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LIGHTING,
ACCENTS AND
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FOR CURB APPEAL
FROM PLANTS TO HARDSCAPES
TO RETRO COLORS





Above: "Desert Bloom" (detail), a 15 color silk screen edition. Right: "Poseidon's Sip," a limited edition relief sculpture.



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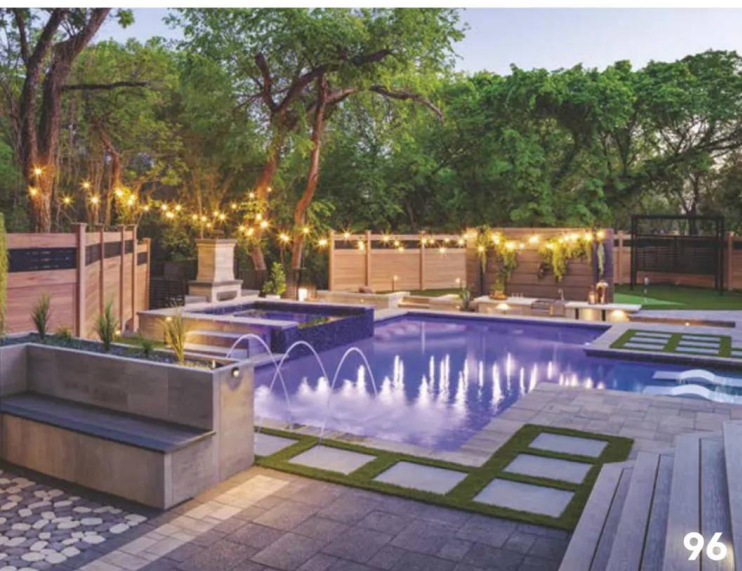


EXTERIOR & LANDSCAPE SPECIAL

2024



58



96

INDOOR/OUTDOOR INSPIRATION

30 Pretty in Pink

A historic Palm Springs home with a pink front door to match its original pink tile is renovated from the landscaping to the interior.

44 A Special Sanctuary

This 1959 home received a light refresh for a bright, contemporary feel without sacrificing the architectural and design elements that make it special.

58 A Renovation of Historic Proportions

See how an MCM build by master architect Richard George Wheeler was preserved and updated in San Diego, California.

FOCUSED SOLUTIONS

14 Next-Level Design

A couple saves an architectural gem in Georgia from an unworthy remodel.

16 Paving the Way

Update your hardscape pavers to make a big impact on your home's exterior aesthetics.

26 Editor's Pick: Block by Block

Looking for a way to give your home instant Mid Century Modern style? Look no further than the classic breeze block.

102 Best Face Forward

Take a tour of four homes with myriad curb-appeal lessons to glean for your own home.

LESSONS IN LANDSCAPING

74 Bridging Styles & Seasons

Asian influence meets modern creekside charm.

84 A Sustainable Second Life

An 'aged-out' landscape gets a refreshed Mid Century Modern look.

90 Tropical Transformation

Landscape architect Carlos Somoza reflects on a tropical makeover in Coconut Grove, Florida.

96 Backyard Haven

Simplicity and beauty make this outdoor space a Mid Century Modern oasis.

110 It's a Breeze

Learn about the versatility of concrete breeze blocks, their roles in mid-century design and how to incorporate them into your home's exterior.

SHOPPING LIST

8 The Golden Hour

Elevate your exterior with these designer furniture pieces that will take your backyard to the next level.

20 Enlighten

Radiate retro ambience with outdoor lighting that shines with classic MCM charm.

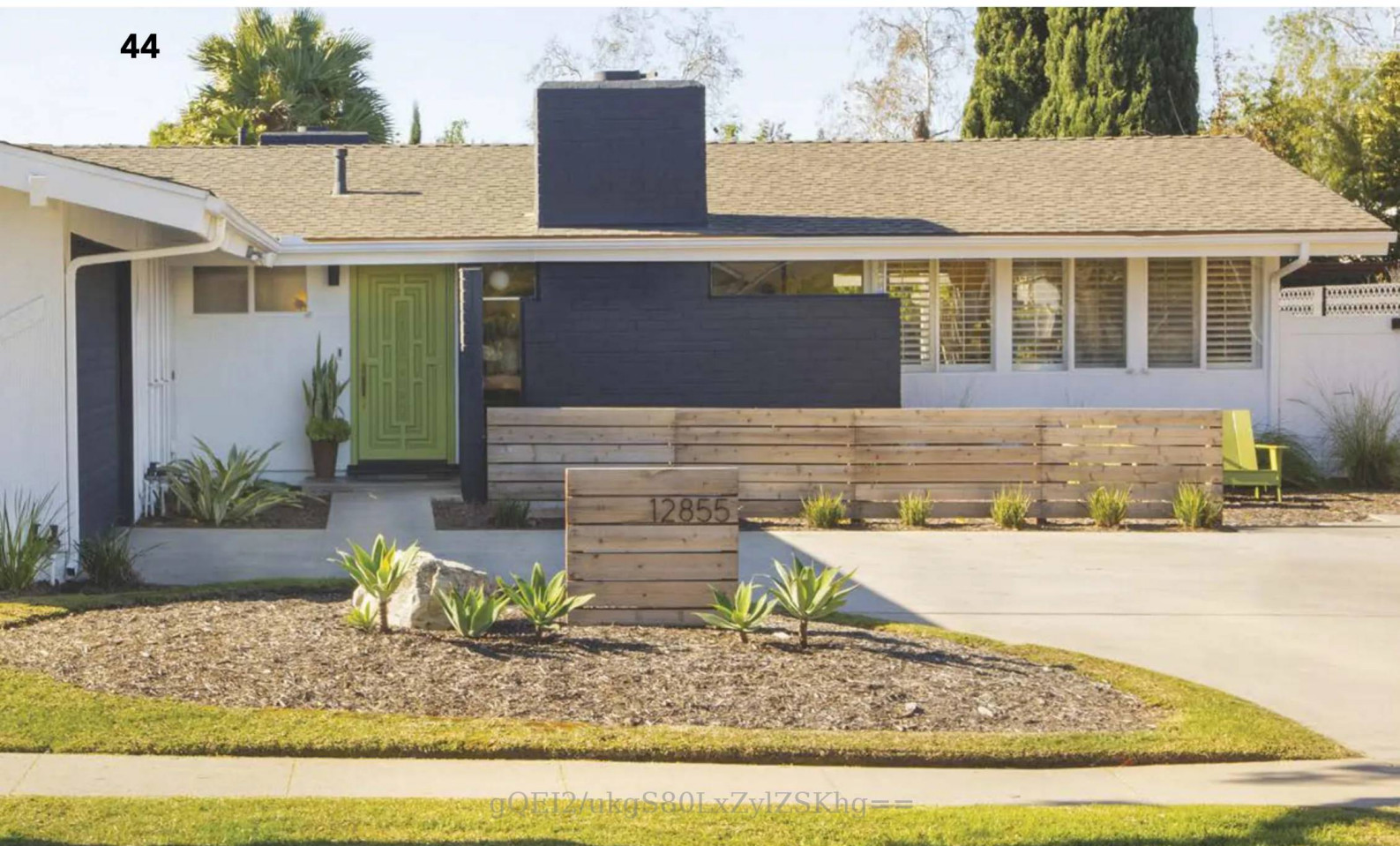
24 By the Numbers

Punctuate your address with these stylish house numbers.

28 Green Thumb

These bold planters will showcase your potted plants in striking style.

44





DEPARTMENTS

- 6 Editor's Letter
- 108 Web Update
- 112 Resources
- 113 Ad Index
- 114 Last Look

8



30

ON THE COVER

Exterior & Landscape Special

Mid Mod Backyard Product Guide.....8

Incredible Outdoor Spaces: Gorgeous Homes and Gardens With Modernist Flair.....8, 16, 20, 26, 74, 76, 84, 90, 96, 102

Perfect Your Patio: Furniture, Lighting, Accents, Décor8, 20, 24, 26, 28

Expert Ideas for Curb Appeal: From Plants to Hardscapes to Retro Colors.....14, 16, 20, 24, 26, 28, 90, 96, 102, 110

COVER PHOTOGRAPHY BY STUDIO MAHA • COVER DESIGN BY GABBY OH



74

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Putting Yourself Out There

Rejuvenating our Mid Century Modern interiors can be an all-consuming process. But anyone who has even dabbled in making their outdoor spaces more inhabitable has likely had the awakening of two things: one, that there is an untapped canvas of usable and rewarding space waiting to be unearthed (pun intended) and maximizing that opportunity is an exciting prospect and, two, that an MCM home's interior potential cannot be fully realized without blossoming (pun intended) the outdoor spaces' beauty, because, in the modernist view, one was made for the other and vice versa.


So, in this issue, we encourage you to envision what a whole home can look like with tours of incredible ones that have fully realized the indoor/outdoor connection. We entice you to breathe new life into your backyard with fabulous products and accessories that will have you spending more time outdoors in comfort and style. And we arm you with the insight and inspiration to make this year the one that you start to turn your outdoor areas into beautiful and functional living spaces that fully realize your mid mod home's marvelous potential.


Jackie Torres

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1



2



Elevate Your Exterior

**Designer furniture that will take your
backyard to the next level.**

By **IAN McMASTER**

1. Eclipse Mid-Century Sunshade, \$1,599. Visit cfrpatio.store.

2. Vignelli rocker, \$1,175. Visit hellerfurniture.com.

3. Linear steel table and armchairs. For pricing, visit muuto.com.

3



4. The Seat Cushion, \$120. Visit hazy-sunshine.com.

5. Line lounge chair and ottoman.

For pricing, visit tupelogoods.com.

6. Sculptura spring chair, \$1,495. Visit dwr.com.

7. Desert 3-Seater in Stripe, \$3,315.

Visit fermliving.com.

8. Emin dining chair, \$595. Visit

lollidesigns.com.

9. Good Company dining table, \$2,575.

Visit lollidesigns.com.



4



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/ **THE** GOLDEN HOUR /



10



11



12

10. Ridge outdoor sofa, \$3,995.
Visit bludot.com.

11. The Director's Chair, Bar Height,
Lauren's Navy Stripe, \$199. Visit
businessandpleasureco.com.

12. The Bellini Chair, set of four, \$1,175.
Visit hellerfurniture.com.

13. The Al Fresco Sun Lounger
with cushion. For pricing, visit
businessandpleasureco.com.

14. Palissade dining
set, four chairs, \$2,345.
Visit us.hay.com.



13



14

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15



16

15. Desert lounge chair, \$465. Visit fermliving.us.com.
 16. Knoll 1966 Armless Stool and High Table, designed by Richard Schultz. For pricing, visit dwr.com.
 17. Balcony lounge bench, \$695. Visit us.hay.com.
 18. Comeuppance dining table, \$1,995. Visit bludot.com.
 19. Deck lounge chair, \$895. Visit tupelogoods.com.
 20. Terra sectional with in-line table, \$6,090. Visit hineighbor.com.



17



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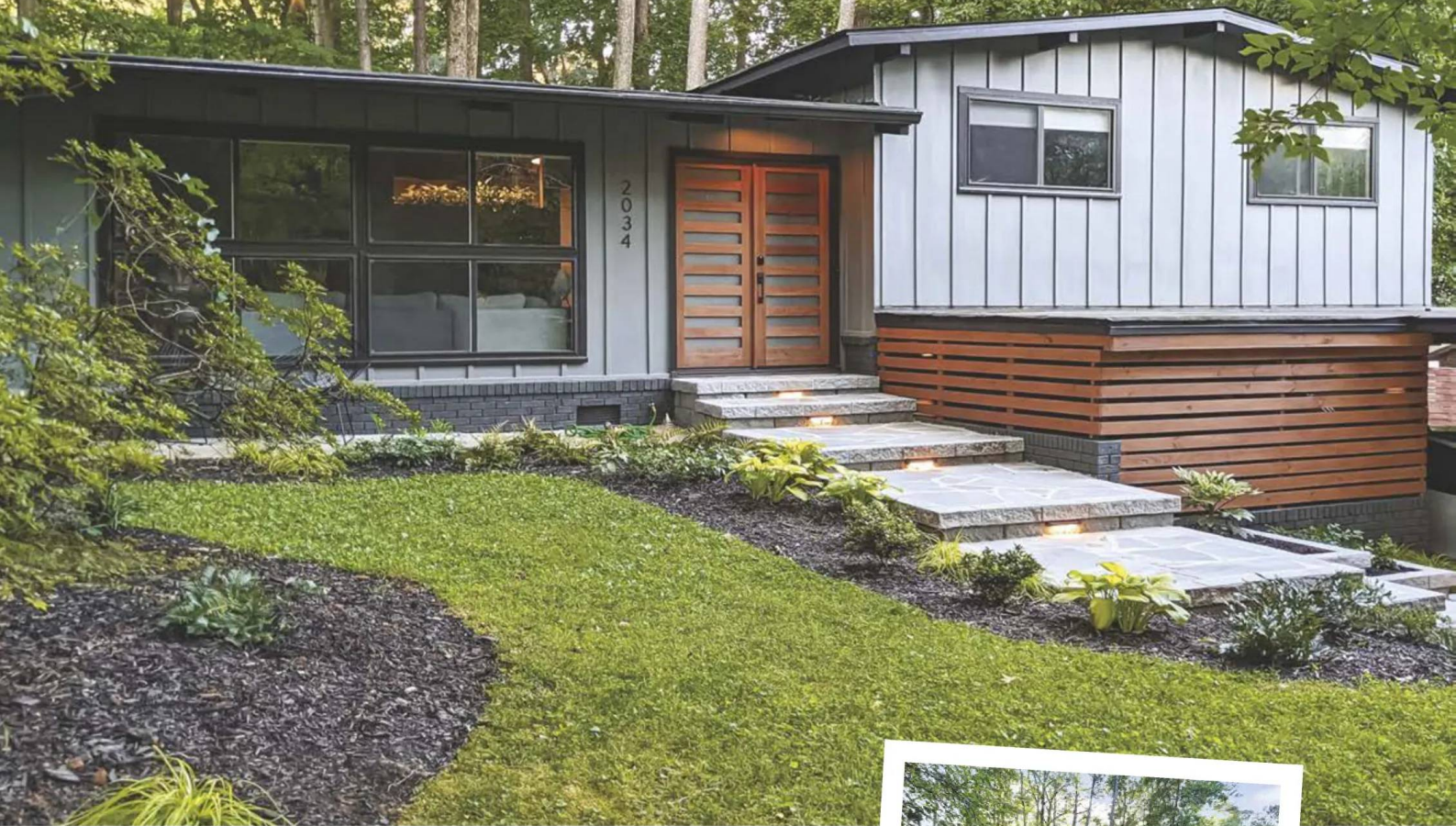
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By IAN McMASTER | Photography by DANA JENKINS

Next-Level Design



A couple saves an architectural gem in Georgia from an unworthy remodel.

WHEN DANA JENKINS AND COLIN DAVIS first bought this charming 1966 split-level in Chamblee, Georgia, it was apparent that it had fallen victim to the housing market. "While in good shape, the home was clearly quickly and cheaply flipped. You could tell corners were cut," Dana says. But with their own design plans and the help of a contractor, the couple was able to execute their vision and "re-flip" this incredible home design by Ernest Mastin.

"Since many of the original details, like the brick, tongue-and-groove eaves and exposed beams, were already painted over, we decided to go more modern than preservationist," Dana says. The first addition was a proper front door, which was originally hollow core and had no business being on the exterior of a home. Next was a fresh paint job.

"We knew we wanted to add wood elements, so we kept the paint color neutral to help highlight the wood features and chose two contrasting shades of gray and charcoal," Dana says. The paint colors used were Euro Gray and Carbon Copy from Behr Marquee.

After the house was repainted, Dana and Colin added a wood feature around the front and sides of the carport that match the other wood features they had added to the exterior of the house. The next—and biggest—project was rebuilding and widening the stairs. "We took what was simply a staircase to the front door and transformed it into a complete entryway with lighting, integrated planter boxes and landscaping," Dana explains. "To add some MCM feel, we chose flagstone for the stairs."

Because the couple wanted mostly greenery greeting their guests, they added various native species along the new entryway, such as hostas, ferns and sedge grass. The landscaping continues around the front of the house and opposite side of the yard, with each planter box featuring its own plant. The finishing touch was the black mulch added to help brighten the greenery and complement the paint colors. 🌿





Paving the Way

Update your hardscape pavers to make
a big impact on your home's
exterior aesthetics.

By **VICTORIA VAN VLEAR**

Photography courtesy of **FARLEY PAVERS**

(TOP) THIS PALM SPRINGS HOME RECEIVED A NEW PAVER WALKWAY FROM FARLEY PAVERS. THE PIECES ARE BELGARD MELVILLE PLANKS IN LINEN, WHICH FARLEY ARRANGED IN "LINEAR RANDOM" ROWS, ALTERNATING BETWEEN 5-INCH AND 7.5-INCH-WIDE BLOCKS.

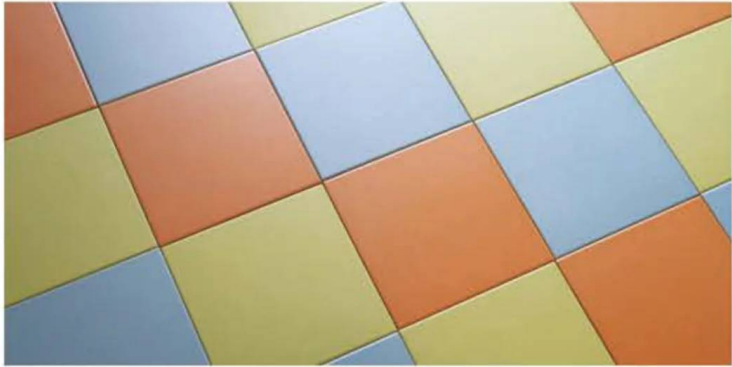
ONE MAJOR EXTERIOR ELEMENT some people don't consider when updating curb appeal is hardscape. This is any manmade, ground-covering material that's not plants or vegetation, like your driveway, front path, backyard patio, pool deck and even side-yard walkway.

"Often, it's the last thing people consider in their project because they see their hardscaping in contrast with their new renovations," says Christi Flanigan, CEO at Farley Pavers, a Southern California company that has been installing pavers for over 50 years. "You just painted your home, and then you realize the driveway looks outdated next to it." But when well-chosen, your hardscape not only complements your exterior elements, it amplifies it.



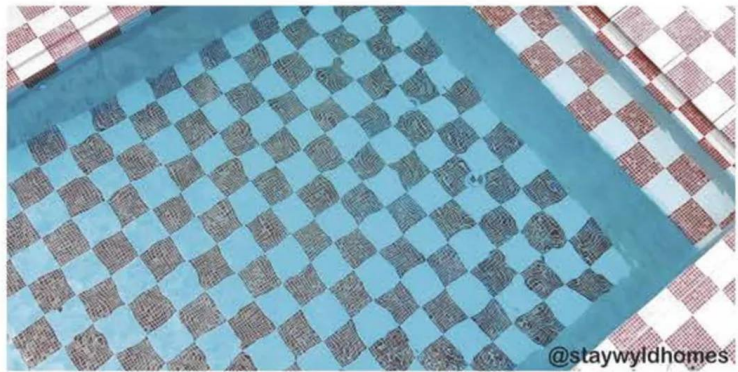
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FARLEY HELPED THIS MCM HOME IN PALM SPRINGS ACHIEVE A COHESIVE LOOK WITH ACKERSTONE UMBRIANO PAVERS IN AN ONYX COLOR THAT MATCHES WELL WITH THE GARAGE DOOR. "IF A CLIENT WANTS A SEAMLESS LOOK, WE CAN TAKE SAMPLES OUT AND MATCH THE BEST SHADE," CHRISTI SAYS. "WE ALWAYS TRY OUR BEST TO WORK WITH OUR CUSTOMERS TO FULFILL THEIR VISION."



THESE BELGARD CATALINA PAVERS ARE CONCRETE BUT HAVE A STONE-INSPIRED FINISH AND COME IN SEVERAL DIFFERENT COLOR SHADES TO COMPLEMENT THE EXTERIOR OF YOUR HOME.



THIS ANGELUS PAVER HAS A SLATE-GRAY TONE. "MOST PAVERS COME IN SEVERAL COLORS, SO THERE ARE OPTIONS, DEPENDING ON WHAT THE CLIENT IS LOOKING FOR," CHRISTI SAYS. A DARK TONE LIKE THIS WOULD GO WELL WITH A MODERN, HIGH-CONTRAST COLOR PALETTE.

Pavers Versus Concrete

The most common hardscape material is a poured concrete slab. While it's generally the most cost- and time-saving option, it has serious drawbacks. Slabs crack periodically, and while you can fill those cracks, the fills won't blend in. The only real option to keep the hardscape looking good is to replace the entire slab.

