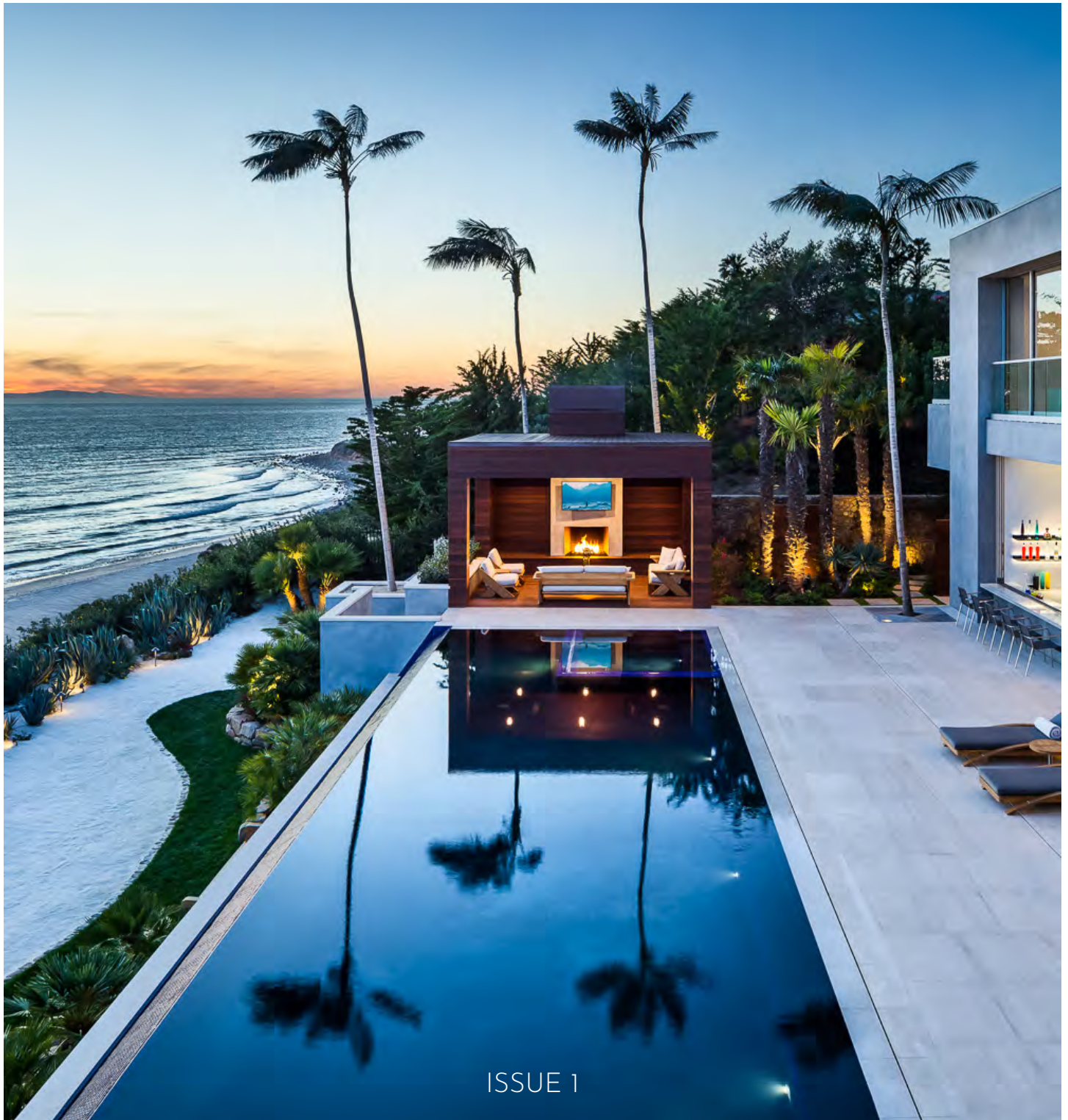


OCEAN MODERN

Architecture | Interiors | Coastal Living



ISSUE 1

WORKSHOP/APD

ARCHITECTURE | INTERIOR DESIGN

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NEW YORK | NANTUCKET | GREENWICH | PALM BEACH





Great design has the ability to inspire and transform the way we think, feel, and experience the world. While I have always been passionate about beautiful homes, modern and contemporary design did not appeal to me in my younger years. It wasn't until I was challenged to see this type of architecture through a different lens that my interest and affection grew.



Several years ago, I came across a brilliant documentary entitled *Visual Acoustics* that tracks the great architectural photographer, Julius Shulman. Much of the documentary was him revisiting famous modern and contemporary works he had captured on film during his career. Shulman expressed how the primary point of modern design was to draw out the surrounding elements of nature and to isolate the focal points of the work. What once seemed like empty—sometimes cold—construction began to present itself as life-giving sophistication with the uncanny ability to illuminate the essence of life.

Over the last year and a half, change has been something we've all had to embrace. In March of 2020, I was furloughed from my role at Marriott International due to the pandemic's massive impact on travel. In the midst of this period of adversity, I found myself with time to truly reflect on what matters most. I spent several days going through my personal journals reviewing ideas and visions that I had recorded over the years. One vision that stood out from the rest was what you are now encountering in *Ocean Modern* magazine and website.

The ocean has always, to me, evoked a deep tranquility and exuded a sense of optimism for what is possible when everyday life can feel stifling. It is by the sea, overlooking expansive teal waters, where I have retreated time and time again for inspiration and a sort of renewal-of-mind. *Ocean Modern* Home is a lifestyle brand and publication that seeks to inspire others by showcasing some of the best in modern and contemporary designs located throughout various coastal areas. The combination of streamlined architecture and dramatic coastlines produce the kind of art that has the power to uplift spirits and provide vision for what else could be possible in the world. I hope it does the same for you.

Many people have been a part of bringing this vision to life and I am forever grateful for their passion, hard work, and support as I've stepped out upon the water.

John Lamkin
President

ISSUE 1

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Serene Living





Situated on a private beach in Malibu and offering stunning, expansive views of the ocean, the Marisol 4 modern estate embodies the indoor/outdoor approach to design. Designed by renowned architect Doug Burdge, and exemplifying his signature style, this resort-like home won the 2016 Golden Nugget Award for Custom Homes.

In Marisol 4, Burdge and Associates Architects have mastered the art of indoor/outdoor living, creating a home that allows you to seamlessly move between the two. Jennifer Hoppel, the President of Burdge and Associate Architects, says they carefully try to balance the beauty of oceanfront property landscape, complimenting rather than overshadowing the views through design. “We try to balance the floor plans, where are the best views, where is the light going to come in, but then also how does someone want to live within the house,” she says.

The exterior offers an elegant mix of materials, visually offsetting the different design elements without overshadowing the landscape. The interior features soaring ceilings, seven bedrooms, nine bathrooms, a central fireplace, two book-end wine cellars, a home theater, an elevator, and is fully furnished with custom-designed furniture. The primary suite has expansive views, separate bathrooms and closets, an outdoor deck, private gym, and even a small outdoor putting green. The use of color and materiality of the home further reflects the blurring of indoor and outdoor spaces, as the neutral color palette not only has a coastal aesthetic, but also does not compete with the beautiful landscape.

Building off of the colors of the view, the interior design emphasis plays on texture. The few pops of color that are present help to draw your eye to areas that might otherwise have been overlooked, like a bright red painting along a hallway catching your attention through large windows on the second floor when viewed from the entryway. Speaking of the entryway, Hoppel

says it is her favorite part of the home, “You’re really walking through a very lush landscape of palm trees, all sorts of plants and a landscape palette that feels very enclosed and different, and then you walk through this amazing pivot door and are instantly greeted with this expansive view.”

