

# MODERN GLAM

## DESIGNER TRANSFORMS CONDO INTO COLORFUL, SPARKLING RETREAT

BY CARON GOLDEN

**W**hen Theresa Yousey moved to San Diego from Manhattan Beach in 2018 to take a job with Cubic Corporation, she wanted a place downtown. She spent about six months doing month-to-month leases in different neighborhoods to determine what best suited her.

One of the buildings she sampled was Trellis Fifth Avenue, a mid-rise condominium complex in the Gaslamp Quarter built in 2005. She fell in love with the building, the location, even the parking. And she even found the right unit for sale: 920 square feet, two bedrooms, two baths with a balcony on the 10th floor and a view of Petco Park.

But it was also bland, so it was basically a clean slate.

"It was really dated," Yousey

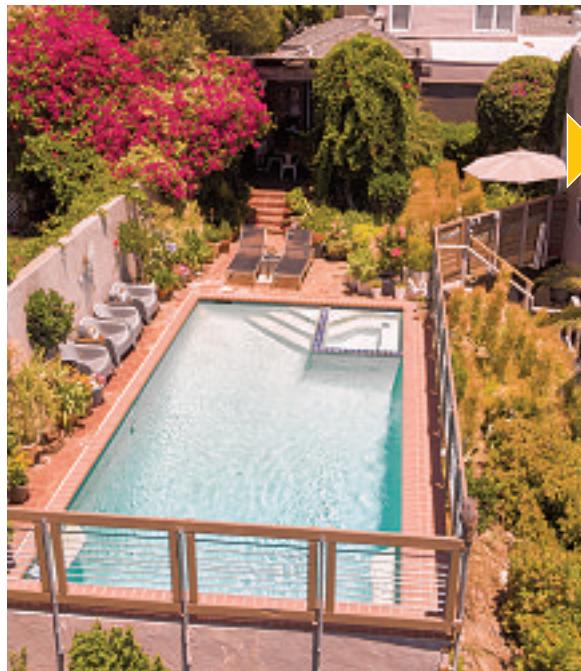
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GAIL OWENS PHOTOGRAPHY

The peninsula bar separating the living area from the kitchen is covered with iridescent mother-of-pearl penny tiles to add sparkle to Theresa Yousey's Gaslamp Quarter condo.

## COASTAL SAN DIEGO HOMES & ESTATES



### PAINTING A GARDEN

Texture, color used to create a bright, living canvas with plants.

PAGE 22

### BEYOND COLOR

Paint mixes designed to help kill germs and mold without harmful odors.

PAGE 28

### HOME MATTERS

A monthly calendar of events, tours and classes for the homeowner.

PAGE 32

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(619) 293-1504

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# Gaslamp

CONTINUED FROM 6

recalled. "White walls, tan carpeting, dated bathrooms, very monochrome."

The entrance had a miniwall that blocked off the kitchen, creating an unnecessarily small and ungainly space dominated by the refrigerator. She was also unhappy that the peninsula was too high to use as a bar.

A work colleague referred her to interior designer Megan Siason of M Studio Interior Design. The two hit it off, and Siason launched into learning about Yousey's personality and her day-to-day life, as well as her goals and wish list for her new home. Siason's usual approach of having a new client complete a survey that would address these issues was complicated by Yousey's busy schedule, because she had taken a new project management position with Microsoft that sent her traveling. The two overcame that with phone calls.

"The first thing Theresa told me was 'I love color. I love color and sparkly objects,'" Siason said. "And she wanted it to look and feel like she was coming home to something that was hers."

Because Yousey was keeping her Manhattan Beach condo with its furnishings, Siason would truly be starting from scratch.

Siason learned that Yousey had developed a love for the styles of the Hard Rock Hotels and the W Hotels from her travels and that her favorite color is blue. She also discovered that Yousey likes a little bling and that she enjoyed eating out often — this was in 2018, of course — but also liked making cocktails at home.

