



U-T SAN DIEGO

# Coastal

SAN DIEGO HOMES

## COMMUNITY PROPERTY

MODERN ADDITION  
COMPLEMENTS 1888  
HOUSE, PROVIDING  
ENOUGH SPACE  
FOR RELATIVES

NOVEMBER 2013



# FAMILY ROOMS

ECO-FRIENDLY ADDITION TO HISTORICAL HOME PROVIDES SPACE FOR THREE GENERATIONS

MARTINA SCHIMITSCHEK  
SPECIAL TO THE U-T

At first, the Banker's Hill property with an old wooden house just seemed like a good investment. The idea was simple: fix up the house and add apartments in the back.

But when Soheil Nakhshab, principal of Nakhshab Development and Design, developed the property, the place began to look like it could fit his multigenerational family. Nakhshab had designed and built his previous home to accommodate three generations of the family. The 5,600-square-foot home in south Mission Hills had large open common areas and private bedroom suites.

The new complex has four individual living spaces: the 1,000-square-foot house, two 650-square-foot loft apartments and a 1,000-square-foot penthouse apartment.

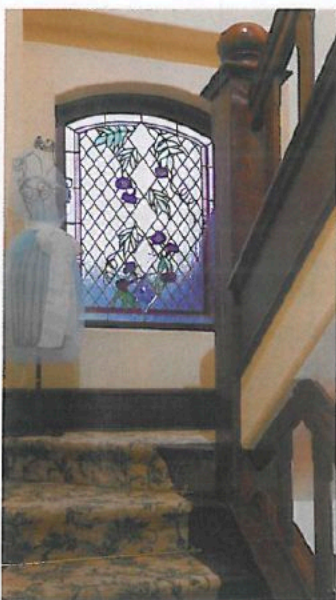
"It's awesome," Nakhshab said. "We were able to add one more family member to the mix." Nakhshab's brother and business partner, Nima Nakhshab, lives in one of the loft apartments. His

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Floor to ceiling windows in the modern penthouse provide cross ventilation, lots of natural light and a view of San Diego Bay and downtown. PAUL BODY

## COASTAL SAN DIEGO HOMES



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Couple imprint their personality on childhood home, yet honor parents' décor flair.

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# Fine Living in Coronado



## 323 J Avenue, Coronado

Charming 1930s Spanish style compound situated on a large lot. The main home is a single story with a 3 bedroom/2 bathroom floor plan. The home is situated around a gorgeous courtyard with a fountain and landscaped backyard. Also, there is a detached guest suite plus a detached studio apartment with a kitchenette. Features include: Gorgeous living room, formal dining room, Gourmet kitchen with nook. This home offers custom details throughout. \$1,995,000

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Shayan Nakhshab enjoys a treat from mom, Susana Mora, in the kitchen of the family's historical home, which was built in 1888. The original fir flooring and architectural details, such as the baseboards and window frames, were restored. PAUL BODY

## Banker's Hill

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parents, Mitra Bagheri and Sasan Nakhshab, live in the third-story, two-bedroom penthouse, and Nakhshab, his partner Susana Mora and their two young children live in the house. The second loft apartment is used as the family's music room and guest room.

"It's basically my dad's man cave," Nakhshab quipped.

The historically designated George W. Osborne house, built in 1888, fronts the 5,000-square-foot lot. Osborne was an early San Diego developer and city planner.

Nakhshab removed an ill-con-

ceived add-on and returned the kitchen to its original space in the house. "We tore it down to the studs and brought it back to life," he said of the home. "It just needed some tender loving care."

Architectural details were carefully removed before the interior was redone, then restored and returned. Thus the house still retains its original front door, 14-inch baseboards, window frames and molding. The original wide-planked Douglas fir floors were brought back to their former luster and add warmth throughout the home.

A small foyer leads to two bedrooms and one bath on one side and the living room, kitchen and small

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## Banker's Hill

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dining nook on the other. Eleven-foot-high ceilings and an enclosed front yard with seating and space for the kids to play add a feeling of roominess to the home.

Inside and out, the walls are white with black trim and highlights.

That color combination extends to the attached three-story building, which frames, but does not overpower, the historical architecture. Horizontal paneling and elongated windows reflecting the lines of the house create continuity and tie the modern structure to the old one. A cantilevered bedroom on the top floor adds dimension to the building.

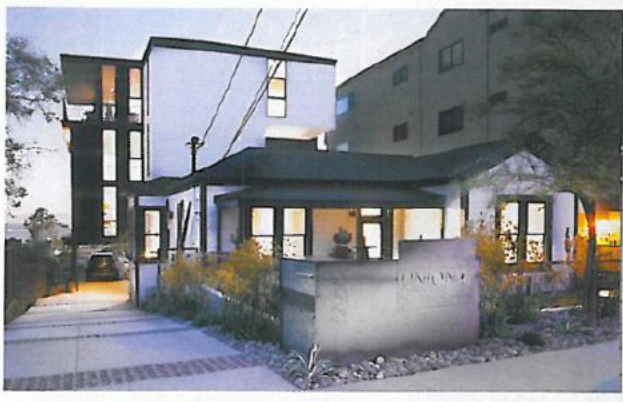
The complex, Nakhshab said, is an evolution. "I wanted to show people where San Diego was and where it is now."

The ground level of the new building is an open area designated for parking. A side entrance opens to a well-lit stairwell that leads to the two loft apartments on the second floor.

Each apartment is similar with two rows of windows on a 17-foot-high wall facing the view of San Diego Harbor. The bottom row of windows opens for cross ventilation and passive cooling. Manual roller shades keep out the afternoon sun and provide privacy. Low glass walls in each unit's sleeping loft allow access to the view and create a sense of openness.

With all of San Diego's amenities, urban homes don't need to be big, Nakhshab said, "All you need is a small and efficient space. This is an affordable apartment building. You can do something really

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Mid-Century Modern furniture adds a contemporary feel to the historical home's living room (right). The black and white exterior also updates the look and ties in the modern addition (above). PAUL BODY PHOTOS



## Banker's Hill

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beautiful and be cost effective."

The complex, which includes tankless water heaters, drought-tolerant landscaping and solar panels for each unit, received the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Platinum rating for sustainability.

All three modern units have clean lines and an open floor plan with the kitchen utilizing one wall. "The open concept allows the occupant to tailor the space," Nakhshab said. The spaces are engineered with long span beams to avoid drop beams, adding to the sense of openness.

To give the units a connection with the house, bathrooms have the same hexagonal tiles and the flooring is wood, but bamboo instead of fir. All bedrooms, even in the house, have European-style wardrobes instead of built-in closets.

The penthouse includes a dining area where the whole family can get together and a balcony, which is protected by a cantilevered roof. The protruding roofline provides a frame for the airplanes descending to Lindbergh Field.

The planes, nearby Interstate 5 and the harbor beyond provide a constantly changing backdrop. "My parents don't have a TV," Nakhshab said. "It's really inspiring to see life moving in front of your eyes."

The views can also be enjoyed from a large built-in picnic table, tucked away at the back of the property with a barbecue area nearby. The private outdoor space is one more area the family can gather - usually for potlucks on Sundays.

Nakhshab said the family interacts more in this new setting than in the old house, but he's already looking toward the future. He said the next move will involve a space where his offices can also be included.

"The whole family will stay together at all times," he said.

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The 650-square-foot loft has an open floor plan for maximum flexibility. Details, such as the open stairs accented in black, add a sense of luxury, while the views make the space seem larger. "You can do something really beautiful and be cost effective," said Soheil Nakhshab, principal of Nakhshab Development and Design. PAUL BODY