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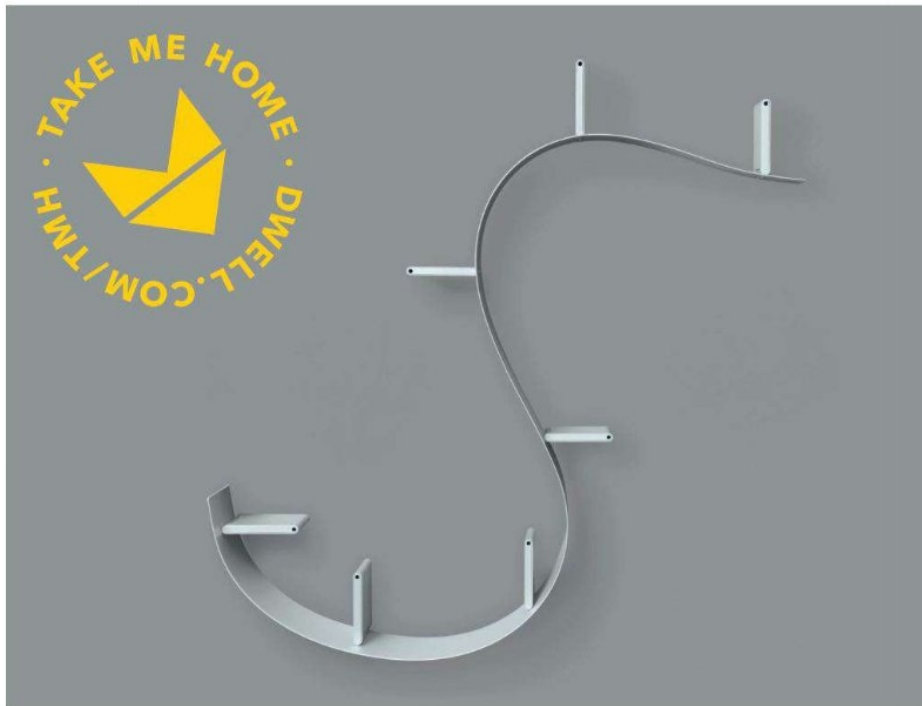
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Dwell in the Digital World



INTRODUCING//

Take Me Home

Ever had a hankering for a product you spotted in a Dwell story? Then you're in luck, because we're including a free item within our pages that will be available to one lucky winner per issue. But how will you know which hand-picked item is up for grabs, you ask? Easy. Keep an eye out in the pages of this issue, and each one after that, for our new Take Me Home icon (left). If you'd like to throw your hat in the ring to receive the item, head online to enter your name, and we'll pick one individual at random. This month, we're highlighting the Bookworm shelf, designed by Ron Arad for Kartell. So hurry up, head online, and enter to win!

dwell.com/take-me-home



CONTEST//

Playhaus Finalists

We joined James Hardie in the sandbox and challenged you to wow us with fantastical funhouses for the mini design enthusiasts in the making. Check out the five finalist designs and make sure to cast your vote for the playhouse you think is most deserving of the \$10,000 grand prize.

dwell.com/playhaus-finalists



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PHOTO ESSAY//

From Torrent to Current

In this issue, we explore the infrastructure of hydropower in the French Alps with photographer Céline Clanet. Click through an extended photo essay featuring more photographs of the dams, their surrounding landscapes, and the men who witnessed their construction in the 1940s to 1970s.

dwell.com/from-torrent-to-current



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Small Spaces

November 2011



13 Editor's Note

Dwellings

71 Small, Squared

In a record-breakingly small Paris apartment, architect Jérôme Vinçon squeezed a living room, bathroom, bedroom, and tiny professional kitchen into a 270-square-foot shell. How did he do it? Vinçon tells all—and offers smart tips and tricks for living large with little space.

Story by Jaime Gross

Photos by Gaëlle Le Boulicaut

78 All We Need

Does your abode have everything you need? The AIA Award-winning 700-square-foot vertical home of a pair of plucky Portlanders does, and they couldn't be happier about it, from roof deck to root cellar.

Story by Amara Holstein

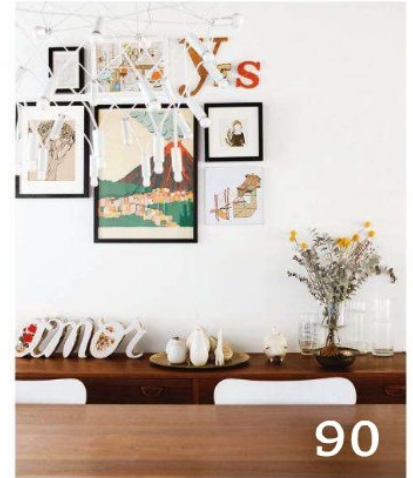
Photos by John Clark

84 Tunnel Vision

New York firm LOT-EK's rallying call for a dark and disorganized 1,100-square-foot East Village apartment: Tear down these walls!

Story by Miyoko Ohtake

Photos by Nicholas Calcott



90 Level Headed

In San Francisco, architect and spatial whiz Christi Azevedo transformed a 1950s home into a family-friendly three-bedroom-two-bath. "It was like a Tetris game, squeezing out space wherever we could," she says.

Story by Rachel Levin

Photos by Daniel Hennessy

98 From Torrent to Current

Who would've guessed that dams could be so darn captivating? French photographer Céline Clanet explores the beauty of their raw structures and surrounding landscapes and captures intimate portraits of the people who operate them.

Photos by Céline Clanet

Story by Diana Budds



Cover: Russell-Fontanez Residence
New York, New York, page 84
Photo by Nicholas Calcott

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48



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109

Renting 101

Sure, homeowners get to rip up flooring, expand, and knock down walls. But renting has its perks too, like avoiding foreclosure. Here's our guide to living life equity-free.

126

Sourcing

Covet a certain sofa or long for a lamp from the pages of this issue? Flip to Sourcing to get the who and where.

128

Finishing Touch

When the chill of winter sets in, a wood-burning stove keeps this small Irish studio nice and toasty.

“We’d put the tarps up on Friday night, turn on the saws Saturday morning, and work through Sunday.”

—Peter Benoit

19
Letters

23
In the Modern World

This month, we tread lightly through a photo essay of “Elephant Paths,” click through to our favorite online retailers, stop for a sip at an Austrian winery, and more!

48
My House

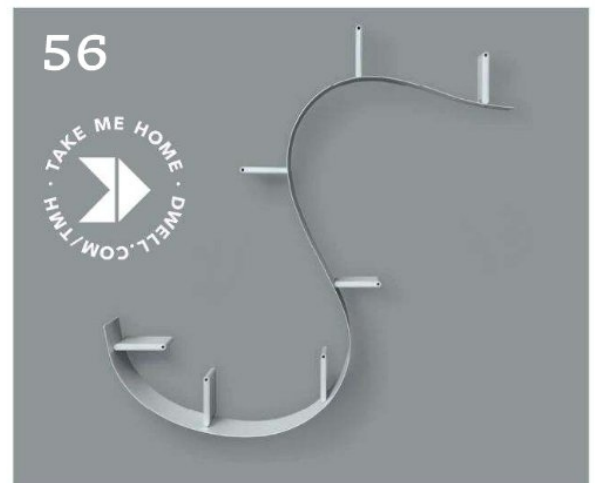
It took two years of weekend work for Peter and Lynda Benoit to renovate their Emeryville, California, live/work loft. The resulting DIY labor of love brings custom design to a new level.

56
Dwell Reports

Fie on bookcases and to hell with hooks! You’ll agree that our seven favorite wall shelves are sure to hang around.

60
Dwell on Design 2011

Our annual exhibition, trade show, and ideas conference was our biggest and best yet. Attendees, relive the glory. The rest of y’all, scope out what you missed and see what you can expect next year.



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We’re giving away a handpicked item from the pages of each issue! Be on the lookout for the “Take Me Home” stamp, and for more details, visit dwell.com/tmh.

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No Small Feat

“What you newspaper and magazine writers, who work in rabbit time, don’t understand is that the practice of architecture has to be measured in elephant time.”

So said Eero Saarinen to a journalist in 1953. In 2011, architecture may still be doing well on elephant time, but we writers are now also bloggers and tweeters, and the pace of our work makes that of a rabbit look glacial. The media landscape has changed so much that the office I began working in more than a decade ago, replete with its slide library, contact sheets, and flat files for artwork, seems like a distant dream.

When Dwell launched at the end of the first dot-com boom in its San Francisco epicenter, the idea of a print start-up already seemed quaint to some (especially to my friends who were employed by iThis or eThat). But the magazine, working on the principle that people who appreciate modern design are human beings, too, soon found its feet and took off running.

This was hugely gratifying to the hardworking, fun-loving team who brought the vision of founder Lara Deam to life. I’ve attributed our initial success to two things: Frank Gehry’s Guggenheim in Bilbao and the original iMac. One, a titanium-clad hodgepodge of then-unseen forms, demonstrated the unlikely power that a bold, new, computer-aided approach could hold on the public’s imagination. The other, an eggy desktop PC, available in five splashy shades of translucent plastic, was pure consumer pop. Together, these hugely popular icons of the late 20th century signaled—for seemingly the first time in decades—that design was up to something important, giving us more choices, making our lives better, carving a path into the future. And along came Dwell, shining a light along that path.

What excited me most about Dwell then—and now—was the idea that all that smart, modern design isn’t simply for those who can afford it or those who live in the world’s most fashionable places. Rather, design is achievable just about anywhere, and everyone should have something to say about it. A lot of good design was already all around us—one just had to dig a little deeper to suss it out. Back in those days, I went searching for it in Petco (with Ant Farm’s Doug Michaels), at San Francisco’s Brother-In-Law’s Bar-B-Que (to review indoor grills), and across the Great Plains on a mind-blowing 2,500-mile, ten-day road trip with my colleague Virginia Gardiner. It didn’t matter if we were in Omaha or Osaka, we simply wanted to show that all kinds of people were making smarter, more contextual, more relevant, more elegant, more sustainable, more personal, and ultimately more positive design decisions. I hope that we’re still at it means we have had some success in affirming the “anywhere, everyone” of good design.

Now, 11 years (81 rabbit years) and 94 issues later, this is my last issue on the Dwell team. Civilization-altering changes may have occurred in those years, but a day hasn’t passed when I haven’t felt lucky to work on something so exciting and so perfectly (to borrow a favorite baseball term) in my wheelhouse. I have been fortunate to travel the world; meet incredible and inspiring people doing incredible and inspiring things; curate and formulate page after page of this magazine with a terrific team; and most importantly, engage with you—without whom the magazine would have no reason to exist. One thing I have yet to do, though I have often yearned to, is come across an issue of Dwell on an airport newsstand and experience it for the first time. Even then, I suspect I will always be at home in the modern world. ■■■

Sam Grawe, Editor-in-Chief
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STAFF PICKS FOR COOL, MODERN, AND MINI IN THIS ISSUE.

"STORYLINES BOOKSHELF" (PAGE 56)

"MATT LAMP" (PAGE 32)

"THE LOT-EK APARTMENT" (PAGE 84)

SEE A NEW TAKE ON SMALL FROM MINI. PAGE 70



TWEET US WHAT YOU THINK IS COOL, MODERN, AND MINI IN THIS ISSUE.

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My indulged, spoiled, babied, and much-loved pet chickens will be clamoring for one of those incredible coops if I let them see the photos ("If You Build It, They Will Cluck," July/August 2011)! While they have a nice basic house of their own, designed and built by my husband, a building inspector, it doesn't compare to the three beautiful, stylish, and eco-friendly structures designed by the gifted Bertie County, North Carolina, students in the Studio H design-build class. My birds have the run of a fenced three-acre yard all day, but they would really have something to crow about if they got to spend every night in Coopus Maximus. Thank you for including this terrific article, showcasing the talent and creativity of both the students and the teachers.

Diane H. Young
Spicewood, Texas

Every month my dad brings a new issue of Dwell home from work, and then he never sees it again. I snatch them up as soon as they get home and read them back to front, which is the best way to read magazines. I pretty much worship Dwell; I'd call it my design bible. I keep a big stack of past issues in my room, and I never get bored of reading the same issues over and over. That's how great it is.

The Dwellings section of the June 2011 issue was fantastic. Every house was very different but extremely tasteful. The beach houses were some of

the best homes I've seen in the magazine, and now a beach house in New Zealand is on my houses-I-must-have-or-build list.

My expectations for Dwell are always very high and yet it never fails to impress me. Thank you for giving me something wonderful and inspiring to read every month.

Zoe Goodman
Toronto, Ontario

Where can I find the rug shown on page 105 ("Long Island Found") of the June 2011 issue?

Laura
Sent via email

Editors' Note: The homeowners bought the carpet from Patterson, Flynn & Martin (pattersonflynnmartin.com).

I loved seeing Giò Ponti featured in "Un'Introduzione al Disegno Italiano" (June 2011); however, his most important building in America was not mentioned. The truly spectacular, seven-story, glass-tiled Denver Art Museum, completed in 1971, was his first major building in the United States and is an iconic piece of museum architecture. Forty years later this building looks as fresh and original as the day it opened, and it now sits nicely on the museum campus with a newer building by Daniel Libeskind.

Dianne Vanderlip
Denver Art Museum Curator Emeritus
Denver, Colorado

Correction: In "The Hidden Fortress" (September 2011), we failed to acknowledge Wabi House contributors Hunter Leggitt, the project manager; Marcie Harris, the landscape architect; and Omar Mobayed, the structural engineer. We sincerely apologize for these omissions.

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Nicholas Calcott

Photographer Nicholas Calcott recently relocated to Brooklyn from Paris. Shooting Maurice Russell and Jorge Fontanez's home in Manhattan ("Tunnel Vision," p. 84) involved extreme temptation. "We'd be setting up for the next shot and they would be preparing dinner," he says. "Then, the most intense and delicious aromas would fill the room. This made it hard to concentrate, but they invited us to join them for dinner after the shoot was finished."

Céline Clanet

Paris-based photographer Céline Clanet spent a year shooting images of the dams, power plants, and people of the Beaufortain area of the French Alps, some of which are featured in "From Torrent to Current" (p. 98). Now obsessed with dams, Clanet is seriously considering a proposal to install a hydroelectric plant on the Seine River in order to power the energy-intensive Eiffel Tower, which is lit throughout the night.

Daniel Hennessy

Daniel Hennessy, a Los Angeles-based photographer, shot the Clipper Street House ("Level Headed," p. 90). "After seeing the 'before' photos and then the completed house in person, I was amazed at how well the architect reconfigured the main stairwell to make the space open up and let all the areas flow together," he says. During the shoot, the residents' daughter, Matilda, was constantly on the move. "We decided to bribe her with an entire jar of Nutella so she'd stick around while we took the kitchen shots," Hennessy says.

Amara Holstein

Amara Holstein is a writer and frequent Dwell contributor. Inspired by the impressive array of urban agriculture at Matthew Fitzpatrick and Katherine Bovee's nearby house in Portland, Oregon ("All We Need," p. 78), she immediately went home and planted some carrots and kale in her backyard. She's still trying to figure out how to grow strawberries and thyme on her third-floor pitched roof.



Drew Kelly

Oakland, California-based photographer Drew Kelly spent a day with Peter and Lynda Benoit shooting their home in nearby Emeryville (My House, p. 48). He was particularly impressed with the massive staircase-bookcase-bedroom that Peter built, because, like Peter, Kelly also worked as a carpenter for a while (though unlike Peter, he doesn't believe in using a measuring tape).

Rachel Levin

After writer Rachel Levin scouted the nearby Clipper Street House in San Francisco ("Level Headed," p. 90), owned by Lorena Siminovich, the founder of Petit Collage, she was determined to make her toddler's room way cooler. A former senior travel editor for *Sunset* magazine, Levin has also written for the *New York Times* and *San Francisco* magazine.

Heather Wagner

Heather Wagner is a copy director at *Elle* who regularly writes for Dwell. To research the highs and lows of renting ("An Introduction to Renting," p. 109), she schmoozed with real estate brokers, studied Russian serfdom, and was privy to an unprintable landlord tale involving a broiled hot dog and an aluminum boat. She and her husband rent an apartment in New York. ■■■

The Venthon power plant (top) is one of ten power plants and four dams that photographer Céline Clanet captured in France. See more in our Photo Essay on p. 98.

