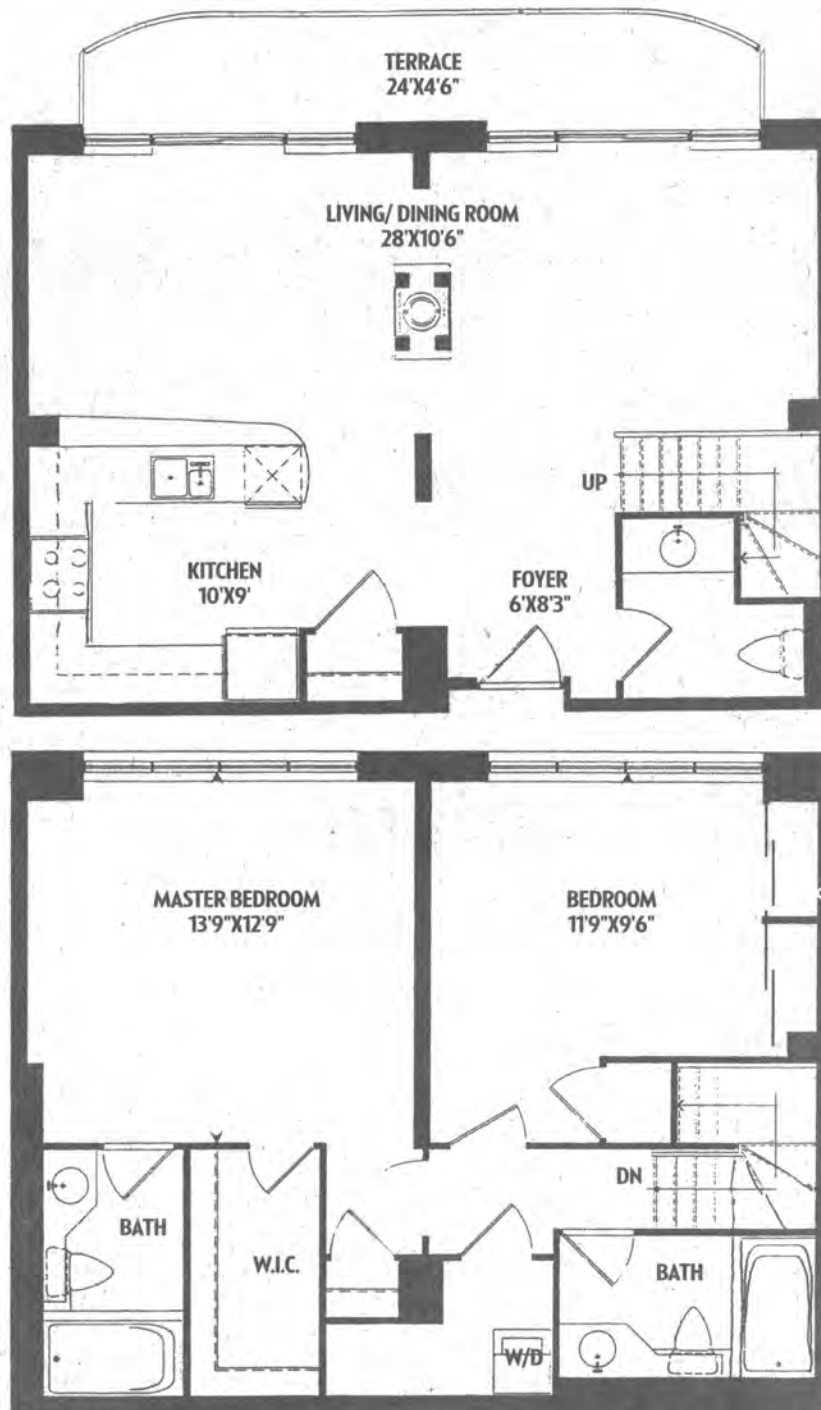


CONSTRUCTive CRITICISM

An occasional feature in which three design experts analyze a layout for a condominium or a house



A wide terrace, a large living/dining area and three bathrooms are featured in this two-level, 1,230-square-foot condominium.

