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LA JOLLA AVENUE

ROSEWOOD AVENUE

PROJECT  
**HOUSE LJ2**

TYPE

**NEW CONSTRUCTION**

LOCATION

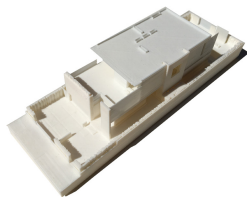
**LOS ANGELES**

DATE

**2015-2017**

SIZE

**3255 SQ.FT**

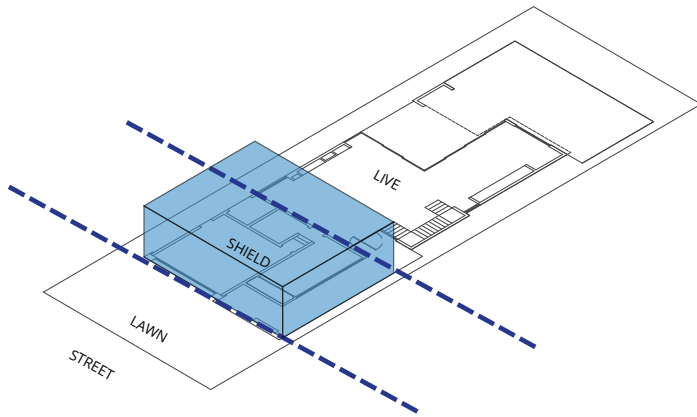


Set on a narrow but deep lot in the flats of Hollywood, the house project worked with the tight constraints of the substandard lot alongside the aspiration for a private but open indoor outdoor house.

The project optimizes the allowable building envelope per zoning guidelines, while synthesizing the interior and exterior continuity of the site. The plan roots itself in the use of the front garage as a shielding element to the street allowing the anterior space to be fully open, fluid, and transparent. Operable glass walls connect inside to out. Layered interior, interior / exterior and fully exterior spaces blur the edge between building and landscape. Framed by a perimeter vertical landscape and focused on the object like rear pool (and icon of Southern California living), the space slides (visually and physically) from the inside, through the transparent edges, across the covered outside, to the open yard.

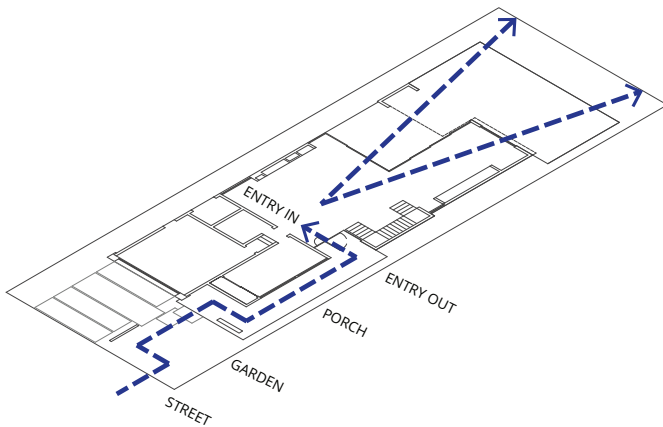
A series of material totems anchor the perimeter and establish a vertical connection to the composition. A central double height space with a sculptural stair allows for a sectional release and connection between levels. Front and rear exterior decks on the upper floor allow for the bedrooms to open onto reciprocal exterior rooms. Natural light and visual porosity extend the rooms and draw the visitor through the spatial sequence. The strong volumes and open plan allow the optimization of indoor outdoor living through an evolutionary and dynamic spatial sequence through the house's transitioning spaces and experiences as the user moves from public to private.





### MASS AS SHIELD

The garage and guest room are used as a frontal mass to shield from the street allowing the anterior to be fully transparent and operable. Their compartmentalization serves as an airlock and juxtaposes with the open free plan and anchors the space to the site and its context.



