

RESIDENTIAL CASE STUDY CONDO IN WASHINGTON DC



*CLEAN LINES, ELEGANT LAYOUTS &
CUSTOMER SIGNATURE STYLE*

KATHERINE VERNOT-JONAS



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DESIGNS, LLC

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CANAL TERRACE - GEORGETOWN PLACE

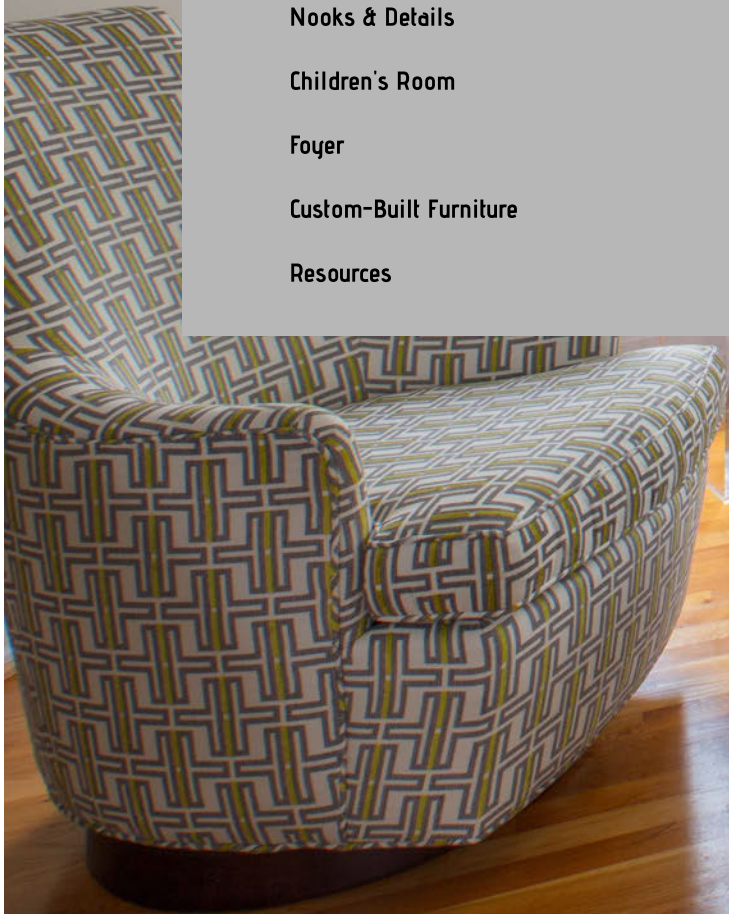
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BEFORE PHOTOS



EXTERIOR VIEW

This project was in Dupont Circle, a residential area in North West DC. Due to the neighborhood's status as an official historic district on the National Register of Historic Places in Washington, DC, major architectural and structural changes were forbidden.

This Washingtonian condo was one of my favorite projects because of the multiple challenges it presented. Working in a historic district and having limited storage space were two of the most challenging obstacles.

The 3-story condo has approximately 2,500 sq ft and 9 foot ceilings. The first floor consists of an entrance area with a small foyer and a closet under the stairs.



ORIGINAL FIREPLACE



OPEN SPACE



WALL DIVIDING THE KITCHEN FROM THE LIVING ROOM



PREVIOUS WINDOW TREATMENT

BEFORE PHOTOS

The second floor has a powder bathroom, kitchen and an open plan for the living & dining rooms. The third floor includes a master bedroom with a master bathroom, guest room and children's room, guest bathroom and a small gallery. The children's room has access to a small balcony.

The design intent for this condo was done in two phases. Phase number one consisted of changing the paint color, tearing down the existing fireplace, matching the existing floor, and adding an entertainment system and a mini bar. It also included renovating the powder room and styling the open space.

Phase number two included a treatment for the wall on the stairs and the renovation of the children's room, the gallery and the master and guest bathrooms.



FIREPLACE



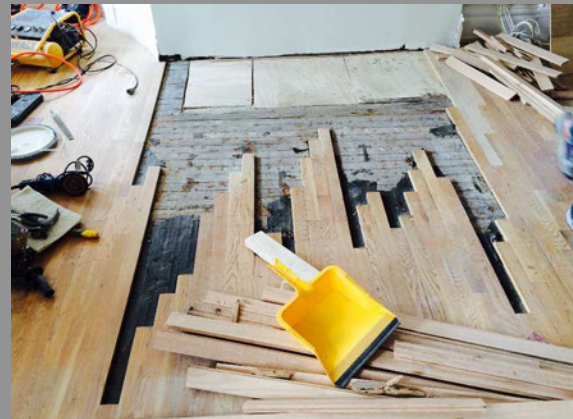
LIVING ROOM



DINING ROOM



EXISTING FIREPLACE



LEVELING THE FLOOR



**REMOVING THE EXISTING
FIREPLACE**



FINAL POLISHED FLOOR

DEALING WITH CHALLENGES



PREPARING THE WALL FOR THE WALLCOVERING INSTALLATION

The design intent is the most important part of the design process. It consists of extensive analysis of the site and the existing conditions. The goals, special needs and desires of the client were documented with photos, a comprehensive questionnaire and several meetings.

The result of this analysis was the creation of a transitional open space with clean lines and elegant style. At the same time, we concluded that the design needed to be flexible and the furniture needed to be easily movable to create multiple layouts in the open space for the enjoyment of the family on a daily basis and for entertainment purposes.



**BEFORE
ART ON THE
WALL**



**BEFORE
TRACKING
LIGHT ON THE
WALL**

The photos above show the existing wall treatment and paint color.

The photo on the left shows the contractor prepping the wall for the new treatment.

