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The Luxury Coastal Lifestyle Magazine
DECEMBER 2024 + JANUARY 2025

HOME

HOUSE *of* BLUES

ON THE COVER
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getaway takes its color
cues from the Gulf Coast.

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PHOTOGRAPHS, CLOCKWISE FROM TOP LEFT, BY SERGEY KRASYUK, COURTESY OF THE MANUFACTURERS; BY AMY NEUNSIINGER, AND BY DURSTON SAYLOR

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editor's letter

NOTES FROM THE COAST

SINGING THE BLUES

As I write this note from the Gardiner Hotel on Lee Wharf in Newport, Rhode Island, it is late November, and the city has just had its first snowfall. Yesterday, the sea was a moody gray while squalls were swirling around in the high winds; today the temps have dropped, yet the sky is a perfect bright blue, and the water mirrors the cheery hue. Interior designers often use the sea and sand as their color muse when decorating ocean homes for their clients. The colors of the undulating ocean are everchanging, depending on the tides, weather, position of the sun, and geographic location.

In this issue, we feature a few home designs that reflect the fluctuating blue hues of the sea. Set on a sandy white beach on Abu Dhabi's super-luxe Saadiyat Island, an apartment's interior design is carefully curated and crafted, embracing its waterfront setting. Interior designer Ksenia Mezentseva, whose eponymous firm has offices in Russia and Dubai, creates a serene retreat that enhances its environment—she chose a variety of blues to capture the essence of the seaside setting. The result is a home that does not upstage the natural environment that is its backdrop.

We also visit Rosemary Beach, Florida, where noted architect Bobby McAlpine encapsulates traditional Southern architecture into a coastal home. Marshall Watson & Reid Deane Ganes Interiors steps in to bring life to the interiors, choosing the color palette of bright whites and playful blues that echoes the surrounding landscape and nods to one of the art collection's standout pieces, a cobalt blue astronaut,



embellished with inspirational words and phrases, that stands in the living room. Whimsical touches and great design come together to create the ultimate vacation spot.

We hope you enjoy this issue featuring blue notes in design. I'm grateful for my views of this wintry sea just outside my guestroom window—many of the hotel's interior walls are painted a pale blue to remind visitors of the color of the waters just steps away.

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

A Rosemary Beach House highlights blue hues in its design.

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WE'D LOVE TO HEAR FROM YOU Send your ideas and comments to editor@oceanhomemag.com or visit oceanhomemag.com

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contributors

MEET THE TEAM



JENNIE NUNN

Contributor Jennie Nunn is a former staff editor at magazines including *7x7*, *California Home+Design*, *C Magazine*, and *Sunset*. Her work has appeared in numerous publications including *AFAR*, *The San Francisco Chronicle*, *Condé Nast Traveler*, *Luxe Interiors+Design*, *The Denver Post*, *5280*, *Fodor's Travel*, and *Ocean Home*.



MARY GRAUERHOLZ

Mary is a freelance feature writer who focuses on architecture, style, sustainability, and health. In her previous career as a journalist, she won many awards for project management, editing, and writing. Since then, she has written for a variety of magazines, newspapers, and websites, including the *Boston Globe*.



MELISSA GILLESPIE

Managing editor Melissa Gillespie has a finger firmly on the pulse of the fast-moving, rapidly growing, and ever-changing luxury travel and real estate industries and brings all of the latest news, openings, and happenings. "There are so many exciting announcements, it's sometimes hard to keep up, but I'll be keeping readers fully briefed," she says.

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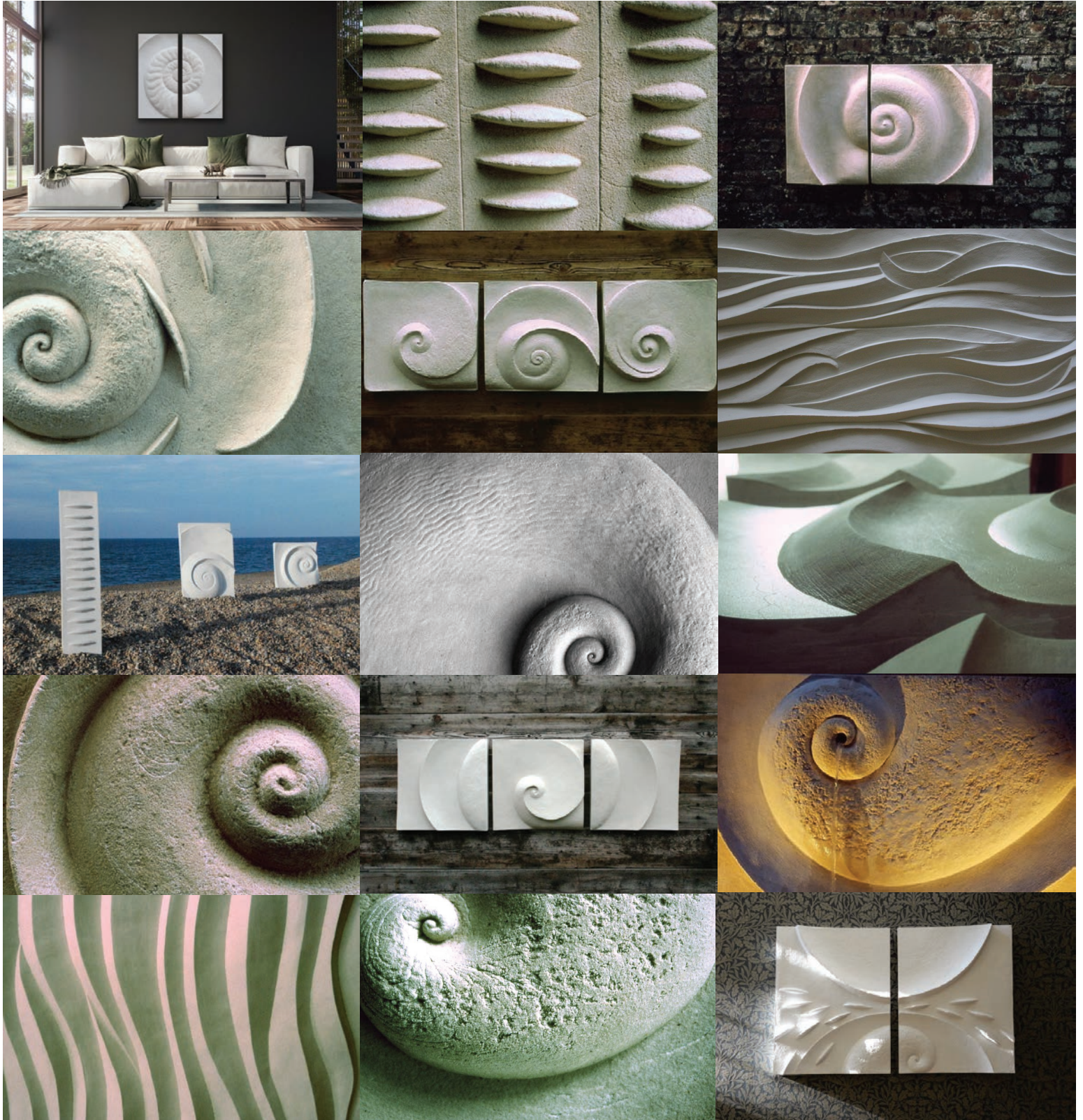
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■ INTERIOR DESIGN

BLUE HUES

AN INTERIOR DESIGNER
DRAWS INSPIRATION FROM
THE SKY AND SEA FOR THE
INTERIORS OF AN ABU DHABI
OCEANFRONT ABODE.

BY NANCY A. RUHLING / PHOTOGRAPHS BY SERGEY KRASYUK

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The dining room, whose table has rounded edges, features blue art, vases, and even books.



Set on a sandy white beach on Abu Dhabi's super-luxe Saadiyat Island, there's a newly redecorated apartment whose interior design, carefully curated and crafted, embraces its waterfront setting without upstaging it.

When the couple with two young daughters bought the vacation home, they asked interior designer Ksenia Mezentseva, whose eponymous firm has offices in Russia and Dubai, to create a serene retreat that enhances its environment.

