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MAGAZINE

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COASTAL ORANGE COUNTY
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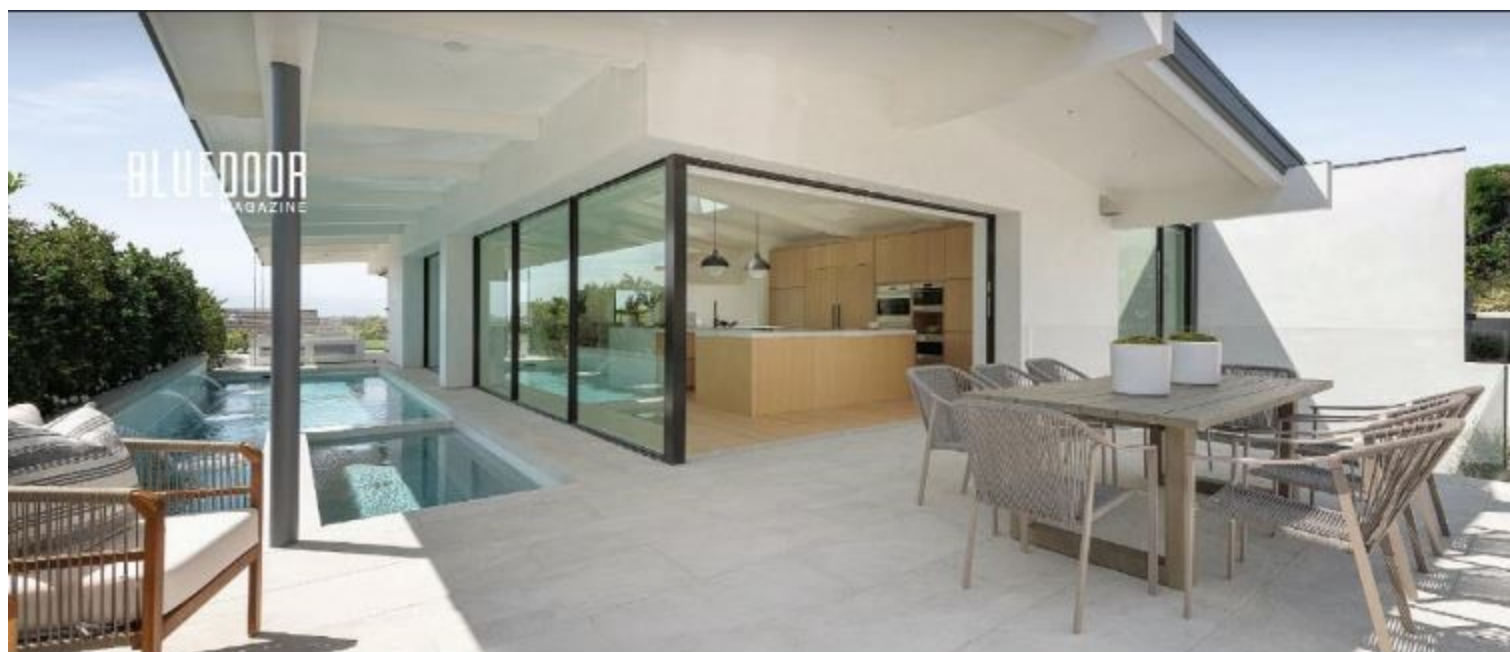
A LIGHT TOUCH

A Corona del Mar home makes an open-plan stage for all-day sun | By Alexandria Abramians

If there was a guiding principal to creating this midcentury modernized home in Harbor View Hills, it was light. Lots of it.

A newly-built Harbor View Hills home captures the site's original midcentury modern vibe with post-and-beam architecture and effortless indoor/outdoor flow.





And not just capturing the daily sunset vistas that flood into the great room unimpeded on two sides of disappearing glass walls that fuse the spacious patio and living room into one sprawling space. It also involved teasing each hour of shifting sunlight down into the farthest corners of the home's subterranean level, all the while adhering to some of the most confining construction rules in the area. "The homeowners' association that governs the Harbor View Hills neighborhood has the strictest guidelines for new construction in Newport Beach in order to protect the impeccable views of the homes in this community," says builder Andrew Patterson, founder and president of Patterson Custom Homes.

That vigilance has resulted in one of Orange County's most desirable neighborhoods, says real estate agent Casey Leshner, who is co-listing agent with Tim Smith. "It is located in the section of Harbor View referred to as Harbor View Original, which is exceptional because these homes offer unbelievable panoramic views of the ocean, harbor, islands, phenomenal as well as a spectacular night view of the city lights," says Leshner, adding that earlier this year another home in the area sold for just over \$7.7 million after just one week on the market. "Rarely do homes come on the market here, as owners just simply keep them forever."

Today this 5,923-square-foot, 4-bedroom, 6-bathroom home is a light-filled testament to creative architecture and impeccable construction, where natural and state-of-the-art electrical light make for a spacious living environment not easily achievable within the neighborhood.

"To maximize the lot without raising the roof line and impeding on surrounding neighbors' views, we worked with Brandon Architects to design an updated take on the property's original structure built in 1960," says Patterson. "Maintaining the mid-century modern aesthetic, we were able to keep the original



Clockwise from top: Pocketing sliding glass doors around the perimeter of the main floor offer outdoor access from almost every room; the tongue-and-groove ceiling extends from the kitchen and living areas out over the patio area and swimming pool.

