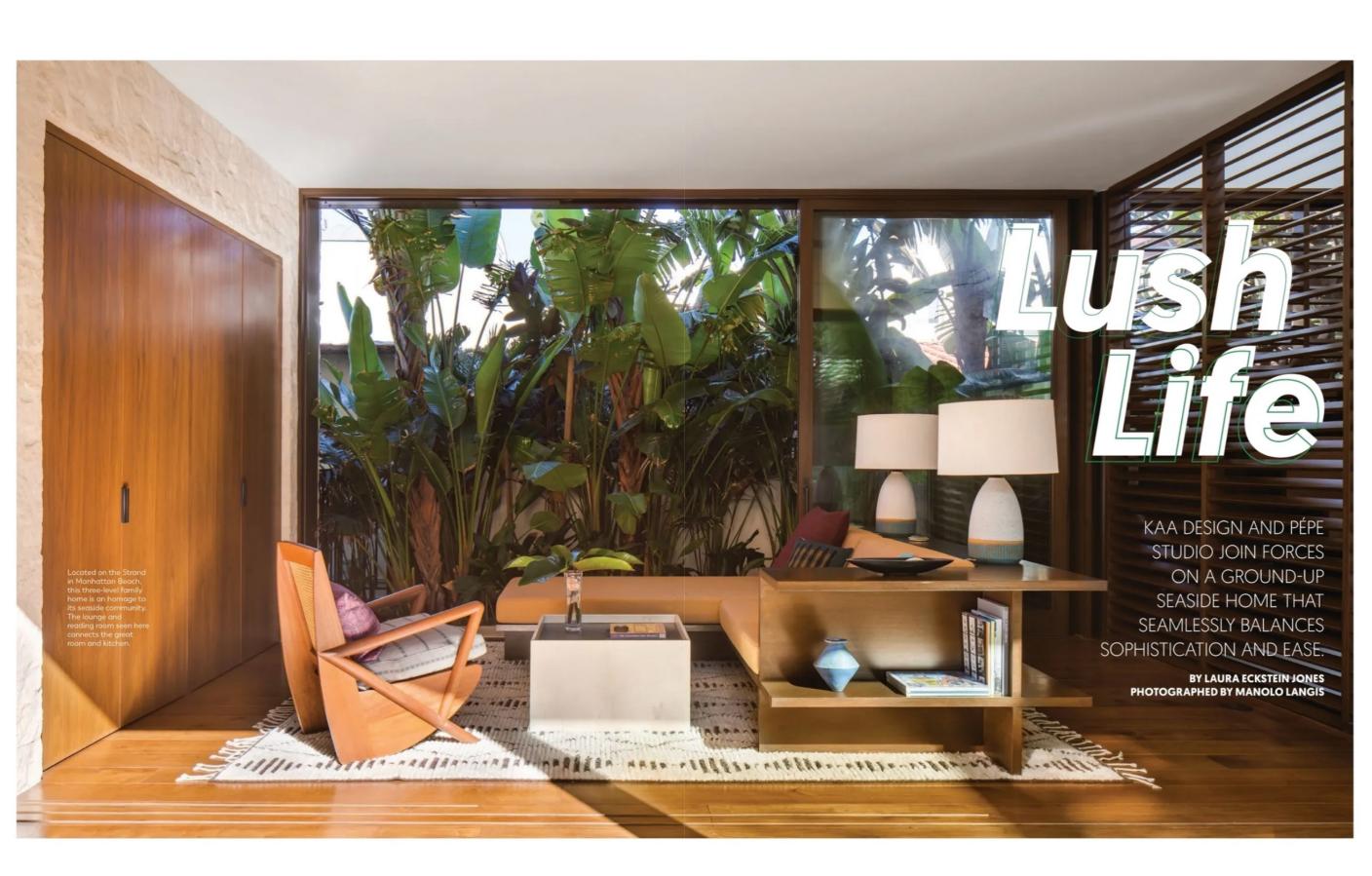
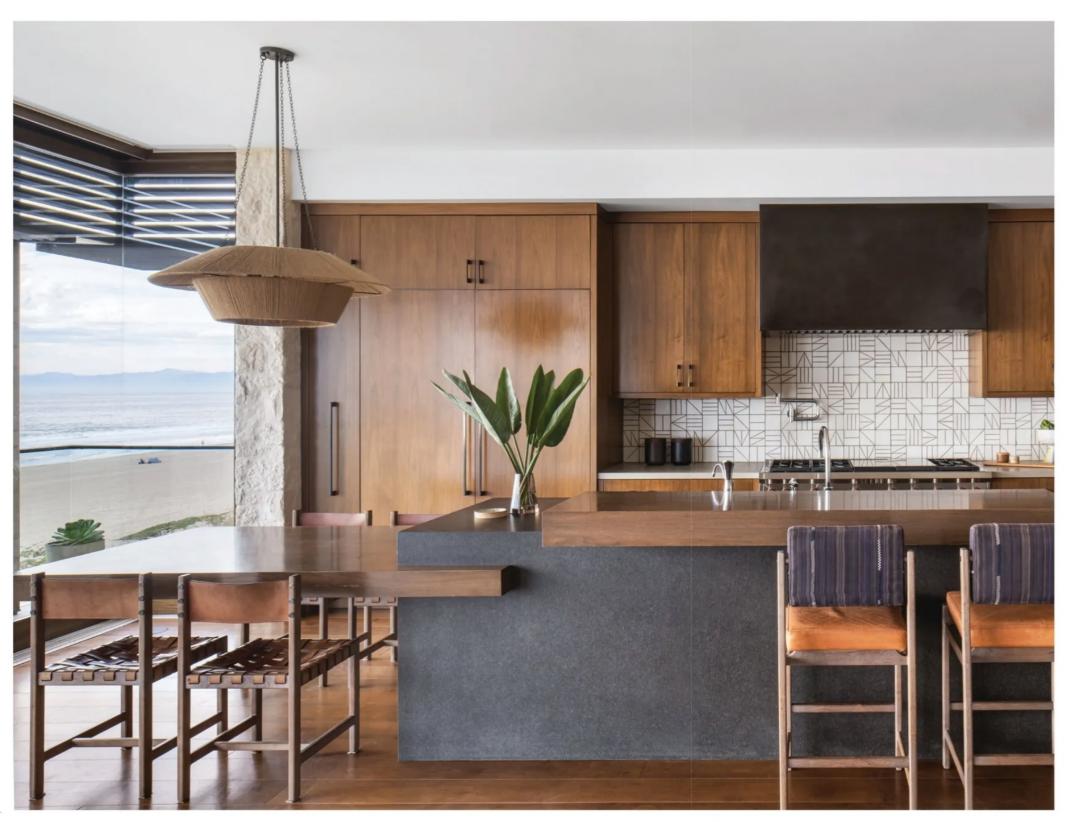
MODERNEUXU CALIFORNIA 10 CB