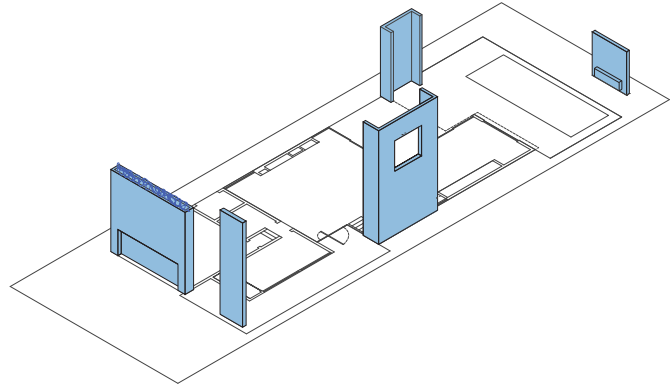
### ENTRY

The entry sequence begins at the street edge. Met by a low wall layered in high cropping vegetation, the viewer moves from the sidewalk, entering an exterior garden room. The lawn is traversed along a directing low wall that leads to cascading and elevating steps that deposit the viewer on the porch. Confronted with a blank wall in a framed double height sky space open to the clouds, the viewer turns and moves along the front totem. The deck directs along the edge of the house under the cantilevering upper level and over a lush water garden. The viewer arrives at a glass niche with a two-thirds pivot door that draws into the main living space and expands out to the layered rear spaces, courtyard, pool and yard.



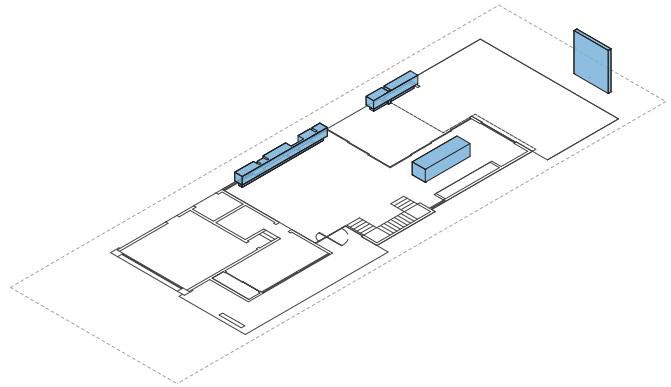
## CONCRETE TOTEMS

A series of perimeter shield walls are rendered in concrete. Each vertical in nature, their bridge the two story structure and mediate the elongated depth of the narrow site. Addressing privacy and solar orientation, their shield the interior and serve as monuments and totems that draw you through, up and across the house.



## ELEMENTS

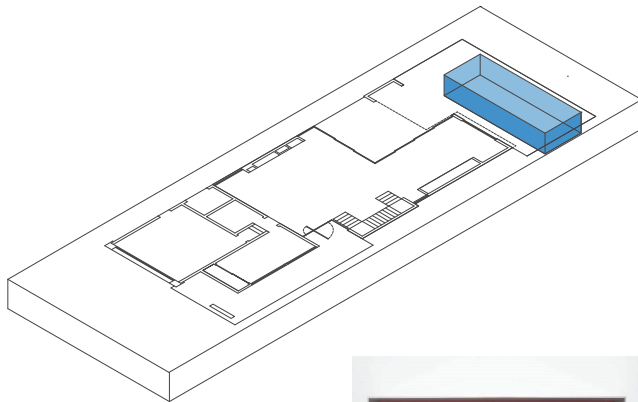
Four levitating forms elongate the space and draw the eye and the use towards the rear yard and pool. The weight of the material object perceived as weightless and detached from the floor plane objectifies them as a family of built-ins. Their low and linear nature contrasts with the verticality of the space.





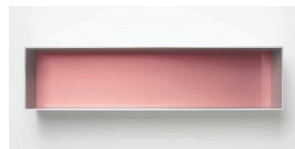
### LAYERED SPACE

The spatial sequence of the house is a gradient of transitions from exterior to interior. Beginning with fully out, the landscape carves a front room from the street through high encircling vegetation. One ascends to the porch which is hidden by a threshold of the front shield wall and covered by the cantilevered second floor. One enters into the main space of the house which has a fully operable and transparent perimeter creating an in / out space. The dining and kitchen open onto a covered exterior out / in space which leads to a framed but open space and ultimately the back deck and pool and fully exterior anterior yard. The gradient of spaces allows for differential use and provides a programmatic and experiential zoning to the space.



### JUDD POOL

The pool is inset on an elevated plinth. Objectifying the flush surface of the water, the figure of the pool is considered as a form and a spatial extension.

