AFTER

BEFORE

Micro lodge

Urban yet woodsy grandeur in a mere 1,200 square feet

WHEN MARK EGERSTROM and Brian Grosdidier bought their 600-square-foot cottage on a tiny West Hollywood lot, years of neglect had stripped away all its original 1920s charm. "There were aluminum windows, torn-off siding … there was literally a crack pipe in the closet," says Mark, an interior architect. "But it was an amazing location"—near the Pacific Design Center—"and a great deal." Mark, who oversaw the two-year remodel, opened up the formerly choppy floor plan, adding glass walls, a loft room, and a roof deck "backyard" on top of it all. With its square footage doubled to a still-modest 1,200 square feet, the two-bedroom house now feels more like a hunting lodge than a cottage, thanks to the warm wood-and-neutrals palette and a few design tricks Mark had up his sleeve.
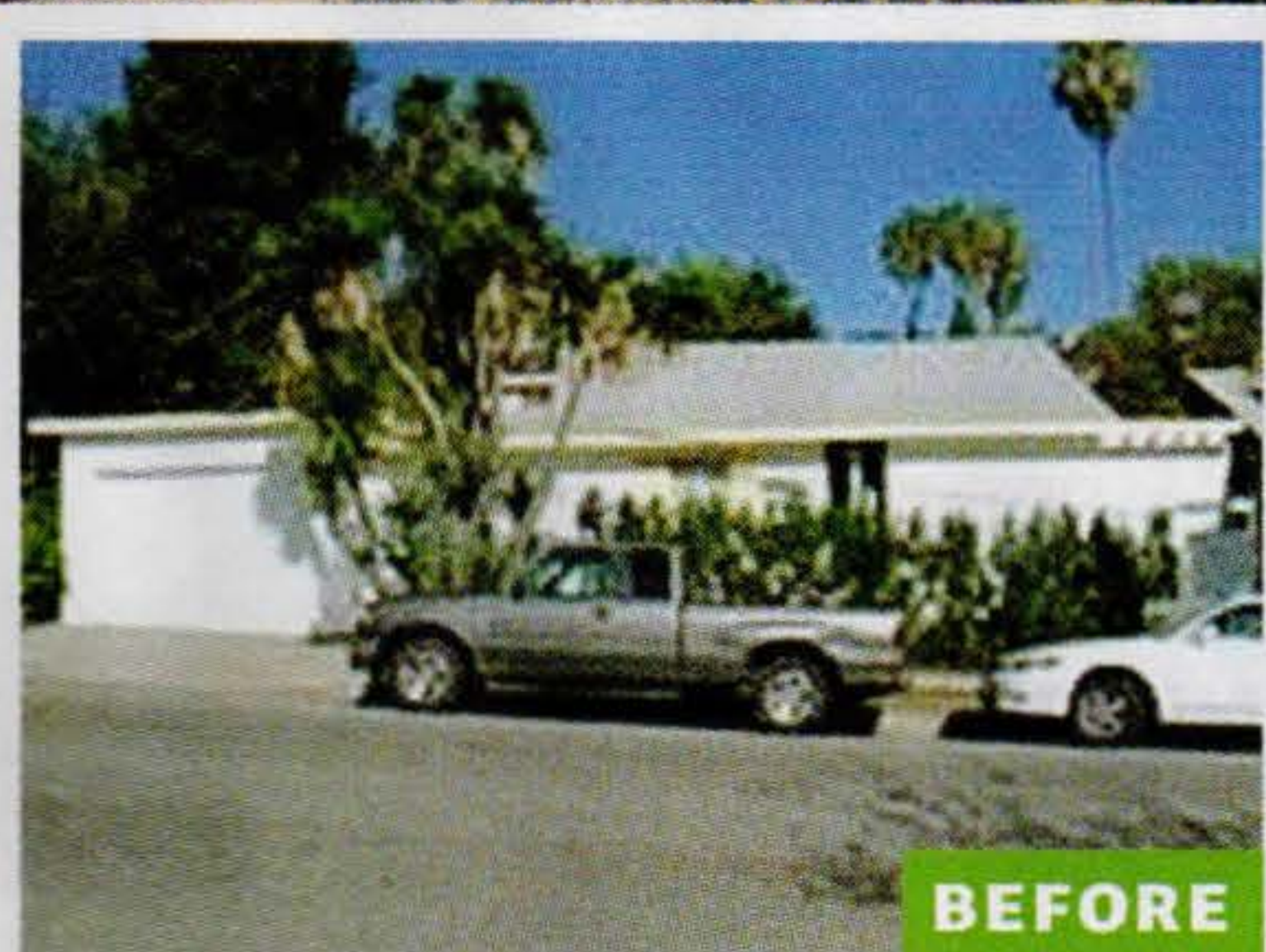
BORROW FROM OUTSIDE

