

EDITION #155 SEPTEMBER 2026

Inside

LIFESTYLE & INTERIORS

GNAPET

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EDITION #155



Inside this Sausalito residence perched above Richardson Bay, architect John Lum and interior designer Nicole Hollis came together with Jetton Construction and Arterra Landscape Architects to reimagine a spec-level Mediterranean home into a refined maritime modern masterpiece. Kebony, plaster and copper define a quiet silhouette, while warm interiors and thoughtfully curated art bring livable sophistication built for entertaining and quiet contemplation.



Douglas Friedman / Adam Rouse

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Ondaluce

THE RADIANT CALM THAT COMES WHEN ARCHITECTURE DISSOLVES INTO LIGHT, WHEN THE BAY
BECOMES THE WALLS AND THE SKY BECOMES THE CEILING.

There are homes that sit beside the water and homes that seem to emerge from it. The Sausalito Contemporary belongs to the second category. This is a house that asks you to pause, to look beyond the glass, and to let the view wash over you like the tide.

The former Mediterranean was stripped to its studs and rebuilt as a maritime-inspired retreat, its stucco and styrofoam detailing replaced with environmentally conscious Kebony, cement plaster, and a copper standing seam roof. A dramatic two-story skylit foyer with a cantilevered staircase was cut into the centre of the home, and a sculptural wooden sun-screen now floats above a translucent-glass catwalk, casting dynamic shadows that shift with the passing day.

Walk through it, even in these pages, and you feel the discipline in every choice. The limestone flooring and warm white plaster walls that frame a minimalist marble fireplace. The curvaceous Christophe Delcourt sofa in basketweave linen, anchored by two burl-wood cocktail tables by Japanese master craftsman Nakagawa Mekkougei. The onyx and bronze wall sconce by Markus Haase that catches the light like a piece of jewellery. Every material was chosen to recede in favour of the view rather than outshine it.

This is what we chase in every issue: not just beautiful rooms, but the feeling a truly considered home gives you, the sense that someone thought this hard about how you would stand in a doorway and what you would see when you did. The Sausalito Contemporary gave us that feeling in abundance, and we hope it does the same for you. Some homes are built to impress. This one was built to move you. We think you will understand exactly what we mean the moment you turn the page.

A stylized, handwritten signature of the word "LEPANG" in a bold, cursive script.







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The material palette for the Sausalito Contemporary is a study in coastal restraint. Kebony, a modified wood with the aesthetics and performance of the best tropical hardwood, clads the exterior, weathering gracefully against the salt air. Copper standing seam roofing adds a warm metallic accent, while cement plaster in warm white creates a soft, luminous envelope inside. Limestone flooring grounds the living spaces, and mullioned steel sash windows reference early modernism with timeless elegance. Inside, the palette shifts to warm white plaster walls, fumed-oak dining table, rift-cut white oak cabinetry, and walnut stools, each material chosen to recede in favour of the view.

A modern interior space featuring a wooden staircase with a dark metal railing. Two large, bright yellow, fuzzy pom-pom-like objects are positioned near the stairs: one hanging from a thin wire and another resting on the floor. The floor is made of light-colored wood planks. In the background, a wooden door is set into a wall, and a series of track lights are visible on the ceiling. The overall aesthetic is minimalist and contemporary.

Balancing Coastal

Building *Into* the Bay

There are houses that sit beside the water and houses that seem to emerge from it. The Sausalito Contemporary belongs firmly to the second category. Perched above Richardson Bay, with the San Francisco skyline shimmering across the water, this is a home that has been stripped of its past and rebuilt as a maritime modern masterpiece, a residence where the view is not merely a feature but the organising principle of every room.

The story begins with a house that was never meant to be remarkable. Built in 1991, the original structure was a spec-level Mediterranean dwelling, its stucco and styrofoam detailing entirely at odds with its spectacular bay-side setting. It was, as architect John Lum recalls, “claustrophobic and a mess,” a warren of small rooms with a convoluted circulation that seemed designed to obscure rather than celebrate the panorama outside.

