

# CUSTOM BUILDER

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TWO HUNDRED EIGHT

## NEW OLD HOME

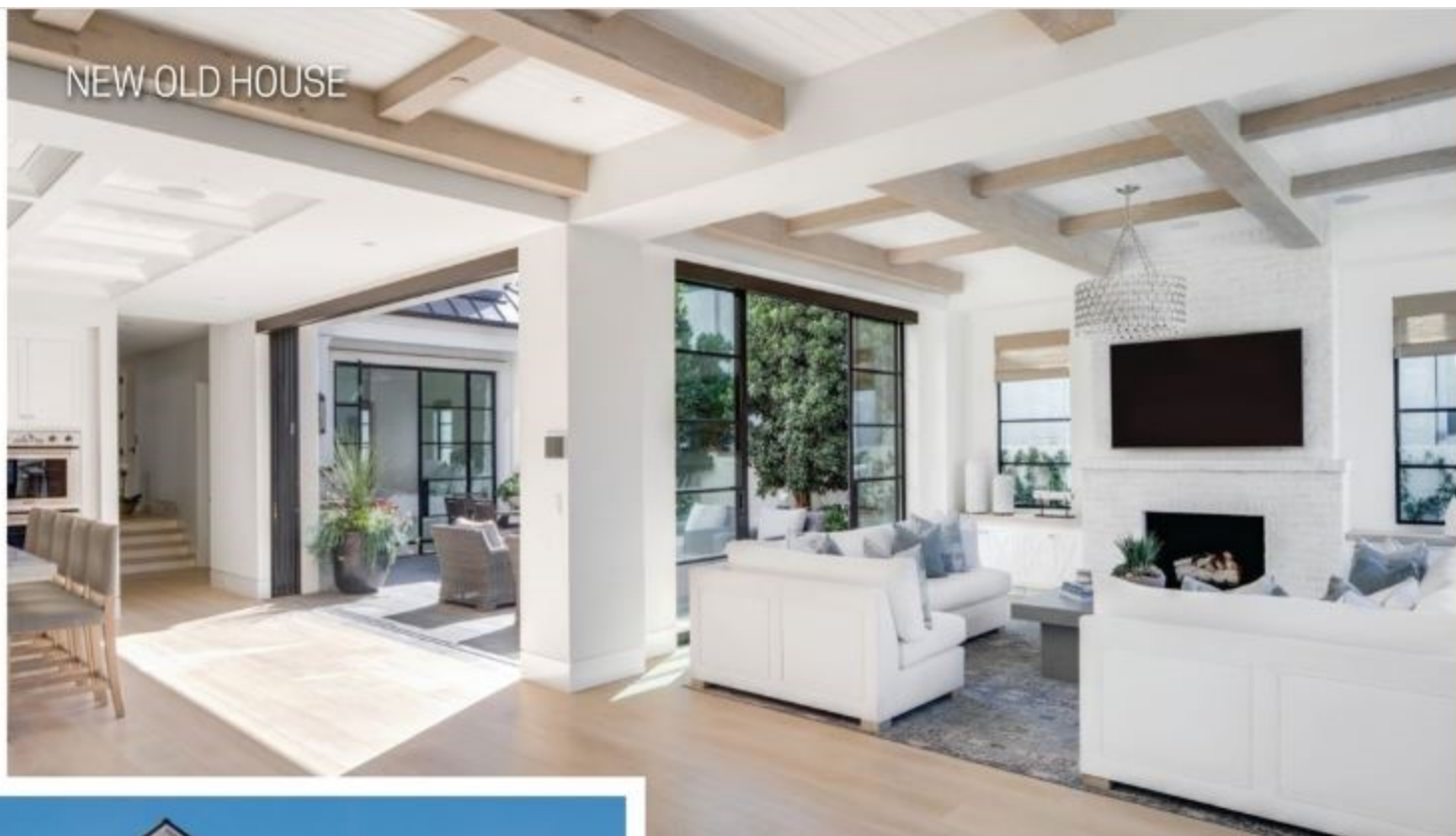
Historic Forms, Modern Features

Learning to Love Instagram

Design Spotlight: Specialty Rooms

S&C HORIZON

## NEW OLD HOUSE



PROJECT FERNLEAF TRANSITIONAL, NEWPORT BEACH, CALIF.  
BUILDER PATTERSON CUSTOM HOMES, NEWPORT BEACH  
ARCHITECT BRANDON ARCHITECTS, COSTA MESA, CALIF.  
INTERIOR DESIGNER CHURCHILL DESIGN, NEWPORT BEACH  
LANDSCAPE ARCHITECT DAVE PEDERSEN, NEWPORT BEACH

ABOVE: Pale French oak floors in similar hues as the 100-year-old ceiling beams in the living/dining area, give the bright white house an authentic beach feel. LEFT: Enormous sliding steel doors replace solid walls in nearly every room so the entire house embraces the outdoors.

Interiors feature high ceilings and long, open expanses. To add richness to this airy floor plan, Casper brought exterior materials inside. Patinaed brick is used on the floor-to-ceiling fireplace surrounds on the back porch and in the living room. The same brick finishes the walls in the butler's pantry, which looks like it could have been an existing porch that was enclosed. An artisan painted the exposed rafters in the living room and master bedroom to create the look of old wood because the ceiling spans were too long to use actual reclaimed beams.

"We kept texture on the walls and ceilings like you'd see in an old house," Casper adds, "but with cleaner lines, simpler trim, and different proportions to update the details. We always look for what's effective and dramatic but also timeless for when the client wants to sell."

### CALIFORNIA DREAM HOME

Each reclaimed beam in the living room, dining room, and master suite in this Southern California beach house weighs around 1,000 pounds. Custom builder Andrew Patterson says the home was designed and constructed to handle those loads. Including these century-old beams gives the new house an authentic feeling of history. It's all in the wood.

"These timbers look so good because 100 years ago trees were virgin and naturally grown," says the founder and president of Newport Beach, Calif.-based Patterson Custom Homes. "Today's lumber is either

