

U-T SAN DIEGO

Coastal

SAN DIEGO HOMES



FINE BLEND

**OLIVENHAIN HOME WITH MID-CENTURY FLAIR
DESIGNED TO FIT IN WITH SURROUNDINGS**

SEPTEMBER 2014

SUBTLE STANDOUT

DESIGN INCORPORATES ENVIRONMENT TO GIVE HOME WARM, YET HIP, EUROPEAN EDGE

MARTINA SCHIMITSCHEK

SPECIAL TO THE U-T

What stands out about this airy one-story home in Olivenhain is that it doesn't stand out.

Built by Soheil Nakhshab, principal of Nakhshab Development and Design, using stucco, wood, natural stone and lots of glass, the home's clean, contemporary lines blend into its environment. And that makes it stand out in this equestrian-friendly Encinitas enclave filled with Mediterranean-influenced mega-homes.

"We love new ideas, new concepts," said Lauren Lahaye, who with her husband, Christian Lahaye, owns four LoLo Callisto boutiques in San Diego County. The Lahayes chose to build their family home in Olivenhain because Lauren and one of her two daughters are avid riders.

"I like to be outside. I wanted lots of windows and everything every open," Lahaye said.

The concept started with a flat, empty one-acre lot overlooking designated open space and rolling



This four-bedroom, 4.5-bathroom 3,400-square-foot home in the Encinitas enclave of Olivenhain was built on a flat 1-acre lot. PAUL BODY

SEE **OLIVENHAIN • 6**

COASTAL SAN DIEGO HOMES



IN SYNC

Clean, coastal design harmonizes with community's creative vibe.

PAGE 12

FUNCTIONAL AND FUN

Bunk beds, sectioned bathrooms key features of multipurpose room.

PAGE 22

FAMILY-FRIENDLY OUTDOORS

Kids, parents contribute to colorful, playful landscaping plan.

PAGE 25

FURNITURE TRENDS

Expert discusses quick updates and modernizing classics.

PAGE 28

CLASSES AND TOURS

A month of resources and events for the homeowner.

PAGE 30

STAFF

EDITORIAL

Martina Schimitschek
Contributing Editor

Alma Cesena
Photo Editor

Sophy Chaffee
Lillian Cox
Denise Davidson
Marcia Manna
Martina Schimitschek
Beth Wood
Contributing Writers

Rose Wojnar
Contributing Copy Editor

K.C. Alfred
Eduardo Contreras
Photographers

ADVERTISING

Brandon Crittenden
Product Manager
(619) 293-1504

ON THE COVER

Photo by Paul Body



The San Diego Union-Tribune, P.O. Box 120191, San Diego, CA 92112-0191 © 2014



The home received gold LEED (Leadership in Energy & Environmental Design) certification by the U.S. Green Building Council and has solar heating for the pool as well as generous overhangs for passive cooling. PAUL BODY PHOTOS

OLIVENHAIN

CONTINUED FROM 4

hills with a peek of the ocean to the west.

“You have to be very strategic – how to maximize the views, the light and the airflow,” Nakhshab said.

Surrounded by native and drought-tolerant plants and set among decomposed granite interlaced with poured concrete, the 3,700-square-foot, flat-roofed home is defined by strong horizontal lines and geometric shapes.

Generous Douglas fir clad eaves and black trim accentuate the exterior’s sharp edges. Clere-story windows raise the roofline at the entry, as does the natural stone spinal wall, which extends out from the home’s façade and runs the length of the hallway on the private wing of the L-shaped house.

Just past the steel pivot entry door, an atrium with a giant aloe



Twenty-foot retractable glass doors and continuous limestone tiles seamlessly integrate indoor and outdoor spaces. An atrium also helps bring the outside in.

forms the home’s central point from where areas split off. A hallway in back of the atrium leads to the girls’ two bedrooms, a sunken family room and the master suite. It also hides a wall of cupboards.

“Storage is very important in minimalist houses,” Nakhshab said.

The private family area, which

includes a large comfortable sofa and a television, is flooded with natural light.

“It’s a place for the girls to hang out,” Nakhshab said. The below-grade design has sightlines to the backyard pool past the spikey leaves of succulents growing just outside the window. The silhouette of the plants, combined with

the pool water, makes the room feel like it’s underwater, he said.

