

KEYS TO THE CITY

*ROOM FOR ENTERTAINING

*ARTFUL DETAILS, FLOOR TO CEILING

*SMALL PATIO FOR CITY VIEWING

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PHOTOS BY ADEENI DESIGN GROUP



ROOFTOP OASIS The small rooftop deck was divided to function better—a corner works for dining and the main area overlooking the city for lounging. To spruce up wicker chairs, custom cushions and pillows were made from practical outdoor fabrics.

1,960-SQUARE-FOOT TOWNHOUSE

• **DECORATING STYLE:**

Modern with Deco overtones

• **DESIGN SOLUTIONS:** House had no closets, so they were added in areas upstairs; additional storage was disguised within furniture

• **BIGGEST ADVANTAGE TO LIVING SMALL:**

Everything is close at hand

• **DISADVANTAGES:**

Often not enough storage; challenging to entertain a large group of people

• **PAINT COLORS USED:** Living room, Pratt & Lambert Sandalwood; dining room, Pratt & Lambert Burnished Gold; master bedroom, custom oxblood; guest bedroom, Dunn-Edwards Medallion with hand-applied silver leaf on the ceiling and Dunn-Edwards Hazelwood for the trim

acrylic wicker
Pieces are affordable, can stay outside and are easy to carry inside for extra seats

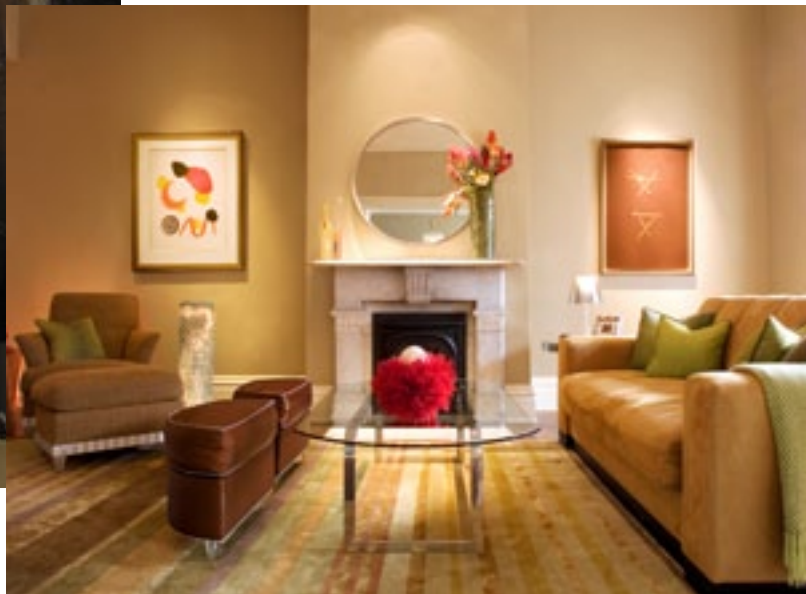


◀ POLISHED PICKS

The house after and before: The new owners wanted to remain true to the home's period, but they made slight variations in the palette and trim and added a new staircase, to give the townhouse a one-of-a-kind persona.

▼ DARE TO BE SPARE

Because the owners wanted to showcase their art collection, the designer kept the small living room fairly spare but added a few comfortable places to sit and a convenient glass coffee table that carries little visual weight.



WHEN DAVID LANDIS AND SEAN DOWDALL HAD DINNER AT A FRIEND'S TOWNHOUSE IN SAN FRANCISCO'S PACIFIC HEIGHTS NEIGHBORHOOD YEARS AGO, THEY JOKINGLY TOLD THEIR HOSTESS THAT THEY'D LOVE TO OWN HER HOME. THREE YEARS LATER, SHE RETIRED AND MOVED, AND THE HOUSE BECAME THEIRS.

Although David and Sean loved the three-story Victorian's scale and good bones, as well as the neighborhood it was in, they found far less appealing its stuccoed gray façade. So, they painted it yellow before hiring designer Claudia Juestel of Adeeni Design Group to perk up their home—while respecting its Victorian heritage. Once she and architect Gary Jerabeck were on board, they all decided to bring it back to a more authentic period look, inspired by a similar house next door. They constructed a widow's walk at the top, removed stucco, added gingerbread detailing and chose a light tan paint for the main field, and brown and gold for accents.