Set in a modern building that looks out over a Maldives-like beach and a boardwalk lined with cafés, restaurants, and chic boutiques, the 2,690-square-foot apartment is set, like a gem in an engagement ring, near the Louvre Abu Dhabi, the National Museum, and the soon-to-be-completed Guggenheim.

The kitchen is sleek and neutral.

Above, The vacation home has a naturalistic color palette of blues and greens and juxtaposes round shapes with luxurious, natural materials, including marble.





JIMI SMITH PHOTOGRAPHY

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Although the apartment’s layout was workable, the interiors needed cosmetic updating. Mezentseva gave the place its new look by changing the flooring from tiles to wood, replacing a damaged ceiling, adding structural and decorative light, upgrading the bathrooms, installing a new kitchen, changing the built-in closets, creating new storage spaces, and, of course, redecorating.

Inspired by the varying blues of the sky and the sea, the white of the sand, and the lush green of the palm trees, Mezentseva created what she calls “a balanced and stylish interior” that exploits the ocean, which is showcased, like a living mural, through the floor-to-ceiling windows.

The result of her efforts is cool in all senses of the word.

The blues are in a variety of hues, tying all the rooms of the apartment together. In the living room, blues are on display in the artworks, carpet, accessories, and textiles. The guest room is defined by shades of blue, including turquoise. And the primary-suite bathroom features bold, bodacious blue tiles that border on art.

“Colors and materials are transformative in hot-weather locations. On the island, temperatures frequently top 100,” she says,



The vanity in the primary suite has rounded edges and a oval mirror.

Left, Ksenia Mezentseva sits in the living room which has a TV wall and built-in bookcases.

adding that “the blues are calming, and the greens, which represent renewal, are refreshing.”

She conveyed the luxury of the locale through marble.

“An expensive material, it represents wealth and prosperity,” she says. “It also represents nature as it has a vivid natural pattern. We often see marble, especially light-colored ones, in warm-climate projects, and we see dark- and warm-colored stones in cold climates. We chose the light marble to enhance the visual appeal of the apartment and to introduce the refreshing coolness of stone, perfectly balancing the warmth of the wood elements.”

Because the family is from a cold climate where wood is used to warm up houses

visually, Mezentseva used wooden floors and wooden joinery to make them feel more at home.

“The natural oak supports the overall natural eco feel of the color palette, adding to the cold, blue, white, and green that neutralize its warmness,” she says, adding that she used natural textiles for the curtains and beds, silk carpets, and high-quality furniture to create coziness.

She employed rounded objects, ranging from light fixtures with bubble-like globes to semi-circular chairs that embrace the space, to “create a soft, flowy feeling” and to signify completeness, creating a harmonious, holistic feel.

Round shapes, she adds, “represent wholeness and thus balance; they are round



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Clockwise from top left, The primary bath is clad in bold blue tile.

The primary suite, which includes a seating area, is a study in rounded shapes.

The wallpaper behind the daughters' beds represents palm leaves, a naturalistic motif that references the beach outside the windows.

Arches, as seen in the bookcase/display case in the daughters' room, are another unifying motif.

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by shape and by meaning—there is a beginning and an end, a full life cycle.”

Mezentseva added arches, which make an artistic statement, to “bring a bigger meaning to the doorways. Arches are a portal from one space to another; they are not just functional doorways, but they also are beautiful decorations.”

All these elements come together in the daughters’ pink bedroom, which has scalloped upholstered headboards. The wallpaper, pink with a white palm tree motif

that hints of the tropical beach right outside, peeks playfully from behind the beds. The custom bookcase is defined by arched cubbies designed for storing and displaying the children’s treasures.

One of the family’s favorite spaces is the living room, which combines hidden storage with a TV wall.

“It has a very airy feel because we didn’t install any heavy curtains so we could take advantage of the light, flowing fabric that moves with the sea breeze,” Mezentseva says.

So natural are the alterations Mezentseva made to the retreat that the spaces seem to merge with their surroundings, beckoning the beach to stop sunning itself and come inside to chill out.

The family, who live abroad, didn’t see the refurbished and renovated apartment until it was complete and ready to receive them. They stepped inside the front door and made themselves right at home. Tranquil and sophisticated, the apartment, they say, is a paradise. ♦

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BATHING BEAUTIES

Evoke a resort-style bathroom with stunning tile, fixtures, and finishing touches. **BY JENNIE NUNN**

1. Argile Freestanding Bathtub by Workshop/APD in Honed White, Kallista, kallista.com
2. Etoile Fluted Mirror in White, Hastings, hastingsbathcollection.com
3. Angular Hook in Natural Bronze Patina, Ashley Norton, ashleynorton.com
4. Geo Tile in Maroon, L'Antic Colonial, anticcolonial.com/en
5. Traditional Floor Mount Tub Filler in Polished Chrome, Balboa Series, California Faucets, calfaucets.com
6. Classic Single Lever Faucet, Franz Viegner, franzviegner.com



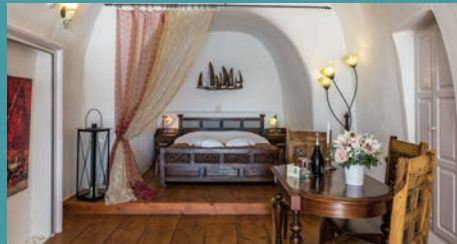
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“This space was designed to be a serene, relaxing area for family and for entertaining, a quiet and peaceful oasis high above the marina below. The aim was for it to feel like the ultimate luxury, with every finish and fabric feeling just as sumptuous as the design indoors. We wanted the terrace to have a seamless flow from indoors to outdoors. I love the subtle contextual nods to its beachside location, without being too overt. We brought in the natural materials and textures conceptually, to give it a sense of place.”

—Laura Hammett, Founder and Creative Director, Laura Hammett, London, England



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ISLAND TIME

A London-based interior designer breathes new life into a once-vacant terrace with ocean views in the Bahamas—making it an ideal destination for outdoor gathering. **BY JENNIE NUNN/DESIGNED BY LAURA HAMMETT**

1. Ambient Nest, Gloster Furniture, gloster.com

“I love the geometric woven pattern on this, and the angular black form of the ottoman sits nicely alongside the softer curves of the stone planters,” adds Hammett.

2. Corso Planter, RH, rh.com “They are super solid and demand

presence, so they don’t get lost in the background, explains Hammett. “These are a great piece to bring a natural stone to the look to contrast against the starker whites of the rest of the space.”

3. Leia Side Table, Rove Concepts, roveconcepts.com “I love the

octagonal design on this; it’s like a honeycomb since there are 3 pieces,” adds Hammett. “There’s a gentle and subtle marble veining which is lovely and soft.”

4. Dresden Sofa, custom fabric, roveconcepts.com “The perfect ivory

outdoor sofa,” says Hammett. “Upholstered in performance fabric, it allows the family to have a white sofa that can withstand the weather, sun bleaching, wine spills, and stains—nearly bulletproof. They wanted it to always look new [and they have kids and dogs], so it will work hard.”

5. Adelyn Marble Board, Anbôise, anboise.com “I love this piece as

each one is a slightly different cut and will be unique,” says Hammett. “A lovely color marble which is rust-orange in tone, adding interest.”

6. Bespoke Pillows in Various Fabrics including “Rough ‘n Rowdy,” and “Shearling,” Perennials, perennialsfabrics.com; “Trellis,” Evitavonni, evitavonni.com; and “Mayumi,” C&C Milano, cec-milano.us “We individually chose

performance fabrics in luxurious yet subtle tones and textures,” says Hammett. “We weighted the corners of each of these custom cushions so they wouldn’t blow away in the wind.”

7. Outdoor Throw, Coco Wolf, cocowolf.co.uk “Beautifully ties in with the cushions. It still feels soft and sumptuous, but can withstand washing and weather,” says Hammett.

FOR MORE INFORMATION, VISIT laurahammett.com

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SEASIDE LIVING

A retreat-like bathroom in The Hamptons gets an overhaul with organic shapes and a minimal, ethereal palette.

