.com PHOTO BY STEVEN PAUL WHITSITT



INTERIOR DESIGNER—*Arlene Critzos*

Interior Concepts, Inc., Annapolis, Maryland; interiorconceptsinc.com PROJECT PHOTO BY GORDON BEALL



LANDSCAPE ARCHITECT—*Richard Arentz, ASLA*

Arentz Landscape Architects LLC, Washington, DC, and Marshall, Virginia; arentzdc.com PROJECT PHOTO BY ROGER FOLEY



ARCHITECT—*Richard Foster*

Richard Foster Architects, Rockville, Maryland; richardfosterarchitects.com PROJECT PHOTO BY DANIELA MARTINEZ

DESIGNERS' CHOICE • *awards*



LANDSCAPE DESIGN FIRM—*Campion Hruby Landscape Architects*

Annapolis, Maryland; campionhruby.com PHOTO BY ANICE HOACHLANDER



ARCHITECTURE FIRM—*Thomson & Cooke Architects*, Washington, DC; thomsoncooke.com PHOTO BY ANICE HOACHLANDER



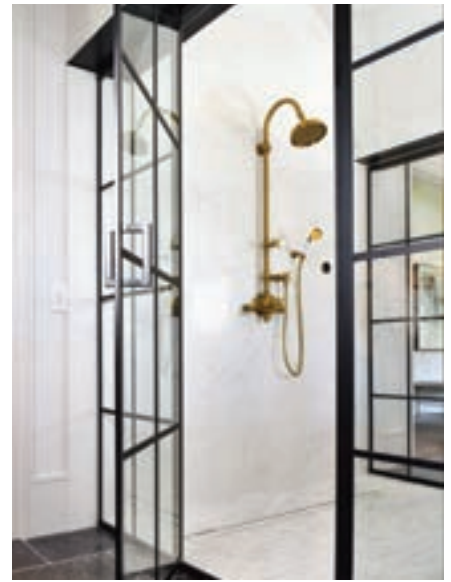
DESIGN/BUILD FIRM—*BOWA*, McLean and Middleburg, Virginia; bowa.com PHOTO BY BOB NAROD



Gretchen Everett



Illuminations, Inc.



Renaissance Tile & Bath



Century



A.B.E. Networks



Merritt Gallery & Renaissance Fine Arts



Push Pull Decorative Hardware



Closets by Design



Allegheny Wood Works



Stark Carpet



Farrow & Ball



ADU, Your Appliance Source

favorite resources

ART RESOURCE

Merritt Gallery & Renaissance Fine Arts

Baltimore and Chevy Chase, Maryland;
merrittgallery.com

CARPETS & FLOORING

Stark Carpet

Washington Design Center; starkcarpet.com

CRAFTSMAN

Allegheny Wood Works

Hyattsville, Maryland; alleghenywoodworksllc.com

CUSTOM CLOSETS

Closets by Design

Manassas, Virginia; closetsbydesign.com

FABRIC & WALL COVERINGS

Farrow & Ball

Washington, DC; farrow-ball.com

FINE FURNITURE

Century

Washington, DC; centuryfurniture.com

HARDWARE

Push Pull Decorative Hardware

North Bethesda, Maryland; pushpullhardware.com

HOME TECHNOLOGY

A.B.E. Networks

Rockville, Maryland; abenetworks.com

APPLIANCES & FIXTURES

ADU, Your Appliance Source

Area locations; adu.com

LIGHTING

Illuminations, Inc.

Washington, DC; illuminc.com

TILE SURFACES

Renaissance Tile & Bath

Alexandria, Virginia; renaissancetileandbath.com

WINDOW TREATMENTS

Gretchen Everett

Silver Spring, Maryland; gretcheneverett.com



grand OPENINGS

Over the past year, a new crop of Metro-area showrooms has debuted on the home front

AJ MADISON APPLIANCES is projected to open its first DC-area location on October 28, 2019. The 5,000-square-foot Tysons showroom will offer a vast selection of indoor and outdoor appliances by brands such as Miele, Bosch, Sub-Zero, Viking and Gaggenau. Factory-trained staff members provide expertise for consumers seeking advice, from planning to installation. 8500 Leesburg Pike; ajmadison.com

BOCONCEPT returns to Tysons Galleria after a five-year absence—this time in a new, 4,500-square-foot location. The Danish company designs and produces a wide array of contemporary indoor and outdoor furniture, accessories and lighting for every space in the home. In-house consultants can assist with selections and customize BoConcept's modular designs to suit homeowners' needs. 2001 International Drive; boconcept.com

BOSS DESIGN CENTER has opened a 4,000-square-foot McLean showroom providing custom and semi-custom cabinetry in a range of styles; granite, marble, soapstone and quartz countertops; glass, porcelain, ceramic and stone tile options; and the latest in LED lighting. Staff members answer questions on products and are also on hand to design remodeling projects from kitchen, bath and basement makeovers to whole-house renovations. 1389 Chain Bridge Road; bossdesigncenter.com

BOUNTIFUL HOME has moved into a newly renovated, 16,000-square-foot building in Easton, Maryland. The location encompasses Bountiful Home, a retailer showcasing furniture, fabrics and wall coverings, antiques and handcrafted items; Bountiful Flooring, which offers carpet, flooring and tile;



THE TILE SHOP



HÄSTENS



UNIQUE BY RUTH

and Jamie Merida Interiors, the owner's eponymous design studio. Also on-site for weary shoppers: Turnbridge Talbot, a bakery/café. 803 Goldsborough Street; jamiemerida.com

CAPITOL CLOSET DESIGN opened its newest location in Tysons. The 2,000-square-foot space houses 14 innovative displays showcasing the latest walk-in and reach-in closets, pantries, laundry rooms, home offices, garages and Murphy beds. Customers can browse a wide selection of cabinet door, drawer and hardware styles while knowledgeable designers and installers help make their ideas a reality. 8027 Leesburg Pike, Suite 304; capitolclosetdesign.net

ERIN PAIGE PITTS HOME is an 850-square-foot boutique that interior designer Erin Paige Pitts recently opened next door to her Annapolis studio. Defining her inventory as "Hamptons meets Annapolis," Pitts curates a collection of sophisticated home furnishings, accessories and original art unique to the area. Among the brands in stock: Thomas Fuchs, Bolé Road Textiles and Kerri Rosenthal. 105A Annapolis Street; erinpaigepitts.com PHOTO: GEOFFREY HODGDON



BOCONCEPT

DON'T MISS THESE SHOPPING *hot-spots*

OLD TOWN

An excursion to Virginia's Old Town Alexandria is a chance to soak up the atmosphere as well as the deals. Located on the Potomac River, this historic district of brick sidewalks and cobblestone streets was founded in 1749 and is lined with locally owned boutiques, galleries, antiques stores and national retailers—many in vintage row houses an easy stroll from one another.

TYSONS CORNER

Virginia's bustling Tysons Corner encompasses three major shopping areas: Fairfax Square, with select upscale boutiques; and Tysons Corner Center and Tysons Galleria—both sprawling, multi-level indoor malls chock-full of fashion and home-design showrooms. Stand-alone stores also abound, from Crate & Barrel to The Container Store, plus specialty shops tucked away in smaller shopping strips.



FRAMEBRIDGE, DC



BOSS DESIGN CENTER



BOUNTIFUL HOME

FRAMEBRIDGE, purveyor of custom frames, complements its online presence with new showrooms in Bethesda and on DC's 14th Street. In the stores, customers can see frames and matting options in person and schedule design consultations. A Story Booth in the DC location lets shoppers record videos about what they're framing, perfect for a gift—or a social-media post. 1919 14th Street, NW; 4806 Bethesda Avenue; framebridge.com

HÄSTENS, a Swedish manufacturer of luxury beds, mattresses, pillows and linens, will open its first DC-area location in Tysons Galleria in fall 2019. Seven of the company's signature beds will be on view in the 1,186-square-foot showroom. All are crafted with natural materials, including pine, wool, cotton, flax and ethically sourced horsehair. 2001 International Drive, Suite 1156; hastens.com

KONST UNION's debut in Bethesda marked KONST Design Group's acquisition of Union Hardware, a go-to resource in the community for more than 100 years. KONST Union's new, 1,250-square-foot showroom presents an array of high-end bath fixtures and furniture by top European brands including Fantini, Falper, Effegibi, Vitage, Milldue, Noorth, Devon & Devon and Crosswater London. 7550 Wisconsin Avenue, Suite 110; konstunion.com





KONST UNION

MAINE COTTAGE, known for its colorful wooden furniture sold online and in catalogs, has opened a 1,200-square-foot outpost in Annapolis. The design center showcases the company's furniture in room vignettes including two living rooms, a dining room and a bedroom. A Color Bar offers hanging fabric samples along with take-away paint cards and fabric swatches. Design services are available; open by appointment only. 1205 West Street; mainecottage.com

THE TILE SHOP, a nationwide retailer specializing in natural stone and man-made surface products, has opened a Chantilly location. The 12,000-square-foot showroom features thousands of tile designs; full-room, tiled vignettes offer consumers plenty of ideas and inspiration. Experts help shoppers select the right surfaces for any project. 13920 Lee Jackson Memorial Highway, Suite 20B; tileshop.com

UNIQUE BY RUTH is the brainchild of Ruth Gamarra, who started refinishing dated furniture in 2012. Over time, her hobby expanded into a business. Today, in addition to transforming furniture and kitchen cabinetry in a wide range of finishes and styles, Unique by Ruth also showcases an array of new cabinetry, furniture and accessories in this 4,500-square-foot Rockville showroom. Painting workshops are offered too. 12266 Wilkins Avenue, Suite L; uniquebyruth.com

VON AMMON CO., a new gallery in Cady's Alley, exhibits work by internationally recognized artists in an edgy, industrial space. Todd von Ammon, a veteran of the New York art scene, says he opened the gallery in Georgetown's design district to "provide another venue for events and conversation in the city." Upcoming shows include Helmut Lang (through November 2, 2019), Timur Si-Qin and Wickerham + Lomax. 3330 Cady's Alley, NW; vonammon.co ❖

MORE SHOPPING *hot spots*

CADY'S ALLEY

This 120,000-square-foot enclave in the heart of Georgetown is mainly comprised of contemporary home-design showrooms sporting lofted ceilings, exposed brick and glass-and-steel stairways. Shops proffer everything from chic bath resources to sleek furnishings and stylish lighting, conveniently centered around a pedestrian-friendly cobblestone alley that makes one-stop shopping easy.

14TH STREET, NW

Once a shabby neighborhood of warehouses and body shops, this vibrant stretch between Thomas Circle and U Street, NW, is now home to industrial-chic abodes and a hip design district that culminates on L Street at the Washington Design Center. Home-décor showrooms along 14th Street range from a four-story Room & Board to quirky Miss Pixie's Furnishings & Whatnot—interspersed with trendy restaurants. The Design Center, in the iconic Franklin Court building, is home to 21 designer showrooms, some of which are to-the-trade only.

BETHESDA AREA

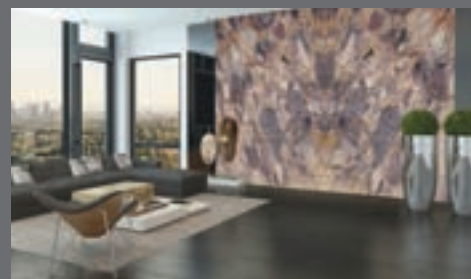
A construction boom has transformed Bethesda, Maryland, from suburban sprawl to urban metropolis. In Fall 2018, a new Anthropologie with a home-design center joined Pottery Barn and Williams-Sonoma on Bethesda Avenue; they keep pace with fixtures such as Urban Country and Random Harvest. Nearby Kensington still lures visitors to its Antique Row, a bastion of antiques dealers, galleries and more—just as it has for decades.

Guide to luxury showrooms
in the metro area

TOP SHOPS



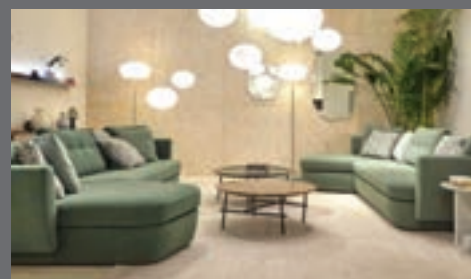
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LIGNE ROSET



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THEODORES

Rockville Interiors



Stunning fabrics and designer services make custom projects a breeze

Experts at Rockville Interiors guide customers through the showroom's extensive gallery of fashion-forward fabrics, which represent the most exclusive mills from around the world. Once fabrics are selected, staff members help clients design custom window treatments, reupholstery, slipcovers, pillows and headboards to complement their homes. When plans are in place, technicians make on-site measurements and artisans craft every project by hand, using the most luxurious linings and sturdiest stitching. Finally, finished designs are professionally installed, ensuring a perfect fit.

5414 Randolph Road, Rockville, Maryland 20852;
301-424-1900; rockvilleinteriors.com



A STEP AHEAD This stylish room (above) features gorgeous, handcrafted draperies, custom-made pillows and an expertly reupholstered sofa in coordinating patterns, colors and textures. Pleated draperies in dip-dyed fabric (top) add a pop of excitement alongside white walls, while Roman shades in fine linen fabric provide privacy and light control.

