

# A Cape Cod MAKEOVER

This Family Home  
On Balboa Bay  
Moves Elegantly Into  
The 21st Century

TEXT BY BIBI BROCK DAVIS  
PHOTOGRAPHY BY ERIC FIGGE

A bank of arched windows in the garden room brings the bay view indoors. Access to the beach is through double doors on the end wall near black table and woven chairs. Informal furniture here is woven sea-grass. Deep sofas in red and cream toile are perfect for lounging or having a glass of wine to watch the sunset on a summer day.





For a family that loves the beach and the water, there couldn't be a better place to live than this authentic Cape Cod house on the sand of Balboa Bay in Newport Beach. The owners, whose surname is recognized around the world, moved into it just after they married. Dan and Sue Guggenheim raised their family in this house and it suited them just fine. For thirty years the 2,500 square foot home (plus a guest apartment over the garage) needed few changes. But the time came when the furnishings became weary and faded, the inconveniences became tiresome and the house was just plain ready for some sparkle.

Hank Morgan, of Hank Morgan Designer, Inc., Newport Beach, has known the Guggenheims for twenty five years and had once done the design for their home some years ago. When they were ready for the makeover of the beach residence, they knew Morgan would understand their lifestyle, and create a comfortable and livable ambience for their family. It was time to bring in new fabrics, furniture and surfaces and explore some innovations they had lived without for a long time.

Hank Morgan has been in the business for more than three decades. His client list extends to New York, Chicago, Idaho, New Mexico and a villa in the south of France. He is known for his elegant interpretation of his clients' visions.

Dining room with whipped-honey toned walls opens onto the living room and brick patio. Table is from Gregorious Pieno, Minton and Spiedel chairs. Antique wrought iron chandelier is from Hideaway House.





Dan Guggenheim comes from a distinguished family with philanthropic interests. He and Sue graciously carry on this tradition. A drastic remake was needed to freshen up the house for the visits of their grown children and the grandchildren. Their request to Hank Morgan was to make it lighter and brighter, with more color, more convenient for life in the twenty first century. Also there were to be no perishable fabrics or teetering decorative artifacts that could easily be broken by the children.

Morgan plunged in for a major overhaul. The whole orientation of the living room changed with the removal of a corner fireplace. The addition of a new classic brick and wood fireplace on the end wall allowed for a comfortable arrangement of furniture that also pleases the eye. New wood floors installed in the living room, dining room and entry immediately projected brightness and warmth. Since the Guggenheims wanted the living room to be fully used, a pop-up television set was installed and with the addition of a game table and chairs the room became a family entertaining area. The game table can expand to seat eight for informal dinners or handle the overflow from a dinner party.

A dramatic step was the removal of a stairway wall in the living room, taking away the visual restriction, opening the room to more light and air.

Because the owners wanted the living room to be in use all the time, a game table and chairs at the end of the room fits right into the picture. The game table by Cheryl Pollack is square but end pieces flip up, making it round and capable of seating eight. In all there are four round tables in various sizes around the house that can seat a number of guests for parties. Double doors open onto the garden room and outdoors.





Morgan refurbished an upstairs office and completely remodeled the bathrooms. Bath and kitchen tiles and stone were done by Concept Studio of Corona del Mar. The antiquated kitchen became a limestone marvel with every convenience. Everywhere new countertops and flooring gleam. Replacement of weatherworn windows and doors dramatically enhanced the whole outlook. Then the house got a fresh coat of paint, inside and out.

Most of the upholstered furniture went out the door, new sofas were purchased and slip-covered in a soft yellow print that matches the window treatment. A venerable grandfather clock and the family collection of fine antique furniture remain, enriching the whole scene. Keeping guard over the household are portraits of the illustrious ancestors who seem pleased that the family line is being carried on so well.

Landscape architect Greg Grisamore of Newport Beach designed and built a new patio in brick with plants and table and chairs. A charming little awning covers the inviting walkway to the beach.

The Guggenheims had expressed a wish that the house would always look as if it had been there forever. In spite of the paint and refurbished patio, the exterior has not lost the Cape Cod innocence that endeared it to the family. [4]

New warm wood flooring and slip covered sofas in Travers fabric set the comfortable tone of the living room. A new Chinoiserie coffee table from Cheryl Pollack, and Gregorius Pieno chairs complete the conversation group. Practical woven sea grass rug is perfect in a beachfront house. Fine family antique pieces and ancestral portraits give solidity to the room.



