

THE SAN DIEGO UNION-TRIBUNE

Coastal

SAN DIEGO HOMES



BEYOND EXPECTATIONS

NATURAL TERRAIN CREATED TO BLEND WITH RANCHO SANTA FE HOME

SATURDAY, DECEMBER 18, 2010

A FRIENDLIER VIEW

LARGE PORCH BECOMES HUB OF TRANSFORMED CORONADO HOME

MARTINA SCHIMITSCHK
SPECIAL TO THE U-T

Having a front porch is important in Coronado. It's where people gather in the evening, visiting with friends and neighbors.

So when Tucson, Ariz., residents Gary and Tandy Kippur bought their second home in Coronado in 2008, they needed to make some major changes. The front of the house was blocked off to the street. Their 1935 home had a side entrance, and bedrooms faced the street on both the first and second floor. The kitchen, dining room and living room were in the back of the house.

But even then, they knew they had found the right spot.

"It was a great location. The poor thing was lonely and dark, but it just had good bones. It felt good," said Tandy Kippur of their home when they saw it just after it was put on the market.

The couple, who owns Tucson Iron & Metal, didn't want to tear down the house, so they hired Coronado architect Christian Rice to open up the living space.

"We wanted to do something beach cottage style," Kippur said. "We knew we wanted something with a big front porch that faced the street, because it was such as beautiful neighborhood."

Rice transformed the 2,700-square-foot house, which he called "just blah," into a Craftsman-style bungalow, adding 600 square feet



The 300-square-foot front porch has become the hub of Gary and Tandy Kippur's Coronado home. The porch was added by architect Christian Rice, opening the house to the street. K.C. ALFRED • U-T photos

SEE CORONADO • 6

SATURDAY, DECEMBER 18, 2010 • THE SAN DIEGO UNION-TRIBUNE

COASTAL SAN DIEGO HOMES

COASTAL SAN DIEGO HOMES



OVERSHADOWED

Gill now claims spotlight, but one-time partner, Hebbard, was distinguished architect.

PAGE 10

ARTIST SANCTUARY

Majestic tree (left) was the draw for owners to live and grow in Point Loma home.

PAGE 16

PERFECT FIT

Rancho Santa Fe home custom made for terrain and couple's needs.

PAGE 20

STAFF

EDITORIAL

Martina Schimitschek
Contributing Editor
Gerald McClard
Photo Editor

Sophy Chaffee
Ann Jarmusch
Martina Schimitschek
Contributing Writers
Rachel Moore
Contributing Copy Editor

Michelle Carlin
Contributing Designer
K.C. Alfred
Eduardo Contreras
Photographers

ADVERTISING

Carla Royter
Classified Sales Manager
(619) 293-1478



ON THE COVER

Photo by
Roland Bishop

The San Diego Union-Tribune, P.O. Box 120191, San Diego, CA 92112-0191 © 2010



Traditional Craftsman touches, such as the natural stone fireplace and the dark wood cabinets, add warmth to the living room, while the new floor plan, which opens the house from front to back, creates easy access to indoor and outdoor spaces. K.C. ALFRED • U-T photos

Coronado

CONTINUED FROM 4

to the interior and a 300-square-foot front porch. Blue siding and white trim gives it a seaside feel. The siding, which looks like cedar shingles, is made from a fiber and cement material called HardiShingle.

The roomy porch, with a dark cedar floor and laid-back wicker furnishings, has become the hub of the home. Heaters built into the ceiling make it useable year-round.

Rice said his goal was to make the home comfortable and to have it open from front to back.

He achieved that by tearing out the downstairs bedrooms and bathrooms and creating an open living space, which includes a living room, dining area and kitchen, that flows from the front porch all the way to the backyard. Large pocket doors open the living room to the porch.

Inside, traditional Craftsman touches were added for warmth and to help blend with the original home. The three upstairs bedrooms and the staircase were left unchanged. A private deck over the porch was added to the guest room, which was once the master bedroom.

Downstairs, a new stone fireplace, flanked by dark wood built-in cabinets, anchors the living area. "The



Seaweed and sea grass were the inspiration for the colors of the glass, subway-tile backsplash in the kitchen. The same colors are also reflected in the granite.

SEE CORONADO • 8



The front porch welcomes visitors to stop by and visit, while the backyard provides private space to enjoy the outdoors. K.C. ALFRED • U-T photos

Coronado

CONTINUED FROM 6

premise was to bring it back to bungalow style," said Tucson interior designer Liz Ryan, who was in charge of the home's décor.

On the back wall of the living room, a custom-built bar with a zone-controlled refrigerator assures that properly chilled drinks are always close at hand.

White alder-wood beadboard cabinets give the kitchen a traditional feel. Glass tiles, the colors of seaweed and sea grass, create a vibrant backsplash. The same colors are reflected in the large slab of granite covering the breakfast bar and the counters.

To round out the beach theme, Ryan decorated the cabinetry with pewter knobs shaped in a variety of sea creatures and shells. Mermaid-shaped handles open a nearby closet.

The two bedrooms Rice removed from the front of the house were added in the back. A small bedroom off the hallway serves as a guest room, while a large add-on, which Rice described as a play room, was converted into the master bedroom. An open-beamed ceiling gives it an airy effect, and the gray walls add "a real peaceful feel," Ryan said.

The adjoining bathroom uses the same soothing color palette. Gray glass tiles trim the marble subway tile shower. "We used a lot of different textural elements but with a



Before the remodel, the Kippurs' 1935 home was closed off to the street. The entrance was at the side of the house. CHRISTIAN RICE

limited palette," Ryan said.

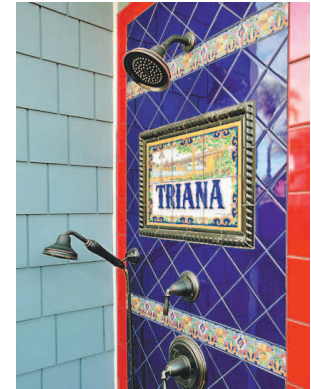
Colors range from the blue exterior to shades of blue, gray and green inside. Everything is tied together by an off-white trim to give it a crisp,

clean look for easy seaside living. (A small outdoor shower in the side yard helps keep the sand outside.)

Rice added more outdoor living space in the backyard with a fire pit under a large arbor. He put the lattice structure in the middle of the yard instead of attaching it to the house, so people "can be surrounded by greenery and aren't just looking out at it," he said.

Kippur said her many friends and family members who stay at the house always "say the design makes you feel warm and cozy." The sign above the kitchen sink sums up the spirit of the couple's home: "Good wine, good friends, good times."

Martina Schimitschek can be reached at utcoastal@gmail.com.



An outdoor shower, with a souvenir tile from Spain, is designed for beach living. The custom-built bar inside keeps properly chilled drinks close at hand.