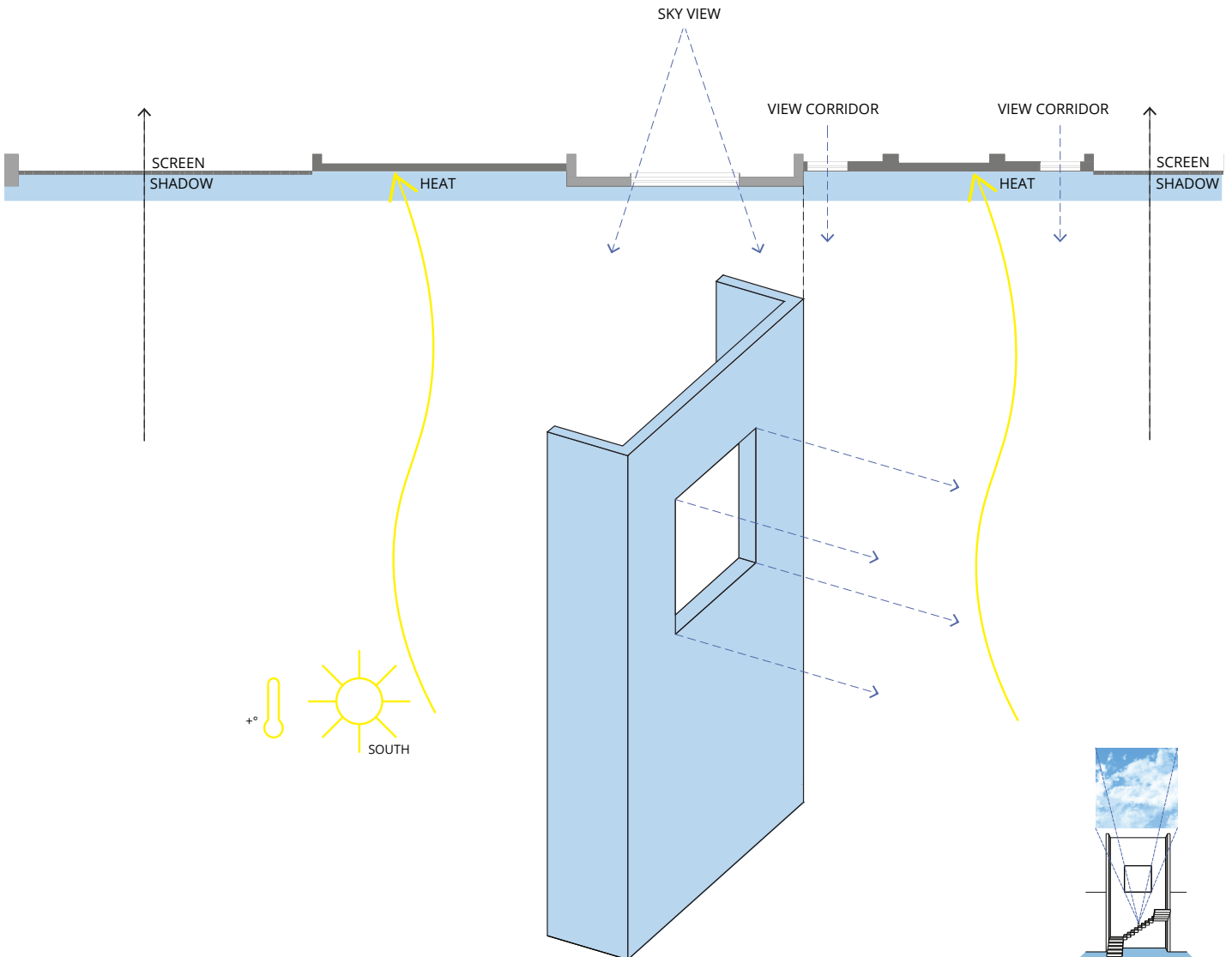
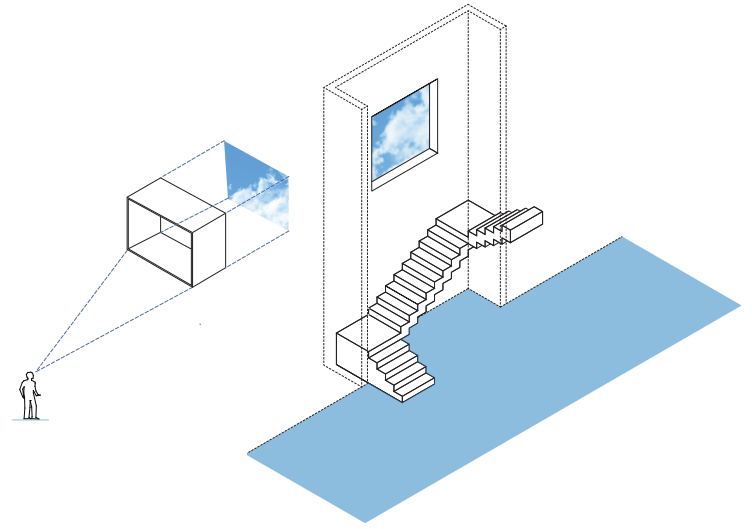


