

THE SAN DIEGO UNION-TRIBUNE

# Coastal

SAN DIEGO HOMES

## GREEN GOALS

REMODEL AIMS FOR NET-ZERO  
ENERGY WHILE FOCUSING ON VIEW

DECEMBER 2017



# COMBINED ENERGIES

SUSTAINABLE FEATURES ADDS TO HOME'S VITALITY

BY SOPHY CHAFFEE

When Antje Heinz first toured this 1980 house near downtown Encinitas, she had energy on her mind, both the “good energy” from the “good bones” of the home and the net-zero energy use she hoped to achieve with her gut remodel.

“The house from the beginning had good energy,” she said of the 2,825-square-foot home she bought in June 2015. “When I first stepped into the house, and it was not fully my style, you could tell the house was going to be a good house. It had great light before. It just had good flow and energy.”

“It was a lifelong dream of mine to build a project that was sustainable and green. This was it,” Heinz said.

Before she signed the contract, she called architect Jean-Louis Coquereau of JLC Architecture to



EDUARDO CONTRERAS U-T

Before the remodel, a fireplace in the center of the room blocked the view. “Why would I want to look at a fireplace when I could look outside?” homeowner Antje Heinz asked.

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## COASTAL SAN DIEGO HOMES



### SEPARATING SPACES

Big, bold redesign results in condo's distinct areas.

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Remodel merges three rooms with open flow and connection to outdoors.

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Richards-designed home reflects architect's love of organic materials.

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# Encinitas

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make sure she could add bedrooms for her two teenagers to the second floor, which had only the master suite upstairs. He said “yes” and got to work with JLC project manager Tyler Van Stright, green builders Rich Williams and Jeff Adams of Alliance Green Builders and interior designer Doro Pirino of Dorothée Claude Interior Design. The remodel, which added 677 square feet and was completed in May, swapped out glass bricks for glass walls to achieve a sleek modern style, installed systems to make it as close to net-zero energy use as possible and opened up the heart of the home to the ocean view

“The main thing here is that the way the house was designed before, it really was not taking advantage of the view at all,” said Pirino, describing how the ocean view at the back of the home was blocked by the family room fireplace and a rarely used guest bedroom and bathroom at the back of the house, while the kitchen was at the front of the home. “So we pretty much flipped it.”

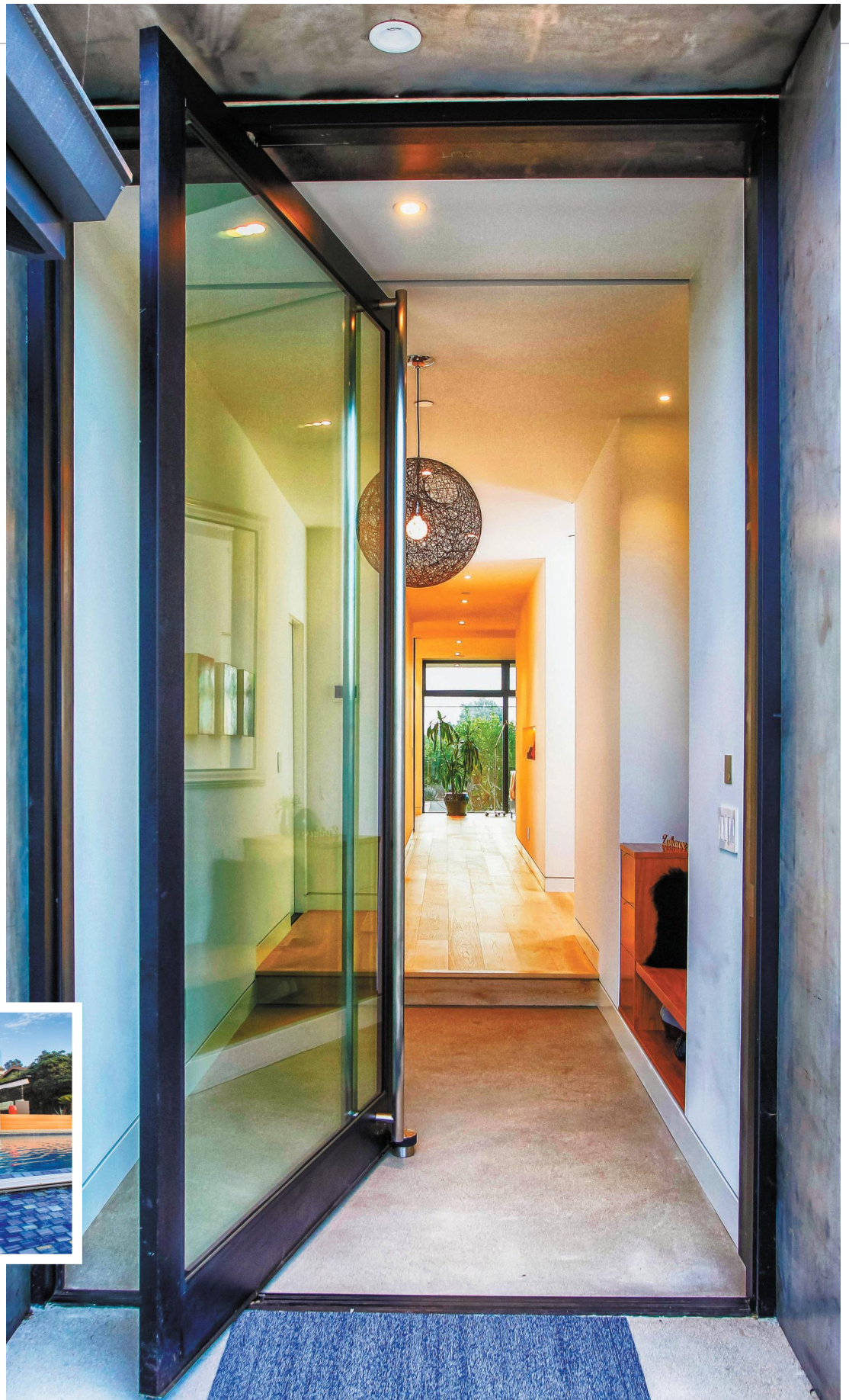
“When I designed the house I said, ‘I want a green house, I want the kitchen in the center and I want an office in the front with an access door,’” said Heinz, standing in her office, where the old kitchen had been. “I tutor German, so I have students come in