If you want a longer-term investment that will age gracefully alongside your mid-century home, choose pavers, which are molded blocks made of either porcelain or concrete. Porcelain pavers are similar to tile but larger and thicker than their interior counterparts. Concrete pavers, while made from the same material as traditional slabs, are smaller and more agile. This makes them more customizable as a design option and more practical for care and maintenance. When a paver cracks or gets a stain, it's easy to replace. "You can pop one out and replace one, or replace a small section," Christi says. Because the paver blocks have an interlocking construction system, they can withstand earthquakes and weather changes better than poured concrete.

The Right Fit

Farley Pavers services both residential and commercial projects and has the expertise to perform the highest-quality job. "It's a triangle of expectations: time, money and quality," Christi says. "You have to find the best balance between the three. We may not be the cheapest option, however we are licensed, insured and professional with a long standing reputation for providing a quality product that will last for many years. We stand behind our product and workmanship

1,000% and you'll always be able to contact us if there's a question or concern. We ensure homeowners that the job will be done correctly so that they can enjoy their pavers for many years without issue."

Mid-Century Paver Design

Based in the Coachella Valley, Farley Pavers has serviced its fair share of mid-century homes. "For a modern style, go with a linear design, not a multi-shaped set," Christi advises. As mid-century style lends itself to straight, clean lines, choose a paver pattern with straight rows of thin rectangular pavers or triangular pavers in a geometrical pattern. "We can do just about anything," she says. "We can even mix different paver styles for a more dynamic design. We're always excited to work with someone who wants something different."

Paver Process

To get started, find the local company you'd like to work with. Farley Pavers services Riverside, Los Angeles, Orange and San Diego counties. Before installation, they can help you choose a paver design. "We'll go out for a field measure first, to know what kind of space we're working with. Then it's teamwork with the client, depending on whether they know what they want," Christi says. Farley has an image-overlay service that can help you see what the end product will look like over your space.

Once the installation is complete, some basic care and maintenance will allow your pavers to last several decades. "We recommend that you clean and seal the pavers every three to five years," Christi says. ☺

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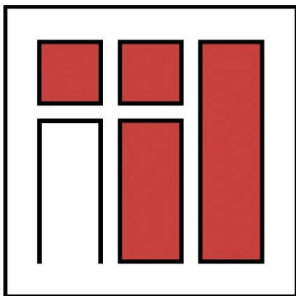
By IAN McMASTER

1. Grant 18" High Black LED Mushroom Path Lights, Set of 2, \$89.99. Visit lampsplus.com.
2. Factory 2 Surface Mount, \$449. Visit schoolhouse.com.
3. Ease Portable Lamp, \$319. Visit muuto.com.
4. Bower Wall Sconce, \$299. Visit schoolhouse.com.
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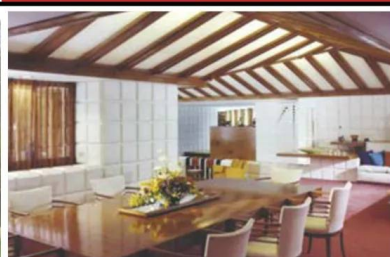
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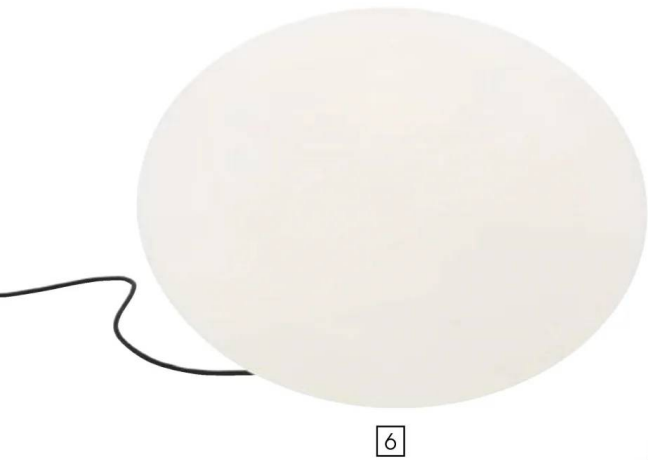
The Best of Mid-Twentieth Century Modern Architecture

The Alden B. Dow Home and Studio engages the imagination and elicits emotional responses in all who experience this powerful statement of Mid-Twentieth Century Modern architecture. Planted into an encompassing pond, the Home and Studio is alive with reflective light, soaring roof lines, diverging angles, brilliant color and the perfect balance of enticement and tranquility. It truly is an "oasis of architecture and inspiration." **Schedule your visit for architectural tours, educational programs, Michigan history and much more.**



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/ ENLIGHTEN /



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6. Globe outdoor table lamp, £292.00. Visit [ligne-roset.com](https://www.ligne-roset.com).

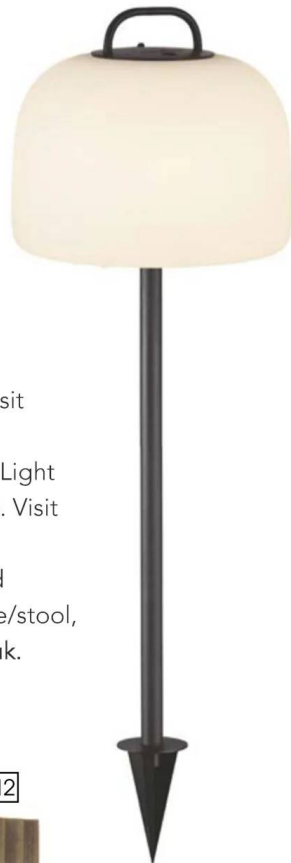
7. AJ outdoor wall sconce by Arne Jacobsen, \$1,635.00. Visit [dwr.com](https://www.dwr.com).

8. IC F1 Outdoor H 1350 by Michael Anastassiades, \$2,116. Visit [flos.com](https://www.flos.com).

9. Niki Wall by Ernesto Gismondi. For pricing, visit [artemide.com](https://www.artemide.com).

10. Piroascafo Ground by Ernesto Gismondi. For pricing, visit [artemide.com](https://www.artemide.com).

11



11. Kettle To-Go 36
battery lamp, £99.95. Visit
limelace.co.uk.

12. Tor Up/Down Wall Light
in antique brass, £1,020. Visit
jadamsandco.com.

13. Moree multicolored
outdoor LED cube table/stool,
£313. Visit limelace.co.uk.

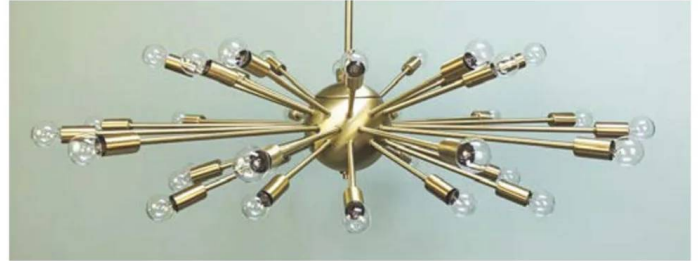
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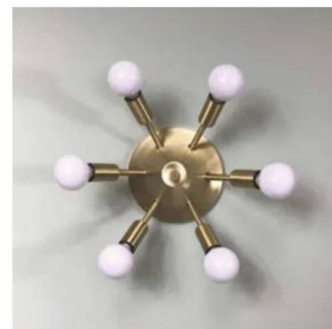
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Alluring Addresses

Make a memorable first impression with these mod address numbers and plaques.

By IAN McMASTER

1



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7



1. Mid Century Modern Boomerang, \$165. Visit nestnumbers.com.

2. Metal Atomic Star Address Sign, \$100. Visit woodpostmetalworks.com.

3. Palm Springs Round Plaques. For pricing, visit modernhousenumbers.com.

4. Six-inch, Powder Coated, Matte Black, Modern Font, Solid Aluminum House Number, \$34.99. Visit housenumbers.com.

5. ButterFly Box, \$255. Visit tedstuff.com.

6. Mid Century Cursive Numbers and Words, from \$10 and up. Visit gohomenumbers.com.

7. Neutra Modern House Numbers, \$28. Visit dwr.com.



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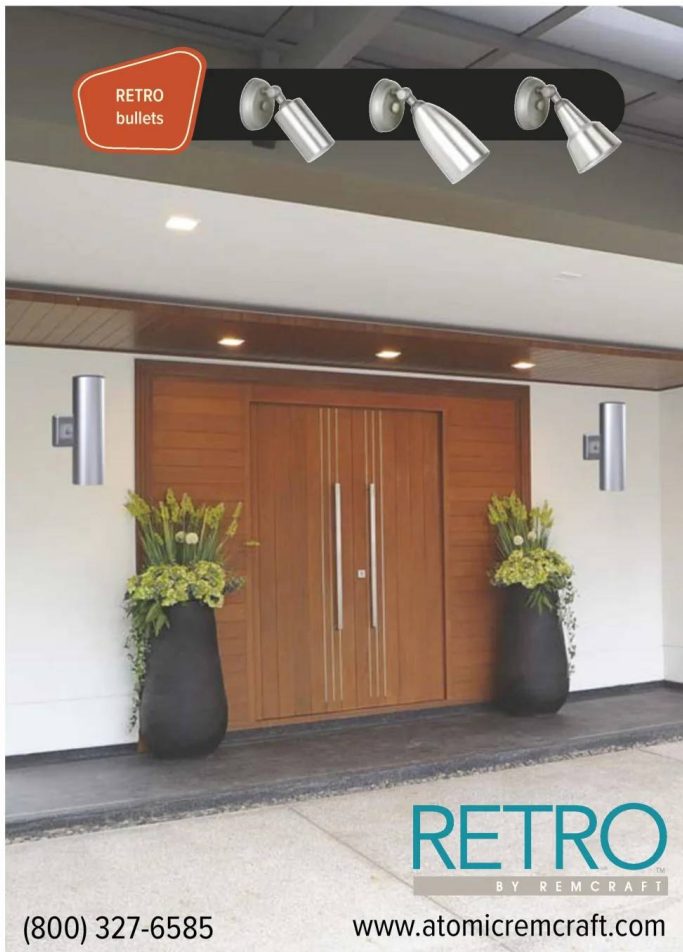
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PENDANT



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100-SC



210-DC



210-DS



210-SC

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310 Series



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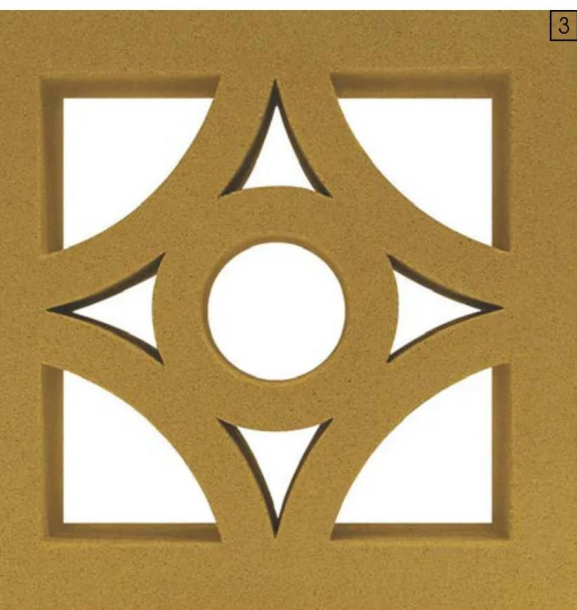
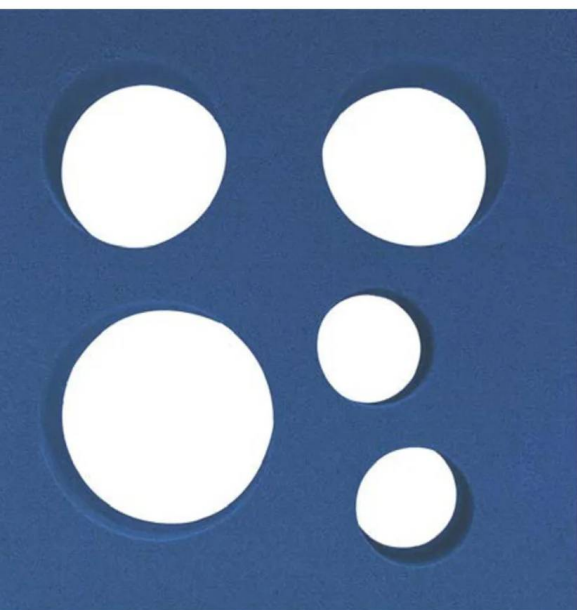
GU-UDS Series

/ EDITOR'S PICK /

Block by Block

By JICKIE TORRES &
IAN McMASTER

2



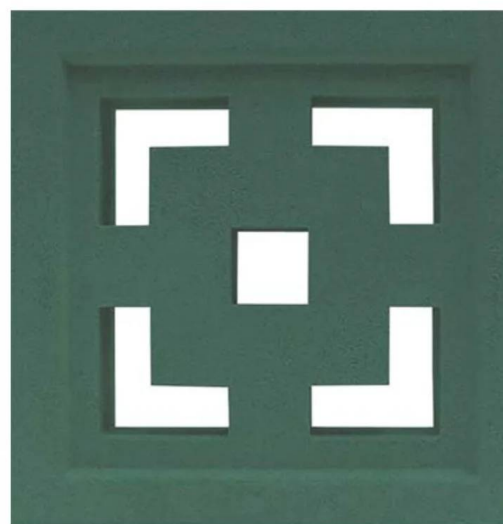
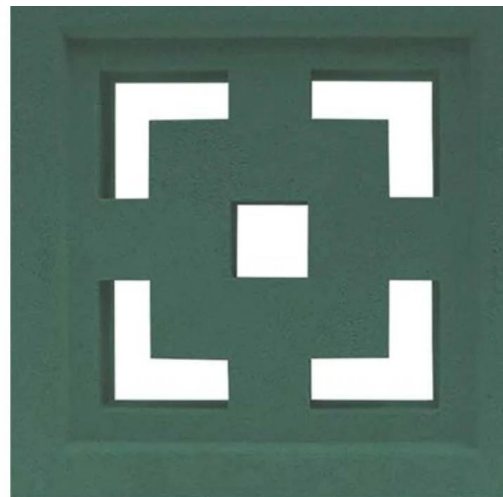
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THEY'RE UNMISTAKABLY identifiable and instantly eye-catching. And while their invention and use predate the mid-century period by more than a hundred years (more on that on page 110), they've become an icon of the era. We're talking about breeze blocks. And if you're looking to add, imbue or amp up your mod style, they're the perfect material to add to your space—inside and out.

Use them as a floating wall or top an existing wall, as a room divider or as a sculptural focal point. Build a breeze-block wall to hide the pool filter or the trash-bin stall. Breeze blocks can make garden greenery feel extra lush when layered into plantings or side gardens and they can be part of a dynamic design for a built-in barbecue or outdoor-bar top. Thankfully, there are more options available these days. We recommend starting with Tesselle: sophisticated, handmade and built to last. Used as sun screens, curtain walls and fencing across the country, these breeze blocks are found at some of our favorite MCM properties. ☼

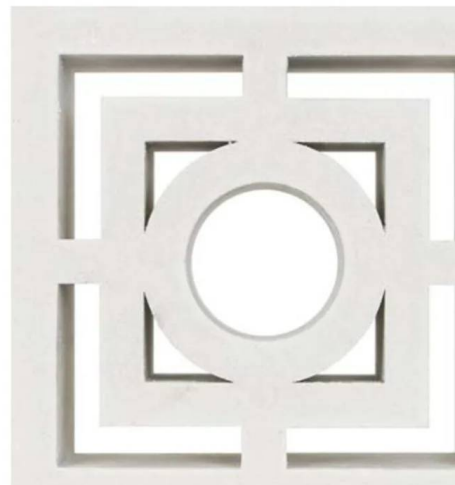
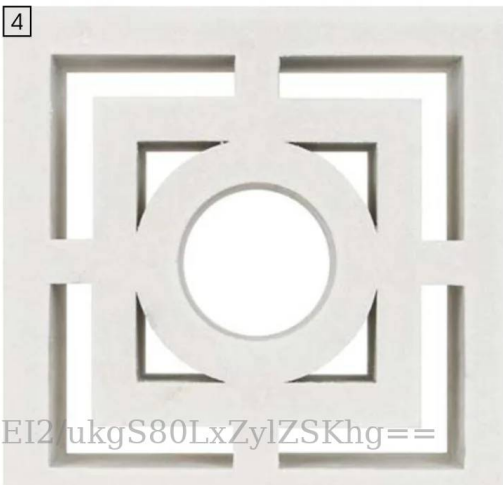
Looking for a way to give
your home instant Mid
Century Modern impact?
Look no further than the
classic breeze block.

1



1. CROSSROADS
JADE GREEN - 7.5"
2. CIRCLET RIVER
BLUE - 7.5"
3. STARLIGHT SAFFRON
YELLOW - 7.5"
4. CONCENTRIC
WHITE - 11.4"

4



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Bold Planters

Stand out with these striking picks to house your potted plants. By IAN McMASTER

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2. Globe Spherical Planter Pot, \$348.95. Visit potsplantersandmore.com.
3. Trellis Planter, \$845. Visit loldesigns.com.
4. Alzira Round Tapered Plant Pot, \$449.95. Visit potsplantersandmore.com.
5. Plant Box, \$319. Visit fernliving.us.
6. The Patio Pod by Hip Haven, \$350. Visit hiphaven.com.



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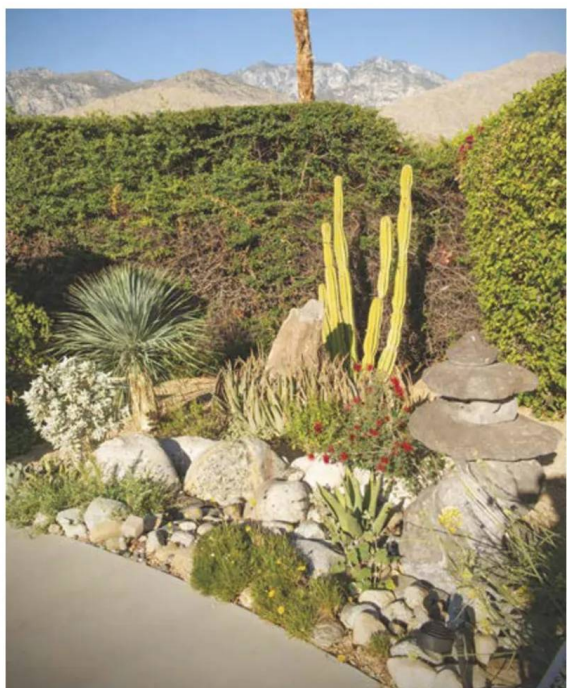
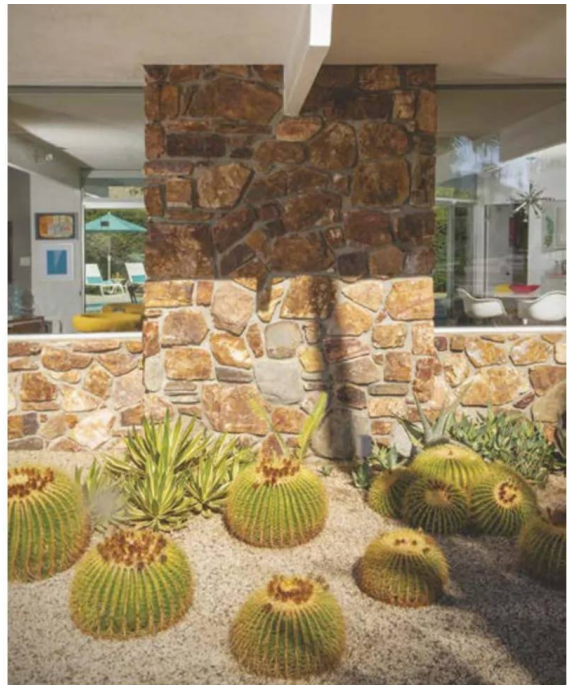
Pretty in **Pink**

A HISTORIC PALM SPRINGS HOME IS RENOVATED TO RETAIN ITS RARE PINK SALT & PEPPER TILE.

By MICHELLE MASTRO • Photography by DAN CHAVKIN



ALEX, WHO HAS SINCE GONE ON TO FOUND THE COMPANY ALEXANDER DESERT DESIGNS, REDID ALL THE LANDSCAPING, FURTHER ENHANCING THE CORNER PROPERTY'S REMARKABLE TRANSFORMATION.



House hunting is always a challenge, but it's even harder if you live 3,000 miles away from the location where you want to move. Alex Quintana of Alexander Desert Designs and interior designer Alan Beardslee were looking for a Mid Century Modern home in Palm Springs, California, but they still lived in Miami, Florida.