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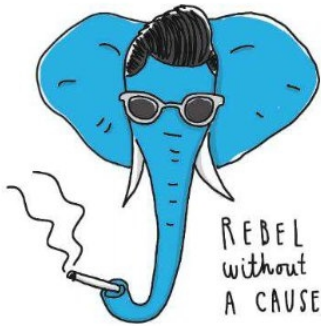
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IN THE 

Modern World

Design Intelligence from around the Globe



24 Walk This Way

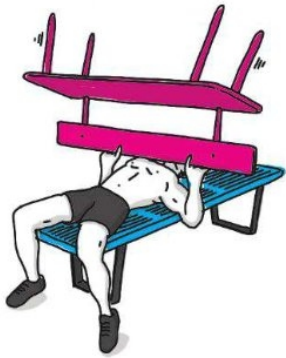
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Houses We Love
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Row House

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Rewind
Lamel House

Walk This Way



No path? No problem. The desire lines in this Dutch photo essay prove that people are quite comfortable going their own way.



Ganzenhoef1
Geldershoofd, Amsterdam
 Distance saved: 125 feet
 (above)

Shortcuts are nothing new, but most folks are too busy absentmindedly following—or initiating—they to stop and truly notice the way these trails regrid the pedestrian landscape. Dutch photographer Jan-Dirk van der Burg spent four years capturing the evocatively dubbed *olifantenpaadjes*—literally “elephant paths”—all over the Netherlands. The results provide a droll glimpse into a most basic animal instinct: to conveniently close the gap from here to there. olifantenpaadjes.nl

Kantoorpaadje
Pietersbergweg, Amsterdam
 Distance saved: 10 feet
 (left)



Olifant Achmea
Molenwerf, Amsterdam
 Distance saved: 100 feet
 (above)

Zoetermeer3
Bredewater, Amsterdam
 Distance saved: 18 feet
 (right)

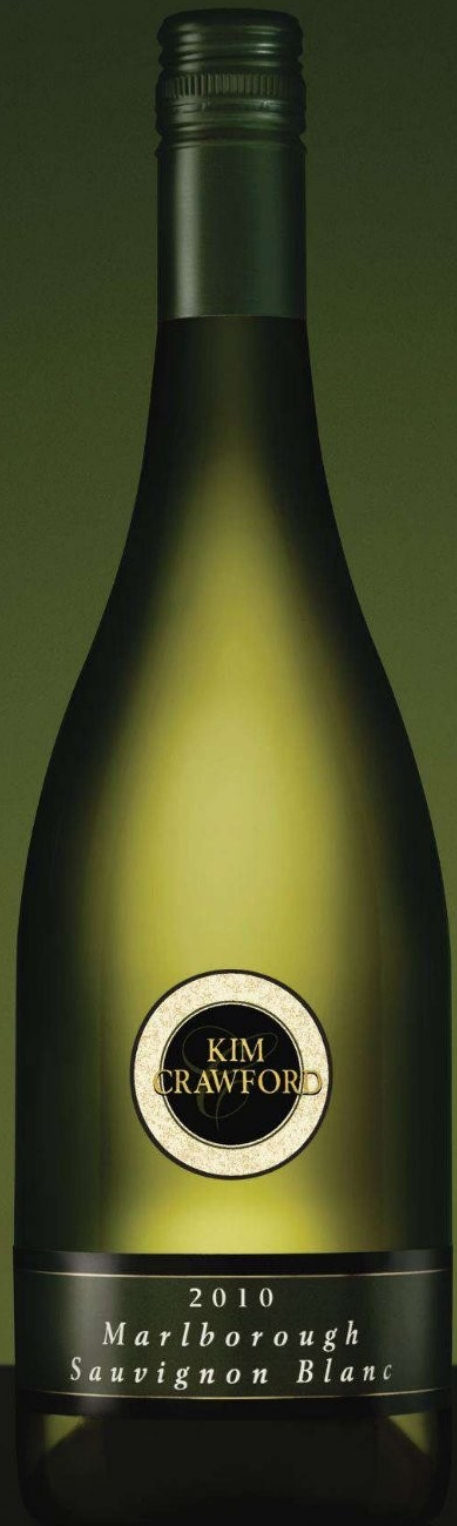


Photos by Jan-Dirk van der Burg

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Work Wise



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A



B



D



C



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for Punkt.
punktgroup.com

B. Data Clip USB Stick
by Nendo
nendo.jp

C. Peculiar Attachments Lamps
by Chung Sui Fai for d.lab
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D. Scotch Pebble Dispenser
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Street Smart



Pursuing his passion for painting gave Fabian Debora a means to transcend his troubled past.



Fabian Debora believes in the transformative power of art. A tumultuous childhood in the Boyle Heights neighborhood of Los Angeles set him on a path toward drugs and gangs, but putting pen to paper helped him turn his life around. He is currently a substance abuse counselor at Homeboy Industries, a center that helps youths redirect their lives through mentoring programs and employment in its growing businesses. Debora is also their resident artist, merging his two responsibilities by using art as a form of therapy. A recent collaboration with Artecnicca allowed the Homeboys to express their skills with a collection of totes.

What's your earliest memory of experimenting with art?

I was ten years old—about to be expelled from school—and [Homeboy Industries founder] Father Greg Boyle told me to go home and draw him a picture. I held onto that support.

You use the term "community artists" to describe the people you work with.

They're emerging and making a name for themselves but are not yet known outside their neighborhood. Their talents can contend with those in the mainstream, but they haven't been given the opportunity to shine.

But street art is all over museum walls these days.

Yes, but exhibitions featuring graffiti art don't often take its history into consideration; it's important to recognize those who have fought to create it, and understand that people have passed away behind those spray cans. When this form gets glorified in an irresponsible way, it can cause harm to future generations. We have to be cautious of that.

How do you communicate that to today's youth?

I tell the little kids to take their work and put it on a canvas instead of giving it away on the side of a building.

What's your studio like?

I've set up a small altar with pictures of the master painters: Frida Kahlo, Picasso. I have a ritual where I light two candles and some sage, and then I turn on my music—anything from Mozart to Marvin Gaye—open up, and let the spirit roam free.

And when you can't make it to the studio?

When I was a kid, I lived five minutes away from the L.A. River, and I would play there in order to escape the violence at home. To this day, when I'm feeling especially tired and frustrated—wondering where I'm going to end up and if my art is going to take me places—I'll sit there with my sketchbook and the thoughts flow in.

Where would you like your art to take you now?

I'd like to go back to school for my BFA—my goal is to work for DreamWorks Animation company. I also want to establish a Homeboy Art Academy.



"Boyle Heights used to be a predominantly Jewish neighborhood," Debora explains. "These street signs hold that heritage as well as the memories of people who live there today, including the gangs that plague the area." (above)

"I wanted to give this bag the essence of the street, with a twist," Debora says of his second collaboration with Artecnicca. (right)



Portrait by Riccardo Vecchio



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kalonstudios.com



Bench One Back
by Another Country
anothercountry.com



Nelson Platform Bench
by George Nelson
for Herman Miller
hermanmiller.com



Hexagon
by Nessun Designer
for Casamania
casamania.it

CONFLUENCES 3-seat sofa by Philippe Nigro.
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Windows Shopping



Scrolling through a well-considered Web shop can be as fun as brick-and-mortar browsing. These Internet entrepreneurs have each established their own online outlets with keen curatorial vision.



Company	Gretel gretelhome.com	Theo theo-theo.com	Sleek Identity sleekidentity.com
Proprietor	Abby Kellett	Thorsten van Elten	Stefanie Gelinas
First Sale	Fortune Chicken by Yoad David Luxembourg	Pigeon Light by Ed Carpenter	Matt Lamp by Llot Llov
Web Exclusive	Flawed Tableware by Studiomake	HemDing Vintage Platter by Andreas Fabian	Made 2 Measure Ruler by Donkey Products
The Standby	Distortion Candlesticks by Paul Loebach for Areaware	Messograf Pen by Cleo Skribent	Shower Caddy Octopus by Formverket
Sleeper Sell	Uni Container by Industreal	D.E Stationery Container by Daniel and Emma	Bendino Lamp by Martin Konrad Gloeckle



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WA: Bellevue, Seattle **CANADA:** Calgary, Toronto, Vancouver.

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Reign of Terroir



Nestled in the small village of Tadten, Austria, the Erich Sattler Winery takes advantage of the soil's temperature and sun's trajectory to create the ideal environment for producing unique local varietals.



When Austrian entrepreneur Erich Sattler refocused his family's business from mixed agriculture to grape growing, he needed headquarters to house the budding wine enterprise. He turned to his architect brother, Kurt, to design a winery capable of production, bottling, and cellaring on the ground-floor wine hall, with guest accommodations, presentation space, and an office in the wine loft above. Though it isn't the only winery in Tadten—their residential adjacency is common in the region—Kurt explains how its distinctly modern styling sets it apart.

"Computer simulations were used to exploit the effect of the sun on the space and make the most of cross-ventilation. The upper terraces are situated east to west, which maximizes heat absorption in winter and resistance in summer."

"To keep the ground floor a constant 60 degrees, a four-inch-thick, highly insulated metal panel system was mounted behind

the concrete fire walls. The soil's cool temperature then maintains the ideal environment without the use of air conditioning."

"The courtyard is formed by the traditional L-shaped residential buildings surrounding the winery."

"We took cues from the Case Study Houses to create a relatively open plan in the wine hall, with the terraces emphasizing a natural relationship between inside and out."

Let It Flow

When it's time to pop open a bottle of your favorite Weißburgunder, turn to these sleek tools for an easy uncorking.



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for Normann Copenhagen
normann-copenhagen.com



Corker
by Sebastian Bergne
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Corkscrew Vino
by Studio Wagner:Design
for WMF
wmf.com



Screw.it
by Wiel Arets for Alessi
alessi.com

Photos by Wolfgang Thaler (winery)

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A. C-60 Folk Rock
by Mini Moderns
Cassettes won't be remembered for their superior sound, but there's something so nostalgic about their iconic shape. This mix-tape motif will keep those sonic memories near. minimoderns.com

B. Hotel Fantome
by Katie Deedy for Grow House Grow!
Distilling Victoriana way down to its basic linear essentials, this lavender-accented print was inspired by a paranormal hotel in Provence, France. growhousegrow.com

C. Zig Zag
by Mary Kysar and Topher Sinkinson for Makelike
Papering your walls with the paths and trees of Zig Zag is like decorating with large-scale works of art. Each roll is handscreened, giving the pattern a personal touch. shop.makelike.com

D. Knots
by Terrence Payne for Hygge & West
The delicate loops of Minneapolis-based artist Terrence Payne's American-made wallpaper collection are better suited to the boudoir than the boathouse. hyggeandwestshop.com

E. Spears
by Ferm Living
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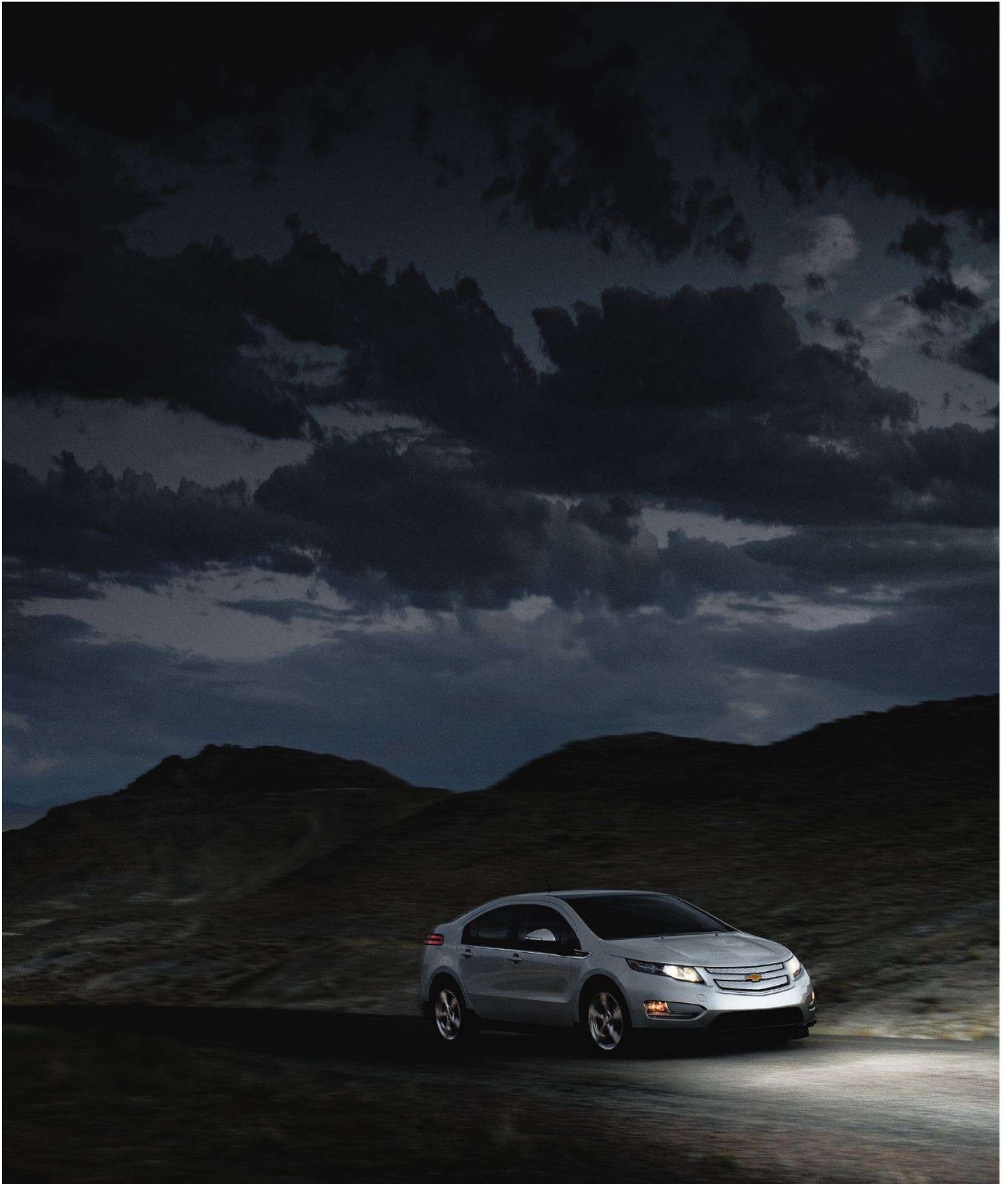
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Float On



A once-plain floating home on Seattle's Portage Bay receives a much-needed renovation ten years in the making.

Project: Portage Bay Floating Home
Location: Seattle, Washington
Architect: Ninebark Design Build
ninebarkstudio.com

In 1999, native Seattleite Denise Draper fell in love with the location of a prime end slip in a marina on Seattle's Portage Bay. She was less enthused, however, with the existing fixer-upper floating there. "I love being close to the water. There's constant change, with boats and wildlife passing by," Draper says, so she purchased the home. It took her ten years before she could renovate, but with the help of architect Ryan Mankoski of Ninebark Design Build, his wife, interior designer Kim Mankoski, and local builder Dyna Contracting, Draper ended up with a 1,000-square-foot place that's tuned in to its surroundings and wears its strong sustainable ethos on its walls.

Ninebark and Dyna salvaged as many components as they could from the original structure, including the turn-of-the-century cedar floats that buoy the home from below—one of the 60-foot-long logs was milled and turned into interior finishes. On the exterior, they opted for salvaged Cor-Ten steel and cedar, both of which will age well in the notoriously rainy northwestern climate. With east-facing walls that are almost entirely glass, "I'm surrounded by natural light all the time," Draper says. The interior is complemented by a 400-square-foot rooftop deck that provides ample views of the waterfront and the snowcapped peaks of the Cascade Mountains off in the distance.



Photos by Aaron Leitz

Material Pleasures

Countertops: Squak Mountain Stone

Floors: Marmoleum

Cabinets: Plyboo

Windows: Custom designed by Ninebark Design Build and fabricated by Dyna Contracting

Bathroom tiles: Pental

Interior ceiling: Salvaged fir and cedar

Exterior wood rain-screen: Salvaged cedar

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Row House



With a modernist palette of concrete, glass, and steel, Ziger/Snead Architects constructed an ode to rowing in rural Virginia.



Sculling is a favorite pastime for the Baltimore couple who commissioned this weekend getaway on Virginia's Rappahannock River, and the sport influenced the siting, as well as the shape, of the house. Baltimore's Ziger/Snead Architects based the home's sleek profile on the contour of a rowing shell, "both in the lightness of the skin and the way it sits gently on the landscape," says Douglas Bothner, an associate at the firm. Its shoreline location only serves to strengthen the connection. "Everywhere in the house you can see the moment where land meets water."



