

MAKING LEMONADE

LUXURY HOME SQUEEZED FROM BUILDING 'MESS'

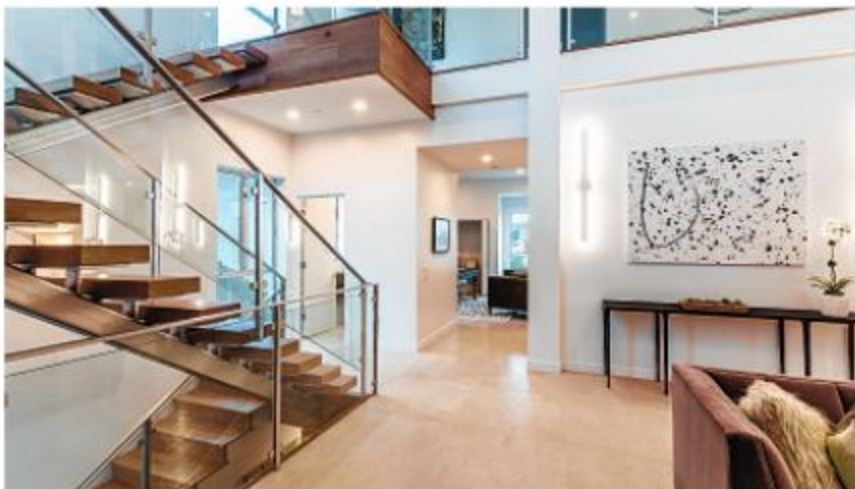
BY SOPHY CHAFFEE

As gut remodels go, this transformation of a de facto boardinghouse into a modern luxury family home on Neptune Avenue in Leucadia is quite the Cinderella story.

"It was a real disaster," said the homeowner, who wishes to be anonymous, of the 5,379-square-foot duplex he bought in 2018. The duplex was crammed with 11 bedrooms, four kitchens and four staircases, as well as structurally precarious walls insulated in places with shag carpeting.

"As far as code goes, the existing building was a mess," said architect Bryan Beery of BGI Architecture. "Even though it was a 'duplex,' they had cut holes and doors into walls making the building one big maze." It last housed a sober living group.

The biggest surprise Beery



BRYAN BEERY

SEE LEUCADIA • 8 The glass-railed staircase adds to the light, spacious feel of the great room. The home was designed so the view from the front door extends to the office window at the end of the hall.

COASTAL SAN DIEGO HOMES & ESTATES



MEDITERRANEAN MAKEOVER

Home, guest house reflect owners' lifestyle.

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TUCKED AWAY

Couple finds hidden lot to build Tuscan-inspired home.

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Cliff May's deep connection to California is seen in his architecture.

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The San Diego Union-Tribune, P.O. Box 120991,
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BRYAN BEERY PHOTOS

Interior designer Christie May's plans afford maximum storage in the dining area and kitchen. "We created a bar area off the kitchen as well as a modern butler's pantry, providing the homeowner even more storage," she said.

Leucadia

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and contractor Craig Lewis encountered came when the team dismantled the floors between the top and the main levels of the building - which also had a partially below-grade basement floor.

"There was a gabled roof, complete with roof tiles, sandwiched between the two floors," Beery said. They surmised that when previous owners added the top floor to the original 1958 building in the '70s, they just built right on top of the roof, which had a nearly three-foot slope.

The team used those three feet to make the main-floor ceilings an airy 10 feet, 9 inches, just one of the pumpkin-into-carriage transformations they pulled off in the new five-bedroom, 5½-bathroom home, which is for sale. Throughout the 11-month construction, completed in March,



The team opted to create a large, open family room on the bottom floor, rather than add another bedroom.

they turned code non-conformity into opportunity.

"The entire top floor was non-conforming," Beery said. "If we got rid of it, we could never get it back. So we had to stay within the envelope."

That envelope was basically a big rectangular box with an ugly

flat front. Beery broke up the box and added grandeur by trimming the square footage to 4,716 square feet.

In front, he brought the façade 3½ feet back from the original location, except for one piece at the center of the home. The façade helps to support an over-

hang over the the glass doors into the kitchen and the balcony above it. At the roofline is another overhang, which extends the length of the building.