"We were looking for a home to retire into for the future," Alex says. "It was 2014, and after nine months of searching, Alan befriended a realtor in Palm Springs. The realtor said he had a home about to hit the market and was curious if we wanted to see it even though it might need some work."

Their expectations low, the couple agreed to drive by the house. "It didn't look like much from the street, but the owners gave us a personal tour of the home. We are so glad they did," Alex says. The pair had renovated houses in the past and could tell that this home would need a lot of work. Aged, sculpted carpets covered the living room floor, vinyl covered the ceiling's beams and the kitchen needed some updates to be livable, just to name a few.



The house was built with stunning desert views in mind. Because it is on a corner lot, the architect designed the house in an almost 'V' shape "so you can sit in the living room and see the mountains in the front and the back change color throughout the day."



THE POOL ALSO NEEDED RENOVATING. THE COUPLE HAD THE COPING AND HARDSCAPING REDONE. THE GRAVEL CHANNEL DESIGN HIGHLIGHTS THE POOL AND SPA AND DRAWS THE EYE AROUND THE SPACE IN A SUBTLE WAY.



But at each standout feature, the two would pause and reflect. Standing in front of the massive, craggy stone fireplace, Alex and Alan weren't sure if it was what they wanted; most homes in the area had concrete and contemporary fireplaces. In the kitchen, they weren't sure if they liked the pink tile; it wasn't their favorite color. But when it came time to decide on the house, "we went for it," Alex says. "We are so lucky to have seen it first and locked it down."





Alex and Alan realized that everything inside the house was as it had been originally—including the pretty pink salt & pepper kitchen tile.



Windows That Wow

Renovating the windows of their Twin Palms, California, home has made a world of a difference. And thanks to Architectural Glazing, Alex and Alan were able to preserve the mid-century look while upgrading their home's aesthetic, functionality and energy efficiency. Stephen Whitfield, owner of Architectural Glazing, shares what they did and why they did it.

Know the Goal

Stephen says renovating Mid Century Modern windows is all about ensuring that the view is the priority. "Mid Century Modern really is about being simple," he says. "And because it's so simple, its beauty is in the fine lines and thin elements—people don't want to look at the frames as much as they want to look out of them."

Replace vs. Repair

Newer windows will be more energy efficient, Stephen advises, so replacing them will help your energy bill and make you more comfortable, but timing is key. It's better to buy the right product than to compromise quality in order to spend less. "Sometimes it's better for you not to pull the trigger on replacing the windows if you're not ready so that you avoid spending unnecessary dollars," he says.

Get the Mix

The best solution for your architecture might include a combination of styles that suit each space the best, depending on both size and function. "We did what we call a hybrid system, where we installed two different kinds of products: clear, anodized-aluminum Milgard windows as well as a commercial product that also offers a nice, thin frame profile for a lot of the fixed windows that didn't open or close," Stephen says.

FOR MORE ON ARCHITECTURAL
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WATCH NOW:

A VIDEO TOUR OF ALEX AND ALAN'S HOME,
PLUS A SPECIAL LOOK AT WINDOWS!



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ALEX AND ALAN HIRED ARCHITECTURAL GLAZING TO REDO ALL THE WINDOWS. THEY WERE ABLE TO UTILIZE ALUMINUM-FRAME WINDOWS AND SLIDERS TO KEEP WITHIN THE INTEGRITY OF THE MID MOD LOOK.

HIDDEN GEM

The house itself was somewhat of a secret. According to Alex and Alan, people tell them all the time that before the couple moved in they didn't know the house was even there. "That's because the prior owners had covered all the windows with solar film, so you couldn't see into the house and they had vertical blinds everywhere," Alex explains. Hence, the first thing they did, after tearing all the linoleum and carpet out, was put in new windows. "People then started asking if we added on," Alex says. "No, we hadn't. A lot of Mid Century Modern homes don't have front open windows, but this house does." The changes the couple made helped open up the home.

The home was in mostly pristine condition. Built in 1959, it sits in the first tract of the historic Krisel neighborhood of Twin Palms. It had been a custom home commissioned by a couple from Hawaii who lived there until 1968. Then, the couple that Alex and Alan purchased it from bought the house and owned it until 2015. The second owners had been from Canada and used the home as a vacation spot, landing every winter like snowbirds come for the dry desert air.

“We realized the fireplace anchors the whole home.”

THE COUPLE HAD TO GET THE FIREPLACE IN WORKING CONDITION. THEN THEY REVIVED THE INDOOR PLANTERS THAT FLANK EITHER SIDE. THEY ALSO TOOK ADVANTAGE OF THE LONG HEARTH/BUILT-IN BENCH BY ADDING CUSHIONS FOR COMFORT.



Alex and Alan realized that everything inside the house was as it had been originally—including the pretty pink salt & pepper kitchen tile. “We updated the kitchen to make it more modern, adding enough room for a new refrigerator,” Alan says. The couple reveals they had a lot of pressure from cabinet companies telling them to completely gut the kitchen, but they wanted to save the pink tile. “Finally, we realized we needed a carpenter who makes furniture to help us,” Alan says. The carpenter remade one half of the cabinetry to hold a modern-sized refrigerator and helped install boxes inside the cabinetry to hold the couple’s modern kitchen wares. “The cabinets look like new on the inside but vintage on the outside,” Alan says.

BLURRING THE LINES

The house was built with stunning desert views in mind. Because the house is on a corner lot, the architect designed the house in an almost ‘V’ shape “so you can sit in the living room and see the mountains

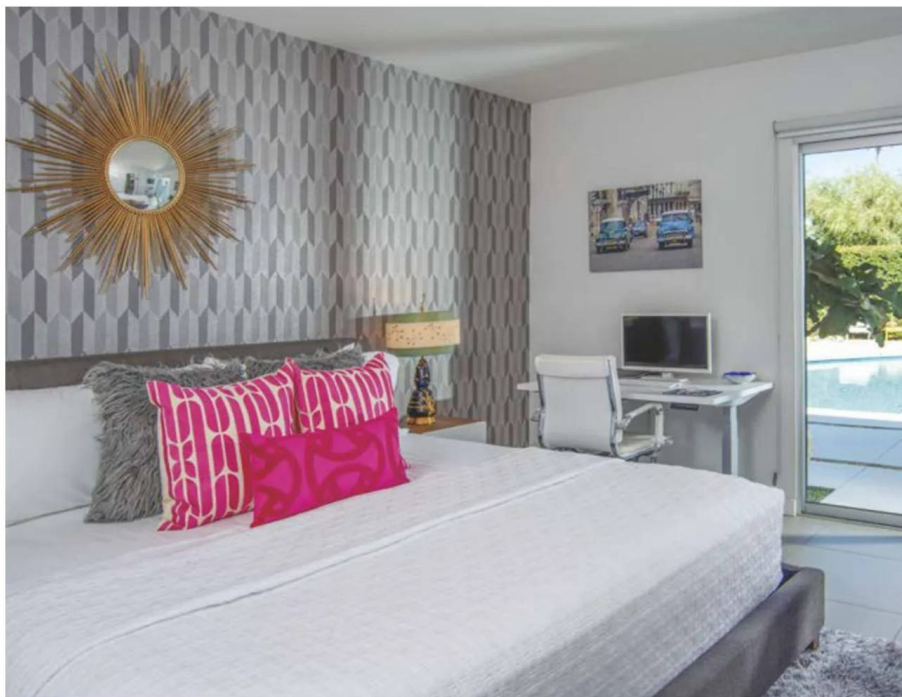
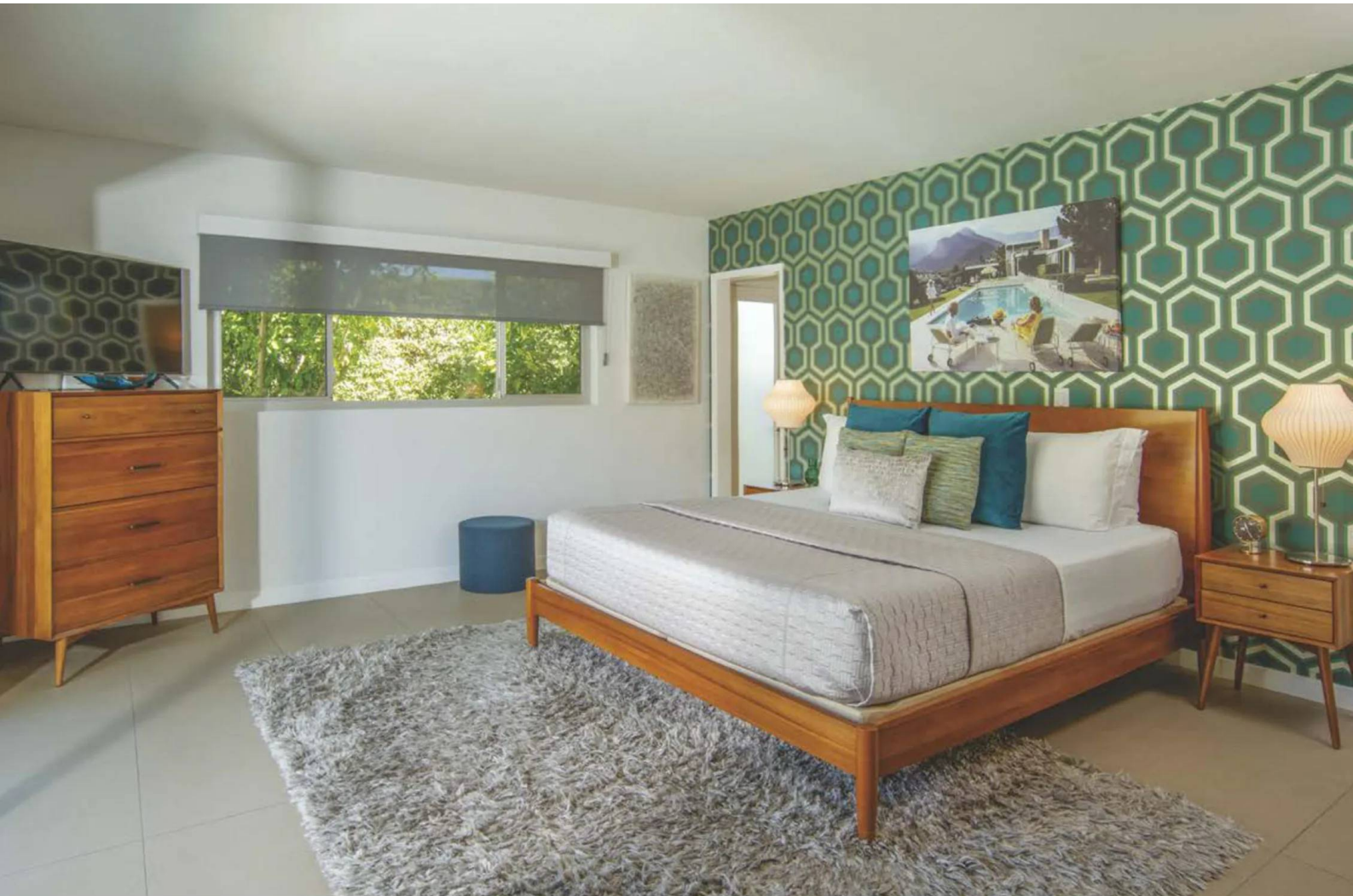
in the front and the back change color throughout the day,” Alex says.

The stone fireplace they had been unsure of they now cast as the star of the living room. “We realized the fireplace anchors the whole home,” Alex says. “Over time, we realized it might be the best thing in the house.” They added other pops of warm color to mirror the fireplace, using the yellow ring chairs and splashes of neon orange paint on a nearby accent wall. Near one of the windows, they hung a photograph by Anthony Pearson that almost mimics the mountain view. “We call it the rock,” Alan says. “As you turn from the image, you see the mountains outside.”

Indeed, nature practically wafts through the home. As desert air passes through the breeze-block wall they custom designed and installed on the side of the house, so does the dry air pass through the large windows and sliding doors Alan opens every summer to let in the breeze. Outside, the brilliantly blue pool dazzles in the sun.



CAPTION TK



THE COUPLE CREATED FOCAL WALLS IN MOST ROOMS USING WALLPAPER OR A POP OF COLOR WITH PAINT TO ADD VIBRANT STYLE TO THE SMALL SPACES.

A Desert Pollinator Garden

EVERY DESERT NEEDS AN OASIS. ALEX SHARES HIS TIPS FOR HOW TO DESIGN DESERT BACKYARD PLANTERS TO HOLD NATIVE PLANTS THAT WILL WELCOME POLLINATORS.

1.Bring in the palms. When Alex and Alan first moved in there wasn't much in terms of landscaping. "We had some mature palms on the property," Alex recalls. But still, he wanted to bring in a few more, so he went with Washingtonian palms to pair against native flowering Ocotillo plants, or desert shrubs.

2.Add a water feature. Being in a desert, it's important to have water for the local wildlife. "Our water feature attracts bees and hummingbirds," Alex says. He loves how his water feature pairs well against the stone Patagonia that has been in his family for 50 years, also placed in the planter.


3.Break up the concrete. Hard surfaces like concrete absorb and retain heat. Hence, Alex wanted to bring in some nature to help cool down the hardscape around the pool while adding some visual interest. "I brought in boulders and added those to the concrete planters and between those planted native sages and planted desert milkweed for the butterflies."



Like many, Alex and Alan were drawn to Palm Springs for its beautiful nature, soaring palms, dry heat and bare mountains. The home's flat roof allows the grand mountains to rise behind it and the soaring palm trees to border other sides of the house. "For these reasons and more, it is like a jewel box of a house," Alan says. ☼

SEE RESOURCES, PAGE 112





HOMEOWNERS MJ AND JASON GOT TO WORK CLEARING OUT OLD AND DAMAGED FOLIAGE IN THE FRONT YARD TO CREATE A MORE FOCUSED AND PURPOSEFUL DESIGN. "WE WANTED TO SIMPLIFY THE FRONT LANDSCAPING," MJ SAYS. THEY FLATTENED THE YARD AND ADDED A FENCE TO SEPARATE THE DRIVEWAY AND ENTRYWAY THAT SERVES AS A BUFFER BETWEEN INTERIOR AND EXTERIOR AS WELL AS A MEANS OF PRIVACY SINCE THE MASTER BEDROOM IS AT THE FRONT OF THE HOUSE. THEY ADDED KANGAROO PAWS AND GRASSY NATIVE PLANTS FOR AN ORGANIC MID MOD FEEL. NEW PAINT, INCLUDING THE POP OF BLACK ON THE CHIMNEY, GIVE A POLISHED LOOK AND FEEL. "IT'S CLEAN AND SIMPLE," MJ SAYS. THE DOOR WAS WON IN A RAFFLE BY THE PREVIOUS OWNERS AND PAINTED A CALMING GREEN BY MJ.

A Special Sanctuary

THIS 1959 GEM WAS INFUSED WITH A LIGHT REFRESH FOR A BRIGHT, CONTEMPORARY FEEL WITHOUT SACRIFICING THE ARCHITECTURAL AND DESIGN ELEMENTS THAT MAKE IT SPECIAL.

By **LAURA SHIMKO** | Photography by **BRET GUM**
Styling by **MARY JANE CRIPE**



HOMEOWNERS MJ AND JASON GOT TO WORK CLEARING OUT OLD AND DAMAGED FOLIAGE IN THE FRONT YARD TO CREATE A MORE FOCUSED AND PURPOSEFUL DESIGN. "WE WANTED TO SIMPLIFY THE FRONT LANDSCAPING," MJ SAYS. THEY FLATTENED THE YARD AND ADDED A FENCE TO SEPARATE THE DRIVEWAY AND ENTRYWAY. IT SERVES AS A BUFFER BETWEEN INTERIOR AND EXTERIOR AS WELL AS A MEANS OF PRIVACY, SINCE THE MASTER BEDROOM IS AT THE FRONT OF THE HOUSE. THEY ADDED KANGAROO PAWS AND GRASSY NATIVE PLANTS FOR AN ORGANIC MID MOD FEEL. NEW PAINT, INCLUDING THE POP OF BLACK ON THE CHIMNEY, GIVE A POLISHED LOOK AND FEEL. "IT'S CLEAN AND SIMPLE," MJ SAYS. THE DOOR WAS WON IN A RAFFLE BY THE PREVIOUS OWNERS AND PAINTED A CALM GREEN BY MJ.

When homeowner and stylist Mary Jane (MJ) Cripe first walked into this Mid Century Modern home located in the coveted Rossmore neighborhood in Southern California, her heart started to race. While she and her husband, Jason, were not initially looking to move as they had just completed a renovation of their house in nearby Long Beach, something about the home drew them in. "We loved that it was Mid Century Modern with a single level and four bedrooms and it had a large lot and a pool," MJ says.



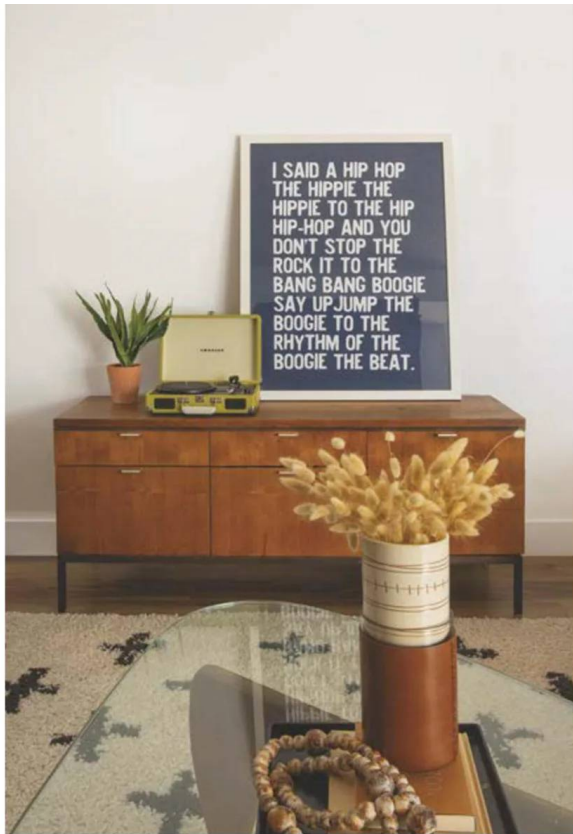
THE GAS FIRE PIT WITH HOOD, ORIGINAL TO THE HOME, ADDS A TOUCH OF MID MOD FLAIR. "WE THOUGHT THE PLACEMENT IS A BIT ODD, BUT WE EMBRACED IT," MJ SAYS. LONG AND LOW SOFAS, WOVEN PENDANT LIGHTS AND RUG ADD TOUCHES OF TEXTURE AND COZY. "THERE IS A LARGE PASS-THROUGH WINDOW WITH A BAR EXTENSION," MJ SAYS. "WE LOVE BEING ABLE TO PASS FOOD AND SNACKS THROUGH WHEN SITTING OUTSIDE."

<https://www.pinterest.com/jcwtz/ukg580LxzyIZSKA/>



After her husband walked through the home, they agreed it was perfect for their family, especially regarding their special needs daughter. In the competitive housing market of 2022, and with an incredibly busy open house, neither of them thought their dream would become a reality. Unable to get the house out of her mind, MJ reached out to the listing agent and wrote an offer. To her and her husband's great surprise and joy, their offer was accepted.





(TOP, LEFT) MJ FRAMED LYRICS FROM RAPPER'S DELIGHT ABOVE A PAUL MCCOBB CREDENZA, INHERITED FROM HER PARENTS, AS A PLAYFUL MIX OF OLD AND NEW IN THE FAMILY ROOM. (TOP, RIGHT) A WOOD MANTEL CUTS ACROSS THE POP OF BLACK OF THE FIREPLACE IN THE FAMILY ROOM, CREATING COHESION BETWEEN THE VARIOUS WOOD ELEMENTS THROUGHOUT THE HOME.

(BOTTOM) THESE SHELVES, ORIGINALLY IN THE MASTER BEDROOM, ARE VINTAGE. "IT WAS A BIT TOO BIG FOR THE BEDROOM AND I THOUGHT IT SHOULD BE PLACED SOMEWHERE – IT IS TOO PRETTY TO BE HIDDEN IN A ROOM," MJ SAYS. NOW IN THE FRONT SITTING ROOM, IT ADDS CHARACTER AND DIMENSION TO THE PAINTED WOOD paneled wall. "THE WOOD PANELING IN THE SITTING ROOM WAS ALREADY PAINTED," MJ SAYS. "WE WANTED TO HAVE THE SHELVES HOLD BOOKS, AND OBJECTS WE MAY WANT TO DISPLAY." SOME OF THESE TREASURES INCLUDE GIRARD WOODEN DOLLS BY VITRA.