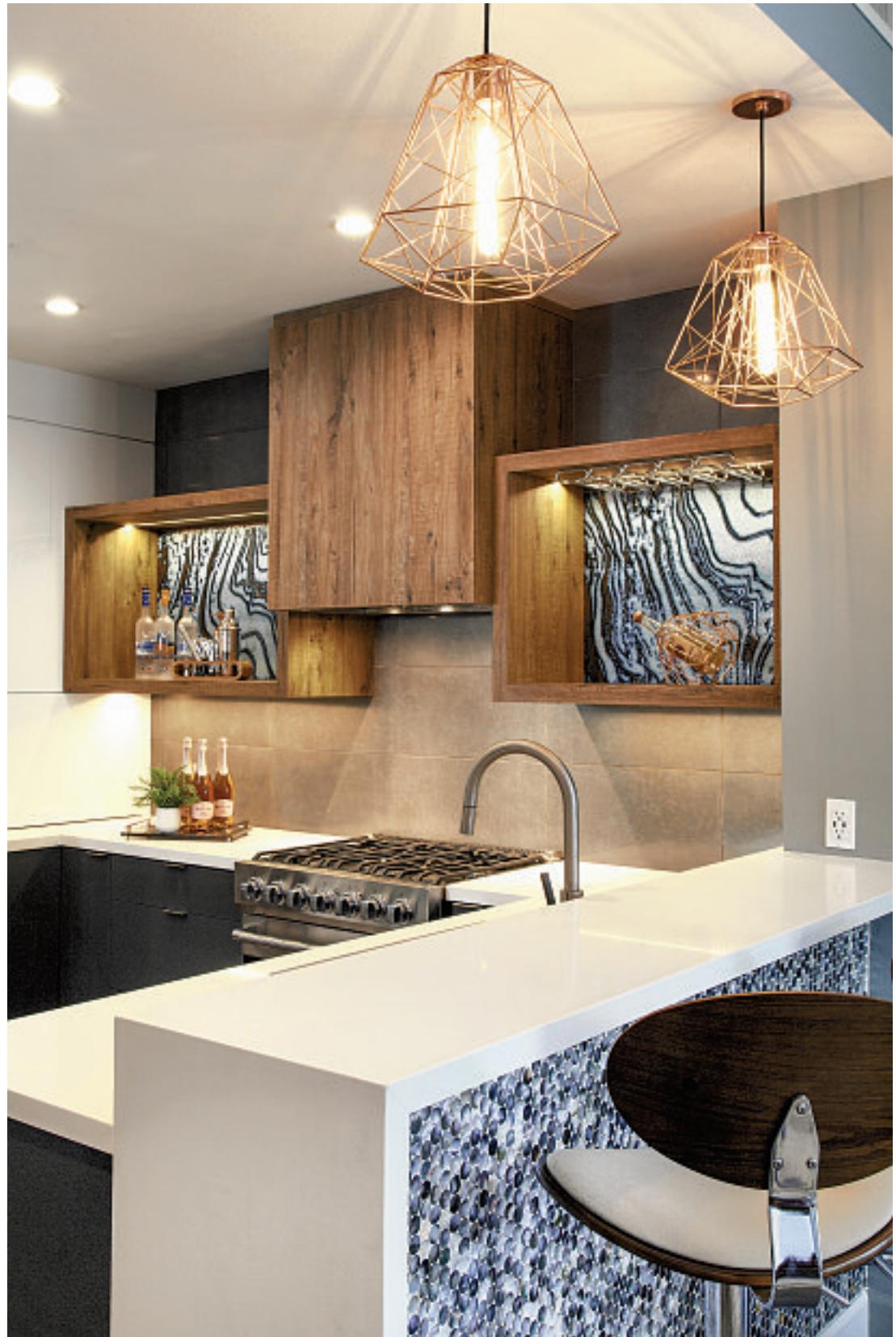
Once Siason developed a design and got feedback from Yousey, the two went to lighting stores to choose fixtures and lamps, they picked out appliances and bathroom hardware, along with tile and wood flooring.

"It was very collaborative," Yousey said.

The result was what Siason describes as urban modern glam.

"It was definitely 100 percent curated to fit Theresa," Siason said. "It's everything she de-

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GAIL OWENS PHOTOGRAPHY

Abstract tiles line the back of the two open kitchen shelves, where homeowner Theresa Yousey stores her bar tools and glasses. The countertops are quartz.



GAIL OWENS PHOTOGRAPHY

A bold, blue accent wall in the master bedroom brings in the color Theresa Yousey wanted for her home. Interior designer Megan Siason added a Raef chandelier to help create a “modern, urban glam” look in the 920-square-foot condo.

## Gaslamp

CONTINUED FROM 8

scribed and in keeping with that downtown vibe, but I brought in sparkly, shiny objects and lots of color—while still keeping it tasteful. For me, that’s urban modern glam.”

The home is grounded in blues and grays with pops of color and texture.

The bland carpeting and tile flooring were replaced with engineered oak hardwood from Provenza Floors’ Heirloom Collection. That annoying wall at the entrance was taken out, and Siason reconfigured the kitchen.

The open U-shaped space now has a mix of cabinetry with iron-ore colored wood cabinets underneath the white quartz countertops and trough sink, and white acrylic cabinets on the wall by the refrigerator near the entrance. In a novel move, Siason framed two abstract-looking tiles of iridescent and blue splatters with two open Tuscan cypress-wood cabinets by Cleaf on either side of the oven fan. Yousey uses the open shelving to show off her bar tools and glasses. Alloy-colored porcelain tiles from Arizona Tile make up the backsplash.

But what swept Yousey away is the front of the peninsula bar facing the living room, which Siason covered in iridescent mother-

of-pearl penny tiles.