DECK DELIVERS With an awkward L-shaped small deck that had never been properly utilized, the rooftop offered another area in need of work. Juestel replaced its wood railings with an enclosed pony wall

painted to match the rest of the exterior. She also filled the space with comfortable furnishings and lots of potted plants. A pergola-style structure with built-in seating was constructed in a dead corner of the L. The rest of the deck remains more open, furnished with comfortable wicker and lots of tropical plants that can survive the urban grit and cool, foggy San Francisco climate. "The fact that we've now extended 400 square feet to the outdoors is what California living is all about, but before it was a dead space, and we never used it," David says. "It wasn't conducive, and now we have seating, dining, a fountain, plants and [can] take advantage of city views."

GROUPING FOR IMPACT The original marble fireplace in the living room became the centerpiece around which Juestel grouped furniture to create a conversation area, a lesson she taught her clients is elemental in a small room. Because the homeowners' two dogs find this space the most appealing, too, Juestel designed furnishings to withstand scratches and dirt. She upholstered the sofa in a perforated Ultrasuede and the chairs in a chenille made from Trevira, a fiber that is popular for its

SELECT PIECES, LIKE THIS ITALIAN MURANO CHANDELIER, DIAL UP THE DRAMA WITHOUT OVERWHELMING A SMALL DINING ROOM.



FRESH OLD WORLD

The homeowners requested an "elegant, snazzy and rich-looking dining room," so Juestel paired Italian wood furnishings that have a bit of an old-world look with upholstery in a modern white fabric. She then added in the unexpected: a fun glass chandelier.

armless charms

Opting for no arms on chairs allows you to slip in extra seating if needed

STEPPING up the STORAGE

VINTAGE HOMES HAVE THEIR CHARMS, BUT THEY OFTEN COME UP SHORT IN A FEW KEY AREAS, SUCH AS CLOSETS. DESIGNER CLAUDIA JUESTEL BUILT STORAGE SOLUTIONS INTO EVERY CORNER OF THIS GUEST ROOM, WHICH DOUBLES AS THE BEST WALK-IN CLOSET WE'VE EVER SEEN!

SHINE ON The palette represents a Yin-Yang of warm and cool tones, with silver accents for sparkle. Walls were painted a golden tan and the draperies are a shimmery silk. Even the legs of the ottoman fit the theme, as does the chandelier. "Reflective surfaces open a room," Jeustel says.



STAR ATTRACTIONS

A craftsman was hired to silver-leaf the tray ceiling to add a bit of glamour. Jeustel had the molding around it painted a cream color, which was repeated on the baseboard, window frames and doors. "I really like architectural details to pop," she says.

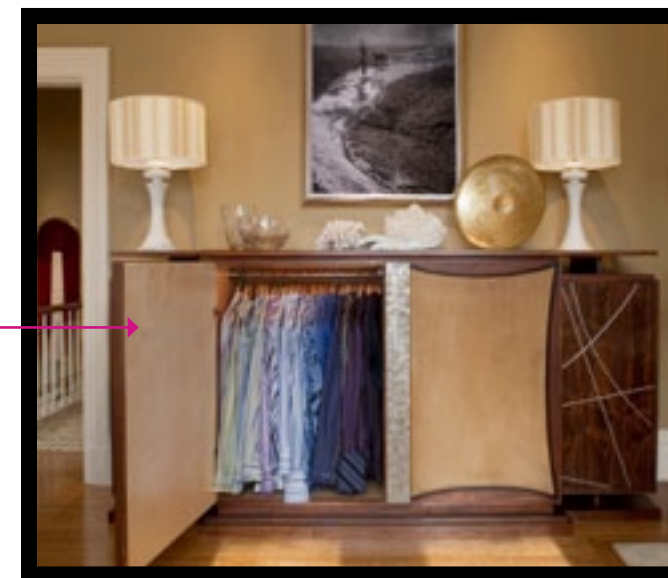
1. twin wardrobes also function as nightstands, with drawer space beneath as well as pull-out trays. The upper fronts were custom designed with etched glass and a crisscross circle pattern to provide visual interest, which also helps camouflage the contents.

