



PROJECT

## HOUSE K

TYPE

RENOVATION/ADDITION

LOCATION

HOLLYWOOD, CA

DATE

2013-2016

SIZE

RENOVATION: 1181 SQ.FT.

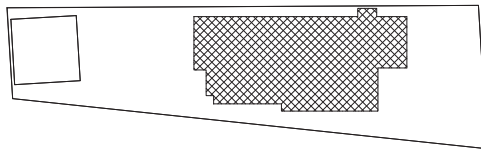
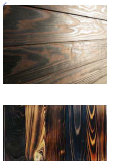
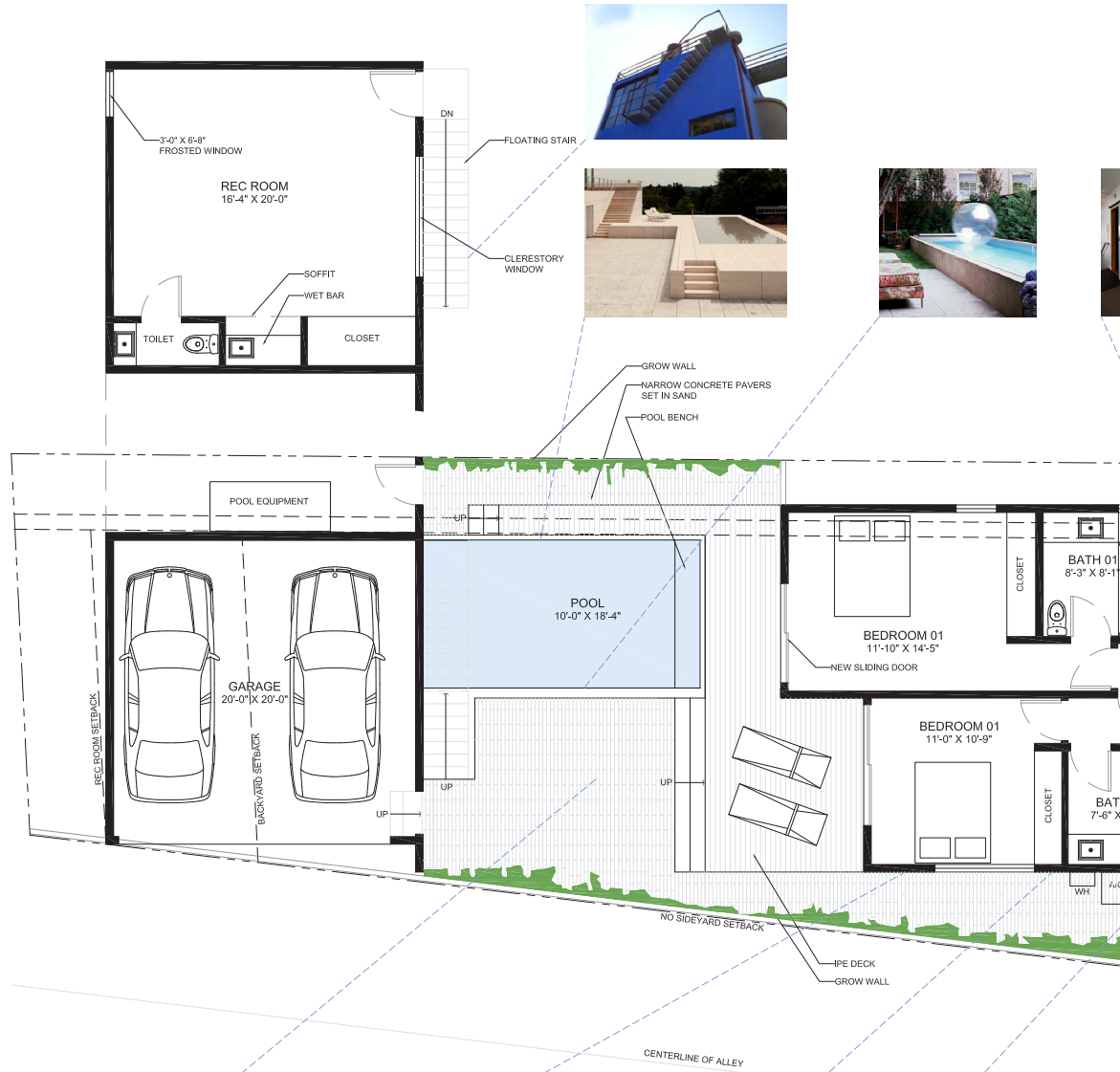
ADDITION: 760 SQ.FT.