Theodores



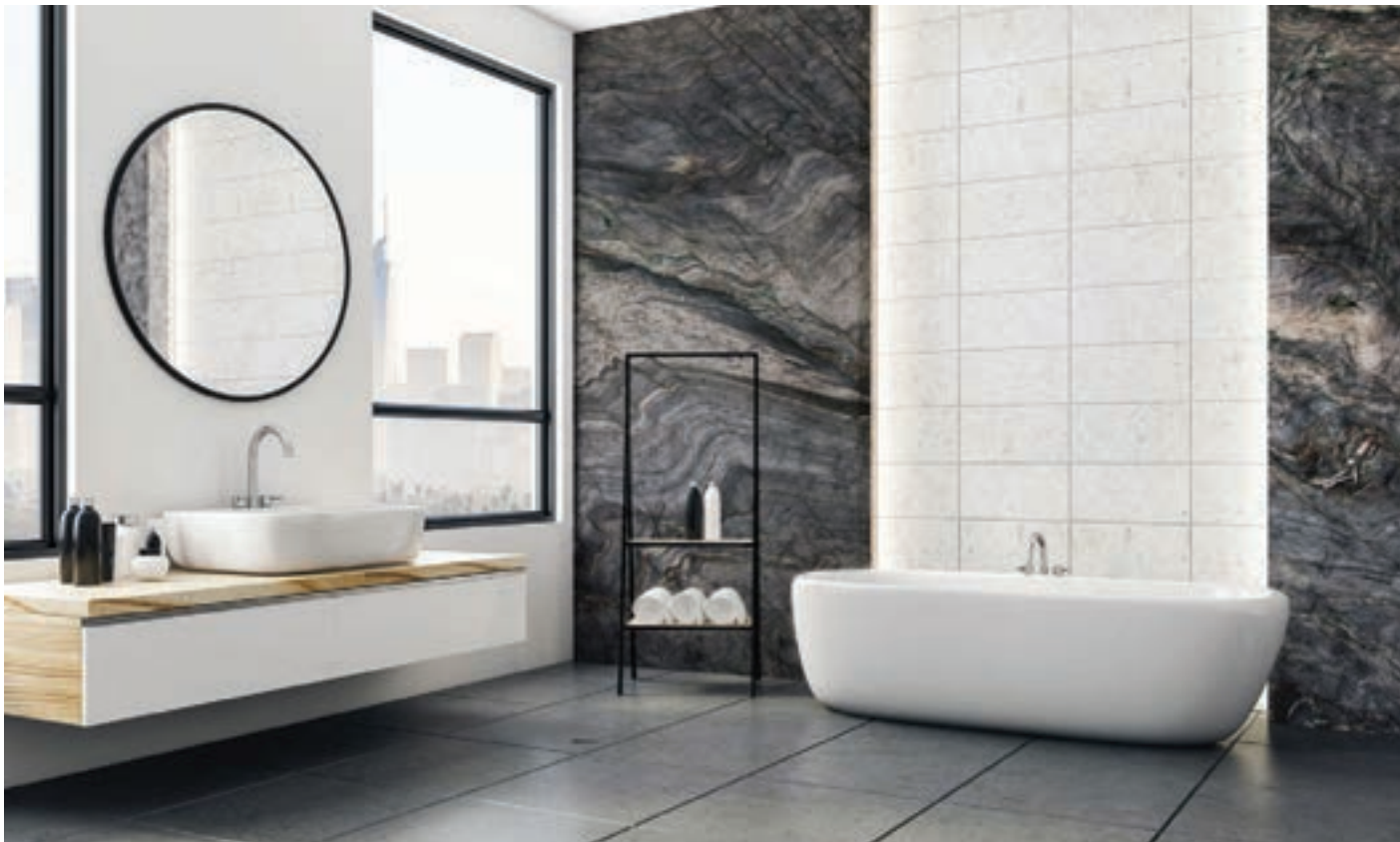
MADE IN ITALY The Mayfair Dream Bed (above) features an elegant, down-padded adjustable headrest while the versatile Arketipo Nash sofa (below) comes in a wide range of shapes. Both are made in Firenze.

This Upper Georgetown mainstay spotlights bold, modern furniture, lighting and accessories

After the emergence of modern furniture and interior design on New York's scene, Theodores was founded in 1969 to bring contemporary furniture to Washington, DC. Today, its 11,000-square-foot showroom remains on the cutting edge, showcasing a number of domestic and European brands. Taking inspiration from both fashion and design, Theodores' buyers frequent major furniture fairs to bring a fresh, original eye to the company's mix that includes products by Gamma, Cattelan, Arketipo, Saba, Thayer Coggin, Tonelli, Bontempi, Bonaldo, Della Robbia and more. Theodores also offers complete interior design services.

2233 Wisconsin Avenue, NW, Washington DC, 20007; 202-333-2300; theodores.com





Gramaco Stone Solutions

This vast emporium presents a plethora of exotic stone surfaces from around the world

Gramaco's founders launched the company to showcase beautiful ornamental stone from their native Brazil. Today, Gramaco not only offers a wide array of Brazilian stone in its 45,000-square-foot showroom, but also exquisite granite, marble, quartzite, soapstone, quartz and porcelain slabs from around the globe.

One new product on offer is Atlas Plan's porcelain slabs from Italy, in large, slim formats ideal for countertops and walls; porcelain pavers are coming soon as well. Knowledgeable staff members are on hand to assist customers; the showroom also features a work area where designers can meet with their clients.

8730 Greenwood Place, Suite C, Savage, MD 20763; 240-456-0030; gramaco.com



The bathroom wall (top) invokes the feel of a painting in Explosion Blue Exotic Quartzite; rich and vibrant yet subtle and calming. A fireplace surround (bottom) features a translucent stone and back lighting, giving a gorgeous dramatic effect.

Ligne Roset



STYLE + COMFORT

Recent Ligne Roset debuts include the Ruché high headboard bed by Inga Sempé (top) and the sculptural IPANEMA sofa by Didier Gomez (above). The Yuragi table (right) combines a steel base and a marble top.



Made in France, the company's furniture, lighting and accessories collections epitomize high-end European style

Collaborating with both established and up-and-coming designers, Ligne Roset produces furniture, lighting and accessories for the entire home at its factory near Lyon, France. Homeowners and trade professionals can peruse the company's entire collection at its Washington, DC, showroom located in Upper Georgetown. The showroom spotlights such iconic pieces as the 1973 TOGO sofa, along with striking new designs including the IPANEMA sofa and the RUCHE high headboard bed—both known for their sensuous lines and high level of comfort. Experienced staff members provide full design services.

2201 Wisconsin Avenue, NW, Washington, DC 20007; 202-248-3312; ligneroset-dc.com

Hamiltons Sofa & Leather Gallery

Featuring an array of furniture options, from classics to contemporary finds

When Hamiltons Sofa & Leather Gallery was founded in 1987, their mission was to provide quality merchandise and excellent customer service. The family-owned company still abides by this vision today, with four showrooms featuring the area's largest selection of the most customizable quality furniture brand names. Offering hundreds of styles and endless fabric or leather selections, Hamiltons' talented design staff will guide you through creating the room of your dreams. Customers desiring instant home décor gratification can choose from an extensive selection of in-stock furniture and get delivery as soon as next-day.

Tysons • Chantilly • Falls Church • Rockville
hamiltonssofagallery.com



UNIVERSAL STYLE A plush Bernhardt sectional (above) is available in hundreds of fabric or leather options, while the Modern sectional by Stressless® (top) comes in leather or fabric. Both are also available as a sofa, loveseat or chair.



ONE-OF-A-KIND FINDS Rustic Patina Dining Room furniture (left) embodies artistry and relaxed style. The Linea Console (below) combines metal and marble finishes. The East Hampton Bedroom collection (bottom) offers a modern take on traditional styling.



Belfort Furniture

Major brands of furniture, rugs, lighting and more at everyday low prices

Consumers can find furniture for every room of the house, along with rugs, lighting and accessories, in Belfort's 150,000-square-foot showroom. Featuring a wide selection of major brands at leading prices, Belfort also offers customizable artisanal pieces and the region's largest selection of American-made furniture. The emporium puts a premium on creating a pleasant shopping experience; guests enjoy a complimentary glass of wine and design services are available. For every furniture delivery it makes, the company plants a tree.

22250 and 22267 Shaw Road, Dulles, VA 20166;
703-406-7600; belfortfurniture.com





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sailor's DELIGHT

A modern abode in Irvington, Virginia,
pays homage to the boating life

After buying an industrial lot on the Chesapeake Bay in Irvington, Virginia, the owner, who loves to sail, contacted Randall Kipp to design a weekend retreat as close as possible to the water. The industrial designation “gave us latitude,” notes Kipp. “A building generally has to be 100 feet back from the water, but we were able to position the nearest corner just seven feet away.”

The site is only two feet above sea level, so the house had to be elevated to meet the seven-and-a-half-foot floodplain requirements. Eschewing a traditional solid foundation, Kipp built the structure on pilings that enable the client to use the space under it for storing his boat. Instead of an awkward staircase to the main floor—typical of houses on pilings—the driveway was shored up to the height of the front door; a bridge from the drive to the house “allows you to enter the building gracefully,” Kipp explains. “It feels like you’re boarding a ship.”

The 4,800-square-foot house encompasses three volumes clad in fiber-cement lap siding that “embraces a simple, waterfront commercial building vernacular,” says the architect. Paneled in Spanish cedar with whale bone-like cedar trusses, the two-and-a-half-story central great room conveys the nautical feel of a yacht club. It contains living and dining areas and a sleek kitchen, while two-story volumes on either side house en-suite bedrooms. A bridge in the main volume connects the upstairs rooms to the stairway from the main floor. French doors open to a screened porch that takes in close-up views of the bay.

Architecture & Interior Design: Randall Kipp, AIA, NCARB, Randall Kipp Architecture, Inc., Irvington, Virginia. Builder: The Allen Group, Inc., Urbanna, Virginia. Photography: Maxwell MacKenzie.



FIBER-CEMENT LAP SIDING ►



◀ CEDAR TRUSSES

STACKED-STONE FIREPLACE ►





ALL *in the* DETAILS



Set on cedar pilings close to the water's edge, the house lies at an angle to enhance the bay views. Seen from behind (above), its three volumes are rimmed in glass. Accessed via a durable cumaru-wood bridge, the teak pivot door at the front entrance (left) is flanked by barn doors that slide to cover its glass expanse when the owner is away. An open-plan living area (opposite, bottom) features a stacked-stone fireplace and glass doors spilling out to a screened porch. The sleek kitchen (first page) boasts a stacked-stone backsplash and walnut cabinets.



ask randall

WHAT APPEALS TO YOU ABOUT CONTEMPORARY ARCHITECTURE?

It responds to all the ways a building is used today. The great-room concept answers the modern blending of activities. And the high ceilings allow for larger windows that diminish the barrier between the inside and outside—an important tenet of contemporary architecture.

WHAT ARE THE CHALLENGES OF DESIGNING IN A MODERN VERNACULAR?

The biggest is working with materials and details. Modern architecture often requires expansive windows and doors that necessitate using steel beams and columns. Steel moves differently than wood.

DO YOU HAVE PREFERRED BUILDING MATERIALS?

I prefer exterior building materials to be as maintenance-free and “forever” as possible.

WHAT DIFFICULTIES DOES BUILDING BY THE WATER PRESENT?

Rainwater drives horizontally with gale force annually. Many of my buildings use commercial curtain-wall window systems. Understanding how to use building products in a blowy, briny, humid environment takes years of experience.



A standing-seam metal roof and fiber-cement siding in white and gray-blue clad the exterior (top). The bridge connecting the upstairs rooms (above) is made of reclaimed wood from a tobacco warehouse in Richmond. A playroom (left) for the owner's visiting grandkids “creates a continuum between inside and out,” says Kipp, as its blue walls pick up the hues of water and sky. Bunk beds are a nod to the nautical theme; each boasts its own USB charger and light.

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What specialties set your firm apart?

We offer full architecture and interior-design services, developing projects in advanced software so clients can explore homes in real time through a 3D viewer. We bill based on time spent, not on a percentage of the cost of construction.

What inspired your career path?

I was raised within a fine arts-oriented environment; my mother was a performing artist and my father was an engineer. From age 12 I was drawn to being in a design-related profession.

What is the most challenging aspect of your work?

I do not find any aspect of my work to be challenging, I feel that everything is a journey and an opportunity to learn and grow.

What is the secret to a successful project?

You have to listen to your client well, supporting them through the design journey and respecting their budget.









Greg Wiedemann and his team created an expansive, Victorian-style farmhouse by adding a volume that mirrors the existing structure. A small corner porch became the entry (opposite, bottom right). The new volume on the left features a master suite with a balcony off to the side (above); behind it, a screened-in sleeping porch is visible. Another porch (opposite, bottom left) runs the width of the original home.

before+ after

Wiedemann Architects embraces Victorian farmhouse vernacular in the clever remodel of an early-20th-century home on Maryland's Choptank River



BEFORE

THEN

The modest, T-shaped house was poorly sited. Though located on the water, it was oriented in another direction. The road led up to the side of the house instead of to the front.

A small corner porch wasn't utilized, as it didn't face the water. Another porch was in disrepair.

Asphalt siding gave the house a run-down, nondescript look.

NOW

An addition made the house into an expansive H shape with a new, south-facing volume. It emphasizes the waterfront with bay windows and a glass-enclosed hyphen connecting the old and new wings.

The small corner porch is now a commanding front entry while the other porch has been restored.

German shiplap siding clads the residence. Wiedemann added shutters and decorative details such as a gable and a new balcony off the master suite.

Renovation Architecture: Gregory Wiedemann, AIA, Wiedemann Architects, LLC, Bethesda, Maryland.
Builder: Reed & Lambert, Inc., Easton, Maryland. Photography: Anice Hoachlander.





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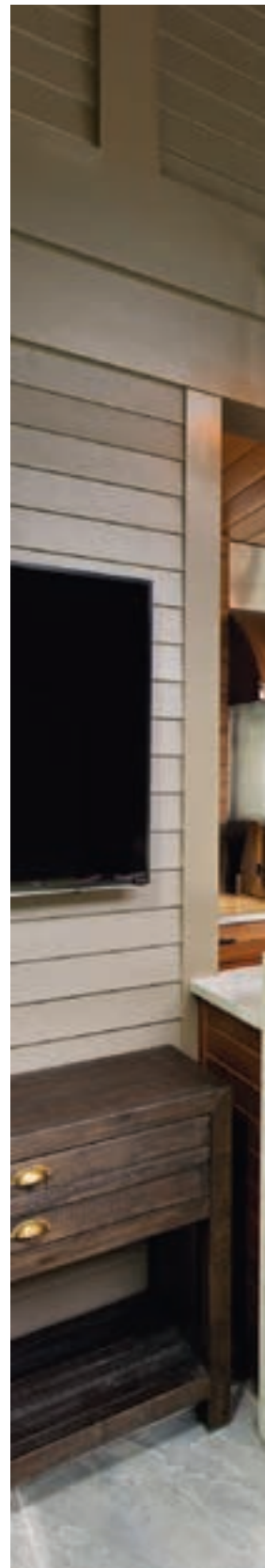
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ABS



MASTER PLAN

A modern pool house artfully
blends with its bucolic surroundings





Jim Rill designed the pool house (opposite) with a standing-seam metal roof, HardiePlank siding and walls of glass. The interior features a sleek kitchen (above) with an island combining a maple base and a Caesarstone waterfall countertop. Sliding doors from Solar Innovations (above, right) bring the outdoors in.



The owners of a home in Great Falls wanted to add functionality and appeal to their property with a pool and pool house. They tapped landscape architect Jay Graham to devise a master plan that would encompass “a pool, plantings, grading—and some kind of structure,” he says.

When architect Jim Rill was enlisted to design the pool house, the plans evolved. “What started as a screened-in space ended up including a full kitchen, sliding-glass walls, heating and cooling, lighting and a sound system,” Rill explains.

The owners requested a rustic aesthetic—and as much glass as possible. “The idea was to fit the landscape yet be unique enough to draw people in,” says Rill. Three walls of triple sliding-glass panels with retractable screens spill outdoors. The fourth wall, which anchors the kitchen area, powder room, changing

Architecture: James F. Rill, AIA, Rill Architects, Bethesda, Maryland. Interior Design: Annette Hannon, Annette Hannon Interior Design, Ltd., Burke, Virginia. Contractor: Thorsen Construction, Alexandria, Virginia. Landscape Architecture: Jay Graham, FASLA, Moody Graham, Washington, DC. Photography: Eric Taylor.



