

FLEETWOOD

Architect JOINER Creates a Grand Yet LIVABLE HOME on a Small Island Lot in Newport Beach

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Fleetwood Joiner of Avalon Architectural, Inc designs homes for the lives of their owners. "All the homes I've designed are different," he says, "and range from historically correct to contemporary. I enjoy listening to people to find out what they really want in their homes and begin with a list of priorities." For the owner of this 4,400-square-foot house on exclusive Linda Isle in Newport Beach priorities included taking advantage of the panoramic bay view, providing space for entertaining, and creating a mini-museum atmosphere for the extensive art collection.

The result is what Joiner calls soft, warm contemporary. "You can do a lot with a small lot architecturally," he says, "but you have to use every inch."

This house has five bedrooms and six baths. Not every architect succeeds in making a relatively small space large, especially when the outside bay is the over-riding feature and other houses crowd in on both sides. Yet Joiner managed to create a view from almost every room and placed dense hedges to obscure the neighbors' homes.

The heart of the house is the kitchen/bar area. The owner, Bill Piercey, a California/Colorado Honda and Toyota dealer, says, "Whether I have four guests or fifty, everyone enjoys the flow and ability to mingle."

The living room opens to the bay view and outside entertaining area. Featured is a large aquarium that Piercey loves. There's a television set behind the painting.





The master bathroom has a great view from the spa tub and a fireplace.
"I love the openness, simplicity of the design and attention to detail found throughout the house," says Piercey.


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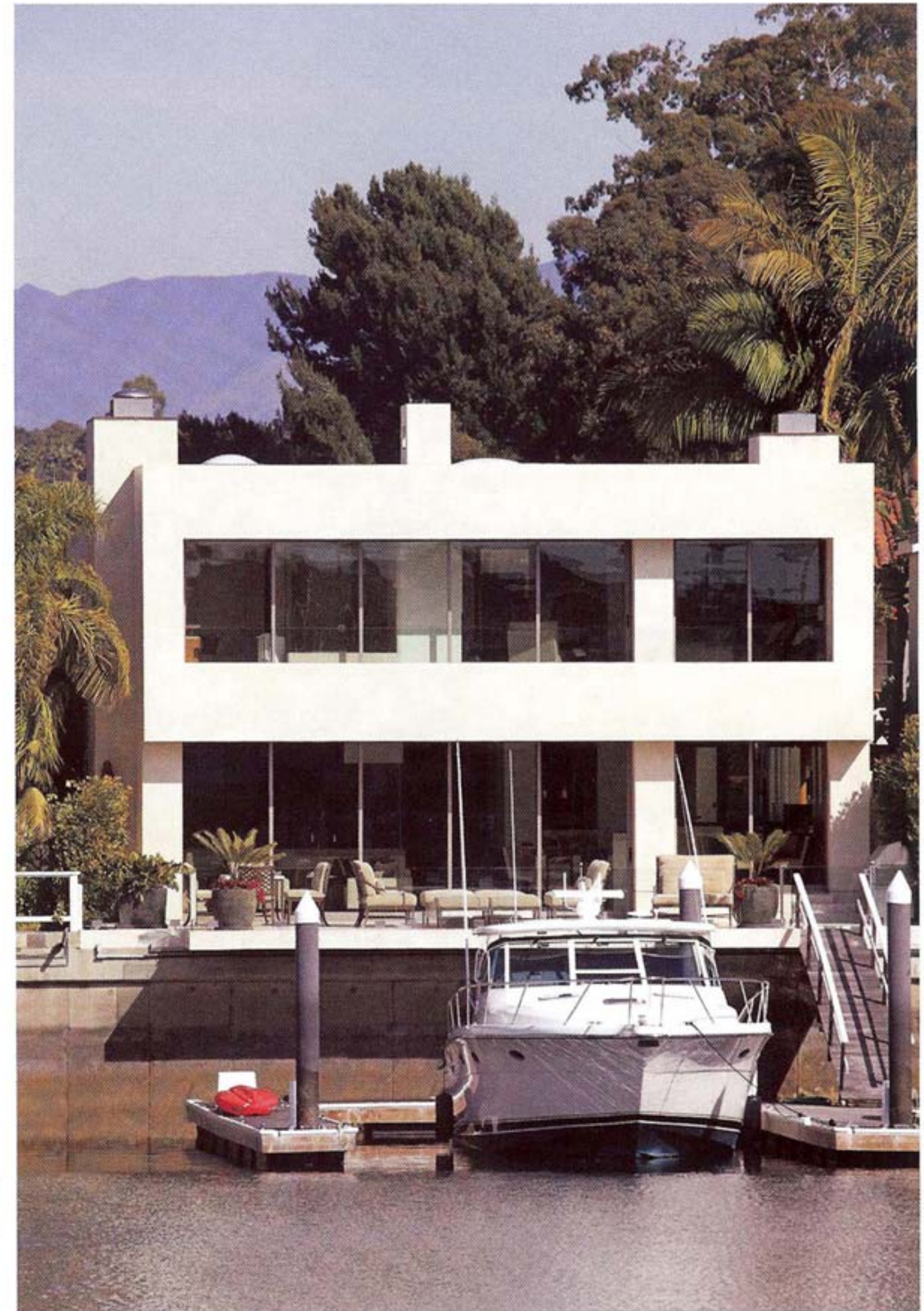


Scale and substance were integral to the project, so a soft color palette featuring sand-toned cross-cut travertine marble in 18" squares by JSL Tile was used inside and outside the house—even in bathrooms. This unifying scheme brings the outside in and the inside out. Another complementing feature is light-brown African hardwood Anigre cabinets that double as wood paneling. Entry proportions are generous to create a feeling of spaciousness with eight-foot-high glass doors leading into the house and glass doors on the ground floor leading into courtyards or to the waterfront living area.

This flow is reinforced by the continuity of color with antique white on the walls and soft colors in the furniture and accessories. Area rugs in sensuous fabrics soften the hard surfaces where softening is needed. The drama is left to the art, from the brightly colored entry painting to the antique bell, to the XI'an terracotta statue near the staircase. "I designed niches for the owners' collection," says Joiner. "These niches also soften things."

Since the owner loves to cook and entertain, the kitchen area is the key element in the house. Here Joiner has redefined the great room concept by putting open rooms, like the living and dining rooms, on different levels that keep the water views while retaining the home's interior atmosphere. In the kitchen, elegance hasn't compromised practicality since there is a commercial range, hidden refrigerator and appliances. From this vantage point the cook can work while interacting with guests in other rooms. "The kitchen is the heart of this home," says Joiner, "and the serving bar is the center of it. Everyone likes to hang out in this area."

The five bedrooms are perfect for visits from his grandchildren and guests, but the masculine master suite reflects seclusion and tranquility. The list of luxuries is long, from the oversized walk in closet to the niche seating in the bedroom to the steam bath and shower. The expansive view is seen from both the bedroom and bath, making this a perfect waterfront sanctuary. 



ABOVE The indoor/outdoor aspect of the architecture allows for bay views in the ground floor family room and garden views from the guest bedroom.

OPPOSITE Fleetwood Joiner used every square inch of available property to create this soft, contemporary home. "Fleetwood is an amazing artist," says Piercey. "I never considered any other architect."