

Current mortgage rates, 15- and 30-year fixed, conforming

D.C. **2.87** **3.56** Md. **2.89** **3.64** Va. **2.89** **3.67**

SOURCE: BANKRATE.COM

RENOVATIONS

Windows get less fussy, clean-line treatment

By Merlisa Lawrence Corbett
Special to The Washington Examiner

Gone are the days when custom window treatments meant elaborate drapes complemented by swags, jabots, valances or cornices.

Interior designer Marika Meyer of Meyer Interiors said today's custom window treatments are simpler and sleeker.

"What we have been doing for a while now is very tight and tailored drapery panels as opposed to anything more swooping like we saw years ago, with swags and jabots and things like that," said Meyer. "We are just dressing the sides of the windows and using a beautiful piece of hardware as our accent to hold the piece."

Life has become less formal and, with it, decor more casual. Instead of designing curtains to cover windows, more designers are choosing panels to flank or frame windows.

"Clean lines are trending as a result of the desire to live more simply to balance out the manic pace of hectic life today," said Kim Kiner, vice president of product design for Hunter Douglas. "They express a soft minimalist look that has a simple aesthetic with lasting functionality."

Meyer said that even at the ground level, in architecture, great rooms and the kitchen have become the



PHOTOS COURTESY MARIKA MEYER OF MEYER INTERIORS AND HUNTER DOUGLAS

Custom window treatments are not about drapes and valances anymore. Designers are now focusing on simpler and sleeker styles including shades and panels.

center of the home.

"In older homes, kitchens were very small, and people used to gather in living rooms and dining rooms," she said. "Now for people, these rooms are obsolete."

Consider these less formal spaces the equivalent to "Casual Fridays" in the work place, and now this trend toward the informal extends to window treatments.

This includes doing away with oversized hardware, such as thick wooden rods with ornate finials, said Meyer. Instead, homeowners are opting for slim, yet elegant hardware that can showcase the fabric.

"You're also seeing a real growth

Resources

Meyer Interiors
» meyerinteriors.com
Hunter Douglas
» hunterdouglas.com

in the appreciation of the transitional style," she added.

Versatile woven textures, those natural, almost tribal in style, lend themselves to transitional decor.

"There are a number of different companies offering woven textures that can be used as Roman shades, which are a great solution for transi-



tional styles," said Meyer. "And they are available at a multitude of different price points."

Meyer likes to use textured shades with drapery panels to answer concerns about privacy and light control. "So pairing those with a grass shade or a very sheer Roman shade is a great solution, and you also get that layered effect," she said.

Window covering manufacturer Hunter Douglas carries the Alustra Woven Textures line, a cross between drapes and traditional blinds and

shades. These textured fabrics are available as Roman shades, roller shades or Skyline Gliding Window Panels, which overlap for a seamless, clean contemporary look.

"The appeal of Woven Textures is the unique fabric collection that establishes a feeling of relaxed sophistication," said Kiner. "These intriguing fabrics create the allure of natural textures that offer a light filtering alternative to solar screens that is visually more interesting and comforting in a home."

REDEVELOPMENT

New Safeway, apartment project to give Petworth a face-lift

By Ben Werner
Special to The Washington Examiner

For many years, residents and passersby considered the neighborhood around the Georgia Avenue/Petworth Metrorail station to be like a pretty face covered with dirt — a potential beauty obscured by years of neglect.

But Petworth is undergoing a modernizing touch-up, one that developers and residents say is in line with other developments in tonier parts of the District.

In early 2014, a combination Safeway and apartment complex is due to open at the corner of Randolph Street and Georgia Avenue NW.

Gone is the old Safeway — Petworth's iconic structure looming like a decaying clamshell in the neighborhood.

"Georgia Avenue has gotten a face-lift," said Joel Finkelstein, owner



GRAEME JENNINGS/EXAMINER

A new Safeway is being built at the corner of Georgia Avenue and Randolph Street.

of Qualia Coffee, located across the street from the Safeway project.

When completed, developers expect new residents will be attracted to the 218 one- and two-bedroom apartments, rising five stories above the new 62,400-square-foot Safeway, about a block from a Metrorail station and a revitalized business corridor.

Rents will be set closer to opening, but current monthly rates for nearby luxury apartments are between \$1,300 for a studio and \$2,200 for a two-bedroom unit.

A dozen years ago, when Finkelstein moved to Petworth, local commerce was limited mostly to liquor stores and little bodegas. Now,

along with his Qualia Coffee, a variety of upscale bars and restaurants have opened in the neighborhood surrounding the Georgia Avenue-Petworth Metrorail station.

"There is a funky aspect to the neighborhood, and I want to keep that," Finkelstein said. "It's just essential to have that access to a supply of good food."

Petworth's new Safeway, similar in format to recently built stores on New York Avenue, the D.C. waterfront and in Georgetown, are designed to be part of their neighborhoods for the next 50 years, said Marc Dubick, president of Duball LLC, the project's developer.

"There's nothing more significant to the community than having first-rate services," Dubick said. "If you want somebody to stay in the city, you need to give them the same services found in the suburbs."

Shopping in the suburbs is exactly

what many Petworth residents felt compelled to do, said Joe Martin, a former advisory neighborhood commissioner for the area. Not too long ago, residents were afraid to walk the stretch of Georgia Avenue now being developed, said Martin, who has lived in Petworth for a decade.

Ashley Gelman, who moved to Petworth in 2009, said affordable rents and easy transit options made the neighborhood attractive. As for amenities, those were scarce for an area she described as a "food desert."

The arrival of the new Safeway and apartments designed by Duball suggest deep-pocketed investors believe in the neighborhood, and Martin said he hopes the development encourages more residents to walk the neighborhood and shop locally.

"All of this is playing out organically," Martin said. "For me, the next question is where the next big development will go."