"The idea was to fit the landscape yet be unique enough to draw people in." —JIM RILL

room and storage, is clad on the outside in HardiePlank siding. Flagstone, used on the pool deck, also paves the pool-house floor.

Annette Hannon decorated the interior. "The owners wanted to be able to entertain year-round, and to limit the inevitable maintenance that goes along with outdoor living," Hannon notes. "We came up with floor-plan options illustrating how the same furniture could adapt to their changing needs." Stylish pieces from JANUS et Cie are upholstered in durable Perennials fabric, while a JANUS et Cie chandelier hangs from the vaulted ceiling.

In the kitchen, Hannon sourced Lynx appliances, including an indoor grill with an outdoor vent hood, refrigerator, ice machine and warming drawers. Restoration Hardware lighting in the kitchen area echoes the building's rustic sensibility. ❖



The open space (top) incorporates sitting, eating and cooking areas in one room. Annette Hannon upholstered JANUS et Cie furnishings in bright, welcoming fabrics. In the kitchen area (above), clear-stained maple clads the cabinets, walls and ceiling.



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*Navigating the
custom home-building process*

CHECKLIST

The idea of building a custom home can be both tantalizing and intimidating. Francisca Alonso of AV Architects & Builders offers a detailed guide that will help you do it right.



A kitchen in a McLean home, designed and built by AV Architects & Builders. BOB NAROD

CHOOSE YOUR ARCHITECT—Work with an architect/builder who will be with you through completion of construction. This way, buildability, budget and design issues can be considered and addressed as they arise.

SELECT A LOCATION—Consider choices such as urban, suburban or rural locales; school districts; proximity to the city versus nature and privacy; and lot sizes and costs. Remember, for example, that a quarter-acre lot in Alexandria will require you to build up, while a five-acre lot in Great Falls will allow you the leeway of building out.

DECIDE ON THE SIZE OF YOUR HOME—Obviously, a 4,000-square-foot home will require a significantly different budget than that of a home measuring 9,000+ square feet.

FIND YOUR LOT—In the greater Washington area, it is preferable to hunt for property where there is an existing house to tear down. Not only is there more inventory, but utilities are already in place and the lot has already been cleared and graded.

WORK WITH YOUR FINANCIAL INSTITUTION—Interview your lender. Make sure they understand that you are looking for a loan that will go from land to construction to mortgage as the project evolves.

OBTAIN A FEASIBILITY STUDY—Include a contingency for feasibility so issues like setbacks and topography don't interfere with building your dream home.

FINALIZE THE DESIGN AND BUDGET—Complete the design of the house before its foundation is built, making 90 percent of your decisions on materials like light fixtures, tile and flooring at that point. Waiting until construction will slow the schedule down and increase the cost. If you've already made those decisions, there will be less uncertainty and need for allowances, and your lender will be happier.

CREATE PERMIT PLANS—Your architect and engineer should work together to create plans that will pass the permitting process on the first go-round.

CONSTRUCTION—The length of the construction phase will vary depending on the size of the house. Once framing is complete, consider hiring an interior designer who will be able to order items that can take months to arrive. This way, move-in can occur upon completion of construction.

PRO TIPS



“Look to lower the carbon footprint in all areas of the home by selecting LED lighting on dimmer or motion-sensor controls to

minimize electrical consumption; low-flow plumbing fixtures to save fresh water; and low-VOC (volatile organic compound) paints to reduce greenhouse gases. When specifying appliances, we source Energy Star-rated brands and recommend refrigeration that is filtered to keep produce fresh longer, thus reducing food waste.”

— JOHN COBURN, Bowers Design Build

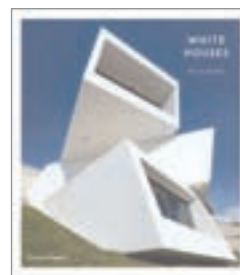


“A detailed lighting plan allows for integration of lighting into building details and thoughtful placement of

fixtures and controls. It also ensures an appropriate amount and color of light.”

— LEO WILSON, AIA, LEED AP, Hammond Wilson

ON THE SHELF



White homes—often associated with the bright, clean clarity of structures by 20th-century icons such as Le Corbusier and Mies van der Rohe—are the subject of *White Houses*. Written by Philip Jodidio, the book showcases striking white dwellings worldwide, all designed by contemporary architects. Thames & Hudson; September 2019. \$50.



Architecture: Robert M. Gurney, FAIA Architect, Photography: ©John Cole Photography



Architecture: Barnes Vanze Architects, Photography: ©Anice Hochlander



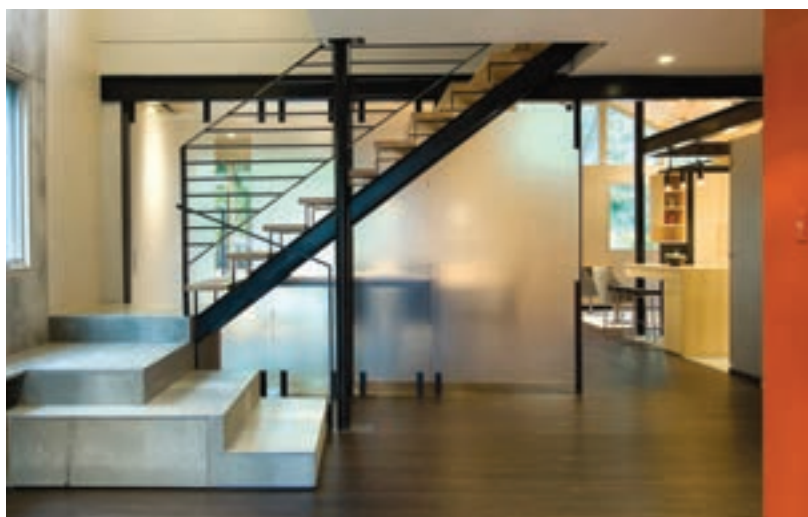
Interior Design: Huntley & Co., Photography: ©Angie Seckinger



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Element of Surprise

An innovative staircase becomes the focal point in a renovated Northwest DC abode



PHOTOS BY PAUL BURK

Homeowners from California turned to KUBE architects to create open, modern interiors in their 1950 bungalow. The renovation focused in part on redesigning the staircase. “We wanted the stairs to be central to the space,” recounts principal Richard Loosle-Ortega, who spearheaded the project in collaboration with DMI Development Group.

The architect’s plan rotated the original staircase 90 degrees to land in the family room rather than the front hall. The new stair combines a streamlined steel frame and railings and maple treads embedded with rubber for traction. On one side, 3form translucent-resin panels divide the family room from the kitchen/dining area while retaining a sense of openness and light.

Loosle-Ortega designed a three-step landing at the base of the stairs, made of industrial-look Viroc cement board. The material was also applied on the adjacent wall and ceiling “to unite the landing with the rest of the stair system,” he explains. Essentially part of the family room, the landing contains pull-out drawers for handy storage.



**cutting
EDGE**

Thinking about building a custom home? As you begin the planning phase, you’ll want to research what’s new in custom-home design. Below, Jonathan Lerner, CEO of Meridian Homes, lists trends on the rise in the DC area.

- **LIVING LESS LARGE** High-quality finishes are more important than extra square footage. And smaller homes cost less to maintain over time.
- **CUTTING-EDGE** Clients today expect the latest technology. Factor in home-tech systems early so you’ll have the infrastructure you need over time.
- **ECO-FRIENDLY** Homeowners are embracing a whole-house approach to sustainability, from energy efficiency to air quality to the use of green and recycled materials.
- **BACK TO NATURE** Outdoor living spaces are in—complete with kitchens, swimming pools, sport courts and fireplaces or fire pits for when the weather turns cooler.
- **OPEN PLAN** These days, open kitchen/breakfast/family room spaces are commonplace.
- **SPA TIME** The master bath is a luxurious retreat with a freestanding soaking tub and a roomy shower.
- **KITCHEN KARMA** High-functioning kitchens include work stations, oversized islands and separate pantries.

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EDITOR'S *picks*



SLEEK SURFACE Ariostea, an Italian manufacturer of porcelain tile, just debuted CON.CREA., a surface that mimics the contemporary look of concrete. Available in five neutral colors, three finishes and a range of sizes. ariostea-high-tech.com



▼ **UNIQUE SURFACE** Mia, a line of marble field tile from Ann Sacks, is distinguished by its translucent white background, shot through with light and dark hues of green and gray. The tiles come in a range of large formats and are suitable for floor and wall applications. annsacks.com



◀ **ACROSS THE POND** Handcrafted cabinets and shelves by British manufacturer Charles Yorke are now available at the German Kitchen Center's showroom in Georgetown. Pictured: a walnut media wall with a wenge finish. germankitchencenter.com; charlesyorke.com

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◀ VINTAGE CHAIRS

In the hands of Romain Baty, a dilapidated row house became a showcase for mid-century design. The designer, who hails from France, tapped into a host of influences, from Italian design of the 1960s to 1950s American diners and 1930s Hollywood glamour.

The three-bedroom abode suffered from two typical row-house ailments: cramped spaces and a shortage of light. Baty addressed these on the main floor by enlarging the opening between the kitchen and the living/dining room and installing double glass doors from the kitchen to the backyard, thereby creating openness and bringing in natural light. “I also used color to lighten everything,” he explains. “Pale blue on the walls and ceiling gives the impression of a little sky inside.”

In fact, color plays a major role in the design. Inspired by a painting by contemporary artist Jules de Balincourt, Baty painted the ceiling and upper walls in Sherwin Williams’ Icelandic, complemented with the deeper Sherwin Williams’ Refuge on and below a chair rail he added in the main living space. A line of gold “creates contrast and adds richness without being overwhelming,” he notes. Soothing shades of gray are similarly juxtaposed in the master bedroom, with dark-blue lines painted to mimic moldings on the upper half of the walls.

In the renovated kitchen, Sherwin Williams’ Lite Lavender walls and a black-and-white marble floor reference the ’50s-diner look. Custom cabinets, painted the same amethyst hue as the walls, are encased in thick, heavily veined Black Pearl marble. The thickness of the stone was important to Baty’s vision. “I wanted to create a sense of opulence and generosity,” he says.

Interior Design: Romain Baty, Romain Baty, LLC, Washington, DC. Contractor: CHE-BENZ, Inc., Lanham, Maryland. Photography & Styling: Stylish Productions.



ask romain

WHY DO YOU PAINT THE CEILINGS IN YOUR PROJECTS?

I don't like white ceilings. I like the same color on the walls and ceiling because it creates a sense of unity. Also, ceilings are usually not that interesting and you can de-emphasize them this way.

HOW DO YOU UNIFY SPACES IN A HOME?

I'm always trying to create a link between rooms for continuity. Spaces have to connect and communicate. The lines painted on the walls upstairs and downstairs in this project create that connection.

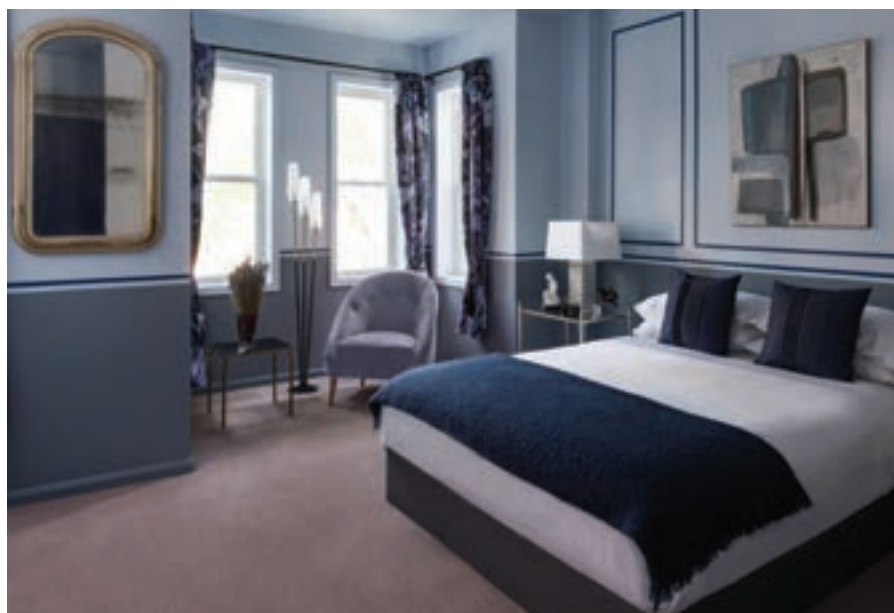
HOW WOULD YOU DEFINE YOUR DESIGN PHILOSOPHY?

The future resident is the starting point for it all. My goal is to materialize who they are while bringing taste and attention to the aesthetic.

I feel you are truly at home when your space could not belong to anyone else.

WHAT IS YOUR FAVORITE PART OF THE DESIGN PROCESS?

The moment when my clients first discover their new home. Not very original, I know, but it is still the most pleasant moment for me!



Top to bottom: In the kitchen, marble countertops take center stage; they were inspired by Danish-Icelandic artist Olafur Eliasson's aerial photos of a glacial river in Iceland. Baty envisioned a glamorous Hollywood boudoir in his take on the master bedroom, which features silver-leaf Art Deco nightstands, a reupholstered vintage chair and an unsigned abstract canvas, found at auction, above the bed; silk curtains in a botanical print frame the windows. Large-format, marble-look porcelain tile clads the chic master bath.



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before + after

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in Great Falls, Virginia**



BEFORE PHOTOS



THEN

The owners requested storage and work stations to accommodate their kids' needs.

The room was dull, with a nondescript color scheme, bare wood floors and nothing to soften the lines of the windows.

Boring recessed lighting was the only option.

NOW

A wall of built-ins features two work stations, a cabinet and open shelving. A Hickory Chair armoire and a desk by The New Traditionalists offer both style and storage.

An earthy paint hue contrasts crisply with white trim. Galbraith & Paul drapery and shades fabricated by Gretchen Everett frame the windows. A blue-plaid Stark carpet, cut to fit the space, supplies a pop of color.

A dramatic fixture from Circa Lighting adds a focal point.

Interior Design: Iantha Carley, Iantha Carley Interiors, Silver Spring, Maryland. Contractor: James Lackford, Proper Paint and Paper, Silver Spring, Maryland. Photography: Angie Seckinger.





The newly built house purchased by Iantha Carley's longtime clients "was definitely builder-grade," recounts the designer. "They wanted to make it a more bespoke home." When decorating the bare-bones home office, Carley selected Benjamin Moore's earthy Beauvillon for the walls and a subtle textile for the window treatments (opposite, bottom), punctuated by vivid blue tones in the Stark carpet and Century armchair (above). On the floating shelves above the work stations (opposite, top), she created cameos of her clients' three kids against the same blue background.

