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CONNECT THE DOTS

Storage and style are brought together in a Mission Hills bath

HOMES BUILT IN THE 1940s often have common challenges when it comes to their bathrooms: there's only one and that single space tends to be small.

When Mission Hills homeowners asked Kristy Kropat for help with their 1940s teeny bath, they wanted to maximize storage without sacrificing style — and they wanted to do it for under \$25,000.

“Although the owners preferred a modern style, it was important to stay true to the architecture and character of the home,” says Kropat. “Therefore the bathroom design encompasses classic and timeless black and white design with a slight modern twist. Instead of using a traditional black and white tile pattern, small penny-round tiles of white, grey and black marble and granite cover the floor and a band of all-black penny-round tiles accent the beveled white subway tiles in the shower and on the vanity wall.”

The beveled subway tiles continue to the ceiling on the vanity wall to make the bath feel bigger and give more height to the wall. White tile, white walls and white Carrera marble countertops also contribute to a spacious feel.

“The original vanity did not take full advantage of the very narrow, long space,” Kropat says. “I designed a custom vanity that is only 17-inches deep (except around the sink) that contains six good-size drawers and a shelf under the cabinet.”

More storage was created with a custom medicine cabinet recessed into the wall. The mirror contains three separate areas of storage behind it, providing ample space for all the family's small bathroom necessities. ♦

WHERE TO FIND IT, PAGE 121



Above: Designer Kristy Kropat warmed this bathroom space with a Douglas-fir vanity that matches the original wood trim throughout the house.

Right: Splashes of bright green rev up the color palette. The shower/tub was relocated toward the door and a wall hides the toilet, which originally was visible upon entry.





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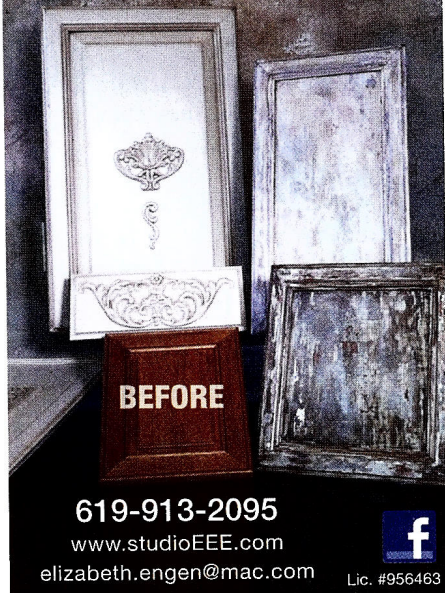
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WHERE TO FIND IT

- installation of kitchen cabinetry); IKEA, 619-563-4532 (kitchen cabinetry)
- Carpet and window coverings:** Bonded Window Coverings, 858-974-7703
- Colors:** Ame Parsley, R3 Gallery, 619-241-9779
- Countertops:** Marjan Stone, 619-562-1113 (Caesarstone)
- Doors:** McBride Door & Hardware, 858-842-4480
- Electrical:** Barner Electric, 619-562-1080
- Engineering:** Envision Engineering, 619-275-6726 (structural); Fitzmaurice Consulting, 858-483-3634 (civil); Haynal & Co., 760-743-5408 (mechanical)
- Furnishings:** IKEA, 619-563-4532
- Mechanical:** PAC Heating and Air, 619-444-4234
- Metalwork:** Calico Customs, 619-608-9998; Deform, 503-969-4921
- Painting:** Wayne Klump, 858-493-8628
- Pavers:** RCP Block and Brick, 619-460-9101
- Plumbing:** Pacific Production Plumbing, 619-593-7801
- Seeded aggregate:** KRC Rock, 619-572-7625
- Structural concrete:** T.M. Structural, 760-535-6984
- Survey:** Metropolitan Mapping, 619-564-6091
- Tile:** Arizona Tile, 619-276-3915; VersaTile Surfaces, 858-586-1446
- Windows:** A&A Glass & Mirror, 760-489-9200
- Wood floors:** Gobi, 619-867-4958; Young Hardwoods, 619-787-3459
- Photography:** David Harrison, 619-235-9718

STUDIO

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BEFORE

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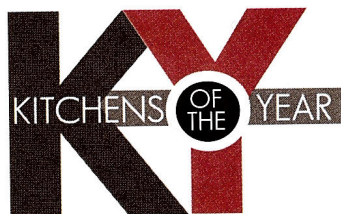
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DONALD MIRRA