Glass walls seem to bring the plants into the room itself. It's a twist on the usual L.A. take on outdoor living: sliding doors opening onto patios. "We're tricking the eye into feeling there's more space than there is," says Mark. **>52**
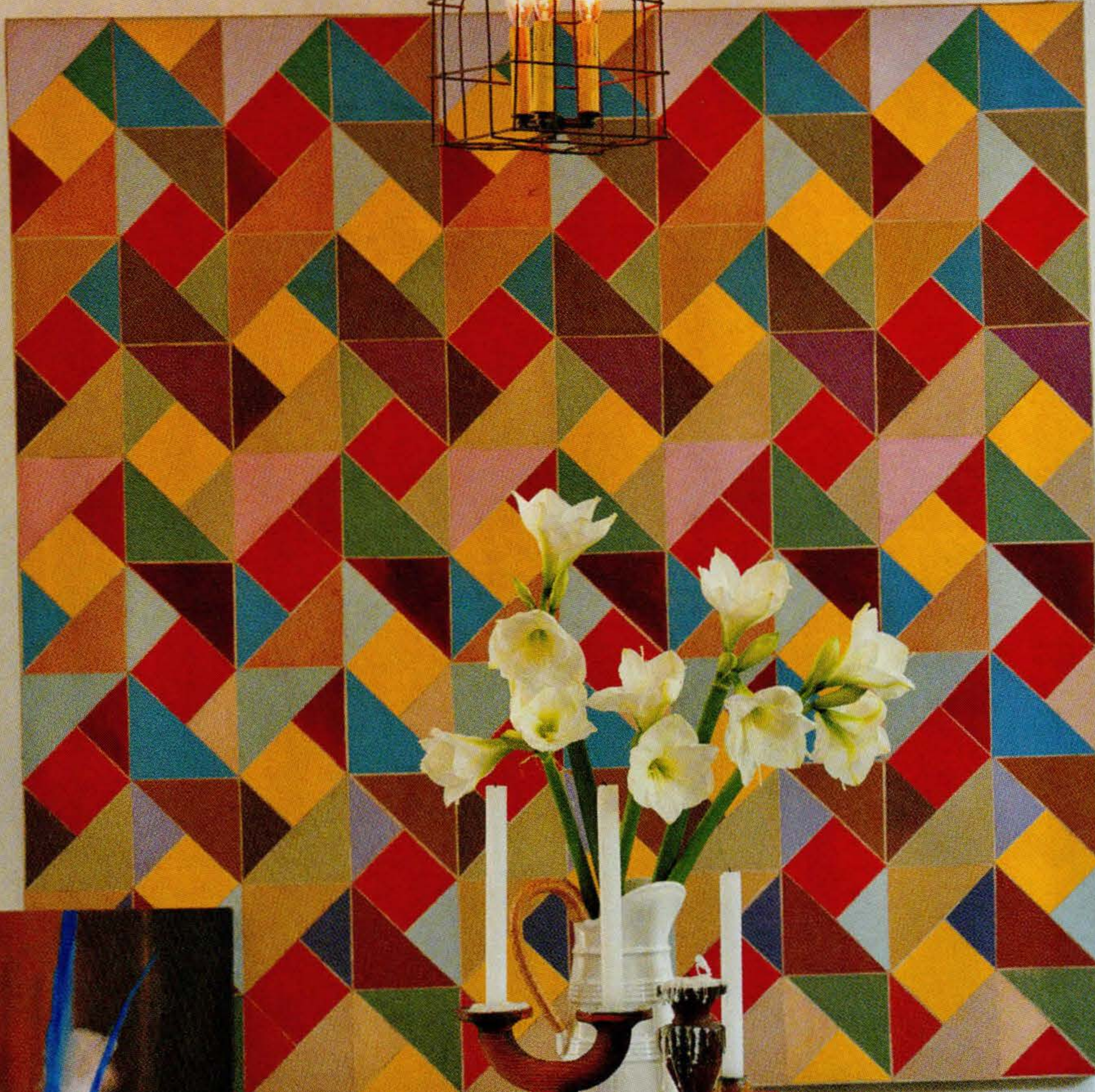
DEFINE YOUR SPACES