Project: River House
Location: Rappahannock River, Virginia
Architect: Ziger/Snead Architects
zigersnead.com

Photos by Douglas Bothner courtesy of Ziger/Snead Architects

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The Start of Something Big



Pierre Koenig's name will be forever linked to the Case Study Houses—in particular the iconic #22—but this small Southern California residence is a noteworthy early example of his modernist legacy.



Project: Lamel House
Location: Glendale, California
Architect: Pierre Koenig

Hidden amongst the trees in Glendale, California, Pierre Koenig's Lamel House gives a preview of the rectilinear glass-and-steel motif that would become his hallmark. Built in 1953—just a year after Koenig established his own architecture firm fresh out of school at USC, and four years before he was officially licensed as an architect—the residence is classic Koenig: One overhang shades the driveway, while another over the patio allows sun to stream through; a complicated, sloping lot is made hospitable by the orientation of the home and its supports; and the interior is characterized by a largely open plan. It is a testament to Koenig's ability to use these materials to an end that is clean-lined without being cold and cost-effective without being substandard, all the while establishing a balance between super sleek modern and laid-back California cool.



Lamel House by the Numbers
1,200: Square footage
\$9,400: Cost

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Clad Romance

Persistence paid off for this California couple who worked overtime for two years to tackle their all-in-one loft renovation.

In 2007, Lynda and Peter Benoit bought a 1,100-square-foot unit in the historic Besler Building, a former steam-engine factory in Emeryville, California. The San Francisco Bay Area loft was suffering from a case of poor planning; a previous owner had broken up the open area with an ill-conceived elevated storage space directly over the entryway.

Over the span of two years, the couple—she's a communications specialist at Lucasfilm and he's an architect at Melander Architects—lived and breathed a clever overhaul, transforming their once-dim home into a sunlit space housing Peter's masterwork: a completely customized 16-by-17-by-10-foot wooden box that accommodates a bookcase on the outside, a bedroom on the inside, and a dressing-room mezzanine above. ▶

Story by Jordan Kushins
Photos by Drew Kelly



@ See "before" photos, architectural plans, and the loft's step-by-step backstory at dwell.com/emeryville-bookshelf



The wooden box is as functional as it is finely crafted, with room for clothes up top. Each niche holds treasures from travels, family keepsakes, books, and more.

Dwell



The bedroom—accessible via the living room—is where the couple will place a bassinet for their newborn (above, top). Ando, a Shiba Inu, was in the first Puppy Cam litter (above).

Lynda: The day after escrow closed, we came over and pulled up this cheap vinyl that was on the floor. It took us 45 minutes to get it all off.

Peter: We knew there would be concrete under there, somewhere.

Lynda: We wanted to sand down the floor but that was too expensive. Instead, we had it painted blue before we moved in. Then we waited about



five months before we did any real work, which gave us time to appreciate how we used the space and to figure out what changes would suit us best. And I was terrified about putting holes in walls.

So we started small. The first real mark we made was to cut a square pass-through from the kitchen to the living room, which just happens to fit beer and wine bottles perfectly. I was resistant, so Pete did it while I was away for a weekend. I came home and said, "Okay. This is really amazing." After that, the demolition began.

Peter: Our main goal was to open the space up to the light. We have a 13-foot-high ceiling and an entire wall of windows, but the previous owner had built a lofted storage structure that stretched across the entryway, essentially dividing the living room and blocking most of the view.

Half of the elevated unit had to be dismantled. A friend came over and we tore away the drywall with sledgehammers over a couple of days. Once the drywall was gone, I began to cut apart the frame, piece by piece. I thought this was going to be done so fast...

Lynda: But it took eight months just to knock it down. It got very, very dusty. Pete set up sawhorses, the washer-dryer doubled as a workbench, and everything was out in the open. We did a lot of tarping.

Peter: Once we got into the groove, it became second nature: Put the tarps up on Friday night, turn on the saws Saturday morning, and work through Sunday. Then we'd clean up, mop the floor, vacuum, and get it livable for the week again. We'd stack all the materials and equipment by the front door, out of the way, but we were living in a construction site. ▶▶



Peter lined the pass-through's opening with plywood (above left). The picture wall is adorned with images collected from family, colleagues, and estate sales. "I kill plants,

so cacti are our friends," Peter says of the succulents along the low table behind the Design Within Reach sofa, just over which an Established & Sons Font clock keeps time.

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“Simplicity is the ultimate sophistication.”

– Leonardo da Vinci

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shape. I had originally planned to cover the entire box, but my friend Joe came over and suggested cutting a few windows in the frame to get light into the bedroom. I was a third of the way done and thought, "A week later that wouldn't have been possible." In the end it was the best idea. If you stand on the bed you can see straight through to the hills.

When the entire structure was done, we had a carpenter install the bookshelves.

Lynda: We taped up where they'd go multiple times to figure out the right spacing.

Peter: I think in lines, and I like things to be rectangular and architectural.

Lynda is....

Lynda: Chaos.

Peter: And I love that. Her taste grows; it has life; it takes over places. So Lynda has always been in charge of the shelves, organizing the books and mixing up what we display: a lips phone, rock collections from our travels, molds of her siblings' teeth, a giant Styrofoam bust of Mr. T.

In the end, even though building the box drove us crazy and took forever, it's added so much texture to the place. There was no texture when we moved in here.

Lynda: It was so unfinished for such a long time, but now I love it. I love looking at it every day. ▶

Finally I was able to start on the wooden box itself. I got the plywood framing up—which I learned how to do when I worked for a carpenter in college—and took down the stairs. Lynda told me I had 48 hours to build them again, because she didn't want to climb a ladder to get to all our clothes.

Lynda: About that time we also decided to tile the kitchen. We went to Heath Ceramics and bought boxes of overstock based on the square footage and the green color we liked. Laying out all the tiles was the most fun for me. I organized them into batch one, for the high-visibility areas; batch two, which I knew I'd have to cut a portion off of; and batch three, for ones up high and not as visible. I used a cheap plastic brush from a drugstore in Mexico as trowel teeth, which gave the thinset mortar just the right kind of lines.

Peter: I clad the box with Douglas fir because it has a nice, clear vertical grain and it was inexpensive. I cut all the boards in our place—even the framing, which was a royal pain in the ass to maneuver because of its size.

I started paneling at the floor, went all the way across, and just kept layering up. Things slowly started to take



The loft had no overhead illumination when the Benois moved in, so they added a George Nelson Bubble lamp, mezzanine uplighting, and an Ikea pendant (above top).

The Steelcase desk in the living room was a lucky streetside freebie discovered outside their old Oakland apartment, and the typewriter was a flea-market find (above).



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Lee's Studio
New York, NY • P: 212-247-0110

Light Bulbs Unlimited
Boca Raton, FL • www.lbulighting.com

Light Bulbs Unlimited
Winter Park, FL • email: avronsatill@lbugroup.com

Light By Design
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New York Lighting
New York, NY USA • www.lightingnewyork.com

Planet Lighting
Miami, FL • P: 305-757-5001

Shack Design Group
Davie, FL • www.lightingshack.com

Union Lighting & Home
Montreal, QC Canada • www.unionltg.com

Illuminations Lighting Solutions
Victoria, BC Canada • www.illuminationsbc.com

Norburn Lighting & Bath Centre
Burnaby, BC Canada • www.norburnlightingandbath.com

Royal Lighting
Toronto, ON Canada • www.royallighting.com

The Blues Are Still Blue

Grinding down the concrete floor was too costly, so the Benois had it painted blue with inexpensive Benjamin Moore latex floor-and-patio paint and then sealed with Zinsser shellac—a natural, nontoxic product that brushes on and can be easily touched up. It darkened the blue paint a bit and gives the floor a hand-worked luster.

benjaminmoore.com
rustoleum.com/zinsserhp.asp



Scandinavian Grace

The Benois bought their Scandinavian modern table from Klassik Living in Berkeley. “Their prices are very reasonable for the uniqueness and quality offered,” says Peter. They chose teak since it darkens nicely and naturally when exposed to sunlight—helpful since their table gets blasted by morning rays.

klassikliving.com

Shelter from the Sun

Peter and Lynda opted for Hunter Douglas clutched roller shades with a medium-opacity black cloth because the material filters the sun but still reveals the view when drawn. At night, it blends with the black steel frame. They worked with the Alcatraz Shade Shop in Oakland.

hunterdouglas.com
alcatrazshade.com

Light Box

Peter created a simple uplight at the top of the wood box by wiring together energy-efficient fluorescent fixtures typically used under cabinets and countertops. “The cheaper magnetic models hum unacceptably loudly, so make sure you get the electronic ballast types,” he warns. He then painted the cavity white to reflect light and covered them with quarter-inch-thick acrylic from TAP Plastics.

homedepot.com
tapplastics.com

Second Coming

It took multiple weekend trips, but the couple finally landed upon enough green tiles to cover their kitchen wall. Overstock tiles and seconds can be purchased from Heath Ceramics in its Sausalito showroom. Though the surfaces aren’t as uniformly colored nor as flat as first-run tiles, they offer a unique tone and texture when the tiles are laid out.

heathceramics.com ■■■



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Top

Bar the bookcase and forswear the end table; a striking wall shelf may be all you need to refresh a sagging interior.

Story by Aaron Britt
Photos by Peter Belanger





As appealing as an earthbound armoire or burnished-teak credenza can be, few storage solutions offer the hovering grace of the hanging wall shelf. Whether loaded with a cherished first edition, a lifetime of tchotchkes, or maybe just your

toothbrush, a chic shelf offers function and expression in one. We rounded up this sextet of handsome hangers that ranges from today's gems to the classics of yesteryear in hopes of inspiring you to get back on the shelf.▶

@ For more of our favorite wall shelves, visit dwell.com

PROS

CONS



String Soft
by Nils Strinning for Stringfurniture
Wired sides and wood shelves
Available in pink (walnut), mint green (oak), and nude (birch)
29.5"H x 31.5"W x 8"D
\$330
string.se

This limited-edition reissue of Nils Strinning's stunning String shelf from 1949 has all the humble grace of the original with a trio of lovely hues on the wire supports.

The three shelves that attach to the wire sides are adjustable, making this the most versatile of the lot.

To use all three shelves, nothing terribly large can go on any of them. This shelf is also quite heavy, making conscientious installation paramount.

The String shelves look amazing in banks across a wall, but at \$330 a pop they quickly add up.



Storylines
by Frederik Roijé
Powder-coated steel
Available in blue, white, light gray, and dark gray
11"H x 35.4"W x 7.9"D
\$290
roije.com

Though it's dubbed Storylines, when this shelf is loaded up with books you're as apt to get a skyline hovering on your wall. The shelf's hefty steel makes it the bruiser of our group, and its geometric form lets it double as a very useful piece of wall art.

The Storylines is deceptively heavy, so you'll want to get all three required screws into studs, if possible. Woe unto those who use this shelf for cookbooks.

The widest slot is just two and a quarter inches, making this the most prescriptive shelf we've reviewed, and bad news for those with the Harry Potter box set.



Wall Shelf 112B
by Alvar Aalto for Artek
Birch veneer
9.8"H x 35.4"W x 9.8"D
Available in natural, white, black, gray, and red lacquered
\$425
artek.fi

The classic of the bunch, Alvar Aalto's 1936 design is the quintessence of Scandinavian modernism. Better still, the 112B is deep and wide enough to handle a potted plant and your Finnish-English dictionary without losing its functional elegance. It looks great hung alone or with a small squadron of other 112Bs.

If the devil is in the details, then we'd be even more enamored of Aalto's design if the screws that affix the hanging brackets to the shelf weren't exposed.

The understated simplicity of the design and its \$425 price tag may chafe when your friends ask (understandably) if you got the shelf at Ikea.



Piegato One
by Matthias Ries for Serafini
Powder-coated steel
Available in black, white, yellow, blue, green, and orange
15"H x 26"W x 7.9"D
\$128
serafini.de

Colorful, flat-packed, and not terribly expensive, the Piegato One by Matthias Ries is a poppy shelf that folds into place for easy installation. It even has its own bookends that bend out to keep things neat.

Though it's shown here in black, you might fare better with a splash of color in a home office or child's room.

The Piegato One's engineering and structural supports take the aesthetic lead, so those looking for an elegant design to subtly peek out behind the objects placed on it will be disappointed.

You can take the shelf down and fold it flat again, but it doesn't take much for the powder coating to flake at the joints.



El Shelf
by Mark Daniel for CB2
Willow wood veneer
2"H x 24"W x 5"D
\$20
cb2.com

At just \$20, the El is our favorite inexpensive shelf on the market. The willow wood veneer is sturdy, the four screw holes assure that you can mount it snugly to the wall, and the bright red offers a cheap and cheerful vibe that no other in this group can match.

At just five inches deep, this is no place for your Micheners; many paperbacks will find themselves too big for the El too. This shelf might be a good bet in the bathroom, or for your favorite knickknacks, but leave the serious storage to the big boys.



Bookworm
by Ron Arad for Kartell
PVC
Available in aluminum, white, cobalt blue, black and wine red
7.5"H x 7.9"D
Width varies 126"-322.8"
\$425-\$1,115
kartell.it

The Bookworm offers an expressionistic swoop that none of the other shelves even come close to touching. In fact, Ron Arad's undulating bit of storage benefits from its dangerous curves—the tension created by coiling back on itself strengthens the shelf. For a vast expanse of wall in need of a signature design, this is our pick.

Some shelves need little more than a spare ten minutes to install, the stiff PVC of the Bookworm requires an especially long screwdriver, a free afternoon, and a pair of very patient friends.

The Bookworm is hardy enough to handle your favorite tomes, but good luck getting them to stand up straight.▮▮▮

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Dwell on Design 2011

Dwell on Design's fourth year at the Los Angeles Convention Center was a booming success, cementing the event as the best design show in America.

With attendance just shy of 21,000 souls, our ideas conference, trade show, and exhibition was, yet again, the West Coast's design event of the year. The anchor of Dwell Design Week—a ten-day festival of lectures, showroom visits, and home tours—Dwell on Design took over the West Hall of the Los Angeles Convention Center from June 24 to 26.

Attendees suffered an embarrassment of riches, with scores of speakers, contemporary design exhibits from Spain and Japan, the Modern World Awards, and a stirring keynote address

from sustainability guru William McDonough all competing for their attention. On top of that we had over 100,000 square feet of vendors, ranging from the smart appliances of presenting sponsor LG, to the luxurious cars of Lincoln, to modernist classics from Herman Miller. Dwell on Design felt more like a high-design extravaganza than a trade show.

In the event you couldn't make it out this year, read on for a glimpse of what we consider the most vital weekend of design in America. Can't wait to see you in 2012! ▶▶

Photos by Peter Williams

@ To learn more about Dwell on Design visit dod.dwell.com

DESIGN OCT



Mahiga Rainwater Court, Mahiga, Central Province, Kenya.
Image by Michael Jones.

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Keynote Speaker: William McDonough



If design is the first signal of human intention, then designers should wake up first thing in the morning and want to make the world better.

We envision intelligent material pools of continuous upcycling where once a substance is used it can go back out into the world to be used again. We see clean energy, clean water, and clean safety. With our knowledge of chemistry at this point in history we see no reason that textile mills shouldn't be water-purification centers. And then the last tenet of this system has to be social fairness.

We start with the values that we want, and then we figure out metrics that tell us how we can achieve them.

Are you primarily an architect these days? A chemist, an author, a thinker?

I don't really know, and most other people don't know either. At bottom, I'm a designer and I do design at various scales. My firms have projects going in Barcelona, the Netherlands, and we're working on an island in Denmark, as well as our Cradle to Cradle certification. I'm an architect for certain projects, for others I help architects. So yes, I do practice design, but what I really practice is international sustainability diplomacy.

What did you make of Dwell on Design?

I loved it. I was having a great time going around and seeing progress—seeing that progress is a work in progress. At the same time, I also felt that we're just moving too slowly.

Jefferson and Gorbachev both said that the revolution ignites when five percent of thinking people arrive at the same idea. At Dwell on Design, I felt that. It's not going to take everyone to really get this going, but it will take a lot of us. What I love about conferences like Dwell on Design is that they expose you to what's in front so that you can move toward it. ▮



Our keynote address this year came from the garlanded architect, thinker, and sustainability advocate William McDonough. He addressed a massive, rapt crowd about his Cradle to Cradle design thinking, what the future of sustainable design should look like, and what a "more good" as opposed to "less bad" vision of designing for the future entails. McDonough's speech was rousing, playful, and necessary. Once the show was over, we had the chance to ask him a few more questions about what he does.