Donald Judd

## OCULUS / SOUTHERN EDGE

The stair tower to the south serves as a sky oculus. The large square window has a protruding knife edge on both the interior and exterior to crop and frame the southern sky. The stair, emerging from the floor until the first landing, is met by a suspended gang plank stair from the second floor. They sit against the concrete bracket wall that shields from the southern heat and adjacent neighbor.

The south wall of the house shields against the intense solar heat and visually crops the presence of the immediately adjacent neighbor. Stepping in plan to deflect the entry approach and create an inset porch over the front door, the protruding stair is read as a vertical volume. Its concrete surface is punctured with the singular oculus to frame the sky. The remainder of the upper and lower wall is opaque perforated only by inset and recessed self-shading clerestory windows. Two axial floor-to-ceiling windows in the master bedroom extend the circulation of the side halls and frame two heritage palm trees to the south. The front and rear porches are shielded by high lattice walls that extend to the roofline and provide a solar and privacy veil.



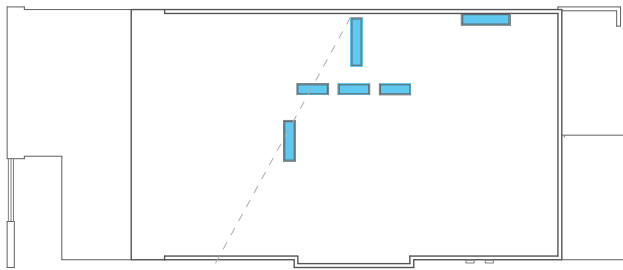


**SKYLIGHT**

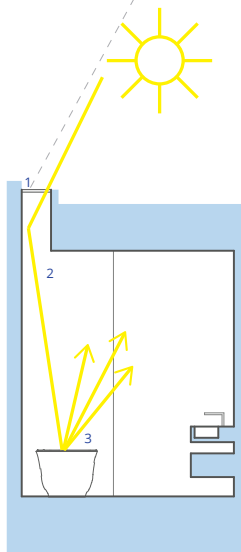
The roof is perforated with six concealed skylights. Tucked behind the perimeter ceiling reveal, the natural light washes the wall. Each skylight is located over water (tub, shower, sink). The natural and changing light refracts on the surface and animates the associated spaces. The serenity of the light, (without the compromised lack of privacy), creates a spa-like and contemplative mood.