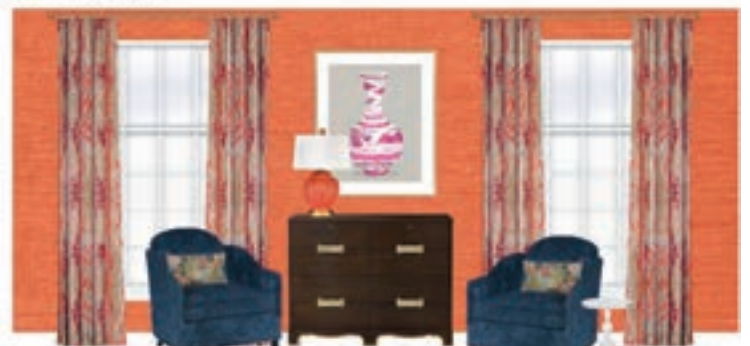
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HIGH CONTRAST

Sallie Finney Kjos imbues her home
with drama and a touch of glam
using a crisp, black-and-white palette



In her home office (below and far left), Sallie Finney Kjos kept the black accents subtle, outlining both the arched window and drapery in black. She painted a chest of drawers from Furniture Classics crisp white for use in her bedroom (left), creating contrast with black hardware.



“I never tire of black and white,” declares designer Sallie Finney Kjos, who recently redecorated her own South Riding, Virginia, townhouse using this dramatic combination throughout. “It’s just classic. You can add other colors and it always works.” In this case, she injected shades of pale pink into the high-contrast décor, imparting feminine flair to the mix.

The townhouse, comprised of an open-plan main floor with an upstairs master suite, is Kjos’s canvas. Each space conveys a different mood—and exemplifies her balanced use of black and white. In the bedroom, a black accent wall forms

the backdrop for a tufted, white-velvet headboard and plush pink accents, creating a glamorous touch. The room features crisp, white-painted furniture, white bedding with black accents and a tufted-velvet bench in soft pink.

Kjos also transformed the adjoining master bath. Working within the room’s original footprint, she enlarged the shower enclosure, integrating it with the tub surround to form a seating ledge within the shower. An accent wall of large-format, black-glass tile in a herringbone pattern is a focal point, and marble-look ceramic tile clads the tub surround and floor. The shower niches

are framed by black metal strips, and matte-brass fixtures by Brizo introduce a vintage vibe.

Downstairs, the welcoming home office offsets a glass-topped World’s Away desk and furry ottomans from My Chic Home with black accents on silk drapes, furniture and art. Kjos instilled a sense of warmth through pops of pink on pillows and accessories, as well as gold finishes on cabinet hardware and the base of the desk. ❖ CONTINUED ON PAGE 74

Interior Design: Sallie Finney Kjos, ASID, IDS, GreyHunt Interiors, LLC, South Riding, Virginia. Contractor: Juan Guerra, Fairfax, Virginia. Photography: Stacy Zarin Goldberg.



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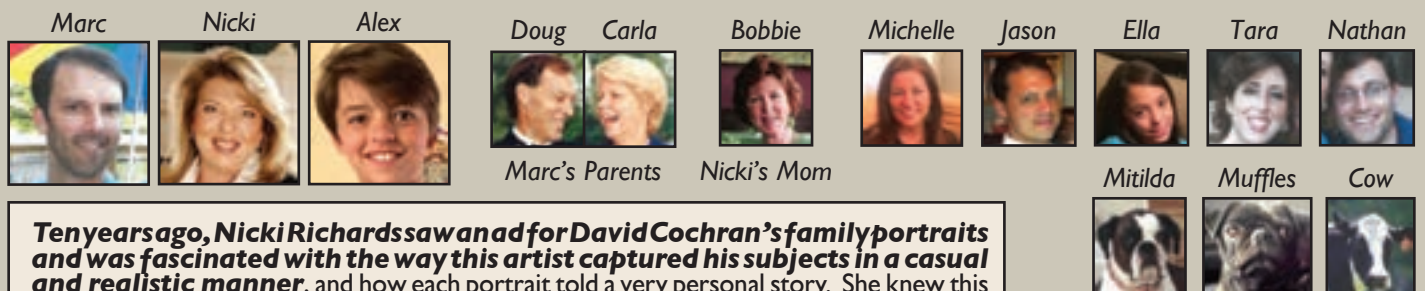
A Different Kind of Family Portrait



"The Richards Family"

4ft x 7ft

acrylic on canvas



Ten years ago, Nicki Richards saw an ad for David Cochran's family portraits and was fascinated with the way this artist captured his subjects in a casual and realistic manner, and how each portrait told a very personal story. She knew this would work well for her good-natured family but she didn't have a perfect spot to display such a painting. This changed when she and her husband, Marc, decided on a major renovation of their bar and game room area. They created a perfect wall for a Cochran painting. Soon after, she met David at the Leukemia Ball Auction in Washington, DC and invited him to their Ashburn home to view the space and determine an appropriate size.

The Richards learned that the artist uses the client's own snapshots as his resource (NO Sittings!), and that he consults with his clients to establish a personalized setting. They also learned that he could include as many portraits as a client desired. David scoured through a stack of photos and sketched out an idea on the spot. Nicki (Realtor with Keller Williams, Loudoun) and Marc loved the concept. The timeline and price seemed reasonable, so they confirmed the commission that very evening.

The background would be Marc's generations old family farm. They chose to include their siblings with spouses and children, as well as their parents. Of course, Nicki included her beloved Pugs and Boxers too. Their son, Alex, is front and center along with his signature Fedora and thumbs-up gesture. Marc's brother is a Veterinarian specializing in large animals so David experienced painting a cow for the first time. Nicki and Marc never had a wedding portrait so we included one just behind the couple, in addition to college logos and memorabilia that are personal and fun for the family.

Giclée prints were made of this painting and given to various family members.

The Perfect Anniversary Gift



This 4ft x 7ft acrylic painting is showcased in their open Pub Room, setting a warm and inviting mood full of family, friends and memories.



A black wall conveys a glamorous sensibility in the master bedroom (far left), where a Skyline Furniture headboard is paired with a nightstand from West Elm. Kjos gutted the existing master bath to accommodate a larger shower enclosure and small soaking tub along one wall (above); the double vanity (left) is topped with white quartz. All the bathroom tile is from Mosaic Tile.



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A simple guide to cleaning your carpet CHECKLIST

When it comes to carpet cleaning, not all fibers and constructions are equal. That also goes for stains. Below, Paul Pearce, technical director of the National Carpet Cleaners Association, suggests treating stains as quickly as possible through blotting, then employing a treatment specific to the substance spilled. Below is Pearce's list of treatments for the most common spills.

COFFEE AND WINE—Apply pressure with absorbent towels, turning or replacing them regularly. Spray diluted carpet shampoo and blot, repeating as required. Leave sheets of paper towel on the wet carpet overnight, then vacuum.

BLOOD—For small amounts, dab with cold water to remove as much as possible. Use cold water in a hand sprayer, apply and repeat the blotting process. Then use a dilution of carpet shampoo and water and repeat.

MUD—Allow to dry, then vacuum. If there's any residue, spray diluted carpet shampoo and blot, repeating as required. Leave sheets of paper towel on the wet carpet overnight to dry, then vacuum.

FOOD—These stains can combine oil and water. Remove excess food by using a blunt knife or spoon, then vacuum. Blot with mineral spirits to remove any oil-based stains, apply diluted carpet shampoo, blot again and repeat as required. Leave sheets of paper towel on the wet carpet overnight to dry, then vacuum.

PET MESS—Blot liquid with absorbent towels. Apply pressure and turn or replace the towels regularly. Mix two parts white vinegar and two parts water, spray on the carpet and blot again. Then spray with diluted carpet shampoo, blot and repeat. Leave sheets of paper towel on the wet carpet overnight to dry, then vacuum.

COSMETICS—It's difficult to know where to start with cosmetics as some are oily, some water-soluble and some a combination of both. Start with white vinegar or surgical spirit; apply to a clean white towel and blot. Remove as much of the stain as you can by turning or changing the towel. If it persists, proceed with a dilution of carpet shampoo and water as above.

OILY STAINS—Treat with white vinegar on a cloth, use it to blot the stain, then repeat as necessary. Be careful: Over-applying solvents such as white vinegar can wear away the backing of the carpet over time.

PRO TIP



"Infusing bold colors and patterns is how we inject a sense of energy into a room. We often balance our bold choices equally with neutral selections to keep a space grounded."

—ERIKA BONNELL, Erika Bonnell Interiors



Cutting a Rug

Recycled denim goes from factory to floor

In the hands of The Rug Republic, the lifespan of a pair of jeans is longer than you'd think. The India-based company weaves denim into rugs, enhanced with color and texture from upcycled saris, cotton remnants and natural fibers such as hemp and wool.

The process begins with containers of jeans culled from all over the world. Craftsmen cut the jeans into narrow strips which are wound onto spindles, then woven into rugs in an array of sizes on giant pit looms. One rug typically takes 10 days to complete. Poufs, cushions and stools are also on offer. trrhome.com





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beautiful interior using comfortable, casual,
and classic furnishings that withstand the
test of time.”



Gwin Hunt Photography



Nautical Note

Custom bunk beds in a Gibson Island guest room evoke the boating life

A family with a vacation house on Maryland's Gibson Island hired Anthony Wilder Design/Build to make the lower level more hospitable for friends and family visiting on weekends and for extended stays. "We were asked to create a fun space, a kind of 'flop house' big enough for all the kids," recalls architect George Bott, who

collaborated on the project with principal Anthony Wilder and designer Shannon Kadwell.

The Wilder team enlarged the existing basement bedroom by combining it with an adjacent secondary laundry room. Inspired by the waterfront locale, Kadwell conjured a nautical theme in the bedroom. "The bunks mimic ships' quarters, with white-painted wood frames and ceiling supports wrapped in rope," she notes. Blue sliding barn doors complement crisp blue-and-white ocean tones. Says the designer, "The palette creates a spacious feel—and it never goes out of style."

PRO TIP



"I'm seeing exciting wallpaper trends from boutique companies like Abnormals Anonymous and Rebecca Atwood Designs. Wall coverings add a note of fun and frivolity to a room design."

—CHARLENE KENNERKNECHT, Monarch



PHOTOS BY JOHN COLE



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GETTY IMAGES

IN THE MOOD

Kristen Chuber of the painting-services company Paintzen presents a guide to living with color

- BLACK...** For a calming effect • On trim, accent pieces and fixtures
• With bright colors
- BEIGE...** To make a room look warm and inviting • On any surface
• With black and white, wood and other brown tones
- NEUTRAL...** To make a space feel large, open and airy • On walls
• With everything
- BLUE...** To create a soothing effect • In the bedroom to help you sleep
• With blue or contrasting colors
- YELLOW...** To impart lightness to a space • On surfaces that don't get much sunlight • With white for an even lighter feel
- RED...** To add drama and energy to a space • On the walls or as an accent • To warm up cooler colors
- PURPLE...** When you want to be bold • On any surface • With other bright colors for drama or with gray for sophistication
- WHITE...** To conjure a sense of lightness and space, or to unify an eclectic room • On walls to maximize these effects • With black and white or bright colors
- GREEN...** When you want to use several colors in a room • On any surface

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"Designing a home means impacting its owner's every day. In today's world, we need spaces that not only shelter us, but provide solace, comfort and relaxation." —DENNESE GUADELOUPE ROJAS

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Arlene Critzos



A new addition evokes a true European feel

Homeowners in Potomac, Maryland, hired Interior Concepts to design the interiors of their Tuscan-style abode, which was undergoing a four-room renovation and addition. Principal Arlene Critzos and her team were asked “to make architectural selections and to create an aesthetic that would be comfortable, with a European feel and a nod to some clean elements,” Critzos says.

Among the mandates: to showcase a unique antique Venetian console from the 18th century (pictured right) against a backdrop of linens and stonework. “I love this vignette along with many other elements of the room,” Critzos enthuses, “It truly feels like a European Villa.”

Interior Concepts, Inc., has been transforming homes both small and grand for the last 40 years—from DC to California and everywhere in between.

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Ruth Gamarra



Kitchen and furniture renovation that inspire

Unique by Ruth refinishes kitchen cabinetry and vintage furniture. Headed by Ruth Gamarra, the company focuses on creating unique offerings in any color, any finish, available in its Rockville, MD showroom and online to all 50 states.

What is your design philosophy?

It's important each project reflects my client's style and personality, and still meets their practical needs; to ensure that happens, good communication is essential.

What inspired your career path?

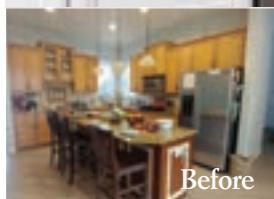
My passion for designing and creating; I love giving new life to dated furniture and spaces; transforming gives me joy and recycling helps the environment.

What qualities or specialties set your firm apart?

Customer service is our priority. We work closely with clients on the design, choosing the color, the finish and hardware. We are now focusing on kitchen renovations with options of refinishing the existing cabinets, refacing doors and drawers or installing new custom kitchen cabinets.

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PHOTOS: DEPARTMENT ORANGE





“With a diverse background in interior design and now retail, my mission is consistently the same—to create spaces that reflect my clients and enhance their daily lives.” —TODD MARTZ

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family **AFFAIR**

Zoe Feldman embraces kid-friendly function
in a classic kitchen with an industrial edge

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◀ CABINETS IN FARROW
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Clients with four children were looking to improve storage and functionality in their Alexandria kitchen while also giving it a facelift. “With four kids, a regular kitchen was not going to work,” observes designer Zoe Feldman, who spearheaded the transformation. “And the look of the existing kitchen was not [the wife’s] aesthetic.”

Borrowing from an adjacent utility closet and the garage, Feldman carved out a butler’s pantry that features additional storage, kid-friendly open shelving and appliances, including a wine fridge. The pantry flows down two steps to a mud-room with built-ins, hooks for backpacks and convenient seating.

While the layout of the kitchen didn’t change, nearly everything in it did. Honing in on the client’s preferred Palm Beach vibe—think bright colors and a sense of whimsy—Feldman painted existing cabinetry in saturated Farrow & Ball hues. Deep-gray base cabinets ground the kitchen and pantry while a light blue-green shade on the upper cabinets in the kitchen makes the room feel larger. Brass cabinet hardware and a copper farmhouse sink impart warmth, and marble-look quartz countertops are a classic touch.

For easy cleanup, Feldman covered the walls in white subway tile; it contributes to an industrial vibe, as does the open shelving in the butler’s pantry. Brass-and-glass globe pendants from Rejuvenation take center stage over the furniture-style island. “Lighting is highly important in a kitchen because you have to work there,” Feldman notes. “Globes are great in the center of the room because they give off more light.” Stylish brass pendants add personality in the pantry.