KITCHENS/BATHS

PAGE 78

- Interior designer:** Kristy Kropat, Allied Member ASID, Kropat Interior Design, 858-405-3535
- General contractor:** Bruce Banning, 619-843-6469
- Cabinetry/carpentry:** Jonathan Jones, Jones Boys Kitchen and Bath, 619-279-1031

continued on page 126

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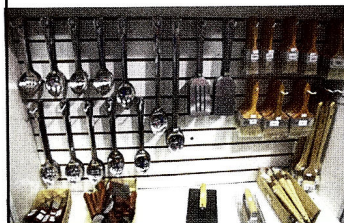
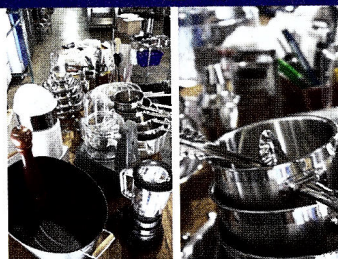
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*Pictures are of actual clients

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WHERE TO FIND IT

Cabinet hardware and towel accessories: San Diego Hardware, 858-576-1892

Lighting: Illuminating Interiors, 858-566-3780

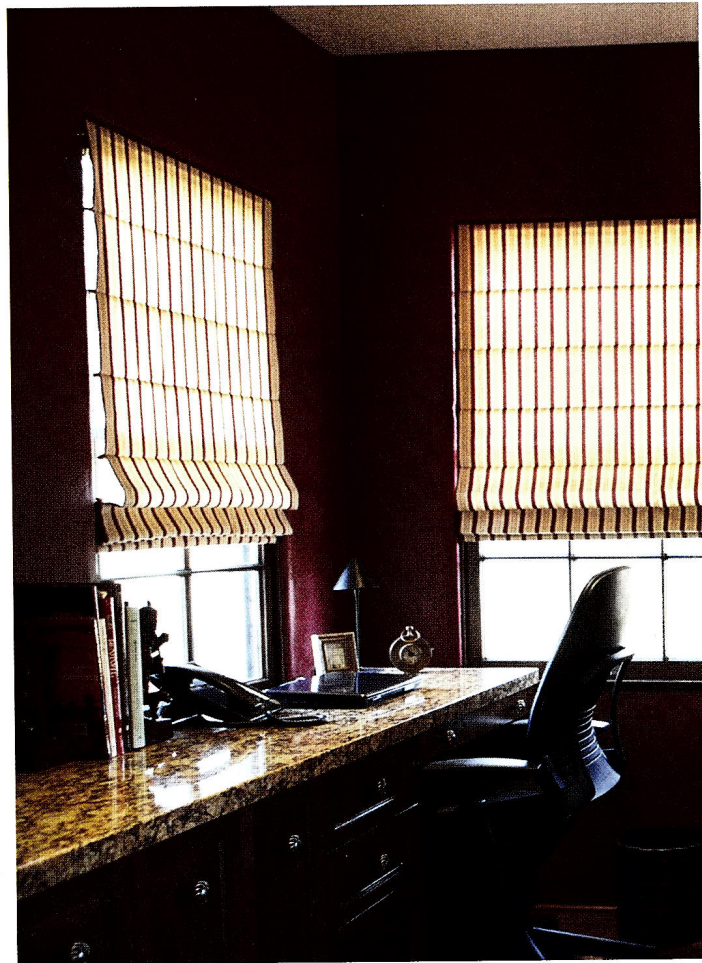
Marble: Stones Unlimited, 858-622-0014

Plumbing fixtures: Fixtures Living, 858-966-3600

Roman shade: Interior Window Designs, 619-890-2713

Tile: International Bath & Tile, 858-268-3723

Photography: Donald Mirra, 858-610-2615



BEFORE & AFTER

PAGE 79

Architect/interior designer: Alfred J. Mazur, AIA, 619-269-7202

General contractor: VanBerg Construction, Inc., 619-237-5527

Artwork/wall sconce: Homeowners' private collection

Cabinetry: Creative Woodworks, 619-447-5442 (fabrication); Alfred J. Mazur (design)

Couch: Hyde Park Leather

Desk: Custom built-in designed by the architect and fabricated by Creative Woodworks

Desk chair: Healthy Back Store, healthyback.com for location nearest you (Steelcase)

Home automation: Automated Solutions, 858-677-0200

Painting: Paintworks, 619-223-1824

Paint stripping: The Strip Shop, 619-588-6760

Table lamp: Family antique

Window treatments: Smith Shade, 619-299-2228