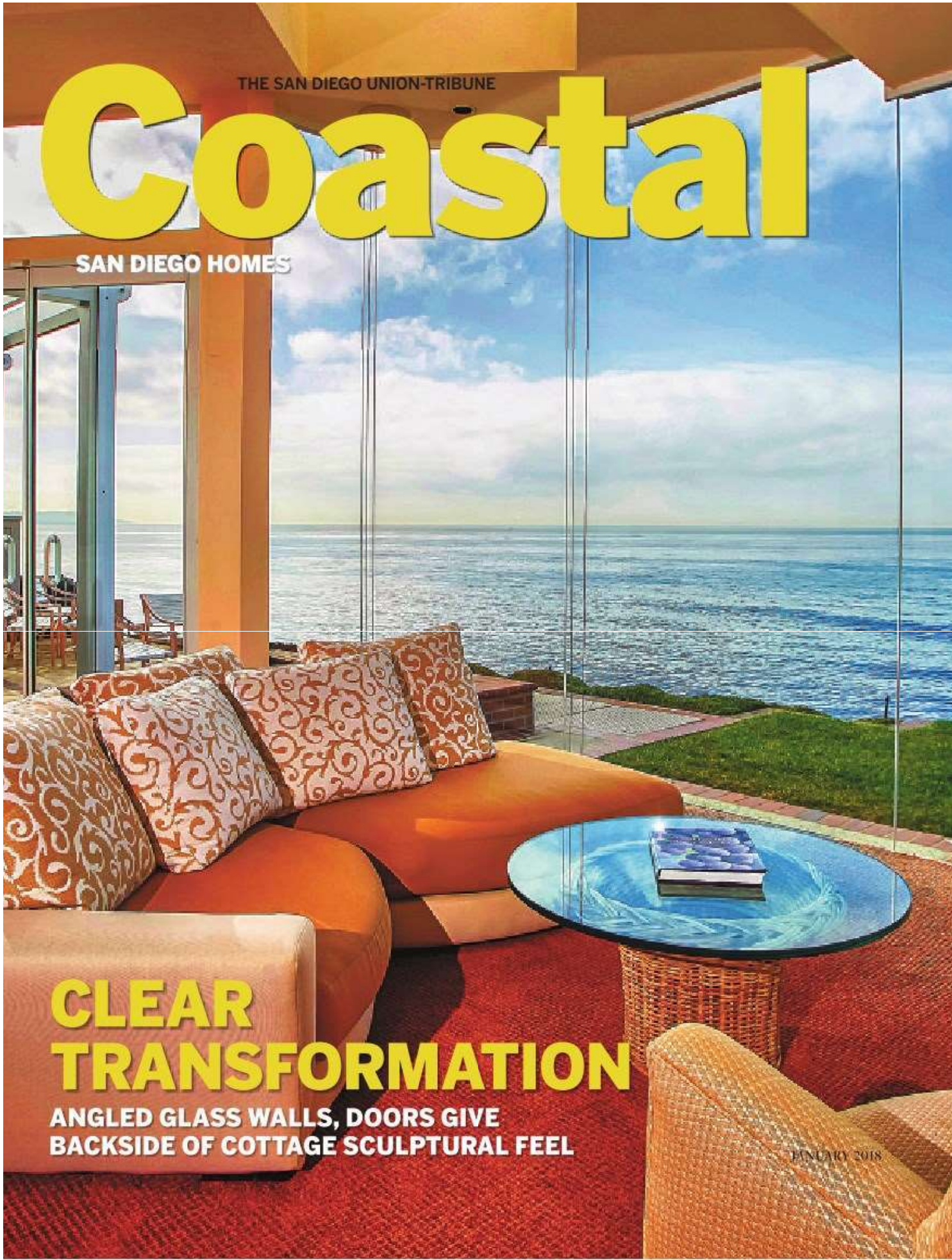


THE SAN DIEGO UNION-TRIBUNE

# Coastal

SAN DIEGO HOMES



## CLEAR TRANSFORMATION

ANGLED GLASS WALLS, DOORS GIVE BACKSIDE OF COTTAGE SCULPTURAL FEEL

JANUARY 2018





# LAYOUT UPDATE

## NEW CONFIGURATION REVITALIZES 1950S RANCH HOME

BY MARTINA SCHIMITSCHEK

When Laura Fleming and Doug Franke bought their 1950s ranch house in Solana Beach five years ago, they thought they were going to tear the whole thing down and start from scratch.

