

# INSPIRED BY LOVE

## 1952 TRACT HOUSE REBORN AS MINIMALIST DREAM HOME TO AGE IN PLACE

BY CARON GOLDEN

Unless you were looking for it, you'd never guess from its contemporary, minimalist style that Yvonne and Jeff Brill's custom home in Point Loma is steeped in universal design. The original 1952 single-story, 1,500-square-foot tract home in the hills above the Pacific Ocean is gone, and its replacement has taken full advantage of the view with two stories and almost 3,600 square feet — all designed to allow the retired couple to age in place.

The remodeling project in the Sunset Cliffs neighborhood was essentially an endeavor of love by Yvonne for husband Jeff. A former interior designer, she brought her knowledge of how to turn a vision into reality — and her vision was the dream home Jeff had long wanted.

For years a successful attorney,

SEE **POINT LOMA • 12**



JACKSON DESIGN AND REMODELING

**Retired homeowners Yvonne and Jeff Brill hired Jackson Design and Remodeling to help create a plan that incorporates universal design throughout the contemporary home.**

## COASTAL SAN DIEGO HOMES & ESTATES



January 2020

### HONORING AN ORIGINAL

Coronado family lovingly reinvigorates well-preserved Cliff May ranch

By Samantha Bey

**PAGE 20**

### PLANTING JOY

Designer uses succulents to forge harmonious gardens — including her own

By Lillian Cox

**PAGE 26**

### Q&A: UPHOLSTERY TRENDS

New fabrics and fill give vintage pieces a whole new life

By Catherine Gaugh

**PAGE 30**

### HOME MATTERS

A monthly calendar of events, tours and classes for the homeowner

**PAGE 34**

### STAFF

#### EDITORIAL

Martha Lynch

**Contributing Editor**

Alma Cesena

**Photo Editor**

Samantha Bey, Lillian Cox

Catherine Gaugh, Caron Golden

**Contributing Writers**

Mark Maynard, Rose Wojnar

**Contributing Copy Editors**

Hayne Palmour IV

**Photographer**

Mark Opriska

**Designer**

Veronica Worrells

**Cover Design**

#### ADVERTISING

Brandon Crittenden

**Product Manager**

(619) 293-1504

The San Diego Union-Tribune, P.O. Box 120191,  
San Diego, CA 92112-0191 © 2019



JACKSON DESIGN AND REMODELING PHOTOS

The nearly 3,600-square-foot remodeled home in the Sunset Cliffs neighborhood is practical in design, yet strikingly stylish.

## Point Loma

CONTINUED FROM 6

ney, Jeff had suffered a head injury and then kidney failure. He has since recovered, but the stark reality of his physical challenges — and one of her own — brought home the necessity of taking into account features big and small that would enable them to enjoy the home as they grew older.

The Brills hired Jackson Design and Remodeling, working with architect John Kavan and senior interior designer and Certified Aging in Place Specialist Tatiana Machado-Rosas.

Collaborating with Yvonne, they created a blueprint for a home incorporating features of universal design — a concept that makes environments accessible to people with a wide range of abilities — yet kept the house stylish and inviting.

“I consider the style to be ‘transitional,’” Yvonne said.



**The master suite has a sitting area to enjoy ocean views, and a convenient kitchenette if the couple can’t go downstairs.**

“Contemporary but warm.”

With the original house largely torn down in February 2016, the footprint was expanded. To improve the streetscape, the garage was moved to the back of the property for an alley entrance that leads into the rear of the

house.

The garage and a gate form one side of an intimate, elegant patio with a fire pit that might be the only aspect that, with its two steps up to the outdoor dining table and the house, isn’t exactly in the mode of universal design. But

it is close enough for Yvonne and has become, in her words, her “sanctuary.”

The front exterior changed dramatically from its ranchlike predecessor and is a statement of contemporary minimalist design, featuring the low-maintenance materials of stucco, corrugated metal, glass and warm, elongated porcelain tile that looks like wooden planks. Together they form rectangular and linear shapes of interest. The main entrance has two steps up to the front door, and off to the right is a slightly sloped ramp in the same concrete material that also leads to the door. A covered patio next to the entrance and off the living room offers an ocean view.

Inside, several large windows and sliding doors fill the house with light. The color palette is a simple gray and white, which Yvonne loves and adapted from the couple’s previous home. But

SEE **POINT LOMA** • 14



JACKSON DESIGN AND REMODELING PHOTOS

The sleek, spacious kitchen is filled with storage, and ovens were installed at a height that enables Yvonne Brill to pull out hot items without having to bend down or reach up. Wood tones add warmth to the gray and white palette.

## Point Loma

CONTINUED FROM 12

to keep it from being too stark or cold, she selected European white oak flooring stained a grayish brown, along with pops of color in artwork as well as intriguing textures from pillows and area rugs.