> INSPERING ABODIES IN MANUALTAN BEACH, THE PALITADES & BEYOND





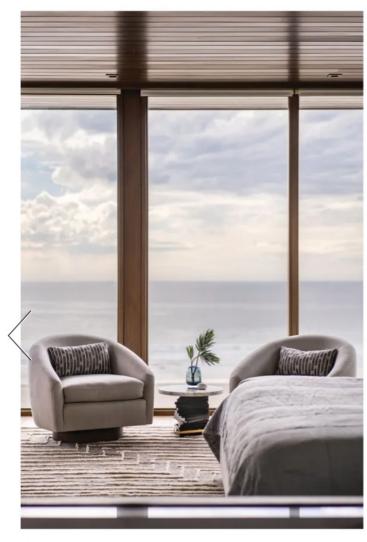


From left: The kitchen contains American walnut cabinetry adorned with hardware from Rocky Mountain Hardware, countertops crafted with basalt solidified from molten lava and wall tile from Exquisite Surfaces; a custom-bleached walnut plinth table and chairs by Pépe Studio center the dining room. The credenza is by Stan Bitters, the Natalie Page pendants were customized by Pépe Studio and the artwork is by Celia Gerard.



When KAA Design and Pépe Studio came up with a design plan for their clients' ground-up dream home on the Strand in Manhattan Beach, a few choice words led the way. Words and phrases like modern, tropical, escape, easy, durable, timeless and indoor-outdoor all played into the design plan for the project, which took nearly three years to complete. "Being a young family, the homeowners were looking to build something unique in their small community that's a reflection of who they are and everything they love," says Lynn Pépe, principal of Pépe Studio. "The interiors had to balance the sophistication of the architecture with the ultimate 'kickback' comfort you would expect from a family beach house. They wanted plenty of space for family activities and entertaining along with quiet, comfy spaces for individual downtime."