DEE DEE TAYLOR HANNAH
Architect,
interior designer
Taylor Hannah Architect



Sometimes you just ask why: Why have three mediocre washrooms when you can have two that are fabulous? Since the second

bathroom on the upper level is not an ensuite, double it up as a powder room and bathroom, and kill the one on the main floor. Upstairs, place the toilet and sink opposite each other as you enter, while the tub/shower is by itself behind a wall with a pocket door.

Now the main floor can accommodate the laundry room. Move the stair tight to the wall at the foyer, and place the laundry room in line with the kitchen peninsula.

This new wall in the grand salon will be fabulous as an art wall. Play up the lighting to highlight the wall, and add a bevelled mirror to the two-sided fireplace to reflect the surroundings.

The furniture placement should be 90 degrees to the window to accent the width of the room, rather than the length. The archway separating the living/dining area encompasses the fireplace, which leaves an opportunity for some interesting architectural detail. Thicken the width of this archway and then panel the frame. This would give a feeling of drama and separation of space. The casing around the opening should have a detailed pediment top with a carved frieze detail, or simply scroll the words "salon de mange" or "salon chilled out" on the appropriate sides.

Dee Dee Taylor Hannah operates Taylor Hannah Architects and is a partner in Montclair Construction.

JULIAN JACOBS
Architect,
senior partner
Julian Jacobs Architects



The maisonette is a desirable type within the apartment repertoire: It feels more like a house, creating greater separation and

privacy for the living and sleeping zones. Its disadvantages are the space required by the stairs is slightly greater than for a corridor, and there are constraints for the physically challenged.

In a 1,230-square-foot unit, a third bathroom seems excessive. If it were removed, and the stair moved to the hallway wall, the living room would grow to 14x14 feet, from 10½x14 feet. Then the closet in the kitchen area could be moved under the stair, within the entry foyer; this would also create a new pantry/broom closet within the kitchen.

On the bedroom level, the relocated stair would put the multi-purpose bathroom beside the second bedroom, and the laundry closet off the stair landing. If the door to the second bedroom were moved up to allow entry into the master bedroom just above the walk-in-closet, then the master bath and WIC could expand to occupy the whole width of the master bedroom. The master bath would be much grander, and could include a corner shower and a two-sink counter.

Julian Jacobs is a winner of two Ontario design awards and the Governor General's Award for Architecture.

GORDANA CAR
Senior designer,
project manager
Guidelines Advertising



This compact footprint needs few improvements. It creates a modest, yet comfortable, environment within a small space.

The entrance closet is awkwardly placed. It would be a better use of space if this were a pantry. This would work well with the kitchen. Placing a nice wardrobe armoire on the small wall opposite the staircase would provide the storage needed for the front area. The very efficient, yet compact, kitchen with its convenient eating bar is perfect for casual meals or buffet service for more formal dining.

When looking for architectural features that serve as a focal point, this two-sided fireplace fits its starring role. The small family room should be furnished with small-scale furniture with wooden legs. Combine urban style with welcoming warmth.

Upstairs is pretty basic, as long as you can get through the barely functional, narrow staircase. Thank God for Ikea and its portable furniture. Or, as my university professor would say, "Don't die upstairs if you don't want your body to be taken down through the window. It would be hard to make that turn on the staircase!"

Upstairs: Wow! There are too many doors for such a tight area. Move the master bedroom door to line it up with the walk-in closet and bathroom doors. Move the closets in the second bedroom to the opposite wall in order to provide privacy for the bed.

Gordana Car is an architect and interior designer. She works as a senior designer and project manager for Guidelines in Toronto.



FRED PROUSER / REUTERS

Academy Award winning actress Meryl Streep, who recently was presented with an American Film Institute Lifetime Achievement Award, has moved to a US\$8.95-million penthouse in Manhattan.

Shaffers take up more space in Manhattan

THE SUITE NEXT DOOR

Bruce Willis heads for Hollywood Hills; New York's West Village attracts big stars

Paul Shaffer, a native of Thunder Bay, Ont., who has been the music director for *Late Night with David Letterman* for the past 21 years, purchased a condominium next door to his suite in a building near Lincoln Center in Manhattan.