Despite the square footage expansion, there aren't a lot of rooms, so each feels open and airy; there's ample space to navigate around furniture. On the main floor, Yvonne set up an intimate reading nook for Jeff by the front of the house in the living area, where he can also watch TV. Guests can sprawl nearby on the enormous white leather sectional sofa and enjoy a fire in the equally expansive fireplace or wander over to the kitchen on the other side of the long dining table. The kitchen is a particular joy to Yvonne, who loves to cook.

"It's filled with storage so



Architect John Kavan designed an open-tread staircase of wood and metal that opens near the dining area.

everything looks clean and sleek, but I can easily access what I need," she said.

She pointed to the three side-by-side Miele ovens across from what feels like an acre of an island. To ease accessibility for the

5-foot-3-inch Yvonne, she had them installed at a height that doesn't require her to reach down to check on or pull out a hot dish from the oven, or reach up to remove a hot dish from the microwave. Bamboo cabinets run

along all three walls of the kitchen, and there is a massive amount of storage in the island's white matte cabinetry. The island, which seats four, has a waterfall of gray quartz, chosen over granite for ease of maintenance. The starkness of the contrasting gray and white is broken up with a clever find from David Alan Collection, a shop in Solana Beach's Cedros Avenue design district.

"I went down to the basement and scavenged around and found this three-seat wood stool," she said of the elongated piece that rests atop the island. "I asked the owner to remove the metal legs, which didn't work for it at all. Then I took it home and rubbed it repeatedly with Old English oil."

Each small "seat" of acacia wood holds a small, dark-gray stonelike ceramic pot filled with young succulents. The tableau adds an earthiness to the kitchen and centers the massive island.

SEE POINT LOMA • 16

## SUNSET CLIFFS/POINT LOMA

**JUST LISTED!**



View the photo gallery: [1135Barcelona.com](http://1135Barcelona.com)

**1135 BARCELONA.** Enjoy panoramic ocean and white water coastal views from Mexico to Dana Point from this magnificent custom built Tuscan Inspired Architecture home. This 5,782 sq ft home has 5 Beds and 5.5 Baths and sits on an 11,700 sq ft corner lot. Master craftsmanship and extreme details are found throughout this home. Home also features 10 decks to enjoy your amazing views, a large yard with swimming pool & spa, and a 3-car garage. \$3,700,000

## LA PLAYA/POINT LOMA

**JUST LISTED!**



View the photo gallery: [634Rosecrans.com](http://634Rosecrans.com)

**LA PLAYA/POINT LOMA.** Rarely available, brand-new construction in La Playa! Gorgeous 4Br/4.5Ba home w/expansive views of the ocean, bay & city lights. Cutting edge modern architecture, high-end finishes & high ceilings. Seamless indoor-outdoor living on multiple levels. Master retreat w/21-foot Fleetwood slider, fireplace & spa-like bath. Gourmet kitchen w/superior appliances. In-ground spa w/views of the ocean. \$3,600,000.

## COMING SOON TO POINT LOMA

<b>1035 DEVONSHIRE DR</b> <i>Ocean View &amp; Swimming Pool</i>	<b>SUNSET CLIFFS</b> 4 Beds   4 Baths   3,570 Sq Ft
<b>735 CORDOVA ST</b> <i>Single Story with Ocean Views</i>	<b>SUNSET CLIFFS</b> 4 Beds   2 Baths
<b>1216 ALEXANDRIA DR</b> <i>Enormous Views</i>	<b>SUNSET CLIFFS</b> 4 Beds   3.5 Baths   4,749 Sq Ft



**Sal DeMaria** 619-813-6400

Coldwell Banker Residential Brokerage  
DRE #01788042  
[www.SalDeMaria.com](http://www.SalDeMaria.com) | [SalDeMaria@yahoo.com](mailto:SalDeMaria@yahoo.com)



JACKSON DESIGN AND REMODELING PHOTOS

**The upstairs master bathroom design, with a large doorless, curbless shower, anticipates future mobility needs.**

## Point Loma

CONTINUED FROM 14

Along with the open living space downstairs is a master bedroom with a bathroom that features a doorless, curbless shower and a large tub with ample room to sit on the edge. Doorways are wide, even into the closet. According to Yvonne, the master works as a guest room or a future bedroom for a caregiver. And a future homeowner could use it as a suite for older parents. Next to the bedroom is a spacious laundry room replete with storage. The side-by-side washing machine and dryer are topped by a removable black quartz counter

that creates a place for Yvonne to easily fold laundry.

The home has an open-tread, metallic and wood staircase to the second floor, and the Brills installed an elevator as well. To keep from having what Yvonne considers the eyesore of walking straight into the stairs from the front door, Kavan designed the staircase to open in between the dining area and the downstairs bedroom. In the gap under the stairs, Yvonne added another find from the Solana Beach gallery — an old 6-foot-tall tree trunk that she again rubbed with dark Old English oil.