A bright, geometric painting by Brian anchors the part of the great room that serves as the dining room. In a house this small, it gets plenty of use: Mark and Brian eat at the table nearly every night.

Recessed light boxes create the illusion of skylights.

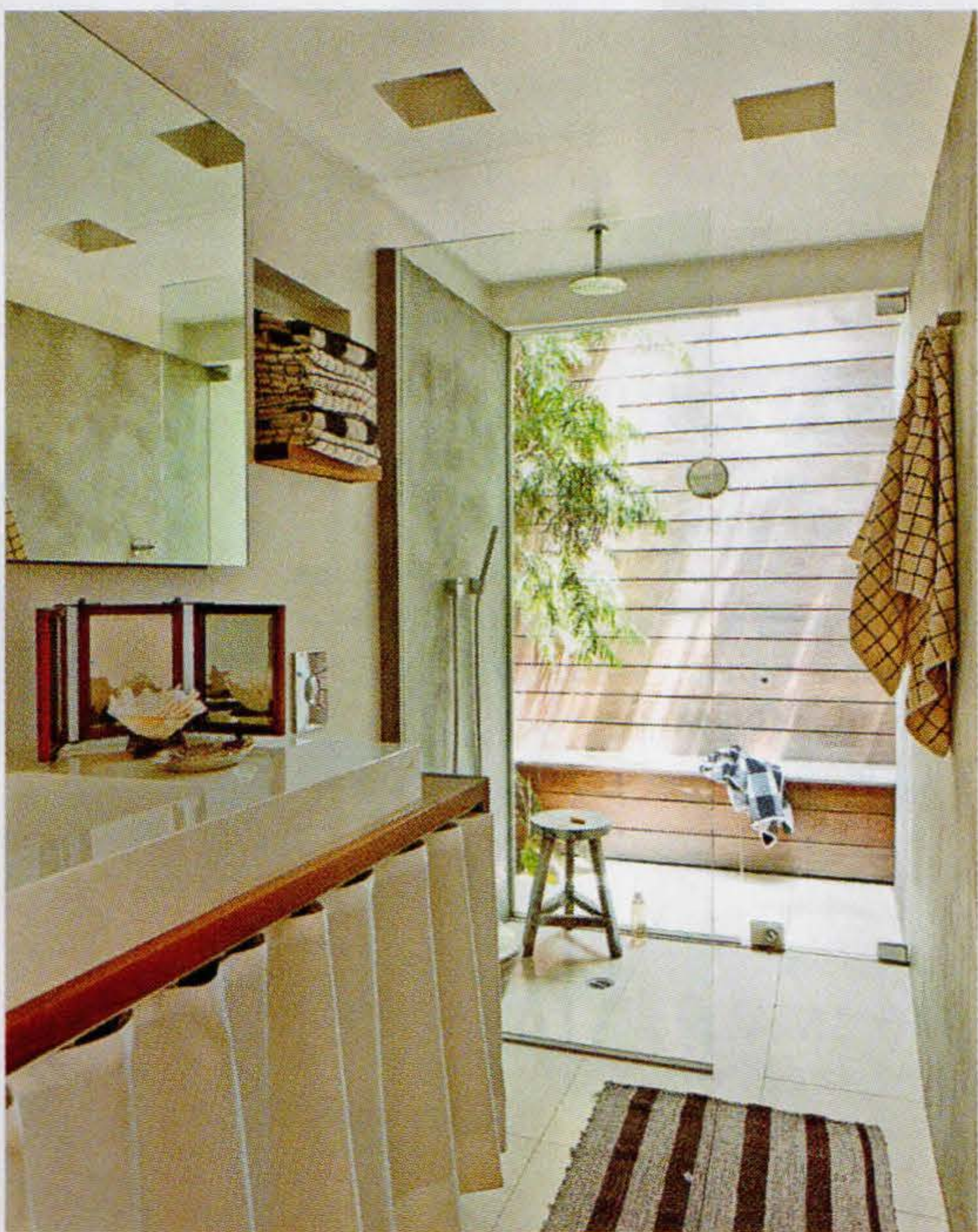Despite their dark color, a glass-topped table and spidery chairs keep the space light and airy.