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Near-perfect symmetry heightens the home's visual drama while coastal modern interiors focus on neutral-toned, highly sculptural furniture.







Clockwise from above: Limestone flooring in the outdoor rooms is teased indoors creating a frame for wood planks; an expansive main-floor master suite has its own outdoor terrace; luxurious finishes like black marble countertops in the master suite closet set the residence apart from other spec homes.

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roof line while maximizing the square footage for the new home by excavating the lot to create two floors in the home: the main living area, and a subterranean living space below."

Skylights, light wells, floor-to-ceiling glass walls, as well as high-power, energy-efficient LED lighting strategically layered throughout creates a serotonin-boosting environment where moody-broody moments are hard to find. Architect Christopher Brandon positioned a series of skylights directly above the open atrium that in turn illuminates the lower-level entertaining space and sunken courtyard, while the two bedrooms each have floor-to-ceiling glass sliders.

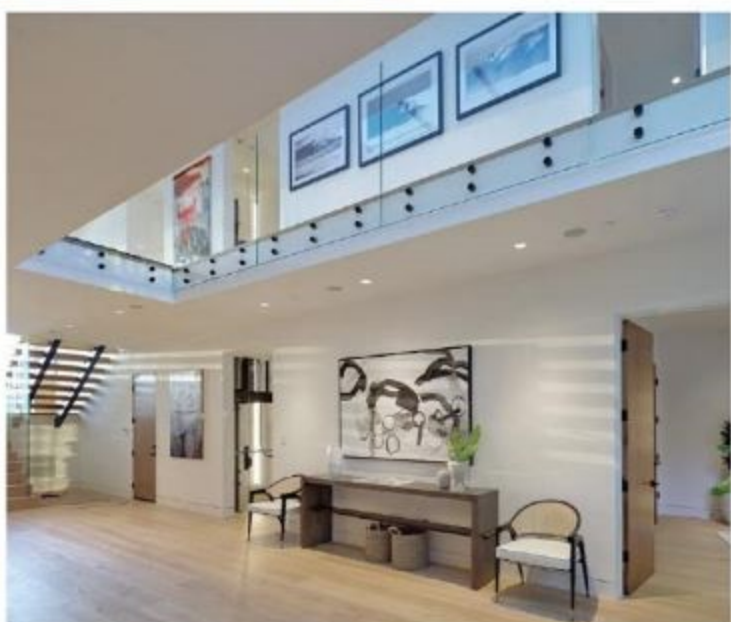
Brandon achieved it all while honoring the home's original 1960s architecture. While maintaining the original roofline, Brandon quite literally mined additional square footage by digging below to offer an additional level of highly livable square footage. Today, the upper level offers open-plan living that ups the midcentury emphasis on indoor/outdoor living to new levels: the living room entirely opens to a covered patio and ocean-facing lawn, while the dining room glass wall opens to the lap pool. From yet a third disappearing glass wall, the kitchen gives effortless access to an outdoor dining area.

Other elements underscore its architectural roots: the great room's tongue-and-groove ceiling evokes classic Julius Schulman-era design, but here Patterson's meticulous construction ensures that the home's tech features—advanced lighting, sound and sprinklers—are lined up exactly at the center of each board and groove. "While you may not consciously notice this detail upon first entering one of our homes, there is a psychological effect behind symmetry—when everything lines up perfectly there is order, and this instills a sense of calm," he says. "From the alignment of ceiling treatments and light fixtures throughout the home all the way to the glass elevator at the heart of the home, symmetry is a motif that ties each space together."

While the uninterrupted site-lines from indoors to out give the home a sense of spaciousness, the architecture also reinforces the feeling in less obvious ways. Brandon positioned the glass front door at the open entry of the home which is also the landing of the



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staircase that splits the two levels of the home. "The perception of being in the middle of the home upon entrance makes both levels of the home feel equal in terms of usable, livable entertaining space which was our goal," says Patterson.

Interior designer Lindye Galloway underscored the concept of equality between the two levels by giving each highly unique architectural finishes. "This home is different from many of the spec projects that you see in Newport Beach," she says. "We want it to speak to midcentury modern, while at the same time giving it a distinct coastal feel." Galloway took the details far beyond cookie cutter, using a series of textured elements throughout. In the bathrooms and laundry area, geometric, subway and penny tiles cast in whites, charcoal and black pair up in unique combinations. In the master bathroom, for example, the floor is scored at unique, non-repeating angles while rigidly uniform vertical subway tiles line the walls.

"Very rarely do all the ingredients come together to make a project like this. The location, the views, the quality are all top-notch, says Tim Smith, co-listing agent with Casey Leshner. "You have an amazing team with Brandon Architects, Lindye Galloway Design, and Patterson Custom Homes, one of the best custom home builders in Orange County that's going to back this home out for life. It's an incredible opportunity for trend-setting new construction in an up-and-coming neighborhood."

The home is listed for \$8,995,000 with Tim Smith and Casey Leshner.

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Clockwise from opposite page: A huge glass entryway creates an immediate sense of expansive space; the bar is one of the many elements that make the home perfect for entertaining; architect Christopher Brandon created a cut out courtyard on the basement level with skylights positioned directly overhead two floors up; classic midcentury lines get a modern makeover.