As you can see, the entire design thoughtfully incorporates the landscape, as this home not only has terrific views of the ocean, but also the gorgeous, rugged terrain of mountains. Striking this balance is a careful dance, as Hoppel says, “We don’t need to open up every wall, sometimes a hidden pocket view that’s great can be just as intriguing and beautiful and stunning when it’s a surprise and it’s a perfect square fixed window at the end of a hallway that frames a beautiful bluff side view or whatever that might be.”

This careful attention to detail also extends to all of the outdoor spaces, as this was clearly designed as a home for entertaining. Pocketing doors reveal a limestone terrace, with a 67 foot infinity pool flanked by cabanas and an indoor/outdoor bar, all overlooking the Pacific Ocean.

The outdoor space allows you to enjoy the wonderful view, while still offering some comforts. The dueling cabanas both have recessed heaters to provide warmth on cool nights, one of which has a cozy seating area situated around a fireplace, while the other serves as a dining area that feels like an extension of the main house. The outdoor spaces not only showcase the magnificence view, they also open up to a landscaped 4,000 square foot private beach.

Text

Megan Shepherd

Images

Courtesy of Burdge and Associates Architects

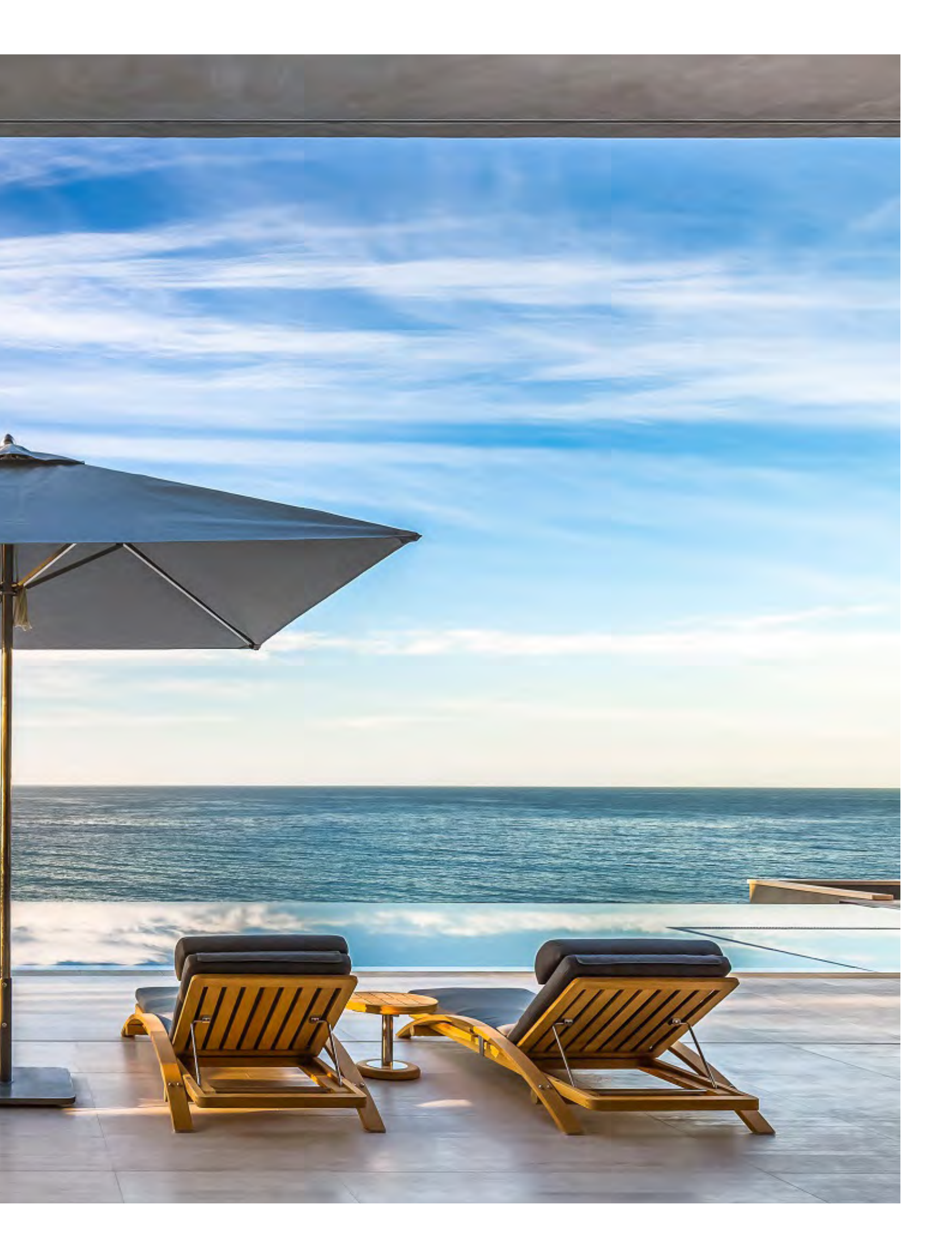
**"YOU WALK THROUGH THIS AMAZING
PIVOT DOOR AND ARE INSTANTLY
GREETED WITH THIS EXPANSIVE VIEW."**













“WE TRY TO BALANCE THE FLOOR PLANS, WHERE ARE THE BEST VIEWS, WHERE IS THE LIGHT GOING TO COME IN, BUT THEN ALSO HOW DOES SOMEONE WANT TO LIVE WITHIN THE HOUSE.”











INTERIORS | *Biophilia*

3 Indoor Garden Designers to Watch

Josh Rosen

Airplantman

Horticulturist, architect and author Josh Rosen of California-based design company Airplantman specializes in installations made from Tillandsia—evergreen flowering plants that can grow on other organisms rather than from their own small plot of soil. Though some can be tricky to care for, others are incredibly easy—particularly because they do not grow in soil and take up little lateral or horizontal space. Air plants uniquely use their roots to connect to trees and other natural elements instead of using them to carry nutrients from the ground to the rest of the plant. However—like other plants—air plants do still need water and nutrients and cannot subsist solely on air.

Originally from the East Coast, current Angeleno Josh Rosen combines his love of art, ar-

chitecture and botany when creating air plant designs. Rosen hopes to avoid overly manicured, curated and perfectly pruned landscape designs, opting instead for indoor gardens that are “graceful, minimalist yet warm,” [according to *The Horticult*](#). In short, notes Rosen, he became “Airplantman” to “elevate the display and enjoyment of airplants, to a point that shows how incredible they are.” Rosen’s “clean modern design” approach to elevating nature takes “the most amazing plant and strip[s] away everything around it... displaying it in a more minimalist, less-is-more way.” Learn more about Airplantman and about caring for air plants by following [Rosen on Instagram](#) or subscribing to the podcast [Epic Gardening: Daily Growing Tips and Advice](#), in which Rosen is often featured.

Text

Elizabeth Burton

Images

Courtesy of Josh Rosen

Previous Page

Image courtesy of Josh Rosen





Erin Kinsey

Artisan Moss

NorCal designer Erin Kinsey of [Artisan Moss](#) creates “plant paintings” from mosses and other low-maintenance plants. Kinsey’s design inspirations include Azuma Makoto and Andy Goldsworthy, in the spirit of whom she has been able to establish her own unique style “utilizing organic, natural forms in a contemporary way.” Kinsey established the company after years of designing living walls that were difficult and expensive to upkeep. Kinsey and her team developed “a simplified solution for turning green walls into effortless indoor art.” While other green wall gardens require repeat watering, “expensive grow lights, fertilizers” and other complex maintenance, Artisan Moss pieces do not even “require water.” Artisan Moss is beloved by clients for their sustainable approach to vertical garden design.