Over the years, additions to the original, two-bedroom, one-bathroom cottage left it with an awkward layout that didn't take advantage of the view. They rented it out and talked about building a 4,000-square-foot house on the lot, which slopes down toward a canyon and offers views all the way to La Jolla.

But in August 2014, they decided to move in "to make sure this is where we wanted to be," said Franke, a wireless technology professional. They built a pool and a pergola at the bottom of the property – a place

where their two daughters, now 12 and 15, could hang out with friends.

"There was nothing back there except ice plants. We wanted an east meets west feel," said Fleming, program officer for the Coastal Community Foundation.

Then, she said, "We just kind of had a change of heart. We wanted to keep the '50s feel to a certain extent." They decided they didn't need a 4,000-square-foot house and asked builder Jim Dyjak to look at their floor plan.

"Jim came over and within the first 15 minutes made some good suggestions," Franke said.

In the end, only 600 square feet were added to the 3,000-square-foot house, which has four bedrooms, four full bathrooms and two half-bathrooms. The key to the project, which be-



GAIL OWENS PHOTOS

Accordion-style glass doors create an open flow between the kitchen, deck and living room. The new kitchen is the heart of the home. "The color of the island took some time," interior designer Megan Siason said. "We did things in layers."





GAIL OWENS

The original entry hallway was “narrow and claustrophobic” said builder Jim Dyjak. A new entry tower added clerestory windows to bring natural light into the space, which is now a comfortable lounging spot for Decker, the family dog.

gan March 2016, was reconfiguring the home’s rooms. The additional square footage went to a new master suite, which was added on the garage side of the home.

“We basically blew out the interior. We wanted it to be more contemporary and comfortable,” Franke said.

With the new floor plan, two add-on bedrooms that had the best view in the house were replaced with the living room. The old living room at the front of the home, facing the street, was turned into a homework area and the adjoining dining room a guest suite. Space was made for a new dining area by eliminating the hallway to the add-on bedrooms.

The team, which included Dyjak, interior designer Megan Sia-


son and designer John Davies as a consultant, opened up the small kitchen, which had a dropped ceiling and two posts blocking the view, and added a large island.


“The kitchen is the heartbeat of the house,” Fleming said. “We wanted an open space so people could hang out.”


“And we wanted as big an island as we could get,” Franke added. The new island, which is 5-by-11-feet and includes the sink and the dishwasher, is topped with a solid piece of quartzite.

A family photograph taken at sunset provided the color inspiration for the home, Siason said. “We wanted to achieve that coastal vibe – subtle blues with bits and pieces of iridescence,”


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GAIL OWENS PHOTOS

The backyard, done by Island Construction, was completed in 2015 before the start of the remodel since getting equipment in to build the pool was easier before the addition of the master suite (at right).

## Solana Beach

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she said. That feel is captured in the glass tile of the kitchen backsplash and continues with the neutral sand-toned walls and a pop of vibrant blue-gray color on the island.

To create continuity, glass tiles, all from Oceanside Glass & Tile, are also used on the walls and in the showers in the home's bathrooms. Acacia planks, used for all the floors except in the bathrooms, also unite the space. "It is such a gorgeous plank; it just flows throughout harmoniously," Siason said. "And it one of the more durable surfaces."

In front of the kitchen, La Cantina glass doors fold open to a large deck that overlooks the pool area. "It's one of our favorite spots," Fleming said. "It's so inside-outside. And it's great for parties."

The deck was extended in front of the living area, a comfortable space with a fireplace faced with Indonesian marble as the focal point. "We wanted something that didn't detract from the view," Siason said of the material, which has subtle



Two add-on bedrooms were combined to create the living room, because the space has the best views in the house. The fireplace in the center was designed to not detract from the view.

shades of grays and hints of sand tones.

The girls each got one of the original bedrooms and their own bathrooms. They picked their own color schemes - one blue and the other peach.

The new master suite, on the opposite end of the house, is decorated with an Asian theme. "We went to Thailand for our honeymoon. A lot of stuff is from there," Fleming said.

The project, which was completed in October 2016, also included widening the "claustrophobic" entry hall and adding an entry tower to the exterior façade. "This house had no sense of entry," Dyjak said. To keep the ranch feel, the original brick in the front of the home was retained.

And because the home is on a slope, the space underneath the living room was turned into a bonus room perfect for slumber parties.

"We really got everything we wanted and only added the master bedroom," Fleming said.

Added Dyjak: "Why tear down a good house?"

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