Kitchen Design: Zoe Feldman, Zoe Feldman Design, Washington, DC. Contractor: Jason Remodeling, Inc., Woodbridge, Virginia. Photography: Stacy Zarin Goldberg.



ask zoe

ADVICE BEFORE EMBARKING ON A KITCHEN RENOVATION?

Inventory your items so you know what you have and think about how you use your kitchen. How do you want it to function for your needs?

HOW DO YOU CREATE ORIGINALITY IN A KITCHEN DESIGN?

Consider your “wow” factor: Is it your floor, backsplash, countertops? And hang art—old cutting boards or beautiful pots. As long as it’s functional and not trite.

DO YOU HAVE A FAVORITE SURFACE MATERIAL?

I’ve always been a marble girl. It’s been used in Europe forever! I don’t see it as high-maintenance—it’s how you perceive what it should look like over time. I have honed marble in my kitchen and I cut right on it.

WHAT KITCHEN TREND ARE YOU TIRED OF?

Waterfall countertops. I think it’s an overdone look, and it’s just for a statement. I don’t think it adds value or function to a kitchen.



Clockwise from top, left: The butler’s pantry is visible from the kitchen, where the copper farmhouse sink from Signature Hardware is a focal point. The pantry boasts a Summit wine fridge, Viking oven, space for food prep and a wall of shelves that puts items for the kids within easy reach. The adjoining mudroom features built-ins and a window seat.



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before + after

Fresh color and a mid-century vibe take a Chevy Chase kitchen from faded to fabulous



THEN

The kitchen was poorly laid out, with an odd peninsula interrupting its flow. There was a shortage of storage and the grab-bag assortment of appliances was awkwardly placed.

The run-down cabinetry had become an eyesore and the dated Formica counters were drab. There was no backsplash.

An ugly ceiling fan dominated the room.

NOW

The peninsula was replaced with a central island containing deep storage drawers. The appliances—in uniform stainless steel—have been shifted to more convenient locations.

Sustainable bamboo cabinetry complements crisp, white-quartz countertops and a stone-tile backsplash. Wood-look porcelain floors are pretty and practical.

A bold orange fixture from Rejuvenation Lighting above the island conveys a mid-century look while adding playful personality. Orange Calligaris stools complete the picture.

Kitchen Design: Christie Leu, Christie Leu Interiors, LLC, Chevy Chase, Maryland. Contractor: Herb Olshin Custom Carpentry, Laurel, Maryland. Photography: Stacy Zarin Goldberg.





Christie Leu worked with an eco-conscious client wishing to overhaul her dated kitchen with sustainable materials and a chic, mid-century aesthetic that would reflect the rest of her home. "We aimed for simplicity, which is a signature of mid-century style," the designer says. Slab-fronted cabinets and stainless-steel appliances contribute to a seamless look, while a stainless-steel farmhouse sink optimizes basin space (left and above). A masonry opening behind the range (top) admits additional light.

POWDER ROOMS

TOP 10





3



4



7

1/ After clients in McLean requested “a dark, sexy powder room,” recalls Martha Vicas, she employed textures and metallic surfaces to achieve their vision. Three-dimensional wall tile from Ann Sacks is the backdrop for copper Holly Hunt sconces, a Rejuvenation mirror and a custom-marble sink. *Design: M.S. Vicas Interiors. Architecture: Thomson & Cooke Architects. Contractor: Peterson and Collins Inc. Photography: Anice Hoachlander. Styling: Charlotte Safavi.*

2/ When designing a Bethesda powder room, Sandra Meyer envisioned “a dramatic feel, but not cramped,” she notes. Harlequin wallpaper creates a sense of height, while the floating, custom-marble vanity provides breathing room. Kohler fixtures in brass and Visual Comfort sconces enhance the black-and-gold palette. A flat, wallpapered door conceals storage. *Design: Ella Scott Design. Photography: Stacy Zarin Goldberg.*

3/ “I love dark, moody small spaces,” says Colman Riddell, who conjured this vibe in a sophisticated Cathedral Heights powder room. Farrow & Ball Pitch Black covers walls and trim while a Waterworks sink with polished-nickel fixtures, a Made Goods mirror and an Urban Electric sconce brighten the room. *Design: Colman Riddell Interiors. Architecture: Barnes Vanze Architects. Contractor: Falcon Construction. Photography & Styling: Stylish Productions.*

4/ Kristin Peake envisioned a powder room in the modern-farmhouse style of her clients’ McLean home. “It’s really a kids’ bathroom, so we wanted it to be bright and fun,” she says. Shiplap siding combines with a custom-painted Kohler basin, Elk Lighting sconces and a barnwood frame mirror. The floor is wood-look porcelain in a chevron pattern. *Design: Kristin Peake Interiors. Photography: Stacy Zarin Goldberg.*

5/ Nancy Harper added an ingenious personal touch to the powder room of an Arlington condo by converting 250 of the owner’s personal Instagram photos into wallpaper. Gold hues in the Restoration Hardware sink’s fixtures, a Rejuvenation mirror and a Schoolhouse sconce create warmth. *Design: Studio Miel. Renovation Architecture: Rill Architects. Photography: Stacy Zarin Goldberg.*



8



9



10

6/ After her kids fled the nest, Davida Rodriguez was ready for a touch of glam in her Gaithersburg abode. She redesigned her powder room in sleek, monochromatic style, pairing hand-painted Vahallan wallpaper in a silvery, metallic finish with textured-glass sconces and a round Ronbow vanity that provides storage in the tiny space. *Design & Contracting: Davida's Kitchen & Tiles. Photography: Bob Narod.*

7/ The views inspired a powder room in Newport, Rhode Island. "The Lunada Bay penny tile was reminiscent of water," says designer Shazalynn Cavin-Winfrey. "And we mimicked the home's porthole windows with the round Arteriors mirror." A curved niche and wall-hung Kohler sink complete the space. *Design: SCW Interiors. Contractor: B.R. Arnold Construction Co. Photography: Angie Seckinger.*

8/ Caryn Cramer introduced bold, modern elements in the powder room of a traditional home in Old Town Alexandria. Graphic, high-contrast navy-and-white encaustic tile covers the floor and walls in a pattern of Cramer's design. A minimalist custom-steel vanity from KONST Union and a Circa Lighting sconce emphasize the room's geometric elements. *Design: Caryn Cramer Interiors. Photography: Mark Luthringer.*

9/ While reimagining the powder room of a 1911 Northwest DC abode, Nestor Santa-Cruz channeled the aesthetic of British architect Edward Lutyens via the herringbone-patterned, black-and-white-marble floor. A Titan marble Waterworks basin is paired with a leather-and-brass mirror by Gubi. *Design: Nestor Santa-Cruz Decoration. Renovation Architecture: Hamilton Snowber Architects. Contractor: Mauck Zantzing & Associates. Photography: Jaime Harris.*

10/ Darlene Molnar added interest in a monochromatic Vienna powder room using floor-to-ceiling, textured-ceramic wall tile by Porcelanosa. A floating concrete sink by Trueform Concrete rests on a custom, live-edge base by Mark Palmquist Design. Pendants by Davey Lighting and an Anthropologie mirror add industrial accents. *Design: Darlene Molnar LLC. Contractor: Battle Street Builders. Photography: Stacy Zarin Goldberg. ❖*

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— SHOWROOM —

FRETZ

Vanity Fair

A clever design infuses an elegant master bath with light and privacy

The master bath of a custom home in Great Falls, Virginia, took an innovative turn when J. Paul Lobkovich of Lobkovich, Inc., opted to install the double vanity in the center of the room. “It’s a big room,” explains the kitchen-and-bath designer.



MARY PAT COLLINS

“I didn’t want it to feel like a dance floor in the middle.”

Collaborating on the project with Lobkovich—as well as Sutton Yantis Associates Architects and Susan Gulick Interiors—Great Falls Construction installed a floating center wall sturdy enough to hold both vanities. The sense of lightness is enhanced by custom Signature Hardware vanities that hang from each side of the wall, as well as a reveal between the marble vanity countertops and cabinets.

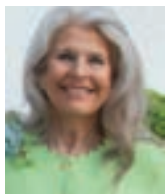
Embellished with a marble-and-brass tile motif, the wall is framed in the same marble as the vanity top for consistency. Says Lobkovich, “We created a partition without creating a division.”

PRO TIP



“High contrast is in! We create visual interest in the kitchen by using dark-colored counters with light cabinets. Even if the dark hue is just on an island, it adds a pop of drama. Honed finishes provide a softer look with low light reflection.”

— SHAWNA J. DILLON, NCIDQ, ASID, Snaidero DC Metro



“Porcelain thin slabs are my new tile favorites for shower walls. The large format reduces the areas that need grout, making maintenance easier. And because the slabs are not as thick as stone, they’re easier to install.”

— BARBARA HAWTHORN, Barbara Hawthorn Interiors

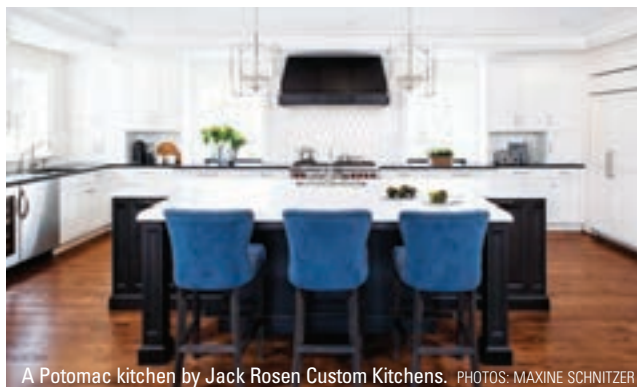


QUICK FIX

While new kitchens are the name of the game at Jack Rosen Custom Kitchens, principal Larry Rosen brings his expertise to bear with cost-effective ways to improve your existing space:



- Add after-market rollout shelves, cutlery dividers, tray dividers and spice organizers
- Replace existing lighting with LEDs
- Add LED under-cabinet lights
- Paint the kitchen walls
- Replace cabinet hardware
- Install new window coverings
- Replace faucets
- Replace countertops
- Make sure that your exhaust fan is vented to the exterior



A Potomac kitchen by Jack Rosen Custom Kitchens. PHOTOS: MAXINE SCHNITZER

Surreal, Sophisticated, & Stylish With a Contemporary Flare



This award-winning kitchen located in North Carolina blends contemporary style with dual island design. For a dramatic contrast of color against the green Paladeo, we used a vertical grained walnut with a dark stain to blend with the floor grid and then created some cohesion with ebony ash frames surrounding the tall cabinetry.

The kitchen's second island holds twin under-counter beverage refrigerators, additional drawer storage and dining space on the opposite side. Both islands are wrapped with two-inch ash wood waterfall countertops, stained in ebony. They blend with the ebony ash frame accent around the tall cabinets, helping to define the workspaces.

Design by **Jennifer Gilmer Kitchen & Bath**
Photography by Steven Paul Whitsitt Photography



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Kitchen designer Jennifer Gilmer offers tips on maintaining surfaces in the busiest room in the house



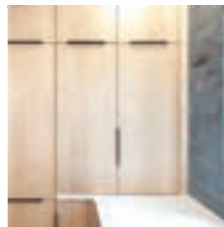
A kitchen in Chevy Chase designed by Sarah Kahn Turner of Jennifer Gilmer Kitchen & Bath.



CHECKLIST

WOOD CABINETRY

Remember, it's not the wood you're cleaning but rather the top-coat varnish. Just moistening a soft cloth with dish soap and water is best. If there are streaks, you can use a chamois or lint-free cloth to help remove them or bring the shine back up on the varnish. Use a clean, dry cloth to wipe the surface of your cabinets before applying mild soap and water.



DOS AND DON'TS

DO check the ingredients if you are purchasing a cleanser for wood.
DON'T use alcohol-, oil- or wax-based products.

NATURAL-WOOD COUNTERTOPS

Wood countertops in high-use areas should not have top-coat varnish on them, as it will scratch over time and catch dirt. Natural wood is durable as long as it's maintained with mineral oil. For the first year, oil the wood top every three months. For the next few years, oil it when it starts to look dry.

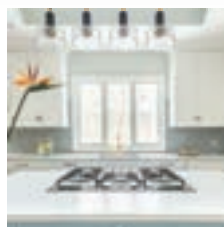
After that, one application a year should be fine. If the wood top suffers marks, burns or water rings, sand them away, then lightly sand the entire surface. Clean with mild soap and water using a cloth or paper towel. Finally, rub in oil and wipe off the excess. The counter should look like new. If your counter does have a top coat, see cabinetry care above.



DO use cutting boards to avoid regular maintenance.
DON'T place hot plates or bowls directly on the wood countertop.
DON'T leave anything wet on the counter; regular oiling will help minimize water absorption.

STONE COUNTERTOPS

Marble is much more porous than granite, but simple care and maintenance will keep both granite and marble surfaces looking beautiful for generations to come. While all granite and marble tops are pre-sealed, we recommend applying a resin-based penetrating sealer at least every six months. Sealing fills the pores, which helps protect from stains. Some daily care is necessary to maintain the quality of the stone. Wiping spills will prevent a mineral buildup (a whitish residue), especially around faucet holes and sinks.



PHOTOS: KEITH MILLER

DO clean surfaces with mild detergent or soap approved for use on stone.
DO blot up spills immediately.
DO avoid vinegar, lemon juice and other acidic substances on the stone surface.
DO use mineral oil on unfinished soapstone when it starts to look mottled.
DON'T use oily products on marble or granite.
DON'T use cleaners that contain acid such as those used on grout or tub and tile.
DON'T use abrasive dry or soft cleansers.



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Advice for a younger designer?

Believe wholeheartedly in yourself. Carry out every task as a labor of love, especially those that may seem small or of little significance.

What is your design philosophy?

Sleek, clean lines enhanced by the interplay of light and texture... Universal design concepts so seamlessly woven into my designs that most clients barely realize they are there until the need arises.