THE FRONT SITTING ROOM LOOKS INTO THE DINING ROOM AND THROUGH THE GLASS WALL WINDOWS OUT ONTO THE EXTERIOR PATIO. MJ'S USE OF TEXTURES COMBINED WITH MODERN LINES AND CONTEMPORARY PALETTE CREATE A SENSE OF CALM AND COMFORT. "THIS IS SUCH A SPECIAL SPACE," MJ SAYS. "IT IS WHERE JASON AND I SIT TOGETHER AND TALK."



"We didn't want a highly designed space that's not approachable; we wanted it to feel like home."

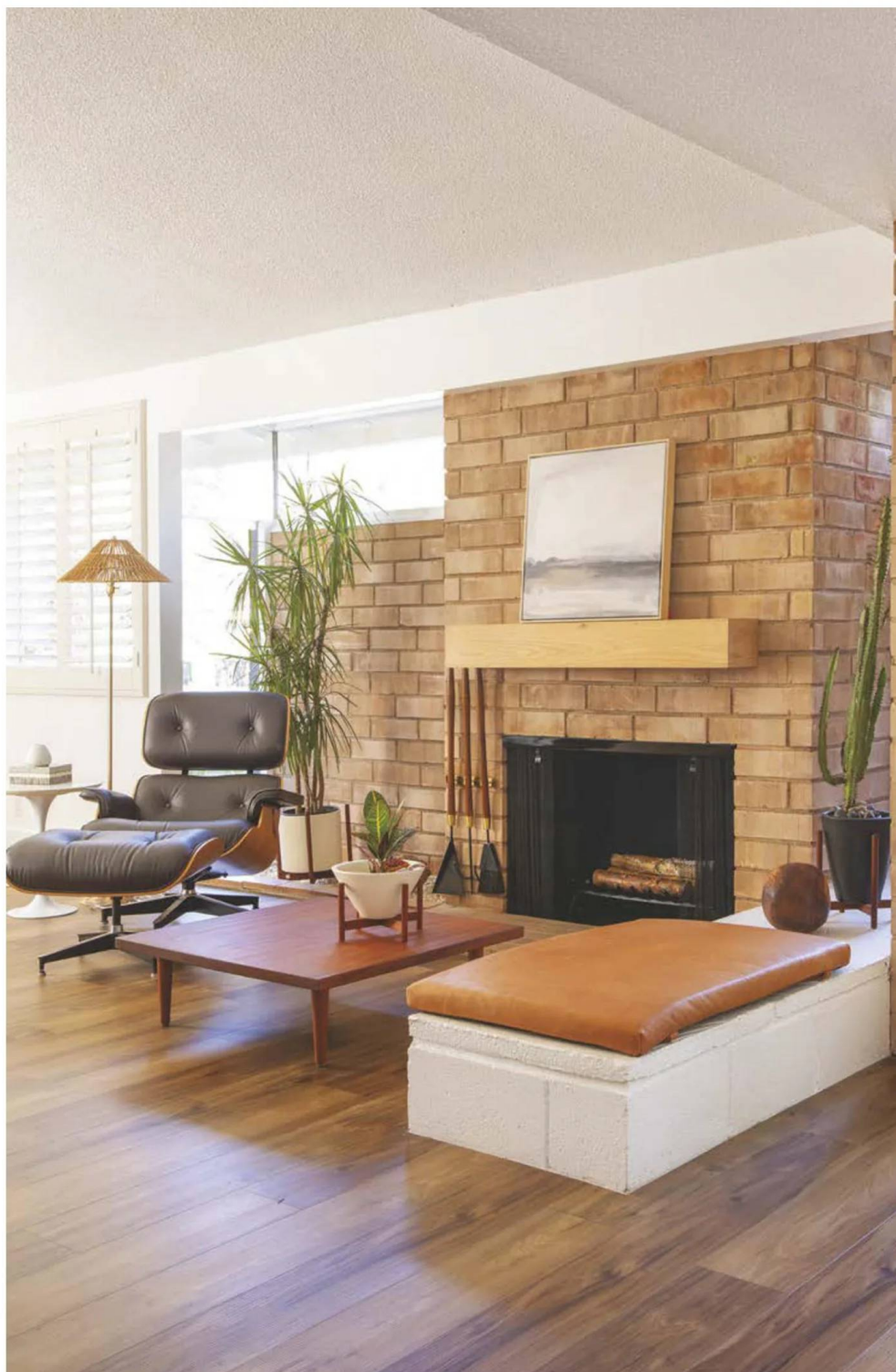
FINDING HOME

At just over 10,000 square feet, the lot is larger than its neighbors. The Rossmoor community was a development project from 1955 to 1961 by Ross W. Cortese, an architect best known for the Lakewood Rancho Estates in Long Beach, the Frematic Homes in Anaheim and Leisure World in Seal Beach.

Expanded in the '90s from its original footprint of 1,700 square feet with three beds and two baths to four beds and three baths at 2,263 square feet, this home had been well taken care of by its previous owners and just needed a facelift to breathe fresh life back into the design as well as introduce some specific functional updates. In addition to the expansion, the previous homeowners had added a fireplace in the family room, carpeting throughout the home and wallpaper in some of the rooms.



"WE WANTED A COZY FEEL IN THIS SITTING ROOM," MJ SAYS. "WE IMAGINED SITTING THERE WITH THE FIRE GOING; A PLACE TO SIT AND RELAX." THE TULIP SIDE TABLE, TEAK MODERNICA TABLE AND EAMES CHAIR ARE ALL NODS TO MID CENTURY MODERN DESIGN. "THE WOODEN BENCH IS ANOTHER PIECE WE BOUGHT TOGETHER 20 YEARS AGO," MJ SAYS. "IT'S NOT MID MOD BUT WE LOVE IT, AND IT IS PART OF OUR STORY."





(ABOVE) FLOOR TO CEILING WINDOWS ORIGINAL TO THE HOME PROVIDE AN ABUNDANCE OF NATURAL LIGHT IN THE DINING ROOM, AS WELL AS A CONNECTION BETWEEN INTERIOR AND EXTERIOR SPACES WITH VIEWS OF THE POOL AND FIREPIT. A GEORGE NELSON BUBBLE LAMP CENTERS THE SPACE ABOVE THE TEAK DINING TABLE AND EAMES CHAIRS. THE ADJACENT KITCHEN HAS A PASS-THROUGH COUNTER FOR HOSTING. "WE TOOK DOWN THE UPPER CABINETS IN THE KITCHEN TO MAXIMIZE THE OPENNESS AND VIEWS IN THE KITCHEN," MJ SAYS. THE WOOD BUFFET IS VINTAGE.

"We loved that there were different areas to explore in the home," MJ says. "All the rooms in the home are generous in size. The vaulted ceilings, open concept and all the windows make the house feel airy and have a great flow."

Outside, the covered porch allows for an extended living area and includes a vintage mid mod fireplace. The pool, complete with a vintage dive board, and ample hardscape allow for entertaining guests. Even the lemon tree in the side yard was a bonus. "The house felt like a sanctuary," MJ says.

MAKING CHANGES

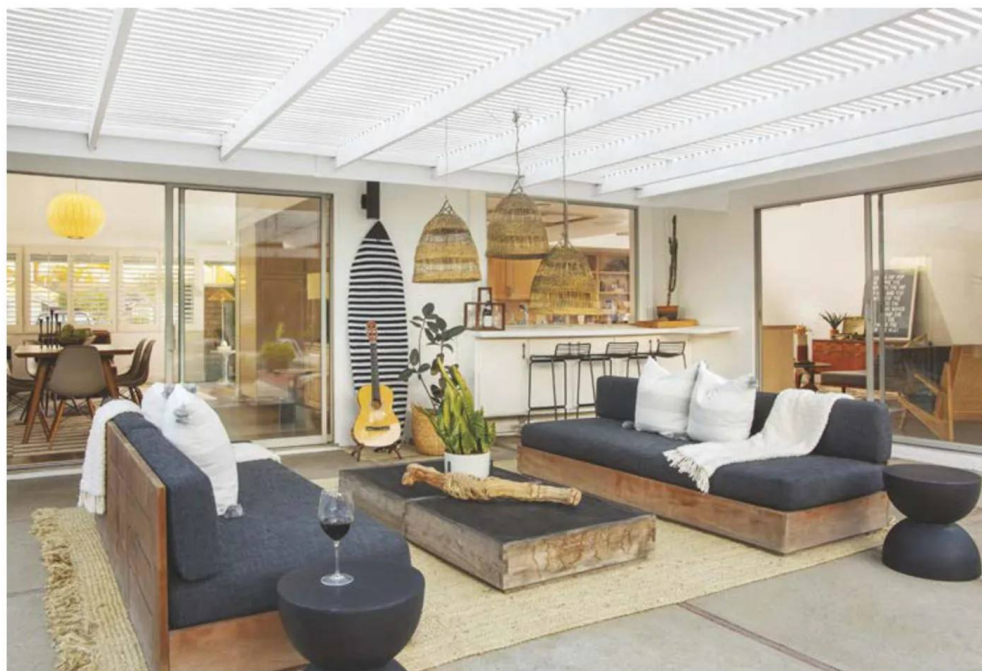
In a post-pandemic frame of mind, MJ and Jason were eager to carve out a new space for their family that centered around the values of calm and creativity. "We wanted to create a sanctuary—a place to relax, to create and to gather with family and friends," MJ says. Because of this, they were not eager to make any structural or layout changes. Instead, they focused on emphasizing the features the home already had as well as updating to get the look, feel and functionality they desired.

IN THE BACK OF THE HOME, THE LOGGIA, WHICH IS ORIGINAL TO THE HOME, SERVES AS THE PERFECT SPOT TO REST AND RELAX OUTSIDE ALONE OR WITH FRIENDS AND FAMILY. MJ AND JASON CHOSE TO MOVE THE DINING TABLE AND CHAIRS OUT IN THE OPEN AND ARRANGE A SEATING AREA OF SOFAS AND COFFEE TABLE UNDERNEATH THE SLATTED COVERING. "IT IS A WAY TO ENJOY THE FIRE FROM BOTH SIDES AND STILL SEE THE FIRE FROM THE DINING ROOM," MJ SAYS.

"The plan was to live in the home and repair only what needed to be repaired and update things that really needed to be updated," MJ says. "We wanted to honor the original features of the house."

They decided to change out the flooring, repaint inside and out, and replace some of the light fixtures. Carpeting had covered the entire home, including the bathrooms and kitchen, and MJ and Jason replaced it with LVF flooring for its affordability and durability. After an inspection revealed asbestos in the ceiling, they opted to keep the popcorn ceilings. They kept much of the kitchen original, save for removing the upper cabinets to open the sightline.

For the palette, MJ and Jason chose a more minimalist, boho take on mid-century modern design. "We didn't want a highly designed space that's not approachable; we wanted it to feel like home," she says. "We were going for a cozier space with a nod to Mid Century Modern design." The neutral palette and layers of textures add warmth and a touch of lived-in coziness.



INDOOR/OUTDOOR FLOW

One of the features MJ and her husband prized most about the home is its flow, including the seamless flow between interior and exterior spaces. "The house really has amazing bones," MJ says. All original floor-to-ceiling glass doors and windows, indoor planters and a large, covered patio in the backyard create the perfect blurring of indoors and outdoors. The pool and mid mod fireplace provide a fun area for recreation and relaxation.

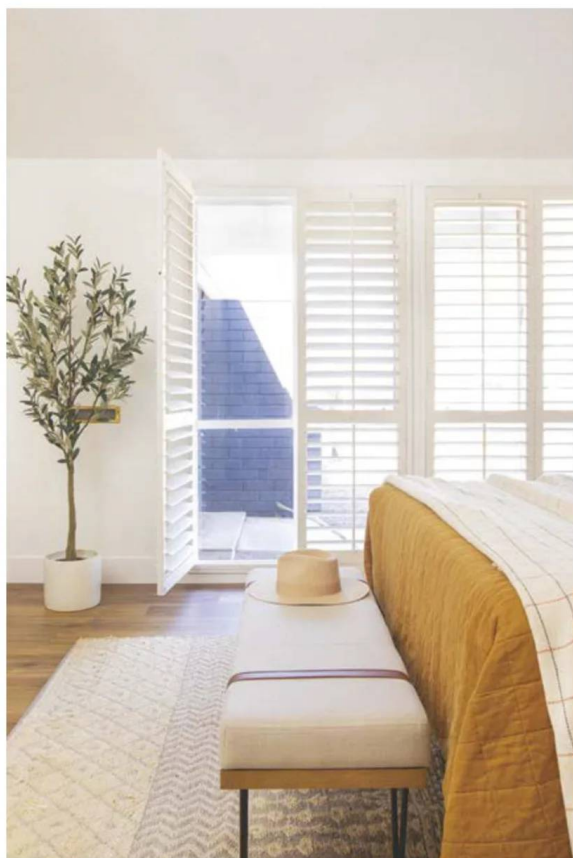
MJ created design cohesion through her use of palette and textures both inside and outside the home. The exterior shares the same neutral palette with bright white paint and a jet-black chimney. Surfboards decorate the back patio as well as their children's rooms. Organic textures like sheepskin, wood, leather and rugs adorn living spaces inside and out.

Between the abundant windows letting in the natural light and the chic yet cozy style, the home keeps all the classic hallmarks of mid-century design without feeling like a museum. MJ and her family have since moved on from this cozy refuge and now rent it to friends who enjoy the contemporary mixed with mid mod feel.

"We wanted to honor the original flow of the home. It is, after all, what we fell in love with in the first place," MJ says. ☼

HERE IN THE PRIMARY BEDROOM, MJ AND JASON KEPT THEIR UPDATES MINIMAL. "WE LOVE ALL THE WINDOWS AND THE HIGH VAULTED CEILINGS," MJ SAYS. "REMOVING THE CARPET REALLY UNIFIED THE SPACE AND WAS AN INSTANT UPDATE."





LAYERS AND TEXTURES PLAY A MAJOR ROLE IN MJ'S DESIGN THROUGHOUT THE HOME. "WE WANT TO MAKE THE SPACE FEEL WELCOMING FOR EXTENDED FAMILY AND FRIENDS," SHE SAYS. "THE GOAL IS TO MAKE THEM FEEL THE STORY OF THE HOME WHEN THEY COME INTO OUR SPACE. IN OUR CASE, CALM, RELAXED AND FOCUS ON WELL-BEING AND TOGETHERNESS."

WINDOWS PLAY AN IMPORTANT ROLE IN THE ORIGINAL DESIGN THROUGHOUT THE HOME IN CREATING CONNECTION BETWEEN INTERIOR AND EXTERIOR SPACES. IN THE MASTER BEDROOM, ORIGINAL PLANTATION SHUTTERS PROVIDE MUCH NEEDED PRIVACY AS THE WINDOWS PEER OUT ONTO THE ENTRY OF THE HOME. "WE LOVE THAT THERE ARE FULL PICTURES WINDOWS, FLOOR TO CEILING, AND GLASS SLIDERS WITH MINIMAL FRAMING THROUGHOUT THE HOME," MJ SAYS. "MOST OF THEM OPEN UP TO RELAXED MOMENTS OUTSIDE."



THE BACK PATIO AND POOL AREA PROVIDE THE PERFECT PLACE TO RELAX OUTSIDE YEAR-ROUND. "THE PREVIOUS HOMEOWNERS HAD HEDGES PLANTED, AND THEY ARE VERY TALL," MJ SAYS. "IT IS GREAT FOR PRIVACY." A PLANTER BOX SURROUNDING THE POOL CONTAINS FERNS AND OTHER GREENERY. MJ AND JASON ADDED TALL GRASS AND PUT UP A SLATTED FENCE WHERE A DILAPIDATED POOL EQUIPMENT SHED ONCE STOOD. THEY ALSO ADDED AN OUTDOOR SHOWER. "THERE WAS A FAUCET IN THE AREA, SO WE THOUGHT IT WAS A GREAT PLACE FOR THE PORTABLE SHOWER – GREAT FOR RINSING OFF AFTER A SWIM IN THE POOL," MJ SAYS.




Creating Cozy

REVAMP YOUR OUTDOOR VIBE WITH THESE PATIO DESIGN TIPS.

Do you feel unhappy with your current patio but not sure what to do to make it feel more inviting and comfortable for your family and friends to enjoy? Stylist MJ Cripe offers the following tips to elevate your exterior living spaces without breaking the bank.

- **Zones.** The best way to enhance your space is to ensure your layout is conducive to creating opportunities for conversations. MJ recommends introducing a firepit as a spot to gather around. "Create a dining area with chairs and bench seating to keep it informal and flexible for different occasions," she says.
- **Layers.** To create a cozy ambience, pillows, throws and even an outdoor daybed are great options. "Throws can be table covers and keep things fun and uncomplicated," MJ says. "The color palette can change, but layering is key."
- **Functionality.** When choosing pieces for your outdoor living area, don't forget to keep practicality in mind. MJ recommends stackable seating for easy storage. "Focus on materials that will weather the seasons," she advises.

A Renovation of Historic Proportions

A photograph of a modern renovation of a historic home. The house features a dark grey shingled roof and a light-colored horizontal siding. A large, multi-paned window with white frames is the central feature, reflecting the sunset. To the right of the window is a wooden door and a curved wooden wall. The foreground shows a red concrete walkway, a grassy lawn, and a bed of dark blue gravel with a single orange flower. The sky is a clear blue with some trees visible in the background.

THE REDWOOD CUSTOM TONGUE-AND-GROOVE SIDING IS ANOTHER DISTINCTIVE FEATURE OF THE HOME. MANY OF THE PANELS THAT HAD BEEN EXPOSED TO THE ELEMENTS THROUGH THE YEARS NEEDED TO BE REPLACED. AT SOME POINT, THE PANELS HAD BEEN PAINTED, MOST LIKELY BECAUSE PAINT WOULD HIDE THE DAMAGE. THE SAN DIEGO HISTORICAL RESOURCES BOARD ALLOWED REPLACEMENT OF THE SIDING BUT ONLY IF REPLACED WITH IDENTICAL SIDING. ONCE THE PANELS HAD BEEN SANDED, ARCHITECT KRISTI BYERS AND HER TEAM HUNTED DOWN THE REPLACEMENT PRODUCT AND HAD IT MILLED TO THE SAME PROFILE OF THE ORIGINAL PANELS. THEY WORKED WITH THE PAINT COMPANY SHERWIN-WILLIAMS ON A SEALANT THAT WOULDN'T CHANGE THE ORIGINAL COLOR OF THE PANELS.

THIS SAN DIEGO MCM BUILD BY MASTER ARCHITECT RICHARD GEORGE WHEELER WAS PRESERVED AND UPDATED.

By PATRICIA KLINE | Photography by STUDIO MAHA | Styling by KARYN SKLAR, SKLAR STUDIOS



THE GOAL OF THE LANDSCAPING WAS TO BALANCE THE VIEWS FROM THE SIDEWALK AND GIVE THE HOMEOWNERS PRIVACY AS WELL AS MULTIPLE AREAS TO GATHER AND ENTERTAIN. THE ORIGINAL LANDSCAPING WAS DEEMED NOT HISTORIC BY THE CITY SINCE IT WAS NOT DESIGNED BY A MASTER LANDSCAPE ARCHITECT. THE TASK THEN BECAME TO CLEAN UP THE EXISTING LANDSCAPING WHILE PRESERVING THE MAGNOLIA TREES AND OTHER TREES ON THE PROPERTY. EXISTING INTEGRATED PLANTERS WERE REPAIRED.

The first time that architect Kristi Byers saw the home built by Richard George Wheeler in 1952 for Ruth Dryer Dick and her husband, William Dick, in the coveted Mission Hills neighborhood of San Diego was at the real estate open house in 2017. The home, which had been in the same family since it was built, was for sale and Kristi had been contacted by potential buyers Jennifer and Josh Habig to take a look at it with them.

"When Jennifer and Josh contacted me about the home, I looked up the address and immediately said, 'I will meet you there!'" Kristi recalls. "Although it was unusual to meet potential clients before they had even bought the home, it was quite the opportunity to see a home designed by Richard Wheeler that hadn't been open to the public since it was built."





THE REDWOOD CUSTOM TONGUE-AND-GROOVE SIDING IS ANOTHER DISTINCTIVE FEATURE OF THE HOME. MANY OF THE PANELS THAT HAD BEEN EXPOSED TO THE ELEMENTS THROUGH THE YEARS NEEDED TO BE REPLACED. AT SOME POINT, THE PANELS HAD BEEN PAINTED, MOST LIKELY BECAUSE PAINT WOULD HIDE THE DAMAGE. THE SAN DIEGO HISTORICAL RESOURCES BOARD ALLOWED REPLACEMENT OF THE SIDING BUT ONLY IF REPLACED WITH IDENTICAL SIDING. ONCE THE PANELS HAD BEEN SANDED, ARCHITECT KRISTI BYERS AND HER TEAM HUNTED DOWN THE REPLACEMENT PRODUCT AND HAD IT MILLED TO THE SAME PROFILE OF THE ORIGINAL PANELS. THEY WORKED WITH THE PAINT COMPANY SHERWIN-WILLIAMS ON A SEALANT THAT WOULDN'T CHANGE THE ORIGINAL COLOR OF THE PANELS.