The company uses only sustainably harvested materials in an effort to reduce their carbon footprint. To date, Artisan Moss and Erin Kinsey have worked with a wide variety of clients across California and throughout the nation, creating beautiful, effortless installations in commercial and residential spaces.

Some of Artisan Moss’s well-known clients include Alaska Airlines, American Greetings, Capital One, Embassy Suites, Google, Hilton, the IMF, ILFI and Kaiser Permanente. OSU and the University both also commissioned installations from Artisan Moss. [Follow Erin Kinsey and Artisan Moss](#) as they continue to offer gorgeous preserved moss designs for homes and commercial spaces across the world!

Text

Elizabeth Burton

Images

Courtesy of Artisan Moss





Amanda Goldberg

Planted Design

According to the Among the Jungle podcast episode “Living walls & Preserved moss paintings” released December 17th, notes that the Planted-Design team have “earned them 13 AmericanHort Awards for their custom designs.” As outlined by Among the Jungle, founder and CEO Amanda Goldberg is “a Regenerative Designer focused on creating sustainable products, systems, and spaces that invigorate their environment and have a positive influence on human behavior.” Before creating Planted Design in 2015, Goldberg worked “with Cradle to Cradle Products Innovation Institute (C2C) and was the Director of Environmental Systems for New Earth Music Hall” in Athens, Georgia. Her work with Planted Design is largely informed by her extensive education. Goldberg studied regenerative design at Cal Poly Pomona in

California, where she received her Masters Degree, and industrial and interaction design at Syracuse University, where she received a B.I.D.

According to the company website, Planted Design is a “a woman-owned business operating in Emeryville, California,” headed by leaders who are “experts in Regenerative and LEED Certified design and are passionate, lifelong plant nurturers.” The six year old company has attracted enormous press attention over the last few years, quickly rising to “the forefront of the living architecture industry, with hundreds of globally and nationally recognized clients and dozens of private installations throughout California.” To follow Planted Design’s sustainability-focused work, view their posts on Instagram.

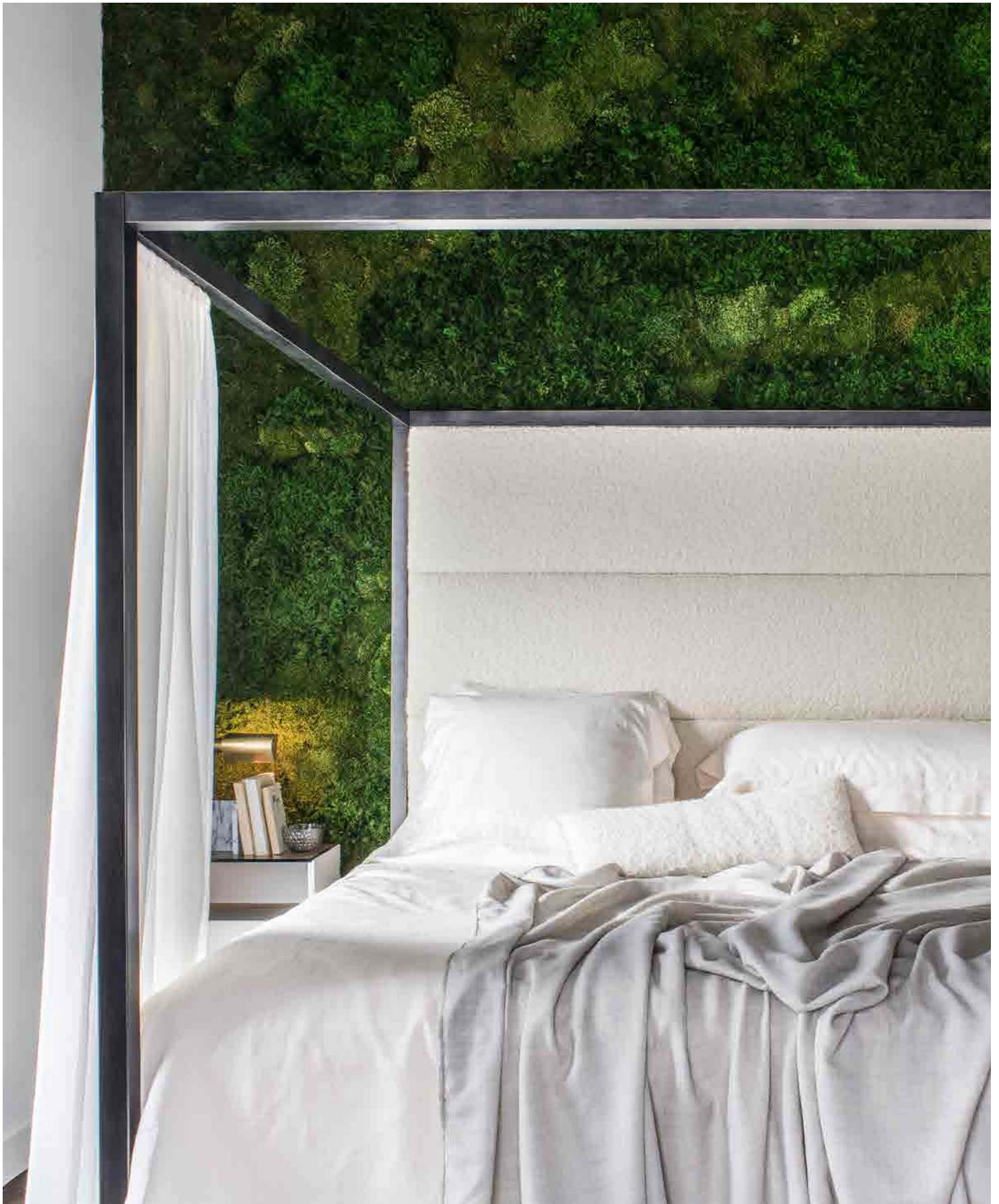
Text

Elizabeth Burton

Images

Courtesy of Planted Design









GREEN ARCHITECTURE
MECHANICAL DESIGN

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[STRANG] DESIGN | *Janoura Residence*

Tropical Modern Living in Miami —



With offices located on both Florida's east and west coasts, the [STRANG] Design firm has become a significant influencer of the state's oceanside style. Their work is ever-progressive, innovating ways to push modern design into new territory, all while keeping firmly rooted in the region's paradisiacal nature.

This approach can be seen in one of their latest projects, the 4,700 SF Sunset One residence in Miami Beach. Firm principal, Max Strang (FAIA), was quick to distinguish this build, pointing out that "this home is quite different from the ubiquitous white boxes proliferating around South Florida."

Indeed, Sunset One makes a unique impression. Largely minimalist in aesthetic, its exterior embraces a darker, subdued character, mimicking the allure of a shady cove amidst the perpetually sunny landscape.

Its unassuming facade beckons onlookers with an air of mystery. Lazy palms sway above the courtyard, where inviting glimmers of sunlight peek through an elongated stone step-way found tucked at the back edge. Lush foliage surrounding this path is contrasted by the deep, bold overhangs of smooth fly-ash concrete, lending a secretive aura to the cool and shadowy entry.

Wending through to the interior, one sees a tropical modern lifestyle take its most sophisticated form. The kitchen, living, and bar areas harmonize as one expansive space. Delicate floor to ceiling windows create an airy barrier between this communal zone and the covered terrace, maintaining visual flow and embracing the greenery as an exotic backdrop. This connection to the outdoors is continued in the dining area, which has been slightly secluded for intimacy.