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▲ **OPEN PLAN** German kitchen cabinetry company Leicht debuted its FIOS open-shelf system in 2019. Perfect for kitchen applications, it combines a powder-coated metal framework with shelves made of laminate, wood veneer or concrete, with a matte or glossy lacquer. Wall-mounted for stability, it can be customized for your space. leicht.com/en

EDITOR'S *picks*



▲ **FRESH TAKE** Top Knobs' Riverside collection puts a modern spin on cabinet hardware. The line includes two-inch "T" knobs and assorted pulls in six finishes, all available locally at Push Pull Decorative Hardware. topknobs.com; pushpullhardware.com

▼ **BLAST FROM THE PAST** Big Chill's Classic Collection celebrates 1930s retro style. Now, newly unveiled Brushed Copper trim adds an on-trend, industrial finish to the line's refrigerators, dishwashers, hoods and ranges (below). Choose among six standard appliance colors or an array of custom shades. bigchill.com



▲ **BATH TIME** The Coletta freestanding bathtub by Aquatica is designed to cosset bathers over six feet tall; it also features sculpted-in neck and head support. A concealed overflow channel accommodates maximum water depth. Available in eight colors and four material options, including Concrete (pictured). aquaticausa.com



▲ **SCULPTURAL STYLE** Franz Viegner has expanded its distinctive Buzz faucet, which boasts a streamlined, sculptural profile. Available now in a widespread as well as a wall-mounted version, the pyramid-based fixture is made of solid brass and comes in eight finishes including brushed nickel, rose gold and gold (all pictured). franzviegner.us

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▼ **GEOMETRY AT PLAY** Walker Zanger's Kaleidoscope collection pays homage to 1980s postmodern style. Its square and triangular porcelain tiles—in matte green, blue and white—are suitable for floors, walls and outdoor applications. Available at Architectural Ceramics. walkerzanger.com; architecturalceramics.com



▲ **SLEEK + CLEAN** Poggenpohl has updated its modern Segmento cabinetry with the +Segmento Y collection. Available in black, white and gray, its new floor-to-ceiling cabinets are resistant to fingerprints. And its countertops appear to float above a unique channel system that lets users easily open handle-free cabinets below. Available locally at Poggenpohl in Georgetown and Chevy Chase. poggenpohl.com



▲ **SLIM OPTION** Blanco has expanded its IKON line to include a 27-inch apron-front sink. Ideal for small spaces or prep areas, it is made of the company's patented SILGRANIT, which is heat-, scratch- and household cleaner-resistant. The sink is available in nine colors, including the new Concrete Gray (pictured). blanco-germany.com/en_us



▲ **ENGLISH BREAKFAST** Original BTC's Stanley Pendant lights combine classic form and function. Handspun in Birmingham, England, the fixtures come in brass, copper (pictured) or brass-nickel plate and in hammered or smooth finishes. Three sizes are available to suit kitchens large and small. us.originalbtc.com



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APPROACH

A grand European sensibility distinguishes
a sprawling Potomac property

A couple building a house on nearly four acres in Potomac tapped McHale Landscape Design to create a master plan for the site while construction was still underway. The abode would convey a French Country aesthetic, and they wished the grounds to reflect this sensibility.

McHale's Julie Patronik and her team conceived a design with formal, European-style elements, beginning with the approach to the home—a long drive flanked by a canopy of Y-shaped halka zelkova trees. The drive curves to reveal the sprawling, gabled house behind a stand of cryptomeria. "The idea was to be formal around the house," Patronik recounts. "The beds by the entry are bordered by evergreens that retain their structure in winter, filled in with perennials and plenty of annual color." The drive encircles a neat garden of boxwood and Russian sage within a retaining wall; on the side of the drive facing the house—directly opposite the front door—an iron bench nestles in a pea-gravel niche between matching flower beds.

In the more casual backyard, the landscape centers on a luxuriant lawn fringed with perennial beds. There are two patios; one with an outdoor kitchen is intended for family use while the other, anchored by a Southern Crème stone fireplace, is used for entertaining. Pea-gravel and boulder paths lead down from the patios to a lower-level outdoor room with a fireplace and TV that overlooks a picturesque custom fountain.

The home's exterior beige-and-cream palette inspired the hardscape—a combination of Western Maryland paving stones in warm earth tones and Southern Crème stone in reds and browns. The latter also clads the fountain, kitchen and retaining walls.

Landscape Design & Maintenance: Julie Patronik, McHale Landscape Design, Upper Marlboro, Maryland.
Architecture: Glenn Chen Fong, AIA, PLLC, Arlington, Virginia. Builder: Natelli Homes, LLC, Gaithersburg, Maryland. Photography: John Spaulding.

ALL IN THE DETAILS

◀ HALKA ZELKOVA TREES

DWARF NANDINA ▶

CRAPE MYRTLE ▶



First page: Southern Crème boulders form a pathway to the fountain, framed in purple mazus ground cover. This spread, clockwise from opposite, top: The approach to the house is flanked by halka zelkova trees, chosen for their Y-shaped canopy. A boxwood garden in front of the house is encircled by the drive. A seating area beside the driveway is delineated by pea gravel, boxwood and coreopsis. Rows of crape myrtle border a gravel path around the property's periphery.



ask julie

WHAT ADVICE DO YOU GIVE HOMEOWNERS EMBARKING ON A MAJOR LANDSCAPE PROJECT?

A well-thought-out design and implementation takes time. It's a long-term investment, so doing revisions and understanding the designer's vision is important.

DO YOU HAVE A FAVORITE STYLE OF LANDSCAPE?

I appreciate all well-designed spaces. From clean and contemporary to eclectic cottage garden—I like them all!

WHAT TRENDS ARE YOU SEEING IN OUTDOOR SPACES?

Outdoor kitchens and fire features are still going strong. Environmental concerns are evident; clients are interested in pollinator and rain gardens, composting, organic pest and weed control and capturing water in cisterns for irrigation.

WHAT FACTORS DO YOU CONSIDER WHEN SELECTING PLANTINGS?

We select plants based on environment and consider the ultimate size of trees, shrubs and perennials. If budget is a concern, a garden of English boxwood and Japanese maple is going to cost more than one of ornamental grasses and perennials.



Top to bottom: An outdoor kitchen, situated on a patio paved in Western Maryland stone, overlooks the sweeping backyard. A sloping garden of fountain grasses borders the side of the house. A porticoed outdoor room spills out to a small patio and custom fountain.

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Architect: Bates Mini Architects

Landscape Architect: Craig Blum Landscape Architect

Builder: Pyramid Builders

LANDSCAPE



Confronting less-than-optimal conditions on a Bethesda project, landscape designer Judith Petersen created welcoming outdoor-living spaces framed by luxuriant gardens (right). The slate patios and terraced landscape (above and opposite, bottom) are enhanced by hosta, azalea, boxwood, camellia, daphne, fern and hydrangea, which soften the property's lines while cleverly concealing unappealing infrastructure.





before+ after

Fine Earth Landscape meets the challenge of designing a lush garden oasis on a problematic property



THEN

The backyard was dominated on one side by an unsightly concrete wall supporting the neighbor's swimming pool, perched high above. A ramshackle stockade fence below it was an eyesore.

Water from the neighbor's pool overflowed into a swale at its base and emptied into the client's yard.

The stone retaining wall was bare and the ground behind it overgrown. The small slate patio was dilapidated.

NOW

Petersen replaced the fence with attractive latticework. Nellie Stevens holly, climbing hydrangea and euonymus largely conceal the concrete.

The latticework hides the swale, which now channels water to a drain that carries it out to the street.

Additional retaining walls create a layered landscape of terraced gardens. The patio has been repaired and another installed on the side of the house. A third creates a sitting area on the slope.

Landscape Design & Installation: Judith M O Petersen, Fine Earth Landscape, Poolesville, Maryland.
Photography: Hilary Schwab.



BACKYARD BONANZA

Wheat's Landscape creates a haven for
outdoor living on a Bethesda property



Clockwise from left: Pennsylvania flagstone paves the large patio, which stretches from the outdoor kitchen area, rimmed with May Night salvia and heuchera. A retaining wall capped with Pennsylvania flagstone defines the eating area. A Carderock stone fireplace offers a focal point in the seating space beneath a cedar pergola.



“The property is about a quarter acre—and we used every square inch of it,” recounts Luke Tirrell of Wheat’s Landscape, who oversaw the transformation of a Bethesda backyard from mundane to amazing. “The owner wanted an extension of his house, where he and his family could hang out for eight months of the year. It was a massive plan; we did just about everything we could do.”

When the project began, a sport court already occupied one side of the backyard. The owners, who have

kids, wanted to preserve it, but were prepared to demolish the surrounding landscape and start fresh. A cramped patio made way for an expansive one of Pennsylvania fieldstone, embellished with cobblestones that delineate separate zones. Carderock stone retaining walls separate the patio from the sport court and lawn; they also terrace the property, which has been regraded for better function.

Landscape Design & Installation: Luke Tirrell, project manager, Wheat’s Landscape, Vienna, Virginia. Audio/Video System: National Technology Integrators, Rockville, Maryland. Photography: George E. Brown.



"The owner wanted an extension of his house, where he and his family could hang out for eight months of the year." —LUKE TIRRELL

Beneath a narrow, Western red cedar pergola, an outdoor kitchen is clad in Carderock stone; it features a built-in grill, fridge and stainless-steel drawers. A thermal-treated Pennsylvania flagstone countertop offers an overhang with bar seating and a dining table tucked in beside it. At the other end of the patio, a large pergola covers a spacious seating area facing a Carderock stone gas fireplace and TV. A wide staircase now accesses the upper part of the yard and sport court.

With the backyard a blank slate, Wheat's started from scratch with landscaping, planting a screen of arborvitae behind the fireplace and a magnolia near the grill. Beds of shade-loving rhododendron, boxwood and oakleaf hydrangea soften the hardscape, while impatiens and May Night salvia add color. ❖



The outdoor kitchen (top) features a flagstone countertop with space for bar seating and built-in appliances. Flagstone pavers bordered by cobblestones form a path to the stairs (above), which lead up to the lawn and sport court.



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Planning the perfect outdoor-living space CHECKLIST

Whether your idea of bliss is relaxing with a good book or enjoying an afternoon with friends, a beautiful backyard is the perfect setting. But how do you transform that plain-vanilla suburban lawn into a versatile outdoor-living environment?



A Vienna, Virginia, project by Surrounds, Inc.
MORGAN HOWARTH

Start with a daydream and a notebook

- Imagine how you'd like to spend time outdoors at different times of the day. Would you prefer a Zen moment gazing at the rippling surface of a pond, or some early morning yoga? Maybe you'd love a cutting garden or fragrant herbs just outside the kitchen door.
- Write down your preferences, then do a little research. Take advantage of online resources like Houzz and Pinterest. Keep notes about what you like and why. This preparation will help you communicate your ideas to the landscape-design professionals who will bring them to life.

Ask yourself why

Beautiful landscapes are for living—not just for show. You may want a swimming pool, covered patio, koi pond or waterfall—but what really matters are the experiences you envision in these special outdoor places.

Give yourself time to explore

Take your time figuring out what you want during the inspiration stage to ensure that you'll know your priorities when it comes time for planning.

Share your thoughts with a professional

You'll need to find a landscape architect or designer to help refine your ideas. They'll advise you on the feasibility of design elements, guide you through concept development and shape broad ideas into the specific and detailed decisions you'll need to make later. They should be able to organize your ideas into a coherent plan that meets your budget.

Choose a landscape architect

Exchanging ideas with a professional early in the exploratory process is your best guarantee of success. But how do you know if a landscape architect is a good fit for you? Below are keys to making that important decision:

- **Connection and trust:** Will your landscape architect be able to convert your inspiration into reality? Does he or she listen, ask questions and give feedback?
- **Portfolio:** Look carefully at their work. How were the ideas in each project developed? How will the designer work with you to develop your ideas?
- **Visit projects:** Images cannot tell you what it feels like to experience an outdoor space.
- **Talk to previous clients:** Ask how the process went. Did the landscaper transform their ideas into reality?

From dream to design fulfillment

You want your backyard landscape to be part of your daily lifestyle. To get there, take your time and get inspired. Choose a professional who can weave your creative impulses into a practical plan. It will become the outdoor environment you've been dreaming of. —Barry Schneider, Surrounds, Inc.

PRO TIPS



"When selecting pool decking, consider slip-resistance, heat build-up, glare and comfort for your feet. We find that darker

travertines, high-end concrete pavers and outdoor porcelain tiles meet all these requirements and more."

—JOSH KANE, Kane Landscapes, Inc.



"We balance the home's style with our clients' taste when it comes to hardscape. We rarely use cultured-

stone veneers or stacked products, as we feel nothing can truly replace the authenticity of natural stone."

—GREG POWELL, State of the Art Landscape

ON THE SHELF

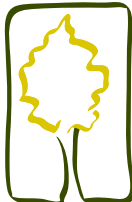


In *Urban Garden Design: Transform Your Space Into a Beautiful and Practical Escape*, award-winning garden designer Kate Gould offers advice and inspiration on how to turn a limited space into an inviting, year-round environment. The book is intended for gardeners of all skill levels and covers topics that include measuring and designing your garden; selecting the best materials; and implementing four-season maintenance. Kyle Books; May 2019. \$28.



photo: Morgan Howarth

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Up on the Roof

J. Mark White of GardenWise shares tips on creating the perfect house-top aerie



A rooftop deck in Logan Circle by GardenWise. MICHAEL K. WILKINSON

- Consult an engineer prior to beginning your project; you'll need to consider the weight and location of large containers and other objects.
- A removable, raised-pedestal system is a must for flooring, as it allows you to maintain the roof and handle drainage.
- For shade, plant trees in large fiberglass containers with a lightweight soil mix, or install an adjustable canopy system, which is typically supported by cables that attach to the walls.
- Concrete pavers offer longevity and come in an array of colors and finishes. Ipe decking materials can clip together and are suspended above the roof, allowing for drainage.
- Utilize the interior and exterior architecture as a style guide, selecting containers that incorporate similar and complementary materials and colors.