A report in the *New York Observer* says Mr. Shaffer and his wife, Catherine, will combine this condo with the one they have owned for 10 years. The new suite cost them US\$1.42-million, less than the US\$1.59-million it was listed for last September. It has two bedrooms and 2½ bathrooms in 1,675 square feet and is finished in a modern style with hardwood floors throughout and views of the Hudson River. The Shaffers' 1,931-sq.-ft. suite cost US\$1-million in 1994, three years after the 60-storey building was built, and it has three bedrooms and 3½ bathrooms. Building amenities include an underground parking garage and a health club with an indoor swimming pool and a sauna.

Bruce Willis recently bought a walled and gated estate in the Hollywood Hills for US\$9-million, according to the *Los Angeles Times*. The actor's new home is a recently renovated 1920s mansion with seven bedrooms, nine bathrooms, a screening room and a 10,000-sq.-ft. floor plan. The 0.4-hectare property includes a courtyard and a tennis court.

Stuart Whitman, who appeared in more than 75 films and most recently in the TV drama *Walker, Texas Ranger*, sold his Beverly Hills home for US\$3-million, the *Los Angeles Times* reports. The actor, who is in his seventies, had been leasing out the residence for the past couple of years. His primary home is in Santa Barbara, Calif. The 1927 Beverly Hills home, a former hunting lodge, now is a California-style bungalow with two bedrooms, two bathrooms and guest quarters with a bedroom and a bathroom. It is on two hectares.

Grant Tinker, a TV executive, purchased a US\$6-million home in Bel-Air and listed his condominium on Wilshire Boulevard for US\$2.6-million, *Los Angeles Times* reports. The apartment in The Remington is 3,000 sq. ft. with two bedrooms and 3½ bathrooms, and has mahogany, limestone and granite throughout. It features a private elevator entrance and a media room. The building, constructed in 2001, has a concierge, a valet, a gym and a pool.

The new Bel-Air residence is along the fairways of the Bel-Air Country Club, and was built in the 1950s and rebuilt in 1985. The Georgian-style house has four bedrooms, 5½ bathrooms, and is on 0.4 hectares with sweeping lawns, a motor court and a pool.

From **Richard Meier's** green-glass condo creations at Perry Street in the far West Village to the celebrity magnet of Morton Square, home sales are heating up on Manhattan's western shore, according to the *New York Times*. Attracted by the green swath of the new Hudson River Park, developers continue to build projects that take advantage of the under-used spaces of the once industrial edge.

Amy Poehler, who appears on *Saturday Night Live* and in the film *Mean Girls*, and her husband, **Will Arnett**, an actor, bought a two-bedroom condominium overlooking the Hudson River at Morton Square, where studios cost US\$950,000. One of their neighbours will be **Meryl Streep**, who ascended to the US\$8.95-million penthouse at River Lofts in TriBeCa, after abandoning a townhouse in the heart of Greenwich Village.