As an existing house, the client wanted to open the tight 1940s plan and allow for a flexible and more open interior, while integrating the site and adding a pool and accessory building with a garage to the alley below, capped with a cabana room above. The result was a holistic reconsideration of the site. Bounding the edges with a vegetative perimeter, stitching the ground plane with interlaced concrete paving planks and vegetative bands to allow for durable yet permeable surfaces, the entry walk is flanked by an inset water channel that produces ambient white noise. The front porch is extended to match the existing volume of the house and a sliding bench nests over a planter that anchors a decorative steel structural column to the cascading deck. The front walls are opened up with transparent and operable surfaces. The new roof and wall material are synthesized to emphasize the simplicity of the form and continuity of the figure as a simple mass.

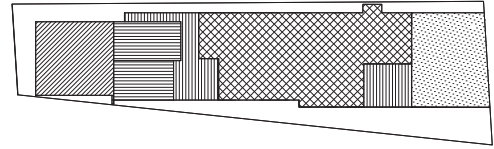
**BORDEN PARTNERSHIP**

1918 LAUDERDALE STREET  
HOUSTON, TEXAS 77030





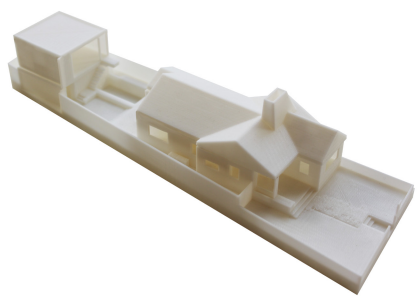
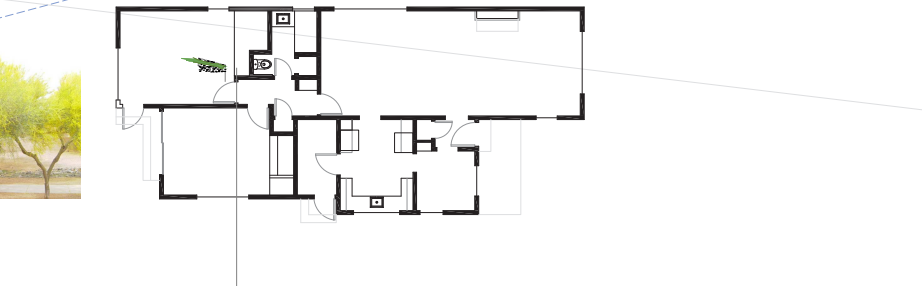
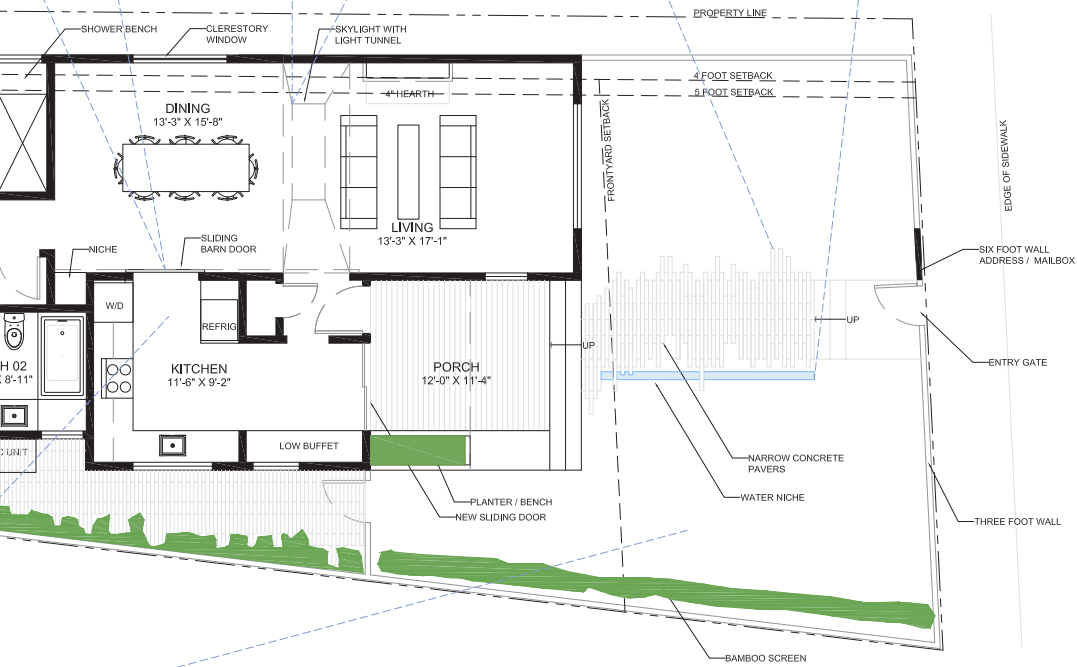
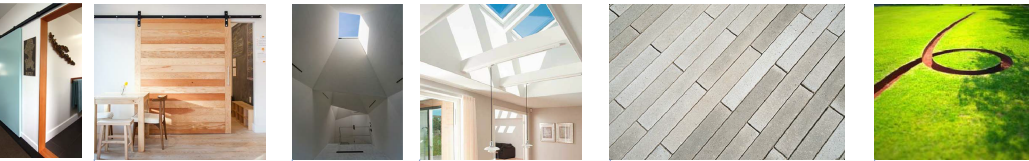
1