"We were attracted to both to the neighborhood and to this historic home," Jennifer explains. "We wanted Kristi to tell us if it was possible to modernize the home for our family. We love the Mid Century Modern style of living with the outdoors inside and this home seemed full of possibilities."

Kristi gave her approval and the Habigs ultimately won the bidding war for the home and hired her and her team for the extensive renovations required.

CHALLENGE ACCEPTED

But this is more than a story of purchasing and renovating a mid-century home. The home is located in a historic neighborhood and had already been flagged by San Diego's Historical Resources Board as an historic property. This meant that once the Habigs submitted construction permits anything they did to the exterior of the home would be monitored by the city.



ONE OF THE MOST ICONIC INTERIOR FEATURES IS THE COPPER FIREPLACE SHROUD THAT WAS RESTORED BACK TO ITS SHINY GLORY. THE HOOD WAS POLISHED AND CHEMICALLY DIPPED TO ARREST THE PATINA PROCESS AND TO KEEP IT SPARKLING. THE SOFA WAS CUSTOM MADE TO FIT INTO THE DROP-DOWN SPACE/BENCH WALL SEPARATING THE FAMILY ROOM FROM THE DINING SPACE. NOT WANTING TO DISTRACT FROM THE DESIGN OF THE SPACE BY HANGING A TV ON THE WALL, A CONCEALED PROJECTOR AND SCREEN DROPS DOWN FROM THE CEILING. THE SPACE IS FLOODED WITH NATURAL LIGHT FROM BOTH DIRECTIONS FROM THE ORIGINAL SLIDING GLASS DOORS. AUTOMATED WINDOW SCREENS DROP DOWN TO CONTROL THE DAYLIGHT AND PRIVACY WHEN DESIRED AND COVE LIGHTING HELPS TO SET THE MOOD IN THE EVENINGS.

"We knew from the beginning that we wanted to have the home officially designated historic by the city," Josh says. "Architecturally the Mission Hills neighborhood has a mix of styles including Spanish, Craftsman and Mid Century. Many of the homes in the neighborhood have an historic designation—the people who live here really embrace the history."

Kristi says, "We proactively reached out to the city even before we submitted permits. The goal then became how do you take this notable historic home and modernize it for a family. It was a delight and a challenge to take on this project."

WHAT WOULD RICHARD WHEELER DO?

Returning the exterior to its original glory was the historic requirement of the city and the desire of the homeowners. Anything visible from the street view on the corner property had to meet the requirement for the historic designation. That meant windows and exterior planters had to be repaired, not replaced. Windows screens had to be rebuilt. And much more.



(ABOVE) FOR A FAMILY OF MUSIC LOVERS, THE FORMAL LIVING ROOM PROVIDES THE PERFECT SPOT FOR THEIR KIMBALL GRAND PIANO, WHICH HAS BEEN IN HOMEOWNER JOSH HABIG'S FAMILY. THE ROOM IS OUTFITTED WITH A WRENSILVA TURNTABLE CONSOLE STEREO AND SWIVEL CHAIRS DESIGNED BY GEOFFREY HARCOURT IN 1967 FOR ARTIFORT. THE UPPER WALL SHELVING AND THE WALNUT DIVIDER SCREEN THAT SEPARATES THE LIVING ROOM FROM THE DINING/KITCHEN SPACE ARE ORIGINAL TO THE HOME AND WERE RESTORED USING WHEELER'S ORIGINAL DRAWINGS AND PHOTOGRAPHS.

(RIGHT) ALTHOUGH NOT REQUIRED BY THE CITY, MANY OF THE INTERIOR ARCHITECTURAL DETAILS AND FURNISHINGS WERE ALSO WORTHY OF PRESERVATION. THE LARGE-SCALE BRASS HARDWARE IS AN ORIGINAL DETAIL THAT WAS PRESERVED BY THE HOMEOWNERS.





The custom ranch home commissioned by the Dicks was originally 2,467 square feet and an addition in 1956 to the home also designed by Wheeler increased the square footage by an additional 1,104 square feet with the addition of a family room to the main house and guest quarters added to the garage.

"We were incredibly fortunate that the son of the original family still had Wheeler's original drawings and plans for the home and gave them to us," Jennifer says.

Working with the city was at times challenging as the homeowners and architect tried to mesh restoration with practicality. "A good example of that are the fins that dominate one side of the home," Kristi says. "They are such a distinctive feature of

the home and, of course, we wanted to restore the fins and the canopy. But at some point, the fins had been removed. The city didn't even know they existed, but we saw them on the original drawings and wanted to add them back to the home. The city agreed and was very excited, but then disagreed with us on the best way to design and install them. It was clear that the fins would fall down if we didn't add a tension bar to the design. Our best guess is that Wheeler problem solved the design during construction. There was a lot of discussion with the city around that issue, but ultimately they agreed and we were able to respect the intent of his design plus make them structurally sound. This is my favorite design element of the project."



ONE OF THE BIGGEST TRANSFORMATIONS IN THE INTERIOR WAS TO REMOVE WALLS AND VAULT THE CEILING TO OPEN UP THE KITCHEN, DINING ROOM AND FAMILY ROOM THAT WERE ORIGINALLY SEPARATE SPACES. THE COPPER COLUMNS SERVE AS STRUCTURAL SUPPORTS THAT WERE REQUIRED ONCE THE WALL WAS REMOVED.



"Our mantra became: 'What would Richard Wheeler do? How do we take Wheeler's original vision for the house and update it through his lens?'"





AS THE HOMEOWNER'S DAUGHTER GROWS UP THIS CUSTOM, BUILT-IN BEDROOM DESIGN STAYS CURRENT JUST BY UPDATING THE ACCESSORIES AND BEDDING. EVEN THE CARPET TILE IS EASILY CHANGED WHEN DESIRED. SIMPLE AND BESPOKE, THE BIRCH EUROPLY BUILT-IN INCLUDES A TWIN BED AND TRUNDLE, A SECRET LIBRARY, OPEN SHELVING, A DESK, STORAGE CABINET, AND A HIDDEN CRAWL SPACE UNDER THE DESK. THE HARDWARE PULLS ON THE CABINET WERE ORIGINALLY ON A WET BAR IN THE HOME



Jennifer says, "Our mantra became: 'What would Richard Wheeler do? How do we take Wheeler's original vision for the house and update it through his lens?'" Kristi adds, "For example, in 1952, the kitchen wasn't the gathering place for families like it is today. The original kitchen was closed off with a low ceiling. We vaulted the ceiling and opened the kitchen up to the family room. Wheeler was a cutting-edge architect and we knew he would be just as cutting edge today using all the materials and technology available to him."

THE DREAM TEAM COMES TOGETHER

"Originally, I had planned to do all the interior finishes, but it soon became clear that I needed all my attention on the construction process," Kristi says. "I did a very robust accounting of the existing home. There had been years and years of deferred maintenance. It became apparent that we needed to add another person to our team to handle the interior design of the home. I have known designer Karyn Sklar for decades. She has incredible style and a depth of knowledge about furniture and art. She took on the project of sourcing all the soft goods for the home and took it to a level that was way beyond what I could have done."



(OPPOSITE, BOTTOM) INTERIOR DESIGNER KARYN SKLAR DEVELOPED A RELATIONSHIP WITH SETH KARAIEN, OWNER OF HOMESTEEZ, A LOCAL SAN DIEGO VINTAGE DEALER FOR MANY OF THE VINTAGE PIECES SELECTED FOR THE HOME. THE PIECE THAT LAUNCHED THE RELATIONSHIP WAS THIS RASTAD & RELLING SOFA THAT IS THE KEY PIECE IN THE LIVING ROOM. THE SOFA, POTTERY AND NESTING TABLES ARE ALL VINTAGE FINDS. THE VINTAGE WALL HANGING "BIRDS IN FLIGHT" BY C. JERE WAS ACQUIRED BY KARYN FROM AN ONLINE AUCTION.

(ABOVE) THE SALVAGED AND RESTORED WORK BENCH FROM THE GARAGE TURNED INTO A FUN SOLUTION FOR THIS HOME OFFICE SET UP THAT IS ADJACENT AND OPEN TO THE GUEST HOUSE. ARCHITECT KRISTI BYERS ADDED A CABINET TO THE RIGHT AND ABOVE FOR EXTRA STORAGE.

Renovating an Historic Property

HERE ARE SOME TIPS FROM THE HOMEOWNERS AND DESIGN TEAM FOR YOUR HOME PROJECTS.

Jennifer and Josh Habig, homeowners

Find an architect who knows how to work on historic properties and who knows how to work with the historic resource board.

Find a contractor who knows what "historic" means. Not all the decisions will be decided based on what is the most time- and cost-efficient.

Invest in an expert to write the Historical Resources Report that is presented to the city in advance of them deciding on your historic designation. Our report was more than 160 pages in length and was researched and written by an architect with this expertise.

Once you receive the historic designation, which is a prerequisite for applying for property tax relief per the Mills Act, don't waste your money hiring an expert to help you with this process.

From Karyn, we learned to invest in certain pieces and not others. For example, get the Eames vintage piece and put it next to less expensive, non-vintage items.

From Kristi, we learned that when remodeling the goal shouldn't be to make the old look new and the new look old. It's ok to clearly delineate.

Kristi Byers, Architect

Hire the right team and let them use their expertise.

Be patient. Working with an historic home requires a special kind of patience: Materials won't be readily available and special expertise will be hard to find. Also be patient when working with the city. Keep in mind you all have the same goal: to preserve this special home.

Karyn Sklar, interior designer

When everyone understands the design vision, it informs every decision.

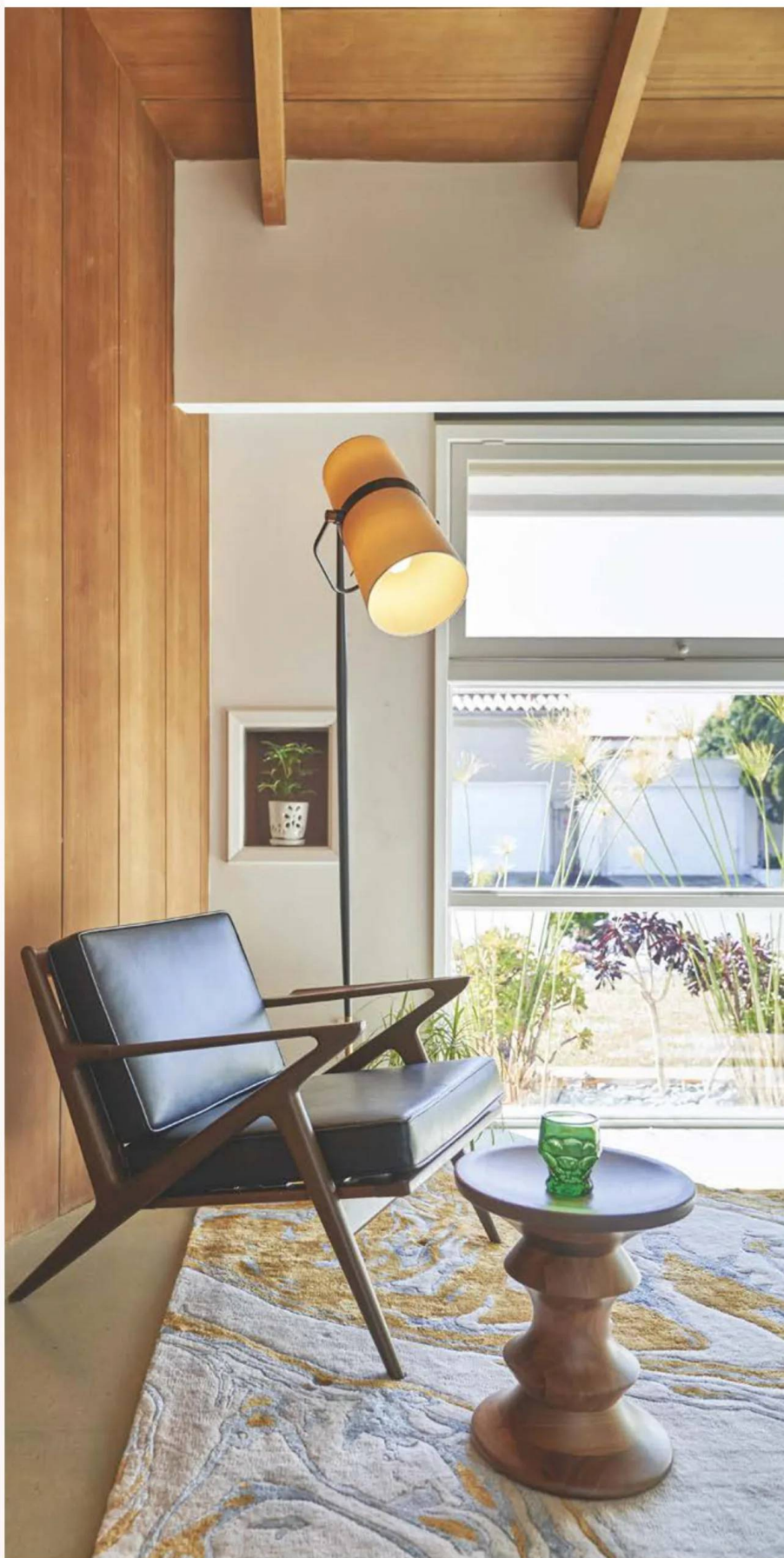
Be patient and wait for the right piece. Don't make a decision just to cross it off your list.

Be prepared to pivot. Delays happen: materials will be discontinued, water leaks are discovered. There will be all kinds of surprises. Creative problem solving is one of the reasons you brought on a team of experts.

When sourcing vintage pieces, don't hesitate to make the purchase. If it is the right piece and it fits the vision, buy it.

Learn what your design style is: tiki, starbursts, classic mid century? It's good to know your dominant style.

Look for items you can salvage and use in different ways.





(ABOVE) SPACE-SAVING FURNITURE THAT SEAMLESSLY TRANSFORMS FROM DESK TO SHELVING TO MURPHY BED WITHOUT HAVING TO MOVE MUCH OF ANYTHING AND ALLOWS THIS ROOM TO CHANGE FROM GUEST ROOM TO A HOME OFFICE IN A SNAP. THE ORIGINAL WOOD CEILING, CURVED FEATURE WALL AND WINDOWS WERE ALL RESTORED TO THEIR ORIGINAL CONDITION.

(RIGHT) REMINISCENT OF THE ORIGINAL YELLOW TILED BATHROOM, THIS SPACE WAS BOLDLY REIMAGINED. NEW WATER SAVING PLUMBING FIXTURES, AN EXPANSIVE VANITY WITH DOUBLE SINKS, AND MOD DETAILS AND ACCESSORIES COMPLEMENT THIS SOPHISTICATED YET PLAYFUL BATHROOM FOR KIDS AND ADULTS ALIKE.

(OPPOSITE) A CLASSIC COMBINATION OF NEW (LIGHTING AND CUSTOM RUG), OLD (VINTAGE Z CHAIR), AND ALL THE IN-BETWEEN (LICENSED CLASSIC EAMES STOOL), THIS CORNER OF THE GUEST ROOM/OFFICE ILLUSTRATES THE CURATED APPROACH OF THE HOMEOWNER AND INTERIOR DESIGNER.





ONE OF THE FEW ITEMS THE HOMEOWNERS BROUGHT WITH THEM TO THEIR NEW HOME WAS THEIR DUAL ADJUSTABLE CUSTOM BED. THEY TASKED DESIGNER KARYN SKLAR WITH THE JOB OF INCORPORATING THE MATTRESSES INTO THE DESIGN OF THE PRIMARY BEDROOM. SKLAR TOOK THE FRAME OFF THE BED AND DESIGNED A CUSTOM BED FRAME AND BEDSIDE TABLES THAT INCLUDED CHARGING STATIONS AND HEIGHT ADJUSTABLE TOPS. SHE ALSO INCORPORATED DIMMABLE LIGHTING INTO THE DESIGN.



THIS SPACE WAS RECONFIGURED FROM THE ORIGINAL FLOOR PLAN TO CREATE A MORE OPEN, SPACIOUS LAYOUT AND TO BETTER TAKE ADVANTAGE OF THE NATURAL LIGHT. THE NEW FLOOR PLAN OF THE EN SUITE BATHROOM AND CLOSET FEATURES A STRIKINGLY BOLD CEMENT TILE DESIGN BOTH IN PATTERN AND COLOR, DUAL SINKS, STEAM SHOWER, AND A SEPARATE WATER CLOSET.

Karyn says, "Although not required by the city, many of the interior architectural details and furnishings were also worthy of preservation. My goal was to make the home current and functional for them while giving a nod to the past. One of the challenges as well as one of my favorite parts of the project was the fact that the homeowners really didn't bring many items with them to the new home, so I was in the enviable position of sourcing all of it including the artwork, bedding, lighting, furniture, even the dishes."

"We loved how Karyn found new ways to repurpose some of the finishings in the home," Jennifer says. "For example, the pulls from the wet bar were used for a cabinet in our daughter's room. A wall-mounted TV cabinet in the primary bedroom was restored and used as a toy chest in the family room."

All their hard work paid off, and in 2022 the home received its historic designation.

THE GUEST HOUSE IS DETACHED FROM THE MAIN HOME AND IS COMPLETE WITH A FULL BATHROOM AND KITCHENETTE. THE MAJORITY OF THE VINTAGE MID-CENTURY FURNISHINGS AND ACCESSORIES WERE SOURCED FROM HOMESTEEZ, WHICH ALSO RESTORED THE HEADBOARD THAT WAS ORIGINAL TO THE HOME AND WAS PREVIOUSLY LOCATED IN THE PRIMARY BEDROOM.





Richard George Wheeler

1918-1990

Master architect Richard George Wheeler is considered a major influence in shaping the cityscape of San Diego and helped usher in the transformation of San Diego architecture.

In a career spanning more than 47 years, Wheeler, the son of Master architect William Wheeler and a native of San Diego, was the principal architect for many landmark buildings in San Diego, including the Westgate Plaza Hotel and the San Diego Gas & Electric Co. headquarters as well as many residential homes and apartment buildings.

Wheeler described his modern design approach for an article in the Sunday Gardens and Real Estate section of the Union Tribune in 1953:

"Modern design is responsive to changes in social habits and custom and is a natural outgrowth of these

changes. A successful modern plan avoids inefficient circulation and rigidity of enclosure. It avoids wasted space, clumsy or inappropriate material and construction methods. It eliminates outmoded architectural elements and discord between structures and surroundings. A good modern design carefully integrates the various living areas, materials and site into a more livable, exciting environment for its occupants."

It is estimated that Wheeler and his firm Wheeler Wimer Blackman and Associates (and later Wheeler Wimer & Associates) designed approximately 400 buildings during his career.

Sources: Union Tribune, City of San Diego, Biographies of Established Masters



RUTH DRYER DICK/RICHARD GEORGE WHEELER HOUSE

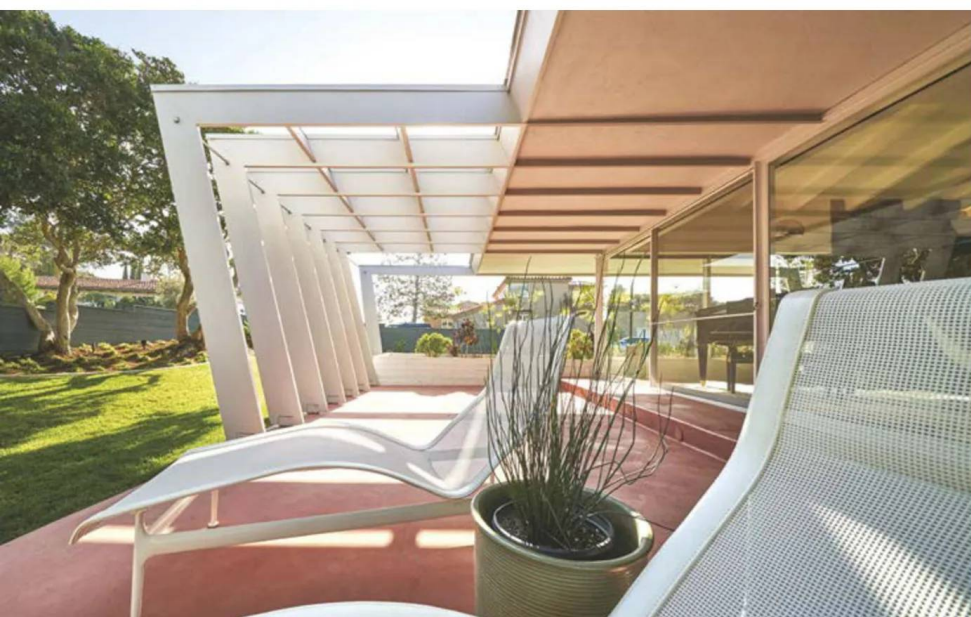
With this designation in hand, the homeowners were able to apply and be granted property tax relief under California's Mills Act. The Mills Act grants local governments the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their property.