BY JENNIE NUNN

STYLING BY FRANCES BAILEY

For a bathroom design in East Quogue on Long Island, interior designer Hilary Matt, principal and founder of her eponymous firm in New York, wanted to create a timeless, functional space with an airy, gray-and-white palette while framing the view of the ocean directly outside. "This home is situated on the ocean via the backyard and Shinnecock Bay in the front, which you can see beyond the bathrooms' windows," explains Matt. "The owners have lived here for many years and waited for the perfect time to renovate this bathroom along with other areas in their home. They wanted the new spaces to feel modern and to last the test of time."

To further emphasize the backdrop and create more useable space, an existing bathtub below the windows was replaced with a pair of custom, horizontal-tufted upholstered stools. "There used to be a bathtub that the clients never used, so we decided to remove it," explains Matt. "Removing the tub made the bathroom more spacious with a focus on the beautiful view."

Matt appointed the approximately 200-square-foot space with a long, linear vanity with undermounted sinks to mimic the horizon line of the marsh and water; a custom mirror adorned with disc-shaped glass sconces; sculptural drawer pulls; and custom tile floors. "It is a very abstract tile that gives it a funky element, without taking away from the views,"

explains Matt. "I also love the marble we chose for the vanity and to frame out the mirror. It was an unexpected choice but doesn't overwhelm your senses."

Now, the clean-lined room is a peaceful, spa-like haven exuding calm and tranquility. "It truly feels like an escape," says Matt. "A

bathroom that you look forward to spending time in and recharging."

1. "The Hilary" designed by Hilary Matt, Studium Tile, studiumnyc.com

2. Bouclé Stools, custom

3. Custom Vanity and

Cabinetry, Davinci Studio, davincistudiox.com

4. Copacabana Granite, Bass Stone New York, bassstonenyc.com

5. "Pinch-05" in Matte White created in collaboration with plaster artisan and New York-based sculptor Stephen Antonson,

Nest Studio Hardware, neststudiocollection.com

6. MEM Three-hole basin mixer with pop-up waste in Chrome, Dornbracht, dornbracht.com

7. Medium Opaline Disc Surface Mount, In Common With, incommonwith.com

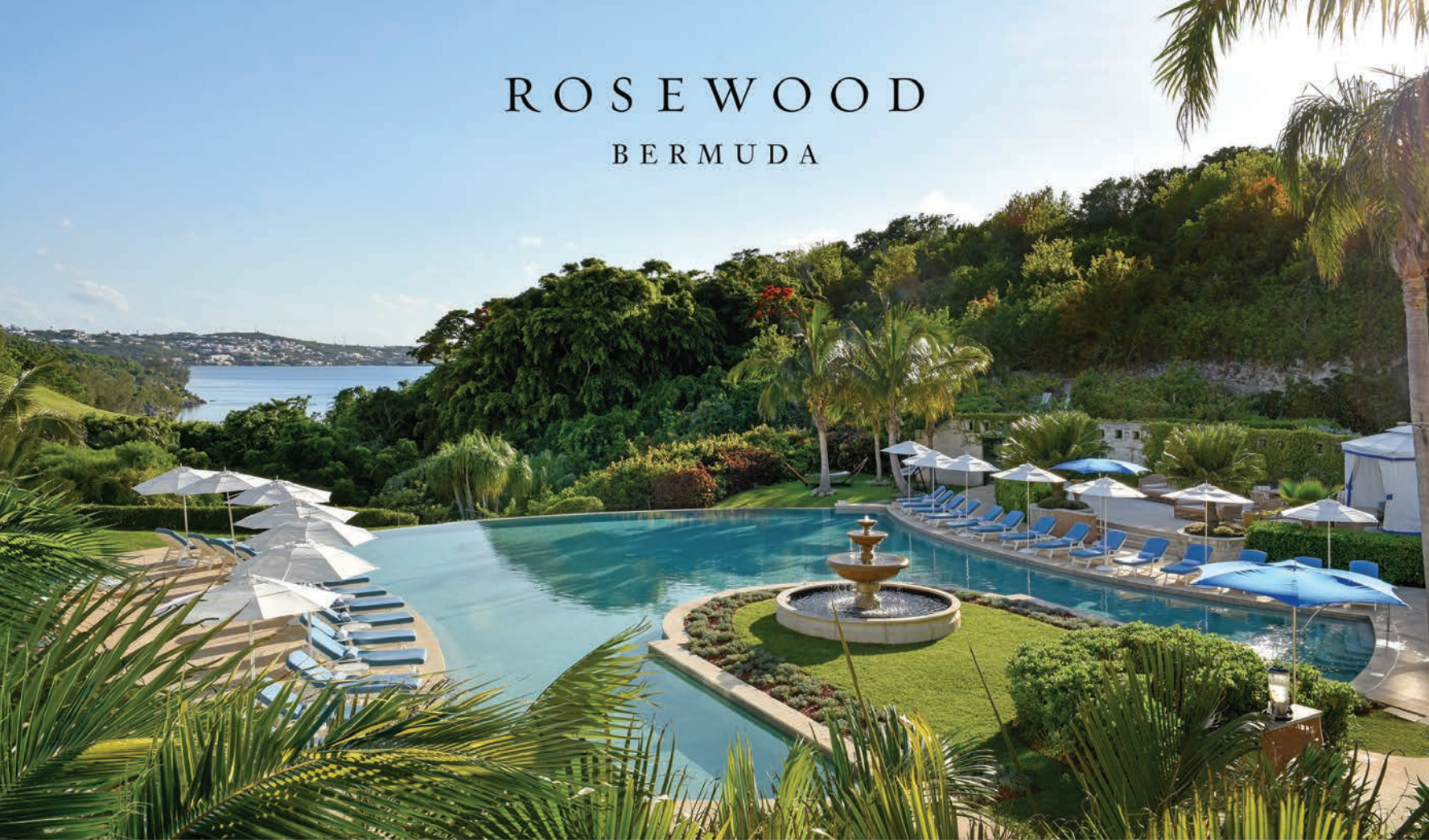
"We wanted to highlight the stunning view of the water beyond the windows, so we kept the color palette minimal, really highlighting the materials we used."

—Hilary Matt, Principal and Founder of Hilary Matt Interiors, New York, New York



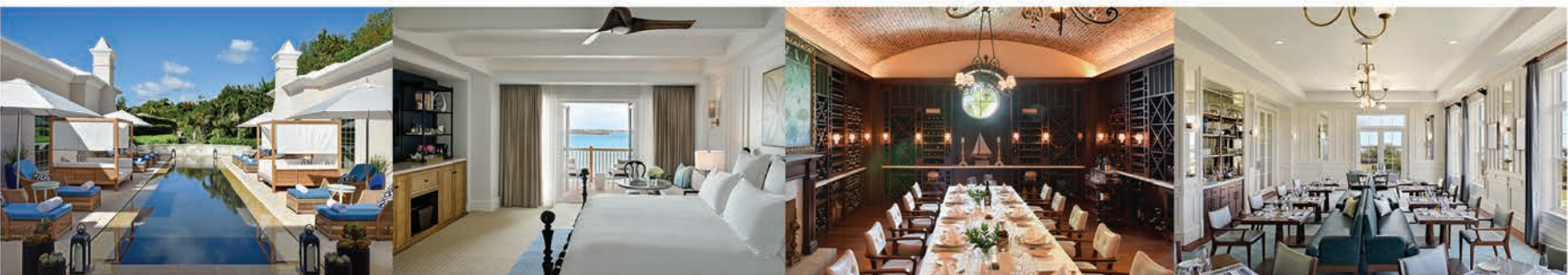
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■ ARCHITECTURE

SUNNY OUTLOOK

A SUNSHINE STATE
CONDO SEAMLESSLY
MERGES OCEAN VIEWS WITH
A NEW STELLAR DESIGN.

BY NANCY A. RUHLING
PHOTOGRAPHS BY RICHARD POWERS



The structural column in the kitchen is clad in white back-painted glass that reflects the water views, making it a significant sculptural element.



In the living room, a custom circular table and a quartet of swivel chairs create the perfect space for putting together jigsaw puzzles.