Lum, founding principal of John Lum Architecture, saw immediately what the house could become. “For me, it was obvious from the day I walked in that this is what should be done to it,” he says of the transformation that would follow. Together with interior designer Nicole Hollis, contractor Jetton Construction, and landscape architects Arterra, Lum embarked on a radical reimagining that would earn the project a 2022 California Home + Design Residential Architecture Award and a Builder magazine Builder Choice Design Award.

The design references Sausalito’s fishing village roots, replacing the home’s Mediterranean affectations with a palette of materials chosen to weather gracefully against the salt air. Kebony, a modified wood with the aesthetics and performance of tropical hardwood, clads the exterior. A copper standing seam roof adds warmth and patina. Cement plaster in soft white creates a luminous envelope inside. Mullioned steel sash windows, a nod to early modernism, replaced the original vinyl for a timeless elegance.

The commitment to sustainability was not merely aesthetic. Lum retained an estimated 80 percent of the existing exterior walls, a decision that speaks to a pragmatic environmental philosophy. “The greenest thing to do is to be pragmatic and save as much as you can,” he notes. “But it’s a balancing act”.

The most dramatic architectural gesture is the two-story skylit foyer cut into the centre of the home. A cantilevered steel and oak staircase, relocated from its original position, now serves as a sculptural centrepiece. A smoked-glass catwalk and a large skylight coax natural light into what was previously the darkest part of the house. Above it all, a slatted wooden sunscreen—its V-shape “reads almost like the wings of a bird,” says Lum—filters light and reduces heat while casting dynamic shadows that shift with the passing day.

Beyond the foyer, the former closed-off living, dining, and kitchen areas were combined into a grand great room, opening to south-facing, sun-dappled terraces. The sight line from the front door now runs clean through the house to the bay and the distant San Francisco skyline. “My goal was to have nothing in the way of that,” Lum explains. Nicole Hollis, renowned for interiors that are rigorously spare yet never stark, was the natural choice to shape the home’s interior life. Her goal, she says, was “to pair a feeling of serenity with the spectacular view. We wanted to simplify but with good materials—taking it down and then bringing it back up”Hollis installed limestone flooring and finished the walls in warm white plaster, creating a neutral canvas that allows the view and the client’s art collection to take centre stage. Inset into one living area wall is a minimalist white marble fireplace and floating hearth that Hollis describes as the room’s “star”.

The furnishings are a carefully curated dialogue between form and material. A curvaceous Christophe Delcourt sofa in basketweave linen anchors the living area, paired with a pair of midcentury Italian lounge chairs. Two burl-wood cocktail tables by Japanese master craftsman Nakagawa Mekkougei nestle between them, while side tables by Blanche Jelly and Vincenzo De Cotiis offer striking complements. An onyx and bronze wall scone by Markus Haase catches the light like a piece of jewellery, and outside on the terrace, visible through the nearly floor-to-ceiling windows, a towering stack of bronze spheres by artist Eva Rothschild commands the view.

The placement of art was integral to the design. Works by Tomás Saraceno and Jim Lambie were chosen for the central staircase, their forms animated by the remarkable light that floods the space during the day. Holly Baxter & Associates advised on acquisitions, including the Pae White “Smoke” tapestry that overlooks the dining area. Beneath the stairs, Richard Artschwager’s Exclamation Point injects a jolt of playful colour. “I love the fact that even though it’s blue-chip-level art, it has a certain playfulness about it,” says Lu.

he kitchen is outfitted with oak floors and low cabinets, deliberately kept below eye level so as not to interrupt the panorama. Murano glass and silvered brass wall lamps by De Cotiis break up the room’s strong orthogonals, while walnut stools with angular backs by Hollis tuck under the island’s counter. The dining table, a fumed-oak design by Hollis, serves double duty as a spot for poker games and elegant dinners, while a rift-cut white oak cabinet with textured panels accommodates a pop-up TV.

The second floor contains the owners’ suite, two additional bedrooms, and a new glass bridge that joins the formerly isolated guest quarters above the garage to the main house. On the exterior, the bridge serves as a canopy for the front door, a graceful architectural gesture that unifies the composition.

Arterra Landscape Architects, led by partners Kate Stickley and Vera Gates, stripped the garden down to basics and re-envisioned it to capture the simplicity of coastal materials. The structures—composed of light-coloured stucco, weathered Kebony, and dark metal elements—create a fresh interpretation of the architecture. The entry garden pulls these materials together with the addition of grey limestone, while thin-profiled metal planters maximise planting area in the intimate garden spaces. The al fresco dining area features a wall paved in iridescent ceramic tiles from Sausalito-based Heath Ceramics, a quiet homage to local craftsmanship.