"[The homeowners were after] easy beach living and coastal amenities, panoramic views from indoors and outdoors, flexible entertainment areas—a home that promotes both the involvement in and appreciation of multiple sporting interests of the family," adds Grant C. Kirkpatrick, FAIA, partner in charge at KAA Design. "Since this was new construction, the main goal was to incorporate the family's young, vibrant and active lifestyle."



Featuring custom furniture by Pépe Studio atop a rug from Woven—plus stunning 180-degree-plus ocean views—the primary suite connects to a generously sized covered terrace with a fire pit and multiple seating areas. Opposite page: Glass railings were chosen to allow for unobstructed views of sand and surf.

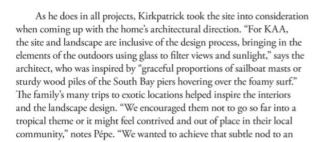
and modern." The plan—to create a tropical, modern escape—was brought to textures reminiscent of staying

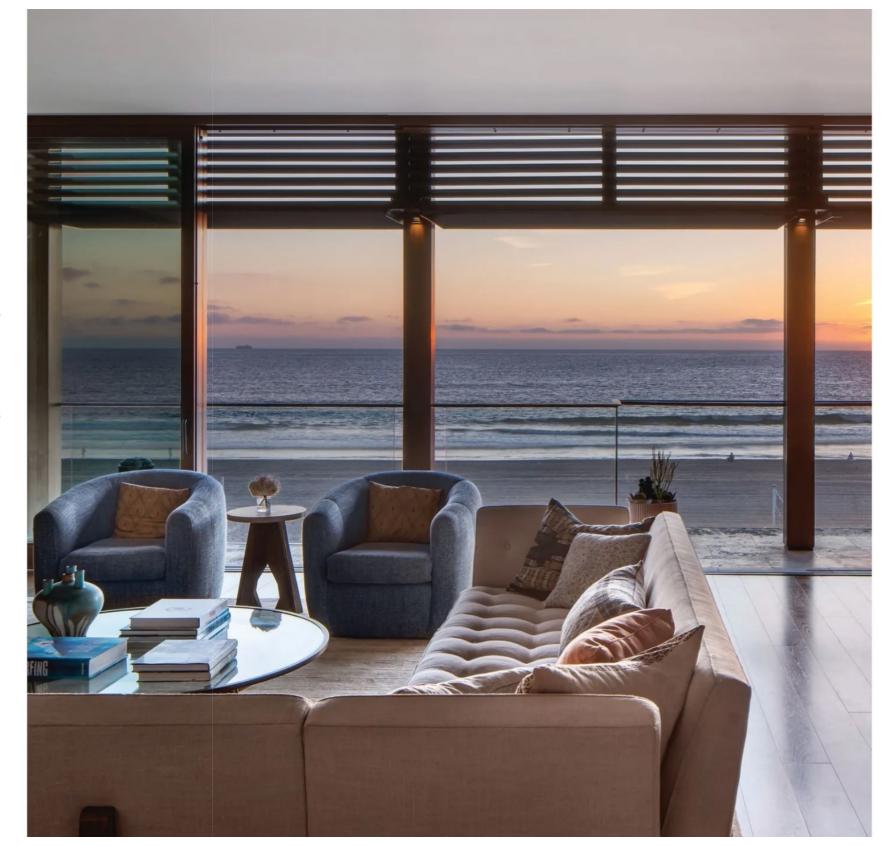
island getaway, but less was always more in order to keep it clean

life by incorporating "finishes and at a luxury villa or resort on the other side of the globe," says Pépe. "Everything throughout the home needed to be durable, organic and breathable for their family." To stay organized, built-in cabinetry and storage—with just enough space to display books, accessories and family photos-was integrated, while custom furniture needed to balance sophistication with comfort and durability. "Not too casual, not too formal was always the plan," says Pépe.