The upper story is reached via sleek wooden stairs encased by sheer panes of glass. Much of the space is dominated by the sprawling master suite, where spartan design puts views of the serene landscaping at center stage. Further transcending the outdoor-indoor barrier is the interior's use of walnut veneer, as well as the oolitic limestone found on the home's exterior.

Once one reaches the backyard, the home's role as an oasis becomes fully apparent. The island lot's tranquility is enhanced with privatizing tropical foliage that preserves views of the water. Biscayne Bay's breezes sweep in through the path to the owner's private dock, and sunlight filters gently into the leisure spaces. Strang leveraged the exterior architecture to contribute to the calm, cloistered setting, employing the cavernous overhangs and louvered panels to further frame the facade - "The design features a series of vertical fins that provide shade, privacy, and structural roles, while also creating a striking aesthetic for the home."

Like most new coastal construction in Florida, the home is built of poured-in-place concrete columns, beams, and slabs. Additionally, concrete pilings anchor the home to bedrock about twenty-five feet below the existing grade.

Sunset One now stands as a unique haven on Miami Beach's shores, a luxurious refuge hidden amongst a jungle of leaves and cool waters. Both dramatic and low-key, the [STRANG] firm's design has achieved a masterful fusion of brutalist efficiency and soothing organic purity.

Text

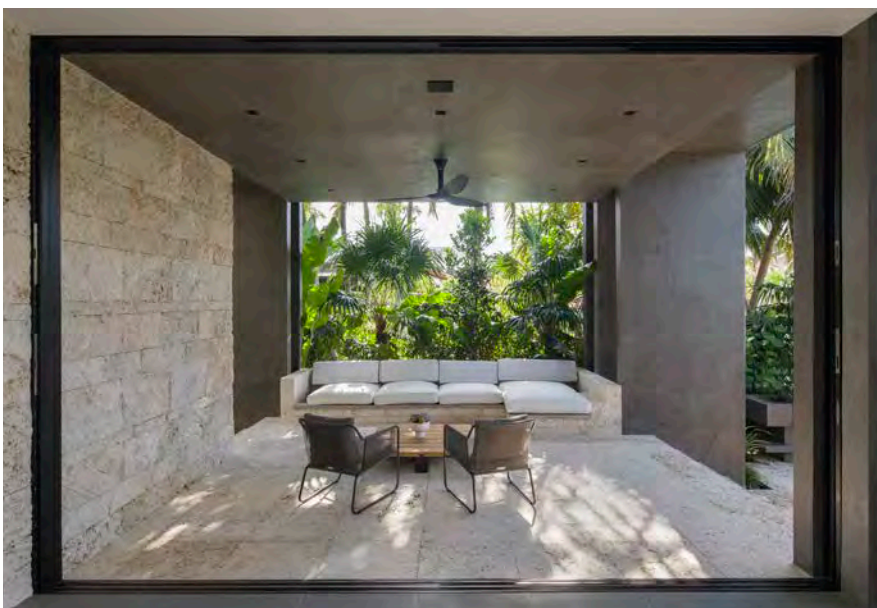
Amanda E. Jones

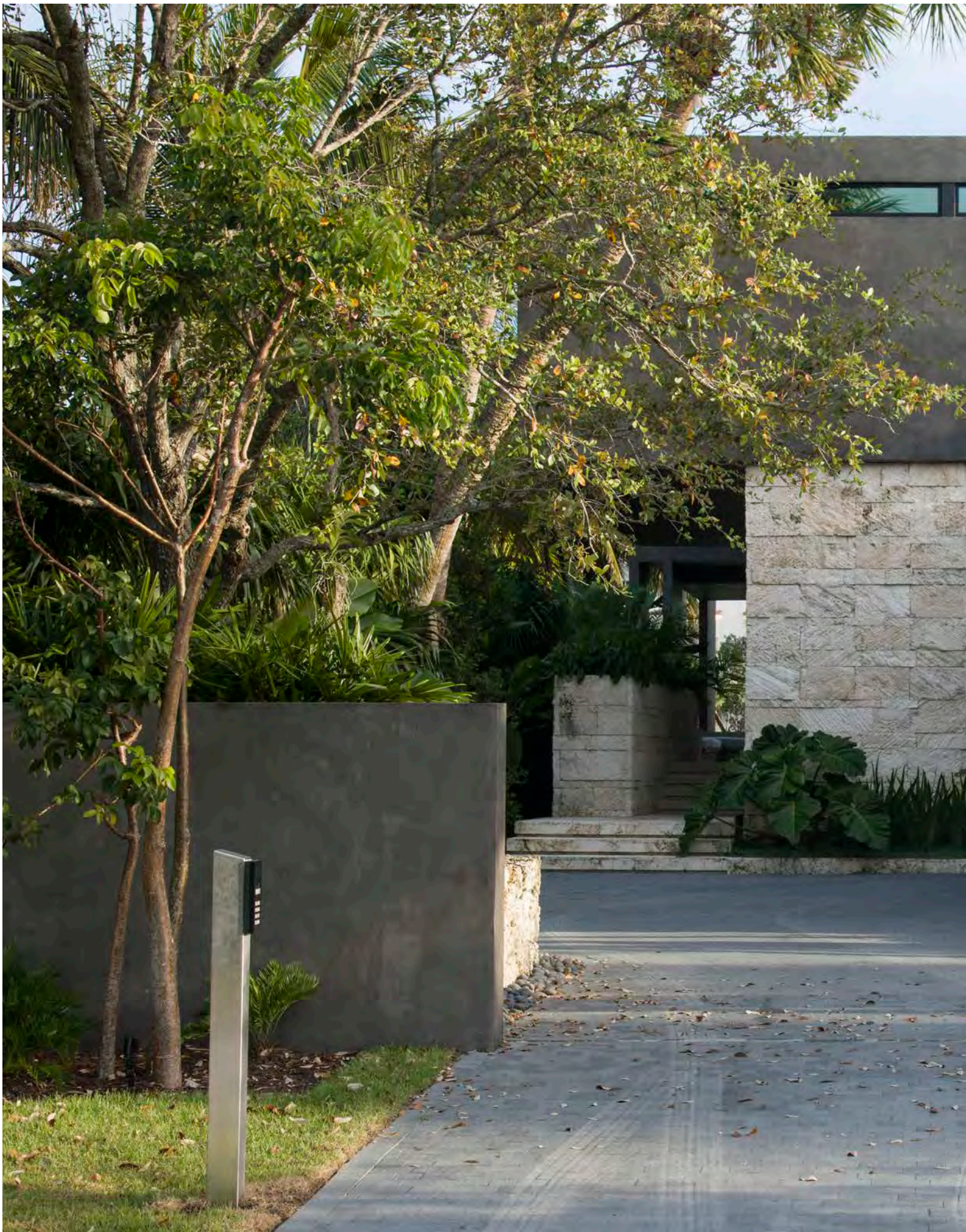
Images

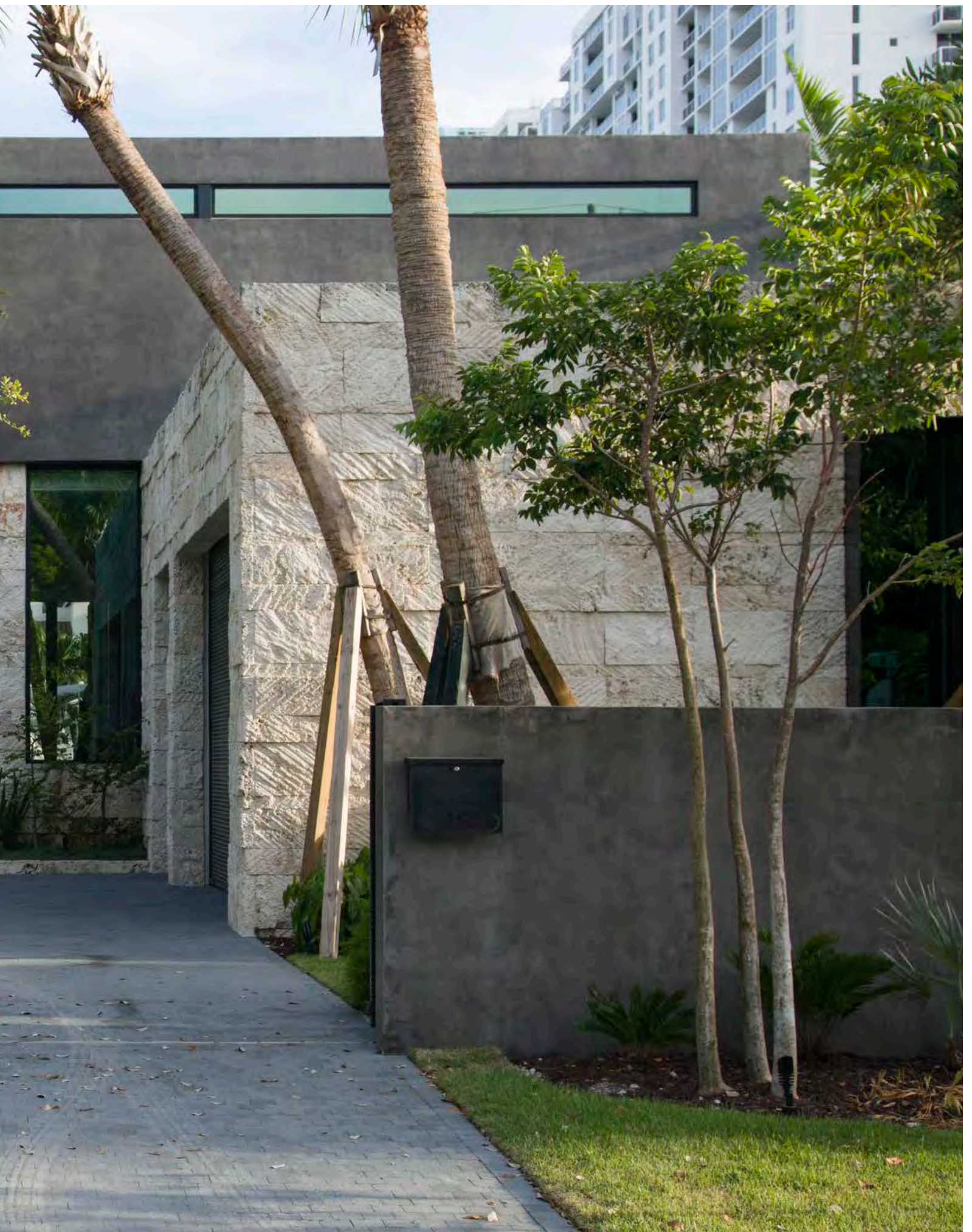
Robin Hill



















MARISOL ZERO ONE

PHOTO BY: TANVEER BADAL

Coastal Modern in Malibu

Doug Burdge and his firm, Burdge and Associate Architects, have been Malibu mainstays for over 30 years, having built hundreds of homes for Fortune 500 CEOs and Hollywood A-listers. We recently sat down Burdge, and his firm's newly appointed President, **Jennifer Hoppel**, to discuss the pandemic's effect on housing design and the future of architecture.

Based in Malibu, Burdge's firm has built a reputation for designs that respond to the environmental demands of an area, whether that be hurricanes or wildfires. In fact, Burdge estimates that they have seen an increase of about 25% in business for fire rebuildings, which has encouraged the firm to explore new methods to address these needs. He says they are looking into "different ways to rebuild buildings that don't burn down [using] better construction methods." This includes new forays into non-traditional building methods, like a shipping container business (Buhaus), and partnering with Plant Prefab to design prefabricated buildings.

This shift in focus does not mean they have left their roots behind though, as they still build everything from hacienda and traditional designs

to modern designs. Hoppel points out that their success lies in Doug's ability to "create a floor plan and space plan that works with how people live." This speaks to their collaborative design process with clients, as they distill what appeals to a client by focusing on what they're drawn to and what they value in their spaces. As Burdge puts it, "I think that every client comes in with an idea of what they want, what they gravitate towards, and we try to take what they say and use that to help us define it."

This approach has served them well in the pandemic, as buyer's needs have shifted in the past year. Burdge notes that people now value home offices and spaces for homeschooling, and seek spaces that offer the option of delineating for privacy. This does not mean that the open floor plan

Text

Megan Shepherd

Images

M. K. Sadler

Project Shown

Carbon Beach Terrace House, Malibu, California