What is Cradle to Cradle thinking?

Cradle to Cradle is a quality framework where we look beyond the various "go green" issues—like the wholly undefined "carbon neutral"—and try to create a certification system that encourages continuous improvement.

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Lifestyles Furniture · Chicago
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www.houseworks.biz

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Modern World Awards

After a decade of publishing the world's best and brightest designs, we thought it was high time we slapped our seal of approval on the new products and furniture we love. Thus, the Modern World Awards were born. The Dwell editors chose five entries in the categories Play, Eat, Create, Work, and Live because they sit squarely where form, function, and innovation unite. (The selection was taken straight from the pages of Dwell and dwell.com.) Our entire staff voted on the winners, our readers voted on the People's Choice Award champ, and then we exhibited them all at Dwell on Design. The nominees, please... ▶

This year we debuted the Modern World Awards, giving our favorite products and furniture discoveries a place to shine on the show floor.

PLAY

-  **Bike Shelf**
by Chris Bingham for Knife and Saw
knifeandsaw.wordpress.com
- Come and Draw**
by Tian Tang Design
tiantang.se
- A7 Bicycle**
by Public Bikes
publicbikes.com
- Jambox**
by Jawbone with fuseproject
jawbone.com
- Circle Playhouse**
by Modern Playhouse
modern-playhouse.com

EAT

-  **FYRKAT Picnic Charcoal Grill**
by Bodum
bodum.com
- Trattoria Table and Chairs**
by Jasper Morrison for Magis
magisdesign.com
- Alodia Stool**
by Todd Bracher for Cappellini
cappellini.it
- Mormor**
by Gry Fager for Normann Copenhagen
normann-copenhagen.com
- Reversed Volumes**
by mischer*traxler for DesignMarketo
designmarketo.com

CREATE

-  **Softwall**
by Molo
molodesign.com
- Suita Sofa**
by Antonio Citterio for Vitra
vitra.com
- Boost Boxes**
by Boost Home
boosthomeproducts.com
- Neutra House Numbers**
by Heath Ceramics and House Industries
heathceramics.com
- The Dots**
by Tveit & Tornøe for Muuto
muuto.com


WORK

-  **111 Navy Chair**
by Emeco with Coke
emeco.net
- Kelvin LED**
by Antonio Citterio with Toan Nguyen for Flos
flos.com
- Bluff City Lights**
by Atelier Takagi
ateliertakagi.com
- StudioDesk**
by Bluelounge
bluelounge.com
- Shelving System**
by Naoto Fukasawa for Artek
artek.fi

LIVE

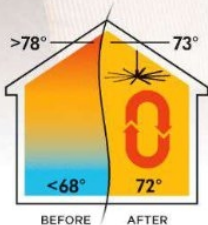
-  **Mangas Rug**
by Patricia Urquiola for Gan
gan-rugs.com
- Ernest Pouffe in Zig Zag**
by Donna Wilson for SCP
scp.co.uk
- Klara Chair**
by Patricia Urquiola for Moroso
moroso.it
- Lighthouse Lamp**
by Ronan and Erwan Bouroullec for Established & Sons and Venini
establishedandsons.com
- LC2 Chair**
by Le Corbusier for Cassina
cassina.com

 Category Winner
 People's Choice Award Winner

 To learn more about Modern World Awards visit dwell.com/mwa



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Dwell Outdoor

This year's Dwell Outdoor section was downright bucolic, thanks to a sod landscape designed by Shades of Green, chic chicken coops by 100xbtr, a shiny new Airstream trailer, modern planters by Gainey Ceramics, and seating by Eis Studio. The highlight was the ubersustainable Modern Living show home, designed by Zem Joaquin of Ecofabulous with architect Jonathan Davis of pieceHomes and constructed by prefab builder OneBuild. The house spotlighted cutting-edge eco-friendly materials, including energy-efficient appliances by Electrolux and EcoClad siding, made of recycled paper and bamboo fiber.

The show floor is home to an exhilarating mix of exhibits, vendors, and demonstrations. Here's a look at two zones that continue to dazzle year after year.

Modern Lifestyles

Modern Lifestyles was the most energetic corner of the show floor, with gaggles of young modernists testing out everything from eco-friendly magnetic blocks from Tegu to nontoxic rubber horses from Plastica. You could barely see architect Gregg Fleishman's portable Playgoda—made of birch panels that fit together without screws or nails—through the blur of sliding, climbing, and scrambling children. The structure survived with nary a scratch or dent. Elsewhere, touchscreen consoles from HP took center stage, and new desks and chairs from Stokke and a suite of stump-shaped furniture by George Sacaris captured the crowd. ▶▶





Improving the planet one gorgeous piece at a time

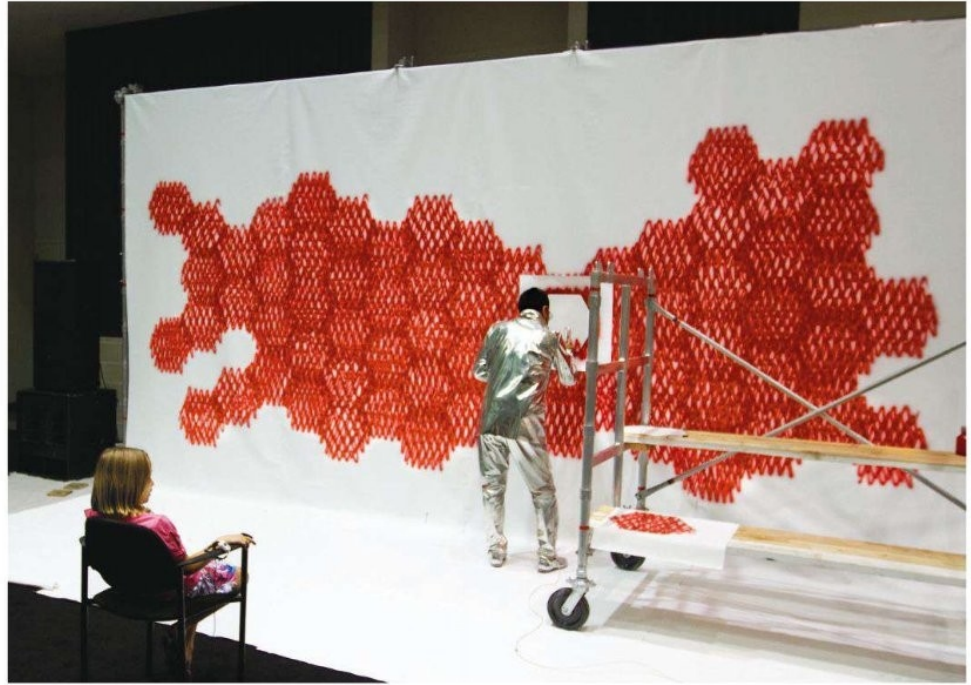


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ecofirststart.com

Sasaki

Dressed in a silver jumpsuit and armed with a tiny airbrush, Japanese artist Sasaki presented his large-scale, evolving art installation that visualizes the human heartbeat. One by one, “heartbeat donors” were hooked up to a stereo system that broadcast the sound of their heart, a booming thrum that Sasaki expressed in real time as continuous hexagonal forms inching along an expansive white canvas. With each hexagon representing a full minute of one volunteer’s heartbeat, the resulting honeycomb pattern of red was slowly revealed as the day passed. The project, which the artist has been developing for many years, raised over \$4,000 for Architecture for Humanity’s relief efforts to help those affected by the March 2011 tsunami in Japan.



It should come as no surprise that we love all things Japanese, and these two special exhibits brought the bleeding edge of Japanese design to life.



Yakitate!

In another constantly humming portion of the show floor, our friends at Italian website designboom presented Yakitate!, a group show highlighting the winsome creations of eight contemporary Japanese designers. Curated by designboom’s co-CEO and editor-in-chief, Birgit Lohmann, the exhibition featured works of all sorts, from furniture and lighting to delicate jewelry, clay figurines, and bespoke bookmarks. Over the course of the weekend, each of the artists presented two live demonstrations, articulating his or her design process to the crowd in both English and Japanese. To see the roster of designers and to get all the details on their creations, visit dwell.com/yakitate. ■■■

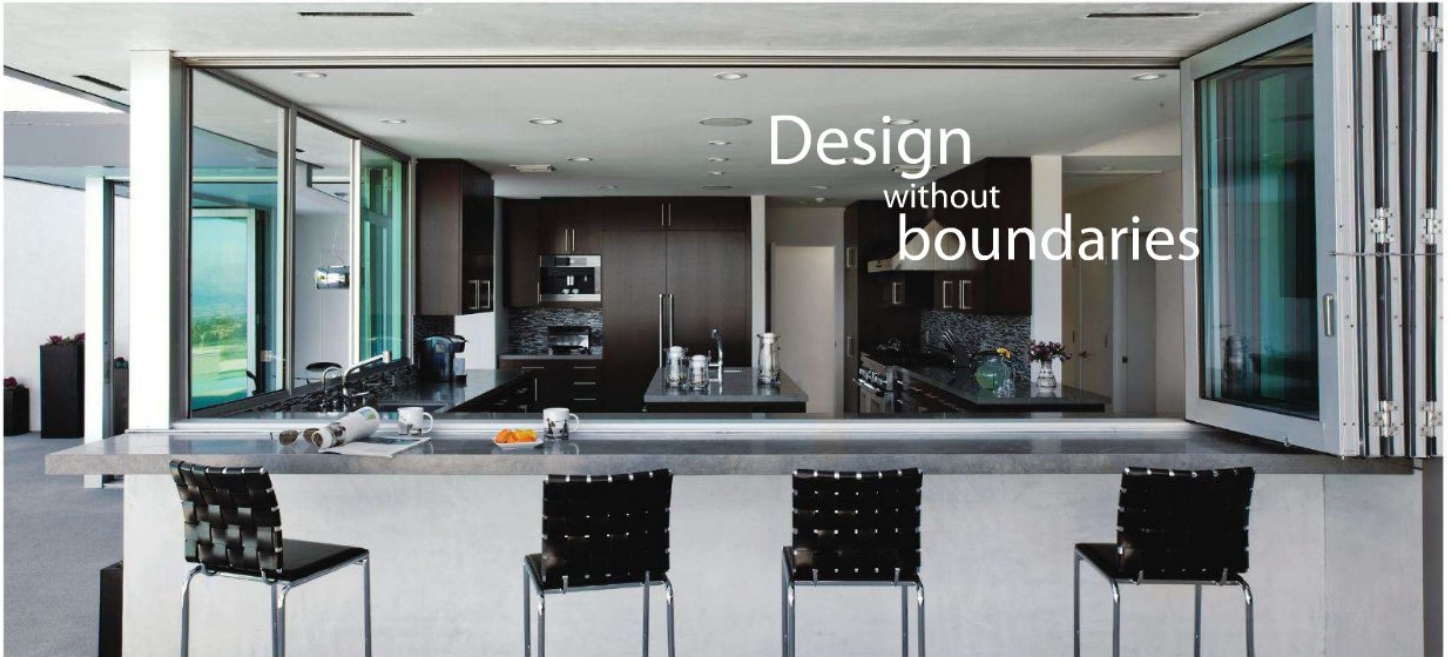


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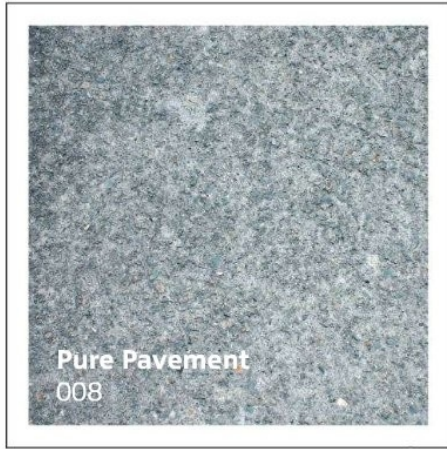
Design
without
boundaries



- multi-stacking door
- pocket door
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- sliding glass door
- hinge & pivot door



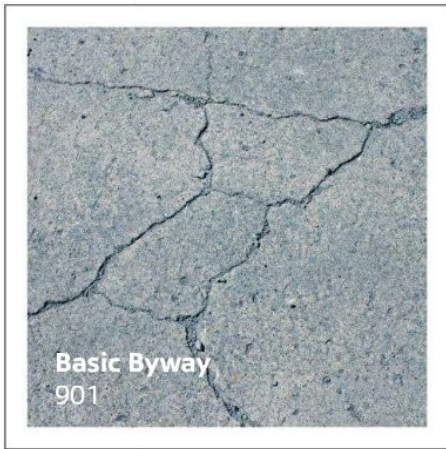
Interstate Slate
423



Pure Pavement
008



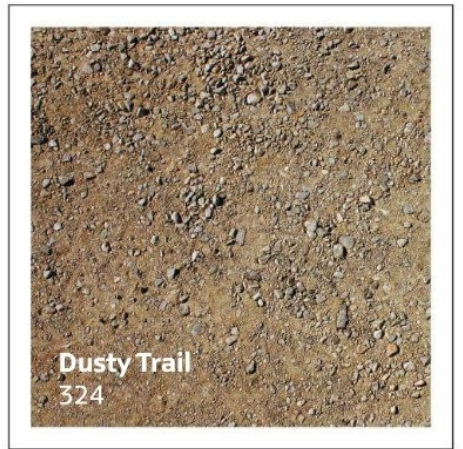
Full-Throttle Flint
403



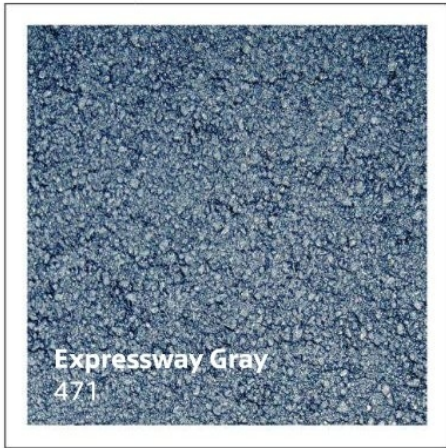
Basic Byway
901



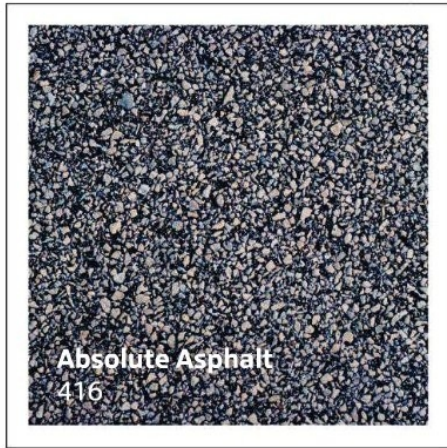
Truly Turnpike
281



Dusty Trail
324



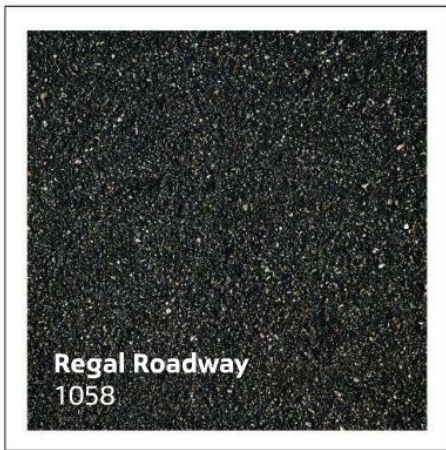
Expressway Gray
471



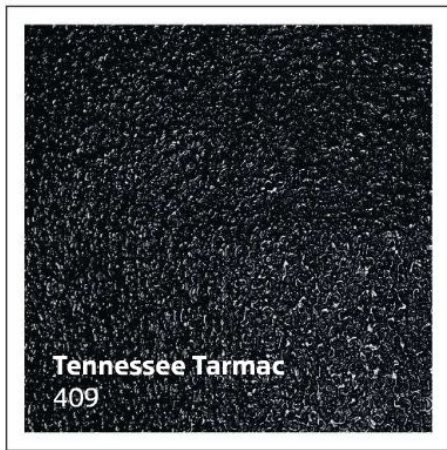
Absolute Asphalt
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Off-Ramp Obsidian
870



Regal Roadway
1058



Tennessee Tarmac
409

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Craca Residence
Section



- A Living Room
- B Bathroom
- C Kitchen
- D Bedroom



SMALL, SQUARED

Story by
Jaime Gross

Photos by
Gaelle Le Boulicaut

In an impressive feat of architectural sleight-of-hand, French designer Jérôme Vinçon shoehorned four floors, and four distinct rooms, into a dollhouse-size apartment.