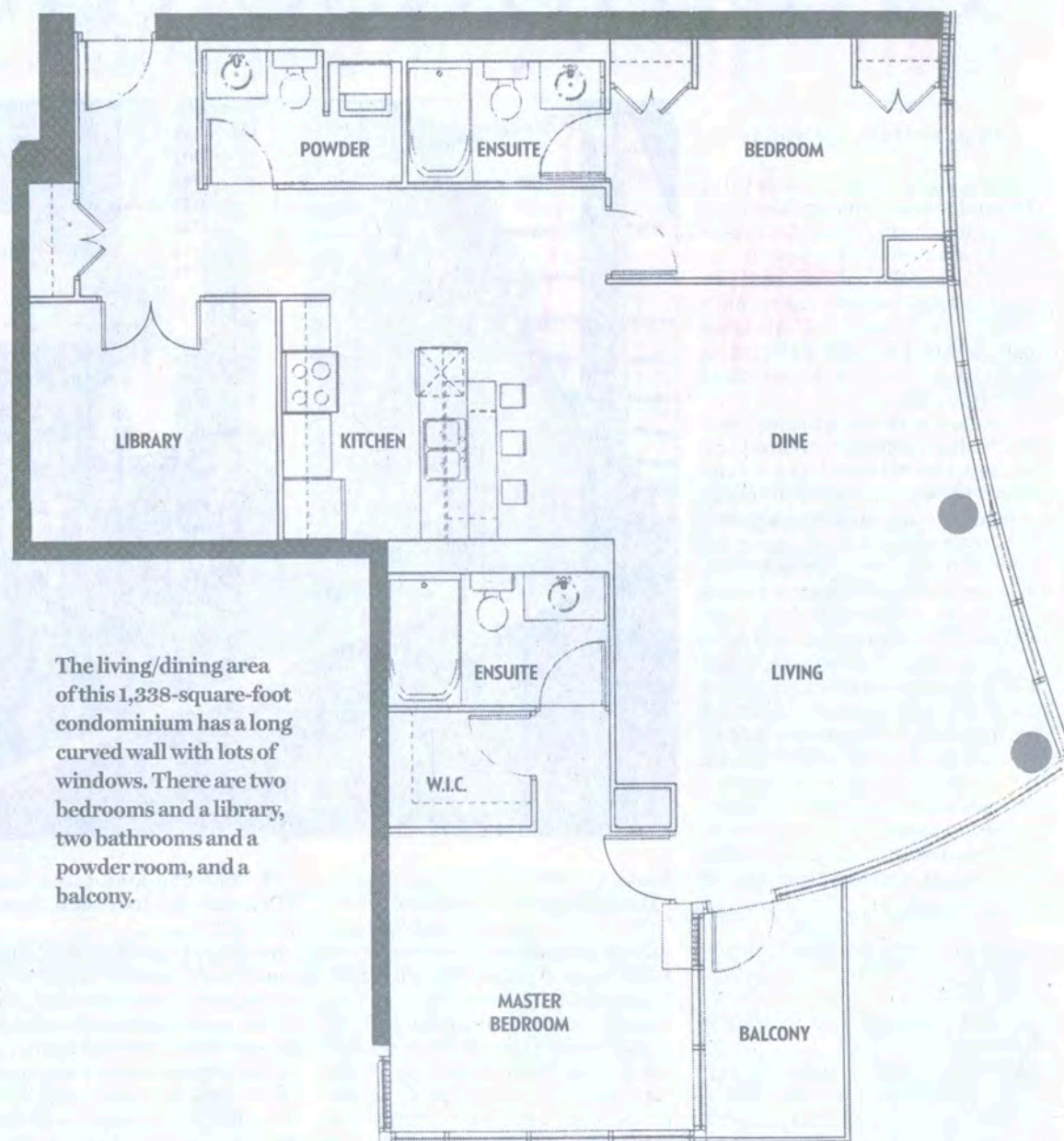
Calvin Klein's designers are hard at work fitting out his triplex penthouse at the Richard Meier towers on Perry Street, while **Martha Stewart** and **Nicole Kidman** are trying to flip their units without moving in.

Morton Square, at West and Morton streets, will become home to twins **Mary-Kate** and **Ashley Olsen**, **Chuck Close**, an artist, and **Eric Lindros**, who was not re-signed with the National Hockey League's New York Rangers. Their homes will be in a project with 140 condos, six townhouses and 135 rental units. It opens this fall.

National Post, with files from news services

CONSTRUCTive CRITICISM

A weekly feature in which three design experts analyze a layout for a condominium or a single storey of a house



The living/dining area of this 1,338-square-foot condominium has a long curved wall with lots of windows. There are two bedrooms and a library, two bathrooms and a powder room, and a balcony.

DEE DEE TAYLOR HANNAH
Architect, interior designer
Taylor Hannah Architect



The separation of the bedrooms is a respectful gesture. The master suite occupants can have the pleasure of avoiding the children or guests while having a midnight snack. The master

bedroom could learn from the other bedroom and have the closet door open to the room itself.

