

Clearly Classic

In this San Francisco master bath, English refinement rules.



family room product price guide



Hard-surface flooring (per square foot, installed)

Good—\$2–\$4

Better—\$4–\$7

Best—\$8–\$30

Resilient vinyl sheet flooring or vinyl tiles; economy-grade laminate.

Red oak hardwood strip, engineered wood, bamboo, deluxe-grade laminate with glueless installation; standard ceramic tile; higher-grade resilient.

Maple, white oak, cherry, or exotic species hardwood flooring; porcelain or designer-series ceramic tile; marble, granite, slate, or other natural-stone tile.



Carpet (per square foot, installed)

Good—\$2

Better—\$4

Best—\$6 and up

Polyester or olefin with a performance (par) rating of 5 or above and a face weight of up to 30 ounces per square yard; treated for stain protection.

Polyester or nylon with a par rating of 10–15; higher "twist level" to retain shape/height; face weight of 30–50 ounces; warranted stain protection.

Nylon or wool; par rating of 25; face weight of 50 ounces or more.



Windows (for a 30- to 48-inch single/double-hung)

Good—\$115–\$175

Better—\$190–\$400

Best—\$425–\$1,000+

Extruded vinyl frame; white only; single-hung (one moving sash); insulated glass.

Wood-frame double-hung unit; vinyl or aluminum cladding with permanent color; tilt sash for easy care; argon-filled insulated glazing; low-E glass for UV reduction.

Low-E glass for UV reduction; choice of wood for interior; tilt sash for easy care; triple-pane insulated glass; true divided lights; special glazing for hurricane codes.



Patio doors

Good—\$350–\$550

Better—\$900–\$2,000

Best—\$2,300–\$4,000

Vinyl-frame slider; 6-foot width; white only.

Clad-wood or aluminum-frame slider, hinged "active" door, one fixed "passive" door; snap-on muntin grids for look of divided light; color options.

Wood-frame French doors with surface muntin grids or true divided lights; high-end lockset hardware; size and color options; integral shades or blinds.



Molding/trim package (for a 250- to 300-square-foot room, installed)

Good—\$500–\$1,000

Better—\$1,500–\$2,500

Best—\$4,000–\$6,000

Paint-grade (finger-jointed or wood composite) material; standard profiles.

Stain-grade pine or oak trim; wide profile baseboard and crown molding; rosette casing trim; wainscoting or chair-rail molding.

Custom-milled stock in cherry, maple, walnut, or other hardwood; wide or multilayer crown molding; raised-panel wainscoting; fireplace surround.



Lighting system (for a 250- to 300-square-foot room, installed)

Good—\$2,000–\$3,500

Better—\$4,000–\$6,000

Best—\$7,000–\$9,000

Standard recessed ceiling-canister fixtures; basic wall sconces; ceiling fan/lights.

Adjustable "eyelid" recessed ceiling canisters; pendant/ceiling fan fixtures; designer-series wall sconces; dimmer controls for some lights.

High-quality or handcrafted fixtures; low-voltage track lighting; wall sconces; halogen lighting integrated into storage units; dimmer controls.



Fireplace (installed)

Good—\$375–\$1,100

Better—\$1,100–\$4,000

Best—\$10,000–\$15,000+

Freestanding electric faux fireplace or "stove"; prefabricated metal wood-burning fireplace; modular vent-free gas fireplace.

Freestanding wood or pellet stove; built-in direct-vent gas fireplace; combination gas/wood-burning fireplace with metal housing.

Built-in masonry fireplace with gas and wood-burning capability and brick facade.



Storage

Good—\$250–\$500

Better—\$500–\$1,500

Best—\$1,250–\$10,000+

Freestanding or wall-mount shelves; stock/ready-to-assemble storage cabinets.

Semicustom cabinetry with drawers and closed-door storage; "soffit" shelf around perimeter of room; small wall niches.

Recessed built-in storage; window seat with storage bench; custom cabinetry and shelving with integral lighting systems.

Looking at the master bathroom in Sergio and Channing Azzolino's 1926 San Francisco home, it's hard to believe that gold-plated fixtures and dark green marble once held court there. Today the room feels spacious and modern, melding traditional British style with clean lines.

Architect Jerome Buttrick, who designed the bathroom, focused first on choosing beautiful materials. Mahogany cabinetry suggests the classic elegance of an English manor. Wainscoting, white painted woodwork, and white porcelain fixtures add to the effect.

This combination gives the bathroom "a masculine, clubby feel common in British design, but without taking it to the extreme," Buttrick says.

The English-inspired influences match

the home's Edwardian style—and blend seamlessly with modern conveniences. On chilly mornings, the Azzolinos welcome the electric radiant heat installed under the bath's limestone tile flooring.

They also appreciate the roomy shower, which sports a pan-style showerhead, a reeded-glass door and panel, and sage-green glass tiles on the floor and walls.

"The green glass has cool, watery overtones," Buttrick says. "People tend to relate to that color in a bathroom because it's soothing and relaxing."

And although she was once somewhat skeptical about the practicality of mahogany, Channing feels relaxed about it now. "We haven't had any problems with soap stains or water marks," she says. "It's holding up really well."

FOR RESOURCES, SEE PAGE 120.

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THIS PHOTO: Architect Jerome Buttrick took a cue from British design for this master bath, choosing finely detailed mahogany cabinetry and white painted woodwork and wainscoting. **RIGHT:** By installing only one sink in the vanity, the homeowners gained counter space.

Insider's Tip

Demand detailed architectural drawings for all projects, advises architect Jerome Buttrick of Buttrick Wong Architects in Emeryville, California. "With a complete set of drawings, you avoid the unpleasant surprises that occur when you remodel with only a vague plan," he says. "The more you can figure out in advance, the more successful the project will be."



All in the Details

Architect Jerome Buttrick carefully chose architectural elements to add character and a consistent style to the remodeled master bath.

1. A rounded edge softens the mahogany tub surround and sets off the faucet.

2. The reeded glass on the shower door was custom-made. Inside the stall, the sage-green color of the 1-inch-square glass mosaic tiles creates a calming effect.

3. The mahogany cabinet smoothly intersects with the adjacent white wainscoting for a streamlined look.



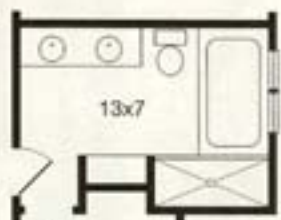


The Change

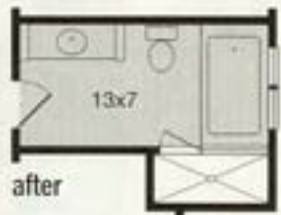
A narrow master bathroom with dark green marble surfaces and standard fixtures was transformed into a gracious bath that blends traditional British influences and clean, modern lines.

What It Took

- Eliminating a closet on the shower wall, which freed wall space for towel bars.
- Gutting the bathroom to replace the floor and fixtures and to install a subfloor radiant heating system.
- Installing wainscoting, baseboards, and window casings to integrate the bathroom with the rest of the Edwardian-style home. "We wanted to keep the same formal language throughout the house," architect Jerome Buttrick says. **RI**



before



after

■ change

The shower enclosure's geometric form and nickel door handle give it a modern look. The reeded-glass door and panel admit light. "A dark shower is never nice," Buttrick says.