is dead though, as people still wish to freely move between spaces like they did before the pandemic, but now there is an emphasis on design solutions that balance the need for separation, like pocket doors (a Burdge firm staple).

As to the future of architecture after the pandemic, Hoppel thinks it will be a continued push towards building carbon neutral structures. In fact, their firm is not only building the first net-zero home in Malibu, but also has three more similar homes in the works. They plan to have the home

certified with the International Living Future Institute, making it the first home in California certified net-zero. Moving forward the firm intends to be continually mindful of their environmental impact, building beautiful, sustainable designs built for longevity.

Hoppel put it well: “We’re really trying to show that you can build just as luxurious, just as lavishly as you want, but you can also do so in a sustainable manner, and you don’t have to compromise on high design.”





[STRANG]

www.strang.design





ARCHITECTURE | *Perspectives*

Mirroring Reality: Bruce Nagel on the New Home

Having completed nearly 800 residential homes since he moved himself out to the Hamptons in the eighties, architect Bruce Nagel, Founder of Bruce Nagel + Partners Architects, has watched the destination community quadruple in size. Since the start of the pandemic, New Yorkers have chosen to live full-time in their Hamptons homes, and the architect is working on renovation projects now more than ever. Needs, and therefore spaces, Nagel explains, have changed as the family is home around the clock, children are homeschooled, parents are working, and a house suddenly needs to accommodate all aspects of life. A way of living, Nagel predicts, that will be the status quo for the near future.

Although the pandemic changed his portfolio, it didn't change logistics for Nagel and his team. For the last ten years, Nagel has worked in solitude in his office, outsourcing work to staff around the world, and finding value in the input of his partners and people in places as disparate as Chicago and Rome, Atlanta and Mexico, who can bring entirely new viewpoints to the drawing table. Although Nagel and his partners have extensive commercial portfolios, the decimation of those industries in the last year has placed their focus on single-family homes. His designs are embodiments of the coastlines on which they're built: bright, expansive, and fluid.

The approach of his practice is what Nagel calls 'non-signature style architecture,' which, as it sounds, means that his designs are not visibly linked, and every project starts from scratch as a unique architectural response to the client and site. "As a creative person, I'd rather be creative and do different things. I refer to myself as a servant to my client in that I want them to really define their own lifestyle, their own vision," Nagel says. His goal is to be a mirror to what they want, and design a

home that uplifts his clients, with spaces that bring them joy.

Nagel is not designing homes for just anyone, but creating an architectural vocabulary out of his client's personal reflections. This material comes in the form of imagery and memory, of their family, trips, and the course of their days, mundane tasks included. Things like when they wake up in the morning, whether the family spends their days together or in their own environments, how they store their clothes, if they play board games, or sit in front of the television.

His team finds inspiration from other architects, too, so that when a client asks for a Hamptons cottage house, they turn to the English architect Edwin Lutyens or Robert A.M. Stern. For a glass box they might look at the work of California architect Richard Neutra. Nagel, once a teacher, advises young architecture students to similarly study the work of others. To become in-depth thinkers, absorb information like sponges, and be a good person, "a good citizen, a good listener, a good partner, and a good participant."