Reconfigure the master ensuite to have a separate shower that has at least two body sprays, an overhead rain shower and a steam unit cleverly hidden under the stone bench. Would it be too much to ask for a spa boy named Serge to perform deep tissue massages on the convertible massage table/bench at the foot of the bed?

Here's an interesting concept to explore: Could you design a kitchen that would function as a cooking/reading oasis? Incorporate the library with the kitchen so that now you have approximately 10x20 feet of space to play with. Create a galley kitchen on one side and the library on the other, with a dining/reading table/desk in between. We all love to chat with the cook and have a glass of wine. Now you can lounge with the cook and read a magazine.

In order to be creative with our homes, we need to rethink how we live. How about the notion of a series of eating experiences: a café bistro table for two, a banquet with a table, cushions on the floor to the long, single-sided table facing the view. Think, rethink and create. ■ Dee Dee Taylor Hannah operates Taylor Hannah Architects and is a partner in Montclair Construction.

JULIAN JACOBS
Architect, senior partner
Julian Jacobs Architects



The "two-bedroom split" has been the best-selling two-bedroom unit for 20 years. The main benefit of the split bedrooms, of course, is the acoustic, visual and psychological separation and

privacy of these rooms. The addition of the library/office/den/third bedroom enriches the repertoire of activity-use spaces of the home.

There is some space inefficiency due to the offset suite entry.

For a suite of this size, the entry to the master bedroom should be more private, the master bathroom should be larger with a separate shower and longer counter, and the closet should be larger. These objectives could be realized by designing this master bedroom and ensuite as one rectangle the width of the bedroom.

Similarly, the problems of the second bedroom — privacy of entry and closets within the bedroom, which severely limit bed sidetables, would be mitigated by designing the second bedroom and ensuite as one rectangle; this would mean encroaching on the circulation area.

The kitchen/bar should be a more generous U-shape, stretched out toward the dining area and exterior window. The curved sweep of the living/dining room and its associated kitchen/bar would be very enjoyable. A corner fireplace at the confluence of the kitchen, dining and living rooms is recommended.

■ Julian Jacobs is a winner of two Ontario design awards and the Governor General's Award for Architecture.

GORDANA CAR
Interior designer
Guidelines Advertising



The architectural structure of the building has a lot to do with this suite location and creates awkward room placements. This is a whole new and different ball game.

The main and only architectural feature is a long curved window wall with its oversized concrete columns. There are no focal points; therefore, the kitchen will have to take that role. The biggest mistake was to trade the kitchen functionality and space for a useless library without natural light. No one will feel comfortable doing any intellectual activity in this cubicle.

This whole area should be made into multi-functional kitchen; the area can be used for other activities as well as for cooking. It should be an area where a couple or young family could work on their laptops, watch TV, prepare meals and spend some time together after a day at work. Another possibility would be an amazing entertaining area with totally blurred lines between a sexy and functional kitchen and living area.

The master bedroom functions well, with easy furniture placement. The many windows are a bonus.

The second bedroom, hmmm ... Do you think someone who has so little space to place their bed properly will need their own bathroom? But, let's leave the bathroom alone. Maybe it's for guests or a young teenager who needs privacy.

However, let's get rid of those two built-in closets. What happened to the time when we used nice and functional furniture for storage? Why clutter this already small room?

■ Gordana Car is an architect and interior designer. She works as a senior designer and project manager for Guidelines in Toronto.

CELEBRITY HOMES

On the Road townhouse is on the block

PILGRIMAGE SITE

But Jack Kerouac's
former home has
gone ultramodern

The Chelsea townhouse in which Jack Kerouac wrote *On the Road* is up for sale, according to a report in the *Daily Telegraph*. The brick building at 454 West 20th Street, where Kerouac hammered out the seminal Beat generation novel in the spring of 1951, has been given a complete ultramodern makeover on the inside, although from the outside it looks unchanged.

The building has been split into two units, with an upper four-plex going for US\$4.5-million and a lower duplex with a yard listed at US\$2.5-million, according to the broker.