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LEFT: An inner courtyard on the main level provides private outdoor space with direct access to the living room, dining room, and a guest room. BELOW: A curvy freestanding soaking tub and intricately patterned tile soften the look of the big, bright master bath.



PHOTOS: CHAD MELLON

engineered or it's grown in three years, so growth rings are much narrower. We only build new construction, but we salvage these elements from post-and-beam homes to create the feeling of oldness."

The clients really wanted black steel windows and doors to add a commercial vibe to the home's more traditional elevations. In addition to the classic architecture, horizontal planked siding and copper roof tiles balance the modern glazing and proportions.

Maintaining privacy with such large expanses of glass presented another challenge. Being a block from the beach, of course the clients wanted to maximize indoor-outdoor connections and distant views. The long-standing neighborhood is a tight grid, with neighbors close by on all four sides. A window study helped avoid placing windows or outdoor spaces directly facing neighbors as much as possible.

In the case of this house, architect Christopher Brandon, AIA, president of Brandon Architects, created multiple outdoor spaces to articulate views both for occupants looking out from the house as well as passersby looking toward it.

Blending traditional, contemporary, and beach styles meant keeping trim and color palettes simple. White paint and larger proportions provide a modern update, while conventional materials, such as French oak floors, brick fireplace surrounds, and shiplap walls maintain a traditional feel.

Patterson explains that many of these seemingly modest details actually cost more to build because there's no room for error; every element must precisely align. The firm uses a cost-plus model, so it spends a lot of time guiding clients through sample budgets of houses they like in the firm's portfolio.

"Showing clients what things cost lets them see how much they'll spend based on how many square feet they want," Patterson adds. "Then, if they want something extra, like reclaimed beams or steel windows, they know to look for savings somewhere else." CB

*Shelley D. Hutchins writes about residential construction, design, and sustainable building.*