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RIGHT: An undermount sink makes for easy clean up; its bridge-style faucet adds a traditional accent to this otherwise modern kitchen.

BELOW: The old laminate countertops and painted wood cabinets were worn and out of date.



BEFORE

The original kitchen had an awkwardly placed stove and narrow passage to the dining room.



AFTER

The new galley plan has plenty of elbow room, better flow—plus a lot more style.



When Tineke Triggs and her husband, Will, decided to sell their rental property in San Francisco's Cow Hollow neighborhood, they knew they'd need to renovate before any buyer would take a second look. The owner of her own interior design firm, Artistic Designs for Living, Tineke had designed dozens of dashing kitchens and baths—for clients. Now it was time to set her sights a little closer to home. Well, at lot closer.

"We wanted to update it, but keep the look somewhat traditional," Tineke says of her flat in a 1920s Edwardian-style townhouse. First she shifted the 8x16-foot kitchen's original layout,

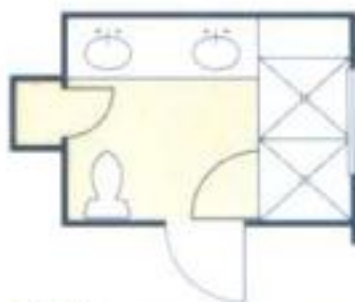
from L-shaped to galley style, for efficiency. She chose sleek, stainless steel appliances and flush inset doors on ebony-stained custom cabinetry. The new oak-plank floor was stained a coffee color, to blend in with the existing wood floors in the rest of the home. For a classic touch, Tineke specified smooth, Carrara marble countertops.

The designer has grown weary of all-white kitchens. "I try to steer clients toward color," she says. "Warm khaki, or blues and grays. And I prefer clean, bright colors, such as celery." Here, she chose the restrained drama of black, and a stunning ruffles-and-flourishes patterned mosaic for the backsplash.



LEFT: A large, translucent window in the shower allows diffused sunlight, while ensuring privacy. Spalike comforts and amenities include corner shelving, to keep toiletries tidy, and a built-in bench.

OPPOSITE: The walnut vanity is a fine bit of furniture-making, with a coordinating mirrored medicine cabinet above. The slatted platform below smartly slides out, providing sink access for the kids, who can't yet reach the faucets.



AFTER

The designer fit a whole lot of luxury in a modest 9x6-foot space that was once part of a garage/workshop.

what was done

- **RECONFIGURED** the kitchen floor plan from a cramped L-shape to a wide-open galley style
- **STAINED** the kitchen cabinets black for a sophisticated, urban look
- **INSTALLED** oak hardwood flooring planks in the new kitchen to relate to the rest of the rooms in the 80-year-old townhouse
- **TRANSFORMED** a neglected ground-floor storage room/workshop into a master bedroom suite and backyard garden
- **BUILT** a custom walnut bathroom vanity that's high on style and big on storage

But the kitchen redo was merely cosmetic, compared to the major construction required in building a new, ground-floor master suite off the back of the house. Tineke removed a first-floor closet to make way for a stairwell that leads to the formerly unfinished garage. There she built a peaceful bedroom and bathroom suite that opens to a serene backyard garden.

In the 9x6-foot master bath, compact

but luxe, Tineke created a spalike atmosphere. There's a double-sink vanity and a walk-in shower, equipped with two rain-style showerhead fixtures. "I wanted this space to feel as grand as possible, and more contemporary than the rest of the house," she says.

Tineke's specialty is mixing materials. For the vanity, she combined walnut wood with a ½-inch-thick, back-painted glass counter and a pair of low-profile white porcelain vessel sinks. The smart design looks super stylish, with ample storage below that she says "feels really light and open." A matching slatted step-up platform slides out to make the 36-inch-tall vanity and vessel sinks accessible to small children.

Hexagonal Carrara marble floor tiles echo the counters in the kitchen. The walls are gray limestone. "I wanted the space to feel clean and sleek," Tineke says, "like the Zen feeling of the garden." ■