James Turrel



ROOF SKYLIGHTS

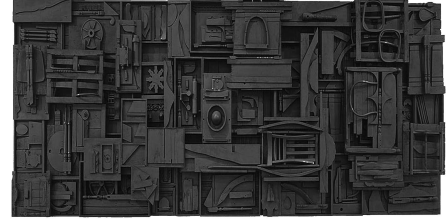


1 - SKYLIGHT  
2 - REFRACTED LIGHT OFF WATER  
3 - WATER

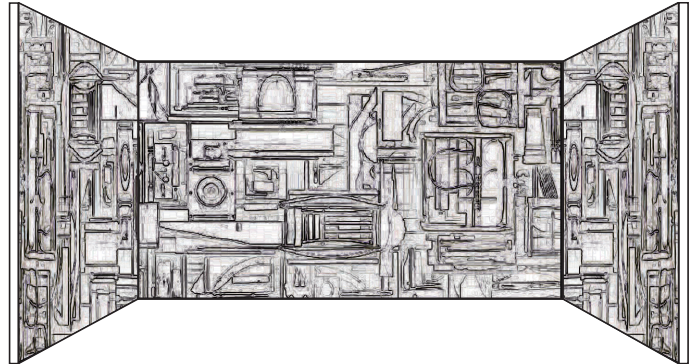
DIFFUSED AND BOUNCED INDIRECT LIGHT

## STORAGE

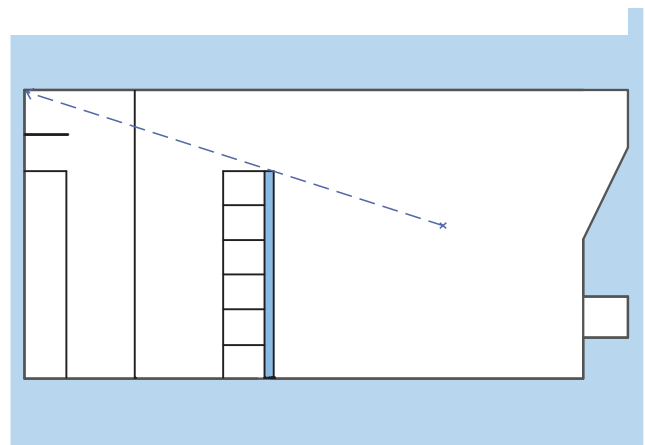
The master bedroom has a lower 'object wall' that brackets the storage. The reduced height allows the expansion of the space and objectifies the form. Clad in an articulated walnut surface, the figure anchors the bed in the space. The inner lining of the wall has varied compartmentalization. Individuated in their segmentation like a Louise Nevelson sculpture, the storage surface frames, protects and displays the wardrobe.