Richard George Wheeler would have approved. 🏡

SEE RESOURCES, PAGE 112

(ABOVE) "GOOD DESIGN COMES IN ALL FORMS, AND A PLAYHOUSE IS NO EXCEPTION," SAYS INTERIOR DESIGNER KARYN SKLAR. THE STRUCTURE FEATURES MONKEY BARS, A SWING, BUILT-IN TABLE AND BENCH AND A LADDER UP TO A COZY LOFT AND TRANSITIONS FROM PLAYHOUSE TO CLUBHOUSE AS THEIR DAUGHTER GROWS. THE OWNERS WANTED A STRUCTURE THAT COMPLEMENTED THE HOUSE IN DESIGN AND ONE THAT WOULDN'T TAKE OVER THE ENTIRE YARD.

(BELOW, LEFT) THE DISTINCTIVE FINS LOCATED ON THE CORNER OF THE PROPERTY WERE MOST LIKELY DESIGNED TO FILTER THE LIGHT INTO THE HOME'S INTERIOR AND GIVE SHADE AND PRIVACY TO THE PATIO. AT SOME POINT, THEY HAD FALLEN INTO DISREPAIR AND WERE REMOVED. RESTORING THE FINS BECAME A MAJOR GOAL OF THE RENOVATION BUT ALSO PRESENTED ONE OF THE BIGGEST CHALLENGES FOR THE ARCHITECT AND HOMEOWNERS.



Bridging Styles & Seasons

Asian influence is added to modern creekside charm.

By **DANA MAUER** | Photography by **WESTHAUSER PHOTO**



"OUR CLIENT REQUESTED THAT SHE HAVE VERY LITTLE LAWN," SAYS LANDSCAPE DESIGNER JAMES DRZEWIECKI. TO BREAK UP SPACE, HE PLANTED A CENTRAL GARDEN IN THE SUN AND SURROUNDED IT WITH FLOWERING SHRUBS AND PERENNIALS.



***“Ornamental
grasses provide
year-round interest
and can lend a
Palm Springs vibe
to landscaping.”***

SIMILAR TEXTURES, BUILDING MATERIALS AND DECORATIONS CREATE A COHESIVE LOOK WHILE MOVING TOWARD AN ENTRANCE. MATCHING CARRIAGE LIGHTS ON THE ADDRESS MARKER COLUMN AND GARAGE CATCH THE EYE AND DRAW YOU IN.

MERGING MID CENTURY MODERN AND ASIAN STYLES in landscaping is not a stretch. “We find that Asian elements work extremely well with mid-century architecture,” says James Drzewiecki, CPLD, landscape designer at Ginkgo Leaf Studio Landscape Design. Bringing order to an overgrown Wisconsin bluff and adding a front-yard garden encouraged the owners of this home to spend more time outside year-round. While the goal was to add Asian flavor to the yard, new outdoor spaces and special features tie the styles together functionally.

“Our client had some Asian art pieces and she was interested in carrying that vibe out to the landscape,” James says. To open up the home’s covered entry, the walk was redesigned with eye-catching angled stone panels. A small water feature with a hidden basin below grade holds the water and the pump to make the water move. “We did suggest details within the design, such as the Wabi basin, dry creek bed with bridge and the arbor gate,” James says. With a deck on the side of the house that overlooks the bluff and creek below, a gate added style. “It’s a fenced area so we took the opportunity to give it a new fence and gate with an Asian-influenced arbor over it,” James says.

Out With the Lawn

With permission to remove as much of the front lawn as needed, the landscape team decided to use the space for a defined vegetable garden. “Our client is very into vegetable gardening, but the only full-sun location on her property is to the left of the driveway,” James says. A dry creek bed lined with slate chips and aqua-blue granite boulders separates the garden visually from the driveway. “Rather than have the garden stand alone in the front yard, we surrounded it with flowering shrubs and perennials. A limestone slab bridge crosses the creek and leads directly into the garden,” James says. The garden is surrounded with plants that would fit an Asian garden setting.









THE FRESH ARBOR GATE OPENS TO A FENCED DECK OVERLOOKING THE BLUFF AND CREEK. "IN THIS CASE, THE ANGLED ROOF-LINE OF THE MID-CENTURY MODERN HOUSE WAS THE INSPIRATION FOR THE OVERALL GEOMETRY OF THE DESIGN," JAMES SAYS.

Connect Your Home and Landscape

LANDSCAPE DESIGNER JAMES DRZEWIECKI SHARES HIS BEST TIPS FOR CREATING FLOW BETWEEN YOUR INDOOR AND OUTDOOR SPACES.

Whether you're looking for full cohesion or a few hints of your home's style extending out to your landscape, there are plenty of ways to connect them. Start planning for spaces you feel at home in with these five tips from Ginkgo Leaf Studio:

- Look for opportunities to match house materials with features, such as by matching gate lights to house lights. "We designed a new stone column and address fence, carefully matching the stone colors and how the mortar was applied," James says.
- "Beyond details on the home, we like to use linear groupings of plants in our designs to emphasize the lines of the home and/or the hardscapes and plant bed lines within the landscape," James says. Look for the prominent lines of your home and emphasize them.
- Start with obvious items, like the centerlines on doors and windows and even simply the corners of the home, James advises. After that, dig deeper into the details of the house, like built-in planters, unique windows or material changes on the façade, he says, and pay attention to the views you like most and make those spaces even more appealing.
- Choose hardy plants and make sure there are enough evergreens in the design to provide something green in the fall and winter months. "Boxwoods and Birds Nest Spruce are our staple evergreens," James says. Favorite flowers are easy to identify, but have you considered a favorite shrub? Evergreen and often fragrant shrubs also make great windbreaks.
- "Ornamental grasses and even upright perennials can provide structure and visual interest after the plants have lost their foliage," James points out. Plan for the seasons. Where do you want shade in the summer? Imagine linear groupings of plants covered in that fresh blanket of snow.



NATIVE WISCONSIN LIMESTONE STEPS ADDED STRUCTURE AND SAFETY IN A SEAMLESS FIT WITH THE SURROUNDING LANDSCAPE. THE STEPS LEAD DOWN TO A NATURAL CLEARING ALONG THE CREEK, WITH A FIRE PIT TO STRETCH OUT THE SEASONS.

After thinning overgrown and invasive weeds at the bottom of the steps, wildflowers now line the exterior of the clearing. "The client's home is on a bluff overlooking a real creek and originally had reclaimed railroad ties and gravel steps leading down the hillside," James explains. Steps were rotting with time and the path needed some safety upgrades. Native limestone outcropping steps were designed to replace the railroad ties for a more natural look, with soft lighting along the path. The fire pit itself is constructed of radial cut limestone with a spark screen. "We went with circles for the geometry, as angles would have felt out of place in the clearing," James says.

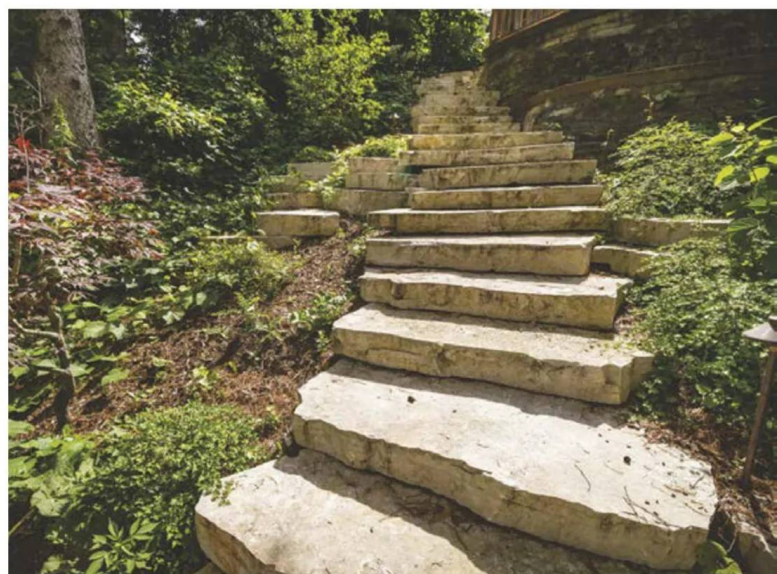
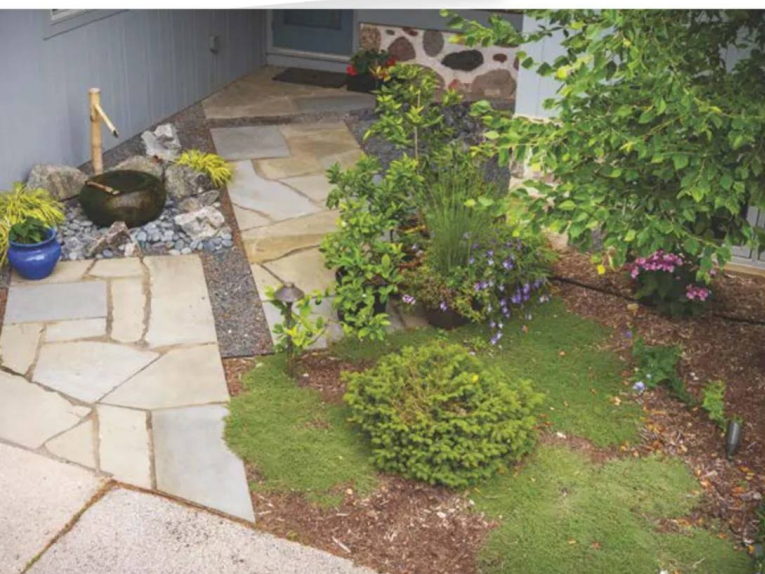
Spreading MCM Love

With a long list of Mid Century Modern landscape and design projects complete, Ginkgo Leaf Studio is spreading the MCM love throughout Wisconsin. "In this case, the angled roofline was the inspiration for the overall geometry of the design. Bold, simple geometry for hardscapes like patios and walkways is something we focus on," James says. Features, lighting and materials emphasize the natural beauty. The client's preferences determine plants and color palette, but a good place to aim is continuous color through the seasons. "With our background in architecture and art, we always look to highlight and incorporate the style and unique details of each mid-century home we work with," James says. ☼

SEE RESOURCES, PAGE 112



"While this home is also in a subdivision, the placement on a bluff overlooking a creek gives it a more rustic flavor that we ran with when designing the landscape."





THIS RADIAL-CUT LIMESTONE FIRE PIT IS THE BULLSEYE OF SEVERAL MORE DEFINED, YET NATURAL, CIRCLES THAT MAKE UP THE CLEARING. SINCE THE CIRCULAR CLEARING IS SEPARATE, THE CURVE UP THE STEPS IS A SMOOTH TRANSITION BACK TO THE ANGLES AND LINES OF THE HOUSE.







LOOK FOR WAYS TO EMPHASIZE THE UNIQUE DESIGN OF YOUR HOME IN DETAILS THROUGHOUT THE YARD. MATCHING STONE AND MORTAR APPLICATION ON THE ADDRESS MARKER COLUMN EXTENDS THE STONE DETAIL OUT INTO THIS PART OF THE LANDSCAPE.



A Sustainable Second Life

An aged-out landscape gets a refreshed Mid Century Modern look.

By IAN McMASTER

Photography by CAITLIN ATKINSON

THANKS TO A MAJOR HARDSCAPE OVERHAUL, A SIMPLIFIED PATIO LAYOUT AND SOME NEW PLANTINGS DESIGNED TO UNDERScore THE ARCHITECTURE—including a large new shade-giving tree—this 1953-BUILT MCM IN SOUTHERN CALIFORNIA HAS A SLEEK AND CHIC GARDEN TO MATCH THE HOME.



In the world of landscape design, there are projects that challenge the boundaries of creativity and craftsmanship. One such endeavor was recently taken on in Los Angeles, California, by Terremoto Landscape, which turned a chaotic and worn-out exterior into a serene oasis that seamlessly blends with the architectural essence of the home.

The Before: Quite Frankly, a Mess

Designed by Johnston & D'Agostino Architects and built in 1953 for the Los Feliz Estates, the home's landscaping had fallen apart. "It was, quite frankly, a mess!," says David Godshall, principal and owner of Terremoto Landscape. "The backyard paving had failed and had already been removed upon our arrival, though the footprints were interesting in an idiosyncratic MCM sort of way, and we kept what we were able to," he says. The nonfunctional pool was a focal point in need of both cosmetic and structural attention, while the front yard presented an unusual challenge with its artificial grass. The canvas was ready for a fresh vision that would catapult it into a new era of aesthetics and functionality.

Client's Vision: Open-Minded Trust

When the clients approached Terremoto Landscape, they were remarkably open-minded, placing their trust in the hands of their vision. "They wanted the backyard to have less level changes and be more usable, and they wanted a beautiful front yard that harkened more toward a Palm Springs sentiment," Godshall explains. Inspired by this trust, Godshall embarked on a journey to redefine the outdoor space in a way that would exceed expectations.

Major Projects Unveiled: Crafting Timelessness

A major hardscape overhaul was one of the first projects. "The hardscape of the property was entirely redone in a smooth, sandpaper-washed finish, which felt appropriate to the era of architecture of the house," Godshall says. A new entry path, adorned with diagonal pavers, was another key element that he described as "a departure from the rectangular pavers we see often overused near Modern or MCM homes."

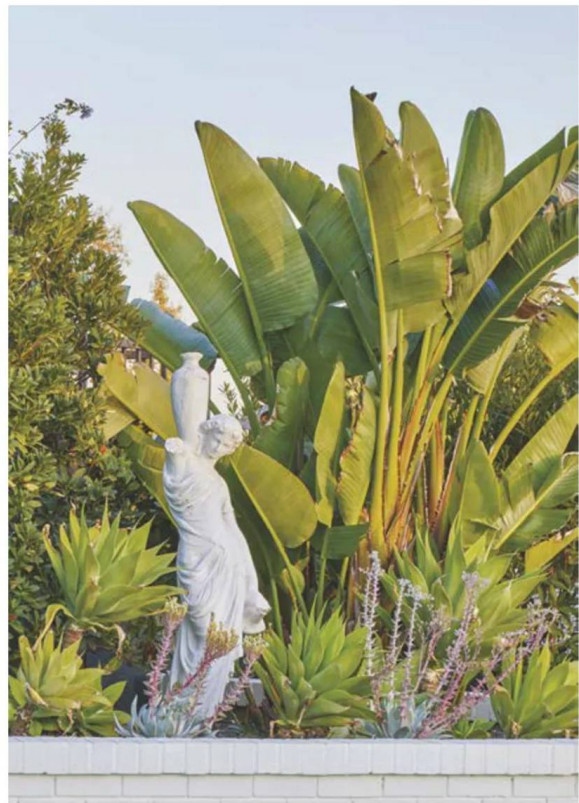
THE FRONT YARD IS INSPIRED
BY PALM SPRINGS MINIMALISM
AND DESERT MODERNISM.

GODSHALL'S GROUPED
PLANTINGS ALONG WITH THE
VARIETY IN TONES OF GREEN-
ERY GIVE THE FRONT YARD
VISTA A PAINTERLY LOOK.

THE SLATE GRAY HARDSCAPE
FROM THE DECK CONTINUES
THROUGHOUT THE STEPS NEAR
THE SWIMMING POOL.



GODSHALL'S SCULPTURAL PLANT CHOICES MAKE WALKING THE GARDEN FEEL LIKE A GALLERY EXPERIENCE.



A TOUCH OF THE UNEXPECTED KEEPS THE LANDSCAPE LIGHT AND A LITTLE WHIMSICAL.



gQE12/ukgS80LxZylZSKhg==



(ABOVE) GODSHALL REPLACED THE ORIGINAL CRUMBLING CONCRETE WITH A SIMPLER BI-LEVEL HARDSCAPE IN A SMOOTH SANDPAPER-WASH FINISH THAT WAS A NICE MATCH FOR THE MCM AESTHETIC.

(BELOW) GODSHALL DID A TWIST ON THE USUAL CONCRETE PAVER PATH BY EMPLOYING AN ANGULAR PATTERN RATHER THAN AN EXPECTED RECTANGULAR VERSION.



The garden was also a focal point to returning this exterior to its former glory. "The paving, planting and entire infrastructure of the garden was wholly redone on this project," Godshall says. And although Terremoto Landscape is famously thoughtful of a garden's existing conditions, "Landscapes also have life spans, and the previous garden had aged out," he says.

Planting Choices: Thoughtful Greenery

The thoughtful planting choices made during this renovation really bring this distinctively Southern California look together. "Our biggest move was to plant a large specimen tree in the backyard that framed the view from the living room out to the pool," Godshall says. This tree would not only serve an aesthetic purpose, but "would also, with time, provide a relief from afternoon summer sun," he adds.

In the front yard, Godshall introduced a much-needed low-water landscape. "We designed an extremely low-water landscape in the front yard that was compositional and reacted to the architectural façade," he explains. The placement of certain plants against the existing architecture also highlights Godshall's intentional approach. "Where we had a large blank wall on the building façade, we placed strong, sculptural yuccas that were silhouetted by the blank wall behind. In this way, the planting reacts to the nuances of the architectural design," Godshall says. ☼

"Where we had a large blank wall on the building façade, we placed strong, sculptural yuccas that were silhouetted by the blank wall behind. In this way, the planting reacts to the nuances of the architectural design."



Tropical Transformation

Embracing the lush landscape in Coconut Grove, Florida.

By **CARLOS SOMOZA** with additional text by **JICKIE TORRES**

Photography by **CARLOS SOMOZA**







(ABOVE) LUSH GREENERY HUGS THE WALKWAY IN A DYNAMIC MIX OF HARD AND SOFT.

(BELOW) THE WOOD DECK WAS CAREFULLY DESIGNED AROUND A BEAUTIFUL 40-FOOT-HIGH FICUS TREE.

REGIONAL MID-CENTURY ARCHITECTURE SHINES BEST when the landscape that frames it aligns with the local flora. That's what Miami native and landscape architect Carlos Somoza did for this 1950s Mid Century Modern home in Coconut Grove, Florida, designed by Tripp Russell.

The subtropical garden was the finishing touch to the renovation by award-winning architects Jacob and Melissa Brillhart, who added a new two-story, steel-and-glass ribbon addition. Carlos designed the gardens and the contemporary outdoor living areas, including the swimming pool, wood decks and terraces.





“We love to design gardens that make you feel like Mother Nature is winning.”

(ABOVE) ONE OF THREE DISTINCT GATHERING AREAS, THIS UPPER TERRACE DECK IS BUILT FROM BRAZILIAN IPE HARDWOOD.

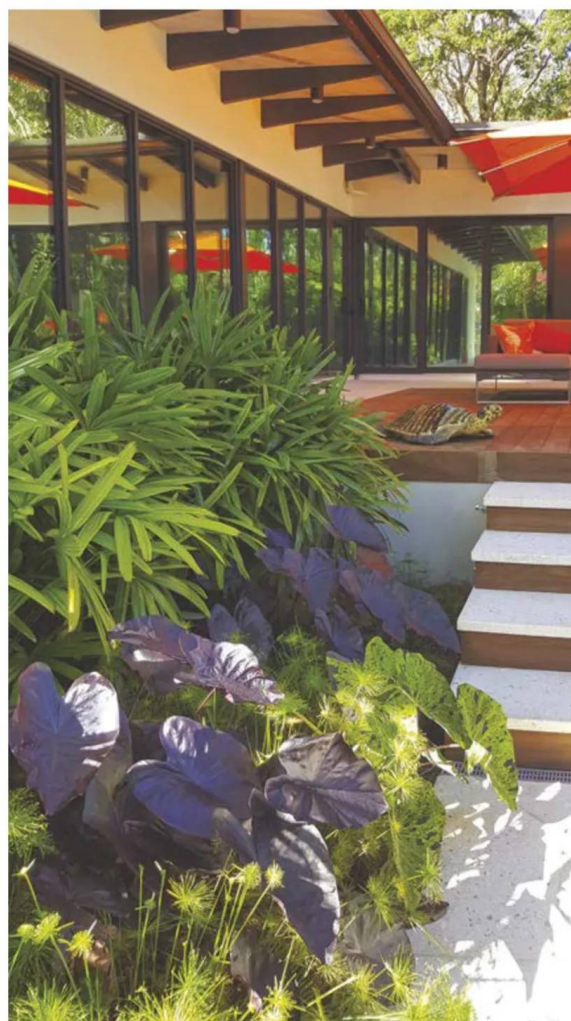
Distinctive Spaces

The outdoor living area is comprised of three separate spaces organized around the focal point of the single-family home: a majestic 40-foot-high *Ficus aurea* (Florida Strangler Fig) tree. The tree canopy provides a shaded understory at pool level and views of lush foliage from the upstairs bedrooms. Accessible from the primary living spaces of the home via an elevated catwalk, the upper-terrace wood deck is constructed of Brazilian Ipe hardwood and is situated underneath the canopy of the majestic ficus tree. Created as a pedestal to overlook the swimming pool and lower garden, the design team went through a meticulous approach of documenting the grid of wood-deck pilings to avoid damaging the sensitive root zone of the specimen tree.

