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Elegance**

SPRING 2011
Display until February 22

€19.00 U.S.



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Indulging his passion for contemporary furnishings,
an architect enjoys the best of old and new within
the stone walls of a venerable Tuscan farmhouse.

Fresh PATINA

Photography by WINFRIED HEINZE/RED COVER Produced by JUDITH WILSON/RED COVER



Architect Patrizio Fradiani designed a large table with a crude iron base and travertine top to allow at least 10 people to gather on the loggia of his vacation home in central Italy. Classic Panton chairs and basket-weave pendant lamps serve as striking modern counterparts to the original exterior stone walls.

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For many people, easy access is high on their criteria list for a holiday home. Yet the reverse was true for Patrizio Fradiani,



ABOVE: The restored farmhouse's original stone exterior is made up of stones harvested from a nearby creek, as well as a mix of rocks and boulders found in the surrounding fields. **OPPOSITE:** In the quiet library zone, twin contemporary chaise longues upholstered in a fine-texture velvet extend an invitation to relax.

an Italian-born architect living in the United States. "I've lived in Chicago for 10 years and wanted to find a meaningful place in Italy as a vacation escape," he says. Patrizio and his partner, Mark Steinberg, had been holidaying in Tuscany for years, so they concentrated their search on the surrounding area. "We were looking for a property with great potential at a low price," Patrizio says. "We looked at hundreds—but when we found Podere Palazzo, it felt unique."

Abandoned since the 1950s, the 18th-century stone farmhouse—near the junction of Tuscany, Umbria, and Lazio—was in ruins when Patrizio and Mark stumbled on it. "The roof was barely there, and the first floor didn't exist," Patrizio says. "But we could see that the location was truly magical."

To maintain the spirit of the house, Patrizio used local craftspeople and indigenous materials, yet he also wanted to add the ultramodern chic his Chicago architectural practice, Studio F, is known for. "Mark and I had stayed in upmarket rental places in Tuscany and were often disappointed, either because they were shabby or done in a fake-rustic style," Patrizio says. "I wanted to work with the old and infuse it with the new."

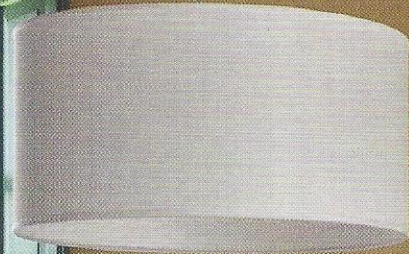
The floors throughout are terra-cotta, handmade from local clay, and the locally sourced chestnut ceiling beams, while new, were cut by hand to resemble the originals. The walls are washed in an off-white organic water-and-lime-base paint, and all of the windows and doors were crafted locally. Patrizio backed up these time-honored architectural elements with classic Italian furnishings, chosen for their iconic silhouettes and timeless appeal as well as their practicality.

The clean and simple decor exudes an air of quiet luxury that suits the house's purpose as both a personal retreat for Patrizio and Mark and a holiday house rental designed for entertaining. Because the house is meant to be shared with friends, the kitchen revolves around an oversize island. From there, French doors lead out to a loggia, where an exterior wood-burning fireplace and a grand table invite guests to linger. Large sofas face each other in the living room, providing plenty of lounging room for all. A nearby library offers two daybeds for quieter times. Throughout, sofas, chairs, and headboards feature removable covers, and the curtains are made from unlined white linen to keep maintenance to a minimum.

Patrizio and Mark now decamp to Podere Palazzo for a month every year during the summer and then visit for another week in November or December. "We love to have friends visit—but we always save at least one week just for us," Patrizio says. "This house is a blend of things that are personal to us and our life. We feel thoroughly at home here."



The dining room table is one of Patrizio's favorite pieces in the house. He had it custom-made at the end of the project using scaffolding boards from the home's renovation. Sleek Eames DSX chairs and a built-in banquette provide flexible seating in modern fashion.









OPPOSITE: The kitchen was designed with a central island to encourage easy circulation and allow friends to cook together. To foster a clean and simple aesthetic, there are no wall cabinets, and the countertops are made from local travertine. **ABOVE:** In the living room, Patrizio selected two sizable sofas with contemporary profiles to balance the weighty chestnut beams on the ceiling. A wool-blend fabric in spring green softens the boxy lines of the seating pieces. **LEFT:** The house sits on 4 acres, which have been sensitively landscaped to fit in with the surrounding countryside. These two lounge chairs offer views of a new pool surrounded by oak trees, fields of olive trees, and, in the distance, the picturesque, castle-capped town of Trevinano.





Visitors to this 4,000-square-foot house find a flowing, sociable layout, which is at once intimate and yet generously proportioned.

OPPOSITE: Simple white platform beds dressed in bright coverlets keep the mood light and airy in one of the guest rooms. **ABOVE LEFT:** Patrizio had all of the cushions in the master bedroom custom-made in Chicago to reflect a bold palette of accent hues; then he stuffed them into suitcases to transport them across the Atlantic. **ABOVE MIDDLE:** The bathrooms throughout the house feature energy-efficient plumbing, contemporary fittings, and striking natural materials. In the master bath, a Philippe Starck soaking tub sits under a glamorous chandelier found at a local flea market. **ABOVE RIGHT:** One of the guest baths features a pair of long basins accented by sheets of plate mirror arranged on the wall in opposite directions. **LEFT:** Frosted glass provides privacy for a deluge shower with a pebble floor in the same guest bath.