

URBAN PLANNING A smart layout defines uncluttered niche areas for lounging and eating in the open floor plan, *below*. Leggy glass-top tables and streamlined chairs further ensure breathing room.

BEHIND THE BARN DOOR A sliding barn door on an upper mount can separate or connect the office from the living area, *opposite*, without needing any clear floor space for swinging open and closed.



The leather chair, industrial lamp and mounted TV either swivel or tilt, making them flexible and accessible to different areas

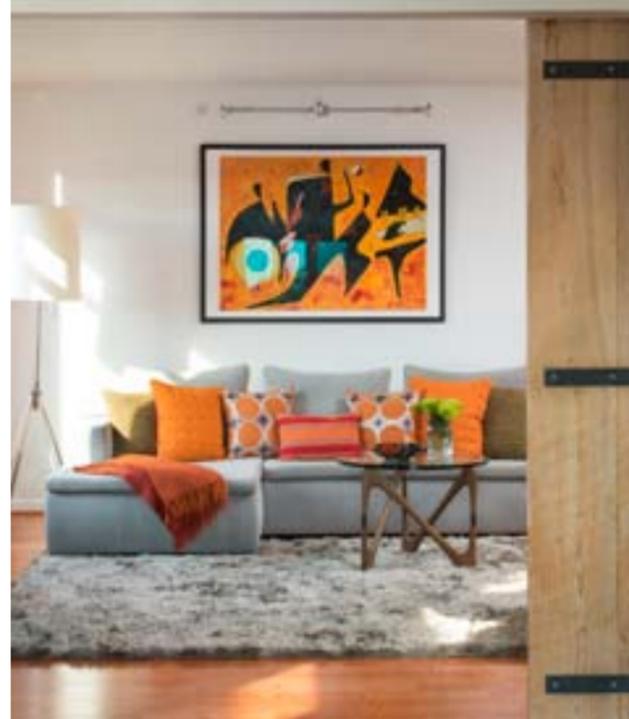
freshly squeezed

Repurposing an underutilized guest room added useful space, light and flow to this Washington, D.C.-area condo.

BY CHARLOTTE SAFAVI | PHOTOS BY GIAMFOTO.COM | STYLING BY CHARLOTTE SAFAVI

1,300-SQUARE-FOOT CONDO

- **INSPIRATION** Creating an energetic, industrial and masculine space, while maximizing every square inch
- **BIGGEST DECORATING CHALLENGE** Connecting an underused second bedroom (now an office) to the living area by removing a wall, while leaving structural posts intact
- **BEST DECISION** Using a pocket-style sliding barn door to seal off the new office from the living area, instead of intrusive hinged doors
- **FAVORITE ELEMENT** The dual function settee in the office, which works as seating as well as a bed
- **PROUDEST DIY** Faux finishing interior structural posts to emulate concrete elements on the exterior deck for visual flow



FADE AWAY The soft gray sectional, *above*, virtually disappears against the wall. A linear tripod lamp and mounted track lighting keep floor/ceiling sightlines clean and clear.

STRAIGHT UP The kitchen's peninsula, *left*, provides visual separation from the dining area, while doubling as a workspace and bar. Clean-lined cabinetry maximizes storage up to the ceiling.



It goes against logic that losing a room would mean gaining more space, but that's exactly what happened in this once dark-and-cramped two-bedroom condo in Arlington, Virginia. "My client didn't need an enclosed second bedroom. He wanted the space to function primarily as an office," says interior designer Rachel James of the seldom-used guest room, with its sunny southeastern exposure. "The French doors to the deck were in there too, so creating easier outdoor access and bringing in more natural light were equally important."