The result is a wood platform that seemingly cantilevers over a palette of lush, subtropical groundcovers and juts in and out of the characteristic aerial roots that support the canopy above. Visible through the living room, kitchen and bedroom windows, the massive trunk and aerial columns of the ficus tree provide the perfect backdrop to curate a collection of epiphytic orchids, bromeliads and staghorn ferns.

Aligned to the Architecture

Enclosed by a Brazilian hardwood fence and a dense planting of tropical palms and Caribbean natives, the entrance landscape was designed to emphasize the horizontal lines of the mid-century architecture. The wood fence provides privacy from the road and creates the illusion of additional depth and distance for visitors who walk along the linear walkways. Steppingstone pathways, created with architectural precast stone pavers, traverse a rich subtropical landscape accentuated with specimen palms, hardwood trees, bold leafed philodendrons and large swaths of flowering perennials and groundcovers.





(ABOVE) THE RESIDENCE WAS AWARDED THE AIA FLORIDA HONOR AWARD FOR EXCELLENCE FOR RENOVATIONS AND ADDITIONS.

(BELOW) CARLOS KEPT THE PLANTINGS DENSE AND MULTILAYERED TO HELP CREATE A FEELING THAT THE GARDEN WAS GROWING OUT ONTO THE MAN-MADE ELEMENTS.



Long horizontal lines boldly bisect lush tropical plantings and provide the sensation that this garden is encroaching upon manmade elements. The gardens wrap the perimeter of the building and create the illusion that the building and exterior spaces were carved out from a veritable jungle. "We love to design gardens that make you feel like Mother Nature is winning," Carlos says.

Plant Power

The palette for the entrance garden was composed of winter and spring blooming species including *Aechmea chantinii* 'Green' and 'Black' bromeliads, *Farfugium japonicum* 'Gigantea' (Giant Leopard plant), *Heterocentron elegans* (Spanish Shawl) and *Hemigraphis alternata* (Purple Waffle Plant). The flowers of *Calliandra haematocephala* 'Nana' (Dwarf Powderpuff) are a natural hummingbird attractor and the *Myrcianthes fragrans* (Simpson's Stopper) attracts cardinals and honeybees to the garden. Collector palms in the garden include colonies of *Licuala grandis* (Ruffled Fan Palms), *Dictyosperma album* (Princess Palms) and *Chambeyronia macrocarpa* (Red Feather Palms). 🌿



CARLOS ALSO DESIGNED THE POOL. THE RESULT IS A DYNAMIC OUTDOOR SPACE WHERE ALL THE ELEMENTS WORK IN HARMONY.

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Backyard Haven



Simplicity and beauty make this outdoor space a Mid Century Modern oasis.

By **ANGELINA KAUL**
Photography by **BELGARD**

THIS BEAUTIFUL OUTDOOR LIVING SPACE HAS AN IN-GROUND SWIMMING POOL SURROUNDED BY SLATE-GRAY COLORED HARDSCAPES.

"We used low-maintenance plants native to the area. Faux turf was used around the walkway by the pool to keep things simple and easy to clean."





THE SLATE-GRAY HARDSCAPE FROM THE DECK CONTINUES THROUGHOUT THE STEPS NEAR THE SWIMMING POOL.

THE HIGHLIGHT OF any Mid Century Modern outdoor design is the landscape. Pared back and practical, MCM design favors clean lines, geometric shapes and a streamlined look in its approach. Joe Raboine, vice president of design for Oldcastle APG, took this philosophy to heart when he created this beautiful outdoor space for a Mid Century Modern house in Fort Worth, Texas. Being an outdoor enthusiast, Joe says connecting people with nature is very important to him—and it is evident in his design of this outstanding space.

The backyard is a beautiful oasis for the entire family or for someone looking for peaceful solitude in nature. The property is surrounded by tall oak trees and a natural wood-tone fence made with wood-grain PVC for added privacy. "The neutral color palette of slate gray was incorporated based on the basalt exterior structure and brick from the house," Joe says. It gives a clean and simple look to the space.

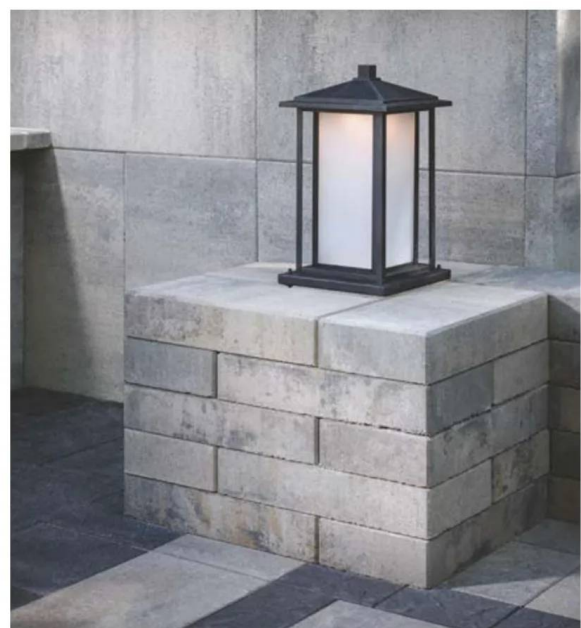


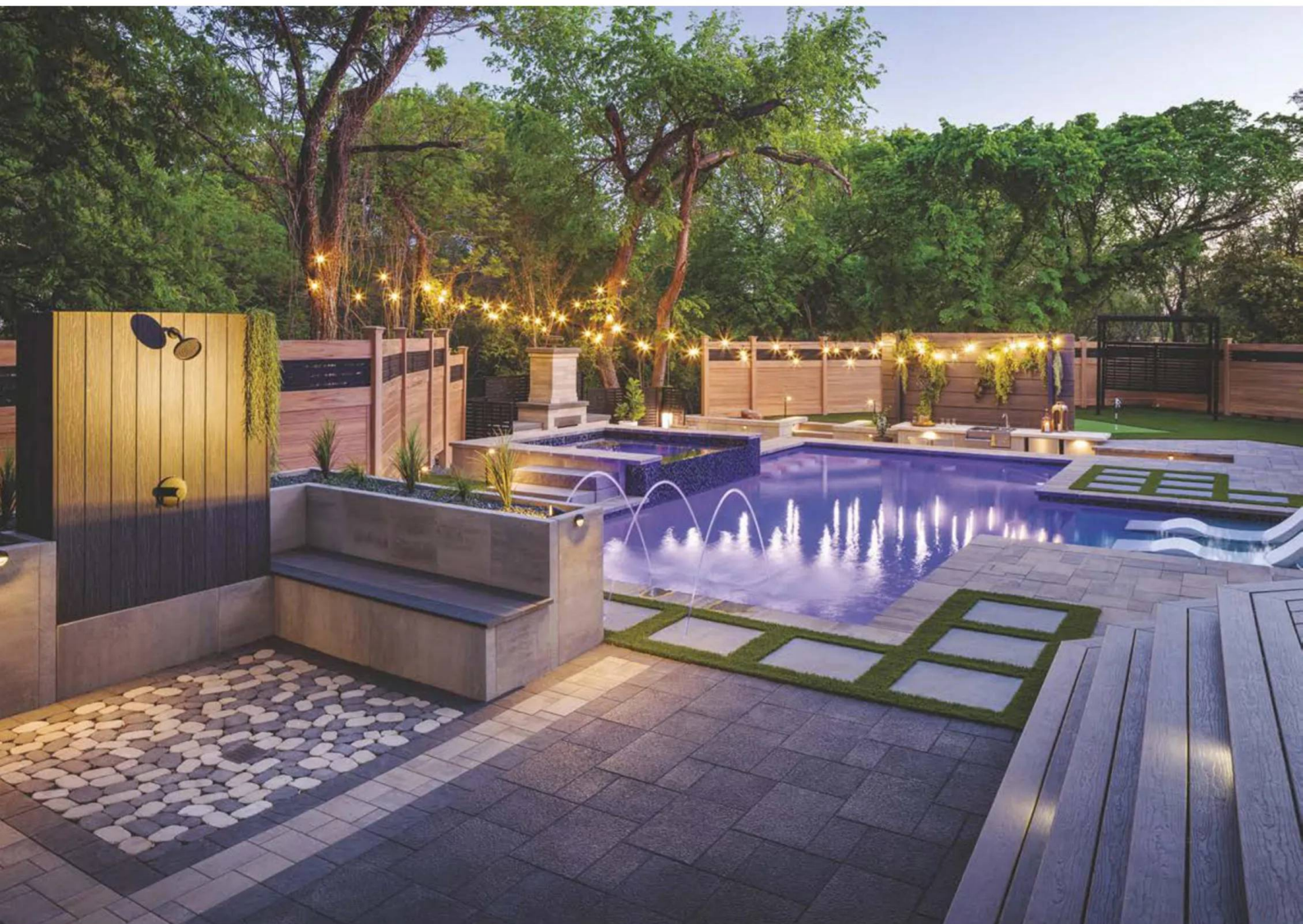
(TOP) A BEAUTIFUL MODULAR FIREPLACE PROVIDES A FOCAL POINT FOR THIS OUTDOOR LIVING SPACE.

(BOTTOM, LEFT) A PREMIER-QUALITY, STAINLESS-STEEL COOKTOP IS A GREAT ADDITION TO COOKING MEALS OUTDOORS.

(BOTTOM,RIGHT) A SIMPLE BOX-SHAPED LANTERN STANDS BY THE ENTRYWAY, LIGHTING THE PATH TO THE POOL ON LATE SUMMER NIGHTS.

"We wanted to create a space that draws people outside and helps them to connect with nature and family."



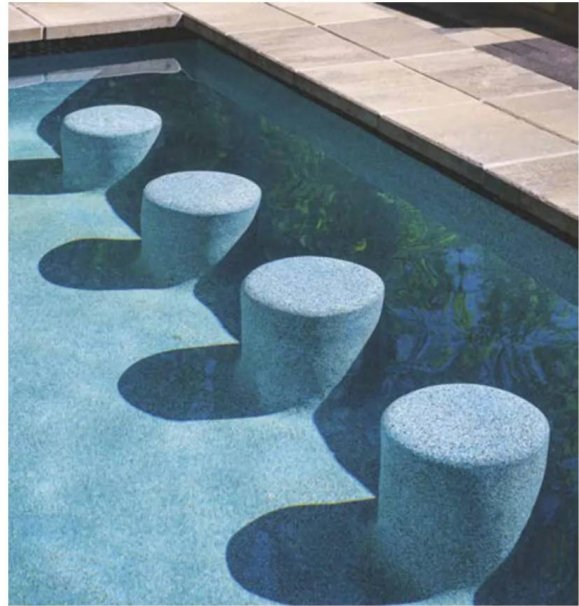
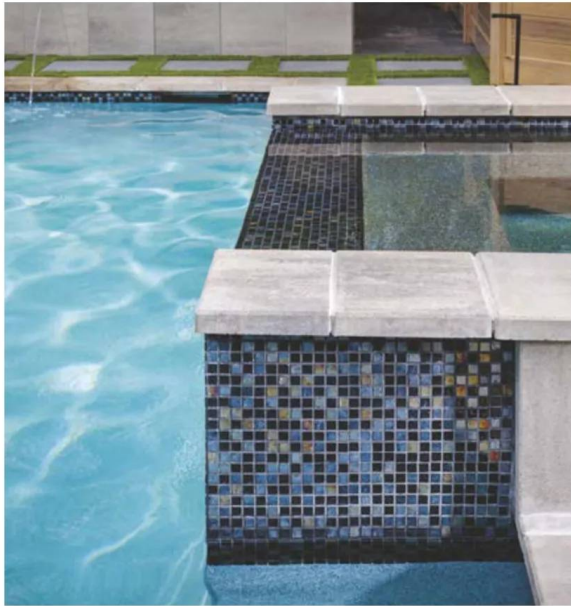


(ABOVE) THE INTERIOR OF THE POOL WAS BUILT USING HAND-CRAFTED TILES BY PEBBLE TECHNOLOGY INTERNATIONAL. AN OUTDOOR SHOWERING UNIT WITH SEATING OFFERS PRIVACY AND A PLACE TO WASH OFF AFTER A SWIM BEFORE THE FAMILY HEADS INDOORS.

The large, in-ground swimming pool and spa with its PebbleTec finish and handcrafted tiles by Lightstreams is a sight to behold. An outdoor shower with seating area makes it easy to clean up after a swim and before heading indoors. "Faux turf was used around the walkway by the pool to keep things simple and easy to clean," Joe says. The deck was built with 95 percent recycled material by MoistureShield. Joe also repeated hardscapes of a slate gray by Belgard throughout the space to keep things streamlined.

Plants were used as accents to make the landscape look lush with greenery. "We used low-maintenance plants native to the area," Joe says. Premium stainless-steel appliances along with a bar and lots of counter space makes this outdoor area a perfect spot for summer barbecues. A large modular fireplace from Belgard along with natural wood and upholstered boxy furnishings tie everything together in this fabulous MCM outdoor living space. 🌿

SEE RESOURCES, PAGE 112



"The combination of wood tones and basalt exterior gives this living space a Mid Century Modern aesthetic."

(TOP LEFT): MOSAIC TILES BY LIGHTSTREAMS ADD JUST ENOUGH OF AN ACCENT TO THE WATERFALL EDGE OF THE SPA. (TOP RIGHT): BUILT-IN STOOLS AT THE SHALLOW SIDE OF THE POOL ARE A FUN AND EYE-CATCHING TOUCH.

Best Face Forward

Take a tour of four homes with myriad curb-appeal lessons to glean for your own home.



Setting the Stage

This mid-century Edelman gem in New York received an exterior refresh that accentuates the best of its original design.

By ERIN LAWRENCE | Photographed by DROR BALDINGER

SOMETIMES, a home stands out because of its paint color or an interesting architectural or landscape detail. This home in Pelham Manor, New York, is “eye candy” not only because of its striking form, but because it’s the only mid-century home in an entire neighborhood filled with 1920s buildings.

“There are people stopping and getting out of their cars and looking at this house all the time because it’s so different in the context of what’s around it. I think that enhances its appeal,” explains Scott Specht of Specht Architects, who oversaw the home’s renovation not long after a large tree fell on a portion of the rear of the home. “I think highlighting the difference between it and its contextual neighbors was really big. But it doesn’t disrespect those neighbors either.”

Originally designed and built by famed husband-and-wife architecture team Harold and Judith Edelman in 1961, the home was built on the grounds of a church that had split off a lot from its vast property. The original flat roof and framed appearance are reminiscent of a stage and Specht wanted to keep that form while updating the look. The angular, but light, form comes courtesy of a bulked-up white stucco proscenium—a feature commonly associated with stages—which puts the spotlight on the new ipé wood façade. The home’s color-pop door, recessed entry and linear windows (previously jalousie windows that were updated) keep the front from feeling too heavy while beckoning the eye toward the interior.

“We added windows at the ends so the wood doesn’t just ‘dive into’ the stucco. It’s important to avoid having materials slamming into each other. We like to float them off with glass areas or space. It looks especially nice at night,” Scott points out.

Scott also worked with a landscape architect to complement the hard angles of the home with soft vegetation; and a tiered garden with delicate, wavy grasses cleverly blurs the entrance to an underground garage.

“I think ‘curb appeal’ has to do with not matching everything else around it,” Scott says. “I think that deadens a neighborhood. Curb appeal is really doing something that expresses yourself but is also respectful of your neighbors.”

Architectural Terms to Know

- **Jalousie windows** - These are windows with slats of glass that open like horizontal blinds instead of being a single pane of glass. Popular in tropical climates, they are easy to open to let island breezes in, but are extremely energy inefficient.
- **Proscenium** - Typically an arch or a frame, the proscenium is the area surrounding a theater stage, separating it from the auditorium. In architecture, this can be a structure that appears to frame or contain a distinct inner area.





A Mid-Century Melody

This exterior design hits all the right notes.

By **ERIN LAWRENCE**

Photographed by **JOHN GRANEN PHOTOGRAPHY**

Architect: **FIRST LAMP ARCHITECTURE**

CREATING CURB APPEAL is a lot like conducting an orchestra: You need many elements, all finely tuned and working in harmony, to make truly beautiful music. The same concept applies to architecture and design.

"Everything really has to work together—the slope of the roof, the thickness of the trim," explains Kevin Witt, project architect at First Lamp Architecture in Seattle, Washington. "Managing all these details is kind of like running a soundboard at a recording studio: you're turning each of those little knobs, and then you just have to step back and take a look at what you have."

The elements of this renovated mid-century home in Seattle's Madison Park neighborhood are definitely in tune. The windows were upgraded and adjusted to be more symmetrical. When it came to the rooflines on both the house and the garage, First Lamp provided the opportunity to start over. The garage was previously an open carport that was out of sync with the rest of the structure. The homeowners wanted the area closed in, and that provided the opportunity to rebuild and match the garage roofline to that of the main home.

The front door is a standout custom feature. Designed to be taller than an average door to align with the windows to the right, it's decorated with slot windows and is made of solid alder.

Interestingly, First Lamp chose different, but complementary, woods for the façade. The soffits are cedar, while a long storage bench was built to the right of the door with an ipé wood top and cedar base. The bench's sleek lines are carefully mid-century, yet it hides myriad children's toys.

"Curb appeal is about keeping an eye on all the details," Kevin points out. "It feels a lot like you're drawing a portrait: If the eyebrow is a little off, or any feature isn't quite aligned, the eye immediately recognizes it."

Architectural Terms to Know

- **Soffit** - The underside of any construction element, whether interior or exterior, such as the underside of beams, eaves or overhangs.
- **Fascia** - The vertical board or band under a roof edge or along a cornice that covers the gap or joint between the roof and the wall.

Diamond in the Rough

This authentic mid mod home in Alexandria, Virginia, designed by architect Charles Goodman sparkles with atomic vibes and a restored exterior.

By **LAURA SHIMKO** | Photographed by **GREG HADLEY**
Architect: **CHRISTINE A. KELLY, AIA**

WE'VE ALL SEEN IT: the house that has passersby doing a double take. With daring architectural lines and exciting design features, Mid Century Modern homes tend to draw the eye. When the homeowners of this 1958-build located in the Hollin Hills community contacted Christine A Kelly, AIA, founder and owner of Crafted Architecture LLC, their goal was to return their classic mid mod home to its former glory.

"The homeowners wanted to open up and update the interior floor plan as well as restore the exterior façade to its original appearance," Christine says.

With distinctives such as a flat roofline, walls of windows, a centrally located skylight and rectangular layout, the home is a gem of MCM style. Christine preserved the original siding and windows that had not been damaged by the passage of time to give the home an authentic feel. Some additional windows were added to bring in more natural light, and the roof was replaced.

"We refurbished the exterior of the home to return it to its original appearance and we captured the recessed entry and enclosed it within the footprint of the house to enlarge the entry foyer," Christine says. The result is a stunning exterior that pops against the wooded background. "The scale of the house gives it a jewel-box feel—the house really sparkles at night," she says.

THE DOOR WITH ITS VIBRANT MID CENTURY MODERN COLOR IS ORIGINAL TO THE HOME. "THE FRONT DOOR SHOULD CREATE A POP OF COLOR REMINISCENT OF THE '50S," CHRISTINE ADVISES. SHE RECOMMENDS USING FEATURES ALREADY PRESENT WHEN RENOVATING A HOME, RATHER THAN REINVENTING THE WHEEL. "STICK TO THE DISTINCTIVE ARCHITECTURAL ELEMENTS OF MID-CENTURY STYLE, WHICH INCLUDE MINIMAL TRIM, CLEAN HORIZONTAL LINES, SIMPLE COLOR SCHEMES AND NATURAL MATERIALS," SHE SAYS.





Eye-Catching Oddity

An architectural anomaly in Atlanta gets an update while drawing on inspirations from the past.

