



MAKING CONNECTIONS

REMODEL TIES TOGETHER ROOMS STYLISTICALLY, PHYSICALLY

BY SOPHY CHAFFEE

The dramatically remodeled modern home in Solana Beach that architect John Beery designed for the young parents of a toddler who now live in it was originally the dream house for an even younger demographic.

"It was a dream house if you were 13 years old," joked the husband, who wishes to remain anonymous.

"That's true, with all its nooks and lofts and ladders," Beery added.

When the couple bought the house in May 2014, the 2,900-square-foot house had three bedrooms, two bathrooms and two towering loft spaces with great views and treacherous stairways and ladders.

"They had pieced together the house," said the husband about

the home, which was built in 1975 and underwent several remodels. "It was a lot of DIY."

"The hardest part to figure out to make this house work was circulation, because it had one main floor and two separate second floors," said Beery, describing the two loft towers, one above the kitchen and the other above the old master bedroom. Each had their own set of stairs.

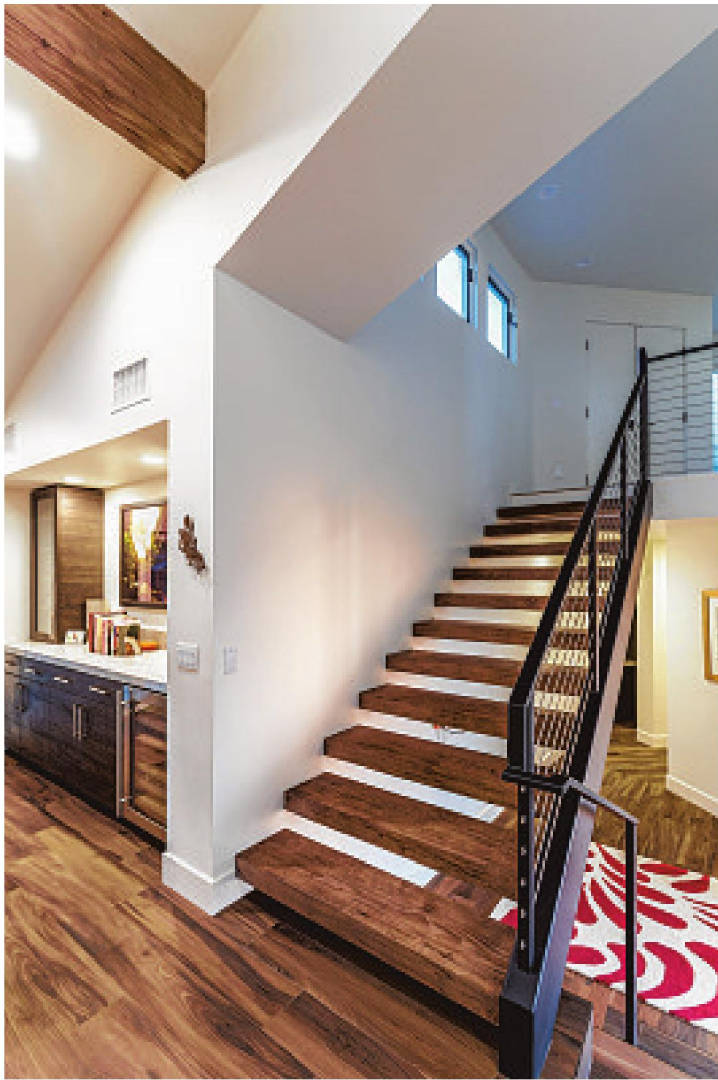
"So that's the thing we did: connected the two ends of the house together," he said. "We flipped things around some, too."

Beery kept the footprint of the house essentially the same but changed almost everything else, including room configurations and the location of the stairs. He and the contractor, Wiegand Neglia Corp. in Encinitas, also lowered the height of the southwest end of the building and added 600 square feet to connect the



BRYAN BEERY PHOTOS

Architect John Beery unified the disjointed spaces and styles of this Solana Beach home during an extensive remodel that brought clean, modern lines to both the exterior and the open interior of the house.



