

# Modern Joord-1

On the Balboa Peninsula, this 3,000-square-foot home owned by two brothers epitomizes California luxury in a modern, relaxed way.

by **KARINE MONIÉ**  
images by **AARON LEITZ**











"We've worked closely with the family and have designed many residences for our clients' parents over the years," say David and Suzie Lucas, siblings and founding partners of interior design studio Lucas. The owners of this home are two brothers—one, who works for the family company, uses it as his main residence with his partner.

"The challenge was to create a home where a couple and the brother could cohabitate," David confesses. "By having multiple (three) levels and access to inside/outside spaces that flow into each other, we were able to give the clients flexibility in terms of public and private areas."

The location on Newport Beach's Balboa Peninsula—surrounded by a harbor on one side and long, sandy beaches on the other—convinced the owners to develop this corner lot with dock access. Architect Chris Light from C.J. Light Associates, builder















Hill Construction Co., and the interior design team from Lucas transformed the home from a small low-rise, single-family residence into the quintessential indoor/outdoor living experience.

Spread over 3,000 square feet and with a rooftop and exterior terraces, “the project is the epitome of California luxury,” explains David. “We wanted to make sure the house fit into the neighborhood in terms of scale, but stands out in terms of the simplicity of detailing and use of materials. Much of the design focuses on creating flexible spaces. We intentionally kept the kitchen and living room open as a fluid space to encourage easy entertaining and to ensure that guests feel right at home.” The muted, masculine palette—to suit the brothers’ aesthetic—with rich materiality and modern furnishings combine with white oak wood floors and cabinetry, hemlock wood ceilings, concrete, plaster, steel and leather, and full marble slabs with veining in the master bathroom shower.

## SOURCES

### GREAT ROOM

CUSTOM WOOL AREA RUG - Antique Look Rugs  
L-SHAPED SECTIONAL - Room & Board  
ORGANIC TAMARIND ROOT COFFEE TABLE - Indigenous by La Rue  
THROW PILLOWS - Satellite Sewing  
THROW PILLOW FABRICS - Coraggio & Rebecca Atwood  
LOUNGE CHAIR - YLiving  
OCCASIONAL TABLE - Tirtto Furniture  
CUSTOM BLACKENED STEEL CONSOLE TABLE - Redsoul  
OCCASIONAL CHAIRS AT CONSOLE - Design Within Reach  
TABLE LAMP - Modloft

### MASTER BEDROOM

CUSTOM WOOL & BAMBOO SILK AREA RUG - Lungta Rugs  
BEDSIDE LAMPS - Stone and Sawyer  
THROW PILLOWS - Satellite Sewing  
THROW PILLOWS FABRICS - Bart Halpern and Place  
THROW BLANKET - Satellite Sewing  
THROW BLANKET FABRIC - Place  
EAMES LOUNGE CHAIR & OTTOMAN - Herman Miller  
CUSTOM BUILT-IN HEADBOARD, FLOATING NIGHTSTANDS & BED PLATFORM - Built by BC Custom  
UPHOLSTERY FABRIC - Glant

### FIRST FLOOR TERRACE

EXTERIOR DINING TABLE - Restoration Hardware  
EXTERIOR DINING CHAIRS - Mamagreen  
EXTERIOR LOUNGE CHAIRS - CB2  
EXTERIOR STONE FIREPIT - Design by Lucas

“The great room offers two focal points: a floating concrete hearth and built-in architectural bookcase and bar that offer hidden compartments for spirits among open shelves for the couple’s artworks and more nostalgic items,” Suzie says. “The material of the shelves is painted to match the walls so this blends with the architecture.”

Built-in cabinetry was designed throughout by Lucas to provide storage and limit the amount of furniture within the house, which contributes to an open and clean feel.

“The inspiration for the house was to create a simple but bold modern beach house,” David and Suzie conclude. “There is generous space for entertaining in larger groups but also areas where individuals can get away for privacy.” In this home, there is something for everyone. •

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