Architecturally, openness to the outdoors while maintaining privacy was one key goal, along with sticking to the architectural vision: simplicity, authenticity and craft. "The driftwood-inspired palette of materials responds to the seaside neighborhood," says Kirkpatrick. "Stained wood, crisp troweled plaster, both rugged and smooth stone, steel and large expanses of glass are the canvas, while beach-chic appointments both inside and out promote the feeling of an unpretentious oasis."

Some of Pépe's favorite areas include the primary bedroom. "[It] has such a lovely, serene quality





to it," she says. "Located on the upper level of the home, it feels as though you're just floating above the sand—it takes my breath away every time I walk through it."

She incorporated a pair of Milo Baughman-inspired swivel chair into the suite, and an asymmetrical rug by Woven. "[The swivel chairs] allow them to enjoy morning coffee watching the surf or view the spectacular evening sunsets."

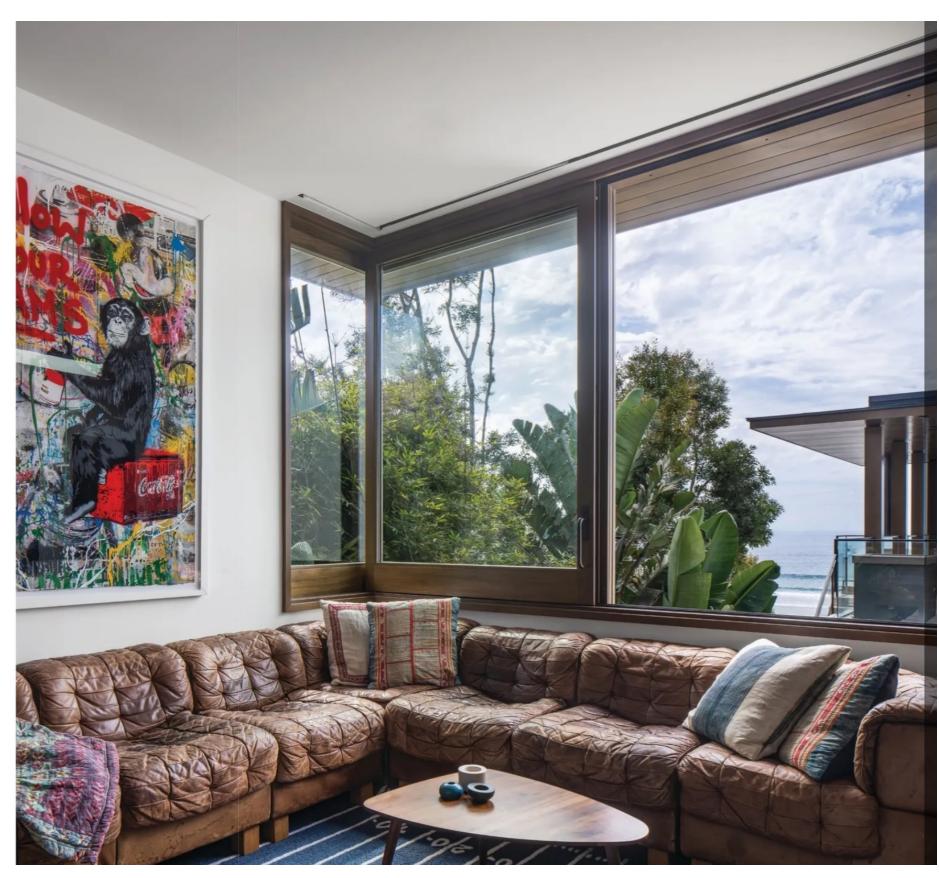
The great room—which

The great room—which encompasses the living and dining rooms—is another standout spot. Featuring a custom vintage-inspired sectional by Pépe Studio and a glass and brass coffee table by Blackman Cruz, the living





From top: A stunning view through the great room and kitchen is framed by wood louvers that filter light throughout the day; the movie theater is the kids' favorite room in the home. It's become a go-to for play dates and sleepovers. Opposite page: The top-floor private family room—adjacent to the kids' bedrooms—boasts ocean views and overlooks the courtyard and pool below.



room flows into the dining area. "We had an assortment of Natalie Page pendants made into a custom chandelier that hangs over the dining table," says Pépe. "And we designed a whitewashed plinth-style dining table along with Jeanneret-inspired dining armchairs covered in a beachy Rogers & Goffigon stripe. My favorite piece is the Stan Bitters floating credenza," she adds. "It's a rare opportunity to procure one of those treasures."

