



Fleetwood Joiner

Remains One of Southern California's Leaders in Architecture

...Diversity is Just One of His Tools of the Trade
By Lisa Bartley



It's been said that God gave us two ears and one mouth so we could listen twice as much as we talk. Hmmm. Interesting. Although Listening 101 wasn't a required course at Tulane University where Fleetwood Joiner received his degree in Architecture, he has mastered the skill nonetheless. Joiner, who is renowned for his architectural diversity and intuitive nature, maintains that listening to the client is the key to great home design.

Much as a skilled writer hears and observes a person's expressions and articulates thoughts that the individual may not be able to verbalize himself, Joiner captures the essence of the client, interprets it, and translates it into a beautiful, functional home that reflects the client's personality, desires, lifestyle and family dynamics.

He begins by asking clients—including their children—to hand write a summary of the things they wish they could have if money and space were not issues. By taking those two parameters out of the equation,

clients freely express their desires and Joiner ascertains what's truly important to them. Unencumbered by boundaries, much is brought to light. Follow-up conversations continue to reveal subtleties, as Joiner skillfully reads between the lines and extracts information that the client himself may not have even been aware of.

Sometimes, the most telling information comes from his youngest clients. During one interview, two children, ages six and eight, drew a two-story home with pictures of ropes and ladders—indicating ways to escape in case of a fire. Subsequent conversations with the kids revealed that they were afraid of being alone upstairs. Rather than proceeding with the original two-story concept, Joiner designed the home as a one-story residence, integrating multi-levels. In the end, the children felt more secure and the parents were thrilled with the aesthetic values of stairs and the ascending and descending design elements. Had he not "interviewed" the family in such an engaging and insightful manner, the children's fears would likely have been gone unnoticed until it was too late.

Joiner, who is responsible for the largest residence ever built on the California Coast, has created multi-million dollar homes for business moguls across America. The architect has an affinity for the ocean and integrates fountains, cascading planes and waterscapes into many of his projects.

"I've always lived around the ocean, lakes and streams. Water is calming, yet exhilarating, so I like to incorporate it into the home," says Joiner.

When designing the Kreiss residence, Joiner completely surrounded the house by water. He infused soft elements and warm colors to create a serene floating monument. Walnut travertine and antique doors from India and Pakistan add a distinct feel to the 7,500 square-foot Moroccan "oasis." Kreiss is a passionate collector of antiquities, so Joiner designed the house to showcase his collection in a contemporary manner.

Joiner's diversity is expressed in a variety of compelling styles. Here are two distinct looks that are currently under construction.

Reminiscent of a European village, Joiner has masterfully created a European-style home with historical details, in San Diego County. Over half of the 8,000 square-foot residence is dedicated to the couple's hobbies. The husband originally made his fortune in woodworking. Years later, in an age of automation, he longed to get back to doing things with his hands. The 2,500 square-foot shop, which faces a picturesque courtyard, allows him to enjoy this lifelong passion in a setting that is both functional and aesthetic. His wife will spend much of her leisure time enjoying her 800 square-foot customized quilting and sewing room.

On the other end of the spectrum, Joiner was the architectural genius behind a high tech home that is being built on the Back Bay of Newport Beach. The residence, which includes a 7,000 square-foot subterranean garage, accentuates the client's love for classic cars and fine wine. A Lamborghini Countach is set to hang on the wall above a clear glass staircase that descends to an impressive auto collection. Two acres of grapevines and a dramatic wine cave feed the owner's passion for wine-making—a hobby that he has enjoyed for the past two years. When completed, the home will be the ideal venue for entertaining friends and hosting charity functions.

Refusing to be defined by a single architectural style, diversity has become Joiner's hallmark. He has earned local and national prominence by listening *with all of his senses*, recognizing the client's deepest desires, and creating masterpieces that are tailor-made for their lifestyles. 949.640.0606