Connecting the Dots

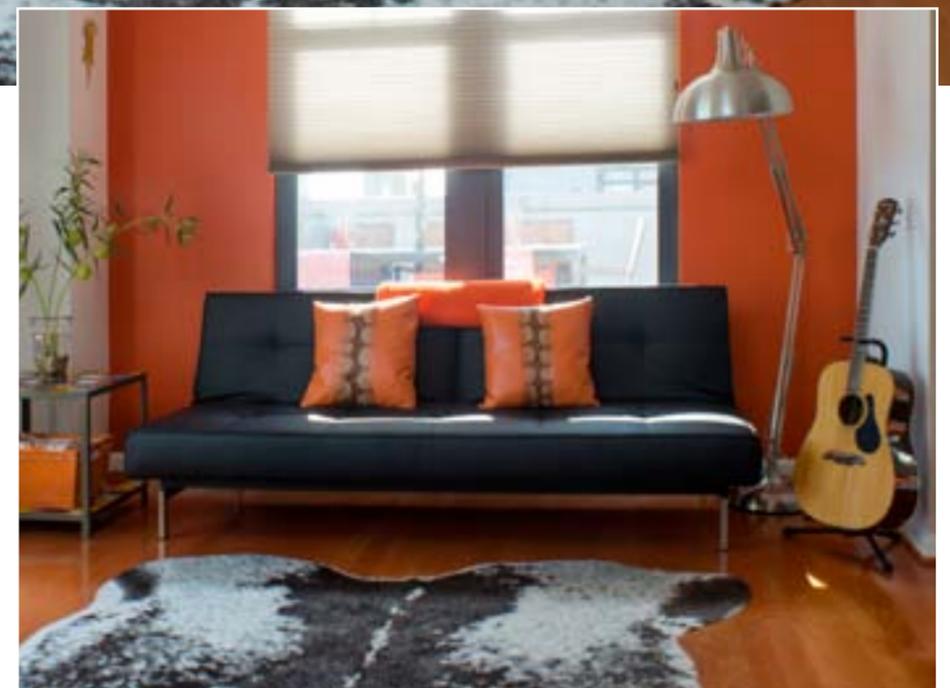
To achieve all this, the non-weight-bearing drywall between the former guest room and living area was knocked out to make a spacious 6-foot-wide opening. Now, the brightly lit combined space reads larger, yet it still can be separated as needed by a spatially unobtrusive sliding barn door. Rachel next created flow between the 1,300-square-foot condo's spaces for a sense of expansion. First, she replaced the old carpeting in the new office with hardwood for

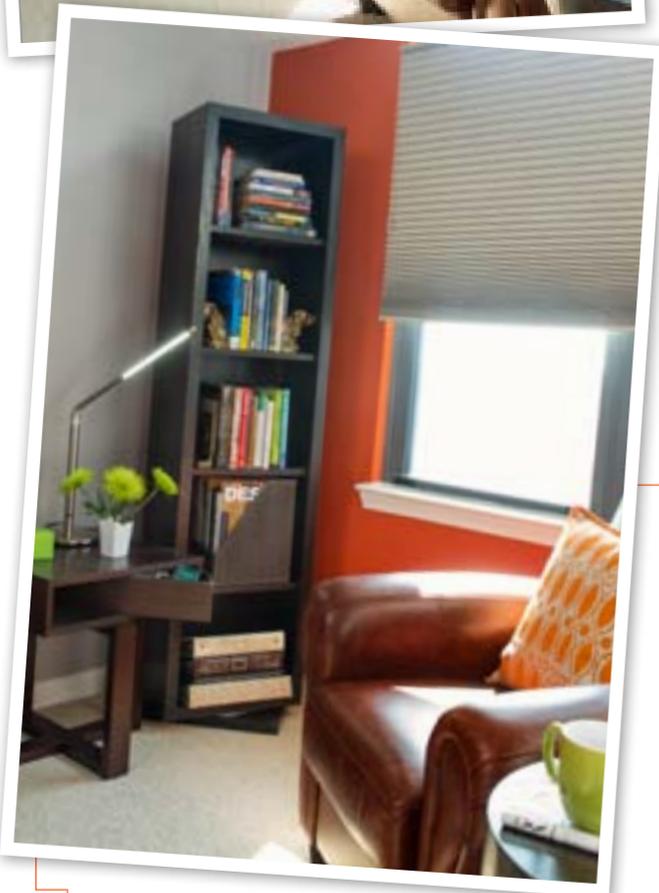
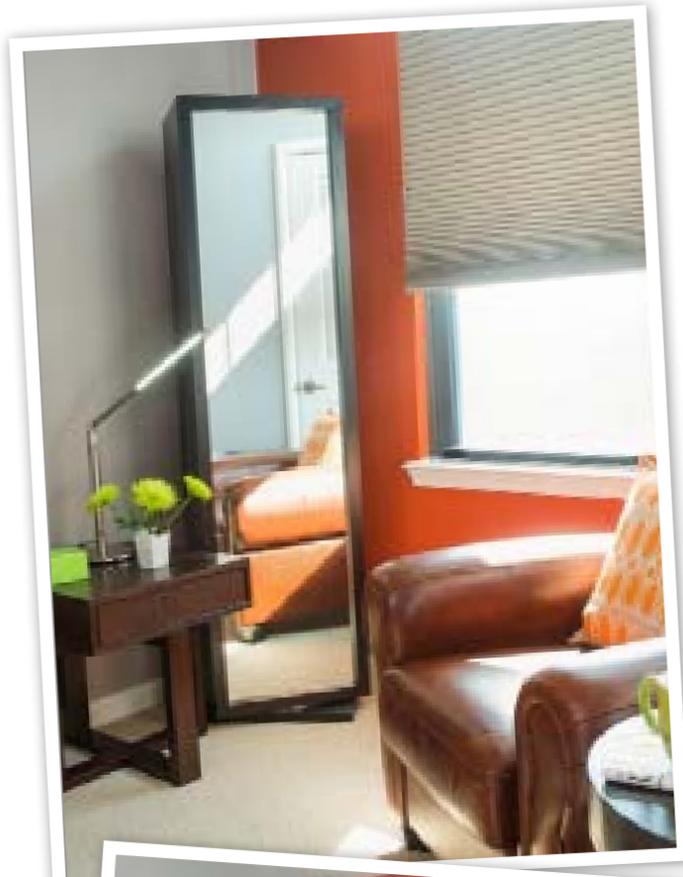