Below right, A circular table completes the thought on the terrace, which, like the roof, is curved.

Below left, The dining room chairs are upholstered in three colors of velvet, including purple, the wife's favorite color.

Vacation homes are all about living a luxury experience. They embrace their surroundings and enfold us in their beauty.

The minute we walk in the door after weeks, or months, of absence, they make us feel as though we are on vacation yet are right at home.

Florida's Longboat Key had long been a special spot for a couple whose primary residence is in Long Island, New York.

Their roots in the Sunshine State's beach town run deep: It was where their families had homes and vacationed when they were children.

And it is where the couple took their own children. At first, they rented. Then they bought a condo in L'Ambiance at the Longboat Key Club, a resort-style development that debuted in 1992 and that has a golf course, tennis courts, guest apartments, a gym, a pool, and a spa.

After several years, when a corner beachfront-facing unit became available, they





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The living room coffee table has a marble top and walnut base. Dovetails, a delightful detail, fuse the materials.

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snapped it up and asked Elizabeth Sesser, studio director of interiors at New York City-based Kligerman Architecture & Design, to transform it into a resort-style winter home.

“I had a very clear vision of the space I wanted to create,” the wife says. “It was important for me to incorporate soothing colors, natural materials, and interesting patterns and textures in the finishes and the artwork. My vision was that the apartment’s design would blend with the vast ocean and sea views, where nature and design seamlessly merge.”

To achieve those goals, there was much work to be done because the unit, which looked much as it did when the original owner had bought it, was “extremely dated,” Sesser says.

The gut renovation of the 3,200-square-foot unit included altering the floor plan to open the entry.

“Now, when you walk in the front door, you get hit with a view of the Gulf of Mexico,” Sesser says.

The couple, whose primary residence is traditional in style, asked Sesser to create a light-filled modern space.

“The wife wanted it to feel like a special jewel box,” Sesser says.

The palette of greens and blues draws from the hues of the ocean, which is framed

by the unit’s floor-to-ceiling corner windows.

The wife’s favorite color, purple, is infused throughout the condo—it’s on the pillows on the living room’s sectional sofa, on the velvet seats of the dining room chairs, and on the primary suite’s bedding—stamping it with her personality.

The condo has become, Sesser says, an immersive experience.

“There are only a couple of floors above it, so it’s like you’re in the scenery of the beach,

she says. “We wanted everything to be simple so it doesn’t take away from the view.”

In the living room, where the windows create a corner conservatory, an illuminated alabaster totem created by Allied Maker stands guard like a lighthouse, beckoning the indoors and outdoors to merge.

Because the living space is large, Sesser grouped the custom furnishings to create cozy corners. The sectional sofa, which is upholstered in a creamy-color fabric, is positioned for optimal TV viewing.

Next to it, four light-blue swivel chairs, whose contours are tailored like a gentleman’s bespoke suit, snuggle up to a circular table that’s the perfect height for putting together jigsaw puzzles, a pursuit the family is passionate about.

Nearly every object in the condo is custom or has unusual features. The living room coffee table, for instance, has a marble top fused to the walnut base with dovetails, a delightful detail. It’s paired with a couple of glass-top “lens” tables, one of which is in a shade of purple, the condo’s keystone accent color.

Sesser turned a structural column in the kitchen into a major sculptural element by cladding it in white back-painted glass, a treatment that cunningly and cleverly reflects the views while expanding the space.

Odes to the ocean are a refined refrain. The wool and silk rug in the living room looks like blown or brushed sand, the veins in the kitchen island’s marble top evoke the



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Above, Ceramic seafoam art brings the beach into the primary suite. The guest room custom bed is by T.L. Henry Upholstery; the bed fabric is by Osborne & Little.

Left, The soaking tub, manmade stone, is displayed in a window. The cloud chandelier overhead is illuminated by tiny LED lights.

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movement of waves, the bent-reed and paper artworks in the den speak of nature, and the selenite-faced nightstands in the primary suite fan out like waves of water.

“The wife is into holistic medicine, yoga, and meditation, and she was excited about the selenite, which is purported to have healing powers,” Sesser says.

One of the more pronounced beach

features is the art over the bed in the primary suite. The ceramic pieces, which look like coral, are creamy in color and have what Sesser calls a “bubbly foam feel.”

The condo’s piece de resistance is the primary bath, which is clad in onyx. Inspired by the wife’s trip to the Amalfi Coast, the manmade stone soaking tub, creamy white, is displayed, like a rare jewel, behind a wall of glass that overlooks the water. A “cloud” chandelier comprised of glass “seeds” illuminated by tiny LED lights emits a soft glow.

Sesser saved most of the color for the guest bedroom, papering the walls in a pink/purple natural grass cloth with silver

accents. A blue dresser and multihued bedding complete the fun space.

Because the couple has a large family, Sesser had to get creative with the sleeping quarters. She turned a dark, windowless room at the back of the condo into a bunk room with a pair of queen-size beds. She added lighting, including hidden track lights between the bunks, to create a comfortable, companionable space.

The condo’s makeover has far surpassed the couple’s expectations.

“Every time my husband and I arrive home, we are awestruck and feel immensely grateful to live in such beauty,” the wife says. ♦

FOR MORE INFORMATION, VISIT kligermanad.com; markley-construction.com

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THE DESIGN OF A COUNTRY ESTATE

PURPLE CHERRY SHARES ITS DESIGNS IN A NEW BOOK.

BY NANCY A. RUHLING / PHOTOGRAPHS BY DURSTON SAYLOR

Whether you're designing a home or merely dreaming of doing so, one of the best ways to get ideas is to tour the world's grand houses and landed estates.

Building by building, room by room, Annapolis-based architect Cathy Purple Cherry, principal of the firm that bears her name, takes us on an intimate tour of a newly constructed working farm that she designed on Maryland's Eastern Shore. It makes us feel that we are not mere visitors but privileged guests.

In this, her first book, she gives us what we long for: delicious details of every design decision, something that cannot be conveyed in a short magazine article.

She reveals each structure—the main house, guest cottage, entertainment and sports barn, pool house, art studio, garage,

carriage house, three-sided sheep shed, and boathouse—as if she were unwrapping a beribboned Christmas package.

Seeing the 152-acre estate through Cherry's architecture and eyes, Durston Saylor's photographs, and Campion Hruby's landscaping, we become partners in the design process.

With narrator/guide Cherry at our side, we are welcomed to Northwest Point Farm and introduced to its visionary owners, David and Kathryn Williams.

David, Cherry tells us, had been thinking about the farm's design for decades, drawing the structure of the Georgian-style main house when he was in high school.

The waterside estate, inspired by Colonial Williamsburg, was five years in the making.

As we stroll through the property with

Cherry, who has been creating luxurious estates such as this for more than three decades, we come away with ideas and inspiration for our own homes, which is what makes this volume such a gem.

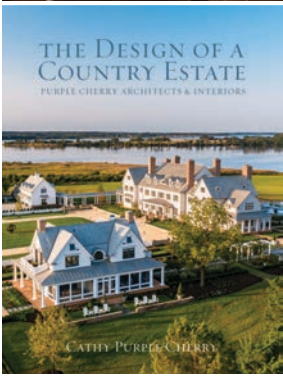
Northwest Point Farm is, she tells us, a walkable estate—there is 100 feet between buildings and 400 feet from end to end of the compound.

Siting is key, she comments. The auto garage and carriage house bookend the entertainment barn, and gable-end flower boxes tie the carriage house, garage, and guest house together.

Each of the buildings is different, but repeating materials and motifs such as eyebrow dormers, sunlit cupolas, handmade Cushwa oversized brick, custom shutters, native fieldstone, white cedar-shake, and



Author: Cathy Purple Cherry
Photographer: Durston Saylor
Gibbs Smith, August 2024



zinc-coated copper roofs create a design dialogue with variations on a theme that draws us in.

Cherry facilitates the conversation, offering advice honed by her decades of experience. You might wonder, for instance, why Northwest Point Farm is not set as close to the water as is physically possible.

Waterfront environments are immersive, Cherry tells us, and sometimes it's best to create a sense of discovery. In this case, she raised the elevation of the main house four feet so it has a commanding view of the waves.