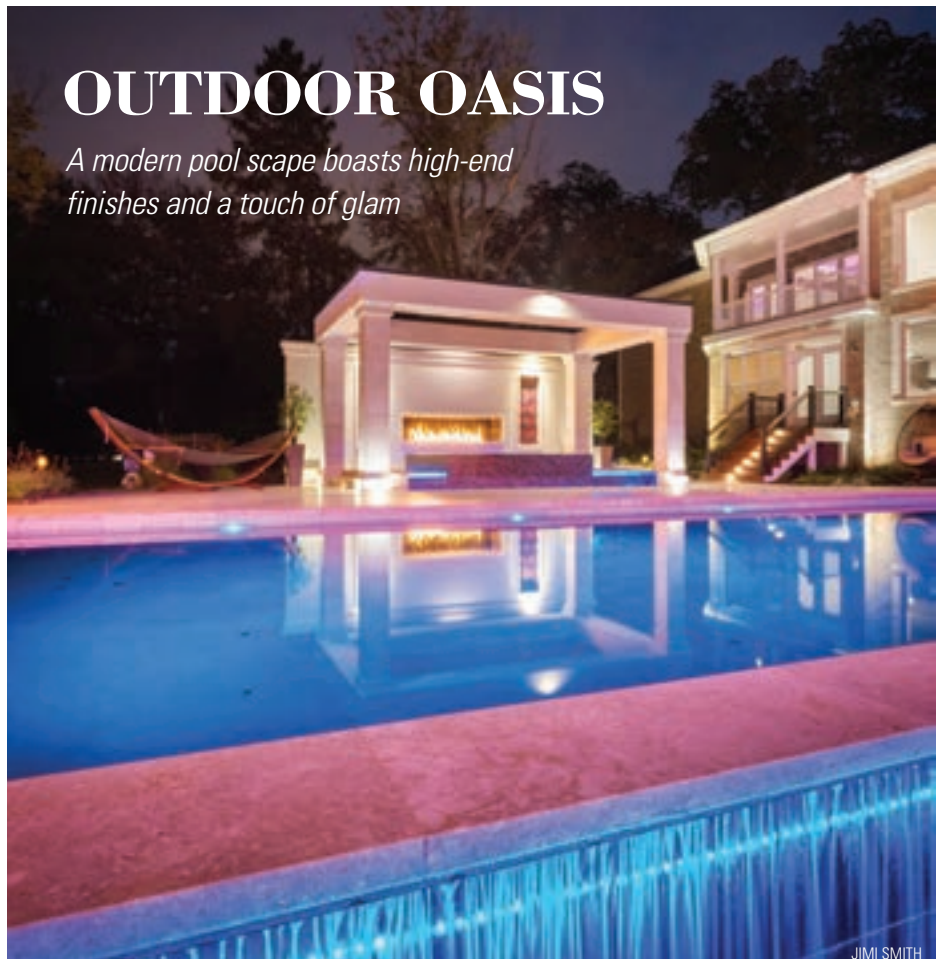
“We’re seeing a trend in the DC area toward modern landscape designs,” says Joe Colao of Fairfax-based Colao & Peter: Luxury Outdoor Living. A recent project illustrates his point: McLean homeowners tapped Tampa landscape-design firm Ryan Hughes Design | Build to create what Colao calls “a Florida-esque outdoor space,” complete with fireplace, lights and sleek sophistication.

Colao & Peter built the project, which centers on an infinity-edge pool flanked by a pergola and a covered kitchen/seating area. Limestone pavers unify the hardscape, while both structures are clad in stucco with pillars of sandblasted limestone.

Beneath the pergola, a hot tub features infinity edges that spill into a basin tiled in reflective glass mosaics. Limestone steppers “float” above the basin and a freestanding stucco wall holds a linear gas fireplace and decorative panels of glass-tile mosaics. Strategically placed LED lights add romantic allure.

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EDITOR'S *picks*



▲ **SITTING PRETTY** Trex, known for its durable engineered-wood decking, has added outdoor furniture to the mix. The Vibrant Colors series of Adirondack chairs and side tables comes in four eye-catching shades: Sunset Red, Aruba, Lime and Pacific Blue. The collection is resistant to water, staining, corrosion and UV rays. trexfurniture.com



▲ **SOLAR POWER** Blade, a portable solar-powered lantern by Les Jardins, combines sleek style with energy efficiency. The clean-lined teak-and-stainless-steel lantern produces up to 200 hours of LED light per charge. Available in a range of sizes, it features a motion sensor and dimming capability. lesjardins.solar



▲ **MODERN SPIN** In 1948, architect Walter Lamb created Bronze for Brown Jordan, a seating line inspired by the sea and made with salvaged rope, brass and copper tubing. Today, Ann Marie Vering puts a modern spin on this classic collection with Oscar, crafted of die-cut aluminum and Italian rope and featuring Sunbrella upholstery. brownjordan.com

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AL FRESCO Patricia Urquiola dubbed her recent collection for Kettal “Vimini,” which means wicker in Italian. The outdoor line, combining basket-style wicker seating with a wooden frame, includes sofas and dining chairs. Pictured here with a teak dining table from the designer’s Vieques collection. kettal.com/en



▼ **PARTY TIME** True Residential’s undercounter indoor-outdoor refrigerators now come in finishes previously available only in full-size units. Pictured here in Emerald, the series offers dual-tap beverage dispensers, wine cabinets and pull-out drawers. Find locally at Ferguson. ferguson.com; true-residential.com



▲ **POCKET CHANGE** The outdoor seating collection BREA, by Edward Barber and Jay Osgerby for Dedon, employs metal loops and tubes that can be configured into single-, two- and three-seater modules. Upholstered cushions feature pockets that slip easily over the back and side rests. Side and coffee tables are also available. dedon.de



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▲ **WEATHER PROOF** The IP65-certified KEF Ventura 5 all-weather outdoor speaker is designed to handle extremes, from heat and cold to heavy humidity and salt spray. Comprised of stainless steel with brass hardware and an aluminum grille and mounting bracket, the speakers come as a pair in unobtrusive black or white (pictured). us.kef.com

▼ **CALIFORNIA COOL** The popular mid-century-inspired Campbell Lounge Chair by California-based Sean Woolsey Studio is now available for outdoor use. The tubular steel frame comes in 10 powder-coated color options; it supports a dry-fast foam cushion wrapped in one of five Sunbrella fabrics. seanwoolsey.com



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From left to right: Keith Bowman, Sam Dusenbery, Nora Sennett, Julie Patronik, Julie McHale, Katie Ferguson, Susan Canter, Liz Kelly, Anthony Cusat, Dave Felton, Mike Convery, Steve Włodarczyk, Bryan McHale





Charles Owen



A backyard oasis complements a new Shingle-style home

Fine Landscapes was asked to design a property to integrate seamlessly with the home, a new Shingle-style abode then under construction. The project encompassed the whole three-acre lot, beginning with an elegant, private drive that unveils the house resting atop a knoll. An entertainment area in back features a koi pond enhanced with boulders that create a cascading water feature beside an integrated spa. An adjacent pavilion contains a seating area and links to an outdoor kitchen and gas fire pit.

Cryptomeria, Holly and broadleaf evergreen shrubs and conifers provide a screen from the neighbors and create the feel of an established garden. A gated entrance complements the style of the home. A perimeter paver path promotes tranquil strolls through extensive gardens.

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Alan Blalack



A bland backyard becomes a gathering spot for a family with young kids

Homeowners with a newly constructed house in Herndon, Virginia, hired Kane Landscapes to transform their unfinished landscape into an outdoor-entertainment hub. “The goal was to create a backyard for the whole family to enjoy,” explains principal Josh Kane. “The list of requirements included a pool with 32-foot waterslide; a full kitchen; and a pavilion equipped with a stone fireplace, dining area, bar, bathroom and AV system.”

The existing yard was frequently wet and the storm-water collection for the neighborhood was on the other side of a hill. Before beginning the project, Kane and his team terraced the yard, channeling the water to control flooding. A travertine patio and pool surround contrasts with sand-blasted and hand-chipped limestone caps on the retaining walls. Extensive plantings softens the hardscape.

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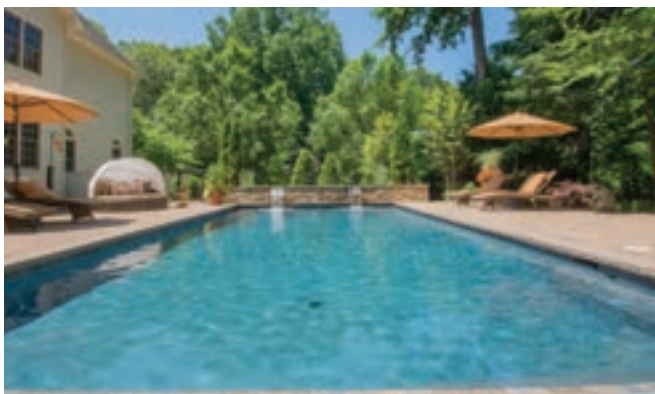


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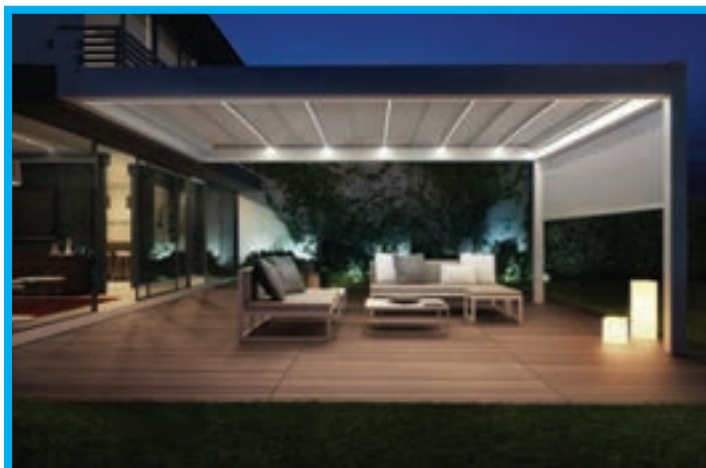


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Greg Powell



An outdoor oasis complements a new, modern abode

During the construction of a contemporary home in Great Falls by BOWA, State of the Art Landscape was asked to design a complementary outdoor environment complete with a pool, spa and tanning pool with “floating” stone steppers and submerged chaises. The plan also features a pergola-covered kitchen, fireplace, travertine terraces, wood deck with cable rails, extensive gardens, and sound, lighting and irrigation systems.

“Meshing the style of this modern home with the natural landscape was a challenge,” observes State of the Art Landscape principal Greg Powell. “We created outdoor rooms for large and small groups with terracing, plantings and the pools.” Mature shade trees anchor the property and pavers enhance the approach to the house. Stepping-stone paths link the front and rear yards.

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The two-story addition (below) is linked to the original structure by a spacious deck and connecting “tether.” On the addition’s second floor, the living area (above) opens out to the deck via sliding-glass doors (opposite).



Empty-nesters in Annandale, Virginia, turned to CAR-NEMARK design+build to upgrade their dated rambler, which had choppy rooms and lacked a connection to their picturesque property. “The stairs to the basement were in the middle of the house and impeded flow,” recounts principal Jonas Carnemark, who headed the project. “We shifted their location and built an addition on the back that links to the original house via a connective tether, or joint. This design allowed us to retain the roofline, which helped the budget.”

A gut redo of the existing structure created an open plan that encompasses a new, modern kitchen, a guest suite and a wide central hall with sightlines from the front door through the addition and out to the backyard. The addition comprises a living room and master suite on the main floor; it also extends the basement level with a home office and a sheltered outdoor room with a bluestone floor. On both levels, oversized windows and sliding-glass doors bring the outside in.

An elevated deck off the side of the house is bordered by stainless-steel cable rails. It provides space for al fresco dining and lounging; the yard, hardscaped by Carnemark and his team, is easily accessed via a wide stair. The addition is clad in durable, large-scale, fiber-cement HardiePanel siding that modernizes the home’s exterior while complementing the existing structure. Inside, a sleek, modern aesthetic prevails with minimalist furnishings and a warm, honey-hued wood floor that unifies old and new.

Renovation Design & Contracting: Jonas Carnemark, CKD, CR, CLIPP, CARNEMARK design+build, Bethesda, Maryland. Landscape Architecture: Katia Goffin Gardens, McLean, Virginia. Photography: Anice Hoachlander.



ask jonas

ADVICE FOR PEOPLE EMBARKING ON A MODERN ADDITION?

Think of it as celebrating the difference between old and new. I try to convince people to do what feels comfortable and not worry about if it looks different.

WHAT IS YOUR FAVORITE PART OF A PROJECT?

Helping clients shed assumptions about what they must have based on something they read or saw on TV. There are no “have tos.”

WHAT ARE YOUR FAVORITE BUILDING MATERIALS?

I enjoy materials that are practical, easy to maintain and beautiful. I don't discriminate beyond that.

Doesn't matter what it is as long as it's enduring and makes you smile.

I also love how many products there are now that make spaces both accessible and attractive.

WHAT BUILDING TRENDS ARE YOU SEEING?

More and more young families want their forever home. I like that they are looking for something longer-lasting than current trends.



Top to bottom: Seen from behind, the addition includes an outdoor room tucked beneath a living area that opens onto the deck. The outdoor room features a bluestone floor and a slatted-wood screen on one side. A view from the front of the house reveals the narrow, flat-roofed tether, or joint, that connects the addition to the existing home.



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before+ after

A Bethesda renovation and addition by Muse Architects seamlessly harmonizes with the original 1930s brick abode



THEN

The homeowners, who frequently host large-scale receptions, needed better circulation and expansive spaces where guests could congregate; the house had no family room.

A park bordered the property, but the home was not designed to take advantage of it. A small side porch did not foster enjoyment of the view.

The vintage house had typically small windows and suffered from a shortage of natural light.

NOW

Muse Architects designed a side addition to house a spacious family room, and reorganized other rooms to improve flow.

The addition affords views of the park, and the small porch was repurposed as a portico to the front entry.

The addition steps down, raising the ceiling height and allowing for transoms above French doors and windows that let in the light. Divided panes mimic the existing windows, which were enlarged during the renovation.

Renovation Architecture: Stephen Muse, FAIA, Muse Architects, Bethesda, Maryland. Builder: Horizon Builders, Inc., Crofton, Maryland. Photography: Erik Kvalsvik.





"The house had good detailing and nice, simple forms, but it needed to be more gracious," says architect Stephen Muse. In adding onto the glassed-in family room (above), he and his team replaced a defunct garage with a second, smaller hip that houses a new master suite. The front hip, which used to contain three cramped bedrooms, now holds two larger ones. The family-room addition is topped with a flat roof; it extends into a deep overhang for protection from the sun.



The vestibule (left) features a niche for a Mitchell Gold + Bob Williams console. A corridor to the left leads past the bedrooms and kitchen (below), ending in an open-plan living area (opposite) with a dining table and chairs from Crate & Barrel. Santalla enhanced the space with silk wall covering (bottom) in a complementary hue that accentuates the ceiling design.



TWO'S COMPANY

Ernesto Santalla overhauls an Arlington condo for friends who wish to age in place together





Two women, one in her 80s and one about 15 years younger, were sharing a two-story condo when a single-level unit in the same building became available. With practicality in mind, they bought it—hiring architect Ernesto Santalla to make the space compatible with their needs. “For my older client, there was decreased mobility,” he recalls. “And the younger one was thinking about the future. When this apartment came up, they seized the opportunity.”

Santalla, who had remodeled their previous abode, began by reorganizing the bedroom wing, then comprising the master suite and a spare bedroom. His new layout replaced a walk-in closet in the spare bedroom with a new bath; he then lined one

wall of the bedroom with closets.

The original vestibule felt dark and compartmentalized, its layout guiding visitors toward the bedrooms rather than to the light-filled living space. Santalla removed a wall by the entry door “to create a straight shot down the corridor to the living/dining area,” he explains. He added openness by eliminating a wall separating the kitchen from the living area.

The once-dated kitchen now boasts lacquered custom cabinets by Potomac Woodworking and quartz countertops. Painted the same cream color that covers most of the walls, it feels cohesive with the living space. An accent wall in a silk wall covering by Weitzner connects the vestibule to the living area, leading visitors that way.

