

## SMALL SPACE 1

650  
SQUARE  
FEET

Homeowners Philip Mitchell and Mark Narsansky happily gave up square footage for their building's other assets. "There are only two apartments per floor, plus big windows," says Philip. Abundant natural light helps maintain a feeling of spaciousness. **Sofa**, Philip Mitchell Design; **sofa fabric**, Kravet; **chairs**, Lee Jofa; **end table**, Ribbehege & Azevedo; **lamps**, Times Two Design; **largest artwork** by David Burdeny, Bau-Xi Gallery. **OPPOSITE, LEFT:** An antique dresser in the living room provides a showplace for books and a neoclassical lamp, and stores table linens. **Portrait** by David Scott, D & E Lake; **smallest artwork** by Jefferson Hayman; **wallcovering** by Thibaut, Kravet. **OPPOSITE, RIGHT:** Philip (right), Mark and their Ganaraskan puppies, Jacob and Wylo. The couple was determined to find a place for all their favourite things — and they did.



Produced by Meg Crossley/Floor Plan Illustration by Brianna Benton



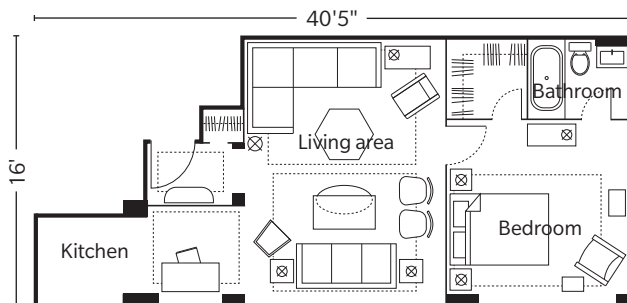
Text by JEREMY FREED | Photography by VIRGINIA MACDONALD

# TREAT IT LIKE A



# MANSION

FLOOR PLAN



SIZE IS BESIDE THE POINT WHEN A MAXIMALIST DESIGNER MOVES INTO A PETITE PIED-À-TERRÉ.





**MANHATTAN IS NOTORIOUS** for closet-size apartments, so veteran interior designer Philip Mitchell and his partner, Mark Narsansky, were prepared to make the most of, well, very little when they set out to rent a place there. “We looked at 19 apartments in one day, and we picked the smallest of all of them,” says Philip, who splits his time between New York, Toronto and Chester, N.S. With its prime location on the Upper East Side near Central Park and large windows, the corner unit’s attributes more than make up for its diminutive size.

Rather than scaling down his style to match the square footage, Philip approached the interior as he would any other. “I like layers; it’s no secret,” he says of his classical approach to decorating that makes ample use of luxurious textures and ornate details. The result is a salon-style pied-à-terre filled with family heirlooms, artwork and plush furniture that’s sumptuous without feeling chaotic. Take the living room, which is only 13 feet by 18 feet. Philip comfortably fit an L-shaped sectional and a three-seat sofa at either end, plus sundry armchairs. The configuration easily accommodates 30 to 40 guests for cocktails and canapés — a gathering that might feel chockablock even in some larger homes.

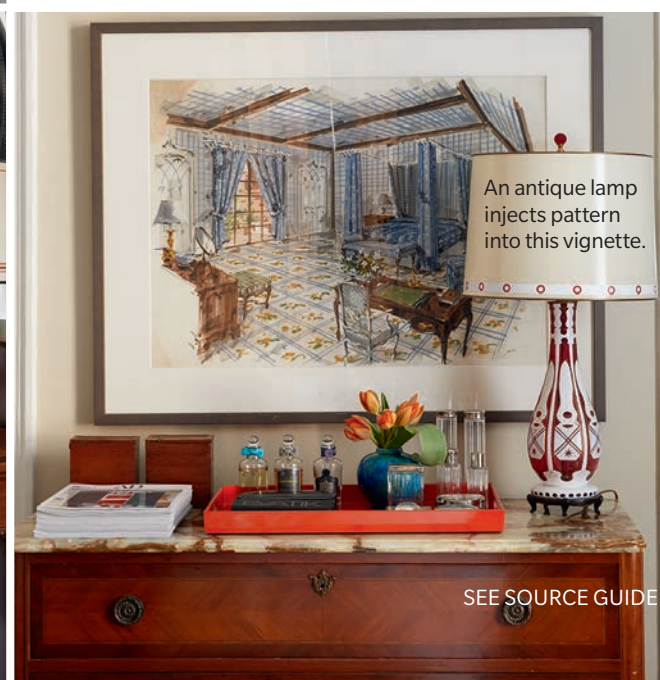
Many would be apprehensive about filling up such a small space with furniture and other pieces, but

**LEFT:** Philip designed a sectional to maximize seating in the living room. **Largest artwork** by Brian Coleman, Anne Irwin Fine Art; **landscape artwork** by Garry Raymond-Pereira, Quantum Contemporary Art; **copper-framed artwork**, Art Interiors.

Philip proves that embracing a maximalist ethos can have exceptional results — on any scale. “We like to live with our things,” he says simply. Living in New York might mean sacrificing space, but there’s clearly no need to cut back on charm.



An antique console doubles as a bar. **Console**, 1stdibs; **drapery fabric**, Kravet; **artwork** by Alex Livingston, Studio 21.



An antique lamp injects pattern into this vignette.





There's always room for personal touches: in the bedroom, the couple found a home for a porcelain Nymphenburg rhinoceros in a glass museum case. **Sculpture**, Avenue Road; **pedestal**, Bellini Custom Cabinetry; **chair fabric** by Oscar de la Renta; **patterned rug**, Lee Jofa; **white-matted artworks** by Edward Burtynsky, Nicholas Metivier Gallery. **TOP RIGHT:** In keeping with the apartment's prewar era, Philip replaced the bathroom faucet with a classic version. He also papered the walls and had a shower curtain custom made. **Shower curtain fabric** by Barclay Butera, **wallpaper** by Thibaut, Kravet.



Philip opted for wall-mounted lighting to free up space on the nightstands. **Sconces**, The Urban Electric Co.; **nightstand**, Made Goods; **bed**, Philip Mitchell Design; **largest artwork** by Andrew Plum, D & E Lake.

## PHILIP'S SMALL-SPACE TRUTHS

### WHAT'S YOUR BEST SMALL-SPACE TRICK?

Investing in custom sectional sofas for the corners of a room to maximize seating.

### WHAT'S THE BIGGEST CHALLENGE?

Storage. I try to use as many multifunctional pieces as possible, so most of the side tables and end tables have drawers, shelves or both.

### WHAT DO YOU LOVE MOST ABOUT LIVING IN A SMALL SPACE?

It requires less maintenance and less time to clean, allowing more time to enjoy living in it.