BRYAN BEERY

The stairs, which are by the dining space and bar, add an architectural element and improve circulation. The old stairs were treacherous. “On one, if you stepped off the side you’d fall off completely,” Beery said.

two separate upstairs rooms.

Construction — which was on time and on budget despite unexpected additions such as a steel-support beam in the great room — began in August 2015 and was done in May 2016.

The team, with the help of interior designer Tamar Kestenbaum of Seattle-based Sienna & Sage, also connected the interior space visually with modern finishes. “The house lent itself to the modern style,” the husband said. “We wanted something that looks clean and had nice flow, and John sort of took it from there.”

The old house had a bit of everything stylistically, such as Tuscan-style synthetic stone glued to the exterior stucco, arched overhangs over the loft towers, a master suite that

looked like a log cabin and a guest room straight out of Cape Cod.

“Each room was its own thing,” the wife said.

On the main floor, they chose brown woodlike porcelain floor tiles that mimic the glazed fir on the open riser stairway and the support beam.

Because the home is on a hillside, the open great room is a few steps up from the entry, guest suite and office. Beery kept the space open, but shifted the configuration of the kitchen to maximize the ocean view.

He tucked the walk-in pantry behind the refrigerator and made space for an appliance garage and steam oven. The cabinets are a light textured melamine, which

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BRYAN BEERY PHOTOS

One of the home's loft spaces was transformed into the master bedroom with an almost unobstructed ocean view. Previously, the home's two separate, second-story lofts had the best views, and the master bedroom was downstairs.

Solana Beach

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contrast nicely with the dark brown textured melamine on the island. Both melamines complement the Sea Pearl quartzite counters and backsplash.

The new kitchen design leaves ample space for the adjoining dining area as well as a breakfast nook with bench seating. Eliminating the staircase to the loft above opened up the family room space, which now features a gas fireplace in a limestone-covered wall and a deck that opens through La Cantina accordion doors for seamless indoor-outdoor living.

At the top of the stairs, which are now in the center of the house, is an open playroom area for their toddler along with two bedroom suites. Beery shortened the deck off one of the bedrooms to maximize space.

A few steps up from the play-

room is the master bedroom with an expansive ocean view through floor-to-ceiling windows. "This is a nice thing to wake up to in the morning," the wife said. The original space was the loft above the kitchen, which was used as another living room/office.

"Probably the most challenging thing in this house was making room for the master bathroom," said Beery of the long bathroom behind the bedroom.

Despite the challenge, the bathroom has room for a custom Taj Mahal quartzite sink and counter, a large shower along the gray, quartzite-stacked, stone-ledge wall and a soaker tub, which the couple asked for late in the design process.

Another late addition to the design is one of the most spectacular improvements: a 440-square-foot rooftop deck with a nearly unobstructed ocean view.

"You remember that tall loft?" asked Beery, facing the stainless-steel deck railing. "We actually lowered it three feet



A new bathroom off the second-floor play area is a kid-friendly space. One of the home's old bathrooms was covered in wood planking that made it look like a sauna.

there, which gave (the neighbors to the back) more of a view, too.”

From the deck you can see how the couple looked past the oddities of the original house to realize all that the property offered and what a remodeled home could be like.

“It’s nice because it’s a little bit set back (from the street). It’s pretty private, even though it’s a three-minute walk from Cedros Avenue,” the wife said.

“Another reason we liked this house is that it utilizes the lot space well,” said the husband, pointing out the existing pool at the back of the lot and the swing set they put in the side yard after removing an old, filled-in septic tank.

The two credit Beery with having the vision to make the home a cohesive space. “As I recall, the only instructions we had were that the two houses communicate,” the husband said. “Beside that, it was all John.”

Sophy Chaffee is an Encinitas-based freelance writer and can be reached at CoastalSophy@gmail.com.



BRYAN BEERY

The rooftop deck wasn’t in Beery’s first plans for the house. “This part almost didn’t happen,” the homeowner said. “Then we bit the bullet.” The 440-square-foot deck replaced one of the two lofts and lowered the height of one end of the home by three feet, which allowed the neighbors to the back to gain more view.



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