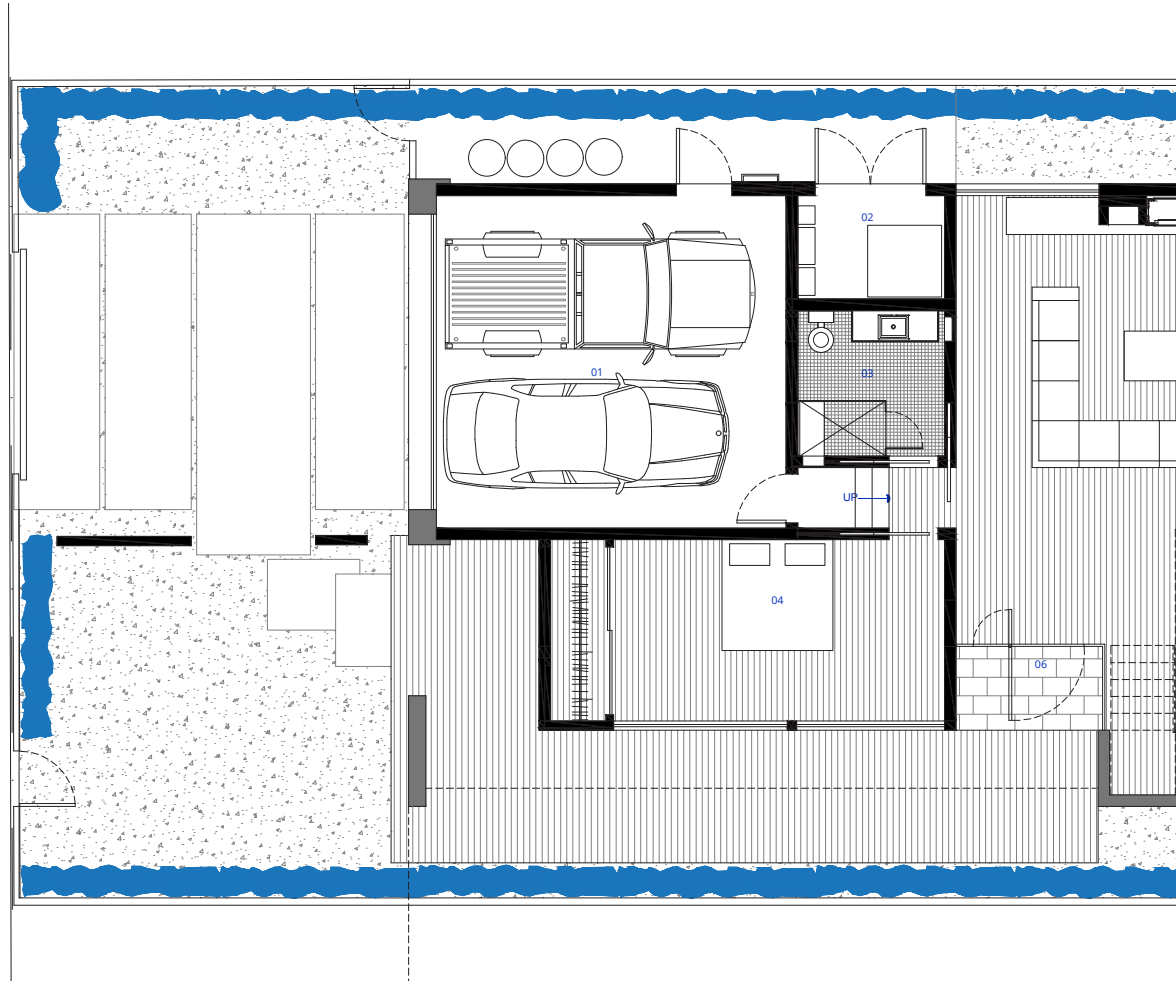
Louise Nevelson



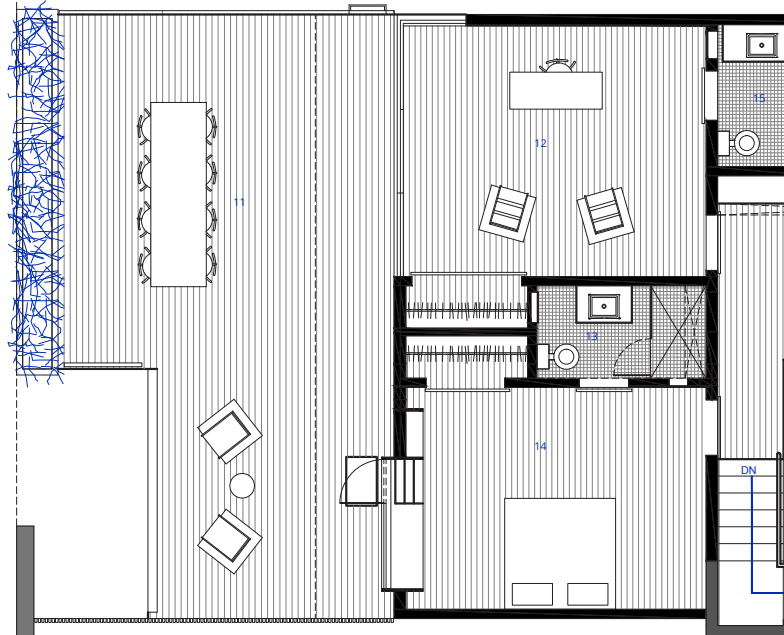
OBJECT WALL



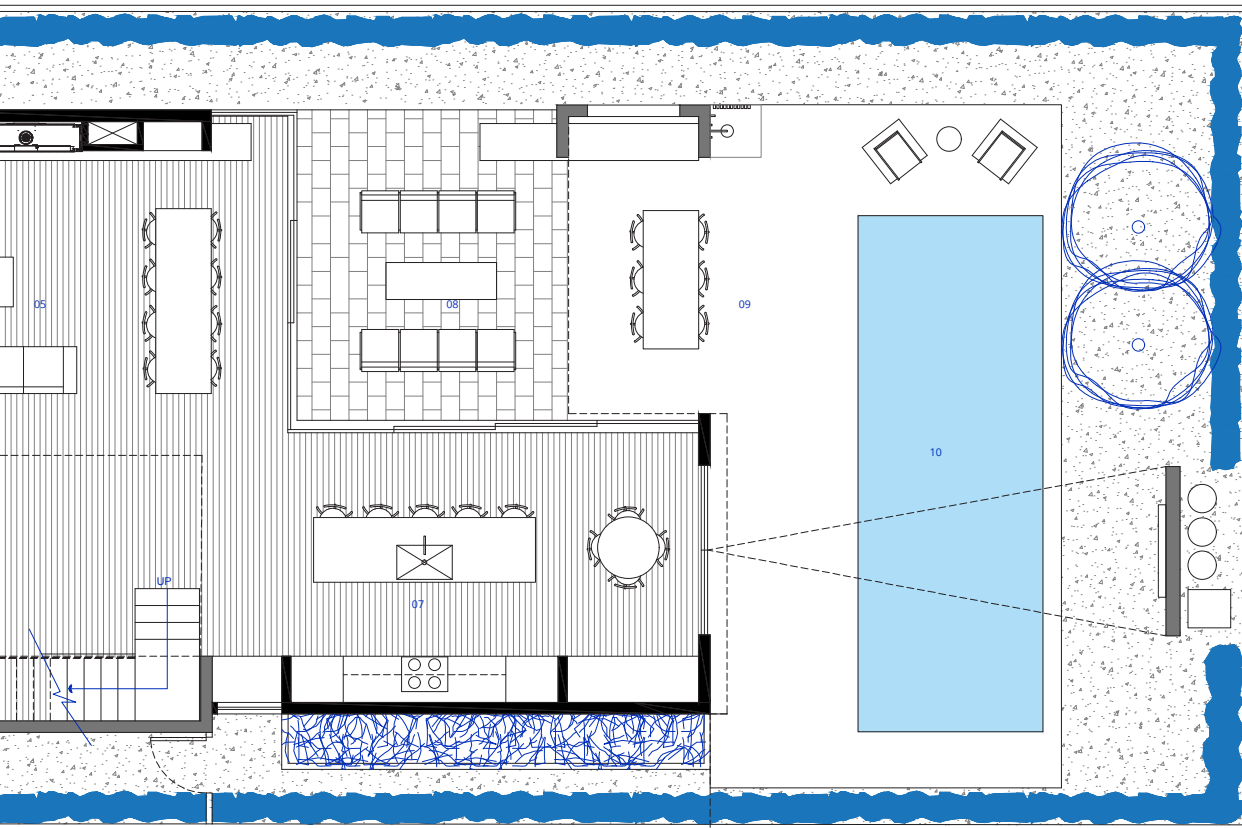
EXPANDED SPACE



HOUSE LJ2



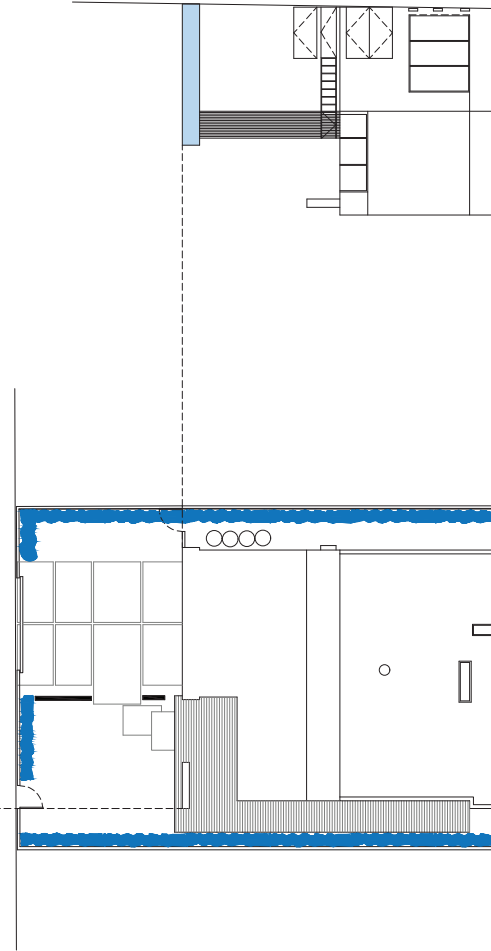
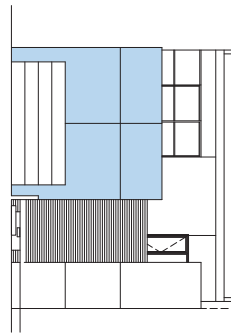




- 1 GARAGE
- 2 UTILITY
- 3 BATHROOM 01
- 4 BEDROOM
- 5 LIVING ROOM