STAIRS



FUN & ELEGANT WALL TREATMENT

Light and texture were incorporated on the stairs to brighten and add a tactile element to the space.

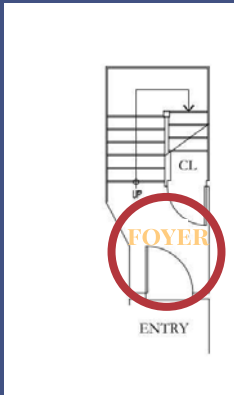
The dated track light was replaced with a multi-light pendant by Bocci. At the threshold of the stairs, this Italian pendant adds movement and illuminates the landing on the second floor and the corridor on the third floor.

The selected platinum glass-beaded wallcovering offers texture and brings light to the stairs. Movement is incorporated here with the three modern artwork frames at the foot of the stairs by Atrium Interiors and the 6 climbing men sculptures that represent everyday achievements and the rewards of hard work.

CREATIVE CONCEPTS

FIRST FLOOR

OPEN & MULTIPURPOSE SPACE

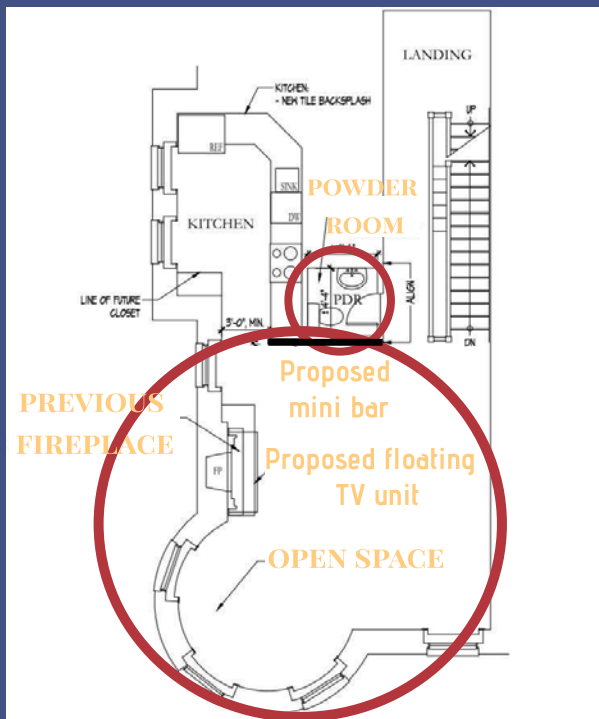


ENTRY FOYER

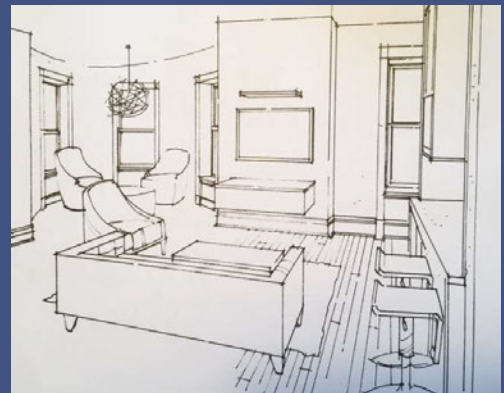
My designs must be not only creative but functional, they must have a "wow" factor and incorporate the personality of the client. After comprehensive research, photographic documentation and extensive questioning, I developed two sketches summarizing the client's needs.

The sketches below show the layout of a bright and airy open space and two commissioned pieces of furniture: the mini bar and the floating TV stand as well as the proposed "wow" factor. The Raimond LED pendant, in the turret, designed by Raimond Puts for M0001 is the focal point in this open space. It is the "wow" factor. The pendant draws your attention as you enter from the stairs into the open space.

SECOND FLOOR



THE SECOND LEVEL FEATURES AN OPEN SPACE FOR THE LIVING ROOM, DINING ROOM, TURRET, ENTERTAINING AREA & MINI BAR AS WELL AS A POWDER ROOM AND A KITCHEN.



FLOATING TV STAND & LIVING ROOM SKETCH



BAR & LIVING ROOM SKETCH



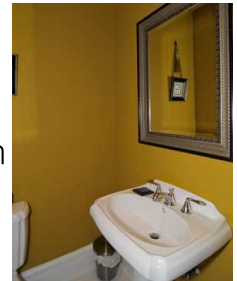
POWDER ROOM

The powder room is the smallest space in the condo. The challenge: changing the existing appearance.

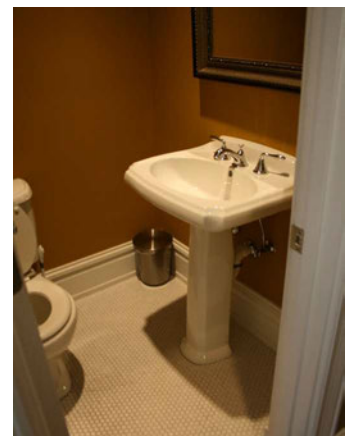
The powder room is one of the most visited spaces by guests. The design intent was to transform this space into a welcoming and elegant bathroom.

This was achieved in three steps:

1. Changing the mustard color to a calmer hue and a soothing color: Baby Fawn by Benjamin Moore.
2. Designing a focal point: a highlight wall displaying a wallcovering by GP&J Baker: Langandale Trellis in Ivory Silver.
3. Replacing the existing old fashioned pedestal with a modern vanity with storage space.