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EDUARDO CONTRERAS U-T PHOTOS

**Sightlines stretch from the front to the back of the house (right) while preserving privacy. The pool (above) will soon be heated by a solar system.**







EDUARDO CONTRERAS U-T PHOTOS

Interior designer Doro Pirino focused on modern, sleek, warm and long-lasting design. “The interior finishes were carefully selected to achieve a timeless design. We wanted the house to be contemporary but not trendy,” she said.

## Encinitas

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and out daily.”

The team extended the living and dining area and created an adjacent flex room that can be used as a guest room or a hangout area. They opened the great room to the backyard with pocket glass doors and moved the fireplace (the only gas appliance in the solar-paneled home) to the north wall with a long concrete hearth crafted by Jax Design Shop of Carlsbad.

Walnut cabinetry made by Kevin Dugger is used throughout the home, and the bathrooms feature Caesarstone quartz counters with a concrete look. The kitchen counters, island and backsplash are white Silestone quartz. Most floors are light white oak to contrast with the warm walnut.

“Antje said she wanted clean sleek lines, but one thing that was really important to her was warmth, which really reflects who

she is,” Pirino said.

The kitchen opens to a wrap-around deck that now extends to the new backyard pool and spa from New Era Pools. “Before, there was a deck and a huge drop to the backyard. The idea was that by bringing the landscape up and bringing the pool up, now you’re integrating the indoor-outdoor feel and it flows better,” Pirino said.

The team worked hard to maximize passive solar heating in the kitchen and throughout the home, Van Stright said. The home, currently being considered for Leadership in Energy and Environmental Design Platinum status, features quality insulation, grey water for drought-tolerant landscaping, and a chemical-free Wellspring Water Technologies water-treatment system for the home, pool and landscape, which Williams noted has helped plants fill in faster.

The indoor-outdoor ethos of

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Heinz and the students she tutors in German can sit here in her office, which was originally the kitchen. In her old house, they worked at her dining room table.





EDUARDO CONTRERAS U-T PHOTOS

Paintings by Leucadia artist Allison Renshaw are featured throughout the home, including in the upstairs hallway. The slats in the staircase create a sculptural effect with light and shadow on the walls and ceiling, Pirino said.

## Encinitas

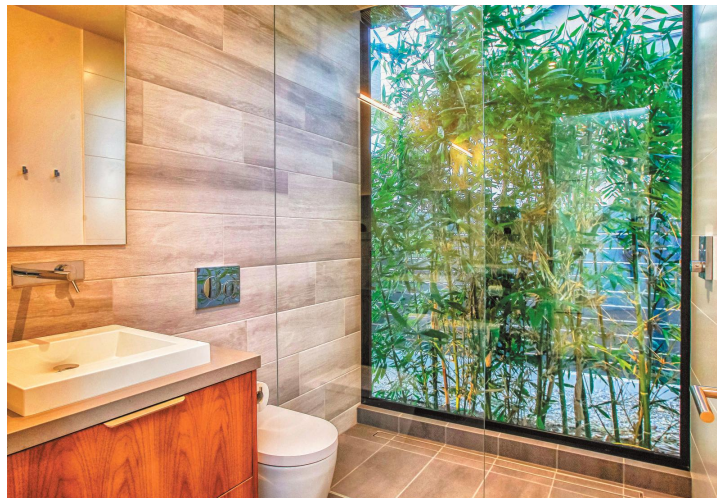
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the home extends to a surprising space – the first-floor bathroom. The full bathroom features an exterior wall made of floor-to-ceiling glass with a screen of bamboo growing just outside for privacy.

“I was originally inspired by a resin panel with bamboo design and midcentury bath designs that often had adjacent small-fenced courtyards,” Pirino said.

Van Stright said his favorite feature is the staircase off the kitchen, which is tucked behind the walnut cabinetry and features walnut slats from the top of the cabinets to the second-floor ceiling.

“The use of slats with open space, creates a light and airy separation between the public and private areas,” Pirino said. “It not only serves as a guardrail, but it transforms the staircase into a really interesting and inviting



Although there's a glass exterior wall in the downstairs bathroom, privacy is maintained by the bamboo outside.

path where shadows and light bounce off the ceiling and walls and create a natural sculpture.”

The team expanded the upstairs to add the teens' bedrooms, a laundry room and a shared bathroom. “It has a larger shower

room that they can step into and their clothes can stay dry, because I have two teenagers, a boy and a girl,” Heinz said.

Her master suite is in the same spot, but she opted to extend the bedroom balcony to the bath-

room as well. Both rooms have sliding doors and big windows to capture the ocean view.

The bathroom wall tiles, which look like waves of water, reflect the European materials and style that Pirino brought to the project. The bathroom tiles came from Spain and Italy, while in the kitchen, appliances (Miele), the sink (Blanco) and fixtures (Dornbracht) are from Germany.

“I think Antje being from Germany and me being from Belgium, we were speaking the same language in terms of design,” Pirino said.

Everyone on the team stressed how well they worked together, in part because each contends good design must function well and look good to feel good.

Said Pirino, “Antje has said so many times, ‘We feel so happy now that we're here.’ To me that's the best reward for a designer.”

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