The undersides of both overhangs, which are L-shaped turning into an end wall, are clad with ipe, which contrasts against the greige (gray + beige) stucco and porcelain tile exterior. The fascia and trim on the windows - which run the entire height of the home on the north side - are aluminum.

"We have these two kinds of competing or overarching 'L's that form the entrance," Beery said. "That was the whole intent."

Inside, he gave up more square footage by opening part of the main floor great room to the roof, creating a 20-foot ceiling above the living room portion of the space.

Adding to the elegance and spaciousness of the great room is the open staircase to the top

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Only 7 lots in development can boast golf course views from front & back of house! With 6 BR + 1 optional & 3 balconies, this home provides ample space for all your needs. Interior boasts living, entertainment, & dining rooms, & eat-in kitchen. Backyard oasis includes covered entertainment space w/fireplace & sound system, separate BBQ palapa w/bar, fire pit, & pool w/hot tub, grotto, & slide. \$2,650,000

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IN ESCROW

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VAC/RENTALS-ENTIRE BLDG.

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First time on market in 45 years! Views of Sea World up to 1 a jolla from Master Suite! Mid-century curb appeal & original hardwood floors thru-out the open floor plan, 4BR/2.5BA, 1,805sf home. The backyard utilizes the 6,500 sqft lot with custom hard-scaped spaces. Located on a quiet street w/curved utility lines. 2-car garage off of the alley.

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BRYAN BEERY

The modern master bathroom, with its long vanity and custom mirror, is one of interior designer Christie May's favorite spaces. "We did a frameless glass door to the toilet room to not distract from the sleek design," she said.

Leucadia

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floor, which is next to the front door. Oak wood treads are cantilevered off a central steel-support beam, coated with aluminum paint; the railings are glass.

"The whole idea was to have a grand, captivating entrance as you came in," Beery said. "We wanted to make the stairs a structural element, too. This whole room has a gallery feel with all the art."

Interior designer Christie May of Rockwell Interiors designed the kitchen, bedrooms and laundry room. She selected neutral finishes including light oak flooring, large-format porcelain floor tiles, stained rift-cut white oak cabinetry and natural marble and quartz.

"The concept for the house was a modern beach house that would be warm and neutral, appealing to most, while being out-

fitted with practical finishes that would live well being so close to the beach," May said. The ocean is just across the street.

The kitchen, which opens to the front patio that was designed by landscape designer Wendy Harper, includes a massive island topped with Metro Quartz, a tray ceiling and cabinets that run along the south wall of the house into the butler's pantry.

In the nearby powder bathroom, May said, "We provided a high-style look for a small space by designing a custom floating vanity with an exaggerated thick-edge stone counter in a dark natural marble and a custom backlit, full-height mirror with a thin linear pendant hanging in front. On the walls, there is a pretty textured wall tile that adds to the modern beachy vibes, while upgrading the look of the walls."

The upstairs master suite opens to the balcony. The bathroom features honed gray marble

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tile cladding on the floor and walls, a freestanding tub and a large vanity with a custom-designed mirror and pendant lights.

The bottom floor, which can be accessed by the stairway or an elevator, includes a three-car garage, a bathroom, a gym/bedroom and a den.

Its coffered ceiling is yet another example of how the team turned the building's quirks into design opportunities. "There was a beam here and there was a beam there," the homeowner said. "The contractor and I went back and forth on this. We were either going to have to lower the ceiling or we were going to have to make it some kind of feature."

"I think the feature turned out pretty nice. We managed to kill two birds with one stone."



BRYAN BEERY PHOTOS

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

Architect Bryan Beery resigned what had been a plain box at the front of the home into a visually interesting facade with a grand entrance and balcony. "We have these two kinds of competing or overarching 'Ls.' They form the entrance," he said.

Carlsbad Beach Houses

7041 Leeward St
\$1,395,000

Rare 4 BR, 2.5 BA, beach house in Hanover Beach Colony! Hardwood floors throughout! Sea glass tile on LR fireplace. Remodeled kitchen features island with granite, bead-board accents, glass front cabinets, SS appliances, & farm sink! All baths remodeled with a coastal vibe.



7070 Leeward St
\$1,599,000

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