

Real Estate

Mortgages:
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Dream creation

Architect's custom home blends vintage cottage charm with modern sophistication J4



Olga Soboleva / Vanguard Properties

The dining room feels open and spacious thanks to walls of windows that allow for ample natural light.

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COVER STORY



Photos by Olga Soboleva / Vanguard Properties

The master bathroom features a double-view shower with dual shower heads. The living room, below, has a fireplace, and the entire home benefits from radiant heating from under either Denmark Douglas Fir or limestone-slab tile flooring.



Stunning sightlines

Architect maintained 'voyeuristic' approach when creating elements of his dream home

By John Ferri
BLOCKSHOPPER.COM

The smart, understated design is immediately apparent when approaching 1507 Noe St.,

where a blend of rustic shingles and exposed concrete forms the home's facade. This juxtaposition of materials only hints at the unique blend of country cottage

charm and modern style within the recently renovated Noe Valley residence.

Here, concrete, stainless steel and glass mix with cozy cottage finishes

like the exposed white beaded planking and beams in the ceilings. A centerpiece of this contrast is the dark and dramatic American walnut-paneled wall that

backs the four-story stairwell, in sharp and striking balance to the cottage white all around.

These are the types of innovative and thoughtful techniques discovered when an architect designs a home for himself.

But life can bring unexpected changes, and now Eric Tokstad's four-bedroom, 3.5-bath renovation is on the market for \$2.75 million.

"The house is designed how my partner and I wanted to live," explains Tokstad, who founded Eric Tokstad Architectural Design in 2004. "An open house, filled with light and views, and organized with ample amenities to make our social and busy life easy and enjoyable."

Tokstad was formerly the vice president of store design for Williams-Sonoma and senior director of store design for Banana Republic. A San Francisco native, Tokstad earned his architecture degree at UC Berkeley in 1985.

He has designed multiple custom homes in and around the Bay Area, including one for an anonymous celebrity. He also was the design architect for Celine Dion's Florida residence. Recently, he and his partner agreed on a change of scenery.

"When we decided to relocate to London, it was a very hard decision to know that we were never going to live in the house that we had envisioned as our dream house," Tokstad lamented.

The new, 3,400-square-foot structure has impressive presence and pedigree, to be sure. It's even more impressive if you are familiar with the ramshackle property that existed here before the dramatic transformation



The kitchen features bespoke-walnut cabinetry and white Calacatta-marble countertops. The home's country cottage charm and modern style are evident from the rear, right, which also features a patio.

replaced the 1911 vintage cottage.

"When we first saw the house, we were taken aback by how abandoned the place felt," offered Tokstad. "Then when we started to climb around the abandoned property, we could see nothing but potential and even some long-hidden charm. We saw that there was plenty of light, there was an amazing view, and the bones of the cottage had enough going for it that we knew we could make it a starting point for a fantastic home for ourselves."

Fantastic. Phenomenal. The superlatives could go on. Consider the penthouse master suite, where the vaulted ceiling full of operable skylights and walls of windows give a tree-house feel and frame stunning views of the San Francisco skyline and East Bay Hills. The space also features a double-view master shower with dual shower heads — and daring sightlines considering its proximity to neighbors.

One can also take the glass-enclosed dining atrium off of the kitchen, where those views appear from a slightly different vantage.