What distinguishes the Sausalito Contemporary is not any single flourish but the discipline that unites every discipline involved. Architecture, landscape, and interiors were conceived as a single continuous argument, each deferring to the same governing idea: that a home on this site was never to compete with the setting, only to frame it.

The result is a residence that offers not just a place to live, but a constant engagement with its surroundings. It is a house that asks you to pause, to look beyond the glass, and to let the view wash over you like the tide. Some homes are built to impress. This one was built to move you.





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The Kitchen Edit

EDITION 155

Riflessa

The Kitchen That Recedes, Where Oak And Light Reflect The View Rather Than Compete With It.

In the Sausalito Contemporary, the kitchen is a study in deliberate restraint. Outfitted with warm oak floors and low cabinets, every element is positioned below eye level so as not to interrupt the panorama of Richardson Bay and the distant San Francisco skyline. The effect is a space that functions beautifully while remaining visually quiet. Murano glass and silvered brass wall lamps by Vincenzo De Cotiis break up the room's strong orthogonals, their sculptural forms adding a jewellery-like accent. Walnut stools with angular backs, designed by Nicole Hollis, tuck neatly beneath the island's counter, their minimalist profiles echoing the home's architectural precision. Limestone flooring grounds the space, while warm white plaster walls create a soft, luminous envelope. Here, cooking becomes a meditative act, performed against a living canvas of water, sky, and shifting light. The kitchen does not demand attention; it simply allows the view to speak.





















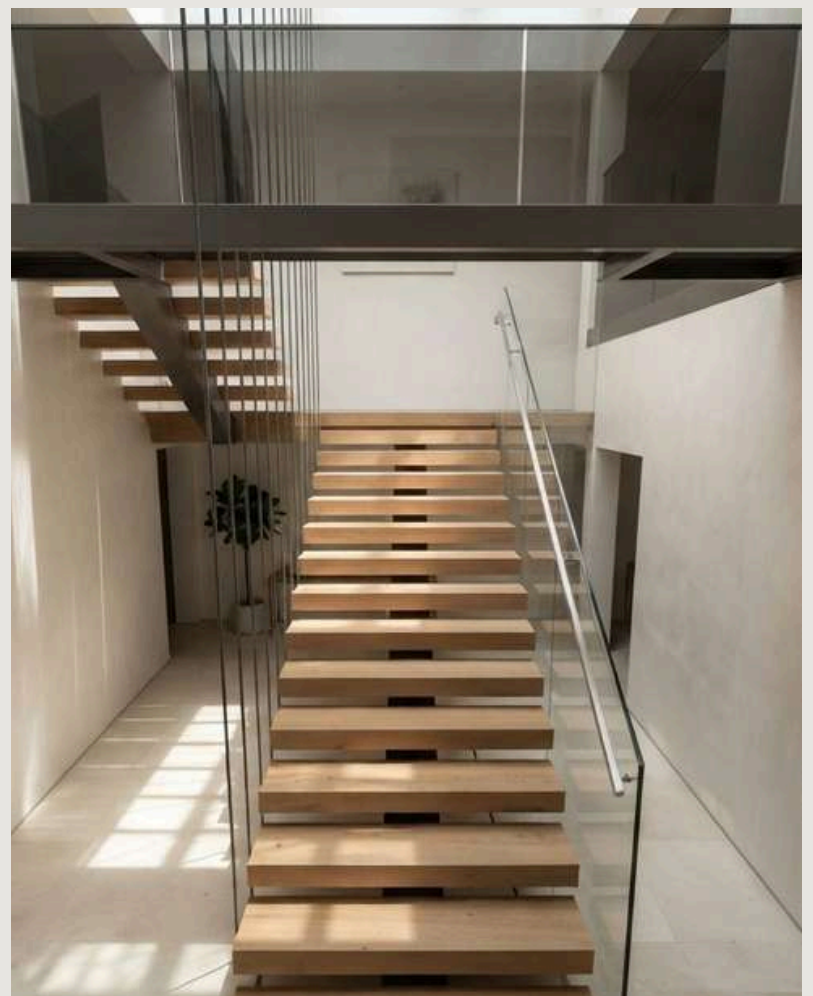




INSIDEMODE

ASCENSIONE

THE CANTILEVERED STAIRCASE THAT RISES THROUGH LIGHT, WHERE STEEL AND OAK BECOME A SCULPTURAL JOURNEY ANIMATED BY ART.