The kitchen is also worthy of a shout-out. "The stone island is made of basalt, a stain-forgiving lave stone," says Pépe, "...and the island was engineered to hold a floating bar-height countertop and kitchen table for the kids." Pépe also notes that nontoxic, organic products and finishes were used throughout. "It was an opportunity to broaden my understanding of these materials and where to source them," she says. "I continue to promote and use these essential, sustainable resources on all our projects."

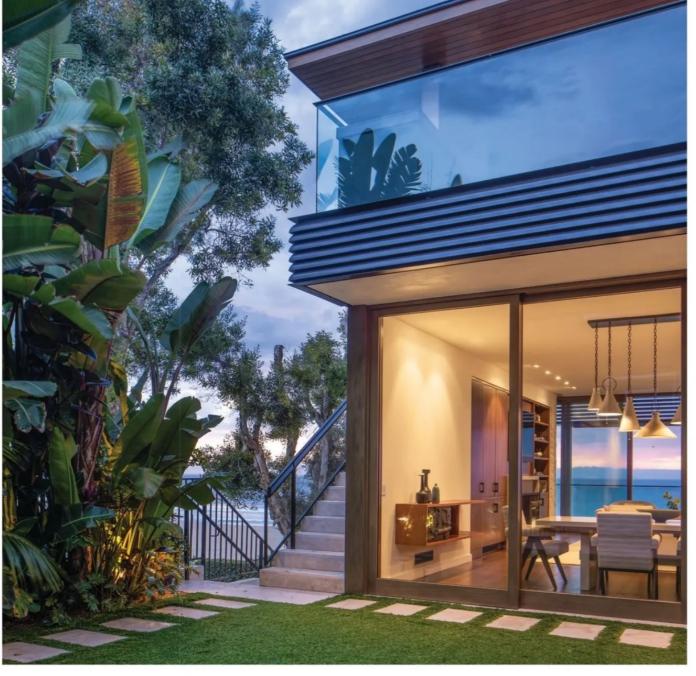
Kirkpatrick names several architectural highlights, including "the view from the central courtyard looking west through the great room and out to the Pacific Ocean beyond" and a view-packed covered terrace with a fire pit and multiple seating areas off the primary suite. "An oculus frames blue skies and brings everchanging light into the secondstory terrace," he adds, noting that glass railings were chosen to allow for unobstructed views of the sea.

"Dress it up or dress it down, this residence is both refined and effortless," says Kirkpatrick. "[It is] perfect for a young family who wants to enjoy all that Southern California has to offer."



From top: A view from the entry gate looks out toward the central courtyard, great room and the Pacific; a plunge pool in the lushly planted central courtyard has a hydraulic floor and can double as a dance floor for entertaining or for basketball. Opposite page: Simplicity, authenticity and craft played a huge part in the vision for this seaside home that overlooks the Santa Monica Boy and the California coastline.





Single-family home

#### LOCATION

Manhattan Beach

### ARCHITECTURE

Grant C. Kirkpatrick, FAIA, and Todd Paollilo, KAA Design kaadesigngroup.com

### INTERIOR DESIGN

Lynn Pépe, Pépe Studio lynnpepe.com

## RESOURCES

### **BLACKMAN CRUZ**

Living room coffee table blackmancruz.com

#### DEDON

Patio furniture dedon.de

### **EXQUISITE SURFACES**

Kitchen wall tile, primary bathroom flooring, pool tile xsurfaces.com

### **FARROW & BALL**

Wimbourne White paint throughout farrow-ball.com

#### MIELE Kitchen appliances

mieleusa.com NATALIE PAGE

Dining room lighting nataliepage.com

## PÉPE STUDIO

Custom furniture throughout lynnpepe.com

# **ROCKY MOUNTAIN HARDWARE**

Kitchen hardware rockymountainhardware.com

## ROSEMARY HALLGARTEN

Living room rug rosemaryhallgarten.com

## SOCIETY LIMONTA

Primary bedroom bedding societylimonta.com

## WATERWORKS

Primary bathroom hardware. shower tile and rugs waterworks.com

## WOVEN

Primary bedroom rug woven.is

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