COLOR



OLD VANITY

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CUSTOM-BUILT MINI BAR



PROPOSED MINI BAR LOCATION

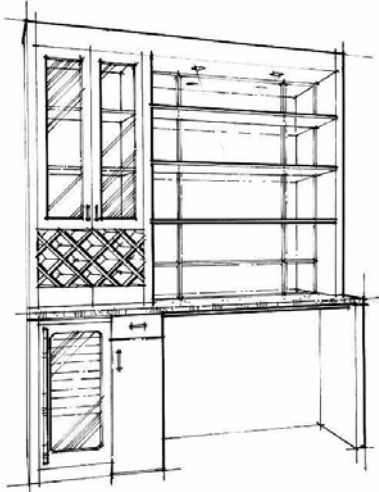
The existing open space's dark paint was replaced with a lighter color. The new selected paint, White River by Benjamin Moore, is a timeless color that brings elegance and light to this room.

Opposite: Commissioned vertical mini bar. An ideal way to maximize space in areas with restricted real estate, such as apartments, condos, or small rooms.

Above: The existing wall that we used to design the mini bar.

Wenge, a durable, dark, and heavy tropical wood, offers durability and beauty to this mini bar. Vertical and horizontal shelves are distributed on the top part of the unit. The horizontal shelves are backed up by a recessed mirror that reflects the beauty of the wine glasses and memorabilia. The counter-top is spill-proof material that is easy to maintain and clean. Underneath the bar there is space for two small LEM Piston barstools (available separately at DWR). The small U-Line 1000 wine refrigerator allows up to 24 bottles of wine to be stored.

CUSTOM-MADE BAR SKETCH





The artwork above the Kyoto sofa table by Copeland Furniture features the beloved and beautiful Jackie Kennedy in sophisticated and minimalist way. Inspired by the famous American artist Craig Alan and framed by Calloway Fine Art & Consulting Gallery, this piece of art is very meaningful to the owner.



Opposite page: Two Newport ottomans by Kravet are furnished with Polka Dot Plush fabric in Wasabi color. This vibrant color complements the color of the cushions on the sofa and provides contrast to the hot pink color of the trim.

MULTIPURPOSE OPEN SPACE

Designing an open space that allows for multiple layouts can be quite challenging when there is minimal space to begin with. This is where creativity comes to place.

In order to create a harmonious, proportionate and airy open space, the selected theme of the condo consists of neutral colors with a punch of a vibrant lime green. Patterns and textures were used in the fabrics to bring tactile and warm elements to this unit.

This room features a floating TV stand that replaced the fireplace and adds a transitional character to the space. Also featured is an expandable 36"- 60" table that also serves as a working table on a regular basis. The table can be easily moved to the turret to serve as larger dinner table for 6 or more.

Extra seating in the living room is provided by the ottomans under the console table and on the turret. They are great pieces to move around during big gatherings.

The glass rectangular coffee table by Calligaris can easily be stored under the bar to create a bigger space for entertainment.



**SKETCH FOR A
FLOATING TV STAND**



UPBEAT, AIRY AND MULTIPURPOSE OPEN
FLOOR PLAN ON THE SECOND LEVEL
FEATURING LIVING ROOM, DINING ROOM,
TURRET, ENTERTAINING AREA &
MINI BAR.



OPEN SPACE



THE DOUBLE ROLLER
BLINDS BY COULISSE
WITH SEMI-
TRANSPARENT FABRIC
CREATE A POWERFUL
STATEMENT AND
ALLOW DIFFERENT
DEGREES OF LIGHT
AND PRIVACY IN THIS
OPEN SPACE.