“I think spatial and technical constraints are good for the imagination,” says Jérôme Vinçon, cofounder of the Paris-based firm Lode Architecture. “Without constraints, I am lost.” So when he saw the cramped 270-square-foot apartment his friends Michel Craca and Gaelle Potel bought in a 1904 building in Montparnasse, he reacted with glee. With the help of contractors (working solo or in pairs, because space was tight), he tore everything out and got creative.

Today, the excavated 17-foot-high shell houses an airy living room with a bathroom hovering above it.

Six oak-and-concrete steps lead down to a tiny kitchen. From there, it’s another five steps to a subterranean bedroom. A space this compact wouldn’t work for everyone, but Craca and Potel work 15-hour days at a nearby restaurant (he’s the head chef, she’s the maître d’) and mostly just return home to sleep. Despite its tiny footprint, the apartment is surprisingly functional and unclaustrophobic—thanks to a bevy of clever tricks woven into the highly customized space. Vinçon, Craca, and Potel show us how they made it work. ▮

LIVING ROOM AND BATHROOM

The apartment's most surprising design move? A translucent shower ("the peep show," chuckles Vinçon) dangling over the living room. The goal was "to create a surprise, something to make visitors forget that the most distinctive thing about the apartment is its size." Craca, for one, enjoys the quirky placement: "The shower has been the object of numerous conversations, imaginings, and fantasies." Ooh la la.



1. DAYLIGHT

With just a single set of windows, it was a challenge to disperse sunlight throughout the apartment. To this end, Vinçon painted the walls a medium matte gray to bounce the light around. He also forwent risers on the stairs to the bathroom, allowing light to filter into the kitchen and maintaining an airy aspect and visual flow from the front of the unit to the back. seigneurie.tm.fr

2. WINDOWS

Vinçon praises the double-hung sash windows by Marvin for their "very good quality and finish." They tilt inward on a lever so they're easy to clean. The etched bottoms maintain privacy while still letting the light in. marvin.com

3. LIGHTING


The boxy lights are indirect spotlights by Wever et Ducre, selected for their streamlined silhouettes. "If you use only ceiling lights, the space will appear smaller," advises Vinçon. "It is better to multiply the sources for a better atmosphere. Spotlight this or that—not the whole space." wever-ducre.com

4. MATERIALS

To prevent claustrophobia and ensure cohesion, Vinçon narrowed the palette to four main materials: French oak, concrete, painted drywall, and brushed stainless steel. "I didn't want to complicate the vision with a lot of colors and textures. I treated the apartment as if it were one single space."

5. STORAGE

Vinçon varied the hinge placement on the custom cabinetry to increase its functionality. At the threshold between the bathroom and entryway, for example, the top cabinet opens to the right to store toiletries while the bottom cabinet opens to the left so Craca and Potel can stash their keys and mail as soon as they walk in through the front door. ▶



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KITCHEN

The 32-square-foot kitchen is essentially a miniature restaurant kitchen, down to the built-in stainless-steel counter (complete with tiny food prep containers) and the two-burner Siemens stovetop. Vinçon brought in a professional—chef Craca—to optimize the shoebox-size space. “I measured everything with Michel, each movement, each dimension, before constructing the kitchen. I know all his body dimensions now...almost.”

siemens.com

1. PERIPHERY

To maximize the tight floor plan Vinçon kept everything flush with the perimeter wall, inseting the Siemens Innowave microwave into the cabinets, installing shallow shelving that props plates upright, and mounting a steel storage system by Franke that consolidates all the kitchen essentials (strainer, paper-towel holder, shelves) into one sleek line. siemens.com
franke.com

2. WORK SURFACE

Despite the limited prep surfaces, Craca once (and only once) cooked an elaborate three-course meal for friends, including a crab-and-artichoke mille-feuille and tarte au chocolat—a two-day process. Dual-purpose surfaces helped: The wooden ledge holds small appliances, and a cabinet door by the stairs opens flat on a bottom hinge to create additional work space.

3. FRIDGE

Hidden beneath the custom stainless steel counter (made by FLJ, a professional kitchen fabrication company) is a Dometic mini fridge, frequently used in hotels and boats because it runs very quietly—key since the bedroom is on the other side of the wall. dometic.com

4. FAUCET

In both the bathroom and kitchen, Vinçon installed angular, clean-lined chrome faucets, which help keep the small rooms uncluttered. In the bathroom, he opted for Plano by Fantini Rubinetti; in the kitchen, Lot by Dornbracht. fantini.it
dornbracht.com

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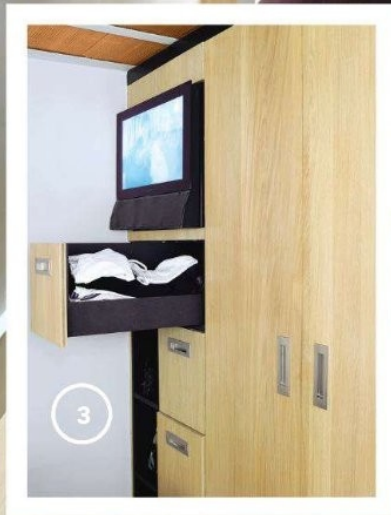
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BEDROOM

After working long days at the restaurant, Craca and Potel relish their small, silent, and dim basement bedroom, where it's easy to sleep deeply. "We are protected from the noise of the street and the neighborhood," says Craca. "We find the coziness ideal."



1. CLOSET

The bedroom has some secrets, including two water heaters and a combination washer-dryer by Candy hidden in the back of the closet. Installation was a challenge; according to Vinçon, "the plumbing company sent a specific very small plumber for the job—the smallest of the company!" candy-domestic.co.uk

2. STAIRS

The stairs, less than eight inches deep, are exceedingly easy to fall down (or up). Wever et Ducreé lights, inset into the wall on the left, increase visibility and decrease the chances of slippage. wever-ducre.com

3. DRAWERS

Vinçon installed five-foot-deep custom drawers to hold the couple's clothing. His inspiration was a drug storage system he spotted in a Paris pharmacy. "Like in a boat cabin or orbital station, every centimeter was utilized," he says.

4. CEILING

By exposing the structure of the living-room floor overhead—terra-cotta slabs on steel I beams—instead of covering it with drywall, Vinçon made the most of the limited headroom, creating a low but serviceable 6.8-foot ceiling.

5. HEADBOARD

Set six inches away from the wall, a custom wooden headboard hides pipes and acts like a gigantic nightstand, serving as a discreet catchall for books, tissues, and bedtime ephemera. The oak carries through the bed, floors, and storage unit, giving the entire room a built-in feel. ■■■



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Story by Amara Holstein

Photos by John Clark

Project: Harpoon House

Architect: Design for Occupancy

Location: Portland, Oregon

It's a crisp day in Portland, Oregon, and the last few rays of afternoon light are slipping behind the clouds. Arriving home from work, Katherine Bovee pauses in her front yard to pluck a leafy handful of arugula and pocket some radishes before heading indoors to start dinner with her small harvest. Inside, her partner, Matt Kirkpatrick, has a pot of tea steeping on the kitchen table and some lounge music gently grooving in the background. With such a cozy domestic tableau as the backdrop, Kirkpatrick laughs at the idea that they're missing out for living small. "In many ways, it's hedonistic," he says. "We get all the things that are great about owning a house without the extra baggage of a bigger place."

Three years ago, they were living a few blocks away in a similarly sized rental in a subdivided Portland four-square. "We didn't feel like we needed more space; we just wanted it to work better," says Kirkpatrick of the dark series of closed-off rooms that comprised their apartment. ▶

This pair of handy Portlanders doesn't crave any more of Oregon's territory than what's taken up by their 704-square-foot home, hard-working garden, and smartly designed outdoor spaces.

KEEPING EVERYTHING IN ITS PLACE IS CRITICAL IN THIS TINY HOME. SHELVING DESIGNED BY KIRKPATRICK HELPS IMMENSELY. HE'S ALSO DESIGNED THE COFFEE TABLE; THE COUCH WAS PICKED UP AT A SECOND-HAND STORE. THE VAPORPROOF CEILING LIGHT IS FROM RAB LIGHTING.



With plenty of design acumen between them—Kirkpatrick is an architectural designer with his own firm, Design for Occupancy, and Bovee is a studio director at branding and marketing company Joule—they decided to build their own house and started scouting the nearby streets for an empty lot.

They found themselves coveting a particular 50-by-50-foot corner space. Perfectly positioned in the inner Southeast Portland neighborhood they'd come to love for its easy combination of residential feel within an urban setting, the land is a manageable walk to downtown, and amidst a heady hipster mix of restaurants and shops. The lot itself, bounded by a chain-link fence and occupied by a lone hydrangea bush, was an unloved, unused side yard for the house next door—in other words, a blank slate. The couple put in an offer, and they became the proud owners of their own patch of turf. Nine months later, after an uneventful construction process, Bovee and Kirkpatrick moved into their dream home.

Kirkpatrick designed the house to draw upon the outdoor area rather than dominate it. Instead of a single-story home that spreads to the limit of the lot, the three-story house holds itself trimly in place. A basic box that's as tall as it is wide (28 feet) and 16 feet long, the house consists of rooms stacked vertically: an unfinished basement on the bottom, a kitchen-living area and a bathroom in the middle, and a bedroom on top, with the stairwell hinged onto the front of the home. The only interior doors are those to the bathroom, basement, and root cellar, leaving the rest of the space open and unfettered.

All the furnishings are pared down to basic functions, and many serve dual purposes. A horizontal bank of cabinets set against one wall, with integrated appliances and sleek stainless countertops sliding on top, makes up the kitchen. The dining, coffee, and side tables, built out of leftover cabinet scraps, double as Kirkpatrick's work spaces. Upstairs, the closet is a rod tucked under the sleeping loft, where



A PAIR OF WINDOWS SHED A BIT OF LIGHT IN THE BEDROOM (RIGHT), WHICH BOASTS A LOFTED BED AND WORKSPACE WITH A SINK AND CLOSET BENEATH. THE SINK IS BY LACAVA, AND THE TAP IS FROM FLUID FAUCET'S WISDOM LINE.





BOVEE AND KIRKPATRICK EAT AT THE TABLE HE DESIGNED. THE COOKTOP, OVEN, AND DISHWASHER ARE BY BOSCH; BREN REIS OF EARTHBOUND INDUSTRIES MADE THE CABINETS. BOVEE USES THE SMALL DESK AT THE FOOT OF THE COUPLE'S BED (OPPOSITE) FOR FREELANCE WRITING PROJECTS.

Bovee writes freelance art reviews on a desk at the foot of the bed.

Clean lines, simple white walls, and a clear lack of architectural ornamentation keep the house from feeling claustrophobic. The ten-foot ceilings (a generous 12 in the bedroom) don't hurt either. With massive windows, minimal furnishings, and a strong sense of linearity inside and out, the house feels bright, light, and airy. Yet the couple bristles when others suggest that their intent was to make the place feel larger. "People ask us, 'What did you do to make your house not feel like this cramped little thing?' with the idea that the house is trying to act big," says Bovee. "It's not. It's a small house acting like a small house. We built the house to fit in its own skin."

Indeed, there are many benefits to living compactly beyond having less space to maintain. The couple was able to use earth-friendly materials to create a well-crafted home that came in on budget for a total of \$230,000 (minus the cost of the land); if they had added square footage, they wouldn't have been able to afford the same quality of materials. The framing, for example, was done with structurally insulated panels, rigid building sheets that are incredibly energy-efficient and structurally sound. Add to that triple-paned windows, FSC-certified hardwood floors, and a water heater that draws heat out of the air in the basement to warm up the house's water, and the house is a model in small-scale sustainability.

Yet perhaps what makes the home feel expansive is its interaction with the outdoors. "The neighborhood is part of our lifestyle," explains Kirkpatrick. The windows frame views ranging from their neighbor's gnarled tulip tree all the way to the downtown skyline. When the weather allows, the couple pulls their dining table onto a deck off the living room, and on balmy evenings they can even sleep out on the green roof, which is accessible by a sliding door in their bedroom. Another planted roof caps the house and provides the perfect perch from which to watch Fourth of July fireworks. A 10-by-30-foot garden space out front has become a veritable farm where they grow everything from blueberry bushes to persimmon trees to fava beans. If they yearn for a grassy lawn to lie on, there's a huge field behind a school a block away.

As memories of summer fade into the cool, gray days of autumn, Kirkpatrick pulls open the kitchen freezer to show off a collection of his famous homemade ice creams in garden-fresh flavors like juniper berry and chocolate rosemary. Bovee talks about the apples, potatoes, and radishes that she's going to cull from the garden and store in the basement root cellar, then looks around her house, glowing warm as the trees lay bare. Their cat, Soleil, stretches out on the couch matched exactly to the color of her fur, and the teakettle whistles across the room. "There's nothing sacrificial about living in this house," she concludes contentedly. "We have what we need, and no more."

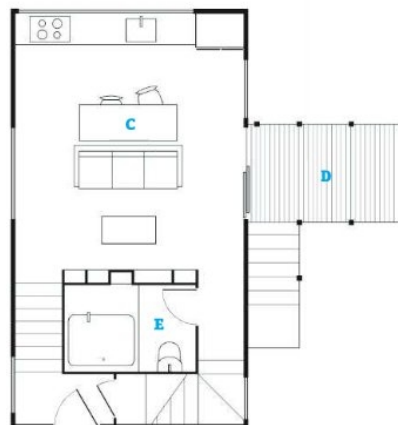
**Harpoon House
Floor Plans**



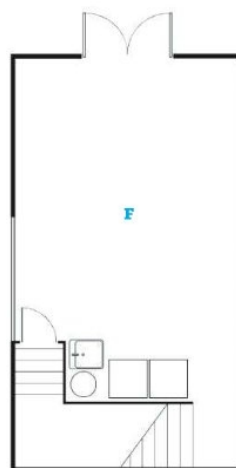
- A Roof Garden
- B Bedroom
- C Kitchen/Dining/Living Area
- D Deck
- E Bathroom
- F Basement/Root Cellar



Second Floor



First Floor



Basement

GO BIG, GO HOME

THOUGH MATT KIRKPATRICK AND KATHERINE BOVEE DIDN'T CRAVE A MANSION, THEY DID DESIGN A HANDFUL OF CLEVER SPATIAL TRICKS TO KEEP THEIR SMALL HOME JUST THE RIGHT SIZE.



Strip Show

Most people ignore their park strip, letting weeds take over. Kirkpatrick and Bovee turned theirs into a wild-flower meadow, with around 30 varieties of native plant species. From lupine to meadow foam to larkspur, the greenery attracts insects and birds—and extends their living space all the way out to the street instead of stopping short at the sidewalk.

On the Level

Stairs are often space hogs. To make the most of space that would otherwise be wasted, Kirkpatrick used the intersection of stair levels to their advantage: At the front door, where the stairs descend to the basement, he created space for a coat rack and front entry area, and on the top level, he placed the sleeping loft on a platform above the stairs.

Have It Both Ways

With an eye to making everything dual purpose, the couple created a foot-thick wall that separates the bathroom from the living area. On the living-room side, it's a bookshelf with space for cooking tomes and the pair's antique camera collection. On the bathroom side, it opens up into a storage area for towels, toiletries, and other personal sundries. ■■■



By inserting a tunnel made from 36 reclaimed commercial doors and tearing down a handful of walls, LOT-EK and contractor Andreas Scholtz brought light into the formerly unused dark hallway in Maurice Russell (right) and Jorge Fontanez's apartment. The glossy Safety Red paint by Benjamin Moore catches the light by day but "becomes a richer, darker, very relaxing red at night," Fontanez says.

Tunnel Vision

Story by Miyoko Ohtake
Photos by Nicholas Calcott

Project: Russell-Fontanez Residence
Designer: LOT-EK
Location: New York, New York

TO MAXIMIZE EVERY SQUARE INCH IN THIS MANHATTAN APARTMENT, LOT-EK KNOCKED DOWN WALLS, ADDED DOZENS OF RECYCLED DOORS, AND BUILT IN A BEVY OF SECRET COMPARTMENTS.