- 6 ENTRY PORCH
- 7 KITCHEN/DINING
- 8 OUTDOOR LIVING ROOM
- 9 BACKYARD
- 10 POOL
- 11 EAST TERRACE
- 12 OFFICE
- 13 BATHROOM 02
- 14 BEDROOM 02
- 15 BATHROOM 03
- 16 LAUNDRY
- 17 BATHROOM 04
- 18 MASTER BEDROOM
- 19 CLOSET
- 20 WEST TERRACE

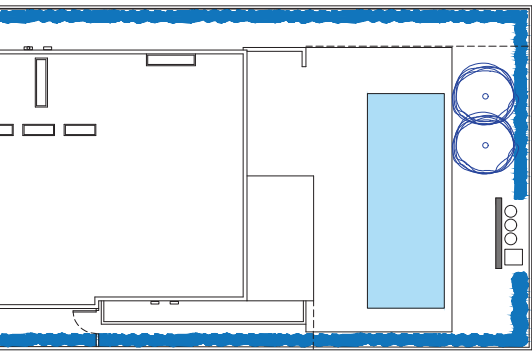
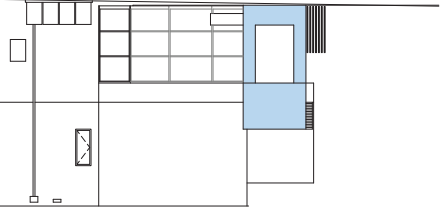


