

BUILDING TYPES STUDY:

RECORD HOUSES OF 1973

PLUS APARTMENTS OF THE YEAR

TWENTY EXCEPTIONAL HOUSES AND EIGHT MULTI-FAMILY PROJECTS SELECTED FOR THE 1973 AWARDS OF EXCELLENCE FOR DESIGN

ARCHITECTURAL RECORD





v<mark>er: Private residence, East Hampton, New York</mark> hitects: Gwathmey Siegel Architects otographer: Ezra Stoller© ESTO

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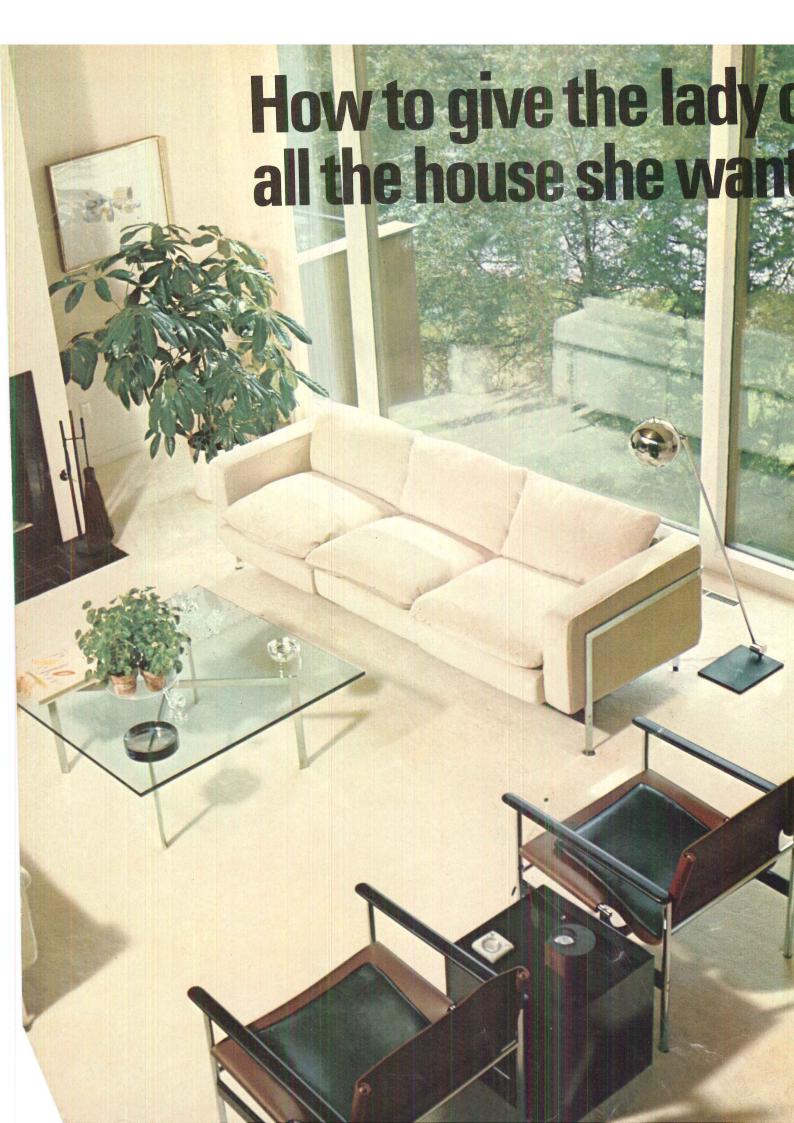