Her running commentary and tips are invaluable.

There is a back kitchen in the main house because "we don't live in a photo shoot; life is wonderful;" the guest quarters are self-contained for utmost privacy; the bunk beds, sleeping quarters for guests' children, are positioned so the kids can see each other's heads as they're talking the night away; and interior window walls allow the beds to face the water while letting light bounce into the interior spaces beyond.

Offices, such as the one David uses, should be placed in low-traffic areas to delineate their serious function but should be allowed to open out to fun areas, such as the farm's billiards room.

The entertainment spaces should be comprehensive and cleverly contained together. At the farm, the movie room, exercise room, bar, catering kitchen, wine room, yoga studio, playroom, pantry, and dog-washing room reside side by side in the basement.

The takeaway from Cherry's too-short tour, is, in her own words, that "there are so many ways to accomplish something beautiful . . . what we want at the end of the day is to experience life in our homes in a happy and meaningful way." ♦

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A large seating area makes
the fire pit a focal point.

THE RIGHT ANGLE

A MODERN HOME IN SAN PANCHO, MEXICO, IS
INSPIRED BY THE BUILDINGS OF LE CORBUSIER.

BY NANCYA. RUHLING / PHOTOGRAPHS BY MARCOS GARCIA

On a narrow thread-the-needle dirt road outside the Mexican fishing village of San Pancho, a Los Angeles couple built a Pacific Ocean oasis where they retreat to recharge and to entertain family and friends.

The place is paradise, an international haven where artists, musicians, and chefs live a simple and luxurious life at one with nature.

The 14,000-square-foot exposed-concrete house, an ode to the angles of geometry, is a standout contemporary interpretation of Mexican Brutalism designed by architect Raul Velazquez, the founder of RVO Studio, which is based Nuevo Vallarta, Mexico.

Velazquez, whose work is inspired by the

buildings of Le Corbusier, sees “a powerful link” between the iconic architect and the local Mexican techniques, specifically the use of raw concrete.

“The house is one of a kind,” he says, adding that he’s been working in the style during the course of his 20-year career. “There is nothing like this around: It has a unique character, perhaps the most unique of all those in our portfolio.”

The couple, who love to entertain, envisioned a six-bedroom go-to with several areas for gatherings. They requested a main kitchen, a butler’s kitchen for use by a private chef during parties, a small kitchen

where guests can cook, and an upstairs coffee station and refreshment bar. They also wanted three covered terraces that could be used at different times of the day as well as a media room, a gym, a three-car garage, and a casita with a garden.

The house is a sculptural work of art where nature and architecture coexist seamlessly. Centered around a central patio and surrounded by the ocean, it faces 2,600 feet of beachfront in a setting landscaped with local plants that spring up spontaneously.

“There is a natural path for rainwater coming from the mountains and heading to the ocean on this land,” Velazquez says. “We needed to design around this path to allow the rainwater to flow along the structure without obstructing its course.

The clients put a priority on privacy, and achieving a high level of seclusion was tricky given that the property faces a public beach and neighboring houses that open to the landscape.

Clockwise from below, The clients requested several outdoor gathering spaces for entertaining. The house fuses raw concrete and local charm. Cozy seating groups take the party outside. Large wooden screens soften the straight lines of the exposed concrete and add light and ventilation.



“We wanted the house to look at the ocean but at the same time feel warm, familiar, and private,” Velazquez says.

Large, wood-slotted trellis-like screen partitions, strategically sited, along with architectural elements ensure seclusion while allowing light, ventilation, and good sight lines to the water views.

Although the cubist house is in the Brutalist style, which when it was in vogue in the 1960s and 1970s worshipped the rigidity of angular forms, Velazquez’s interpretation rounds out the edges with courtyards and wood elements that represent Mexico’s crafts soul.

“We were inspired by the local and tribal constructions, which, through the wisdom of countless generations, stand as resilient testaments to human ingenuity, seamlessly blending with nature to defy the relentless heat, torrential rains, and formidable forces of the jungle and ocean,” Velazquez says.

The wooden screens are untreated, allowing them to gracefully weather to gray, and the central staircase was painted in a blue tone that was inspired by the ocean. Large, sand-blasted marble tiles cover the floor, a timeless selection that can tolerate the weather, humidity, and the salty air.

Velazquez used sheets of marble to clad the shower walls, in this instance polished,



to reduce the color palette so the geometry could take center stage.

The furnishings are as casual, chic, and comfortable as designer sneakers. From the basket-like pendants hanging over the dining table and in the hallways to the

walls of doors that open everything to the natural world, the house is an elegant oasis, a private resort where relaxation rules.

The homeowners say Velazquez’s design is a wonderful interpretation of their wishes: “We love the openness of the living room when all the sliders are open, the different locations where people can gather, and the privacy that can

happen from one place to another.”

Velazquez counters with a compliment of his own. “The clients’ openness to ideas and creativity, along with their willingness to push the boundaries of how we experience space, truly inspired us.” ♦



Hailey House designed by architect Richard Neutra, Hollywood Hills

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NATURAL CONNECTION

LANDSCAPE DESIGNER JOHN SHARP CREATES GROUNDED GARDENS ALONG THE CALIFORNIA COAST AND BEYOND.

BY MARY GRAUERHOLZ / PHOTOGRAPHS BY SEAN HAZEN

With dramatic canyons, verdant swaths of green, and glimpses of ocean waters, Southern California’s coastline offers buckets of beautiful vistas.

Dotting the craggy hillsides are impeccable midcentury homes that define a cultural history of the area. Many of the gardens surrounding these homes are the work of John Sharp, a landscape designer who belies his youthful age, 34, with a deep sense of design and the natural world. For Sharp, principal of Studio John Sharp in Los Angeles, landscapes

begin with a connection: “Our studio’s ethos is not just landscape. It’s a reconnection with the outdoors, with nature,” he says.

With the natural world as the setting, he sees human connection bloom. “Gardens symbolize celebration, life, death, the folding of time, and memory,” Sharp says. “Gardens bring people into the present instantly. Not a lot of things can do that.”

Sharp treads the earth gently, with a discerning hand. The studio’s principles are based on sustainability, integration with the

natural world, organic materials, and artistically driven moments. All are designed with drought tolerance and water conservation in mind.

His talent is serving him well: In the last year, Sharp’s studio has doubled in size. Although most of his projects are in California and Texas, he travels extensively through other parts of the country, connecting with clients, including celebrities such as Hilary Duff, Sophia Bush, and Zoey Deutch. Taos, New Mexico, is dear to his heart. “Los Angeles is the buzz, and Taos is the hum,” he says.

Sharp recently reflected on his work for *Ocean Home* readers and identified a trio of important historic properties that he and his staff have reimagined through a contemporary lens.

HAILEY HOUSE

Designed by architect Richard Neutra, Hollywood Hills

The client asked for a landscape that would blend seamlessly with Neutra’s modernist architectural vision, and reflect, as Sharp

says, “a feeling of another world, an oasis.” The homeowner frequently entertains and needed outdoor space for both entertainment and relaxation.

The front section of the landscape is a tease to the entertainment-oriented back property, which offered Sharp “a ton of unutilized space.” As guests approach the front entry, they are greeted by small botanical statements, many featuring the client’s architectural-style pottery. The shaded back garden terraces offer plentiful spaces for entertaining—outdoor dining and cooking, outdoor theater, and a firepit—as well as secluded spots. The vibe is meditative and relaxing. “We sought to establish integrated outdoor living,” Sharp says. Existing mature bamboo provides a decorative hedge that becomes the perfect backdrop for layers of monstera, philodendrons, succulents, giant birds of paradise, Australian tree ferns, and elephant ears. Meyer lemon trees send a pleasant waft of scent through the breeze.