New York design firm LOT-EK is known for incorporating recycled industrial materials—shipping containers, truck beds, even airplane fuselages—into its projects. So when Maurice Russell and Jorge Fontanez asked their friend Giuseppe Lignano, a principal at the firm, to renovate their 1,100-square-foot apartment in New York's East Village, it came as little surprise that Lignano hauled in a truckload of recycled commercial doors.

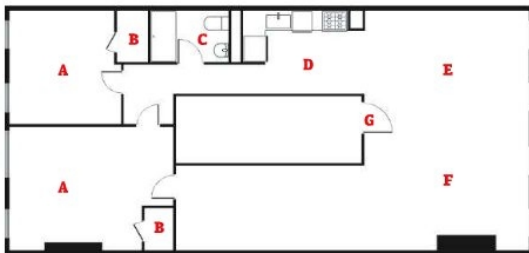
The apartment had issues. In the mid-1980s, the building co-op combined each floor's two narrow units into single dwellings encircling the central staircase, which resulted in wasted space, awkward connections, and dark interiors. In 2009, Russell and Fontanez gave LOT-EK three requirements for their renovation: Maintain the apartment's circularity, bring more light into its middle, and maximize every inch for storage.

Lignano and his LOT-EK partner, Ada Tolla, put their industrial aesthetic and upcycling expertise to work. "We wanted to turn the problem on its head so that the forgotten and least-interesting areas—the two dark corridors—became the most important, most beautiful spaces," Lignano says. With the help of contractor Andreas Scholtz of Craft Workshop, they tracked down 63 reclaimed commercial steel doors from Build It Green! NYC and built two tunnels through the apartment. What was formerly dead space is now packed with action. "We compressed everything functional or mechanical into the middle portion so the living room and bedroom could be open spaces," Lignano says. "It was a puzzle—and a bit of a masterpiece—how we wedged everything in." Now there's a brightly lit place for everything. ▶

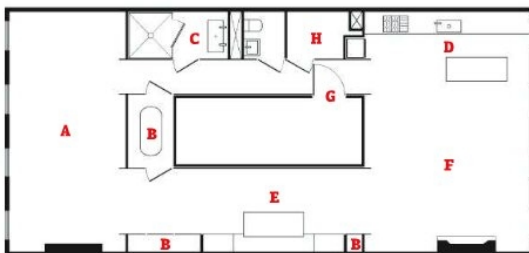
Russell-Fontanez Residence Floor Plans

- | | |
|------------|---------------|
| A Bedroom | E Dining Area |
| B Closet | F Living Area |
| C Bathroom | G Entry |
| D Kitchen | H Laundry |

Before



After





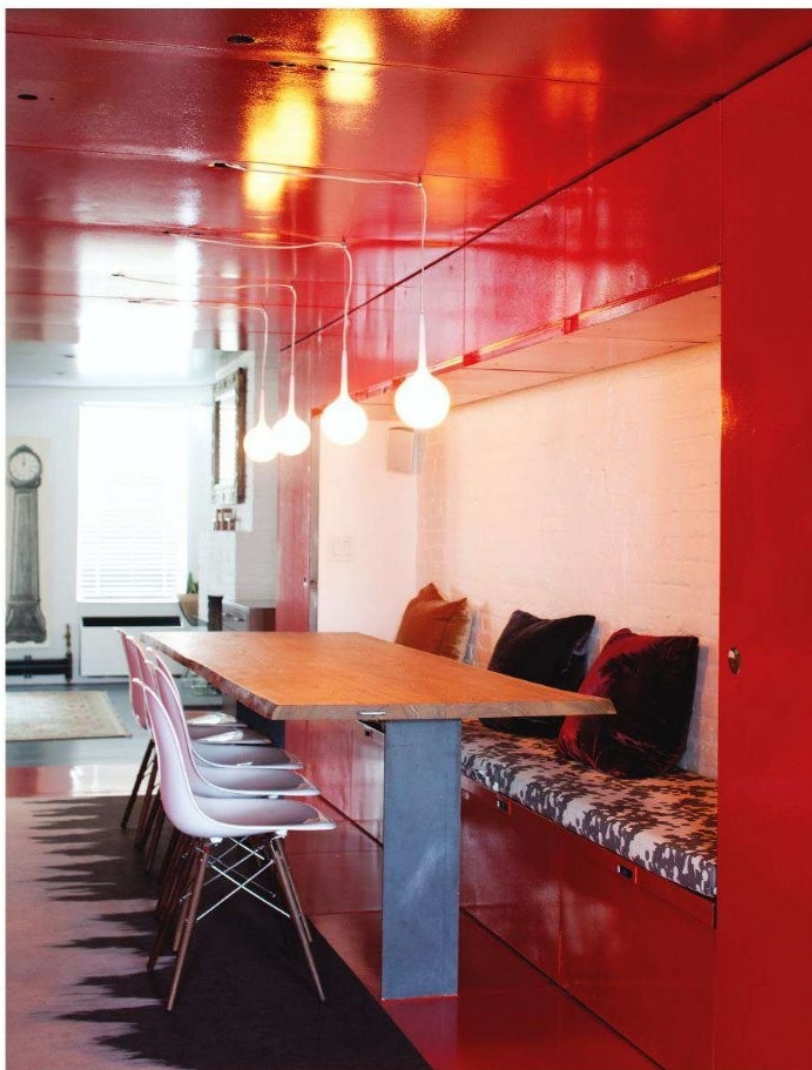
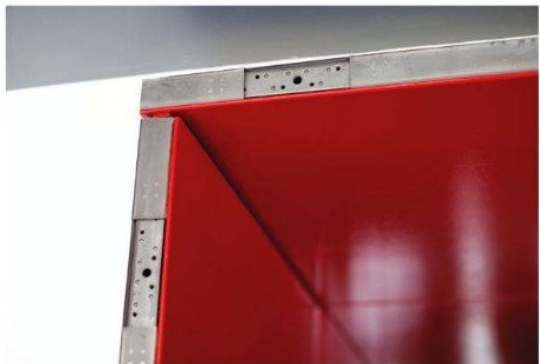
"THE KITCHEN'S FULL OF LITTLE TRICKS."
—GIUSEPPE LIGNANO



The former dining room is now home to Russell and Fontanez's custom kitchen (left), designed by LOT-EK and fabricated by Chef Restaurant Supplies. "We love to entertain," Russell says. "Before, the galley kitchen was in the hallway; now we can cook and still be a part of the party." The space-saving setup, which adjoins the living room, features stainless steel-paneled cabinets, DuPont Corian countertops, Onda stools by Jesus Gasca for Stua, and fixtures and appliances by Grohe, Liebherr, and Miele. To maximize space, the designers specified that the cabinets be built around a former fireplace in the kitchen. "Because there's a bump out where the chimney is, we turned the sink lengthwise," Lignano says. "The cabinet directly overhead is only four inches deep, so it's just a huge spice rack." The island provides ample additional storage.

Moving the kitchen out of the hallway and rotating the front door 90 degrees and into the tunnel created a much-needed foyer (above). "Before, when someone entered, they walked straight into the living room," Russell says. "The lighting from the staircase would ruin the buzz of the party inside." The new entrance opens into the narrower of the two corridors, from which individuals can access the storage-and-laundry closet, shower room, and powder room. In the kitchen, a 9.4-cubic-foot, 24-inch Liebherr fridge and freezer is tucked into the wall. "I freaked out when I saw it for the first time because it was so tiny," Russell says. "But it hasn't been an issue at all; it was just a mental thing. We've learned how oversized our old fridge was." ▶

Lignano, Tolla, and Scholtz left the ends of the doors unpainted to show off the recycled material (below, top). The original doorknob cutouts now act as openings for overhead lights (below, bottom).



The reused doors serve as more than floor, walls, and ceiling; several are still functional. In the dining room (above and right), the benches lift up for storage, and doors on either side of the banquette open to reveal closets. Easy side chairs by Whiteonwhite line one side of the custom-designed table by LOT-EK. Castore suspension lights by Michele De Lucchi for Artemide hang above, and a custom rug by Liora Manné lies below.



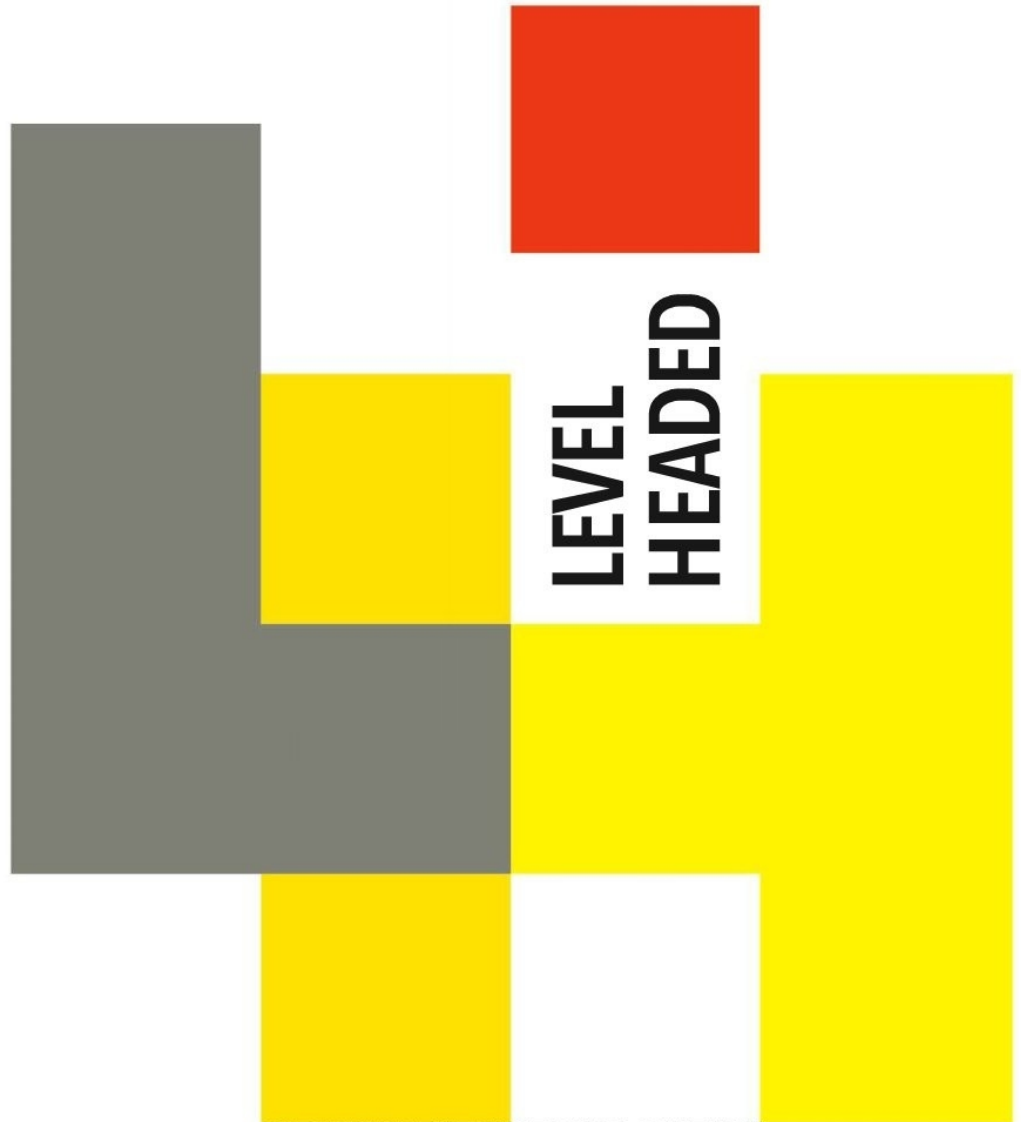
"WE SPECIALIZE AT FINDING BEAUTY IN THE BANAL."
 —GIUSEPPE LIGNANO



“Two-bedroom apartments are coveted in Manhattan, but the reality is that we are just two people, and the second bedroom had become neglected storage space,” Fontanez says. Combining the two into one reaped big rewards (above). “Now we wake up to a row of four windows and a variety of birds singing,” Russell says. The peaceful space is accented with art, like the watercolor portrait gifted to the couple (right). Fontanez solved LOT-EK’s conundrum of how to situate the bed against the center wall while still maintaining closet access by suggesting an automated dry-cleaning rack in the narrow closet (far right). He and Russell access the closet from opposite ends. “We just have to make sure we don’t spin it at the same time,” Fontanez says. ■■■







TO CONVERT A MUSTY MID-CENTURY HOUSE WITH A NONSENSICAL FLOOR PLAN INTO A MODERN AND SPACE-EFFICIENT FAMILY HOME, THREE INTREPID DESIGNERS PLAYED A BIT OF ARCHITECTURAL TETRIS.

Story by Rachel Levin
Photos by Daniel Hennessy

Project: Clipper Street House
Architect: Azevedo Design Inc.
Location: San Francisco, California



THE EXPOSED WOODEN RAFTERS AND GRID OF WINDOWS IN THE LIVING ROOM (LEFT AND OPPOSITE, TOP) ARE ORIGINAL TO THE HOUSE. THE COUCH AND DINING ROOM TABLE ARE FROM ROOM & BOARD; THE PATRICK TOWNSEND ORBIT CHANDELIER IS FROM VELOCITY ART AND DESIGN. IN THE KITCHEN, ARTIST RILEY MCFERRIN INSTALLED CUSTOM FLOATING SHELVES (BELOW) AND A WALL-MOUNTED OAK BAR (OPPOSITE, BOTTOM) WHERE SIMINOVICH AND KERNER DROP THEIR KEYS, POUND AWAY ON THEIR LAPTOPS, AND OCCASIONALLY EAT A QUICK MEAL WITH MATILDA, THEIR TWO-YEAR-OLD DAUGHTER.

Halfway through a pregnancy isn't exactly the ideal time to buy a house. So after spending months scouting San Francisco's Victorians and turnkey cookie-cutters—and almost defecting to the East Bay—Lorena Siminovich and Esteban Kerner decided to put the hunt on hold until after their baby was born. But then one afternoon Kerner, a design director with Old Navy, logged on to Craigslist on a whim. He saw a below-market listing for a single-family home in Noe Valley, their neighborhood of choice.

With crumbly brick cladding, peeling rust-brown paint, and rotting garage doors, the house lacked curb appeal. But the Argentine couple was drawn to the interior. "It was amazing and strange at the same time," says Kerner of the 1,485-square-foot, multilevel, mid-century maze. "Mind-boggling," adds Siminovich. "It was just a knot of doors and a series of insane stairs to nowhere."

Owned by an elderly woman who hadn't updated a thing since 1955, the house wasn't staged in the slightest. "It had grandma's furniture and musty rugs," says Siminovich. Still, the couple recognized its potential. "We knew it was a diamond in the rough," says Kerner. "But it was *rough*." Such a fixer-upper, in fact, that despite the under-a-million asking price (a rarity in the neighborhood), the only other bids were from flippers.

For this duo, though, even with a baby on the way, it was a no-brainer. As the founder of Petit Collage, a





line of vintage-inspired wall decor and accessories for children, Siminovich knew that she and Kerner were up to the challenge. “We’d finally found a house we could make our own,” Kerner says. “At Old Navy we strive to make the best clothes for the least amount of money; you know, give fashion to those who can’t afford it. That’s what simple mid-century modern like this is all about: quality design for the masses.”

Having sunk most of their savings into buying the house and with little money left for the actual renovation, the first thing they cut from their budget was a general contractor. “We sourced all of the materials ourselves, comparison shopped, selected every knob and paint color, and coordinated everything: the plumber, the electrician, the drywall guy,” says Kerner. “It was crazy! All-consuming.”

They did, however, need an architect. Most architects they interviewed struck them as standoffish—and even paranoid. “They didn’t want to offer any ideas. They seemed afraid we would steal them and then not hire them or something,” says Siminovich. Christi Azevedo made a different impression. “Christi was so down to earth. And she fell in love with the house immediately! She couldn’t sleep the night she first saw it. The next morning she sent us a sketch and we were like, ‘Wow, she is a genius.’”