Mark covered the seats of these Paul McCobb chairs he found on *1stdibs. com* with Ralph Lauren fabric.
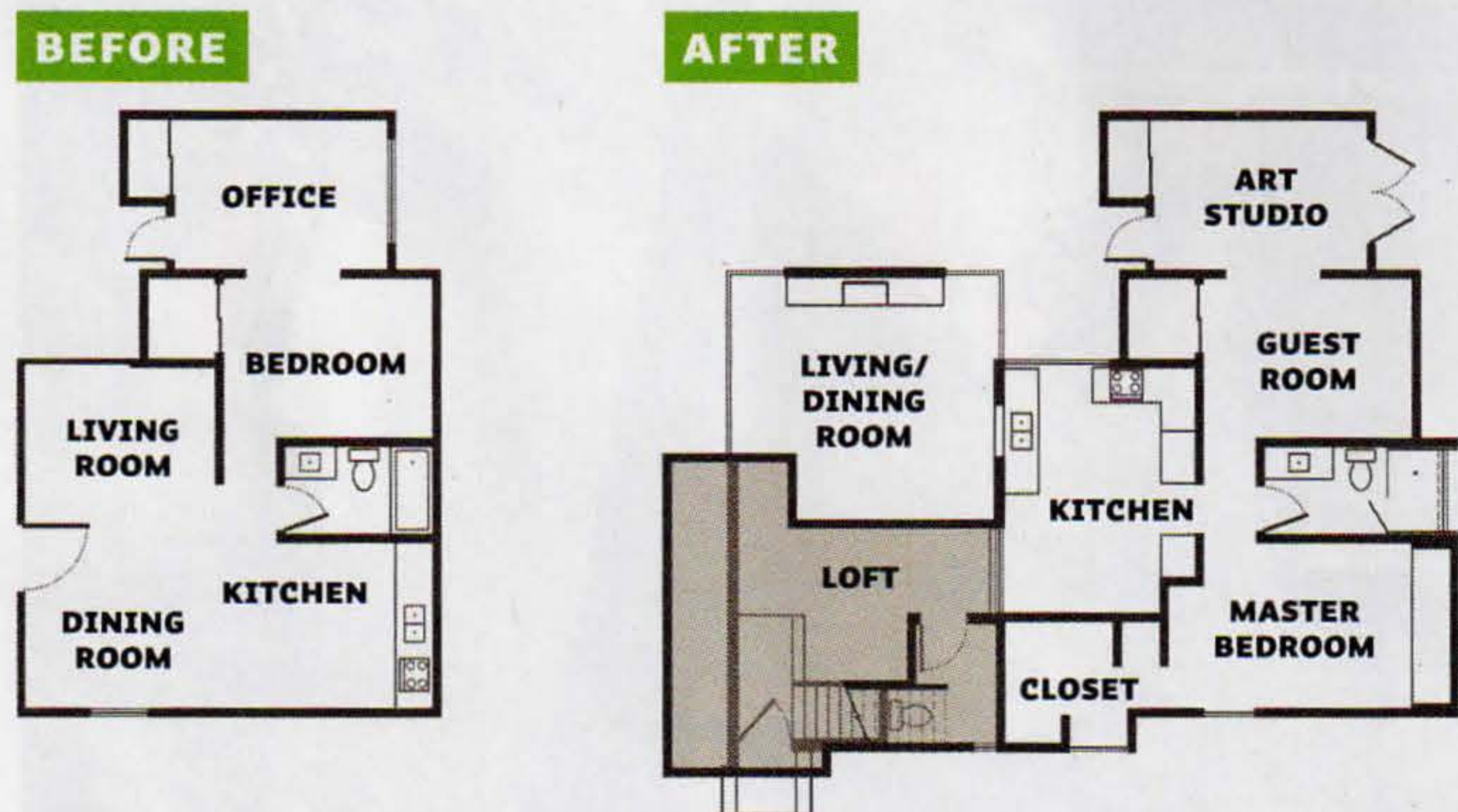
Buddy joins Brian and Mark outside.