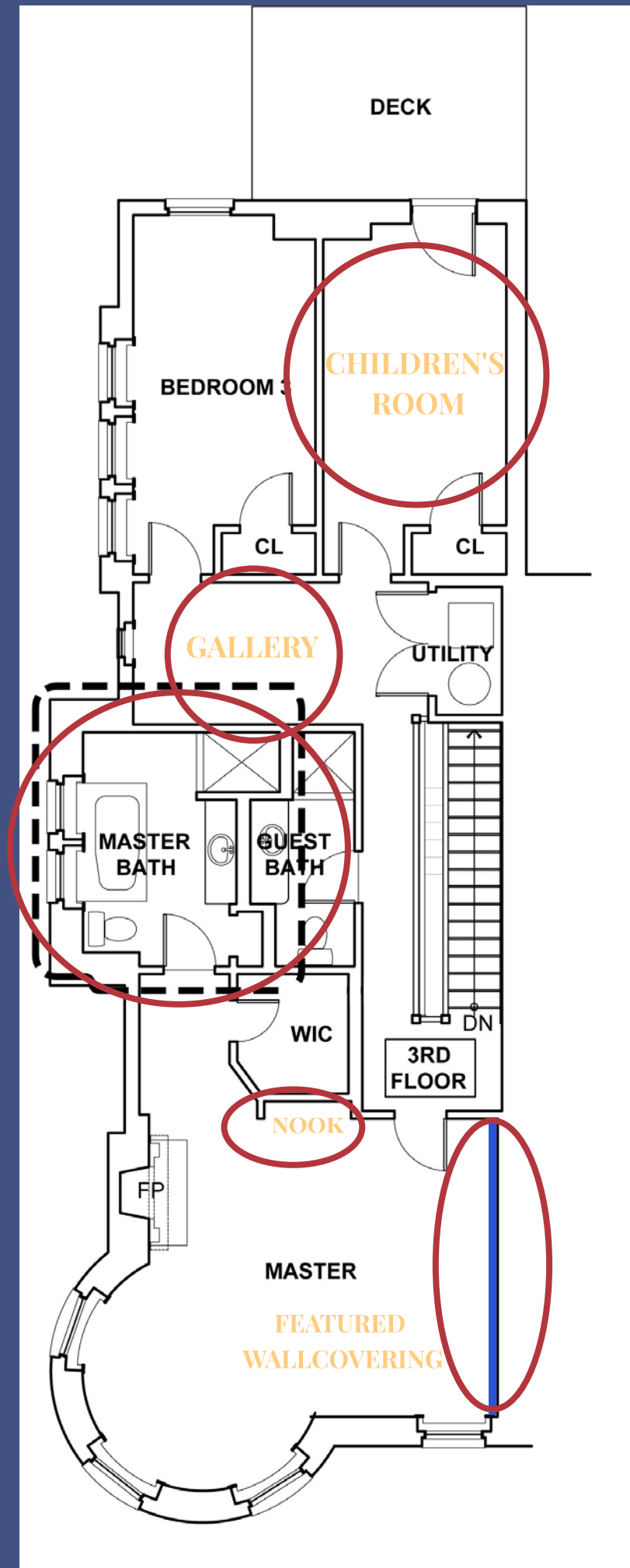


TURRET



**THIRD
FLOOR PLAN**

**MASTER
&
GUEST
BATHROOMS**



ROOMS ON THE THIRD FLOOR



**GUEST BATHROOM
& SLIDING DOOR**



A MODERN SLIDING DOOR
REPLACED A TRADITIONAL DOOR
THAT WAS OBSTRUCTING THE
COMMUNE.

ENTRANCE TO THE GUEST
BATHROOM, THIS FUNCTIONAL
AND ELEGANT SLIDING DOOR
PRESERVES THE TRADITIONAL
FRAME OF THE CONDO.



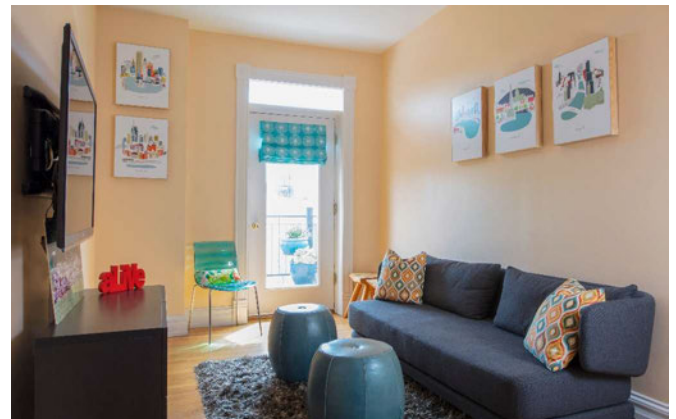
MASTER BATHROOM



SERENA & LILY WALL TREATMENT



GALLERY



CHILDREN'S ROOM

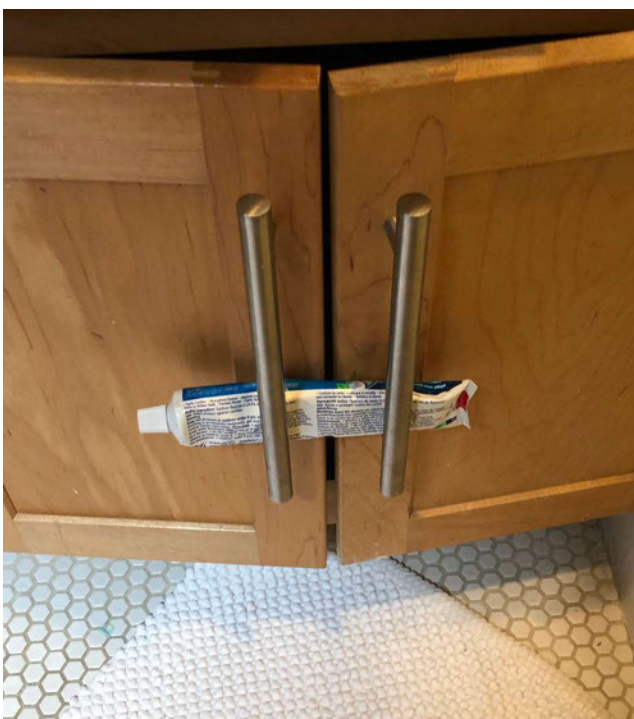
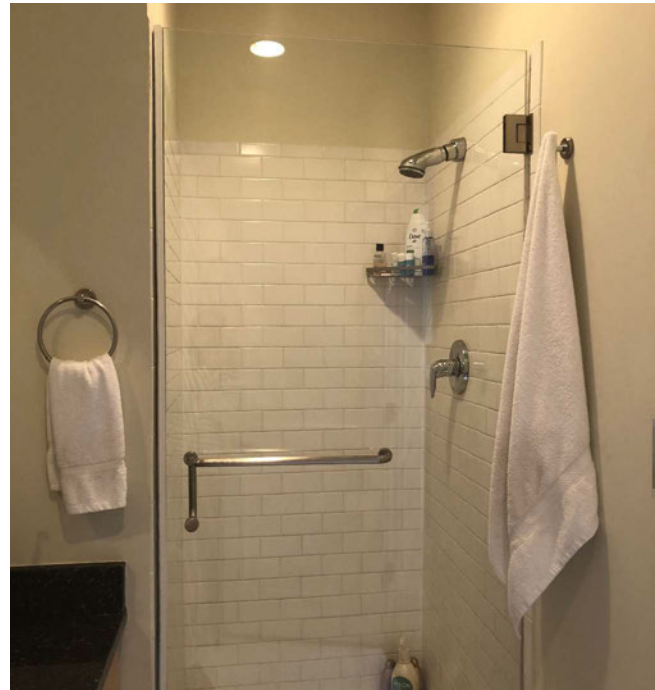
GUEST BATHROOM

The design concept for the guest bathroom and the master bathroom was to create a functional and practical design with clean lines and fine quality materials. The aesthetics and spa-like ambiance were important factors in the selection of all the materials but most important was the consideration of safety and health-related choices, such as selecting non-slippery tiles and energy efficient toilets.