When the project began, the unit “had zero character,” Santalla recounts. “It was generic and bland.” To liven things up, he embellished the flat-plane ceilings with architectural features that camouflage bulkheads while adding interest. Frosted-glass doors to one bedroom admit light while maintaining privacy. An easy-maintenance, textured-porcelain tile floor throughout unifies the spaces.

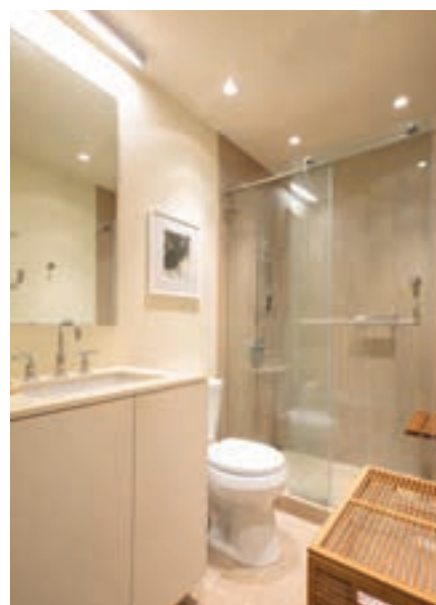
The finished apartment is both functional and serene. Says Santalla: “It’s a space where you can leave the noise of the world behind and relax.” ❖

Interior & Architectural Design: Ernesto Santalla, AIA, LEED AP, Ernesto Santalla PLLC, Washington, DC.
Renovation Contracting: Enrique Bonilla Home Services, Alexandria, Virginia. Photography: Geoffrey Hodgdon.



"A key to renovating these units is looking at circulation and figuring out how to streamline it."

—ERNESTO SANTALLA



In Santalla's design, a small common room (top, left) connects the two bedrooms (top, right and above, far left), one of which features built-ins and a glass-fronted shelf system from IKEA. Both bathrooms (above, left and right) offer universal design elements; frosted-glass doors allow privacy without compromising on light.

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Routine Home Maintenance CHECKLIST

Winn Design+Build marries clean lines and vintage charm in a 1925 Arlington bungalow redo. The house is clad in HardiePlank siding.



STACY ZARIN GOLDBERG

Your home may be the biggest investment you'll make. Regular maintenance is necessary to preserve its value and ensure it will provide comfortable, safe shelter for years to come. Below are the National Association of Home Builders guidelines for routine home maintenance—indoors and out.

Inside the Home

■ **AIR FILTERS** Many types of heating and air conditioning systems contain filters to remove dirt and dust from the air. Change these filters at least every three months.

■ **SINKS** Clean your faucets' aerators—the spring inside the end of the faucet—every three to four months. • To maintain your garbage disposal, run cold water through it during use.

■ **FIREPLACES** Be sure to build the fire atop andirons or a grate, never on the fireplace floor. • To prevent soot and to add color to the fire, throw in a handful of salt. • Store your firewood outside, away from the house and not directly on the ground. • Have a chimney sweep inspect your chimney and fireplace annually, especially if you build a lot of fires in the winter.

■ **FLOORS** To maintain unpainted concrete floors in your basement or garage, first apply a concrete sealer, which makes them easier to clean. To clean them, use a solution of four to six tablespoons of washing soda in a gallon of hot water. Add scouring powder to the solution for tough jobs. • Be sure hardwood floors have a polyurethane finish before cleaning with water. Hardwood floors that do not have a polyurethane finish will need to be waxed periodically. Use spirit wax in a liquid or paste. • The best polish for vinyl floors is water emulsion wax.

■ **SAFETY AND SECURITY** If you have a home security system, regularly check that the alarms and circuit breakers are in working order. Inspect the sensors one by one. • Check the batteries in your smoke and carbon monoxide detectors twice a year to ensure they are operable. Hard-wired and battery-powered detectors should be replaced every 10 years.

■ **WALLS** Masonry walls sometimes develop a white, powdery surface. This is called efflorescence, a crystallized soluble salt that can be removed by scrubbing with water and a stiff brush.

Outside the Home

■ **ROOF, GUTTERS AND DOWNSPOUTS** A qualified roofer should inspect your roof every three years. • Skylights should also be inspected each time so leaks don't develop from cracks or interruptions around the seals, caulking and flashings.

• Make sure gutters and downspouts are not clogged with leaves or other objects.

■ **WINDOWS AND DOORS** Inspect exterior windows and doors yearly to see if the caulking around them has split or cracked. If so, replace the caulk and clean any mildew. • To wash extremely dirty exterior windows, combine equal parts vinegar and water or three tablespoons of denatured alcohol per one quart of warm water. Use newspaper to wash the glass to avoid lint left behind by paper towels. • To help a window slide easily, rub the channel with a piece of paraffin.

■ **SIDING** Inspect your siding yearly to determine if your wood-sided home needs to be repainted. Trim shrubbery away so that it does not touch the siding. • The exterior of your house is built to withstand exposure to the elements, but a periodic cleaning will improve the appearance and, in many instances, prolong the life of siding and other exterior products.

PRO TIPS



"Boutique inspiration is a big trend in closet design. Many customers want closets that can showcase handbags, shoes, jewelry, etc. They also want space for vanities and surfaces for art and photographs."

—ERIN HOGUE, Custom Closets, The Container Store



"A lot of people pick one chandelier to fill a space, but you can achieve the same effect with multiple fixtures. Instead of trying to find a 42- or 56-inch chandelier, I combine several smaller ones and create something more interesting."

—REX ROGOSCH, rSquared Design



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Stairway to Heaven

Case Architects & Remodelers creates a stylish wine cellar in an unexpected spot



STACY ZARIN GOLDBERG

Clients brought a love of fine wine to a home they had purchased in McLean. However, “after claiming most of the basement for a bar, piano room, exercise room and office, there was little space left for a wine cellar,” recalls Case Architects & Remodelers’ Samantha Klickna, who spearheaded updates to the couple’s new home with her colleague, designer Elena Eskandari. “The stairs down to the basement had a small closet for storage underneath. We decided to open up the entire cavity under the stairs to build a wine cellar.”

With limited space, the team maximized storage, installing eight columns of wine pins that store bottles three-deep. Framed in walnut that matches an adjacent built-in bar, the temperature-controlled area is enclosed behind frameless glass doors. The back wall is tiled in textured porcelain, and LED lights illuminate the owner’s wine collection in style.

MUST-HAVE DESIGN APPS



HOZZ

Houzz is a one-stop shop for decorating and assembling interior-design sketches or idea books. There are 3D renderings of many products that you can drop into your space for a preview and 2D renderings of other products, which you can place in your room and photograph. The app lets you sketch and notate the pictures afterwards, making this a great way to experiment.



FLOOR PLAN APP (LAAN LABS)

Creating a floor plan and taking measurements are often the first steps in an interior-design project. This app makes it possible to measure your room and create a very accurate floor plan in less than a minute. After calibrating your device, move the camera around the room and set pins. The app will automatically create your plan. You can modify and save it as a graphic or PDF file.



MEASURED BY LOWE'S

No tape measure? No problem. This app from Lowe’s uses the device’s camera to measure just about anything. Perfectionists may still want to confirm with an analog tape measure, but the app is quite accurate—certainly more reliable than a simple eyeball guesstimate.



KARNDÉAN DESIGNFLOORING

When it comes to interior design, the right flooring is critical. Not only do floors need to withstand daily use, they need to “fit” with the décor of everything else in the room. The Designflooring app is a fantastic place to get started. After calibrating the device and scanning your room, you can virtually preview a wide variety of flooring options in your own space.



WHITEWALL AR

This is one of the slickest ways to determine the perfect photos and frames for your room. Online photo lab WhiteWall, which does premium printing, mounting and framing, has created an app that utilizes augmented-reality technology. Its 3D models let users move about the room as images of their own artwork appear on screen. Save and share screenshots, and order prints via the app.



COLOR CAPTURE

This app from Benjamin Moore helps users find inspiration and create color schemes. Say you see the perfect color but have no idea how to identify it for later reference. Take a photo using the Color Capture app, then select the exact shade you want using your finger as an eye-dropper tool. The app will automatically suggest color matches from the company’s enormous palette of paint hues.



IKEA PLACE

It seems almost inconceivable to complete a home-decorating project without a trip to IKEA, especially for DIYers. The Ikea Place app saves home decorators a journey through the labyrinth megastore by making their living rooms a virtual IKEA. Place 3D furniture and other items into your space and see how they look on your device.
—Jan-Ole Schmidt, whitewall.com



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EDITOR'S *picks*



▲ **MODERN MESH** The Mesh 55 pendant was designed by Francisco Gomez Paz for Luceplan. Comprised of slender, flexible metal cables in a mesh design punctuated by LED lights, the modern fixture is also available in a flush-mount version. luceplanusa.com

▲ **COUNTER INTELLIGENCE** Inspired by its namesake, Calacatta Light from SapienStone is a marble-look surface with a bright-white background, subtle gray veining and a polished finish. With its easy maintenance and durability, it's perfect for countertop applications. sapienstone.com



◀ **TILE TALES** Italian tile company Ariana Ceramica conveys the appearance of inlaid wood by framing large-format, stone-look tiles in a reclaimed-wood-look border. Both porcelain-tile surfaces are created using digital-printing technology and come in a range of colorways. ariana.it/en



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▲ **LIGHT SHOW** Bulbright's Solana line of LED bulbs marries smart technology and decorative style. They come in a range of shapes and sizes; users can set preferences—including timers and dimming—via voice control or a smartphone app. Pictured, Globe and Edison styles. bulbritesolana.com



▲ **CRYSTAL CLEAR** Haute Déco, a small atelier in England, designs cabinet-door knobs that have the delicate look of crystal but are made of a durable, translucent-resin material that won't chip. Pictured here, assorted knobs stand out for their bold coral hue. hautedeco.com



▲ **SLEEK SYSTEM** Poliform's Senzafine is a modular, freestanding walk-in closet system that can be adapted to fit different spaces. With an emphasis on organization, it features drawers, cubbies and shelves illuminated by LED lights. Made of melamine with a wood-look finish and available locally through Poliform I [sagartstudio](http://sagartstudio.com). poliformmdc.com

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▲ **CONQUER CLUTTER** Richelieu's Banio Modular Organizer is a U-shaped storage system that fits neatly into vanity drawers, circumventing plumbing fixtures. The acrylic components store bath necessities in easy reach; they can be arranged to fit any drawer, then clipped into place. richelieu.com

▼ **RICH PATINA** The Magneto collection by Fiandre Architectural Surfaces puts a new spin on cement flooring. Infused with metallic and oxidized materials, the floor tiles convey a textured patina in six options that include Silver, Corten and Rust (pictured). The tiles are available in three formats. granitifiandre.com



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▲ **INDUSTRIAL EDGE** Elbo, by Brooklyn-based lighting designer James Dieter, is a sculptural fixture with an industrial edge. Anodized or plated-aluminum bands combine with disc-shaped porcelain or glass diffusers in a range of configurations. Elbo comes as a chandelier, tower (pictured) or sconce, in a choice of finishes. jamesdieter.co



▲ **VANITY PROJECT** Native Trails' eco-friendly Solace Vanity pairs an FSC-certified oak frame with a shelf and countertop of NativeStone, the company's lightweight, crack-resistant surface made of concrete and jute fiber. Available in 30- and 48-inch widths, with a Midnight or Sunrise Oak (pictured) finish, at Ferguson. ferguson.com; nativetrailshome.com

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The renovation revived the original wood flooring on the main floor and added classic millwork and architectural accents in the parlor, library, dining room and hallway. A two-story addition encompassed an open kitchen/family room with a master suite above. Updated bathrooms and a basement apartment were part of the mix.

A deck off of the family room became a three-season screened porch with a stone fireplace and screens that can be replaced with glass panels as fall sets in.

GILDAY RENOVATIONS

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Daniel Carrero



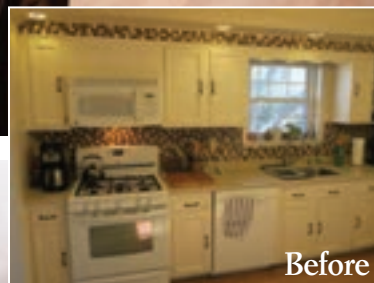
House to Home Solutions transforms a problem kitchen with flair

Clients with a 1970s house in Olney, Maryland, tasked House to Home Solutions with overhauling their dated kitchen in an airy, transitional style. The adjacent dining area boasted French doors, so principal Daniel Carrero and his team removed the wall separating it from the kitchen, “creating an open floor plan and allowing natural light to flow through the space” Carrero explains. Stainless-steel appliances replaced the old ones and the refrigerator was relocated to free up work space.

A backsplash of glossy, gray porcelain tile in a herringbone pattern enhances white Shaker-style cabinetry, quartz countertops and a white-porcelain farmhouse sink. Throughout the main level, the design team matched new and existing oak floors stained a natural hue. WiFi-enabled lights can be controlled via any smart device.

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A selection of glass stemware by Charlottesville artist Minh Martin, one of the exhibitors at the 2019 American Craft Show. PHOTO COURTESY OF THE AMERICAN CRAFT SHOW

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FEBRUARY 19-20 • AMERICAN CRAFT SHOW Baltimore Convention Center; craftcouncil.org

FEBRUARY 21-23 • CAPITAL REMODEL + GARDEN SHOW Dulles Expo Center, Chantilly, Virginia; capitalremodelandgarden.com

FEBRUARY 29, MARCH 1, 6-8 • HOME & GARDEN SPRING SHOW Maryland State Fairgrounds, Timonium, Maryland; mdhomeandgarden.com/spring

APRIL 23-26 • SMITHSONIAN CRAFT + DESIGN SHOW National Building Museum, DC; smithsoniancraftshow.org

APRIL 25 • GEORGETOWN HOUSE TOUR Georgetown, DC; georgetownhousetour.com

APRIL 18-25 • HISTORIC GARDEN WEEK The Garden Club of Virginia; tours statewide; vagardenweek.org

MAY 2-3 • THE 18TH ANNUAL PARADE OF HOMES Northern Virginia; vaparade.com

MAY 9-10 • BETHESDA FINE ARTS FESTIVAL Bethesda, Maryland; bethesda.org

JULY 12-19 • PLEIN AIR EASTON ART FESTIVAL Easton, Maryland; pleinaireaston.com

AUGUST 27-30 • BALTIMORE ART, ANTIQUE & JEWELRY SHOW Baltimore Convention Center; baltimoresummershow.com

SEPTEMBER 2020 • 34TH ANNUAL DECORATOR SHOW HOUSE Location to be determined; Ellicott City, Maryland; historicec.com/show-houses

OCTOBER 2020 • HOME & GARDEN FALL SHOW Maryland State Fairgrounds, Timonium, Maryland; mdhomeandgarden.com/fall

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