

Luxe.

interiors + design®



GRUNOW CONSTRUCTION, INC
AS FEATURED IN LUXE INTERIORS + DESIGN CALIFORNIA



SEA BREEZE

WRITTEN BY **MARISA SPYKER**
PHOTOGRAPHY BY **JIM BRADY**

IN THE CASE OF MANY HOME REMODELS, IT OFTEN HAPPENS THAT ONE SMALL CHANGE INEVITABLY LEADS TO ANOTHER. For the owners of this 5,700-square-foot La Jolla home, the catalyst was an unlikely source. “It all started with a stovetop,” says the wife. “We wanted to change it from electric to gas.” Adds the husband, “We went in for a stovetop and ended up redoing the entire kitchen!” And it didn’t stop there. What started as a minor renovation evolved into the complete transformation of a Southwestern-style dwelling into the elegant masterpiece residence the owners dreamed of when they purchased the home years ago for its ocean vistas. “The views are drop-dead gorgeous, but the house wasn’t necessarily my style,” says the wife. “It was really only a question of when we were going to redo it.”

The home, built in the early '90s by architect Ken Ronchetti, had all the makings of a perfect seaside retreat—walls of windows, impeccable orientation—but the couple felt that the stucco-clad walls and interior columns gave the space a heavy, closed-in feel. To begin renovations, they brought in interior designer Helene Ziman, ASID, principal and owner of San Diego-based Helene Ziman & Associates, to rework the kitchen, and builder Tom Grunow, owner of Grunow Construction, Inc., in La Jolla, who had refurbished the home’s garage for the husband—an avid car buff and owner of a well-known classic car restoration business—a few years back. “Once we redid the kitchen, the idea was to bring the house uniformly up to the newer look,” Grunow says.

STYLE SELECTION
Hand-cast by artists in south India, this one-of-a-kind bronze statue depicts the Hindu god Rama. *Bronze Rama Statue Holding Bow 12”, \$265; lotussculpture.com*



INTERIOR DESIGN	Helene Ziman, ASID, Helene Ziman & Associates		
ARCHITECTURE	Siavash Khajezadeh, Design Lead, LLP Architecture & Planning		
HOME BUILDER	Tom Grunow, Grunow Construction, Inc.		
BEDROOMS	4	BATHROOMS	5
SQUARE FEET	5,700		



CONTINUED

But updating the look would require a complete overhaul of several parts of the home, which prompted the team to call upon architect Siavash Khajezadeh, principal of La Jolla-based Design Lead, LLP Architecture & Planning, to rid the home of its Southwestern flavor. “Many of the existing walls were blocking views,” Khajezadeh says. “The entrance of the house was completely hidden, and the foyer was too small for the size of the house.” To remedy the boxed-in feel, the architect demolished walls and columns and pulled the entry foyer about 10 feet away from the home’s center. The master bath was also expanded, the powder room relocated, and a dual gym/guest room was built onto the back of the home. “Each addition made the existing spaces work a little bit better,” Grunow says.

FIRST CLASS

The sophisticated kitchen boasts a clever combination of materials, such as the blue-green soapstone with mahogany veining and rich mahogany cabinetry. The table and chairs are from Serban Furniture Design in San Diego.



SEASIDE SANCTUARY

Living spaces extend outdoors, where the owners can relax in furnishings from El Monte-based Brown Jordan by the custom-designed fireplace, crafted in Chinese sandstone.



POINT OF VIEW
From the hillside location of the back patio, the owners enjoy breathtaking views of the Pacific Ocean. The water feature was designed by architect Siavash Khajezadeh.



COMFORT ZONE
In the master bedroom, the rich herringbone mahogany paneling takes center stage, while the cream-colored suede headboard and understated pops of color in the antiques and accessories serve as accents.



CONTINUED

Materials were selected primarily by Ziman, along with associate designer Wendy McCleery, to flow effortlessly from inside to out. Ziman replaced the drywall and stucco with a rich combination of mahogany, marble and exotic stone accents, such as the blue-green soapstone used on the kitchen countertops. "I wanted the interiors to be timeless, functional and durable," says the designer. "But I also wanted to use Mother Nature and the beautiful ocean views to complement the design." Ziman created cohesion throughout the home with accents of Chinese sandstone that surface on the interior columns and fireplace, and extend outdoors to the walkways and water features.

BLUE HORIZON
Inspired by the blue-green waters of the Pacific Ocean, interior designer Helene Ziman introduced color into the dining room using aquamarine-colored mohair fabric from LA's Cowtan & Tout to dress the custom-designed chairs.