WEST ELEVATION

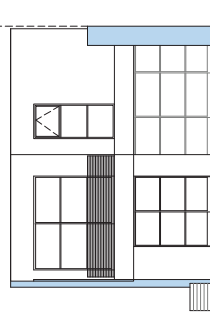


SOUTH ELEVATION

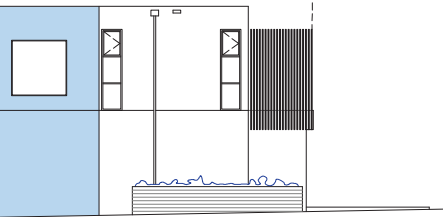
NORTH ELEVATION



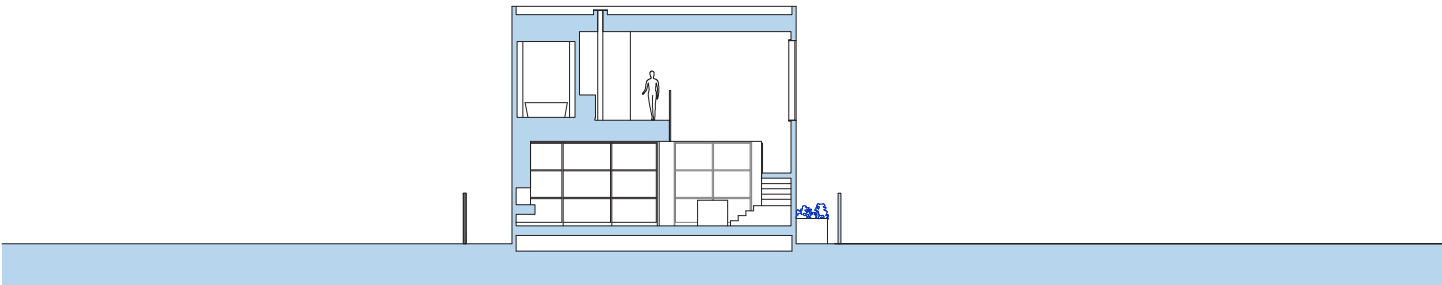
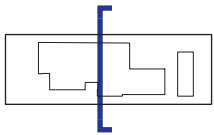
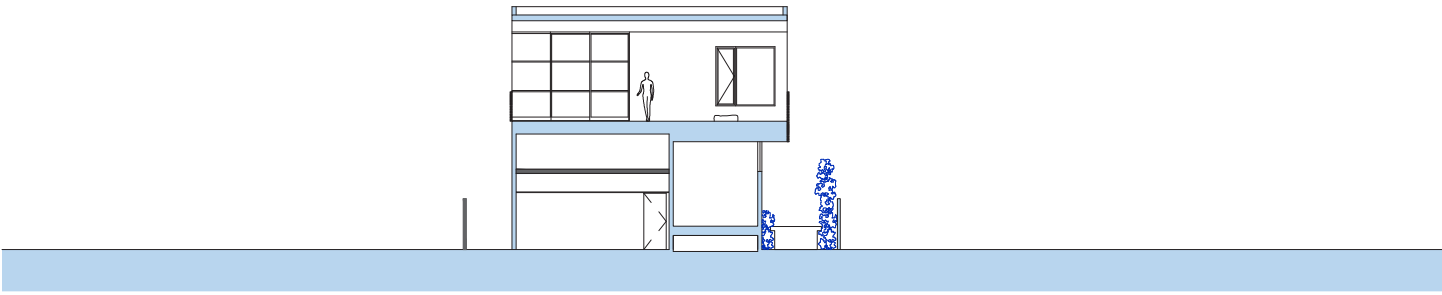
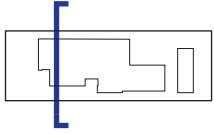
ROOF PLAN



EAST ELEVATION







SECTIONS



**BORDEN PARTNERSHIP**

1918 LAUDERDALE STREET  
HOUSTON, TEXAS 77030