The previous guest bathroom was dark and had inadequate light. The new design lowered the ceiling above the sink to accommodate two recessed lights and add two sconces on each side of the cabinet mirror.

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Opposite page: the new guest bathroom design featuring two Midtown Tall LED wall sconces by Sonneman Lighting and a swing door medicine cabinet by Fairmont Designs.

Above: Photos of the unrenovated guest bathroom featuring red walls and a vanity that could not close completely. The fixtures in the shower were basic, and the previous floor had hexagonal tiles that were dated and difficult to clean.



GUEST BATHROOM

Previously, the quest bathroom door would interfere with the toilet when open. It was replaced with a modern sliding 3-panel door and opaque laminated glass to let light in while maintaining privacy for the guest.

A soothing ambiance and earth tones were the inspiration for all selected materials. The combination of wood, glass, earth tones and textures resulted in the classic, elegant and clean look of this bathroom.

The tile chevron behind the vanity becomes a focal point immediately upon entering the bathroom. Even though the room is small, the proportions achieved with the vanity, shower, floor tiles and the new sliding door open the space for a more comfortable inside feeling.



**ALATO BEACHWALK
CHEVRON GLASS MOSAIC
WALL TILE.**

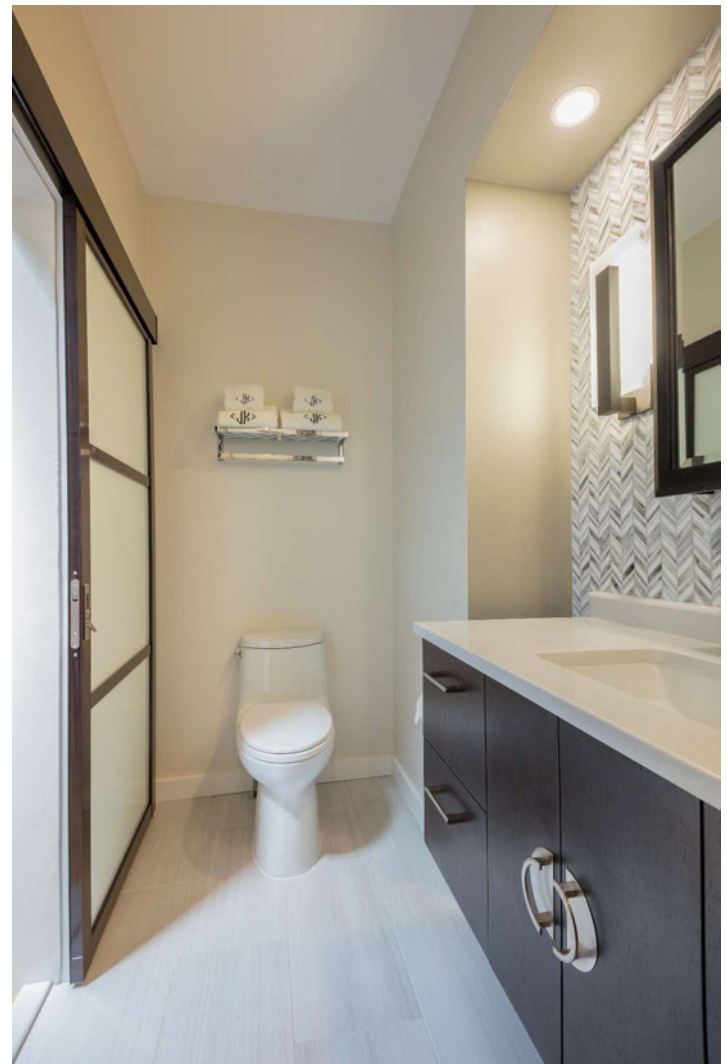
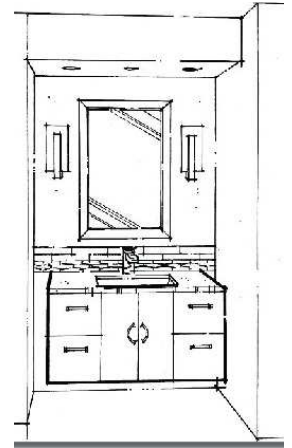
Above: A space-saving sliding door with no bottom track has been used to replace the previous door. Opaque laminated glass and Wenge frame finish were the selected elements of design for this sliding door facing the corridor.

Opposite page: Custom made vanity in Wenge and featured shower with new appliances, and an accent corner with shelves for shampoo and accessories.



**NEW SLIDING
DOOR**

VANITY SKETCH





BEFORE PHOTOS



OLD VANITY



**SHOWER
ACCESSORIES**



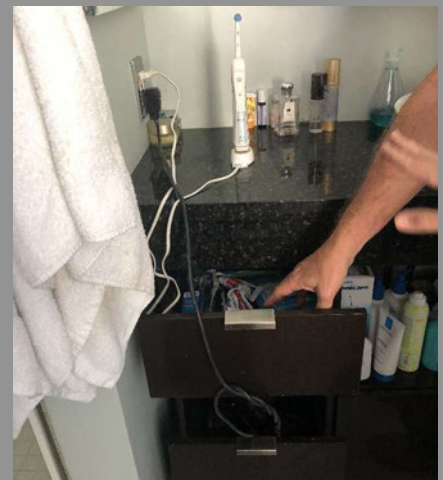
SHOWER TILES



VANITY



STORAGE UNIT



**CABLES OUTSIDE
THE VANITY**



COLOR SCHEME



SHOWER FLOOR



BATHTUB

MASTER BATHROOM

One of the constraints of this project was not being able to change the layout due to the limit on space expansion in this 1889 condo. It was challenging to find creative ways to provide the clients with adequate storage space. Furthermore, during the development of the project, we encountered (not surprisingly) a lack of straight walls and flat floors in this unit.