Text

Morgan Day

Images

Courtesy of Bruce Nagel

Project Shown

Dune Road House,
Westhampton Beach,
New York





**"WHEN A CLIENT WANTS TO
HAVE A HAMPTONS, COTTAGE
HOUSE, THAT DOESN'T MEAN IT
HAS TO BE 1,000 SQUARE FEET. IT
CAN BE 20,000 SQUARE FEET, BUT
THEY CALL IT A COTTAGE."**

BRUCE NAGEL



WORKSHOP/APD | *Madaket Compound*

Nantucket Elegance





This quintessential Nantucket retreat is the result of two years of design, collaboration and construction. The sprawling compound, which features a main house, guest/pool house and separate studio space with media room and lounge, is thoughtfully integrated with the site to create a feeling of intimacy. To maximize ocean views, our team placed living spaces located on the top floor and designed a showstopping chef's kitchen for the epicurean clients. The home, designed as a summer residence for a young family, features a contextual, modern design integrating unique architectural details throughout and subtly manicured grounds.

The structures provide a feeling of being discreetly connected to the Madaket Landscape. The house, studio, and guesthouse all seamlessly relate to the multiple outdoor living areas and surround a beautifully landscaped pool. From an immense solar array to the geo-thermal heating and cooling, no detail has been overlooked.

The living areas both indoor and out have been thoughtfully laid out to provide broad views across neighboring conservation land, out to Madaket Harbor and the Atlantic beyond. The water access immediately across from the property caters to both boaters and beachgoers.

The home's interiors were inspired by the calm waters and peaceful surrounding landscape of Nantucket, providing the homeowners with a relax beach lifestyle. The chic, comfortable home was designed for entertaining, a stylish, sophisticated setting for casual gatherings and family events. A calm, unified palette of natural materials including pietra cardosa stone and white oak is deployed across floors, walls, and in millwork in simple modern finishes that provide surprising impact in their repetition.



Text

Courtesy of Workshop/
APD

Images

Read McKendree











California Coastal Interiors

Lauren Kirsch is an interior designer based in Newport Beach, California. She studied interior design at the Lorenzo de Medici Institute in Florence and worked for renowned author and designer Matthew Patrick Smyth in New York City. After ten years in the industry, Lauren opened her own design firm. *Ocean Modern* recently caught up with her to talk about her style and current trends in interiors.

Ocean Modern: You've worked all over the world, but the California coast specifically is very drawn to the indoor/outdoor lifestyle. How does that request from clientele differ as opposed to New York or Europe?

Lauren Kirsch: In general in Newport [Beach], there's an overwhelming desire for relaxed and comfortable interiors, and often I'm integrating a beautiful ocean view and pulling that from the exterior and bringing it inside. In California, not every home has a big property or is large in size so in that instance especially, it's essential that the color palette flows from inside to outside so that you can maximize the space. In contrast, my other projects that have been abroad or on the East Coast have been more daring, involving more color, and this I think is in part due to there being a true winter season when everything outside is rather dreary and people stay in their homes and are seeking warmth in their homes. Also my projects in other states are often second, third, fourth, [or] fifth homes of existing clients from Newport Beach, and so people who have the privilege of having multiple homes are often more daring in their approach to each home, taking chances they normally wouldn't and seeking a particular vibe for that specific home in that specific area.

OM: If a client doesn't know what they like or what they're looking for, how do you start the consultation process?

LK: In the beginning of the process, there's some important information I seek from each client. My



Text

Angie Forbuser

Images

Courtesy of Lauren Kirsch



projects are all about the client, so this is the most important moment of the whole process for me. In this time I ask so many questions pertaining to lifestyle, their goals, likes and dislikes. Aesthetically if they're not sure what direction they want to go, I consider the surrounding area of the property as well as the architectural bones and draw from there. In this day and age, so many people are deferring to social media, whether its Instagram or Pinterest, to start knowing what they like. With that series of images I can detect patterns to home in on what they're drawn to, whether it's a space that feels cozy or one that feels more serene, and it's easy to decipher the energy they want in their home as well.

OM: Given that relationship that you look to build with clients, have you noticed any differences over the last year in what clients are looking for due to the pandemic?

LK: My biggest request of 2020 was home theaters. I never worked on as many as I did in 2020, so that stuck out as something truly unique.... People want the convenience and, if they can afford the luxury, they want to be in the comfort of their own home while watching their various shows and movies.... Some clients wanted to carry on as though nothing was happening, and since servicing my clients is so important to me, it did sometimes put me in uncomfortable positions, but I always made sure the project stayed on track as much as I could. A lot of furnishings and fabrics were suddenly not available, so for that reason I ended up creating a lot more custom furniture than usual—made locally, which I love to do just to support California. It was a busy time because people were forced to look at their walls, to look at everything, and really sit into the thick of it and they got to the point where they were done pushing off the various projects they had in their pipe dream. Suddenly creating a beautiful interior that worked functionally for their families became paramount.

OM: What's something you think a client should splurge on?

LK: Lighting is number one the most important thing to spend on. Once you've had quality light-

ing in your home, you can never go back to cheap lighting. The finishes of lighting and the shapes or forms can all contribute to the overall aesthetic. Lighting is the jewelry of the house. In general, I don't push people's budgets towards spending on tile because nothing more quickly dates a house. I always try to keep everything as timeless as possible because I want my clients to be happy for many years to come. I never do any backsplash tile for kitchens. I always run the slab up from the countertop to the underside of the upper cabinets to keep it more streamlined and something they won't get sick of in three years. I think the powder room of every house should be a splurge because that's a first impression. Powder rooms are typically small, so you don't need a lot of whatever materials you're using [and] you can afford to go with more expensive pieces in that room and it won't break your overall budget.

OM: Do you have any exciting upcoming projects?

LK: I'm working on a project in South Laguna Beach, where the home is built into the cliffside and the front of the house is covered with windows and you feel like you're on top of the water from any room of the house. It has a natural swimming pool at the base of the cliff which the waves fill in; you can't even imagine it. They're looking to do some remodeling and updating and new furnishings throughout. Their goal is to make the residence more beachy. It's currently more glamorous with pop art throughout. I fully appreciate a client's art collection, so in this project we want to keep all of the art and integrate it in a smart way into this new beachy vibe. It can be a nice juxtaposition of having a more serene interior paired with bright pop art throughout. I'm [also] finishing up a celebrity's theater in Denver, and the whole inspiration for it comes from a cosmic style. It has a starry ceiling as well as starburst-style lighting fixtures that are spaced unevenly on the ceiling to resemble different constellations. It has an exquisite wallpaper mural on the back wall from Phillip Jeffries, and I worked hard on the lighting design to make sure that it framed that wallpaper and let it be the focal point.





Effortless Ambiance

Malibu's leading luxury real estate agent **Sandro Dazzan** brings a lifetime of personal and professional experience to selling some of the area's most stunning beachfront properties. Situated one hour west of Los Angeles, the iconic coastal city of Malibu boasts nearly 30 miles of scenic views along the Pacific and Highway One. Its warm, sandy beaches dotted with distinctive rock formations and coves are second to none, attracting beach goers, surfers, hikers, and nature lovers alike. The area's natural beauty has inspired some of the most ambitious residential design projects over the last century with homes by world-renowned architects such as Frank Gehry and Pierre Koenig.

