



NEIGHBORHOOD WATCH

WRITTEN BY **CHELSEA GREENWOOD**
 PHOTOGRAPHY BY **JERI KOEGEL**

THE PROCESS OF BUILDING A NEW HOME RUNS MUCH MORE SMOOTHLY WHEN YOUR ARCHITECT LIVES RIGHT DOWN THE STREET. When Mark Scheurer, of Scheurer Architects in Newport Beach, was brought on board to build a modern coastal home for a family of four, he already had a high level of comfort with the neighborhood; he lives there with his own family. Plus, the fact that Scheurer had worked with the husband—a former developer—and his father in the past made the architect an altogether perfect choice for the project.

Considering the tall order the clients wanted him to fill, Scheurer's familiarity definitely came in handy. The relatively small site is just a stone's throw from Newport Bay, so the homeowners wanted to maximize views while still maintaining privacy from the street and closely neighboring homes. They envisioned a two-story structure with coastal influences—but nothing too rustic—that would allow for an indoor-outdoor lifestyle, and private suites for their two daughters, complete with a walk-in closet, a full bath and a study area for each.

INTERIOR DESIGN Courtney Lawrence-Ziething, ASID, CC and Company Designs
ARCHITECTURE Mark Scheurer, AIA, Scheurer Architects
HOME BUILDER Andy Ziething, Andy Ziething General Contractor
BEDROOMS 4 BATHROOMS 5 SQUARE FEET 4,424





BLUE PERIOD

A Fauve Venetian glass chandelier from Plug Lighting in Los Angeles presides over the dining room's custom mahogany table and chairs, designed by Courtney Lawrence-Ziething. The exotic mahogany wall panels were created by Jim Ziething, of Ziething Cabinets in Costa Mesa. Stevens Custom Drapery in Anaheim fashioned the drapes using Bergamo fabrics from Donghia in LA. The Circa vases were found at Phyllis Morris, also in LA.

PHOTOGRAPH BY GREGG SÉLTZER



PASSING THROUGH

An upstairs hallway features a trio of custom fixtures from Lantern Masters in Westlake Village, as well as a family heirloom table from India. The Brazilian cherry floors are from Pegasus Custom Hardwood in Costa Mesa; most of the mahogany woodwork throughout, including the baseboards, doors and windows, is by Stoval Co. in Costa Mesa.

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"Nobody expected we could pull something off of this size and still have it maintain a good scale and work out so well," says the architect, who worked alongside builder Andy Ziething, of Andy Ziething General Contractor in Huntington Beach. Scheurer's solution was to design a C-shaped home oriented around a south-facing courtyard. "That maximizes the number of rooms that can face toward the sunlight or toward that courtyard, so you'll see that most of the public rooms look inward instead of opening outward toward the other houses," Scheurer says. "So there's not really a privacy issue."

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In fact, he says, his favorite part of the home is the experience of walking through its front door, where one's line of sight continues through the living room, past the courtyard and to the guest suite beyond. "There's a great moment there where the house feels a lot bigger than it actually is, and that's a result of achieving those view lines," Scheurer says.

Interior designer Courtney Lawrence-Ziething, of CC and Company Designs in Newport Beach, stepped in to extend the exterior materials palette of exotic woods and stacked Texas shell stone to the interior, creating a seamless transition and the illusion of even more space.

The palette was chosen in direct response to the clients' love of tropical locales (they are well-traveled and have family history in both India and Australia) and includes rich woods like mahogany, Macassar ebony wood, zebrawood and Brazilian cherry. Then, because the homeowners used to live in Los Angeles and also embrace the glamorous aesthetic of Old Hollywood, Lawrence-Ziething incorporated opulent, reflective materials like velvet, antique mirrors and crystal. "That reflectiveness is also complementary to a lot of the natural matte materials in the house," she says. "The juxtaposition creates excitement."

The designer especially enjoys how that combination played out in the master bedroom, where mahogany ceiling beams and French doors play off of upholstered custom pieces in a tone-on-tone color scheme of winter white and cream. A silk satin-upholstered wall adds visual interest while serving to insulate the room. "It quieted the space by about 100 percent," Lawrence-Ziething says.



EARTH, WIND & FIRE

Custom barstools made by Burger Upholstery in Costa Mesa pull up to a custom cedar-honed marble-topped island in the kitchen, where Jim Ziething's Macassar ebony wood hood serves as a focal point. Viking and Sub-Zero appliances from RenWes Sales in Lake Forest match the custom cabinets in stainless steel and mahogany; the hand-blown glass pendants were custom-made by Lantern Masters.



CHAMPAGNE WISHES

Two custom chairs and an ottoman—covered in Manuel Canovas and Cowtan & Tout fabrics, respectively—face the master bedroom fireplace, while two Tufenkian rugs run underfoot. Plush drapes in Pollack and Nancy Corzine textiles were fabricated by Stevens Custom Drapery. A Nancy Corzine silk satin graces the dramatic upholstered wall behind the custom bed; the Jim Thompson fabric used for the bedding is from Kneeder-Fauchère in West Hollywood. The nightstands are custom by Campbell Glass, and the lamps were found at Holly Hunt, both in LA.

STYLE SELECTION

Named for the iconic Elizabeth Taylor, Barclay Butera's eye-catching ottoman recalls the glamour and style of Hollywood's golden age with its plush velvet fabric and tufted details. *Elizabeth Ottoman, \$2,502, barclaybutera.com*



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The majority of the home's furnishings—with the exception of a handful of antiques and family heirlooms—was designed by Lawrence-Ziething and custom-made by her husband, Jim Ziething, owner of Ziething Cabinets in Costa Mesa (Jim and builder Andy are brothers). His detailed handiwork is evident in elements like the dining room's wood wall, in book-matched and butt-matched serra jarrah crotch mahogany, as well as furniture and storage that serve to minimize clutter while maintaining a high level of artistry.

Indeed, it's that subtle balance between form and function, natural and man-made, tropical and refined that makes this home difficult to define—but impossible to resist, says Scheurer. "I call it California beach hybrid. It doesn't look old, and it doesn't look too contemporary. It's a warm house that can last and stand the test of time." **L**