2. hideaway seat In the bay window, what looks like a built-in seat is actually a chaise upholstered in mohair by mid-century icon Tommi Parzinger. The piece lets guests stretch out, read with good natural light and enjoy the views. The room's curtains add a cozy, nest-like feel.

3. upper decked Built so as not to block crown molding, an 18"-high upper panel holds stuff not needed all the time. The middle section has the same etched glass as the wardrobes but in panels that slide open, a nice contrast to the open cubbies. The queen-size bed resembles a Murphy-style one, but it's actually just recessed into a niche for a tailored look. A custom headboard upholstered in Ultrasuede blends with walls, whose golden tan color by Dunn-Edwards is called Medallion. Three small lights were recessed into a wooden canopy for good nighttime reading.

4. down under storage is provided by four drawers built into the bed's base, which is made from the same hardwood as the wardrobes. The drawers make handy places to store large items like luggage. They also make easy-access catchalls for sheets, blankets, towels and off-season clothing and shoes.

5. surprise package A credenza, also in the same wood as the other cabinets, was built along one of the room's longer walls for more clothing storage. "We didn't want another tall piece that would overwhelm the space, so this offers both form and function," Jeustel says.





▲ BOLD DISPLAY The homeowners insisted on a red bedroom, but Juestel insisted, too: that the color not be too fire-engine red, so she custom-mixed an oxblood hue, which sets off a ceramic wall sculpture beautifully.

◀ WARM FRONT To make the bed as comfy as possible, Juestel wrapped the headboard in a chocolate cowhide upholstery and piled on pillows with custom shams and a chenille blanket.

color cue
To avoid making a small room look choppy, use hues of similar weights



A WARM, EARTHY SHADE OF RED SUBDUES THIS LOUD COLOR, CREATING A COZY ATMOSPHERE.

durability and stain resistance. For extra seating, Juestel designed two small half moon-shaped ottomans that her clients can move about easily. “I didn’t want to have big chairs in front of chairs that would block conversations and views,” Juestel says. To allow the custom-designed striped rug with the clients’ favorite chartreuse color to show through, she paired it with a vintage chrome-and-glass coffee table. Calder and Miro lithographs mingle harmoniously with a sculpture entitled “Red Straw Bowl.” Made of red plastic straws with an ostrich egg, it sits on the coffee table and was made by the homeowners’ electrician, the artist Dave Meeker.

A glass-topped Italian rosewood and steel table; upholstered chairs by Cantoni; the homeowners’ artwork, including a Sol LeWitt lithograph; and a new contemporary Italian Murano glass chandelier by Axo that was made of 45 strands of spiral glass that needed to be hand installed combine for a luxurious, though compact, effect.

DREAMING OF RED The homeowners were insistent about having a red bedroom despite their designer’s hesitation; she wanted it to be more calming. “We wanted it to be cozy and love red, but not bright red; warmer and earth tones,” says David. Juestel insisted on custom-mixing an oxblood color to be sure it was just right. She ran the color up the walls and over the ceiling for impact but painted the moldings a cream color to separate the surfaces. This effect emphasizes the detailing. Draperies in a complementary red silk with a black diamond weave and carpeting in a golden tan further envelop the room’s occupants and make the space cozy and warm. But the red serves another function as well: It acts as a great foil for the homeowners’ artwork, including a ceramic wall sculpture by James Aarons. Lucite lamps boost light without competing with the colored walls. ♦

A FORMAL INVITATION To make the angled dining room seem larger and fancier, Juestel designed a mirrored storage buffet that she accessorized with vintage Lucite lamps and above which she placed an oversized mirror, visually expanding the room. She had an area rug made from a dark brown Ralph Lauren carpet that complements the hardwood floors and ocher-colored walls. Furnishings were picked to add high style but in a delicate way, since the room isn’t large.

BEHIND THE DESIGN
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THE LAYERED LOOK
Framing windows with long, rich silk draperies creates a seamless backdrop for the room’s artful accents. Following the design rule that you don’t duplicate materials when layering, rounded wooden side tables are topped with square, Lucite-based lamps.