By **IAN McMASTER** | Photographed by **FREDRIK BAUER**

BUILT IN THE EARLY 1960s by a Georgia Tech Architectural professor, this lonely ranch is nestled away in the Virginia Highland neighborhood of Atlanta. "Amid 1930s psuedo-Tudors, period bungalows, cottage-style homes, recent teardowns and subsequent builder-spec foursquares was this 1,400-square-foot '60s Mid Century Modern home with vaguely California mid-century Eichleresque connotations," says Robert Cain of Robert M. Cain, Architect.

While the design of the house itself is a rarity for the area, its ability to survive and ultimately thrive is also miraculous. "Such dog-eared houses, once on the market in Atlanta's hot intown neighborhoods, have virtually no chance of surviving developers relentlessly seeking lots with older tear downs and MacMansionizing into egregiously mashed-up oversized neo-whatzit eclectics," Cain says.

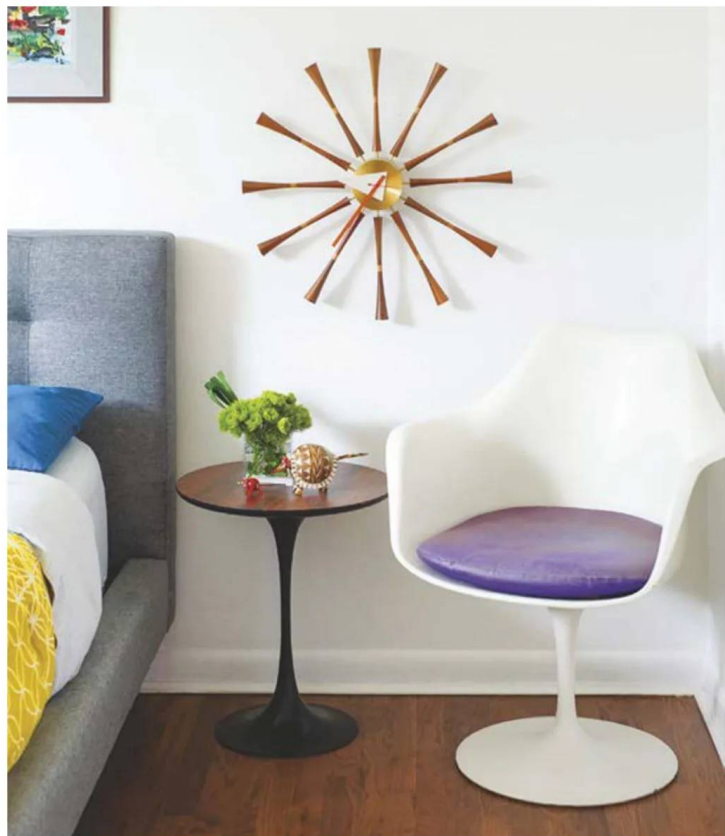
Thankfully, the current owners, who had once lived in California, recognized and appreciated the Mid Century Modern form and were intent on retaining its roots. Their goal: Respect the style.

"We responded by emphasizing the horizontality found in Eichler designs," Cain says. Expanding the kitchen and dining area into a nonfunctional carport left the exterior with a long, clean façade. The thermally modified poplar siding is not only striking but low maintenance, very durable, and termite- and insect-resistant. Extending "wings" to each side of the house not only provides privacy but is a sharp design aspect that further gives the exterior a smart, sleek look.

The window selections further complement the homes Mid Century Modern lineage. "Insertion of high- and mid-level horizontal windows along the front façade completely alters the existing façade from one of 'somewhat' mid-century in appearance to a look sympathetic to the style but with a modern twist," Cain explains. It's those transoms and clerestory windows that shower the interior with natural light—another staple of Mid Century Modern design.

The large green door and expansive sidelight are the final piece to creating this eye-catching oddity. ☼

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Create the mid-century front yard of your dreams by following these expert tips for landscape curb appeal.



Mid Mod Planters and Watering Cans

Whether you prefer your planters to be round or square, hanging or sitting, self-watering or simply stylish, find your favorite mid mod planters and watering cans for your flora.



8 Stylish Mid Mod Backyards

Mod backyards and mid-century patios come in all shapes and sizes. This gallery of great outdoor spaces will inspire you to outfit yours with personalized style and stylish luxuries—no matter what your budget.



A Mid-Century Summer Menu

Remember the days of playing croquet in the backyard under sunny blue skies? Enjoy that era again with this mid-century summer menu!



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It's a Breeze

Learn about the versatility of concrete breeze blocks, the roles they play in mid-century design and how to incorporate them into your home's exterior.

By **RYAN MORRIS AND JICKIE TORRES**

IF YOU LOVE MID-CENTURY DESIGN, you probably have a soft spot for breeze block (also called screen block): simple concrete blocks with decorative holes that can be stacked as walls to deflect precipitation, allow for ventilation and provide privacy as well as outside visibility. The blocks themselves have been around since the mid-century era, but their basic concept goes back further still.

"In Israel and Morocco, carved wood screens have served a similar purpose for hundreds of years," says Lundy Wilder, the founder of Villa Lagoon Tile, a company that manufactures breeze blocks and cement tiles. In the United States, the first real burst of enthusiasm came when an architect named Edward Durrell Stone Jr. designed the American Embassy in New Delhi, India, in 1954. Designers took notice of the perforated concrete blocks used by Stone and realized they fit perfectly with the climate and style of California. Throughout the 1950s and '60s, breeze block was widely used in homes and apartment buildings in the U.S., especially in warmer climates for protection against the sun. For Mid Century Modern architecture, breeze block also served as extra privacy for expansive glass walls and doors.

Renewed Interest

Breeze block fell out of fashion in the 1970s, but public interest has been renewed. Modern commercial buildings and residences throughout the U.S. have embraced screen block in new designs.

Karin Jeske, designer and founder of cement, tile and breeze-block company Tesselle, says that modernist fans' love affair with breeze blocks for their captivating style and versatile functionality. "These blocks contribute to creating functional and enjoyable living areas," she says. "Influenced by architects like Frank Lloyd Wright and his groundbreaking concrete textile blocks, their role as backdrops for brands and celebrities, including Marilyn Monroe's iconic 1962 final photoshoot by George Barris, enhanced their allure.

(TOP) BREEZE BLOCKS PROVIDED A VISUALLY PLEASING AND AFFORDABLE WAY TO FILTER OUT HARSH SUNLIGHT WHILE STILL PROVIDING VENTILATION. THEY ALSO PROVIDED SHADE FOR THE MASSIVE MID-CENTURY FLOOR-TO-CEILING WINDOWS THAT WERE POPULAR AT THE TIME.



(1) "WE LIKE TO CALL THEM 'BREEZE BLOCKS 2.0.' THESE HANDMADE BLOCKS USE FINER SAND AGGREGATE AND HYDRAULIC PRESSES THAN THE COURSE CAST PRODUCTS OF THE PAST," LUNDY SAYS. THIS MAKES THESE BLOCKS THINNER, SMOOTHER AND GENERALLY MORE APPEALING THAN THEIR '1.0' COUNTERPARTS."

(2) BREEZE BLOCKS—SOMETIMES CALLED SCREEN BLOCKS—WERE INSPIRED BY SUN-REDUCING SCREENS IN ASIA AND FIRST USED IN THE U.S. IN THE 1930S. THEY CONTINUED TO GROW IN POPULARITY IN THE FOLLOWING DECADES, ESPECIALLY FOR USE IN HOMES AND APARTMENTS.

(3) THE BARBADOS BREEZE BLOCK BY VILLA LAGOON TILE.

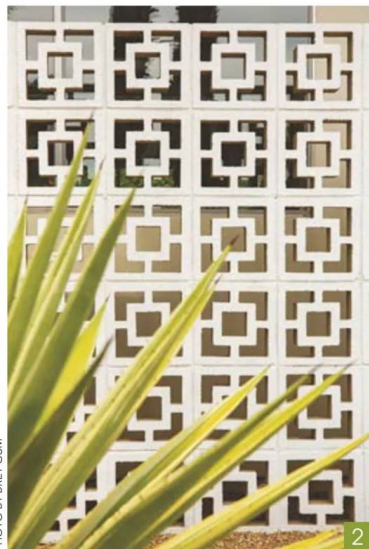


PHOTO BY BRET GUM

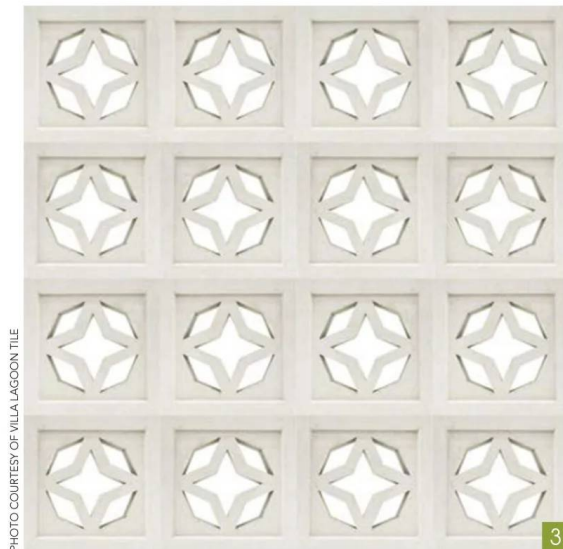


PHOTO COURTESY OF VILLA LAGOON TILE

What started out as a small collection of Jeske's own cement tiles in 2012 has grown to more than 120 exclusive patterns that include collaborations with such artists as Shag, Jim Iserman and Minty's Designs.

Jeske began designing and manufacturing breeze blocks in 2018 because her modernist customer base who loved her cement tiles were looking for more. "We leveraged our expertise in modernizing techniques for cement-tile production and had an opportunity to apply a similar method to manufacture breeze blocks," she says.

Breeze Block Reimagined

Both Villa Lagoon and Tesselle offer custom breeze-block production, making them a favorite among designers and architects. And because they are manufactured differently, their range of use has also widened. "The breeze blocks we make now are not traditional," Lundy says of Villa Lagoon's offerings. The breeze block of old was not load bearing, while these blocks are. They're made in Vietnam from local sand; the blocks are pure white and, thanks to the sand quality, easily made in tinted colors. They are much denser, stronger and smoother than traditional breeze blocks."

Jeske says Tesselle blocks, which are made in the USA, start with a finer sand aggregate mixed with cement, which is placed in a mold and hydraulically pressed, resulting in a smoother and more tailored product compared to the coarser cast versions of the past. "Additionally, the streamlined process in the Tesselle factory allows us to produce a diverse array of patterns and colors, offering customers a broader range of choices," Karin says.

As for choosing colors or designs, the ease with which the blocks can be tinted means they can be made in just about any color and fit just about any design. ☼

/ RESOURCES /

PRETTY IN PINK

Page 30

LIVING ROOM: Nanna and Jorgen Ditzel ring chairs, Platner coffee and side tables, Benson Neo sofa, Nelson platform bench, Nelson star clock: Design Within Reach, (800) 944-2233 or dwr.com

Karastan rug: Scandinavian Designs, (844) 722-6347 or scandinaviandesigns.com

DINING ROOM: Saarinen marble-top dining table, Eames molded dining chairs, Nelson Cigar Lotus floor lamp, Sommer outdoor patio dining table: Design Within Reach, (800) 944-2233 or dwr.com

Dang 1 door console: Blu Dot, (844) 425-8368 or bludot.com

KITCHEN: Thermador appliances: Ferguson, ferguson.com

Wallpaper: PS Homeboys, (760) 318-7388 or pshomeboys.com

Kitchen Dap 5" atomic chrome kitchen cabinetry pulls: Modern Home, (760) 320-8422 modernhomedesignshowroom.com

Kitchen First Lady Pink boomerang counter-top: Home Depot, homedepot.com.

Cabinetry work: Mike King, (760) 579-8959

BATH: Porcelain and ceramic tile for floor and primary bath: Stonehouse, (760) 202-6000 or stonehousetile.com

BEDROOM: Wallpaper: PS Homeboys, (760) 318-7388 or pshomeboys.com

Rugs: Scandinavian Designs, (844) 722-6347 or scandinaviandesigns.com

OFFICE: Convertible sofa: Scandinavian Designs, (844) 722-6347 or scandinaviandesigns.com

OUTDOORS: Interior decorating and landscape: Alexander Desert Designs, alexanderdesertdesigns.com **Roofing:** Foam bond, (866) 404-5440 or foambond.com

Sommer outdoor patio dining table: Design Within Reach, (800) 944-2233 or dwr.com

Hot Mesh collection (outdoor bench, lounge chairs, ottoman, settee): Blu Dot, (844) 425-8368 or bludot.com

Solar system: Hot Purple Energy, (760) 322-4433 or hotpurpleenergy.com

MISCELLANEOUS: All windows and sliders: Architectural Glazing, (760) 671-4264 or architecturalglazingyv.com

Flooring throughout, primary shower, restoration of vintage kitchen/bathroom tile: Monica Tile & Marble, (760) 360-7020

A SPECIAL SANCTUARY

Page 44

FRONT SITTING ROOM: Teak table: Modernica Case Study, modernica.com

Lounger: Eames, homeowners' collection

Coffee table: Teak Chunk Coffee Table, perigold.com

Rug: Martha Stewart, martha.com

DINING ROOM: Wood buffet: vintage, Urbana Americana **Rug:** Lulu and Georgia

Mirror: Homegoods, homegoods.com

Bubble lamp: George Nelson Bubble Lamp, modernica.com

PATIO/FIREPIT: Sofas: Restoration Hardware,

rh.com **Barstools:** HEE, Hay, us.hay.com

Woven pendant lights: IKEA, ikea.com

Side tables: Restoration Hardware, rh.com

Pillows: Serena and Lily, serenaandlily.com

Dining set: Target, target.com

Chairs: Palissade Dining, dwr.com

Family room sofas: Case Study Solid Teak with Sunbrella, modernica.com

Credenza: Paul McCobb, homeowners' collection

Glass top table: Noguchi inspired, wayfair.com

Basket above mantel: Homegoods, homegoods.com

Rug: Wayfair, wayfair.com

MASTER BEDROOM: Bedding: House No23,

houseno23.com **Lamps:** Consignment store find **Bench:** Wayfair, wayfair.com

A RENOVATION OF HISTORIC PROPORTIONS

Page 58

Landscaping: Designed by landscape architect Joseph Chisholm of Chisholm Land Planning and installed by design-build landscape firm Eco Gardeners.

Richard Schultz outdoor chaise lounge, dining table, Bertoia chairs, platner side table, Saarinen dining table, Bertoia bench in primary bedroom: Knoll Studio, knoll.com **Eames lounge and ottoman, walnut stool, Noguchi coffee table, Nelson clock, Adirondack chairs, Aeron task chair in guest house, Hay counter stools, Arco floor lamp and Nelson fireplace tools:** Design Within Reach, dwr.com

Acapulco chairs: Innit Designs, innitdesigns.com

Playhouse build: City Design Inc.

Wall hanging in entry, light over living room table: vintage

Area rug in entry: Kilim, kilim.com

Flooring: cork tiles

Living room table lamp: Jonathan Adler, jonathanadler.com

Living room Christopher Fareed Design

Studio rug: Modernrugs.com

Headboard in guest house: vintage

Table lamps in guest house: vintage

Side table in guest house: vintage via Boomerang for Modern, boomerangformodern.com

Encaustic floor tile in primary bath: Concrete Collaborative (8-inch hexagon, Hex Rays, Mosaic Blue), concrete-collaborative.com

Wall tile in primary bath: Susan Jablon Mosaics (1-inch raised-disc recycled glass), susanjablon.com

Plumbing: Kohler (Purist), kohler.com

Bathroom mirrors, sconces in primary bedroom: Schoolhouse, schoolhouse.com

Closets: California Closets, californiaclosets.com

Bed in primary bedroom and child's room, outdoor playhouse: Custom Design by Sklar Studios, sklarstudios.com

Custom Color Christopher Fareed Design Studio rug in primary bedroom and office,

living room shag rug: Modernrugs.com

Floor tile in hallway bath: Fireclay Tile

(Daffodil, 8-inch hexagon), fireclaytile.com

Wall tile in hall bath: Arizona Tile (White, glossy 4 x 12 inch subway tile), arizonatile.com

Wall hooks in hallway bath: Etsy (DropMetal), etsy.com

Carpet tile in Made you Look pattern in kids' room, carpet tile in family room: Flor, flor.com

Desk chair in kids' room: Modernica, modernica.net

Hardware pulls: vintage

Butterfly wall decal: Etsy, etsy.com

Accent wall paint: Dunn-Edwards (Montego Bay, eggshell finish), dunnedwards.com

Pendant: Lucent (Ferris Chandelier), lucentlightshop.com

Floor lamp in office/guest room: Crate & Barrel, crateandbarrel.com

Refurbished vintage Poul Jensen Z Chair in guest room/office: vintage

Murphy bed in guestroom/office: Clei Italian Murphy bed from Lawrance Furniture, lawrance.com

Family room sofa: Custom from Urban Fusion Décor and reupholstered, urbanfusiondecor.com

Art sourcing: Clay Walker via Meyer Fine Art, The Blue Azul Collection, meyerfineart.com

Toy chest/sideboard: Original to the home, restored and repurposed

Cees Braakman chairs: Vintage via Boomerang for Modern, boomerangformodern.com

Dining chair upholstery: Maharam, maharam.com

Dining area rug: Liora Manne, lioramanne.com

Kitchen wall tile: Heath Ceramics (Dimensional Series, Diamond, Horizon Blue), heathceramics.com

F587 Geoffrey Harcourt swivel chairs (via StudioTK): studiotk.com

Planters: CB2, Modernica, modernica.net

Drink columns: West Elm, westelm.com

Stereo console: Wrensilva, wrensilva.com

Sofa: Vintage Rastad & Relling, rastad-relling.no

BRIDGING STYLES & SEASONS

Page 74

For more on James's work, visit ginkgoleafstudio.net or follow him on Instagram @ginkgoleafstudio.

Stone: A full range of irregular cut bluestone was used in the project, with larger panels for the entry. Multicolored granite to match the stone on the home. Slate chip and beach pebbles as mulch in the highlight areas. Wisconsin limestone for the bridge, outcropping steps and fire pit.

Wabi Basin: Stone Forest, stoneforest.com.

Lighting: FX Luminaire, fxl.com.

BACKYARD HAVEN

Page 90

Belgard pavers and hardscapes: Belgard, belgard.com

MoistureShield composite decking: MoistureShield, moistureshield.com

Pebbletec pool products: Pebble Technology International, pebbletec.com

BLACK BEAUTY

Page 114

Paint: Dunn-Edwards in Black Tie, dunnedwards.com

Lighting, house numbers: Rejuvenation, rejuvenation.com

Front door: El & El in White Oak, elandelwood-products.com

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Black Beauty

A 1959 home in Long Beach, California, gets a bold new look.



WHEN AMBER SOKOLOWSKI OF SOKO DESIGN first saw her future home, she told her husband, "The all-white house is going to become the all-black house." While it sounded amusing, she wasn't joking. The silhouette of the home and its location in the Rossmore neighborhood of Long Beach, California, called for something dramatic, and black was just the answer. But this renovation was more than just a fresh coat of paint.

Originally designed by famed architect Ross Cortese Rossmore in 1959, the home has since taken on new life with Amber at the helm. "We renovated the house from top to bottom, including a 215-square-foot addition to the front of the house," Amber explains. The driveway has also been reshaped and concrete pads interspersed with gravel leading to the front door were added. "The front landscaping was completely redone to a more water-saving design and there is a recirculating bubbling rock fountain near the front door that is instantly relaxing," she says. Amber also reworked the exterior color palette with accents like a natural wood door and brass lighting. "The natural greens and browns in the landscaping are a nice contrast to the stark black paint," she points out.

In the backyard, Amber removed an enclosed patio/sunroom. "Since, in these houses, there is so much land in the front versus the back, we wanted to use the coveted backyard space as a place for our two young children to play," she says.

How to Do Black Paint the Right Way

AMBER'S THOUGHTS ON THE PROPER WAY TO USE THIS CONTROVERSIAL COLOR.

Accents

"You want to have a complete, cohesive vision when you are going all black," Amber advises. Think about your lighting, eaves, window trim and even your gutter colors. With such a dark canvas, these elements of your home will stand out or blend in.

Landscaping

Incorporating stone, greenery and earthy tones can soften black paint. Amber chose a natural desert landscape that is not only drought-resistance but striking.

Finding the Right Paint

There are over 100 shades of black, so choosing the perfect one for your house is very important. "I tested a little bit on the exterior itself, paying attention to how lighting affected each sample," Amber explains. A matte black can make your home's lines and details stand out more, while those architectural elements may be lost with a glossier paint.

SEE RESOURCES, PAGE 112

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