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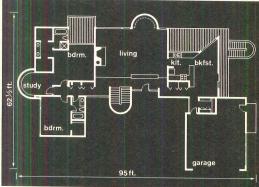
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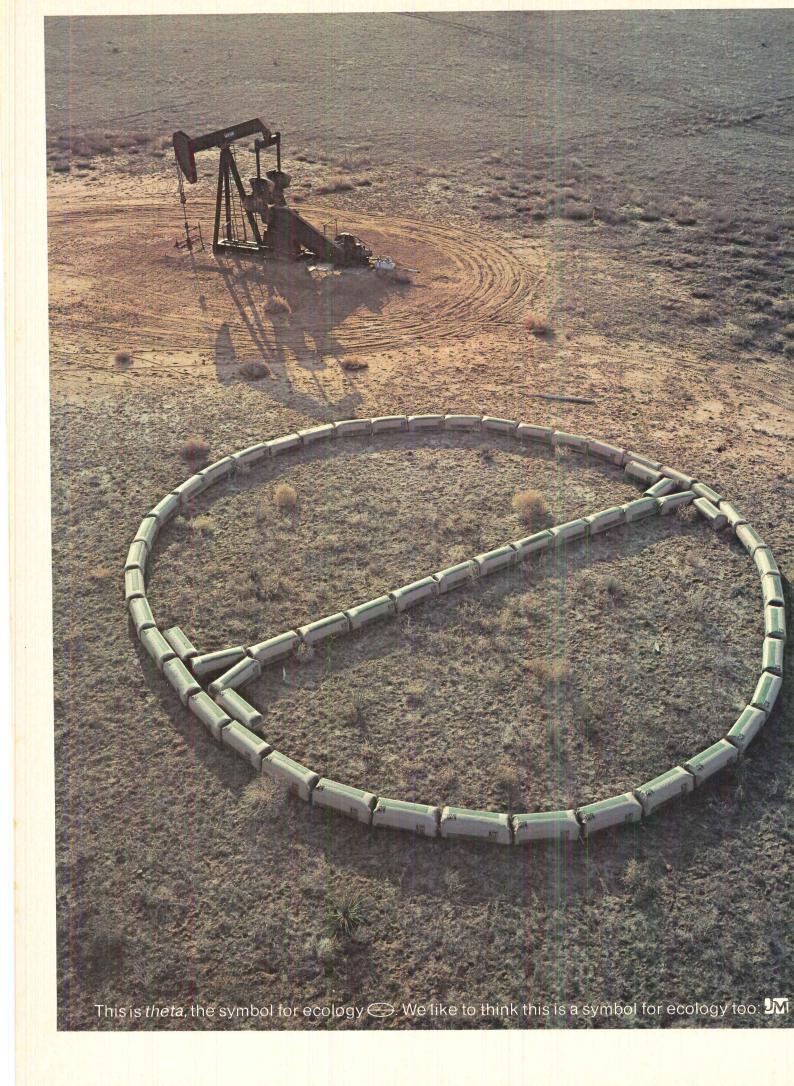
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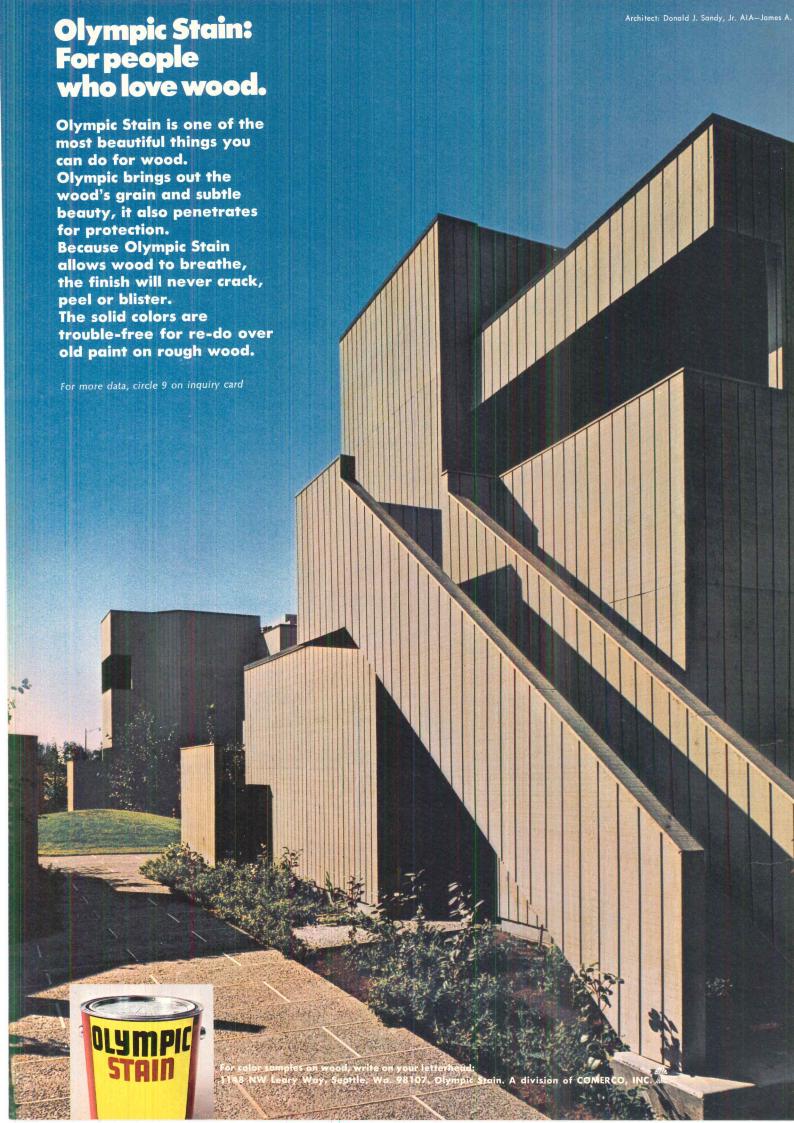
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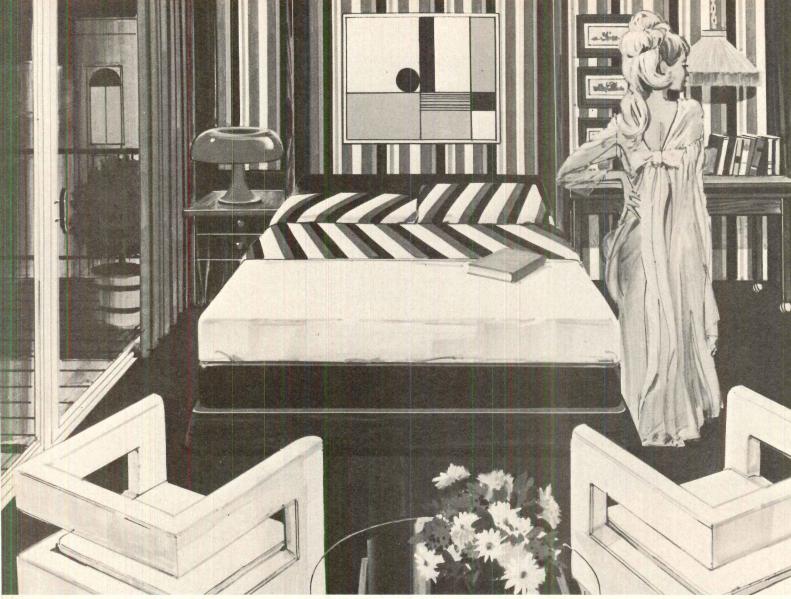
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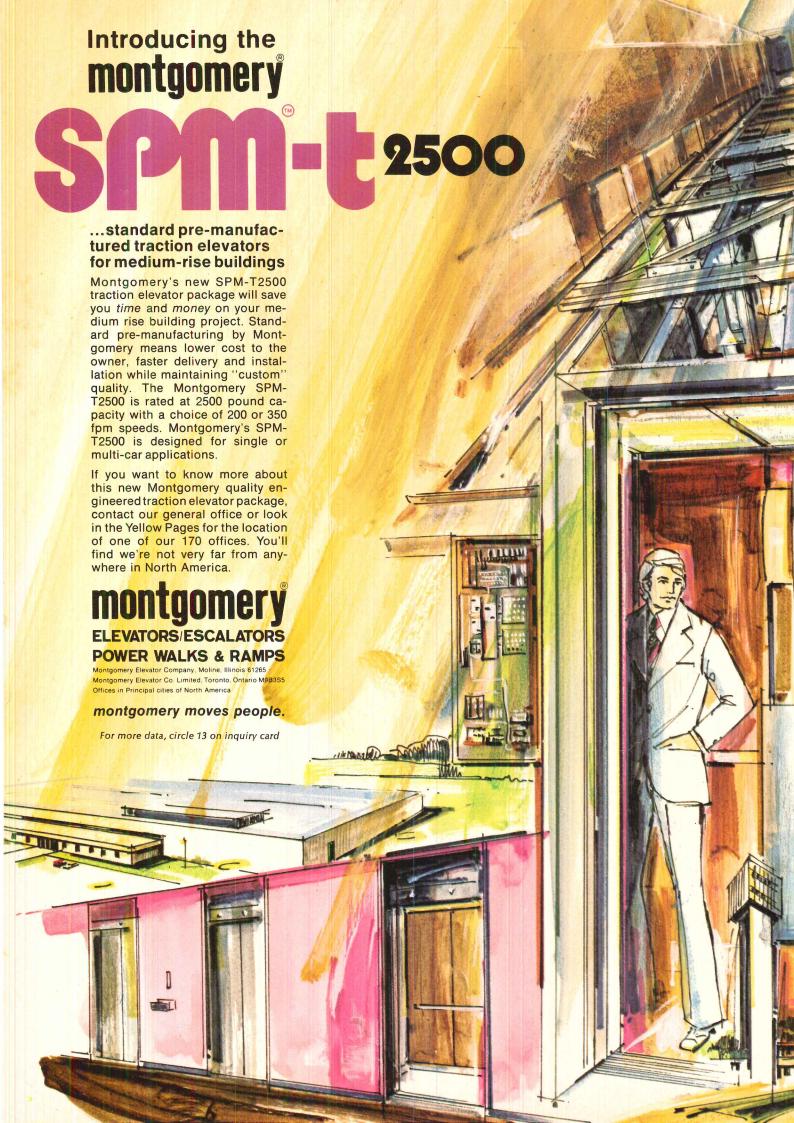
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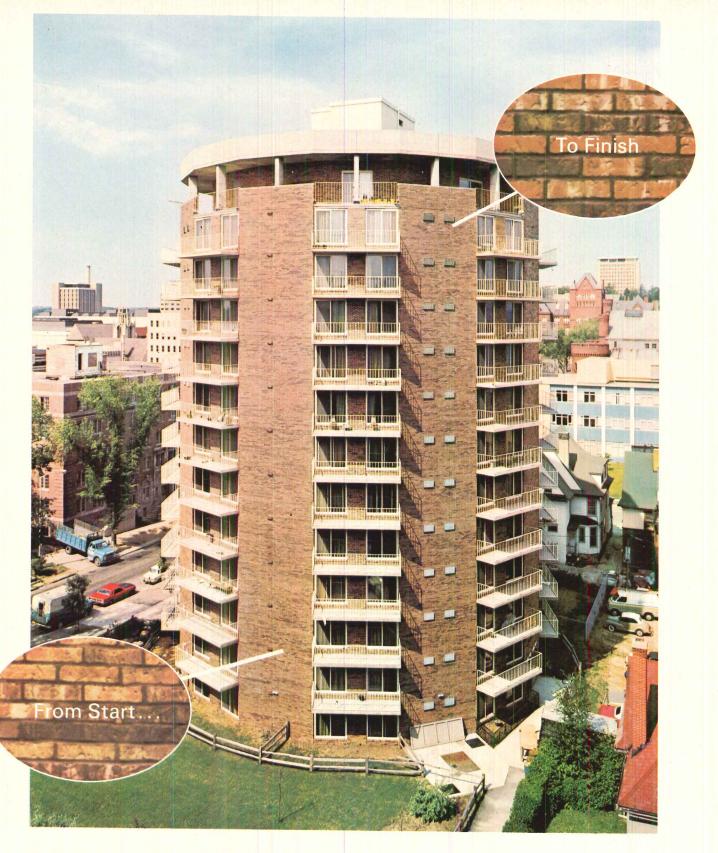
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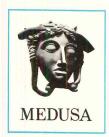
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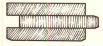


