

# CALIFORNIA HOMES

The Magazine of Architecture  
The Arts & Distinctive Design



*the new*  
**TRADITIONAL**

SAN FRANCISCO | LOS ANGELES | CARMEL VALLEY

**SECOND  
HOMES**  
*\*NYC Loft*

**KITCHEN  
DESIGNS**



# Rooms for Living

The Husband And Wife Team Of Designer Brooke and Architect Steve Giannetti Bring New Life To An Older Home In Pacific Palisades

TEXT BY VANESSA KOGEVINAS | PHOTOGRAPHY BY LISA ROMEREIN



In the living room a Swedish armoire from Lief sets the tone of the space. There is a Kerry Joyce sofa and two Dessin Fournir club chairs are arranged around a Dennis & Leen custom bamboo chinoiserie coffee table in front of a fireplace to create a comfortable yet sophisticated sitting area. An Urban Electric Co. lantern illuminates the grouping.

OPPOSITE A Mansour Modern Agra rug and a Spanish Colonial table anchor the entry, which opens up to the living room.

“The original architecture and design of our client’s house looked like a slightly odd Italian villa and more Mediterranean colors and details than the house and its surroundings dictated,” says Steve Giannetti who, with his wife and business partner Brooke Giannetti, recently completed a full renovation of an older four bedroom, four bath residence in Pacific Palisades.

The couple—who own Brentwood’s highly regarded furniture and accessories store, Giannetti Home, and who recently released their design book *Patina Style* through Gibbs Smith Publishers, are also an architect and interior designer.

In this project they focused on creating a consistent concept for a structure that was originally misappropriated and incongruent. “It had an interesting roofline and since we thought it felt like a house you’d find in England’s Coswolds it warranted an English cottage theme,” Steve the architect says. “The interiors had an enclosed feeling and did not flow to the garden, so we completely redid the entire flow of the house.”





A breakfast space is next to the family room, where two oversize chairs covered in a pale green grey linen from Bennisson Fabric and an ottoman—all from Giannetti Home—offer a perfect place for reading and relaxing. Richard Mulligan chairs in an antique white finish complement the family room's hues while Richard Mulligan's Leighton table provides a dark accent that plays off of the color of the bleached walnut flooring.

OPPOSITE Subtle tones and Swedish antiques—a secretaire and silver leaf mirror—present a quiet, classic moment in the master bedroom. Accessories from Giannetti Home complete the look.



A honed gray granite backsplash and countertops offset the light English country style cabinetry and woodwork in the kitchen. Pale green Richard Mulligan custom Blake barstools with cushions covered in a pale green striped linen by Bennison Fabric are set at a generous island and bring the green of the outdoors in.

BELOW Restoration Hardware chaises and umbrellas sit near the pool, whose multicolor Bluestone trim adds depth, pattern and an architectural element to the area.



The kitchen now connects to an outdoor eating and sitting area through Nana doors—retractable pocket doors—that open up the whole space so it really connects from inside to outside. In turn, the large open air covered outdoor living room overlooks a generous yard and pool with views of the Pacific beyond them. The interior living room has new French doors and the dining room has a courtyard with a fountain and outdoor seating area.

The Giannettis also opened the roofs from room to room so the kitchen now stands as a two story space with a loft-like hallway overlooking it. This allows views of the ocean and connects the master suite with the other first floor bedrooms. The entry was enlarged by removing a wall and now features a cove ceiling so upon entering the residence the new design now allows outside views.

The house's location and landscaping informed the color palette of the interior. "We try to have a limited color palette that goes throughout the projects we design," says Brooke, who oversees the interior design. "This house is mostly neutrals with pops of natural color—mainly verdant greens that echo the color of the gardens and some blues, which reflect the colors of the ocean."



“This house is mostly neutrals with pops of natural color...”

—Brooke Giannetti

“Most of the pieces of furniture that we selected are inspired by antiques but have been refined and have cleaner, more contemporary lines,” she says. There is an antique Swedish armoire from Lief in the living room so she chose some of the colors of the sofa based on the color of that piece.

The main priority of the residents is that the house had to accommodate two young children. Dining rooms chairs are slip covered in outdoor fabric; a map room becomes a learning center. The landscaping includes a vegetable garden, a lawn with a play structure, a pool and a sports court. The books in the library are carefully chosen and hold meaning for the entire family.

“We love to create rooms where a family can be together,” says Brooke, “like doing different things in the kitchen/family room where in addition to the traditional cooking and seating areas there also is a cozy reading area with its own fireplace, a computer station and a television. ☐”





Natural toned patterns abound in the guest room where Michael Smith fabrics are used for the drapery, as well as the duvet and pillows, which rest on a Michael Smith faux bamboo bed. Next to the bed is a cozy spot where a table from Dan Marty is paired with a chair from Giannetti Home.

OPPOSITE In the master bathroom a vintage Kohler tub with Rohl fixtures complements the ironwork of the window, which is flanked by two Charles Edwards single arm hurricanes.