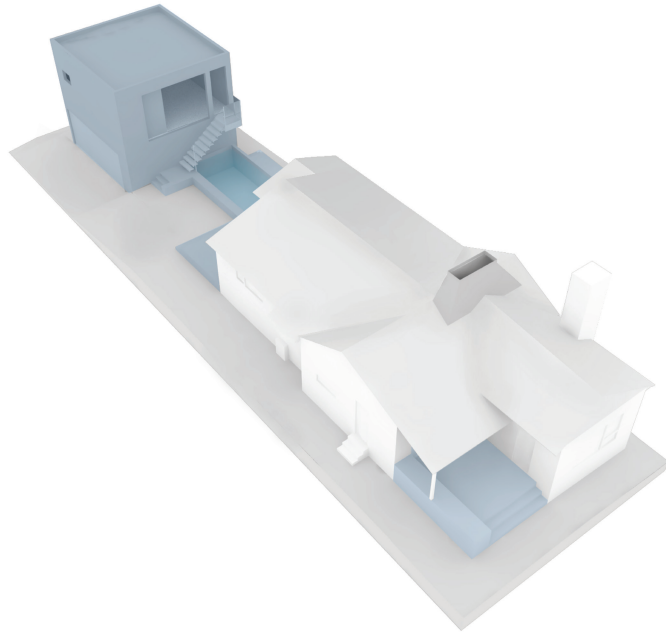


2

[1] EXISTING  
[2] NEW

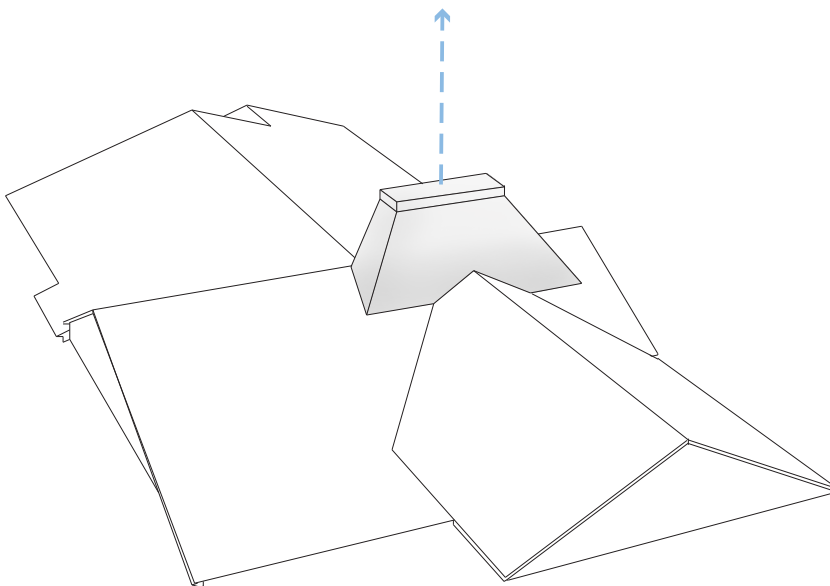






### HOUSE ADDITION

A full house renovation was complimented with a new outbuilding. A plinth pool spans between and connects them. The addition as a discrete building allowed for an indoor outdoor extension to the house without compromising the structure and requiring substantial code based upgrades. A front porch similarly extends the kitchen and living and engages the newly walled front yard.



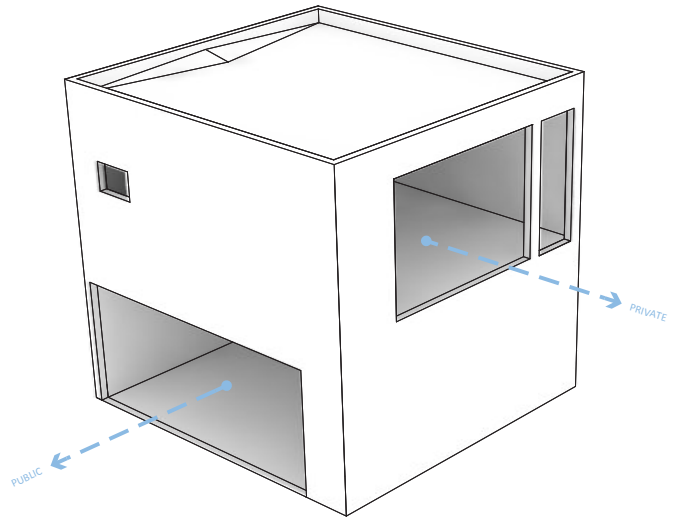
### ROOF LIGHT FUNNEL

The existing roof is punctuated with a large central skylight funnel. Stretching from wall to wall, the vertical light shaft demarcates a separation of the dining from the living space in the open plan. As a funneling two story, the vertical section allows for a spatial release in the otherwise horizontal house. The skylight frame is recessed to create a pure void sky window. At night the skylight is artificially light by concealed up-lights.