Adjacent to the master bedroom on the third floor, the master bathroom needed a face lift. Removing the tub and upgrading the materials were priority number one here.

This master bath has strong natural light that enhances the clean lines of the color scheme: black and white with a green color punch. A stylish Exos Wave pendant by Hubbardton Forge flows over the vanity with elegance and grace, providing the bathroom with additional light and glamour.

A custom-made vanity was designed for this bathroom. The new vanity has more storage space and inside outlets for a hair dryer and electric toothbrush, avoiding clutter on the counter-top and messy cables.



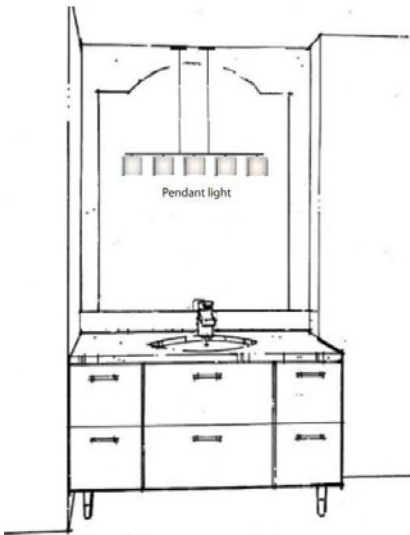
**VANITY
BEFORE RENOVATION**



**TOWEL HANGER BEHIND
THE SHOWER DOOR**

COLOR THEME, TEXTURES & PATTERNS

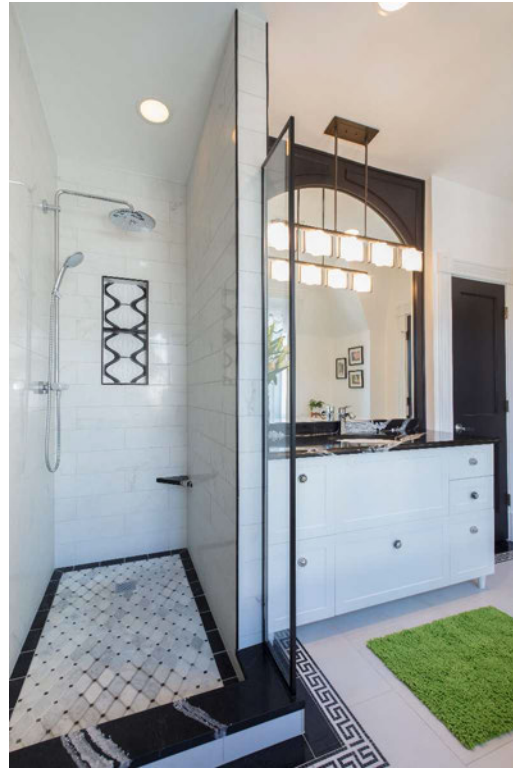
SKETCH OF MASTER BATHROOM VANITY & DETAILS



ARTIST



COUNTER-TOP



The Greek key pattern and the black Marquina border frame the perimeters of this luxurious retreat with an elegant and sophisticated look, which is highlighted by vibrant key lime and flower-shaped rugs that complement the natural theme.

The focal point of the master bathroom is a full-sized black tree which catches the eye upon entrance to the bathroom. Monogrammed green towels hang from two black towel hooks, creating an entertaining and unexpected visual drama and a full display of shape, color and harmony.



TILE FOR THE NOOK



BENCH'S FABRIC



SHOWER TILES





CLEAN LINES & ELEGANT LAYOUT

COLOR THEME: BLACK & WHITE WITH A KEY LIME PUNCH.

A custom-made white vanity was designed with the objective of maximizing storage and minimizing clutter. The design concept was reinforced by a striking counter-top by Cambria. Bold and dramatic in black and white, the Mersey counter-top was chosen to accentuate the contrast in this bathroom. This eye-catching material was used throughout the bathroom: on the thresholds, windowsills, the curb and the foot-rest unit in the shower.

Completing the design, the shower area incorporates new key elements: a modern Euphoria system by Grohe, a custom-built nook featuring Genie tile in black and white, an artistic tile in the background to store shampoos and soaps, and a footrest unit requested by the owner. The absence of a shower door was a deliberate decision on the owner's part. The final touch, a small custom bench, replaced the bathtub, creating a comfortable seating area with functional storage space. Lunette by ArcCom, a waterproof, stain resistant and Crypton technology fabric, was used for the cushion.



A STYLISH PENDANT FLOWS OVER THE VANITY WITH ELEGANCE.



FOCAL POINT: HAND-PAINTED BLACK TREE.

GALLERY



TRANSITIONAL SPACE BETWEEN CORRIDOR AND ROOMS

NOOKS & DETAILS



DRAPERY



NOOK



WALLCOVERING

The corridor that connects the master bedroom with the guest bedroom and the children's bedroom creates a valuable space designated "The Gallery". The Gallery is a pleasant and informal space that displays a modern Avalon console with three drawers for storage space. Above the console, artwork given to the owner by one of her best friends is displayed. Diagonal to the console in the left corner and next to a window is a Scandinavian-style metal chair with a Tibetan fur, a small table, and a lamp for a comfortable reading. Both the Avalon Storage Console and the Ansel chair in brass are by MG+BW.

Complementing the layout of this gallery are two ottomans with storage and a stand for a display of books. Enhancing this retreat, a longitudinal black, white and gray rug brings together all the elements in this fun and informal space.

DETAIL



The master bedroom is full of nooks and details that bring warmth and a sense of fresh air to the room.

The owner wanted the master bedroom to have a more relaxed and cool style than the rest of the house. Her goal was to bring a beach style to the room.