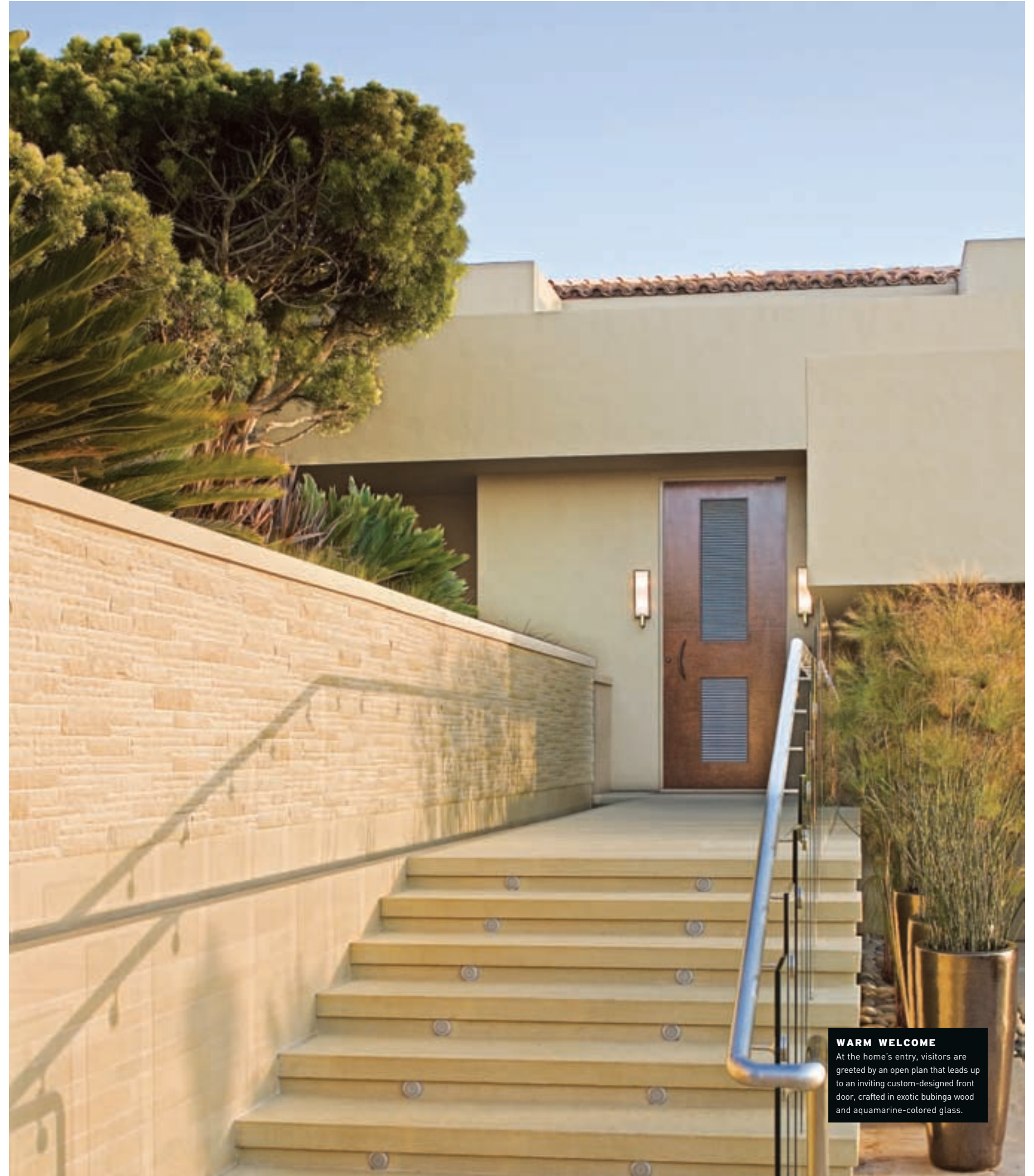
CONTINUED

To mirror the architectural style, Ziman furnished the home with simple, custom-designed pieces that would showcase the owners' treasured family heirlooms and antiques. "I wanted to make them look like a collection, so I created space specifically to show off the pieces they love," Ziman says. The designer introduced pops of color—primarily a palette of aquamarine, blue-green, and creamy taupe inspired by the natural colors of the earth and sea—through fabrics and accessories that decorate the home. "She designed the house so that everything fits," says the wife. "You walk in and immediately know that a family lives here."



STYLE SELECTION

This ceramic sculpture, made of variegated celadon with a coffee finish, adds sophisticated character to any space. *Chinese Horse*, \$78; cyandesign.biz



WARM WELCOME
At the home's entry, visitors are greeted by an open plan that leads up to an inviting custom-designed front door, crafted in exotic bubinga wood and aquamarine-colored glass.



CONTINUED

And while the months-long remodel began with a kitchen, the transformation is nothing short of breathtaking for its owners. “We went on vacation during the final stages,” says the husband, “and when we walked in for the first time, I literally almost stopped breathing it was so beautiful.” But for Ziman, the culmination of the project lies right back at the beginning. “My favorite room is the kitchen. It connects all the dots and dynamics of the home.” **L**

STEPPING STONE

Chinese sandstone extends from the home's interiors out to the exteriors on the front entry walkway, providing a sophisticated first glimpse of the seaside retreat.



FANCY FEAST

In the elegant dining area, high ceilings are complemented by accents of stained mahogany beams overhead. The dining table is from Serban Furniture Design; the area rug was purchased at Rugs International in Ball Ground, Georgia.

GRUNOW CONSTRUCTION, INC

7512 La Jolla Blvd,
La Jolla, CA 92037
PHONE 858.459.8742

TGRUNOW1@SAN.RR.COM
WWW.GRUNOWCONSTRUCTION.COM

REPRINTED FROM



luxe.
interiors + design

For more information about LUXE, visit us at luxemagazine.com

Content for this brochure has been reprinted and/or repurposed from Luxe Interiors + Design™ magazine with the express permission of its publisher. © 2009 Sandow Media Corporation. All rights reserved.