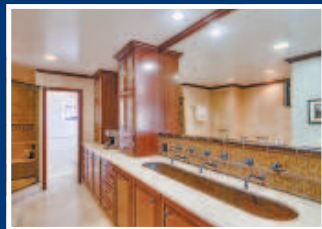
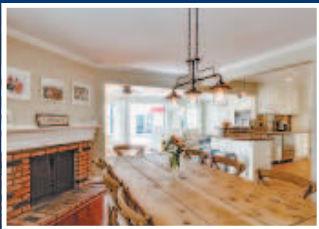
A partial wall divides the master bedroom and bathroom. The snug bedroom also faces the backyard pool, and with full-length vertical side and corner windows, it almost becomes part of the outside. The wood-clad ceiling, which extends the entire length of the suite, helps make the space feel larger.

The bathroom is divided by another partial limestone-tiled wall, which creates a walk-through shower framed by a picture window at the end. The middle portion of the bathroom, between the bedroom and the shower, includes a freestanding soaking tub and vanity with walnut wood cabinets topped with Caesarstone, a composite made with ground quartz. Here a sliding-glass door opens to the outside.

A large, open common area with 20-foot-wide retractable glass doors that open to the back-

SEE OLIVENHAIN • 10

Fine Living in Coronado



740 A Avenue, Coronado

Lovely home in the heart of Coronado Village, in close proximity to shops, restaurants, movie theater, Spreckels Park, Library. Open floor plan. Living room, formal dining room, Gourmet kitchen that opens to family room & additional dining area w/fireplace. 4BR/3BA + office. Very spacious Master Suite w/French doors that open to balcony, large Master BA with large sinks, Jacuzzi tub, walk-in shower, walk-in closet. Other features: hardwood flooring throughout, stone bathrooms, laundry closet, entertainer's backyard. Offered at \$2,490,000.

THE KOOP GROUP

C O R O N A D O C A L I F O R N I A



Karrie Gilby • 619.857.7665

Kathy Koop • 619.985.8722

Allison Rice • 619.490.9049

35+ years experience selling Coronado Real Estate • Top 1% in the nation
Prudential 15 Year Legend Award Winner • Coronado Residents since 1976

101 Orange Avenue, Coronado
619-435-8722 • www.KathyKoop.com

BERKSHIRE HATHAWAY | California Properties
HomeServices

An Independently owned and operated franchisee of BHH Affiliates, LLC



A natural stone spinal wall helps to cool the home in summer and warm it in winter. “We wanted to find something that’s very organic and natural,” said Soheil Nakhshab, the home’s designer. PAUL BODY

OLIVENHAIN

CONTINUED FROM 6

yard forms the long part of the “L” (along with a utility room and guest suite) and the heart of the home. It was important to the couple, who come from Belgium, that the kitchen, dining and living areas were fully integrated. “My husband loves to cook,” Lahaye said.

The kitchen is set against one wall of the room. Full-length walnut cabinets keep the clutter at bay. The stove and sink on a Caesarstone island face toward the dining area.

Dark rolled-steel cabinets with a built-in fireplace are set against the room’s other wall, adding flair and function. And the limestone tile flooring continues on the outside to create one grand living space inside and out, providing ample space for parties, family gatherings and visitors from Belgium.

“I brought in features of Mid-Century Modern – all these really cool materials,” Nakhshab said.

The result is a warm, yet hip European edge that the couple was looking for.

And with all the doors and windows that catch the ocean breeze and the generous, strategically placed eaves to provide shade, the home is also environmentally friendly, another important feature for the homeowners.

The house received gold LEED (Leadership in Energy & Environmental Design) certification by the U.S. Green Building Council, based on categories such as water efficiency, materials used, indoor air quality and energy usage.

Passive heating and cooling, as well as a properly constructed building envelope, are the core of good energy design, Nakhshab said. Energy-efficient appliances and fixtures, drought-tolerant landscaping and a solar system complete the package.

But the success of the home lies in its livability – its easy flow and care.

“I want to give people a new palette in architecture,” Nakhshab said. “It’s like fine dining. Why go to a chain restaurant when you can have this, and it’s very cost effective.”

Martina Schimitschek can be reached at utcoastal@gmail.com.

The Lahaye’s home will be part of the Modern Home Tour on Sept. 27. The self-guided tour, from 11 a.m. to 5 p.m., will feature eight homes.

Cost: \$30 in advance, \$40 day of the event.

Info: modernhometours.com/sept-27-2014-san-diego-modern-home-tour