

# NEW INSIDE AND OUT

## REMODEL RESULTS IN MODERN LOOK, OPEN FLOOR PLAN

BY MARTINA SCHIMITSCHEK

By the time the team at Jackson Design and Remodeling transformed a tired 1945 La Jolla beach cottage into a modern Craftsman-style home, everything visible, both inside and outside, was new.

While the general layout of the house stayed the same, architectural features, windows and a fireplace were added while interior walls were removed.

"The home was small and didn't have a lot of personality," said Todd Jackson, owner of Jackson Design and Remodeling, who worked on the home with residential designer Jerry Vera and interior designer Jen Pinto. The homeowner wishes to stay anonymous.

Jackson's goal was to add character, maximize the square footage and make the home energy efficient.



JACKSON DESIGN AND REMODELING

This 1940s La Jolla beach house was transformed into an elegant but informal home with classic Craftsman styling, which includes double-hung windows and crown molding.

Less than 500 square feet were added to the three-bedroom, two-bathroom home, which is now 1,742 square feet, but the open floor plan and added windows create a bright, roomy space. On the outside, a new Dutch gabled roof, a square entryway and stacked flagstone along the bottom of the home and on the new chimney give the house a Craftsman aesthetic.

Composite siding, chosen to withstand the ocean air, has the look of wood panels in a natural sand color. The new double-hung windows, trimmed in white, also invoke a Craftsman feel with their three-over-one paned design.

SEE LA JOLLA 10

## COASTAL SAN DIEGO HOMES



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Textures, grays help orient bachelor condo toward view.

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JACKSON DESIGN AND REMODELING PHOTOS

The new living room fireplace not only adds character to the interior but also helps heat the house. The appliance-grade furnace reduces the need for whole-house heating and is among the energy-efficient upgrades in the home.

## La Jolla

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“We wanted to keep it in line with the neighborhood. It’s very coastal,” Pinto said.

The custom, cherry-wood front door, inlaid with vertical frosted glass panes and flanked by side vertical windows, brings the Craftsman feel into the home. “We were lucky the door faces east,” Jackson said. “That allowed the opportunity to upgrade to natural wood.”

Inside, architectural details create a classic yet informal feel. Recessed ceilings in the living room and kitchen help define the spaces in the open floor plan, while white crown molding and wide-planked, whitewashed oak flooring, which has a rustic wax finish, unify the space.

The white crown molding is echoed in the fireplace mantle. The appliance-grade gas fireplace has a dual function, Jackson



An oval light fixture over the dining table adds a rounded element to the room, which has a lot of angular features.

said. It provides ambiance and a focal point in the living room, but it also heats up the living space, reducing the need for the whole-house heating system.

Other sustainable features include dense, energy-efficient insulation, solar panels, LED light-

ing throughout the home and reflective plywood on the roof. The plywood roof sheathing has aluminum foil on the top side to create a radiant barrier, thus reducing the temperature in the attic.

Insulation on the interior walls

includes sound insulation board between the living room and the bedrooms. The home originally had an attached granny flat at the back, which was integrated into the house and redesigned as the master suite. Tiled marble wainscoting and shower walls, which turn into a herringbone pattern at the top, create a dynamic texture in the space. The second bathroom, between the two guest bedrooms, incorporates white subway tiles for the wainscoting and the shower wall.

“The tiles are beveled,” Pinto said. “I tried to elevate it one step.” A marble inset in a lens-shaped pattern on the shower wall “looks like fish swimming,” she added.

The counters in both bathrooms are made of dark walnut wood topped with light marbled quartz, which was repeated from the kitchen island.

To create a roomy kitchen with a generous center island, the side and back walls were bumped out. “I wanted to give the island its own character,” Pinto said. The dark



wood sides and light matte-finished top contrast it with the white, maple-wood perimeter cabinets and the polished gray quartz countertops. Miele appliances and a stainless-steel farmhouse sink add modern touches.

"I was trying to keep it cottage-y but also make it contemporary," she said.

Colors throughout the home range among white, sand and gray with dashes of blue to keep it neutral with a beach-like feel.

Rounded light fixtures complement the angular geometric shapes throughout the home, including tiles, knobs and drawer pulls. A white oval textile chandelier with dangling glass crystals hangs over the dining table, and two chandeliers housed in chrome orbs are positioned over the island.

"The substantial island needed a focal point and some shimmer," Pinto said. "I also wanted to add a circular shape - round things up with the light fixtures."



JACKSON DESIGN AND REMODELING

"I wanted to give the island its own character," said interior designer Jen Pinto. The island's marbleized quartz top and dark walnut wood contrasts with the white cabinets and gray countertops around the perimeter. Stainless-steel appliances add a contemporary touch.

SEE LA JOLLA 12

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JACKSON DESIGN AND REMODELING PHOTOS

An attached granny flat was reincorporated into the home and turned into the master bedroom. Gray, white and sand colors along with natural wood create a unified look and calm feel throughout the home.

## La Jolla

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A utility area with a pantry and a laundry room were also part of the kitchen expansion. A door in the back leads to a deck and a snug backyard with a two-car garage. Because part of the driveway, which went past the side of the house to the garage, was needed to expand the kitchen, the garage opening was moved to the alley in back of the home.

A combination of drought-tolerant plants and lawn make up the landscaping around the property.

“We were thoughtful of water conservation,” Pinto said, “but it needed some grass to soften it up.”

That combination is part of the curb appeal Jackson wanted for the home.

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Marble tiles add texture to the master bathroom while keeping the neutral color scheme. Pinto again added rounded elements to the room with the hanging lights.