THINK IN THREE DIMENSIONS

In the living room, the ebony-stained cedar fireplace wall rises 20 feet to the ceiling. This view is looking down from Mark's loft office.

USE YOUR LIGHT WELLS

A door in the far shower wall leads to a small patio bounded by the wooden fence that surrounds the property. In addition to letting lots of natural light into the bathroom, the space is a great place to bathe Mark and Brian's dogs, Roxy and Buddy.

THE FLOOR PLAN

BEFORE

OFFICE

BEDROOM

LIVING ROOM

KITCHEN

DINING ROOM

AFTER

ART STUDIO

LIVING/ DINING ROOM

GUEST ROOM

KITCHEN

LOFT

MASTER BEDROOM

CLOSET

Mark's **favorite** resources

"Modern lodge is a good way to describe our style: a backdrop of warm neutrals with punches of bold color and organic wood texture. And the juxtaposition of old and new— the old things give a sense of history, while the more modern white and transparent pieces and pops of color make it feel fresh. It's masculine, but in a playful way. And it doesn't take itself too seriously.

"I love well-curated thrift stores, where someone has actually put some thought into their pieces, but it's not super-expensive. Like **Jeff** (*529 N. Fairfax Ave., Los Angeles; 323/653-5296*), for barstools, outdoor furniture, Persian-style carpets, great filler pieces—all old-school over-the-top antiques. And I adore **Inheritance** (*8055 Beverly Blvd., Los Angeles; inheritanceshop.com*).

"I also go to **Wertz Brothers,** a permanent antiques mall in Santa Monica (*1607 Lincoln Blvd.; wertzbrothers.com*); the **Santa Monica Airport Flea Market** (*santamonicaairport antiquemarket.com*); and the **Long Beach flea market,** at Veterans Stadium (*longbeachantique market.com*). I walk through real quick, take note of what grabs my eye, and check prices. Is it under $100? What space or need will this fill? Each piece has a story. And that's what makes a house a home— its stories." ■

OTHER INSPIRING SMALL HOMES: *sunset.com/smallhomes*

PUT YOUR
OUTDOOR SPACE
UPSTAIRS
"We've got a backyard—it's
just on the roof," says Mark.
"It feels like a treehouse up
there above it all."

FLOOR PLAN: DAMIEN SCOG