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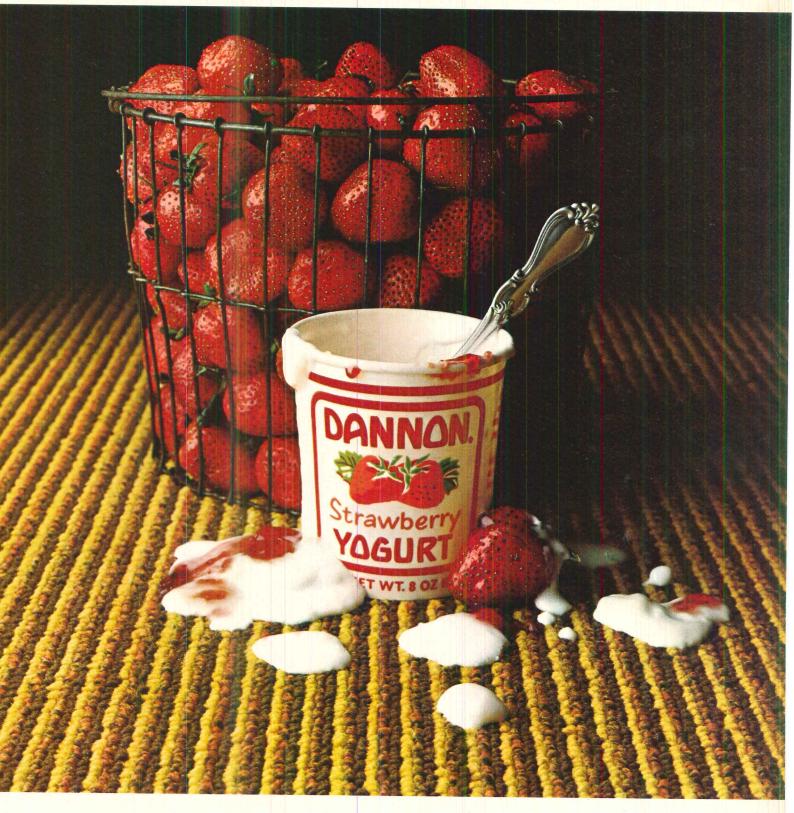
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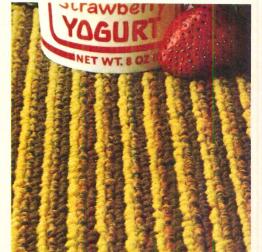
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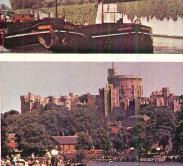
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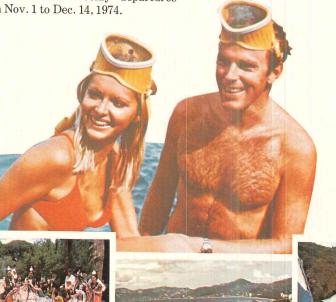
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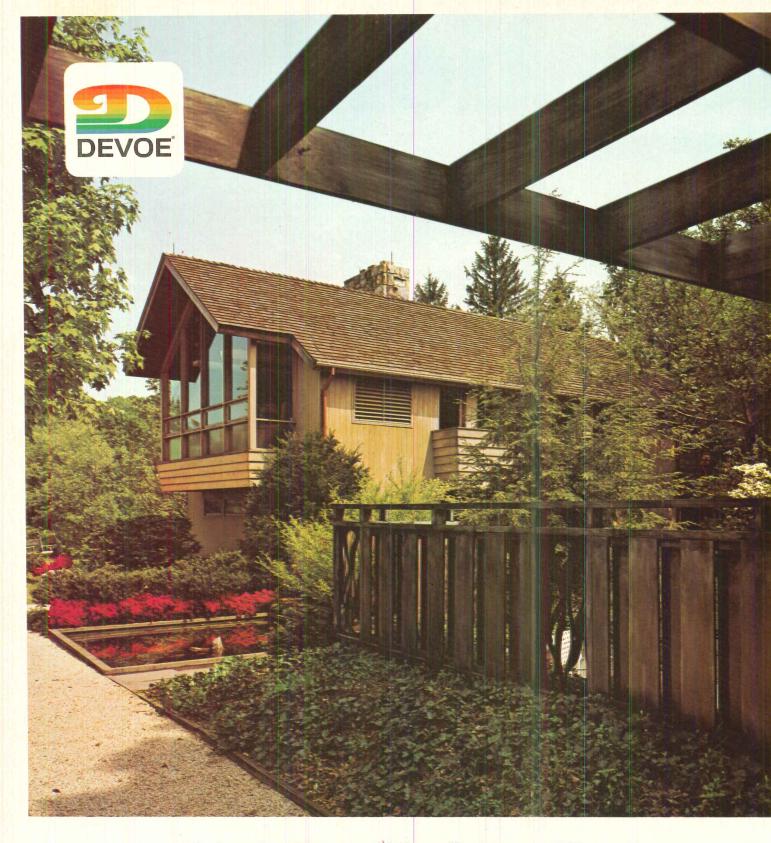
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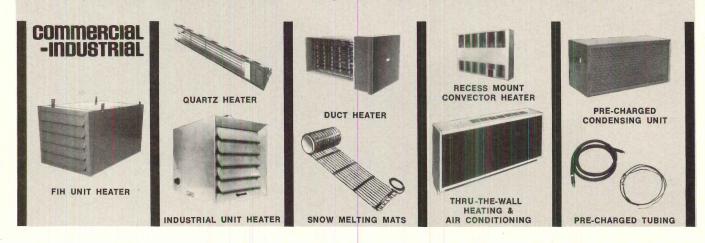