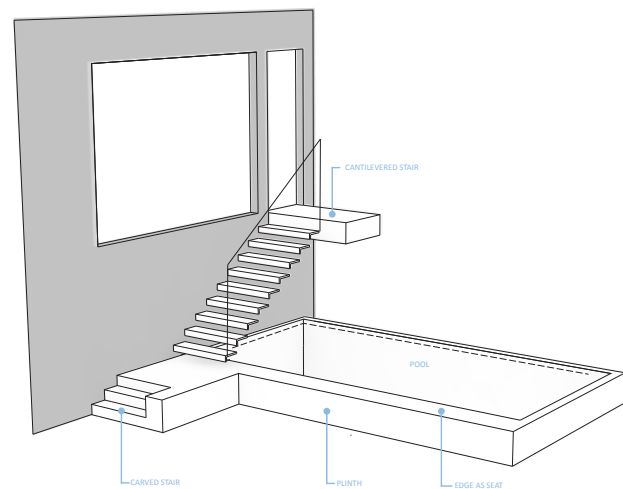
## SERVICE AND SERVED

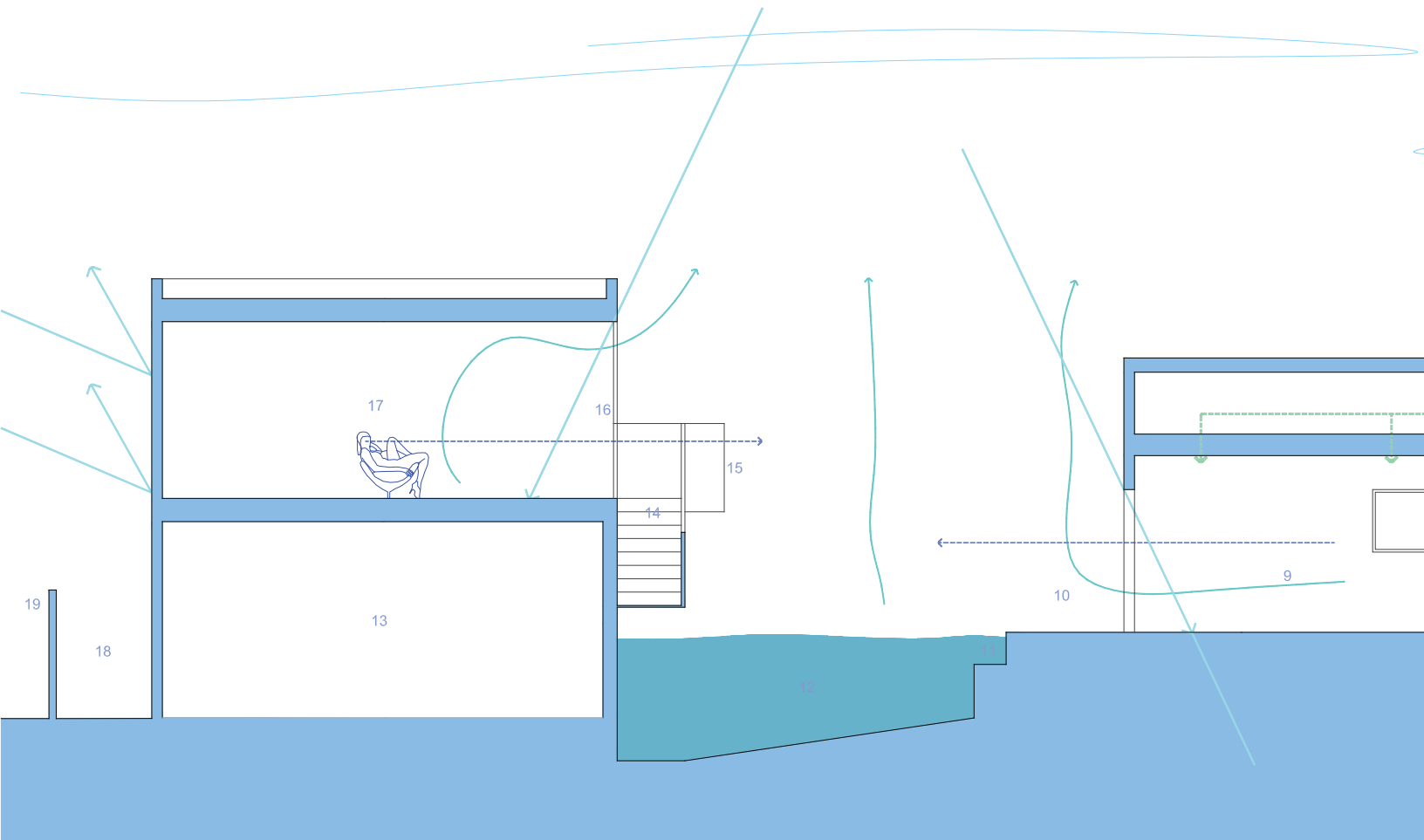
The new accessory building has two layered spaces. A large garage that opens onto the side alley below with an upper studio space (with bathroom and bar), overlooking the pool and house.