"It's there but it still gives you all that sense of space," Jeff said.

SEE POINT LOMA • 18



**Ocean views are maximized in the light-filled yoga-exercise room upstairs, and the two outdoor terraces that flank it.**



**OFF MARKET OPPORTUNITY**

**OCEAN BEACH**  
**2019-23 Bacon Street**

Incredible opportunity!!!! Multifamily units positioned only two blocks from Ocean Beach! This 2125 sqft property includes three condominiums- a 3/1, 2/1, and 2/1. Great opportunity for long term hold, vacation rental, or live in one unit and rent the other two out as income units! Call Michael Panissidi with any questions. \$1,275,000

Mike Panissidi (619) 247-2114 DRE# 01969339



**LONG TERM OR VACATION RENTALS • OFF MARKET**

**PACIFIC BEACH**

**1311-1315 Pacific Beach Drive**

Location! Rare Oppty to own entire bldg - all 3 units! Updated Triplex offers bright open floor-plans, designer flooring, & chef's kitchens w/granite counters & SS appliances. Turn-key vacation rental w/condo plan & recorded CC&R's. Units incl. dual-masters w/spa-like baths, gar's, patios + exclusive-use roof decks w/Pano Views of Sail Bay & PB. \$3,195,000

Mike Panissidi (619) 247-2114 DRE# 01969339



**PENDING IN 10 DAYS**

**POINT LOMA**

**3955 Atascadero Drive**

Views of Sea World up to La Jolla from the Master Suite! With Mid-century curb appeal & original hardwood floors throughout the open floor-plan, this well laid out, 4BR/2BA home is ready for your personal touch. 6,500 sqft lot with custom hardscaped spaces - perfect for entertaining. 2-car garage off of the alley. \$975,000.

Mike Panissidi (619) 247-2114 DRE# 01969339



**GOLF COURSE VIEWS**

**DEL MAR MESA**  
**5868 Meadows Del Mar**

Only 2 lots in complex boast golf course views from front & back of home! With 5 BR + 2 opt. & 3 balconies, this home provides ample space for all your needs. Interior boasts living, entertainment, & dining rooms, & eat-in kitchen. Backyard oasis incl. entertainment space w/FP & sound system, separate BBQ palapa w/bar, fire pit, & pool w/hot tub, grotto, & slide. Offered at: \$2,695,000.

Joe Ghio (619) 261-3002

DRE# 01308806

GhioPanissidi.com

**Serving Buyers & Sellers Throughout San Diego County**

Joe Ghio (619) 261-3002 | Mike Panissidi (619) 247-2114  
Louann Ghio | Maureen McGrath | Carl Lemke  
Andrew Spathas | Nicole Panissidi

Broker Associate CAL BRE# 01308806

Realtor® CAL BRE# 01969339

**Point Loma**

CONTINUED FROM 16

Walk out of the elevator or from the stairs on the second floor and immediately in front of you is the couple's yoga-exercise room. A tall window reveals the ocean, and on either side are doors to the upstairs terraces. On one side of the workout space is a "man cave" that Yvonne created for Jeff. On the other is the couple's spacious master bedroom suite, complete with a small kitchenette that will allow them to make coffee or a light meal if they can't go downstairs.

The master suite also has a sitting area to enjoy the view, a fireplace across from the bed, a walk-in closet so large it could almost double as another bedroom and a spalike master bathroom with a large, open curbless shower.

The doors in the house are outfitted with 6-inch satin nickel rounded pulls instead of hard-to-grasp round doorknobs, and Yvonne and Machado-Rosas came up with a unique option for

any space, from rooms to closets, that required closing off: sliding doors that resemble shoji screens but are constructed of multiple panes of pebble glass framed by wood.

"I love this concept," said Yvonne. "They're easy to open and close, they don't take up as much space as a door, and they let light in."

The house took 16 months to design and build, finishing in February 2017. "We listened to Yvonne," said Machado-Rosas. "We talked about style, but also what they'd need if they were going to be able to stay in the house — walk-in showers, no tripping hazards, surfaces easy to clean. She wanted something sleek with warmth."

The couple got what they wanted. "I love our house," said Yvonne. "You don't want to do a lot of work as you age. You want it easy. I like peace and serenity, and I'm most at peace when everything is in order. This is just what I had in mind for us."

Caron Golden is a San Diego freelance writer and blogger.



**SOLD | Ocean front Del Mar | Was offered at \$18,750,000**

*Call today for your complimentary home market analysis!*

**Local Expertise, VIP Service, Extraordinary Results**

Luxury Homes - Ocean Front  
Beach Cottage - 2-4 Unit - Fixer Uppers - Lots

*Kathy Herington*

760.213.9198 | KathyHerington1@gmail.com

www.KathyHerington.com | DRE# 01816194



**Pacific Sotheby's**  
INTERNATIONAL REALTY

Sotheby's International Realty® is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned And Operated. DRE #01767484