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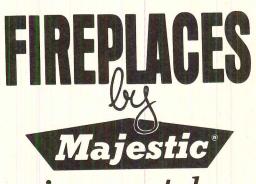




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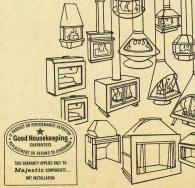
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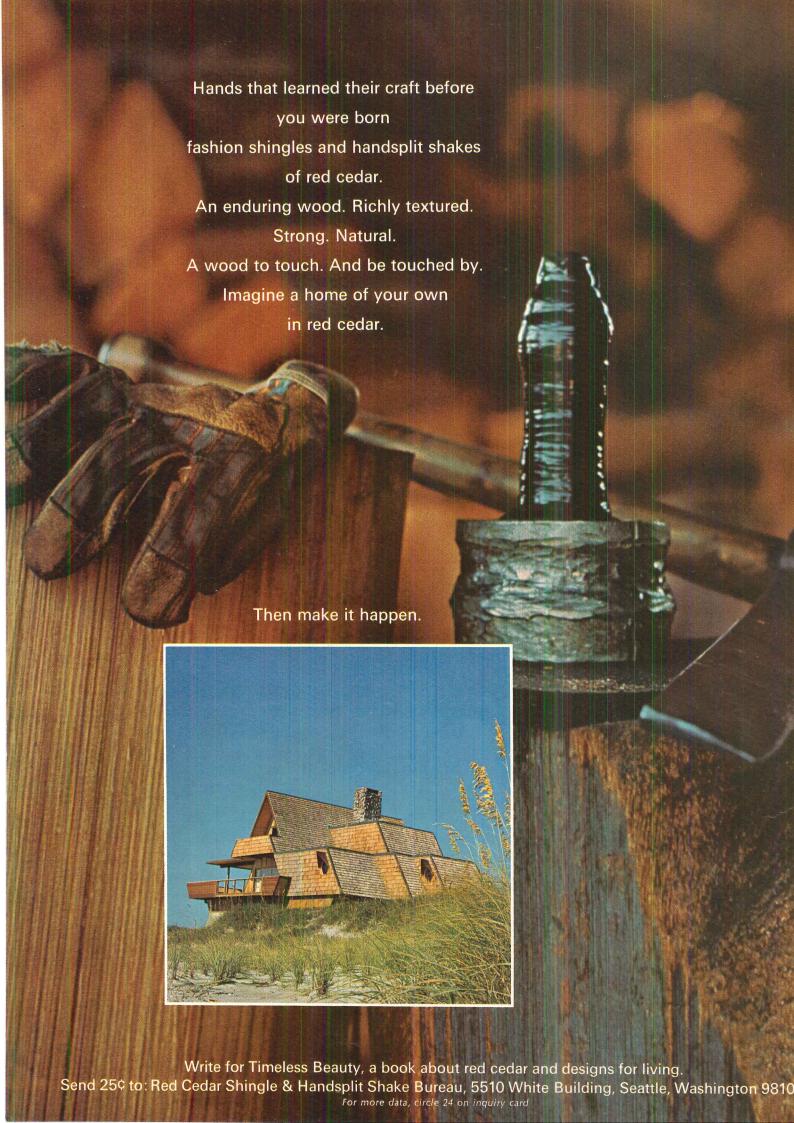
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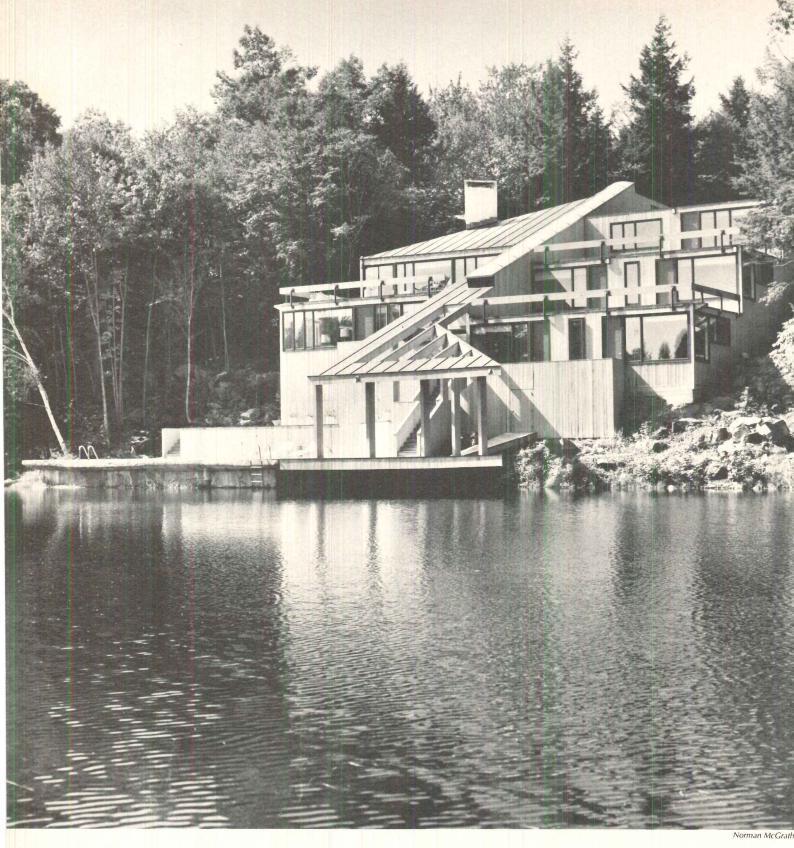


1973

One of the real pleasures of putting this issue together ness from the sense of freedom, of buoyancy, even exuberance, that many of these houses inspire—this spite of the warnings from those custodians of architectural virtue who dismiss the private house as "an onsequential design problem" or "a mere indulgence of the privileged." Whether such voices are signs a time of plenty or whether many of us simply have a tin ear for prophesy remains uncertain. What is clear, wever, is that custom housing continues to enjoy strong vital signs and still exerts an influence on design beyond the size of its actual market—and that is another strong rationale for this issue.