At the heart of the Sausalito Contemporary, a cantilevered steel and oak staircase rises through a dramatic two-story skylit foyer. This is not merely circulation but a sculptural centrepiece, its floating treads appearing to defy gravity as they ascend toward the light. A smoked-glass catwalk crosses overhead, while works by Tomás Saraceno and Jim Lambie animate the surrounding walls, their forms shifting with the remarkable light that floods the space throughout the day. The staircase transforms the simple act of moving between floors into a journey through architecture and art, a daily ritual elevated to something approaching the sublime.

Inside

CATA-
LOG
UE

LIVINGSTYLE



ANA SOFA

Curvaceous silhouette in oak and fabric, anchoring the living area with quiet sophistication.

CHRISTOPHE DELCOURT



BRADBURY COFFEE TABLE

The Bradbury coffee table is a classic with exceptional personality. The rustic spirit of this piece is brightened by its solid Acacia wood build.

OROA



The **Markus Haase** Onyx and Bronze Wall Sconce is a sculptural lighting piece that functions as both illumination and art. Its combination of translucent onyx and patinated bronze creates a warm, ambient glow, perfectly complementing the minimalist marble fireplace and limestone flooring of the Sausalito living room.

LOUNGESTYLE



ALTA LOUNGE CHAIR

The first piece of furniture designed by Oscar Niemeyer, alongside his daughter Anna Maria Niemeyer in 1971, the Alta lounge chair exemplifies the exquisite curves made famous in Niemeyer's influential modern architecture.

ESPASSO



SILOS COLLECTION TABLE

Grand and sculptural volumes of industrial silos and translated their features into a family of charming low tables.

STUDIOPEPE



'Turquoise Lumen,' a captivating piece of abstract art that brings a sense of depth and serenity to any space. This minimalist modern painting features a rich palette of dark browns, blacks, and subtle teals, creating a moody and textured aesthetic. Perfect for contemporary decor by **TG**.

DININGSTYLE



TRIM TABLE

Designed by Danish studio 365° North, the Trim Table series is defined by its conical column base, constructed from four rounded steel plates that assemble with ease.

WENDELBO



The **Pae White** "Smoke" Tapestry is a large-scale textile artwork that overlooks the dining area, its ethereal, cloud-like forms adding softness and movement to the space. Curated by Holly Baxter & Associates, it represents the home's commitment to integrating high-impact contemporary art into daily life.



BRIDGE 1935 CHAIR

Structure in solid oak, stains available: natural, brown, wenge, black, grey and pin oak. Seat and back upholstered in fabric or leather.