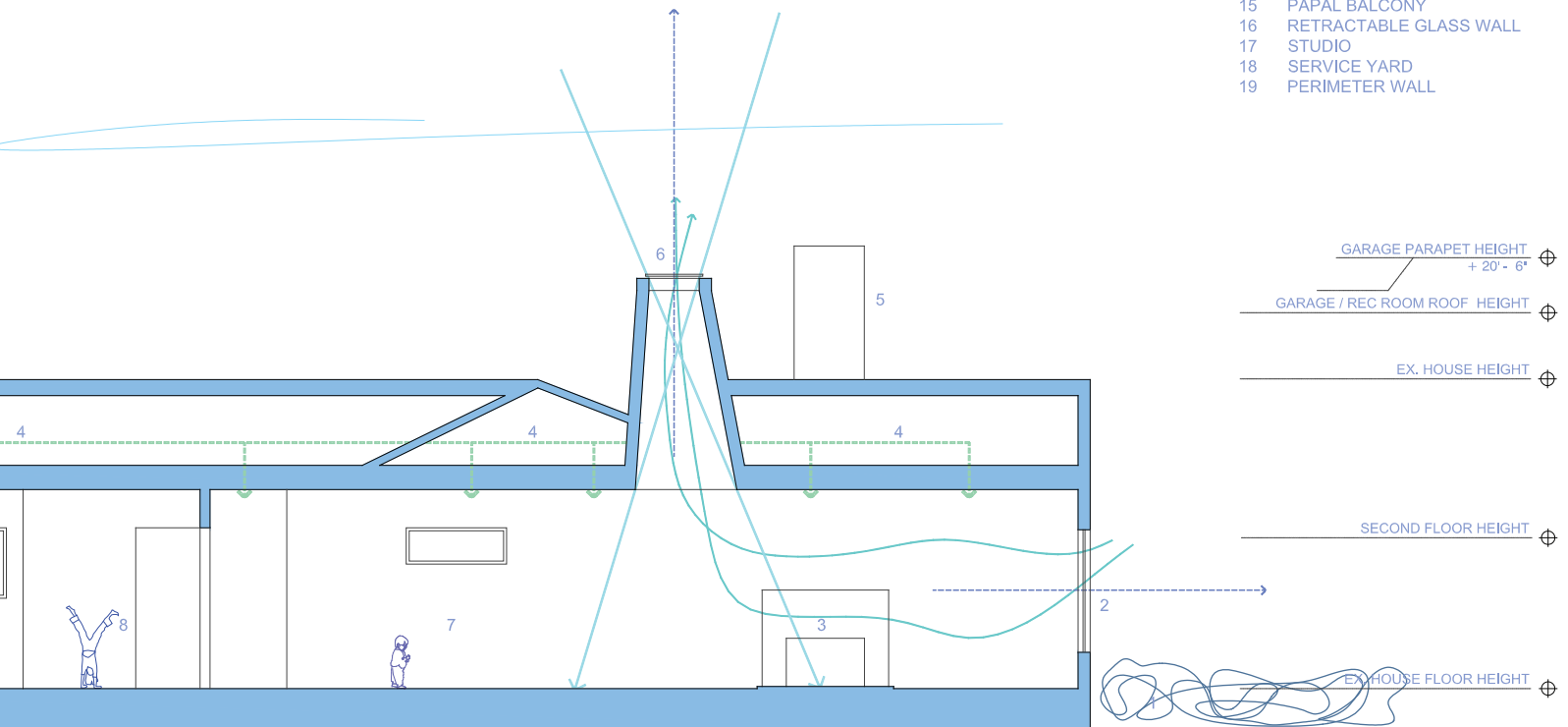
## STAIR TO POOL

The stair to the second floor studio emerges out of the elevated pool surround which has carved and subtracted stairs. As one leaves this plinth, a cantilevered and suspended stair delivers to a protruding parapet balcony that overlooks the pool. The light ascension over the water provides a celebratory experience of the vertical section.