The 28 residential projects selected for our special awards are fresh and inventive. Remarkably few of submissions showed any of the signs of timidity and compromise that sometimes creep like a deadening relay of mistrust over other building types. These houses were fun to design and appear to be fun to live in. haps the happiest sign of all is that, despite the presence of some durable talents, most of the houses were gned by architects who are new or relatively unknown to readers of these pages.—*Barclay F. Gordon*

RECORD HOUSES



for this house in the Green Mountains of Vermont. Access by car is possible only at a level 35 feet above the water, and so the entrance is at the top and the house is a series of terraced rooms facing the view and arranged around a central stairway that steps down inexorably from the entrance to the pond below, and just before (for the less adventurous) to an open deck and swimming pool.

The site and the shape of the house are both similar to the yearround vacation house on the shores

A cool secluded pond is the focus | here the architect has been ardently concerned with the careful ordering of rooms inside and their relation to each other, rather than with preparing a swooping profile to be enjoyed from outside. He, in fact, points out that "the house was meant to be lived in and on, and not to be viewed from across the pond."

Exigency as well as predilection controlled some of the decisions, too, for the house is made of standard 2 by 4 framing, with standard windows, doors, skylights, and commonly available sizes of of Lake Michigan (page 90), but plywood and sheetrock, installed

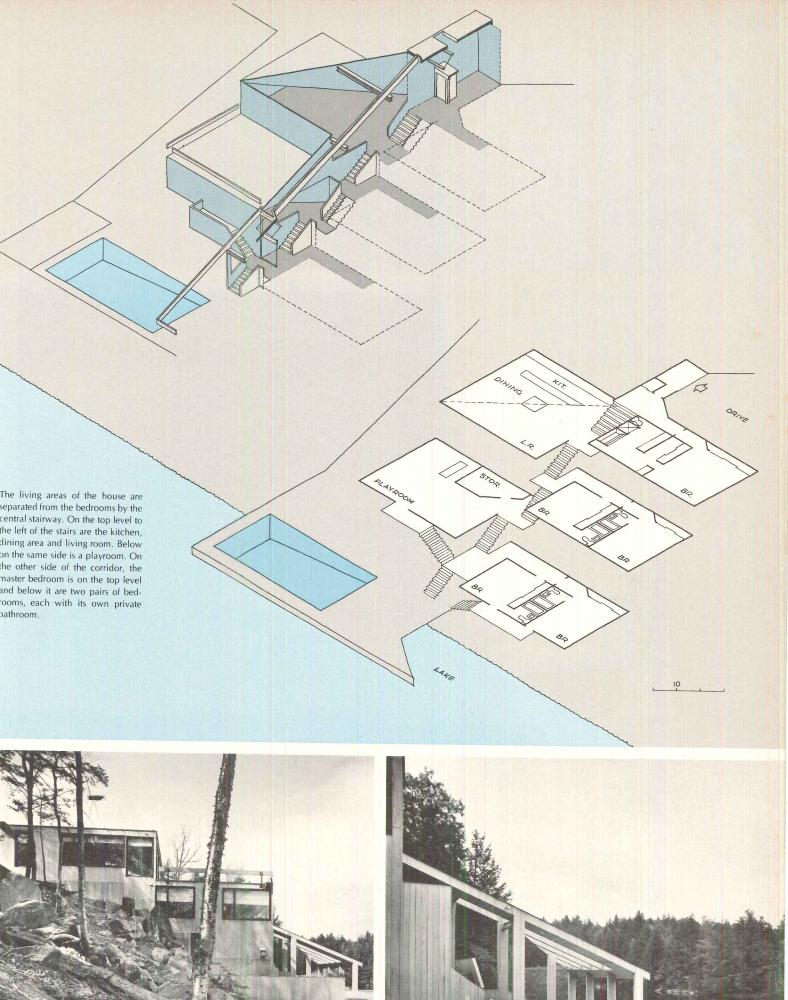
with a minimum of cutting. For all | cal element among the sp this good sense, though, the house makes a remarkable impression on the land.

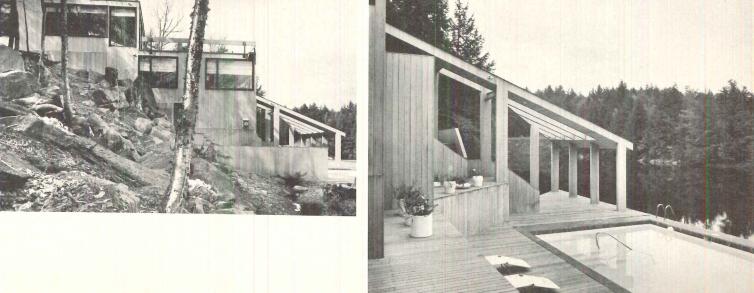
The architect points out that he was trying to put standard parts together in other than standard ways. This, admittedly, is not a unique intention today, as anything that veers even a single degree from the standard can skew the construction budget out of all recognition. Here, though, the attempt has worked: the house is not standard, and certainly doesn't look standard.

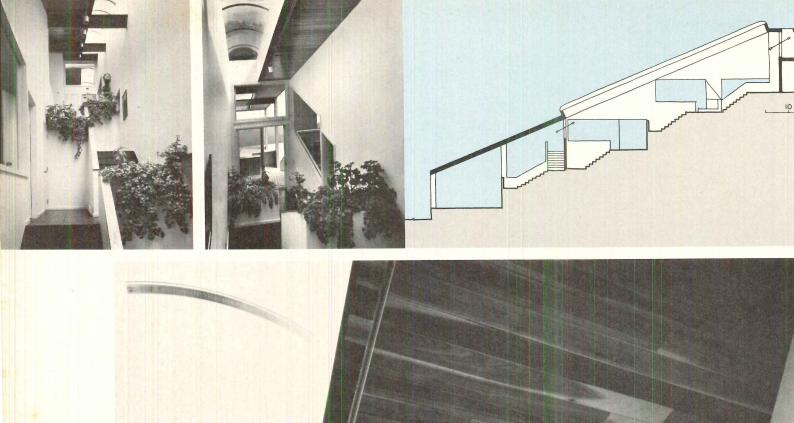
The long stairway, covered over by a 57-foot skylight, is a criti-

qualities of the house. From outside, it helps bring the sep rooms together to make a s shape, and from the inside it forms a similar function. Flo with sunlight, it allows move up and down and across it even provides a place-an in garden in the center of the ho for temporary repose; or for o ing a passing glimpse of the s the water below.

