

A COOL

COLLABORATION

THE POWER OF TEAMWORK
SHINES BRIGHT IN A CREATIVE
NORTHERN CALIFORNIA HOME.

INTERIOR DESIGN BY CATHIE HONG INTERIORS
ARCHITECTURE BY ANTJE PAIZ, RAUMFABRIK
ARCHITECTURE + INTERIORS
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For homeowners Praniti and Sean, the perfect home didn't exist...at first. Here's a bit of background: She's originally from India and settled in the Bay Area as she grew her career in information technology. (She's now a CIO in the cybersecurity space.) He grew up in Northern California and is a data scientist at a social media company. If that doesn't sound busy enough, they're parents to 8-year-old twin girls and have two Labrador retrievers. Their home needed to function for their active lives—a space that could be efficient, tidy, and fun.

Initially, they thought a fixer-upper was the way to go, a space that only needed

a few upgrades. But, after striking out on that search, they found a tear-down on a large lot and began pursuing architects. Some didn't line up style-wise, others weren't a personality fit. Then they found Antje Paiz of Raumfabrik Architecture + Interiors. "We wanted a structure that was beautiful while meeting our functional goals," Praniti says. "As we got to know Antje better, we felt a strong rapport. She understood what we wanted and worked toward our goals while bringing her expertise to the table."

Antje focused on the architectural parameters and started the process of getting plans approved by the city. Praniti, a design enthusiast, soon realized that

she needed someone who specialized in interiors to help her source the right materials and bring the whole house together under a cohesive material palette. She reached out to interior designer Cathie Hong. "She had followed me on Instagram for a little while and, though I had never done a project of this scale before, she trusted my eye based on what she saw in my portfolio," Cathie says. "It began as selecting all the hard finishes for the house and eventually grew to include furnishing the main living spaces and primary bedroom."

"Cathie is immensely talented and from the beginning I felt that she, Praniti, and I were drawn to the same aesthetic



and closely aligned on color and material preferences," Antje says. "Cathie provided hand-drawn sketches from which I developed construction drawings for all interior rooms, and she oversaw all the procurements. Resolving the final details became a collaborative process between Praniti, Cathie, and me that was as fun as it was productive."

In this project, everyone was on the same team—and the synergy was welcome. So was the direct communication. "Because Antje had an incredibly keen and detailed eye, she was never afraid to speak the truth," Cathie says. "As such, I always felt confident that when she agreed with a decision, she was being honest and genuine rather than speaking to please—we truly acted as a sounding board for each other and valued each other's opinions throughout the course of the project."

OPEN, BUT INTIMATE

"The living room, dining room and kitchen are the heart of the house, their scale increased by their connections to immediately adjacent decks and patios," says architect Antje Paiz. "While these three spaces are connected, subtle changes in floor levels and flooring materials clearly define them as individual areas."



CUSTOM KITCHEN

"The large kitchen is designed for entertaining and connects to a large walk-in pantry, almost like a service kitchen," Antje explains. "Rachel Hadfield of Henrybuilt provided a lot of the inspiration and collaborated with us on the design of this space."

A wet bar is conveniently located off the living room for easy entertaining.





BREAK ME OFF A PIECE...

"From the very beginning, Priniti was obsessed with kit-kat or 'finger' tiles," says interior designer Cathie Hong. "They've become quite popular in the U.S. over the past couple years. However, when we were in the early design stages of this project, they were really rare here and only commonly found in Australian or Japanese design. We researched and Googled and went down many rabbit holes to locate the perfect kit-kat tile."

FAMILIAR COLORS

From inside to outside, the goal was to have cohesion through wood slat details, warm grays and off-whites, and matte black and brushed nickel finishes. "However, when it came to soft goods, the homeowner was very much open to introducing a warm and vibrant color palette," Cathie explains. "She gravitated toward the warm tones often found in traditional Indian clothing—mustard yellows, rust reds, and terra-cottas. This dictated the color palette of the furnishings, decor, and artwork"

IMPRESSIVE ENTRY

"We wanted to add oak slats into the house somewhere since it was a consistent theme that we kept saving in our inspiration boards," Cathie says. "It was my idea to encase the hallway from the entry foyer to the living room with oak slats on both walls and the ceiling, creating a sort of 'warm hug' passthrough from the front of house into the main living space."





SECRET SPACE

The powder bathroom is “hidden” in the oak-slat hallway and is quite compact, but the cantilevered sink, custom built-in shelf (with secret cubby for extra toilet paper rolls below the sink), and the Japanese raked tile make it a showstopper. “We didn’t realize it when we bought it, but this tile is meant to be groutless, meaning the grout joints are meant to be exposed,” Cathie says. “It’s the first time I’ve ever used groutless tiles, but it certainly won’t be my last!”

KEEP IT CASUAL

“Oak is the dominant material in most of the millwork throughout the house, but we went with a charcoal gray laminate with oak circular integrated pulls on the ADU kitchen, and the material and color palette felt refreshing to me,” Cathie says. “We also went with more playful pendants, casual melamine dinnerware, and polished concrete floors, which makes the space feel more casual and relaxed.”



OUTDOOR OASIS

“The yard itself is composed of a series of outdoor rooms including expansive decks, shaded dining areas, an intimate fire pit, and a dark bottom pool with integrated hot tub,” Antje explains. “The pool house is primarily intended as a secondary kitchen and entertainment room and is a legal ADU [accessory dwelling unit] that could house long-term guests.”

“One of the key design components of this kitchen was a custom-built oak dining table on casters that we nested underneath the island countertop, so they could roll it out to the back patio when hosting pool parties,” Cathie shares.



Floral Designer: Studio Botanisk
 Kitchen Cabinets: Henrybuilt
 Custom Cabinet Maker: Strong Cab
 Builder: Interspace Builders
 Landscape Designer: Saskia Lofti