GARCIA HOUSE

Designed by architect John Lautner (architectural renovation by Marmol Radziner), Hollywood Hills

After the owner of the Garcia House worked on a major home renovation for 10 years, the family asked Sharp to address the landscape. Here, Sharp and his staff sought a hint of sci fi, “home as spaceship,” he says. The Inhotim Institute in Brazil, a contemporary art museum, was another inspiration, and gave the home an immersive art-driven landscape. Sharp designed several site-specific installa-



Garcia House designed by architect John Lautner (architectural renovation by Marmol Radziner), Hollywood Hills



tions on the property, including larger-than-life custom selenite totems.

The owner’s vision was to bring to fruition the swimming pool design that architect Lautner had designed for the home but which had never been built. Today the pool, shaped like an eye, is a focal point, reflecting the curve in the home’s design.

A subtle desert theme here supports water-conscious plantings. Jurassic specimens look very happy. Another beauty is a staghorn fern collection from the owner’s grandfather and also honors the owner’s mother’s involvement with the Epiphyllum Society of California. Shaded parts of the property are filled with aloe, red banana, philodendron, and monstera plants, along with tree ferns.

“I wanted to create something I hadn’t seen before,” says Sharp. “I wanted the landscape to be as unique as the house.”

GERALD AND BETTY FORD ESTATE

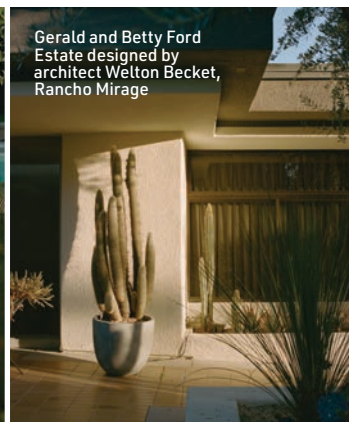
Designed by architect Welton Becket, Rancho Mirage

Betty Ford, the wife of our country’s 38th president, loved gardening. As first lady from

1974 to 1977, she inspired Sharp with her compassionate style and love of plants. “The modernist architecture of the house is regal and sophisticated, presidential, if you will,” Sharp says. “I sought to contrast this seriousness with a whimsical and sculptural landscape design direction.”

Sharp brought in mostly native desert specimens, which serve as a counterpoint to the existing plantings that suggest the Mediterranean spirit: olive, palm, and citrus trees. Today, the original plants are placed lovingly around desert plants such as yucca rostrata, barrel cactus, Mexican fence post cactus, and palo verde trees. A rose garden was created from specimens shared between the Fords and former next door neighbor Ginger Rogers.

“The approach was more painterly than landscape,” Sharp says. Dreamy, relaxed garden spots render a quiet mood with threads of the unexpected. “The existing architecture is stoic and tucked away in an enclosed enclave. I wanted to lift the mood through the landscape and introduce a retreat of whimsical energy.” ♦



Gerald and Betty Ford Estate designed by architect Welton Becket, Rancho Mirage



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LUXURY TRAVEL, RESORTS & DEVELOPMENTS

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■ DESTINATION: MEXICO

ALL IS WELL

THE ULTIMATE WELLNESS RESIDENCE
IN MEXICO'S BAJA BIG SUR.

BY MARY GRAUERHOLZ



Nua Nakui is a wellness residence in Baja California Sur.

Jasmine Scalesciani-Hawken was lingering on a beach in Baja California Sur, Mexico, basking in the serenity of the ocean before her. Her husband, the environmentalist Paul Hawken, was at a local conference, and Scalesciani-Hawken had a little solitary time. Suddenly, she was enveloped in a wistful childhood memory of Sardinia.

“It was very wild and beautiful,” she says of the Italian island. As a child of Europeans, she foraged the untamed landscape of Sardinia as her playground and natural teacher. Adding to the enchantment was her family’s elegant Sardinia home, perched on a rocky cliffside and designed by the now-renowned architect Alberto Ponis, a friend of her parents, to blend seamlessly with nature. In life’s rearview mirror, it strikes Scalesciani-Hawken today that her childhood experiences were the foundation of wellness and, eventually, her lifelong career as a wellness coach.

After 25 years as a wellness-industry expert, including stints as a creative director, Scalesciani-Hawken has landed on her life’s ultimate work: the design and operation of Nua Nakui (“to nurture the well”), a wellness residence, or center, in El Pescadero, a small farming village in the Mexican state of Baja California Sur.





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Nua Nakui, as pristine in architecture as it is in practice, is a small center devoted to Ayurvedic retreats. Clients from around the world partake in natural body treatments and, when desired, private fasting. Two gleaming white buildings, separated by a swimming pool, form the property's center.

Set on an eight-acre herb farm, Nua Nakui is fertile ground that cultivates medicinal plants. Mature olive trees are filled with birds, bees, and butterflies. A block from the Pacific Ocean and backed by the Sierra de la Laguna Mountain range, Nua Nakui is a storybook picture of the natural world at its best: raw yet elegant; pristine yet wild.

It wasn't always so beautiful. At the beginning, Scalesciani-Hawken says, the area was filled with trash: "I took huge trucks to the dump because of the plastic," she says. She also spent three years regenerating the soil by growing alfalfa to remove pesticides.

Today, she and her staff oversee flourishing fennel, artichokes, and Italian sage. "We grow the herbs, pick them, and make teas, elixirs, beautiful creams, infusions for baths," she says. It is all in the tradition of Ayurvedic medicine, an ancient holistic approach to physical and mental health. Scalesciani-Hawken's clients typically spend a week or longer "to reset their body and mind."



Scalesciani-Hawken designed Nua Nakui herself. Although she is self-taught in design, her background prepared her well. “I grew up surrounded by design, creative fashion, and architecture,” she says. She worked with an engineer to draw plans, and took it from



there. “I sourced everything. It was a huge step into an unknown.”

Stones from surrounding land make up much of the center’s structure, which is “100 percent off the grid,” Scalesciani-Hawken says, as well as stepping stones into the pool. Mountain water is filtered for use, and solar panels provide power. Through her exploration of the area, she found onyx stones in a quarry, left from a building project in Mexico. In Nua Nakui, it forms one entire bathroom. “I wanted a crystal-like feeling,” she says.

The outdoor living space is also onyx, glimmering at dusk in the candlelight of beeswax candles placed in carved nooks. From a daybed, clients can watch the sun set over the ocean. Sometimes, her guests will pick their own herbs for a special outdoor bath. “The bathroom is the heart of the home,” Scalesciani-Hawken says. “Ayurvedic treatments encourage caring for your body and resting.”

Near the pool, an enormous staircase takes clients to an outside deck, where they can watch the pattern of the sun and moon, and gaze on farms and the Pacific. Under the staircase is a cove where clients rest and sip

The interiors and grounds are conducive to tranquility and feeling.



tea. The individual client rooms are bathed with indirect light, furnished with hand-made items meant to help the nervous system rest.

For Scalesciani-Hawken, operating Nua Nakui is more than bringing wellness to clients: “It is about being custodians of the earth.” ♦



ONE Park Tower by Turnberry



Park Hyatt Los Cabos Residences, Los Cabos



One Hacienda Pinilla, Guanacaste, Costa Rica



One&Only Mandarin Private Homes, Riviera Nayarit, Mexico



Caye Chapel, Belize

COASTAL AND ISLAND RETREATS

The latest in coastal real estate and resorts **BY MELISSA C. GILLESPIE**

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Located in the private SoLé Mia community, **ONE Park Tower by Turnberry** unveils The ONES, its exclusive penthouse collection. These 21 residences, priced starting at \$3 million, feature open floorplans, Italian porcelain finishes, and expansive balconies with outdoor kitchens. Residents enjoy access to a seven-acre crystal lagoon, a state-of-the-art wellness center, and over 37 acres of lush greenspace. Completion is slated for spring 2026. turnberryoneparktower.com

RESIDENCES AT CASA CHAMELEON, LAS CATALINAS, COSTA RICA

Set against the lush backdrop of Las Catalinas, Costa Rica, the **Residences at Casa Chameleon** offer a blend of modern elegance and the region's famed spirit of adventure. This exclusive development includes four luxury villas and 15 condominiums designed by Genster, all with breathtaking views of Sugar Beach and the Pacific Ocean. Residents enjoy access to the Relais & Châteaux Casa Chameleon Hotel's amenities, including aerial yoga overlooking the Catalinas islands, private infinity pools, and concierge services for a

carefree lifestyle. Prices start at \$1.27 million for condominiums and \$4.29 million for villas. casachameleon.com