“The punch of color is artful,” Siason said. “It’s such a great location for it. It ties in a lot of the colors, and with its iridescence, it marries so nicely to all of the other elements in the space.”

In the living room, Siason created a fun mix of textures with a 75-inch tufted leather sofa in natural-wash camel from Four Hands. In front of it is a 36-inch round coffee table with a bright white quartz top and a steel base from Room & Board. There’s a midcentury wing chair near the bar, and by the window, a belly bar table with high stools for dining or working.

Two of the room’s walls are gray. A dramatic blue wall oppo-

site the couch holds a flat-screen TV with a sleek, four-door ash entertainment console by Clarendon beneath. But the most delightful pieces may be the silver fuzzy Audrey storage ottomans from Z Gallerie.

Because the ceilings are concrete, Siason relied on wall sconces and used conduits for overhead lighting, which she didn’t see as an aesthetic issue, given the downtown vibe she was creating. Over the belly table, she hung a midcentury-style Astro chandelier by Kuzco with 32 pieces of acrylic bubble forming an exploding star.

And in the master bedroom

SEE GASLAMP 16

# Gaslamp

CONTINUED FROM 12

with its gray and blue walls, she hung a Raef chandelier from Troy Lighting, a textured black-and-polished-nickel fixture with six metal and glass arms. The blue wall behind the bed shows off a grouping of three bronze-finished starbursts that Siason found online.

Yousey also got her glam in the master bathroom — a marvel of blue and gold. The blue vanity is a piece Siason had custom made after a similar one the two had liked turned out to be unavailable. Above the counter, Siason ran a glass mirror up to the ceiling, with the middle an artfully hidden medicine cabinet. On either side of the mirror are 15.25-inch-high brass wall sconces and a fun cluster of gold sunlike circles that Siason found at Z Gallerie.

Siason installed a walk-in shower with pearl wave tiles in a subway pattern and a vertical strip of smoky blue squares be-

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GAIL OWENS PHOTOGRAPHY PHOTOS  
The master bathroom, with its bold combination of blue and gold, including a custom-made vanity, is one of Yousey's favorite spaces in the home.



# Gaslamp

CONTINUED FROM 16

hind the shower fixtures.

The guest bedroom and bathroom have a completely different color palette, with wine and gray walls setting a cozy tone. To break up the darkness, Siason selected a light cream-colored Four Hands headboard for the queen bed. The cotton-linen tufted upholstered piece features nail heads on the wings. Two Cora pendants — each a cluster of three distressed mercury glass and iron lamps — are on either side of the bed. Opposite the bed is a strip of the maroon paint with a Catori console cabinet in front, with honeycomb striped doors in a smoked ivory finished mahogany. Above is "Wilderness Heart 1," a large, color-packed framed print of a woman's silhouette by Andreas Lie that Yousey found online.

That piece is one of three Yousey picked out that provide some of the biggest punches of color and drama in the home. Siason was tickled by them and figured out where they would have the most impact. At the entrance of the condo is the bold pop art



GAIL OWENS PHOTOGRAPHY

"Windswept" by Linzi Lynn is one of three art prints Yousey acquired for punches of color throughout the home.

piece "Love is the Answer," a 79-by-47-inch print of Albert Einstein holding a sign in front of graffiti filled with Andy Warhol tomato soup cans. Over the couch is "Windswept" by Linzi Lynn, a 48-by-48-inch canvas print of a woman's profile with hair in a rainbow of colors flowing over her head.

It took Siason about eight months to complete the project. Yousey caught glimpses of it during the process, and when she saw her new space fully done, she said she was in love.

"Love, love, love! It was unreal. I've never had a place designed specifically for me and my taste. In the past, I made compromises," she said. "It's very comfy. I use every bit of the space. The master bathroom with blue and gold is a favorite of mine."

For Siason, the project was fun, she said, because she had such a fun client.

"Theresa was such a great client to work with," Siason said. "Her requests were so minimal. My design process was just understanding what solutions to come up with, whether functional or aesthetic."

Caron Golden is a San Diego freelance writer.



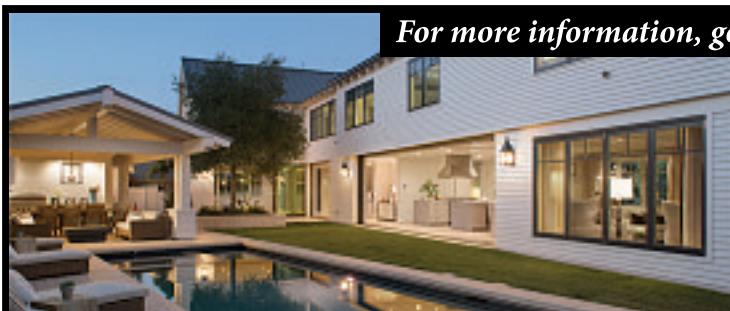
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