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family style.

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AN EMPTY NEST OFTEN MEANS AN OPPORTUNITY TO DOWNSIZE, BUT ONE MANHATTAN BEACH COUPLE CHOSE TO TAKE A COMPLETELY DIFFERENT TACK. “We decided to build our dream house *after* the kids grew up,” says the wife. “They have a large and growing extended family,” explains interior designer Chris Barrett of her clients, “and they wanted to build a house that was more responsive to their needs right now.”

A new house, yes, but in the same much-loved spot where they had lived for 26 years. So the couple carefully deconstructed their shingled two-story home (donating any reusable materials to nonprofit groups) and incorporated the empty lot next door, which they previously used as a yard, to build a thoughtfully designed new structure. This “vertical village,” as architect Grant Kirkpatrick calls it, would expand to host visiting family and shrink back when the homeowners were alone.

INTERIOR DESIGN Chris Barrett, Chris Barrett Design

ARCHITECTURE Grant Kirkpatrick, KAA Design

HOME BUILDER Shawn Nelson, Nelson Daniels, Inc.

LANDSCAPE ARCHITECTURE Jerry Williams, KAA Design

BEDROOMS 5 | **BATHROOMS** 7



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A single expanse with a combined kitchen, dining and family room makes up the main floor. "It's really all one big giant great room," says Barrett. On the second level, the owners occupy a large master suite with a library and an office. The two areas are connected by a steel bridge, an element inspired by Japanese teahouse design. "The experience of walking across transitions you from a structured environment to one that's more relaxed," explains Kirkpatrick.

When family members come to call, they utilize the lower level of the house—which contains a gym, a game room and a guest suite—and the third floor, which holds a trio of suites. These were designed primarily for the children and grandchildren (six so far), but also consider the couple's own parents, who may one day take up permanent residence. "The home has the potential to comfortably house all four generations at once," says builder Shawn Nelson.

SERENITY WOW

In the master suite library, custom built-ins by Chris Barrett Design join the firm's custom couches and midcentury modern-influenced tables. The white shag rug is by Niba Rug Collections, and the floor lamp is by Axis Mundi.



DOUBLE HAPPINESS
A balcony over the great room allows the homeowners to peer out from their private space above. The seating, bookshelf and coffee tables are custom by interior designer Chris Barrett.



WHOLE GRAIN

The home's interiors palette reflects the shifting shades of sand. In the dining room, Gregorius | Pineo chairs flank a table of Barrett's design. The Kerry Joyce Madera rug is from Mansour Modern.



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The areas outside the L-shaped house, which hovers around a courtyard with a pool and an outdoor fireplace, read California contemporary with a layer of warmth. "We added flashes of green, like containers of fishhook plants and yucca, both for the view and to provide a little privacy," says Jerry Williams, a landscape architect formerly with KAA Design and now with EPT Design.

An indoor-outdoor experience was paramount, and throughout every space, natural light was maximized wherever possible with clerestory windows and sliding glass doors. In keeping with the homeowners' sustainability goals, windows are covered with scrims that filter light and reduce the need for air conditioning. Maximizing daylighting and limiting the need for electric lighting were also part of the homeowners' earth-friendly approach: The house is a paragon of green building, with 72 photovoltaic solar panels and geothermal heating that creates

OFF THE MENU

Contemporary meets homey in the kitchen, with sleek custom cabinetry and a custom table for informal dining, both from Chris Barrett Design. The antique lighting fixtures were found online at South of Market, and the dining side chairs are by Gregorius | Pineo.



GOLD METAL

Gray and gold accent a powder room with a glass mosaic backsplash and a marble countertop, both by Ann Sacks. The mirror is a find from Lucca Antiques. The pendant light is by Alison Berger Glassworks.

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more energy than it uses. "The house maintains a huge environmental agenda," says Kirkpatrick. "Yet, at its core, it lives quite simply: All the systems are zoned to operate just for the floors being used."

The systems may be futuristic, but the look is more subdued. "She wanted something that was Hamptons-traditional; the husband wanted something more modern," says Barrett. So, a palette of neutral colors interrupted by pops of raspberry evokes sandy shores, while rooms painted in dreamy hues of blue and green recall the ocean at different times of day.





GUEST SWEET

Barrett took a more romantic approach in this guest bedroom, thanks to an Italian canopy bed from Anthropologie. The bedside table is from Baker; the lamps are from Williams-Sonoma. The area rug, made of natural hemp, comes from Decorative Carpets.



MURKY WATER

The house was designed to blur the lines between indoors and out. Here, Restoration Hardware lounge chairs surround a fireplace in an outdoor conversation area that lies between the formal dining room and the pool. The coffee table was found at Inner Gardens.



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To fill the rooms, the couple—who kept almost nothing from their old house—gave Barrett and her project manager, Jenika Kurtz, the green light to scour both coasts for a mixture of retro, vintage and new furnishings ranging from Anthropologie to antiques. “Our biggest challenge was integrating a patinated feeling that would give the rooms warmth, yet still keep everything fresh and chic,” says the designer.

And that chicness will age gracefully along with the house. The one word bandied about the most during the project: timeless. Indeed, it is the clients’ hope that their children, as well as their grandchildren, will someday live here themselves. “They want this house to stay in their family,” says Nelson. “Forever.” **L**

PRIVATE COMPANY

In a guest sitting room, a cabinet and tables by Chris Barrett Design converse with a Mindora sofa by Kerry Joyce, a pair of armchairs by A. Rudin, and a Moroccan leather pouf by Serena & Lily. The table lamp is by Gibson.