Architect: PETER L. GL Owners: Mr. and Mrs. B. I staver. Location: Westminster



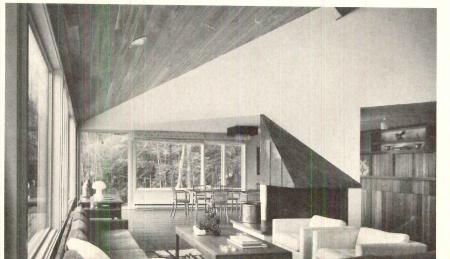




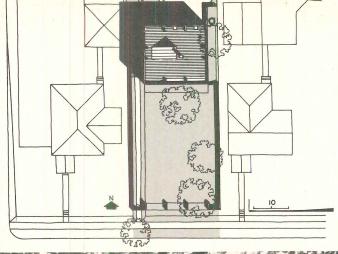




Near the entrance at the top of the fouse, the stairway opens directly into the living room (left), which is also seen on the right and above. The fong skylight above the stairs allows olar heat generated in this space to size to the top and exit through a farge pivot window, creating a himney effect. Outside air is drawn to the house from below, resulting in a natural air-conditioning system.









Ionathar

family of four, in a Houston subdivision, architect William Cannady began with two important design decisions. First, he set the house at dimensions. the rear of the lot creating in this way one large outdoor area instead of two smaller areas and avoiding the standard shoulder-to-shoulder defined central core. The level relationship with neighbors. Second, he placed the house over the garage and developed an inviting and baths. The floor of the master roof terrace that provided a second usable outdoor space—this one to

In designing a house for his own foot side yard restrictions and the pattern of existing trees combined to determine the precise siting as well as the 33- by 37-foot outside

Kitchen, study, dining and living room, share the second floor and flow easily around a sharply above is compartmentalized into parents' and children's bedrooms bedroom is cut back to create a narrow vertical connection with the be used primarily by parents for living room below (section and cocktails and cookouts. The six- photo, opposite page).

The structure is standard wood frame, clad inside and out with 1by 6-inch rough sawn cedar siding. Painted sheetrock is used selectively on ceilings and third floor partitions. The floor of the living room level is finished in clay tile imported from Mexico and the roof terrace is 1- by 4-inch redwood decking constructed in pallets.

The budget for this simply constructed but appealing house was \$48,000, or just under \$15 per square foot. According to Cannady, this very low cost was achieved for several reasons. The quantity and partner-in-charge.

cost of finish materials was no cessive. But beyond that, almos unusual detailing conditions allowed to creep into the draw and the contractor understood, was sympathetic to, the a tect/owners's rather straightfor design intention from the outse

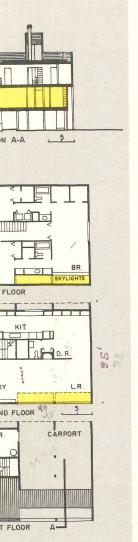
Architect and owner: WILLIA CANNADY. Location: Hou Texas. Engineers: Krahl & G (structural). Landscape arch Carlisle Becker. Contractor: De Fabricators, Gene Hop



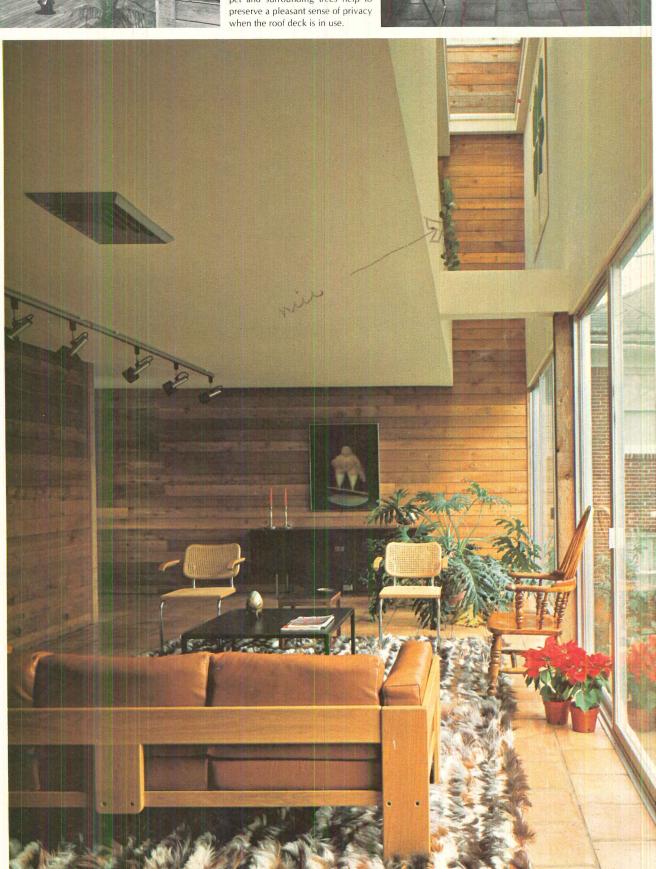


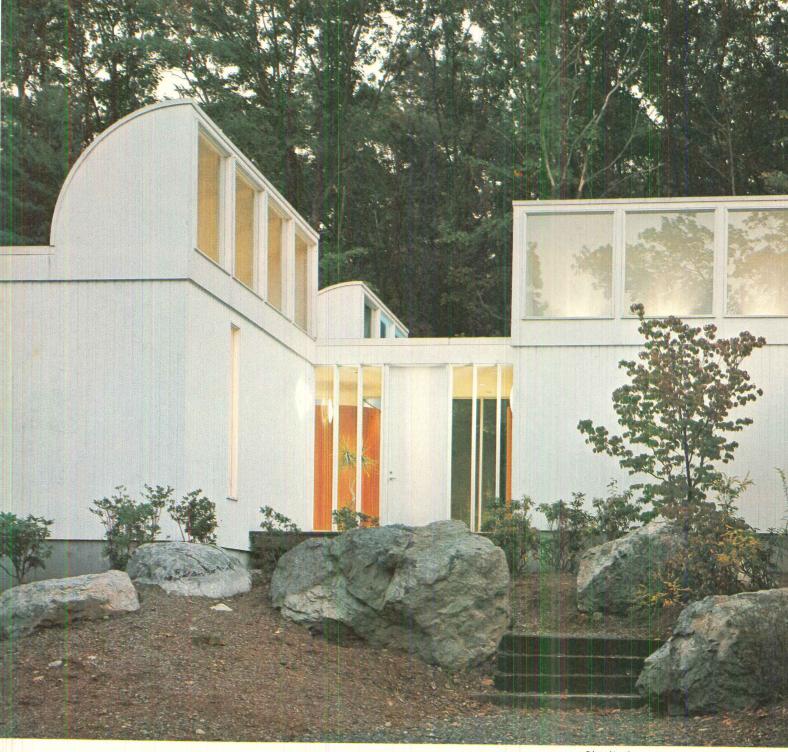
The creation of a rooftop terrace brought the useable outdoor coverage to virtually 100 per cent of the site—an objective that seems especially sensible for a small lot in a warm climate. Projecting vents are carefully located to intrude as little as possible (photo left). A solid parapet and surrounding trees help to preserve a pleasant sense of privacy when the roof deck is in use.