A Malibu native, Dazzan joined his mother, Irene Dazzan-Palmer, at Coldwell Banker Malibu Colony after college. He attributes his early success in real estate to having been able to learn closely from her during his early days as an assistant. "That's really how you learn in this business," he says. "You learn by doing." Dazzan quickly worked his way up at the firm, at one point closing \$100 million in home sales within three years, which earned him a coveted spot on Forbes' prestigious "30 Under 30" list.

Today, Dazzan is Managing Partner of The Agency's Malibu Office, where he specializes in Malibu luxury property sales to the diverse array of people drawn to the unique lifestyle the area offers. Celebrities, executives, professionals, and Malibu-natives looking to downsize or size up are among his clientele, and he works with some of today's greatest architects and designers, including Doug Burdge, Scott Gillen, and Michael Kovac.

Since the pandemic started in 2020, Malibu real estate has seen an immense increase in property values and sales with many city-dwellers abandoning their urban apartments and

townhouses for more rural, open-space living. According to Dazzan, an appropriately priced property on the market will sell within 30 to 90 days, a marked contrast to pre-pandemic sales which would typically require 6 to 10 months. And while the post-pandemic market is likely to slow, Dazzan expects to see a continued healthy growth of price appreciation as more awareness of and interest in Malibu's community grows.

Also evolving in response to the pandemic are the features clients look for in a new home. "People love a great home office," Dazzan explains. Walkability is another important factor for potential buyers. "People love to be able to park the car and walk to a beach, walk to the park, walk to the amenities, to the grocery store, to [get] coffee. So the neighborhoods that offer those amenities are huge."

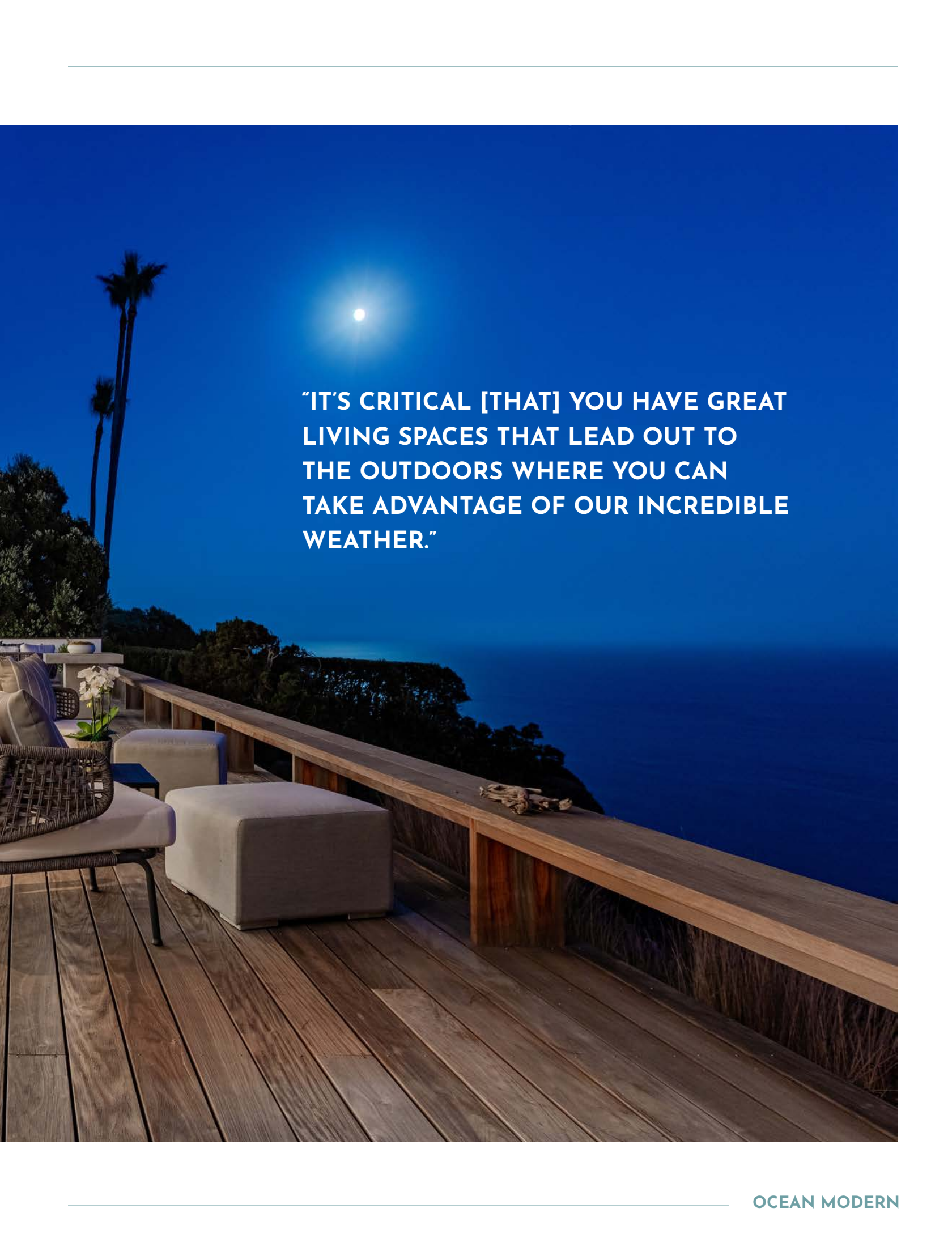
Finally, Dazzan notes a growing interest in indoor-outdoor spaces. "That's always been a part of our living," Dazzan says. "It's critical [that] you have great living spaces that lead out to the outdoors where you can take advantage of our incredible weather . . . with a great pool or lawn or straight out to the beach."

Text
Molly Channon

Images
Photos of 32554 Pacific Coast Highway, courtesy of Sandro Dazzan





A photograph of a modern wooden deck at dusk. The deck is made of dark wood planks and features a low wooden railing. On the left, there is a wicker chair with a light-colored cushion and a small table with a vase of white flowers. Two large, light-colored ottomans are on the deck. In the background, there are palm trees and a view of the ocean under a deep blue sky with a bright full moon.

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SB ARCHITECTS | Bahia Beach Modern Estate

A Modern Work of Art in Puerto Rico





Just 25 miles east of the bustling city of San Juan, Bahia Beach in northeastern Puerto Rico is one of the island's most tranquil and beautiful locations. With 100-foot palms and miles of pristine crescent beach, the area lives in the shadow of El Yunque, a 28,000-acre subtropical rainforest. It is in this resplendent location that a family built a luxury home with beach frontage, directly adjacent to the famed Bahia Beach Golf Resort. They hired **SB Architects** to create a 14,000 s.f. modern work of art with a hint of mid-century modernism that maximizes Puerto Rico's stunning seascape.

With offices in San Francisco, Miami and Shenzhen, the 60-year-old architecture firm is known for its inspiring hospitality, residential and mixed-use buildings, having completed more than 10,000,000 s.f. of LEED Certified living spaces worldwide.

We recently caught up with Stefano Falbo, VP and Associate Principal of SB Architects, to discuss the project. A native of Italy, Stefano received his architectural degree from the Polytechnic University of Turin. He arrived in the US in 1995 to work on the conversion of an historic Morris Lapidus residential buildings in Miami. After participating in a number of high-profile residential and mixed-use projects in southern Florida, he and his wife decided to stay in the US, eventually becoming citizens.

Stefano joined SB Architects in 2004, giving him the opportunity to expand his portfolio to include hospitality, resort, and master planning projects internationally. He has been involved in the design of some of the firm's most exciting projects, including ONE St. Petersburg and 100 Las Olas, which are the tallest structures in their respective cities.