Blues and whites of different hues are predominant in the master bedroom. The treatment on the wall is complemented by the curtains and the decoration of the room.

The master bedroom is not fully shown in this book because there is still work to do. Additional goals include removing the existing fireplace and replacing some existing furniture.

CHILDREN'S ROOM



FLOATING BUILT-IN TV UNIT WITH STORAGE SPACE, SHELVES & SPACE FOR A PRINTER

Family and friends often visit the children's room/ guest room. This room has access to the balcony at the back of the condo.

A sofa bed by DWR was the best solution for this multipurpose room. During the day, the sofa allows children and guests to watch TV and access the balcony. At night, the sofa can be converted into a comfortable bed.

The TV unit in this room was commissioned by the owner who needed more storage, space for a printer, and shelves to display memorabilia and a 42" TV.



Above: Freestanding console and TV attached to the wall before being incorporated into the new TV unit.
Below: The commissioned TV unit.

FOYER



SMALL FUNCTIONAL TABLE WITH STORAGE & SHOES RACK

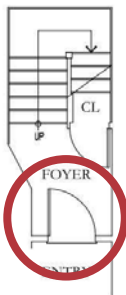
LEATHER MIRROR



LEATHER HARDWARE



CUSTOM TABLE



ELEMENTS OF DESIGN

Challenge: the entry level of this condo has very limited space for any type of furniture so we had to be creative. The vertical space was used to hang coats, and a custom-designed furniture item was needed to accommodate extra storage and a rack for shoes.

CUSTOM-BUILT FURNITURE



FOYER TABLE



GUEST VANITY



FLOATING TV STAND & SHELVES



MINI BAR



FLOATING TV UNIT



EXPANDABLE TABLE



NOOK

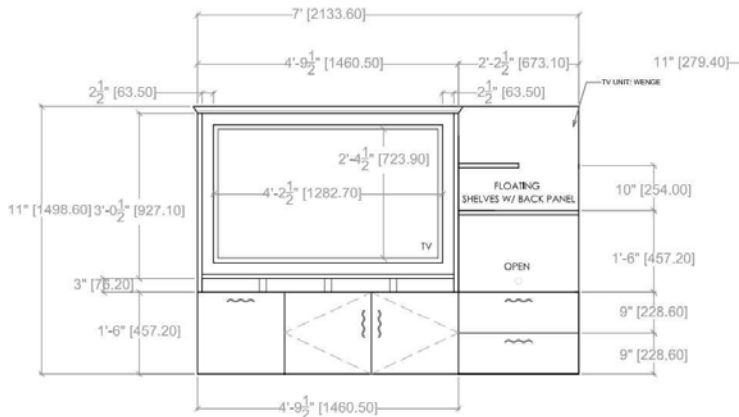


MASTER BATHROOM VANITY



BENCH

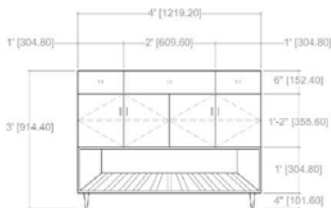
UNIQUE PIECES



**TV UNIT
ELEVATION**

Made of Wenge, this floating unit combines drawers, an area for a big TV screen, shelves, and space for a small printer.

Lacking space in a foyer is a common problem in apartments, small houses, and condos. The foyer's small table is an item of furniture that allows three functions in one!



**FOYER TABLE
ELEVATION**

1. This beautiful and small table welcomes guests in the foyer. The table is big enough to accommodate the mail or display picture frames, statues and/or flower arrangements.

2. The several sized drawers, adorned with leather hardware by Waterford, provide great storage space for small and big items right at the door. In times of COVID, those drawers become very handy holding masks, gloves, hand sanitizer, paper-towels, and Windex.

3. Finally, the lower part of the table has a rack that allows for storage of shoes.

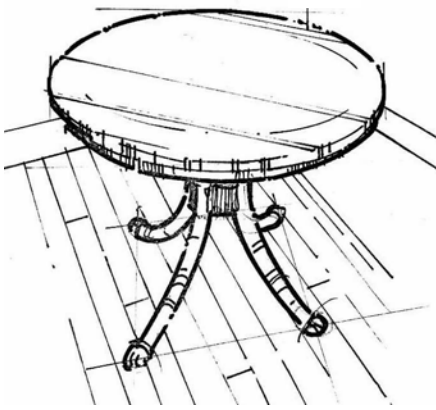
From the pandemic to the social changes in our society and the climate changes around the world, 2020 has transformed our existence overnight. Our lives are conducted through Zoom classes, meetings and social gatherings. Netflix must fill in for in-person entertainment concerts, shows, galas or travel.

Part of the job of being a designer is constantly adapting to changes like these to help clients with special requests. This year, I have launched a collection of furniture consisting of pieces designed for past clients. This collection responds to the need to work from home, to have a spa-like master bathroom, and to have a great entertainment room at home.

All of my collection pieces maximize space and are created for clients who are looking to downsize or clients with limited space in their homes.

Delivery takes 8-12 weeks after placing the order. The wood is obtained from environmentally friendly sources that comply with sustainability and protection of forests.

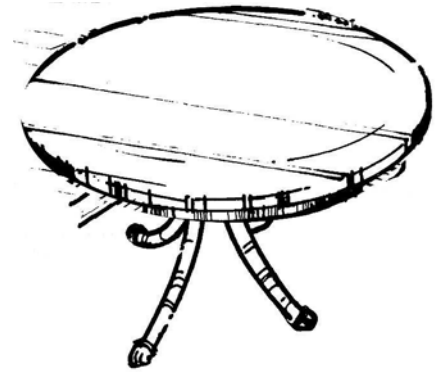
JACKIE'S EXTENSION TABLE



DINING TABLE 36"



DINING TABLE WITH
EXTENSIONS



DINING TABLE 60"



HISTORY: The space in the condo is limited but the owner wanted to have a multipurpose space where they could enjoy entertainment with their friends and occasionally a formal dinner for 6 or more.