The building's transformation has been a sort of road novel written in brick and wood for Jon Kully, whose parents bought the building, which is 16 feet, 8 inches wide, in 1999 so he and his sister, Deborah Kully, would have a place to live while working and studying in New York. The siblings are architects with an avant-garde bent, and they made the building's interior an experiment in architectural theory.

The interior walls are made of

frosted glass, so you can see the pipes, ducts and wires inside.

"It's a very bizarre design," Mr. Kully says.

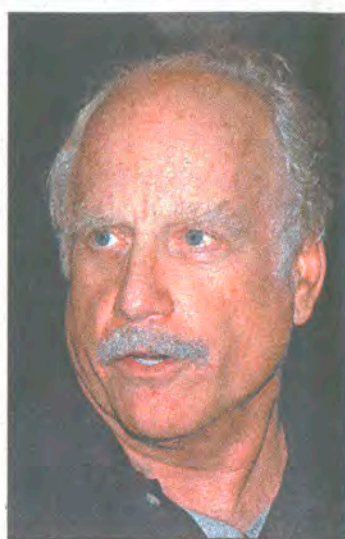
Mr. Kully, 29, supervised the work, and it is obvious a lot of care went into the project, which, despite its roots in theory, has produced a comfortable home, with stained walnut floors, exposed brick and high ceilings.

Kerouac devotees frequently pass by on pilgrimage, Mr. Kully says, although no vestiges of his stay remain.

Still, Mr. Kully believes his design is in harmony with the writer's work.

"What we were interested in was stepping outside the box, being avant-garde, celebrating infrastructure, being free and liberated from convention," he says.

Richard Dreyfuss has listed his Sherman Oaks gated house of 10 years for US\$2.5-million. According to the *Los Angeles Times*, the Oscar-winning actor has not lived in the 1940s residence recently, and has chosen to live in a Westside home with his wife of five years, Janelle. Constructed in traditional style, the 3,700-square-foot home has five bedrooms and 3½ bathrooms; three bedrooms are located in a separate wing. Details of the abode include a country-style kitchen with tile floors and granite counters, terraced gardens, verandah, decks, pool and a building containing a gym, which had been



BRYAN BEDDER / GETTY IMAGES

Actor Richard Dreyfuss

built by then-carpenter Harrison Ford before he became an actor. **Actor Steven Weber** and his wife, designer Juliette Hohnen, have sold their Hollywood Hills residence for US\$4-million. The couple had enlarged, updated and restored the home, built in 1933, reports the *Los Angeles Times*. A walled and gated hacienda with six bedrooms and 6½ bathrooms, the home features four fireplaces, a grassy yard with a pool and spa, views of downtown Los Angeles, and a detached guest/gym/maid's quarters.

TV actress Tiffani Thiessen has listed her Studio City house for US\$2.8-million. Originally built in 1963, the 5,000-sq.-ft. abode features five bedrooms and 5½ bathrooms, with a media room, patio, pool, spa, guest suite and half a hectare of property, according to the *Los Angeles Times*.

Jim Courier, former French Open tennis champion, has purchased a loft in the Carl Fischer Building in Manhattan from film producer Julian Fragarri. The apartment was first listed for US\$3.75-million in October, 2002, before dropping to US\$3.45-million in February of this year and selling for US\$3.26-million, the *New York Observer* reports. The corner loft is located on the ninth floor of a converted music publishing building at 62 Cooper Square. At 2,618 sq. ft., the luxurious apartment features three bedrooms, three bathrooms, a master suite with a double-head shower, concrete floors and expansive views from 19 windows.