- 1 ENTRY YARD
- 2 OBSERVATION WINDOW
- 3 LIVING ROOM
- 4 ATTIC
- 5 CHIMNEY
- 6 SKYLIGHT FUNNEL
- 7 DINING ROOM
- 8 HALL
- 9 BEDROOM
- 10 DECK
- 11 BENCH
- 12 POOL
- 13 GARAGE
- 14 CANTILEVERED STAIR
- 15 PAPAL BALCONY
- 16 RETRACTABLE GLASS WALL
- 17 STUDIO
- 18 SERVICE YARD
- 19 PERIMETER WALL







**BORDEN PARTNERSHIP**

1918 LAUDERDALE STREET  
HOUSTON, TEXAS 77030

[www.bordenpartnership.com](http://www.bordenpartnership.com)





**BORDEN PARTNERSHIP**

1918 LAUDERDALE STREET  
HOUSTON, TEXAS 77030

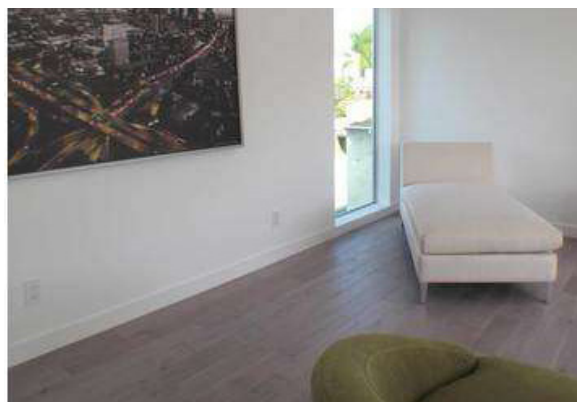
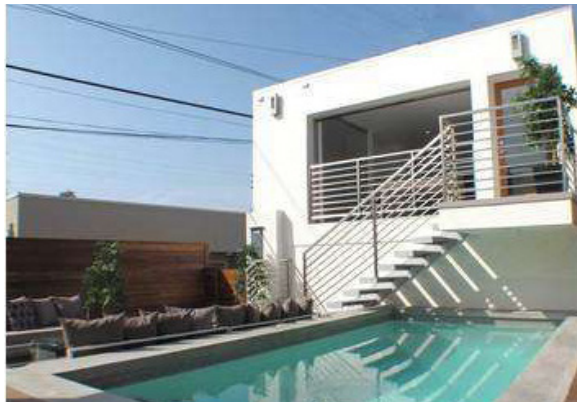
[www.bordenpartnership.com](http://www.bordenpartnership.com)





