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LUXURY
HOME
QUARTERLY

Pacific Palace

Kari Whitman rolls out the red carpet for this regal L.A. pad

01



1512 Dolphin Terrace

David and Michael Close, co-owners of Spinnaker Development collaborated closely with Kevin Smith of Details Design Firm and architect Craig Hampton to orchestrate every aspect of 1512 Dolphin Terrace. The clean aesthetic of the furniture and decor seamlessly pull this home together with a neutral color palette.

Spinnaker Development

THIS LAVISH REBUILD IS A SHINING EXAMPLE OF COASTAL CALIFORNIA'S RELAXED ELEGANCE

by Teresa Silva

Located in Irvine Terrace on the southern California coast, 1512 Dolphin Terrace is a versatile residence that will accommodate young families or empty-nesters. Originally built in 1957, the ranch-style home is a rebuild project that respects the integrity of the architecture. Spinnaker Development's full-scale remodel approach means that the project was stripped to its foundation and transformed. "Seventy-five percent new lumber was introduced to the framing [and] the entire home was 'redone.' Most of our projects are 'down to the foundation' rebuilds and should be considered 'full scale,'" says Michael Close, co-owner of Spinnaker Development. The construction company tore down to the studs and rebuilt 75 percent of the home, adding a state-of-the-art Control4 automation system that

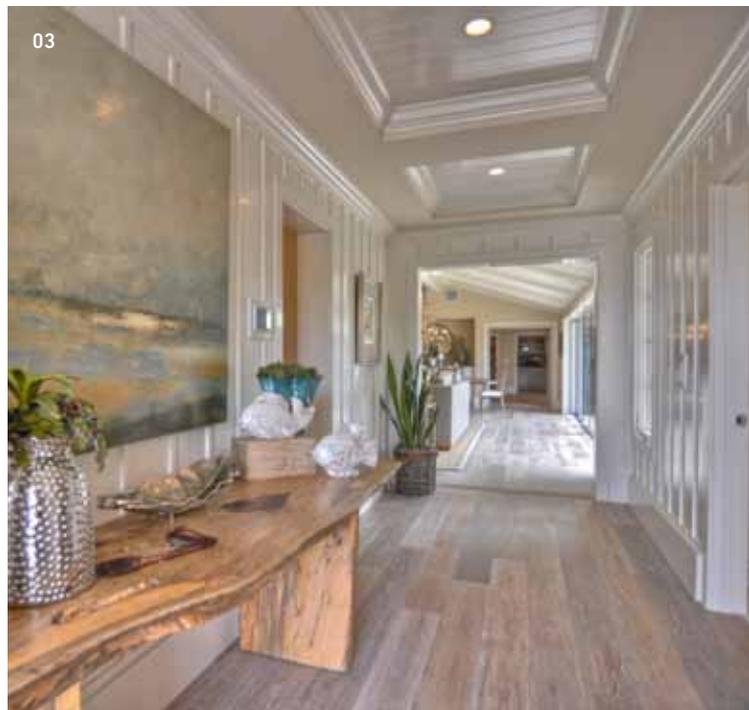
controls lighting, climate, security and audio/video from one's own mobile phone. 1512 Dolphin Terrace is offered to the homeowner as turn-key and completely furnished, with a re-envisioned courtyard area for indoor/outdoor living, making this a relaxed, elegant dwelling.

Spinnaker Development started in 2009 and consists of a two-brother team, David and Michael Close. David has worked as a developer/builder since 1997, specializing in both high-end custom and spec homes. Michael has been in construction and real estate since 2003. In their new venture together, David continues in construction while Michael handles administrative aspects. Spinnaker Development is a dream come true for both broth-

ers, where the company is a vehicle to help them realize their vision for designing and constructing casual yet extravagant homes. Both admit that while the project was arduous, it was also very enjoyable. In its short existence, the company has already built seven homes, number eight is under construction and two more are in the design phase. David and Michael live in Irvine Terrace, part of Newport Beach, and are vested in contributing to their community's vibrancy.

Spinnaker's approach to construction entails studying what is workable in an old home, identifying what is salvageable and examining the limits of the property size. Sometimes a rebuild can cost more than new construction so Spinnaker is very careful

PHOTOS: SCOTT SHIGLEY



01
The home's outdoor seating terrace with full access to the indoors.

02
The kitchen's counters are completed by Caracus Blue Limestone and Calcutta Bollini marble slabs.

03
The entry foyer features DuChateau Lugano (duchateaufloors.com) hardwood flooring, which continues throughout the home.

04
The master bedroom features full height paneling, tongue & groove ceilings, and access to the state-of-the-art audio/video systems.



before they enter into escrow. With 1512 Dolphin Terrace, they maintained the inherent structure of the house and redesigned the courtyard, removing a driveway and in-ground pool and moving a garage. Today, the courtyard is the focal point of the property, with 24-foot pocket doors that open up the living, dining and family rooms to the outdoors. The remodel achieves essentially a new product, preserving the original architecture and footprint while exuding a relaxed and elegant charm reflected in its coastal environ.

1512 Dolphin Terrace was completed in 2011 and features four bedrooms, four-and-a-half bathrooms,

office, living, dining and family rooms and a vast open kitchen with dining space. The outdoor area boasts a custom made fire pit, lounge area, BBQ island and ample lawn space for relaxing or casual dining. Architectural and interior design details include stunning beamed ceilings in the dining and family rooms, tongue & groove paneled ceilings with elegant crown moulding; wainscot and full "removed length" height board baton paneling and extensive finish carpentry throughout the home; Caracus blue limestone and Calcutta Bollini marble slabs in the kitchen; deluxe French doors that open to the patio and a built-in desk in the office.

These distinctive features make 1512 Dolphin Terrace very alluring but there is the added bonus of the ease with which one could move in. With their acute attention to detail, Spinnaker has not forgotten that convenience should be integral to luxury. Spinnaker provides technical support for setting up the Control4 automation system on one's mobile device, bringing in dinner from the client's favorite local restaurant for the first night of moving in, and even stocking the kitchen with food to help the family get through the first week of transition. This opulent home, coupled with its convenient amenities, make it an irresistible choice for maintaining the convivial family lifestyle without the stress. ■

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