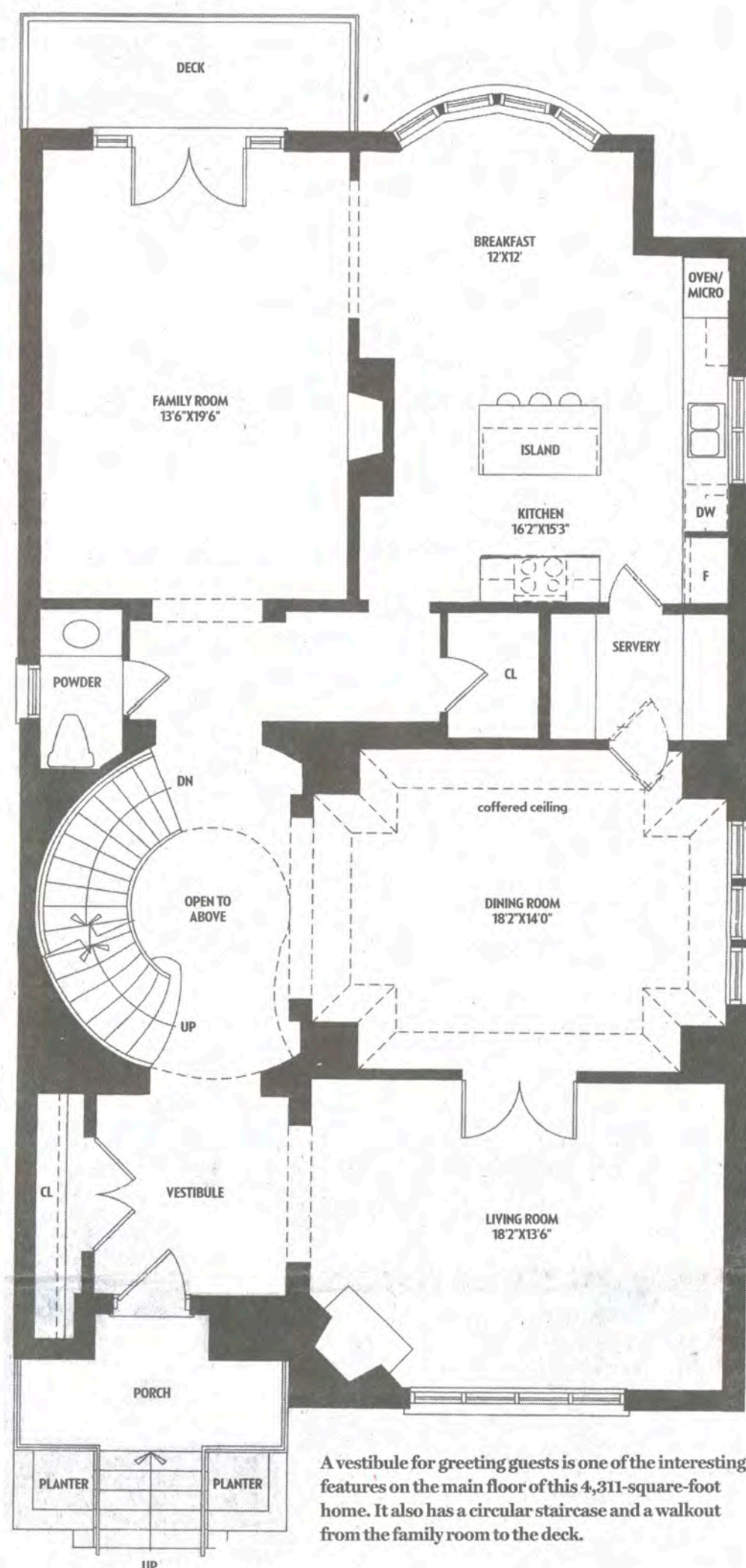
Andrew Dunn, a cinematographer who worked on *Gosford Park* and *The Madness of King George*, is asking for £750,000 (\$1.8-million) for his home, Poole House, according to *The Daily Telegraph*. A classic Georgian-style home in the village of Nether Stowey, Somerset, Poole House was built by Tom Poole, a philanthropic tanner of the 18th century. Poole's friend, Samuel Taylor Coleridge, benefited the most from this man's compassion and hospitality, as Poole invited the struggling Coleridge to live in the cottage adjacent to his home in 1796 and gave him an income of £40 a year to assist in his writing, as well as to support his wife, a sickly infant, and Coleridge's opium habit.

Poole's house was once two smaller cottages, and has small-pane sash windows, elegant reception rooms, odd architectural features such as mismatched ceiling heights, and nooks and crannies. Coleridge lived in Nether Stowey for three years, and spent many nights in front of the still-existing stone fireplace in Poole House with fellow writers William Wordsworth, Robert Southey and Charles Lamb. Some of his most famous works were written in Poole's house, possibly in the barrel-vaulted book room, including *The Rime of the Ancient Mariner* and *Kubla Khan*.