BEDDING DOWN A settee transforms into a guest bed, *above*, while the open-shelved side table becomes a nightstand. The orange container holds either clean sheets or the visitor's sundries, as needed.

WORKING IT The office also multitasks as a casual den, *right*, where the homeowner relaxes. Keeping the guitar in plain sight is decorative and space-efficient.

AT YOUR SERVICE After the former guest room door was sealed off, a bar area was created in the niche, *opposite bottom*. The liquor cabinet also can double as a sideboard.





Top-down/bottom-up window treatments with inside mounts and no-fuss hardware offer clean lines and translucency

Add Some Swivel to Your Style

Save space with a rotating bookcase. Put a full-length mirror on one side and multiple shelves on the other.

- **Plan It** Consult a carpenter on bookcase dimensions before you begin, as well as the sturdiest lazy Susan that will support its weight. If you're looking to buy, this piece came from Urban Essentials.
- **Support It** Center a heavy-duty lazy Susan base on the bottom bookshelf panel; drive in screws securely through the mounting holes using a screw gun. Add suitable containers for storage.
- **Finish It** After the shelving is installed, apply the desired finish/paint, allowing it to dry well. Then securely mount the right-sized mirror to the bookcase's back.

a smoother transition to the wood-floored living area, and then she faux-painted the interior structural posts to match the deck's concrete pavers, providing continuity between indoors and outdoors. Her client, Rick Bosl, a realtor and triathlete, also wanted to incorporate a bold, energetic color. "To add vibrancy without overwhelming the small space, I painted one wall orange the length of the entire condo, but I picked a wall with plenty of windows and kept the other walls white for relief and contrast," Rachel says. The orange wall tied together the office, living area and master bedroom, lending horizontal largess to the condo, like a sunrise. Orange accessories keep the eye roving around.

For furniture, Rachel went modern and masculine, industrial and clean-lined. She is a big believer in functional placement—without visual clutter. Even the sectional sofa, which has heft, wedges perfectly into a corner and runs seamlessly against a blank wall, while keeping valuable floor space free. "I can't stress enough the importance of accurately measuring all those unique spaces in a home—especially in a small one—and then finding the right furniture that fits precisely into all those soffits, nooks and bump-outs," adds Rachel of her winning approach.

ORGANIZED CALM The master bedroom holds a library, above. A reading chair sits in front of a seldom-accessed furnace closet, utilizing the niche, while swivel sconces keep nightstands clutter-free.