otos by Richard Payne except as noted





Edward Jacoby

light scoops immediately give this Massachusetts house by Earl R. Flansburgh and Associates a distinctive visual character. These curvilinear forms, rising in the plane of the fascia, open in two directions and funnel daylight deep into the interiors of the living room, dining room, rear entry, master bedroom and bath. The remainder

of the geometry is right angled and rectilinear except in the entrance hall (see plan) where several semicircular elements quietly echo the roof forms.

The house, for a family of four, is a simple-span wood structure built on two levels split at the entry, and zoned for easy family living.

Two rows of hooded, quarter round | restricted to the east-west axis and | commissioned to design a large, provide generous views across the multi-colored wool rug for the livrichly wooded site. North-south ing room. Color, texture and lightwalls are treated as wood planes ing are used thoughtfully throughundisturbed by openings—a design decision that produces a simple ishes are rough sawn wood siding visual clarity.

> The house is sited comfortably on a gentle knoll and cantilevered decks, extending beyond the line of lings. Handsome, brown clay tiles, the house in three directions, amplify the sense of ground swell.

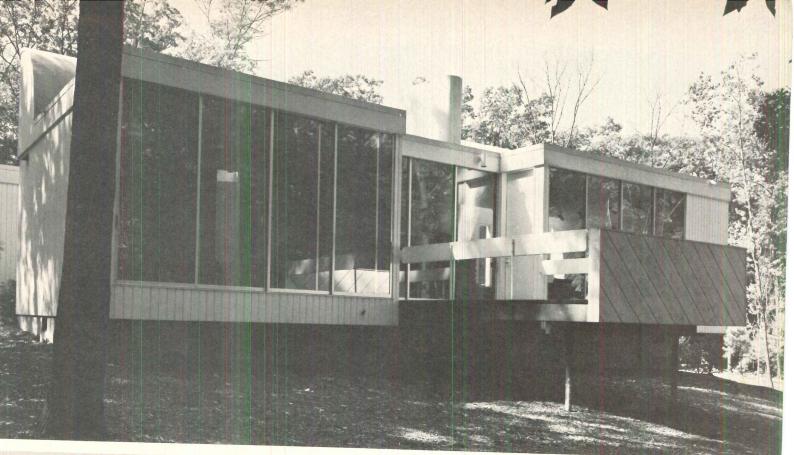
The handsome interiors are carefully organized into clearly defined spaces but a suggestion of spatial flow is retained around door openings and partition returns.

New furnishings throughout the house were selected by architect and client. The architect, for the | Souza & True (structural). Contrac-Major wall openings are largely first time in his experience, was tors: Costa Limberakis.

out for richness and variety. Finon exterior walls, drywall for interior partitions, white oak for flooring and sand finish plaster for ceilimported from Italy, are used to finish the floor of the dining area (photo overleaf).

Architects: EARL R. FLANSBURGH AND ASSOCIATES, INC.—Jane Weinzaptal, design; John Crowe, landscape. Owners: Mr. and Mrs. Norman A. Bikales. Location: Lincoln, Massachusetts. Engineers:





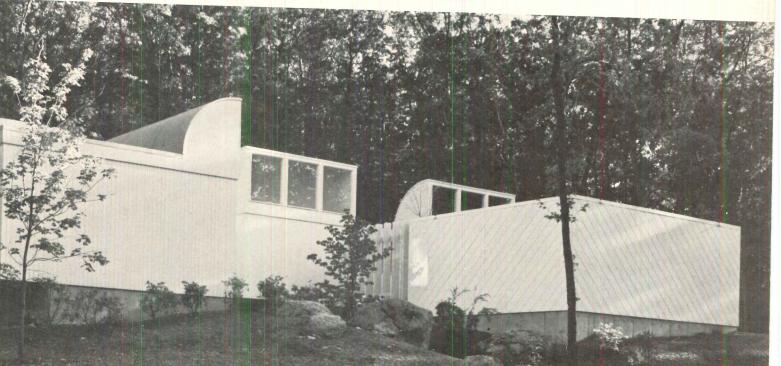
Edward Jacoby photos



The Bikales house is planned in two clusters that are linked by a small entrance vestibule. The third element, a garage, stands free of the house and encloses an intimate deck just off the kitchen.

Bedrooms for the younger members of the family open into a common playroom which can be

Bedrooms for the younger members of the family open into a common playroom which can be supervised from the kitchen. A family room, also off the kitchen, offers an informal alternative to the main living room.







Living room (above) is just off the main entry. Parent's study (left) is located between the living room and master bedroom. Dining room (right) is part of the spatial flow leading toward kitchen, playroom and youngsters' bedrooms. Recessed lighting and spotlights augment the daylight that streams into the dining area from the light scoop above.









Remo Pratini photos except as no

San Francisco rises in a conspiracy of angled planes and projections to overlook Golden Gate Park and the Pacific Ocean. The projecting bay windows are part of a local residential tradition but the sloping The sloping glass roof of the dining window walls (photos right) are a direct response to particular site conditions and the architectowner's desire to capture as much reached from the garage below or sunlight as possible on this steeply by a winding outdoor stair on the contoured north slope.

The plan is compact and simply ordered in spite of the visual thetically selected and detailed linear emphasis is restated inside in chanical). General contracted complications created by the pro- with skill. Exterior walls are West- the window and door trim as in tricia Coplans.

the north end of the house over the garage and is overlooked, in turn, by a gallery level guest bedroom. Master bedroom and bath occupy the second floor over the kitchen. area frames a view up the slope of tall stands of eucalyptus. A central entry hall, also skylighted, is west side of the house.