GOTHAM

KITCHENSTYLE



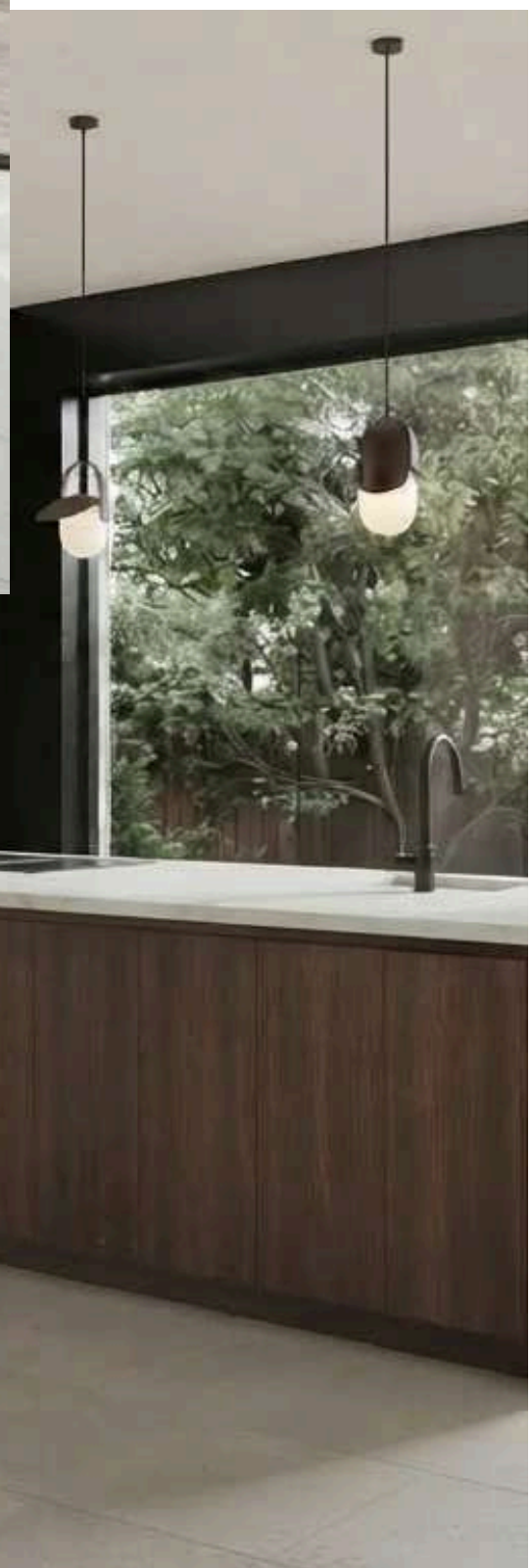
EAST CHAIR

Folded like paper, the East Chair takes a sculptural appearance creating visual curiosity.

TAKESHI IUE



Murano Glass and Silvered Brass Wall Lamp, Sculptural wall lamps by **De Cotiis** that break up the kitchen's strong white minimalist orthogonals.



SNAIDERO ITALIAN KITCHEN CABINETS

Contemporary Italian cabinetry that combines elegance and functionality for modern living.

SNAIDERO

BEDROOMSTYLE



VETRO ARMCHAIR

The VETRO Armchair combines contemporary design with comfort and craftsmanship. With its upholstered seat and backrest,

BLASCO AND VILA



The Fertility Form Illuminated Hanging Sculpture by American artist **Rogan Gregory** is a 2017 organic, functional art piece crafted from gypsum and aggregate.



ANTO NIGHTSTAND

Black sleek nightstand that exudes modern sophistication with its sleek lines and functional design