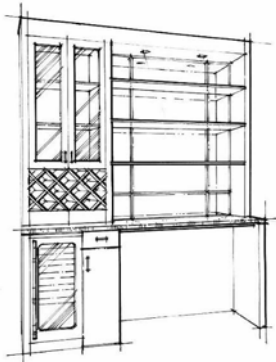
DESIGN: Functionality, flexibility, elegance, and sophistication were goals guiding the design of Jackie's table.

The 36" expandable table is an ideal and flexible solution for a dining table for two with an option of extending to 60". This allows for seating for 6 to 8 people for a formal dinner or special event.

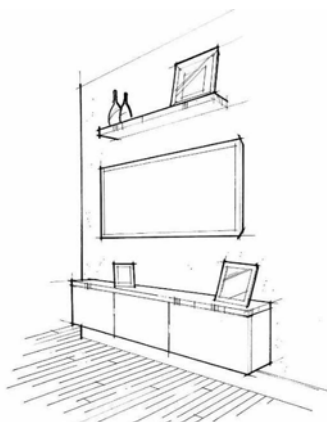
Inspired by the French neoclassical rosewood small Gueridon, Jackie's table is a perfect mix of classic and transitional style. The table is made of Mahogany wood with a 3" satin rosewood band around each border. The display of natural patterns created by the grain of the wood and the color contrast of the two different woods is elegant and sophisticated.

Shown in Mahogany inlaid with rosewood, ebonized wood legs, and metal toe-caps, this table has exquisite details and carefully crafted patterns that fit in any classic or transitional environment.

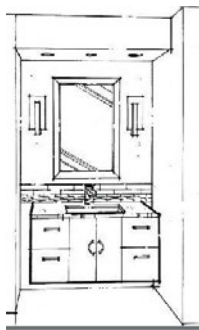
SKETCHES



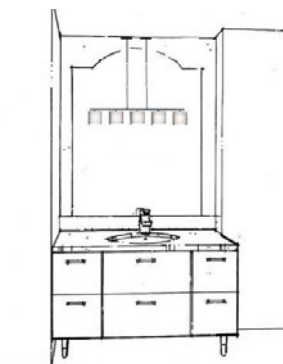
MINI BAR



FLOATING TV STAND



FLOATING VANITY



STANDING VANITY

This vertical mini bar is an ideal way to maximize space in areas with restricted real estate such as apartments, condos, or small rooms.

It is designed in Wenge, a durable dark and heavy tropical wood that offers durability and beauty to this mini bar. Vertical and horizontal shelves are distributed on the top part of the unit. The horizontal shelves are backed up with a recessed mirror that reflects the beauty of the wine glasses, memorabilia, and the living room. The counter-top is spill-proof material: easy to maintain and clean. Underneath is space for two small LEM Piston barstools (available separately at DWR). The small U-Line 1000 wine refrigerator allows for up to 24 bottles of wine to be stored.

A minimalistic floating TV stand. This leg-free storage unit was designed to be attached directly to the wall to free space underneath. The floating unit comes with two shelves that harmonize the suspended layout of the space.

Made of Wenge, this small floating vanity is compact yet elegant and classic. It has a counter-top by Cambria and faucets by Grohe. Easy to clean and maintain. Doors have solid metal pulls by Top-Knobs.

The custom-made standing master bathroom vanity features a striking black and white counter-top by Cambria and hand-painted ceramic knobs. Plenty of storage space and inside outlets respond to the client's needs and maintain a clutter free area.

RESOURCES



KATHERINE VERNOT-JONAS
DESIGNS, LLC

HUGE THANKS TO THE OWNER
FOR ALLOWING ME TO CREATE
MAGIC AND TO ALL THE
COLLABORATORS ON THIS
AMAZING PROJECT

CONTRACTORS: Hann & Hann and JML Remodeling

ELECTRICIAN: Davila Electric Inc.

LIGHTING: Illuminations, Lumens, & Hubbardton Forge

WINDOW TREATMENT: Coulisse

PAINT: Benjamin Moore

WALLCOVERINGS: National Wallcovering, The Romo Group, Serena & Lily.

GLASS & MIRROR: Dulles Glass & Mirror

FABRICS: Kravet, Osborne & Little, Duralee, Scalamandre & ArclCom Fabrics.

COUNTER-TOPS: Cambria.

TILE: Architectural Ceramics, Artistic Tile, Mosaic, and The Tile Company.

FAUCETS: Grohe

HARDWARE: Waterworks, Top Knobs.

FURNITURE: KVJDesigns LLC, DC Design Center, DWR, Calligaris, Copeland Furniture, Random Harvest, Mitchel Gold + Bob Williams.

DOORS: The Sliding Door Company.

APPLIANCES: Ferguson, Kohler, and Bray & Scarff.

BOUTIQUE ART CONSULTANT: Amy Parry.

ART GALLERY: Calloway Fine Art Gallery

ARTIST: Lisa Tureson.

COLLABORATIONS: Katinas Bruckwick Architecture, Atrium Interiors.

PHOTOGRAPHY: Colin Winterbottom Photography, Geoffrey Hodgson.



KATHERINE VERNOT-JONAS

DESIGNS, LLC

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"MY DESIGNS MUST BE NOT ONLY
CREATIVE BUT FUNCTIONAL, THEY
MUST HAVE A "WOW" FACTOR AND
INCORPORATE THE PERSONALITY OF
THE CLIENT."

KATHERINE VERNOT-JONAS