Good thing, as it would take an adept spatial thinker to resolve the home’s five-level, one-bath, ▶



THE CASE FOR CUSTOM

Custom cabinetry isn't cheap, but squeezing every usable inch out of a small space is often worth the expense. Norodd Wellman optimized Matilda's room by building a cabinet around pipes; soon, he'll transform a hollow, under-the-stairwell storage area into a sliding shoe drawer. "Custom cabinetry can be a fairly affordable way to add interest, maximize storage, and upgrade your space," advises Azevedo. noroddwoodworks.com





WHAT WAS ONCE A STORAGE SPACE IS NOW A SUN-DRENCHED HOME OFFICE (ABOVE) WHERE THE COUPLE WRITES EMAILS AND STORES THEIR DESIGN MAGAZINES. THE JUTE RUG IS FROM WEST ELM; THE DESK IS A DOOR ON IKEA LEGS.

three-bedroom puzzle. “It was the craziest frickin’ thing,” laughs Azevedo. “It was like a Tetris game, putting it all together, trying to squeak out space wherever we could.” Which is exactly what they did—and in just three months.

Azevedo’s plan involved “blowing a hole in the center of the house” and creating a continuous stairwell to replace the multiple half flights that led to individual rooms. As a cost-saving measure, they picked up the existing staircase and rotated it 90 degrees. By working some stair wizardry and consolidating the laundry room, furnace, and water heater into a crawl space, Azevedo managed to carve out a small hallway, landing, and a relatively whopping four-by-nine-foot guest bathroom.

Meanwhile, Siminovich’s first priority was the kitchen, which she describes as “dark, dated, and *Mad Men*-like” (and not in a good way). So they gutted the room, knocked down a wall that had enclosed it, and replaced the original mahogany plywood cabinets and brown-tiled countertop with white cabinetry from Ikea. With an open plan, Siminovich and Kerner can now see all the way through the living room’s floor-to-ceiling grid of windows to the backyard and keep an eye on two-year-old Matilda as she plays.

The other major goal was to transform the dungeonlike laundry room into Matilda’s room, but there were obstacles. One wall was rough concrete, ▶

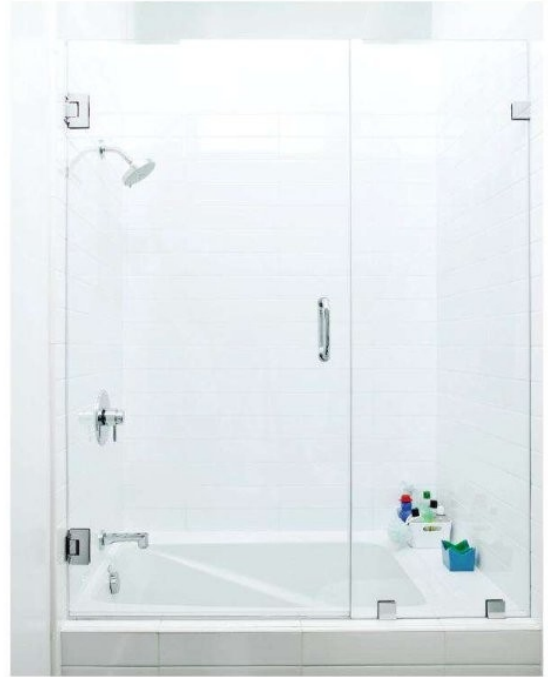
IN THE CLOSET

The ultra-organized Kerner has lots of sneakers—not to mention all those perfectly folded hoodies. To accommodate the couple’s clothes without adding clutter to their 130-square-foot bedroom (right), Azevedo carved out a 17-foot-long closet along the wall facing the bed. She built rolling wooden doors, and Kerner and Siminovich ordered custom shelving from Easy-Closets. Total cost: \$900. “They’re the cheapest way to go,” says Kerner. easyclosets.com



DIY BATHROOM

Designing two narrow bathrooms—one with an encroaching concrete retaining wall—required major creativity. A wall-mounted Duravit Starck toilet was a big space saver, as was the four-foot-long Kohler soaking tub (far right), a foot shorter than the standard size. Though only two feet deep, the Ikea cabinet Azevedo bought for the guest bath (near right) didn't quite fit, so she sliced off eight inches with a table saw. "It might be unorthodox, but it was just easier, faster, and cheaper to do it myself," says the former furniture designer. duravit.com kohler.com ikea.com



and waste piping protruded from another—hardly babyproof. Rather than box out the pipes and suck up space, Azevedo suggested they hire Norodd Wellman to build custom cabinets around them. They added insulation, drywall, carpet, and a long window overlooking the backyard. And, suddenly—accented by Siminovich's cheery artwork—Matilda's room went from scary to sweet.

In the new bathroom, installing the toilet sideways freed up more space for the vanity, an Ikea hack made of three chopped-up Akurum kitchen cabinets with Abstrakt doors. They also redid the 13-by-4.5-foot master bath, wall-mounting a toilet, installing a four-foot-long Kohler tub to maximize space, and splurging on custom cabinetry with

solid walnut doors. "It's easy to do a large master bath in a large house," says Azevedo. "But in this house, to try and create a space for the baby to bathe while Kerner shaves was much trickier. To figure out this whole house, really...it was fun."

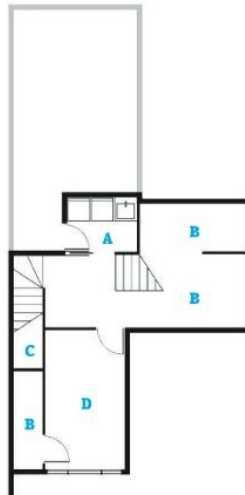
"Fun" isn't the first word Siminovich and Kerner would use to describe their breakneck three-month renovation. "I'd call our approach guerrilla-style. And I wouldn't advise it," Siminovich warns, smiling but not joking. Now that it's all over, though, this busy family of three couldn't be happier in their four-bedroom, two-bath home. "We still have so many ideas!" she says. "We just need to save more money. That's what we do: Save, then renovate. Save, then renovate." ■■■

Clipper Street House Floor Plans

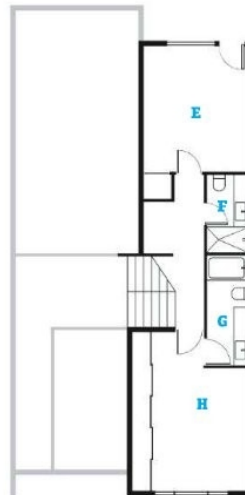
- A Laundry
- B Storage
- C Stairwell to Lower Entry
- D Office
- E Bedroom
- F Bathroom



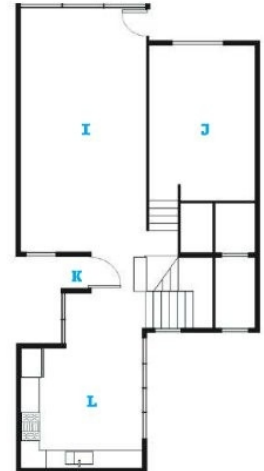
- G Master Bathroom
- H Master Bedroom
- I Living/Dining Area
- J Nursery
- K Entry
- L Kitchen



Lower Level



Middle Level



Top Level



A PAIR OF DECK CHAIRS FROM THE CONRAN SHOP BRIGHTEN UP A DECK DESIGNED AND BUILT BY MARK CONGDON LANDSCAPE. VISIBLE THROUGH THE WINDOW ARE A PRAYING MANTIS FLOOR LAMP FROM WHITE FURNITURE AND A FIBERGLASS ROCKING CHAIR FROM MODERNICA.

FROM TORRENT TO CURRENT

In her book *Du Torrent au Courant, des Barrages et des Hommes en Savoie* (From Torrent to Current: Dam and Man in Savoy), photographer Céline Clanet documents the infrastructure of hydro-power in the Beaufortain region of southeastern France: four dams and ten power plants. Set in the midst of bucolic hillsides and snowcapped peaks, these structural behemoths have had profound impacts on the surrounding terrain. With a documentarian eye, Clanet captures all facets of these dams and power plants—from their monumental exterior scales, to labyrinthine interior spaces, to caretakers—focusing on how infrastructure has merged with the natural and social landscape. ▶

Photos by Céline Clanet
Story by Diana Budds



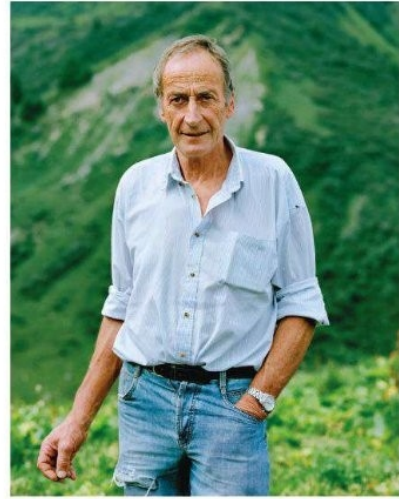
@ Extended slideshow at
dwell.com/magazine



1. Roseland dam, upper face



2



3



4



5

2. High mountain pastures, Saint-Guérin dam
3. Jean-Pierre Blanc, high mountain farmer and cheesemaker
4. La Girotte dam
5. La Girotte, vaulting maintenance
6. Nino Manfiotto, who worked at La Girotte in the 1940s



6



7. Hydraulic machine, Queige power plant ▶

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8. Engine room, La Bâthie power plant



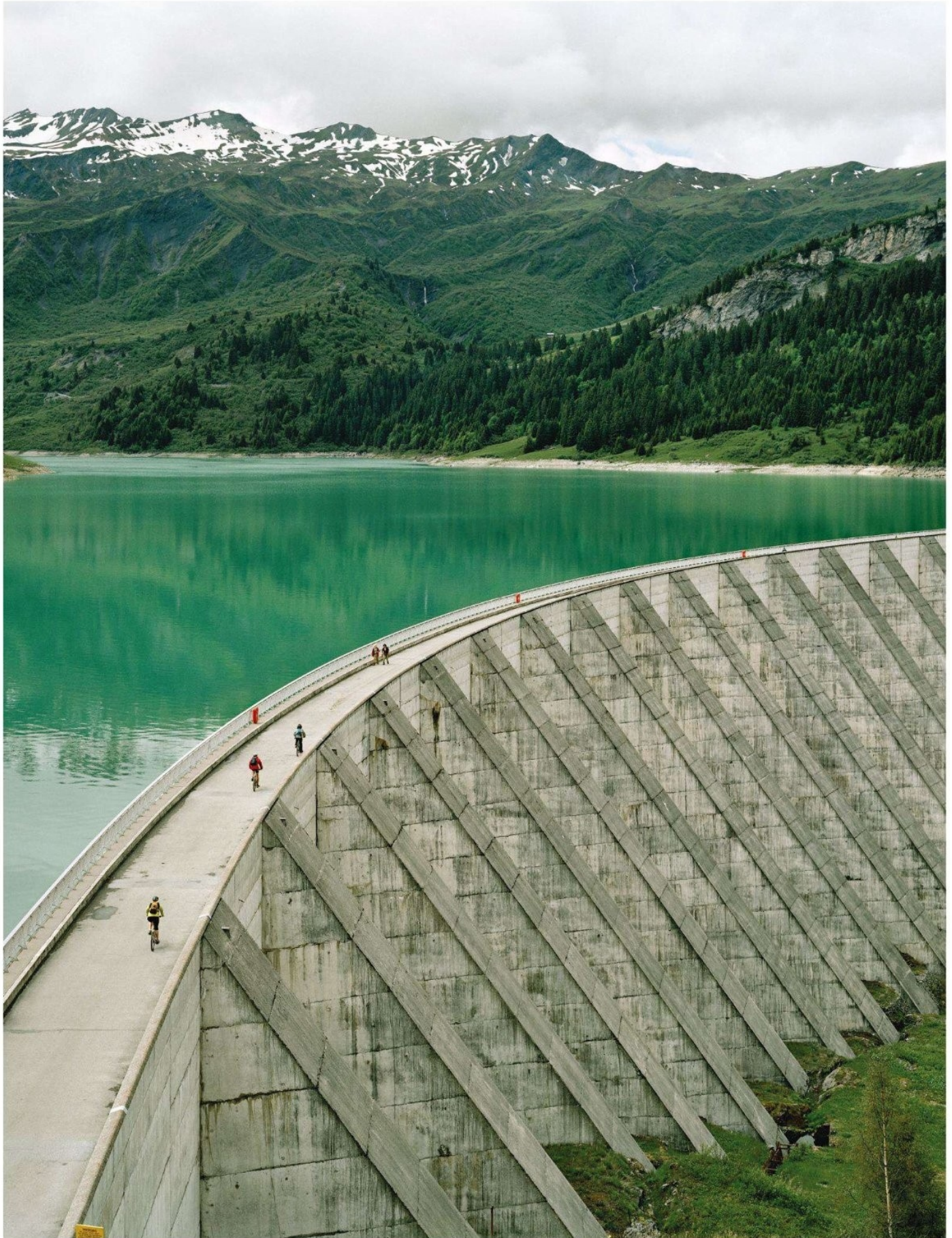
9. Valve room at the foot of the penstock, La Bâthie power plant



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10. Roseland dam, Mérailllet buttresses ■■■

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Weegee, *The Gold Painted Stripper*, ca. 1950,
International Center of Photography,
Bequest of Wilma Wilcox, 1993. © Weegee/
International Center of Photography/Getty Images

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An Introduction to Renting

The American Dream, some say, is all about owning a home. Here's how you can live the dream without the picket fence or the mortgage.

Story by Heather Wagner
Illustrations by Malota



I rent. There, I said it. As more and more friends sign the closing papers and put down roots, I remain transient, a dandelion seed drifting over their landscaped lawns. Sometimes this makes me feel like a failure at adulthood. Other times I look around and breathe a sigh of renter's relief. I can pick up and go anytime, without worrying about market value. Plus, it's nice to have someone else deal with leaks, pests, and jiggly doorknobs. Liberty, mobility, and someone to complain to: This is the American Dream.

But the history of renting is not exactly a tale of unbridled independence. Under the feudal system in medieval Europe, peasants occupied thatched-roof quarters but paid rent to their respective lords in backbreaking, Black Death-ridden labor. Russian serfs of the 17th century didn't have it much better: In 1649 Tsar Alexis

enforced an article in the *Ulozhenie*, a code of laws that formally tied serfs to the estates where they lived. The Russian gentry essentially owned its serfs and, if displeased, could kick them over to another landowner.

The despotic-lord style of property management eventually gave way to the more modern phenomena of the crooked landlord. In early-19th-century Ireland, a middleman system created a class of absentee landlords who subdivided the land into smaller and smaller increments to reap more profits, while doing little to maintain the property. Tenants could barely harvest enough on their tiny, depreciating plots to survive and feed their families, to say nothing of saving and one day owning their own land.

In the United States, urban industrialization and boatloads of immigrants caused the number of renters to sky-

rocket around the turn of the 20th century. Early Manhattan tenements were built on 25-foot-wide lots with something like four apartments per floor. These lots were intended to house a single family but many came to hold 20 or more families in buildings stretched several stories high. Owners were not required to provide any utilities, not even water.

Renters got one back with New York State's Tenement House Act of 1901, which enforced standards of structure, sanitation, and occupancy for residential units. More 20th-century reforms conferred more rights to tenants, including the Fair Housing Act of 1968, a key antidiscrimination law. Renting no longer had the whiff of the downtrodden.

Further, in today's foreclosure-a-minute society, "mo' mortgage, mo' problems" might be a realistic refrain. The *New York Times* reported that in May 2011 home prices in 20 large cities were down 33 percent from the July 2006 peak. Thus it should come as no surprise that renting is on the rise.

Fear not, proud property owners. An upsurge in renters could actually be good news for the housing market. According to *US News & World Report*, "Research firm REIS estimates that rents will rise an average of 3.6 percent in 2011. That sounds like bad news for tenants, but it indicates that more people can afford the added expense, and that parts of the economy are getting back to normal."

So, just as we shopped our way out of the post-9/11 malaise, then borrowed our way into the Great Recession, let's rent our way out of these troubling economic times. With this in mind, we take a spin through the wild world of renting, from unscrupulous brokers to bizarre lease clauses, and discover the drawbacks and advantages in living life month to month. ▶

A Clean Break

Your fiancé's place is ten times nicer than yours and you're planning on moving in. If only you could get out of your lease.



Say you've signed a one-year lease but, four months in, you have to move. If it's due to a "hardship" reason (lost job, bitter divorce, family tragedy), landlords are likely to be lenient. But if it's for other reasons, say a better apartment, they might not be so sanguine.

Like it or not, when you sign a year lease you are personally liable for the rent for the remainder of the term. So tread carefully. Always speak to the landlord first. Once it's in writing, it's on the record, and you'll want to gauge her reaction before announcing your desire to break the lease.