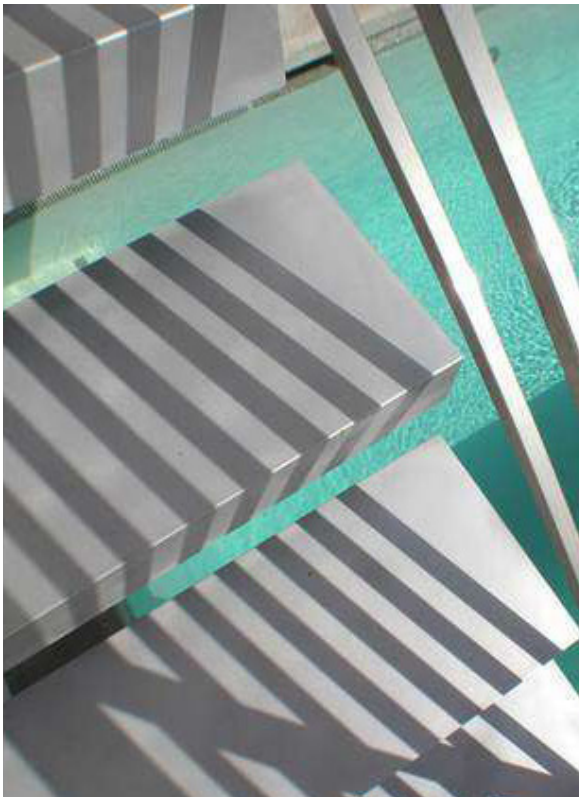
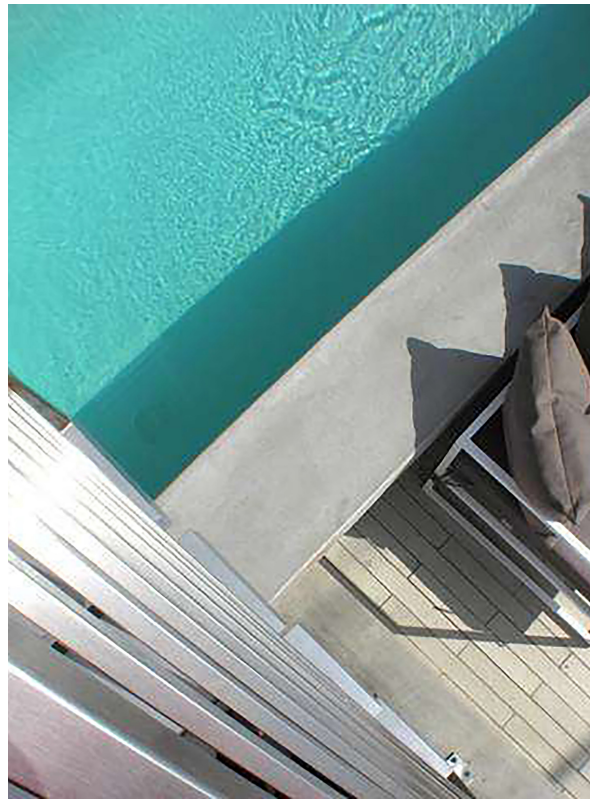
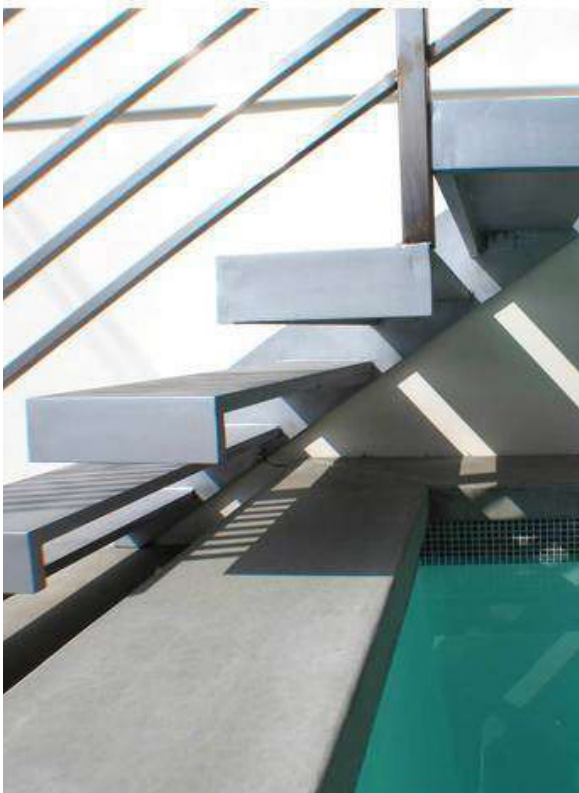














PROJECT  
**KILKEA**



**BORDEN PARTNERSHIP**

1918 LAUDERDALE STREET  
HOUSTON, TEXAS 77030

[www.bordenpartnership.com](http://www.bordenpartnership.com)