Stefano stressed that neither he nor the firm has a particular design "style," but rather, "We discover style and personality in each destination and its context. Sensitive to the nuances of each site, we localize the 'look-and-feel' of our projects to reflect a story true to the location, rather than a

static, signature style of the firm." SB Architects has established an international reputation for design solutions shaped by the subtleties of each site to create an authentic sense of place. It leverages its architectural skills to strengthen the spirit of community and connect with the culture of a particular location.

SB Architects' site-specific design is evidenced in projects such as Calistoga Ranch, an Auberge Resort, Santana Row, a mixed-use project that fosters a sense of community in San Jose and Fisher Island, an exclusive island resort community.

The client's goal was to create a contemporary, uncluttered, and sculptural home that captured the expansive views of the ocean. Color played an important role in the estate's design. For instance, the glass-walled home reflects the blue of its infinity pool.

As Stefano told us, "The ocean colors combined with the lush, vivid landscapes, make a distinctive setting that inspired the design of the residence. The materials are subtle yet rich in their collective application; crisp white stucco, warm light beige limestone and off-white screens elements combine to suggest an understated luxury, but still a relaxed beach home."

A key design element was the home's sculptural expression of the clean, geometric lines of its architec-

Text

Meryl Siegman

Images

Courtesy of SB Architects



ture, linking the interior to the pool and sea via an uninterrupted visual flow through the spaces. Stefano stressed the importance of the indoor/outdoor flow of the space, enabled by Puerto Rico's temperate climate. The simple but sophisticated palette of detail and material emphasizes authenticity and a connection to the surrounding environment. As he explains, "The building provides volumetrically dramatic interior spaces on a grand scale. Entering the home, the drama is emphasized by a double entrance space with open views right through the house. Once inside, the displayed nature of the site becomes apparent and connected."

Open-air spaces with exposed trusses, deep overhangs and clerestories help create experiences that embrace the temperate climate, while the lush vegetation envelopes the buildings in nature. The residence boasts generous indoor/outdoor living, with a broad range of open and covered spaces suited to different activities and times of day.

Nature is the keystone of the unique luxury of the structure. The simplicity of the design vision allows the architecture to take a back seat to nature, while still creating a lasting impression.

Our conversation with Stefano

Ocean Modern: Tell us a bit about your background in architecture and what brought you to SB Architects.

Stefano Fablo: I was born and educated in Italy where I received my architectural degree at the Polytechnic University of Turin. I practiced as a licensed Architect in Turin for a number of years in interior design and restoration projects, before taking a work opportunity as designer for a large condo conversion for one of the historic Morris Lapidus's residential buildings in Miami Beach, Florida, in 1995. Following that, I was involved in the design of a number of high-profile, large

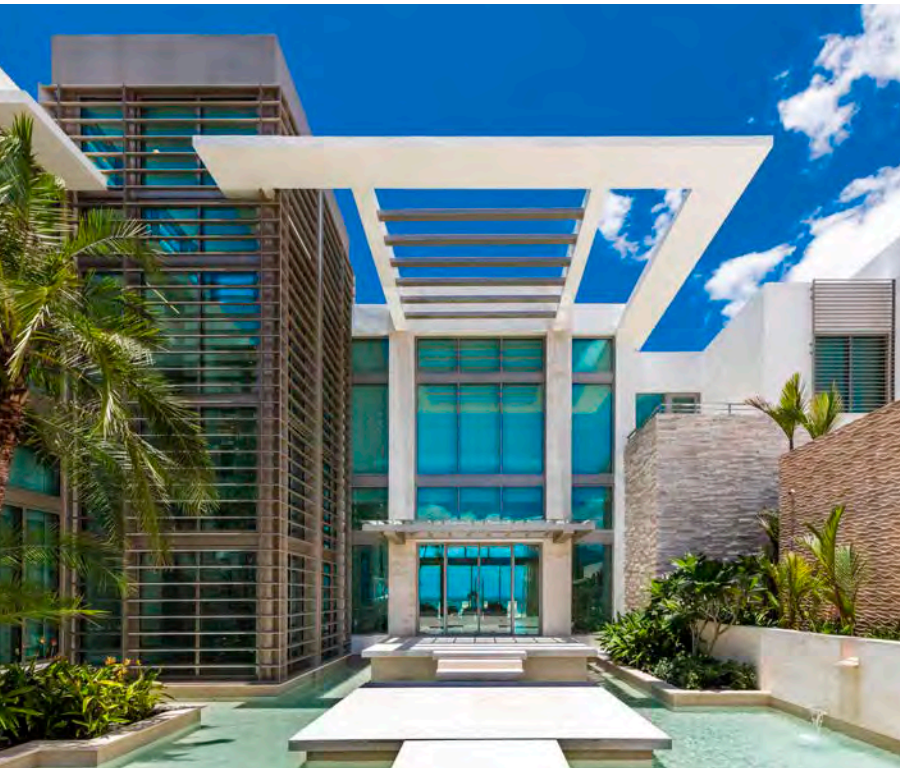






**“THE OCEAN COLORS COMBINED WITH
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residential and mixed-use projects in South Florida, so, by the late nineties my wife and I decided to live permanently in the US. Becoming US residents and then Citizens. By the time I joined SB Architects in 2004, my expertise lay in mixed-use and high-rise, as well as custom estate homes and I was given the opportunity to expand my expertise to capture hospitality, resort, and master planning projects, internationally.

OM: How would you characterize your style?

SF: We discover style and personality in each destination and its context. Sensitive to the nuances of each site, we localize the 'look-and-feel' of our projects to reflect a story true to the place rather than a static, signature style of the firm.

OM: When you begin the design for a project, what does that initial process look like?

SF: Understanding the program requirements, aspiration, desires, and vision of the client is fundamental to the design process, as well as collaboration and direct communication from the kick-off.

OM: What was your/your client's inspiration for the Bahia Beach project?

SF: The brief was to create a contemporary, uncluttered, and sculptural home that captured the expansive views of the ocean. This modern home becomes a work of art that makes the most of Puerto Rico's soothing seascape. It has a hint of mid-century modernism, with its overhangs and horizontal lines and simplicity in form and color.

OM: The Bahia Beach design really centers around the whites and blues of the coastal landscape. Why did you choose that focus? Did you consider incorporating other colors or elements into the design?

SF: The ocean colors combined with the lush, vivid landscapes, make a distinctive setting that inspired the design of the residence. The materials are subtle

yet rich in their collective application; crisp white stucco, warm light beige limestone and off-white screens elements combine to suggest an understated luxury but still a relaxed beach home.

OM: How important was the indoor/outdoor flow of the Bahia Beach home?

SF: Very important! The building provides volumetrically dramatic interior spaces on a grand scale. Entering the home, the drama is emphasized by a double entrance space with open views right through the house. Once inside, the displayed nature of the site becomes apparent and connected. The large volume of the great room is modulated by the floor which has two levels, and by the bedroom floor which floats into the space. Open-air spaces with exposed trusses, deep overhangs and clerestories help create experiences that embrace the temperate climate, while the lush vegetation envelopes the buildings in nature. The residence boasts generous indoor/outdoor living, with a broad range of spaces with full cover, partial cover and open-to-sky environments suited to different activities and times of day.

OM: What is your favorite part of the Bahia Beach design?

SF: My favorite design element is the sculptural expression of clean, geometric lines of the architecture, linking the inside to the pool and the sea, via an uninterrupted visual flow through the spaces.

OM: What about the Puerto Rican coast draws you to design properties there?

SF: Nature is the keystone of the unique luxury offered here. Puerto Rico's temperate climate enabled a design that offers a truly indoor/outdoor experience, while the simple, but sophisticated, palette of detail and material emphasizes authenticity and a connection to the surrounding environment. The simplicity of the design vision allows the architecture to take a back seat to nature, yet still create a lasting impression.