In the kitchen itself, the dark grain in the

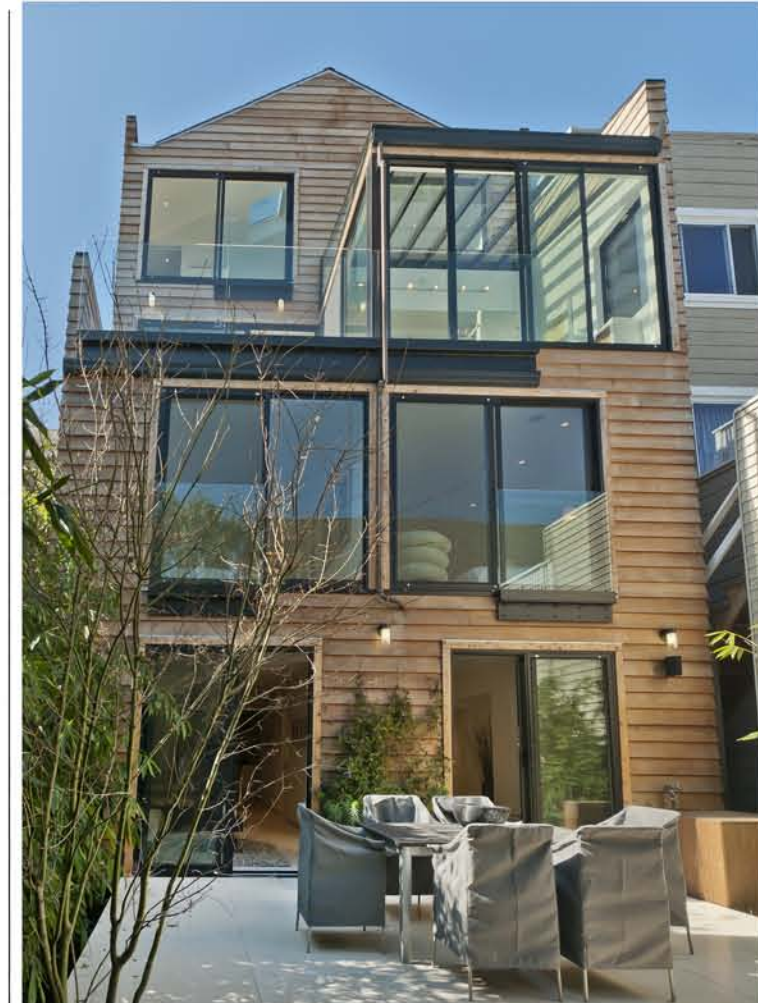
bespoke-walnut kitchen cabinetry contrasts with the swirling patterns in the white Calacatta-marble countertops. Beneath are gleaming, professional-grade stainless steel appliances.

Here and throughout the house, radiant heating emanates from under either Denmark Douglas fir or limestone-slab tile flooring. Other technological upgrades include pre-wired television in all of the main rooms, a pre-wired sound system throughout the home, and smart technology for thermostats and lighting.

Utility systems aside, extreme attention to understated, defining detail is evident everywhere in the home's design.

"If we could avoid an unnecessary line or detail, we made an effort to eliminate it, to show off the materials' authenticity," explained Tokstad. "We wanted just the simplest solution to each and every design problem, so that only the materials became the focus, versus seeing all the joints, and corners, and fussiness that are usually everywhere."

For example, the wooden floor planks extend from one wall to the next, with no visible



joinery, while stair and deck railings were made to disappear utilizing floating glass. Even the stairs are ultra-streamlined. "The stringer became a continuous zig-zag, and the treads and risers look like they're of one material," Tokstad noted.

In the formal living area, broad white beams are exposed, supporting the vaulted ceilings. Astride the simple, white-brick fireplace are built-in window seats in matching white, which coordinates with the rest

of the custom cabinetry and shelving in the room.

Outdoors, a large, secluded patio borders the landscaped garden space with mature bamboo and shade trees. Above this area is the glass-railed balcony off of the kitchen, where it seems as if you could step right out into those trees.

"We wanted the spaces to feel light, bright, open," affirmed Tokstad. Mission accomplished.

Upon realizing that he wouldn't be moving in, said Tokstad, he toyed

with changing the plans as construction went along.

"I did, a couple of times, reconsider some of the very unique design elements, like the voyeuristic master shower," he said.

"But in the end, I decided the elements would hopefully be appreciated by a future owner who might be a kindred spirit."