Gently explain your situation, then offer to help find a new tenant, place a listing, and screen potential renters

(or, even better, present her with a new candidate). Offer to spruce up the unit by painting or doing minor repairs. Do some research on the market and share your findings. If things are competitive, suggest that she could raise the rent! Finally, if she's still resistant, offer to pay the first month's rent after you vacate. It hurts, but it's better than being taken to small claims or higher court. Your landlord may not take it that far, but she can seriously destroy your credit, which may be even worse.

FUN FACT 1

The (rough) Latin translation of mortgage is "death pledge."

Words You Should Know

Broom Clean: The condition your apartment should be in when you move out: swept clean, all personal property removed, and all surfaces wiped down. As any landlord will attest, tenants' interpretations of the term vary wildly.

FDR: Yes, these are the initials of our 32nd president, either celebrated for renewing the national spirit during wartime or reviled as a diabolical socialist who turned this great land into a welfare state. You can argue about this with your libertarian uncle in your formal dining room (FDR).

Guarantor: A person who is legally obligated to pay the rent in case the tenant is unable to. If you don't make enough pretax income to meet the landlord's minimum salary requirements, you may be required to have a guarantor (see: Mom and Dad).

House Rules: You and the landlord have to play by the same rules. These house rules mostly applying to noise, the use of common areas, trash, and recycling—but can extend to pets, smoking, and even overnight guests.

Like for Like: The phenomenon of landlords and tenants renting to and with people just like them. Despite stringent antidiscrimination laws, it is not entirely surprising that rental units in the artsy-cool, lofty area are full of artsy-cool tenants.

Pwdr rm: A half-bathroom (aka "powder room") usually featuring a sink and toilet. The pwdr rm comes in handy when cohabiting with a significant other for the first time.

Quiet Enjoyment of Property: As a tenant, you are entitled to "quiet enjoyment" of your space. This means—barring an emergency—your landlord can't just bust in like Mr. Furley or Mr. Roper to observe your wacky antics without proper notice. 📢

Ahoy.



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Evictus

So you have a deadbeat tenant:
Here's how you get rid of 'em.

The bum is months behind on rent, he's turned the property into a scrap metal yard, and he believes that the Black Eyed Peas are best when shared. You may be tempted to shut off the water and electricity, change the locks, and call in Dog the Bounty Hunter. Don't do this.

To get rid of a tenant legally, you'll need to follow the proper protocol. Keep in mind that while horrible taste in music feels like a crime, nonpayment of rent is the most solid basis for eviction, and it is pretty much the only instance where the courts reliably come down pro-landlord. The eviction process varies from state to state but typically involves the posting of a notice to "pay or quit" (pay the rent owed or leave the property). This is an official letter both mailed and nailed to the front door.

If no payment is received by the end of the notice period, the landlord

must file an unlawful detainer action in court, which is delivered to the tenant by a process server. The tenant then has five days to file a written response. (This might take longer, as rascally tenants often hide from process servers.) If the court decides in favor of the landlord, it will issue a Notice to Vacate, which orders the local sheriff to enter the rental and physically remove the tenant. This is when your life starts to resemble truTV.

Evictions are a time-consuming hassle and can be expensive when you consider legal expenses, loss of rent, court costs, and paying for storage of the tenant's possessions after it all goes down (sometimes for up to 60 days). In some cases it might be better to wait it out until the lease is up, or bite the bullet and meet with Mr. Deadbeat, offering an incentive for immediate departure. ▶

FUN FACT 2

The most costly city to rent in is Tokyo, where the average price of a two-bedroom apartment is \$4,352 per month. The least expensive of the cities surveyed? Karachi, Pakistan, where the same thing will cost you about \$256.



DESIGN BY MATTHEW WEATHERLY

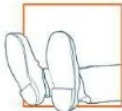
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Tipple While You Work

The NewYorker is a savvy bit of furniture by Jen Turner that is at once a desk and a bar. We're guessing your studio didn't come with either.

FUN FACT 3

The first Uniform Plumbing Code in the United States was developed by the Los Angeles City Plumbing Inspectors Association in 1928. This code dramatically improved the quality of sanitation systems, thereby reducing the spread of waterborne disease.

FUN FACT 4

"Hey guys, finish your bellinis and let's go back to my place to see the Rothko." The average rent of a two-bedroom doorman building in New York City's SoHo district: \$9,062 per month.



When you rent, you never know where you might end up next, so your furniture needs to be adaptable to diverse spaces—be it a LEED-certified modern condo or a creaky Victorian flat. Nobody understands this better than Jen Turner. The designer and architect (formerly with Tod Williams Billie Tsien Architects) lived in five—count 'em, five—different apartments during her first year in New York City. Now happily inhabiting a permanent home in Carroll Gardens, Brooklyn, she designed an ingenious space-and-sanity-saving desk-cum-bar, dubbed the NewYorker, created to enliven a renter's small or temporary digs.

"I tend to approach everything with a double use, with a 'more-is-more' mindset when it comes to function," Turner says. "When you rent, you don't

know when or where you're moving and you need to make the most of your space. This fulfills both needs."

The NewYorker evokes the old-school drink trolleys on commuter trains of yore, with a modern minimalist look and feel. Turner's natty little bar and desk is constructed of warm, honey-brown ash and has a seamlessly split personality: On the bar side, there's a cove for your preferred boozy delights as well as a sliding drawer and a sliding work surface for various accoutrements (bottle opener, zester, extra-fancy bitters), while on the business side there's storage for your computer and printer and a work station lined with rich recycled leather.

This duality also creates a nice line of demarcation between a day of work and an evening of relaxation. When

closed, it's a clean box that doesn't intrude on any space, with just enough detail and richness of materials to make it engaging—a strong, silent type. The base of the piece is lightweight burnished steel on wheels, so it can move throughout any space—and is easily disassembled if you need to pack up and move on.

Another bonus? "You don't have to share your liquor with your roommates," Turner says, laughing. For anyone who has arrived home to see her bottle of Patrón Añejo drained and halfheartedly replaced with a liter of Cuervo, that might be the best design advantage of all. ▶

@ To see the NewYorker in action, visit dwell.com/newyorker

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Adventures on Craigslist

No, not those kind of adventures, Mr. Casual Encounters. We're talking about house hunting.

FUN FACT 5

Find yourself in the outskirts of Beijing? Need an place to crash? Have few to no possessions? Try a Capsule Apartment: roughly 31 square feet, six-and-a-half feet tall, and a preposterously cheap \$37 per month.



There are many online apartment-finding services (StreetEasy, Naked Apartments, HotPads, to name a few) but good ol' Craigslist is still *the* free and comprehensive resource for finding a new place to live, especially if you don't feel like springing for hidden fees. We decode a few terms, dispel a few myths, and show you how to spot a broker in hiding.

RED-FLAG CRAIGSLIST PHRASES:

Mint

This word is used often, ostensibly to evoke the idea of "new" without actually saying "new."

Cozy

"Cozy" means small. Minifridge small. Prison-cell small. Give it a real second thought if the image attached is taken with a fisheye or panoramic lens.

Sweet/Cute/Adorable

If the listing contains adjectives that could also describe a puppy or kitten, odds are it will be a dump.

Live/Work Space or Artist's Loft

Walls? Kitchen? Working toilet? Don't count on it. Do count on the possibility of living underground.

Students Welcome

See "Cozy."

Will Go Fast/Must See

This is not a summer blockbuster, it's your potential home, and if the landlord needs to instill a sense of urgency, the place has been sitting for a while.

Steps away from nightlife/gym/restaurants/transportation

The person who wrote this listing has never seen the apartment or visited the neighborhood.

You would have to be cr8zy not to take these digs

No comment.

JR 1 Bedroom

Don't kid yourself, you're going to view a stu-stu-studio.

To Fee or Not to Fee

Savvy Craigslisters know to search only the "By Owner" listings, which are less likely to incur fees. However, many, many listings in the section are really brokers in disguise. Here are a few tips for spotting them:

1. Writes "text me for details."
2. Posts fuzzy, generic photos of an apartment pulled from Google Images.
3. USES ALL CAPS and !!!!!!!
4. Something on the listing is blinking.
5. Under "Fee Disclosure" lists a "processing fee" (read: broker fee), "low fee" (broker fee), or "NO FEE" (except for their broker fee, of course).
6. Excessive superlatives and marketing words ("phenomenal deal," "a true gem," "stunning views," "in the heart of [insert desirable neighborhood here]").
7. When you call, does not know the exact address of the property, also offers to show you other apartments in the area that he or she just happens to know about offhand.■■■

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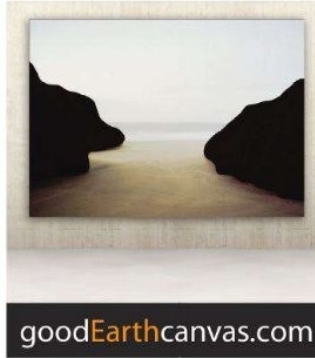
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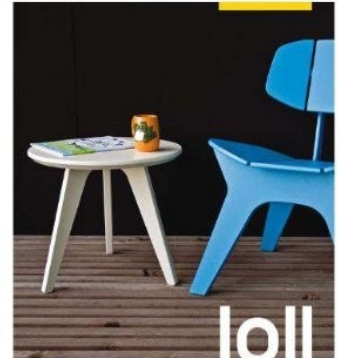
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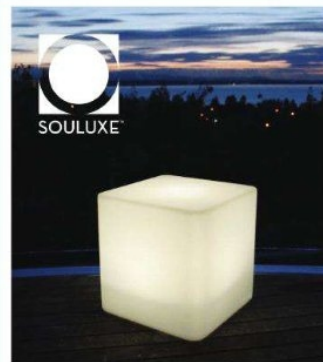


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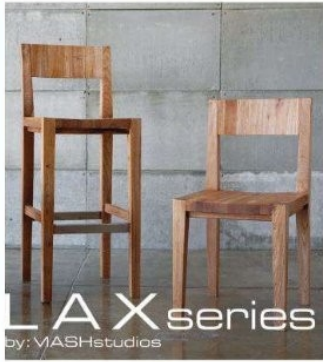
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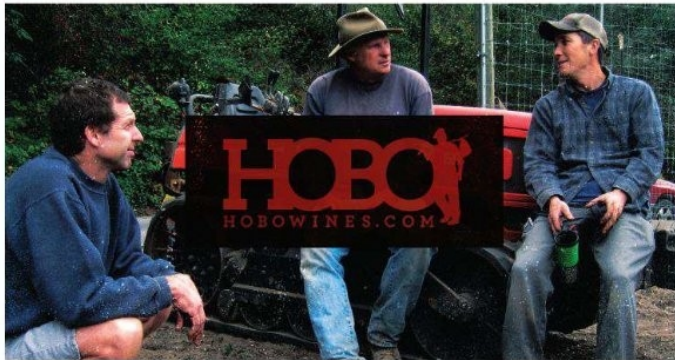
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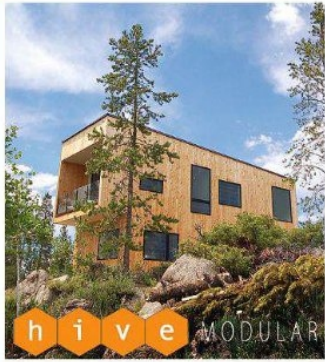
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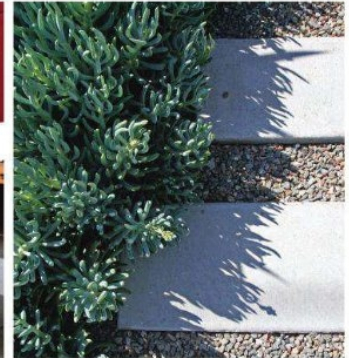
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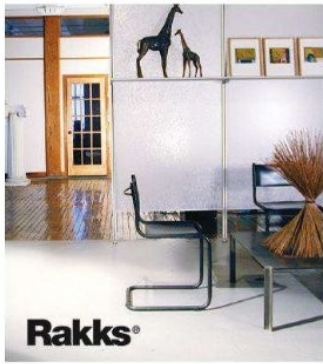


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48 My House

Bantam sofa
by Design Within Reach
dwr.com

Small Font clock
by Sebastian Wrong
for Established & Sons
establishedandsons.com

Leran rattan pendant lamp
by Ikea
ikea.com

Stockholm entertainment unit in Golden Brown
by Ikea
ikea.com

Bud vase
by Heath Ceramics
heathceramics.com

Componibili Round Modular System
by Anna Castelli Ferrieri
for Kartell
kartell.com

Vintage metal & vinyl upholstered rolling chair
from Urban Ore
urbanore.com

Saucer Bubble Lamp
by George Nelson
hivemodern.com

Dining table
by Klassik Living
klassikliving.com

Latex floor and patio paint
benjaminmoore.com

Shellac (for flooring)
by Rust-Oleum
rustoleum.com

Tiles (seconds)
by Heath Ceramics
heathceramics.com

Energy-efficient lighting fixtures
by the Home Depot
homedepot.com

Clutched roller shades
by Hunter Douglas
hunterdouglas.com

56 Dwell Reports

Bookworm
by Ron Arad for Kartell
kartell.it

Wall Shelf 112B
by Alvar Aalto for Artek
artek.fi

Storylines
by Frederik Roijé
loaned by Wabnitz Editions
roije.com
wabnitzeditions.com

El Shelf by Mark Daniel
for CB2
cb2.com

Piegato One
by Matthias Ries for Serafini
loaned by Sleek Identity
serafini.de
sleekidentity.com

String Soft
by Nils Strinning
for Stringfurniture
string.se

Peter Belanger
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78 All We Need

Architect:
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Contractor:
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SIP Framers: Jake Rosenfeld Construction
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Jason King of Terra Fluxus and SuSu Hunnicutt
of Teufel Landscape
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Cabinetmaker:
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Cooktop, oven, and dishwasher
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Bathroom tiles
by Heath Ceramics
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Onzen soaking tub
by Ann Sacks
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Dining room chairs
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Windows by Loewen
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Profile sink and toilet
by Caroma
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Paint by Yolo Colorhouse
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Profile Counter

Depth refrigerator
by GE
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Vaporproof lighting
by RAB Lighting
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Tre washbasin
by Lacava
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Wisdom faucet
by Sustainable Solutions
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84 Tunnel Vision

Designer:
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Castore suspension lights in dining room
by Michele De Lucchi, Tolomeo wall lamps in bedroom

by Michele De Lucchi and Fiancarlo Fassina
for Artemide
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Eazy side chair
by Whiteonwhite
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Maharam fabric banquette cushion fabricated
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for Knoll
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Espalier rug by Karastan
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Bishop coffee table
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Couch by Innovation, oval coffee table and vintage 1960s orange chairs
by Milo Baughman, upholstered with original fabric from ABC Carpet & Home
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Case Study planter
from Modernica
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by Hip Haven
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90 Level Headed

Architect:
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christiazevedo.com

Custom cabinetry
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Kitchen shelves and bar
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Patrick Townsend
Orbit Chandelier
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98 From Torrent to Current

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109 Renting 101

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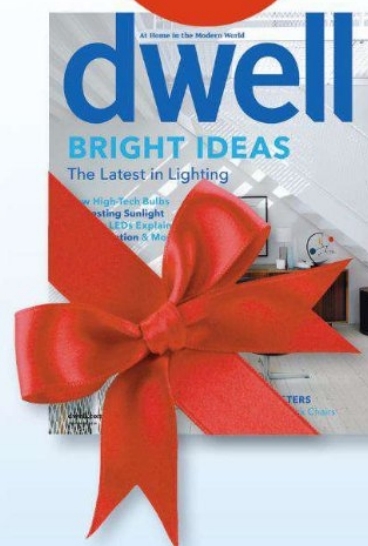
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Social Heat

What's the best way to warm a small studio? Ekaterina Voronova opted for a compact wood-burning stove to keep her space cozy.

Ekaterina Voronova's living and working spaces collide in a 215-square-foot studio behind her home in Dun Laoghaire, a seaside town just outside Dublin, Ireland. The Moscow-born architect built the double-height haven as a place to draw and construct architectural models, but it has evolved into a more social retreat, hosting family movie nights and out-of-town guests.

A traditional wood-burner, designed by the seasonally savvy Swedes at stove manufacturer Contura, makes the frosty months bearable—and provides a year-round focal point. "It's been absolutely great," Voronova says. "Good looking, easy to control, very economical, and environmentally friendly, too!" Proof positive that it's not the size of the space that counts, it's how you choose to heat it. ■■■



Story by Jordan Kushins

Photo by George Voronov

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