

# Modern *by the Beach*

Relaxed style and organic textures come together in this coastal cottage with classic California architecture.

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**SIMPLE LINES.** Leather chairs add a masculine touch in the living room, while custom linens finish the space with dreamy beach tones.







## *Tucked* between the Pacific Ocean and Newport Bay on the Balboa Peninsula

is this fresh and contemporary southern California beach cottage. Home to an ocean enthusiast and avid yacht club member, the house is a three-bedroom, two-bath, 1950s beach bungalow with iconic clerestory windows to let in the warm California sun. Mindy Gayer of Mindy Gayer Design Co., who designed the space, describes it as “an elevated beach cottage with masculine tones, natural textures and an all-around cozy, kick-your-feet-up feel.”



**[BOTTOM RIGHT] COOL CONTRAST.** Barstools from Thomas Hayes Studio contrast perfectly with the white millwork and Carrara marble countertops.

**[OPPOSITE] A WELCOMING MOMENT.** In the entry, Mindy created an eye-catching vignette with art by Lorraine Pennington and a statement sconce from Urban Electric Co.

### MODERN TEXTURES

The home's previous design was Palm Springs-inspired Midcentury Modern, so to fit the new homeowner's aesthetic, Mindy did a complete overhaul of both the interior and exterior décor. “We started with lots of white millwork, ceilings and cabinetry, and juxtaposed our crisp and clean palette with tailored linen, leather and wood accents,” she says. They added tongue-and-groove wall paneling to every room in the house and kept it modern and fresh with a bright white paint color and a more minimal V-groove joint line. On the exterior, custom-stained cedar shingles, white brick and metal accents capture the essence of coastal living.

Inside, Mindy created an understated beach escape for her client with the perfect pairing of crisp whites and warm textures. “The best part of a beach house is the casual aesthetic, and we like to play up that feel with lots of natural textures, including woven Roman shades for all of the window coverings,” says Mindy. “They complement the beachy vibe without sacrificing style and functionality.”







**CALIFORNIA DREAMING.**  
In this dreamy dining area, wide oak floors, crisp white cabinetry and a modern dining table are illuminated with natural light from the floor-to-ceiling windows.



A linen slipcovered sofa, upholstered linen dining chairs and headboards, linen bedding and linen throws and decorative pillows help achieve the home's seemingly effortless seaside vibes. "In my book, linen is the perfect textile and fits the beachy cottage feel to a T," says Mindy, "I'm a huge fan of linen everything."

#### COASTAL ART

Throughout the home, collected art pieces both tie spaces together and serve as focal points. "Our client is an avid collector and has an incredibly tasteful eye for beautiful artwork," says Mindy. When he first enlisted her help on the project, a key factor they discussed was bringing the interior design to life through art pieces in the main living spaces.

"One of our favorite local artists, Lorraine Pennington, had the perfect piece for the entry," says Mindy. "We paired it alongside a statement sconce to keep your eye fixed on the entry vignette." A piece by Wolfgang Bloch, one of the homeowner's favorite artists, hangs over the limestone fireplace in the living room, and in the guest bedroom, Mindy played up the local surf culture aesthetic with a collage wall featuring pieces from a few local artists.





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**MINIMAL, MODERN.** Simple accents in natural wood and earthy tones complement streamlined hardware and cabinets. Copper lighting with vintage detailing brings in an organic balance.



**KEEP IT FRESH.** Simple, white half-glazed ceramic dishes add to the natural elegance of the kitchen.



“It’s fun to welcome in the  
seaside feel, while keeping the overall  
design palette and finishes *refined*  
and *contemporary*.”

**PLEASING TO THE EYE.** Well-placed  
patterns and warm textures make this  
bedroom a comfortable, warm and  
eye-catching escape.



**[BOTTOM RIGHT] EASY ORGANIC.** Rustic wooden  
accents, matte clay finishes and a queen airplant  
come together as a great combination for the  
modern California cottage vibe.

#### FINISHING TOUCHES

“I try to incorporate a contemporary coastal  
feel in our projects without going too cutesy or  
overtly beachy,” says Mindy. “It’s fun to welcome  
in the seaside feel, while keeping the overall design  
palette and finishes refined and contemporary.” With  
modern light fixtures and furnishings, unique art  
and custom pieces throughout, this beach cottage  
is a beautiful ode to the coastal surroundings and  
southern California culture. **CB**

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**LAID-BACK LINEN.** Custom-made linen headboards add to the beach aesthetic of this space, while wall sconces save table space and make the room more functional.



**|TOP LEFT| ZEN SLEEP.** In this contemporary bedroom, soft and warm natural accent tones complement the white linen bedding.  
**|TOP RIGHT| SHINE ON.** Natural light and white millwork shine in the skylight—a classic California beach cottage element. The graphic light and shadows make this small gem of a space simple but stunning.  
**|BOTTOM| CHEERS TO ART.** A collage wall of locally sourced art adds a playful beach aesthetic.