ONE HACIENDA PINILLA, GUANACASTE, COSTA RICA

Nestled within the sprawling 4,500-acre Hacienda Pinilla resort, **One Hacienda Pinilla** blends rustic charm with high-end luxury. Featuring 51 premium lots, this exclusive oceanside community offers homeowners access to JW Marriott amenities, including private beach clubs, spa services, and discounted dining. Designed with authenticity in mind, the development highlights Costa Rica's natural

beauty, with monkeys swinging through the trees and exotic birds soaring overhead. Prices start at \$1.5 million. onehaciendapinilla.com

ONE&ONLY MANDARINA, PRIVATE HOMES RIVIERA NAYARIT, MEXICO

Poised atop Mexico's Pacific Coast cliffs, **One&Only Mandarin Private Homes** introduces its latest opportunity for luxury living: custom-designed residences. These bespoke homes range from 9,500 to 13,700 square feet, offering panoramic views of the ocean and lush Sierra Madre jungle. Owners can collaborate with the One&Only and RLH Properties design

teams to create unique spaces while enjoying exclusive resort amenities, including equestrian trails, a Greg Norman golf course, and waterfront dining. Prices for lots start at \$2.85 million. discovermandarina.com

CAYE CHAPEL, BELIZE **Caye Chapel**, a private island community nestled

off the coast of Belize, offers an exclusive retreat surrounded by the world's second-largest barrier reef. Anchored by the Four Seasons Resort, this development features 24 beachfront and oceanfront residences starting at \$4.5 million, along with custom estates for discerning buyers. Scheduled to open in late 2025, its amenities include a Greg Norman-

designed 10-hole reversible golf course, a private marina village, and curated water excursions. Residents also have access to the Caye Chapel Golf & Ocean Club, which offers a private beach club, fine dining, and tailored experiences to explore the stunning natural environment. cayechapel.com

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The globe-like chandelier, which is 6 feet in diameter and was designed by Nicholas Weinstein, is made of shards of glass held together by handmade Hawaiian rope.

Opposite page, In the pavilion, The Wiseman Group designed latticework furniture that aids in air circulation.

Inside Out

Mark de Reus and The Wiseman Group team up to create dreamy estate in Kaupuleh on Hawaii's Big Island.

By Nancy A. Ruhling



Clockwise from above, Custom floating light fixtures by John Wigmore that sway in the wind illuminate the living room. The coffee table, designed by The Wiseman Group, is divided into four sections by a hot-orange crack that's meant to reference a lava flow. The pillows are embroidered with ancient Hawaiian motifs.

There is a pair of pools at the front of the house; a limestone bridge leads to the front door.

The entry is defined by antique Japanese screens that reference the palm trees on the property. The root table is one of a pair.

The living room wall features glass artworks collected by the clients.

The two matching dining tables can be combined to create a large one.

An artwork on mulberry paper by the Japanese artist Hiroshi Senju hangs above the wet bar in the den.

On a promontory overlooking the ocean on Hawaii's Big Island lies a tropical sanctuary that's living the good life to the fullest.

Reached via a simple limestone bridge that's flanked by a pair of pools and palm trees swaying lazily in the breeze, the compound, designed by Hawaii-based architect Mark de Reus along with The Wiseman Group, serves as the second home for a Los Angeles couple and their large extended family and guests.

In a gated community in Kaupulehu, the indoor/outdoor estate—there's a limestone and teak main house, three self-contained houses or hales as the Hawaiians call them, and several pavilions—is like a private island with five-star resort amenities.

Its design, which features undulating shingled roofs and curved and circular rooms, takes its cues from the ocean waves. Its interior color palette is derived from the setting: Tropical saturations of greens, yellows, and oranges with reds that are repeated in the new plants in the gardens.

Appointed with natural materials, including limestone floors and walls, it is furnished with antiques and contemporary pieces, many of which reference the state's Asian influences.

"There are touches of whimsy," says Paul



PHOTOGRAPH BY JOE FLETCHER (TOP LEFT, BOTTOM RIGHT),
BY MATTHEW MILLMAN (TOP RIGHT, BOTTOM LEFT)



Clockwise from top left, In the entry foyer, the curved limestone wall is accented with antique Chinese money.

The primary bedroom has a stone terrace with a view.

The pavilion's design was inspired by 17th-century Japanese style.

Two infinity-edge swimming pools flow into each other like lava.

In the children's wing, a cozy seating area.

Vincent Wiseman, whose eponymous design studio is based in San Francisco.

This sense of playfulness is most visible in the lighting of the teak vaulted-ceilinged spaces, which double as a prime design element.

The kitchen table is illuminated by a huge art-glass globe, by Nicholas Weinstein, whose parts were pieced together like a jigsaw puzzle.

"Bound together with handmade Hawaiian rope, it looks like an Ikebana basket," says Brenda Mickel, Wiseman's design director.

In the living room, sets of floating lights, strung together from the ceiling like leis, move gently at the whim of the wind. And in the children's TV room, the natural light from the walls of windows in the circular space is augmented by a mobile pendant in the center of the ceiling whose globes are folded fabric coated in resin.

The games room, which features a custom billiards table by The Wiseman Group, also gets in on the fun: The pair of large photos taken of the property that bookend the flat-screen TV, when removed from the wall, turn the pool table into a Ping-Pong table.

And the curved seating furniture in the pavilion that's channeling 17th-century



Japanese style looks like latticework or woven basketry, a functional conceit that allows the breeze to blow through.

All these influences converge in the home theater, which is housed in its own pavilion. An ode to Art Deco, which was in style when grand movie palaces began being built, the room has custom seating, upholstered wood panels that hide the windows, and stretch acoustic fabric on the ceiling that emulates ocean waves.

Its color scheme, a deep red/orange, is more flamboyant than that of the rest of the house.

Other pairings of pieces blend textures, styles, and even time periods. In the sitting area of the primary suite, for instance, The Wiseman Group turned an ancient stone column capital from Bali into a coffee table, topping it off with a custom tray of the studio's design. And on the curved wall of the home's entry, which is clad in rectangular limestone tiles, the team hung circular antique jade money from China.

What makes the project unusual, adds Mickel, is that "almost everything is unique or custom."

The living room coffee table, designed by The Wiseman Group, is made of koa, a wood

native to Hawaii. It's split into quadrants by a hot-orange crack that represents a lava flow. The dual tables in the dining room, also custom, are designed to be used separately or together.

Art also plays an important role in the interior design. In the den, over the wet bar, hangs a waterfall work on mulberry paper by the Japanese artist Hiroshi Senju.

"It's so realistic that you can almost feel the mist coming through," Wiseman says.

And in the living room, glass works that

look like surfboards or swimming fish adorn the wall in yet another reference to the dynamic nature of this splendid waterfront site.

Out back, the poolscape, which includes a secret swim-in, swim-out cave, features a pair of infinity-edge pools that flow into each like lava, a subtle reference to the site's heritage and the ponds in the front of the house.

"The project was wildly creative for all of us, even the clients," Wiseman says. "The clients—and their friends—are madly in love with it." ♦

FOR MORE INFORMATION, VISIT wisemangroup.com; dereusarchitects.com

Rosemary Beach, Florida, becomes the backdrop for the perfect beach house getaway.

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Memory Maker





A FATHER BUILDS A DREAM GETAWAY
ON FLORIDA'S ROSEMARY BEACH.

By JENNIFER SPERRY
Photographs by LISA ROMEREIN/OTTO

W

hen interior designers Marshall Watson and Alissa Deane met with their client—a father of three and an avid art collector—he asked for a beach house that doesn't scream beach house. "He's an energetic, charismatic guy and wanted a special place where he and his kids could spend time together, a home away from home," explains Deane.

With its predominance of gray pecky cypress, the house encapsulates the traditional southern architecture of creator and noted architect Bobby McAlpine. "We inherited a home with great bones," admits Deane, a principal with Marshall Watson & Reid Deane Ganes Interiors (formerly Marshall Watson Interiors). Launched by Watson in 1986, the firm shapes timeless, layered, and inviting interiors across the globe.