BO CONCEPT

BATHROOMSTYLE



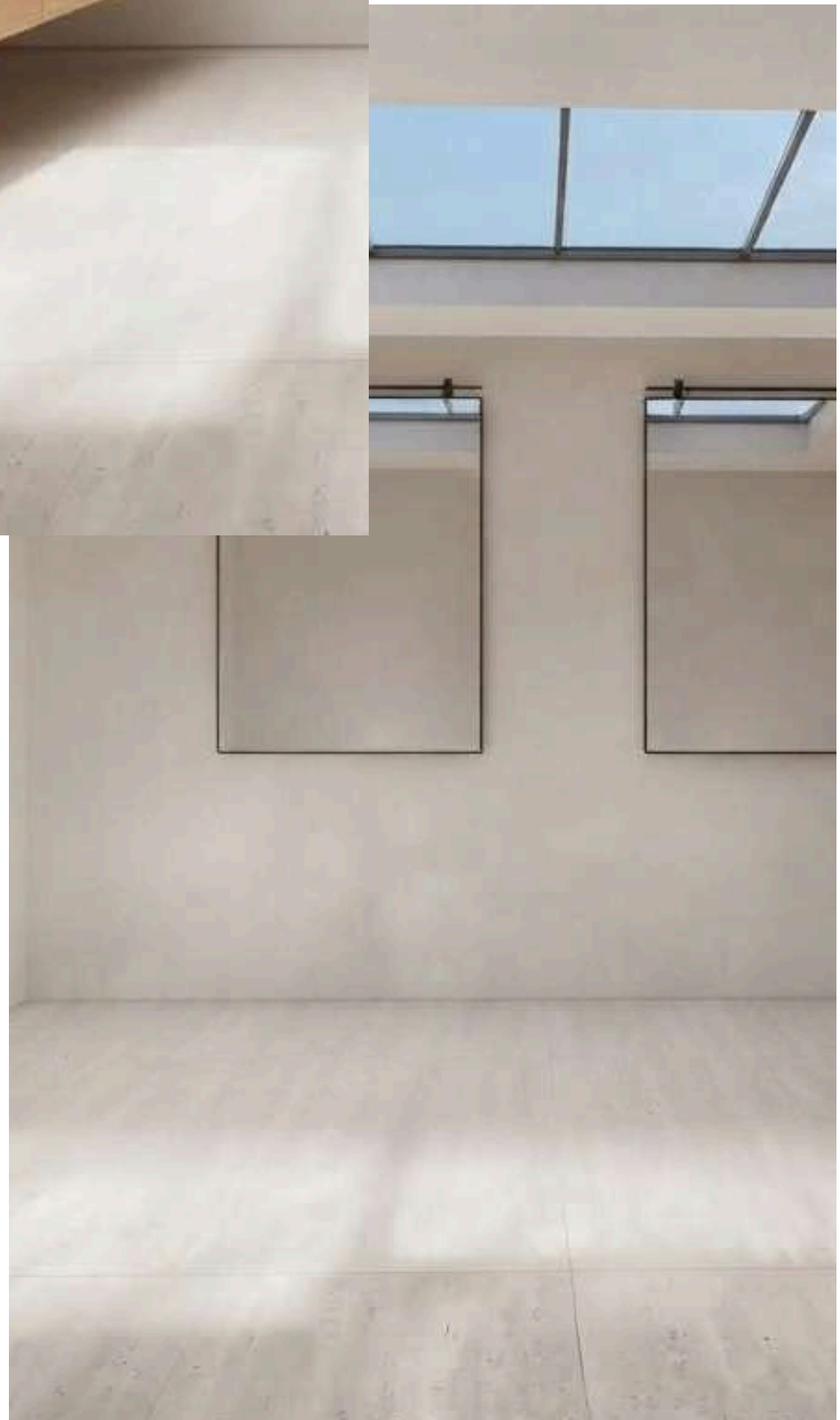
AMIRA VANITY

Solid oak wood vanity with minimalist detailing and Italian white stone top.

POTTERY BARN



Produced in oversized kilns, its coil-hand-built ceramic base is topped with a concealed, ceramic shade by **Jessie Schuster**.



TITEL WALL MIRROR

A Powder Coated Matte Black wall mirror with a sleek vertical latch.

RENWIL



The EDITION155 *Outdoor* Edit

Costiera

The Outdoor Room That Embraces The Coastal Garden, Where Architecture And Landscape Become One Continuous Gesture.

The outdoor spaces of the Sausalito Contemporary are a testament to the power of collaboration between architecture and landscape. Designed by Arterra Landscape Architects, the grounds were stripped to their essence and reimagined to capture the simplicity of coastal materials. Structures composed of light-coloured stucco, weathered Kebony, and dark metal elements create a fresh interpretation of the architecture. The entry garden grounds the buildings with grey limestone, while thin-profiled metal planters maximise planting area in the intimate garden spaces. A wrap-around terrace extends the living areas outdoors, offering sun-dappled settings for al fresco dining. A wall paved in iridescent ceramic tiles from Sausalito-based Heath Ceramics pays quiet homage to local craftsmanship. Above it all, a towering stack of bronze spheres by artist Eva Rothschild commands the view, a bold sculptural gesture that anchors the landscape and invites contemplation of the bay beyond.