National Post, with files from news services

CONSTRUCTive CRITICISM

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A vestibule for greeting guests is one of the interesting features on the main floor of this 4,311-square-foot home. It also has a circular staircase and a walkout from the family room to the deck.

DEE DEE TAYLOR HANNAH
Architect, interior designer
Taylor Hannah Architects



The entrance is a gracious covered portico flanked by two metal urns that require trailing ivy and pink begonias in the heat of the summer. Spring urn planting should have tulips and hydrangeas, preferably in a soft lavender colour, circling shaped boxwood. For the ultimate urn dazzler, select white roses tightly shaped into an obelisk and place at front of house; the neighbours will think you're having an event and they are not invited. Not a bad thing.

But, back to this plan: It is awesome, truly it is a home run.

The vestibule is welcoming, while the living room flows into the dining room that is served by a butler's pantry followed by the kitchen.

The front of the house is formal, whereas the back of the house is informal. With the addition of a few doors, the privacy requirement can be achieved.

A couple of tips to help the overall plan: Lose the central storage closet and enlarge the kitchen; the living room fireplace should be placed on the outside wall on axis with the vestibule entrance (a corner fireplace is a last resort and a nightmare to furnish around).

Dee Dee Taylor Hannah operates Taylor Hannah Architects and is a partner in Montclair Construction.

JULIAN JACOBS
Architect, senior partner
Julian Jacobs Architects



The living room in today's society is the least used room in the home if it is conceived/furnished in the traditional way. However, if it is conceived as a multi-purpose room, it can be useful as an office, library, den, computer/homeework room, sitting room or various combinations thereof. In this plan, windows also on the flanking wall would improve the quality of light in the space. Having windows on two sides of any room is always better.

The kitchen would improve greatly by using a sideways U-shape configuration, necessitating a flip of servery and closet; the closet becoming a china closet or bar.

The kitchen needs doors to the exterior and a large dining/entertaining terrace, with stairs down to the yard.

The family room fireplace should be centred to allow ideal seating potential, especially if, as is *de rigueur*, a flat screen TV is to be over the fireplace.

One might consider locating the fireplace to the exterior wall, to allow the buyer flexibility to open up the kitchen and family rooms into one space — particularly useful for young families, where the parent cooking dinner can connect with children playing in the family room, and also watch TV.

Julian Jacobs is a winner of two Ontario design awards and the Governor General's Award for Architecture.

GORDANA CAR
Interior designer
Guidelines Advertising



Thanks to its upgraded architectural features, there is great rhythm here. The plan has a good flow with a few minor mishaps.

The main sightlines upon entry are an elegant, curved staircase and a generously sized living room. A rich dark wood staircase should be accessorized with an elegant crystal chandelier hung from the second floor ceiling. Beneath the chandelier, and on top of the warm hardwood, should sit a richly coloured round Persian area rug. This home seems to have fireplaces in all the wrong places. The living room fireplace should be moved to the opposite corner, in order to create main focal point for the room. The family room fireplace, which protrudes into kitchen's traffic flow, should be moved to opposite wall as well. The wall between kitchen and family room should be a half wall, allowing these two important rooms to unite and share their focal features. Whether the homeowners are cooking or entertaining, this kitchen will be warm and inviting. Install built-in banquet seating (with storage below) into the window niche between two tall storage/display cabinets.

Run the hardwood flooring throughout main floor, excluding the vestibule and powder room. Remove the servery doors.

Gordana Car is an architect and interior designer. She works as a senior designer and project manager for Guidelines in Toronto.



VINCE BUCCI / GETTY IMAGES

TV actress Tiffani Thiessen has listed her five-bedroom Studio City house for US\$2.8-million.

LUXURY ON THE VALLEY

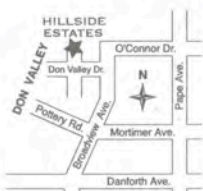
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