Even with such interesting architecture, the backdrop of glittering ocean and sandy beach steals the show. The designers' goal was to let these coastal views—and the owner's contemporary art collection, which includes works by Damien Hirst, Yoshitomo Nara, Robert Indiana, and Jim Dine—shine while keeping the interiors fresh, modern, and stylish.

Installing a large Euro-Wall on the home's back side was the largest architectural change. Says Deane: "Our client opens it up as soon as he arrives; he likes bringing the outdoors in and the inside out." This operable glass wall opens onto a patio, one of the family's favorite hangout spots where they can enjoy sunrises on one side and sunsets on the other.

Fresh coats of paint brightened the structure's predominance of pecky cypress. "We kept some cypress exposed on the ceilings and used grass cloth textures on the walls to help warm up the spaces and keep them feeling cozy," explains the firm principal. Otherwise, the interiors sparkle with shimmering, reflective surfaces and sculptural, contemporary furnishings.

The color palette of bright whites and playful blues echoes the surrounding landscape but also nods to one of the art collection's standout specimens: the *Boonji Space-man* by artist Brendan Murphy. Murphy's cobalt blue astronaut, embellished with inspirational words and phrases, stands in the living room, where a built-in bar with marble backsplash makes for effortless entertaining.





In this formal gathering space, custom furnishings subtly evoke the sea. A wool and silk rug emulates the ridges of coral while an art deco sofa, upholstered in comfy chenille, evokes the lines of a hull. An expressionistic coffee table anchors the room: “When the sun hits, the table glows and creates wonderful watery reflections throughout the room,” notes Deane.

A *LOVE* sculpture by Robert Indiana partners playfully with heart paintings by Jim Dine in the home’s window-lined media room. Here, a big comfy sectional is the client’s favorite hangout spot. Blue shifts in tone throughout the art and textiles, keeping things interesting while echoing the changing ocean waters just outside.

True to plan, blue makes a statement again in the kitchen, starting with counter stools upholstered in blue pony hair—“they are unexpected, playful, and definitely unique,” says Deane. Overhead, a custom finish light pendant is a contemporary homage to nautical



lights. In place of existing cypress cabinetry, newly white cabinet doors brighten the space.

Marshall Watson & Reid Deane Ganes Interiors’ theme of artistic, one-of-a-kind furnishings continues with their lighting selections. A creative mobile of tear-drop glass orbs hovers over the dining room table. Similarly, layered glass discs form an intriguing pendant light in the living room that “introduces organic forms in a very sophisticated, elegant way,” notes the designer.

But most impressive of all is the 11-foot light installation cascading down three floors in the center of the spiral stair. Clam shells formed from bubbled glass appear as if they are floating through an accommodating ocean current.

Every detail is purposeful. The interior reflects the coveted beach setting while making its own statement through form and texture and whimsy. The curated furnishings play with light and unexpected forms just like the collected artworks in residence.

“Everything we selected is special and has its own presence,” observes Deane, adding that the project’s success reflects the client’s willingness to trust. “He granted us creative license and that’s how we kept it feeling light and fun.” ♦

FOR MORE INFORMATION, VISIT mcalpinehouse.com; marshallwatsoninteriors.com



The designers bring form, texture, and whimsy into each living space.

Opposite page, Sleeping quarters are tranquil and serene and in keeping with the relaxed vibe of the house.



Social. Experiment

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**Butler Armsden reimagines a house on Stinton Beach,
transforming it into a welcoming space with loads of entertaining space.**

By Nancy A. Ruhling / Photographs by Joe Fletcher



In the back of the house, a bluestone terrace leads to a brick terrace and a sand terrace.



Below, The living area is defined by wooden columns, walls of windows, and a fireplace. The vintage Barcelona chairs and sectional Cassina sofa are upholstered in brown leather.





A wall of windows opens the living area to the landscape.

Below, The entry courtyard, where the children play, feels like an outdoor room.

The California beach house is small, but it's designed to give a big welcome to all who come to have fun in the sun.

And that can add up to a lot of people. There are four very active and sociable children in the family, and they like to invite scores of friends for sleepovers to their vacation home that's a 45-minute drive from San Francisco.

Set on a thin strip of land between a bay and a lagoon on Stinson Beach, the shingle-style house, which dates to the 1960s, needed a lot of tender loving care to make it a 21st-century amenity-packed retreat.

"It had good bones, but it hadn't been taken care of for a long time," says architect Glenda Flaim, a managing principal at San Francisco-based Butler Armsden Architects, which was commissioned to renovate the property.

The Butler Armsden team reshingled the exterior, added skylights, and redid the roof, the kitchen, and baths. The living room fireplace, the polished concrete floors, the structural wooden columns in the main living area and the wooden vaulted ceilings were retained.

"It was an exercise in doing more with less—the core of the house stayed to honor its history," Flaim says. "We used the process of subtraction to allow its soul to speak."





Because the footprint of the four-bed, three-bath, 2,600-square-foot house could not be expanded, “we had to reimagine how to make the best use of the space we had,” Flaim says, adding that “it’s a compact space, but it feels like every inch was used very well.”

Indoor and outdoor spaces, such as the paved front courtyard where the children like to play and the dining area and terrace that flow into each other like ocean waves, create an instant sense of companionship and community.

The redesign of the one-story, open-plan house, which has soaring vaulted ceilings, takes its cues from the hues of the bay, which is visible through the home’s expanses of windows.

White walls become blank canvases for natural materials and earthy colors that complement the golden hills of the landscape. Pops of color, such as the fire-engine red table in the dining area and the dresser in the

The dining room has a fire-engine red table, banquette seating, and chairs that may be used inside and out. The kitchen cabinets are rifted white oak, which complements the central island.

Opposite page, The children’s room has bunk beds and a loft.







children’s bunk room that’s stained in two tones of blue, provide contemporary accents.

“The ceilings in each room are different,” Flaim says. “They give character and make each space unique.”

Above all else, the beach house is a perfect place for gatherings.

The kitchen, the hub of the house, is defined by ruffed white oak cabinetry and a matching island with barstool seating.

The adjacent dining area has a leather-upholstered L-shaped banquette that, Flaim says, “is designed to squeeze in as many kids as possible.”

The children’s bunk room, which is painted a crisp white so they can display art they make, is augmented by the TV/media room, which they claim as their own with two queen-size mattresses and a pair of fold-up Murphy-style beds that evoke yacht bunks.

The TV/media room, like the children’s bath and the primary bath, is clad in natural-finish plywood, a nautical nod.

“The original finishes in these rooms were not as interesting as they were in the main rooms,” Flaim says. “We used the plywood to embrace the same spirit but in a more simplified manner.”

Throughout, the house is furnished with new and vintage pieces that are “simple and efficient and kid-friendly,” Flaim says. “They have some character, but they are not fussy.”

The main living area, for instance, is appointed with a pair of brown leather Barcelona chairs and a sectional Cassina sofa in a similar shade.

“They are classics and fit the simplicity of the house,” Flaim says.

Over the fireplace, a circular artwork by Yoshitomo Saito made of hundreds of tiny

cast-bronze pieces is meant to evoke the flocks of sea birds that wing their way over the inlet.

The dresser in the bunk room, a midcentury piece the family had, “feels like it belongs to the era of the house,” Flaim says.

The vintage tractor grille hanging above it, elegant yet rustic, is something the children found, and the framed insects and butterflies in their bathroom are specimens they have collected.

Playful touches, such as the white and grey hexagonal tiles in the children’s shower and the circular wooden hooks in their bath stuck vertically into the wall like rock-climbing holds, add just the right amount of whimsy and charm—the stuff summer memories are made of. ♦



Above and left, The primary bedroom has a reading area and an Eames rocking chair. The two cross-like sculptures on the wall were made by the children.

In the primary bedroom, the soaring vaulted ceiling adds volume and character.

The TV/media room is clad in plywood. It has two queen-size mattresses and two foldup beds.

The wall of the children's bathroom features framed specimens they have collected.



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