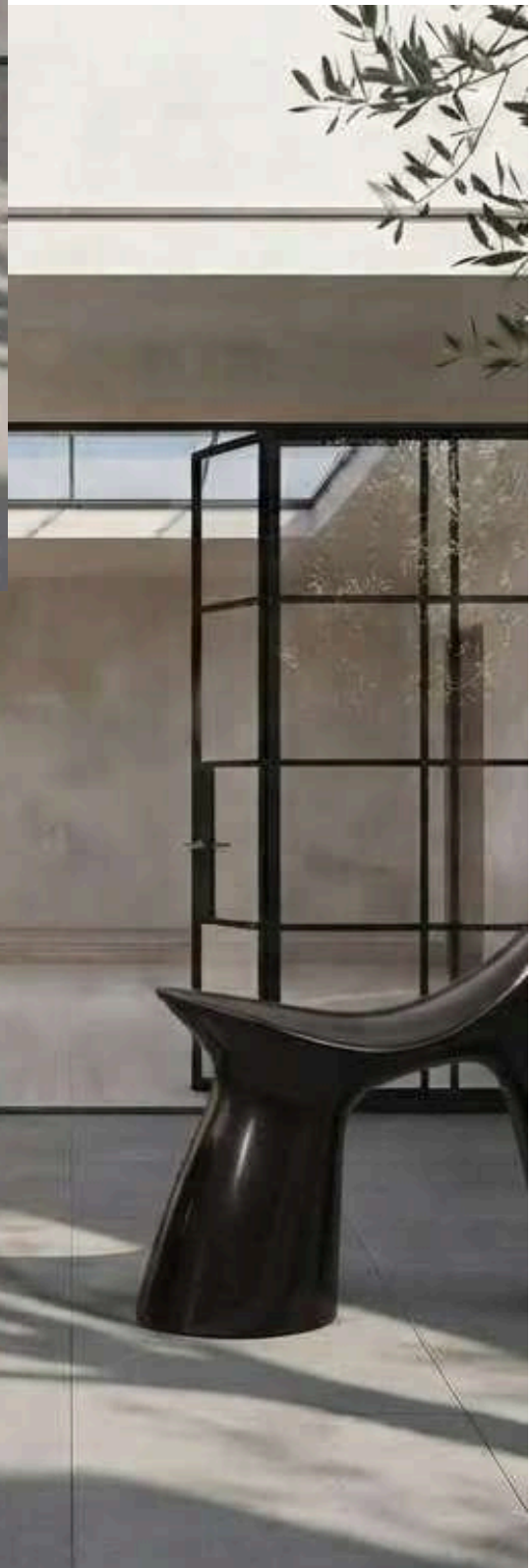
OUTDOORSTYLE



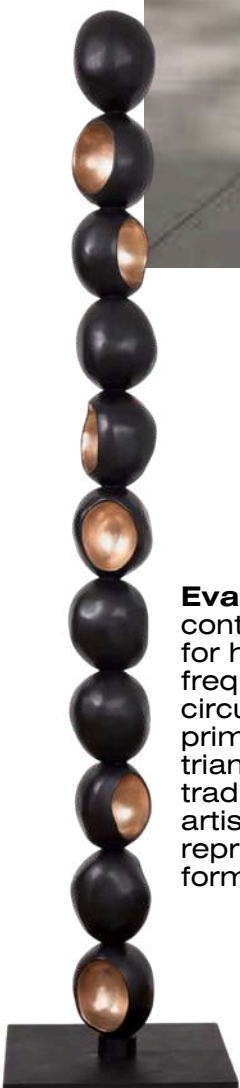
SWELL CHAIR

With the growing popularity of more fully furnished outdoor environments, customers have begun to look for large, luxurious sofa seating to create outdoor living rooms. Based on the 1966 collection, Swell is a generously proportioned and exceptionally comfortable outdoor lounge collection that does not require cushions.

RICHARD SCHULTZ



Eva Rothschild, a prominent contemporary Irish artist known for her "magic minimalism," frequently uses spheres and circular forms alongside other primary geometric shapes (like triangles and cubes) to disrupt traditional sculpture. In her artistic lexicon, the sphere represents a pure, modernist form.



FROM WHERE IT CAME, 2015

the pieces include a unique organic and volumetric settee in ebonized ash and a set of limited edition bronze stools in a carved, rasped and hand-crafted high end finish.

WENDELL CASTLE





















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Inside

We Are Curators of the Extraordinary.

At Inside Interiors Magazine, we believe that true luxury is not measured in square footage, but in the moments a home creates. A house should not just shelter its inhabitants. It should elevate their daily experience. Through the collaborative work of architects, designers, builders, landscapers, and engineers, we explore how a home becomes a lens for living, framing the view and shaping the life within it. This is what we celebrate: architecture that tells a story, materials that speak of craftsmanship, and spaces that invite stillness. We are not just documenting design. We are curating a way of life.

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