Finish materials are sympa-

Patricia Coplans' hillside house in jections. The living room occupies ern Cedar nailed up in diagonals the unusually crisp and elega that echo the slope of the site in two directions. Interior partitions are gypsum board over wood studs; flooring is teak parquet for the living room and clay tile for dining room and kitchen. Rich accents, like the marble fireplace surround, are used sparingly. A dark red baked enamel finish, used on all gutters, downspouts, window sash corner details and roof, contrasts warmly with the cedar siding, and gives the house a crisp, firm-edged angularity. This

light details.

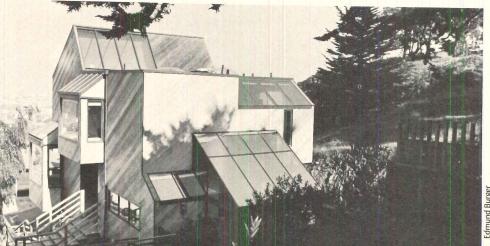
The Coplans house is in with a stimulating spatial c ter-a character that is person not aberrant, a character tha not dissolve with the second third look.

Architect and owner: PATRI COPLANS of Burger and Co Location: San Francisco, C nia. Engineers: Geoffrey (structural); James Peterson









The furnishings in the Coplans' house are a mixture of built-ins and modern classics in chrome, cane and leather. The relative formality of many of these pieces is surprising but no problems of compatability seem to arise.

Large skylights in many spaces flood the house with light but glazing is tinted for protection against the sun's direct rays.



Within the simplest of shapes—a 30- by 30- by 27-ft cube—Julian and Barbara Neski have created a house that offers constantly varying experiences of space, of indoor and outdoor living, and of view.

The architects explain the complexity within simplicity this way: "The house was designed as a weekend retreat for a young couple and their three children. The site is wooded, and on the edge of an inlet which opens to the bay and the ocean.

"It was decided to develop a design which would enable one to experience the trees, water, and sky from constantly shifting planes of reference and cross reference; in effect, to establish a continuous vertical movement through 11 levels [see plan], culminating in a final [and most dramatic of all] view of the sea from the roof deck."

The plan, a 30-foot-square angled on the site, is divided into four squares which coil up and down about the central stairwell spine. The exterior expresses the shifting levels of space with windows and porch openings of varied—but artfully proportioned—width and height. Further-and such "complexities" work well against the essentially simple mass of the house-the attached elements of entry bridge and stair cylinder contrast pleasantly and balance with elements that are incised into the smooth surface of the cube.

Architects: BARBARA and JULIAN NESKI—associate: Ronald Bechtol. Owners: Mr. and Mrs. Peter Simon. Location: Remsenburg, Long Island, New York. Interior designers: Neski Associates. Structural engineer: Stanley Gleit. Contractor: Vern & Ben Warner.



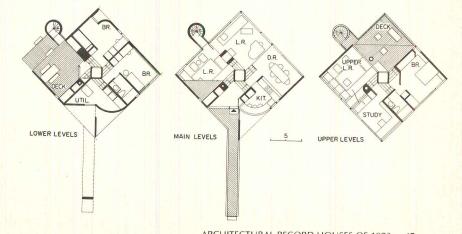


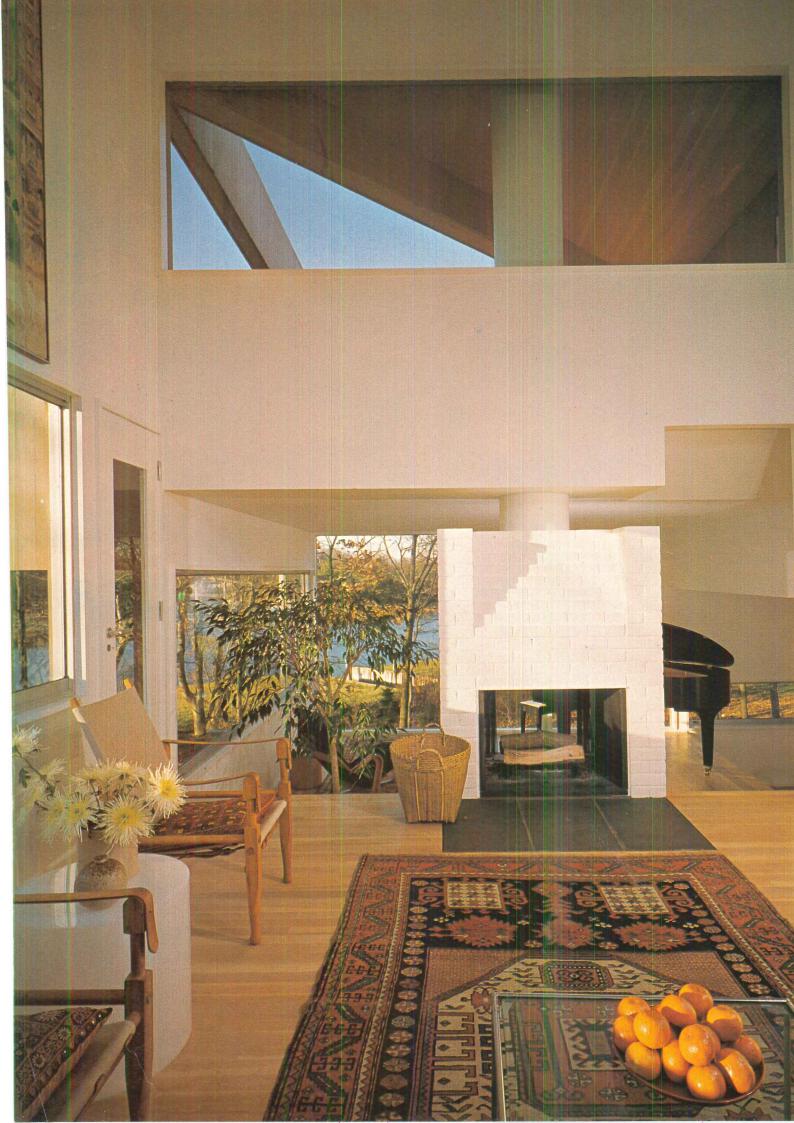


spaces incised from the cube shape. jumps up to the living spaces, in- room-lower deck levels. cluding a two-story high living room

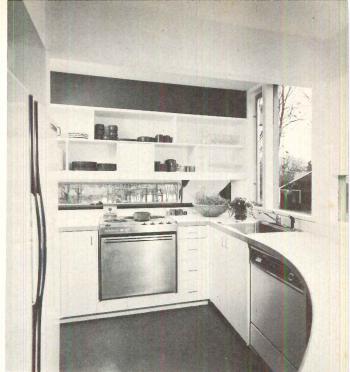
entry leads down to two more bed-This porch leads to the entry hall and rooms and a bath. There are 11 kitchen, and from there the main levels in all. A circular stair tower circulation space moves in four-step short-circuits the roof deck-living

The house is finished with 1 by (photos next pages), and—still dir, with flush joints; sealed and higher—a study, master bedroom, bleached.











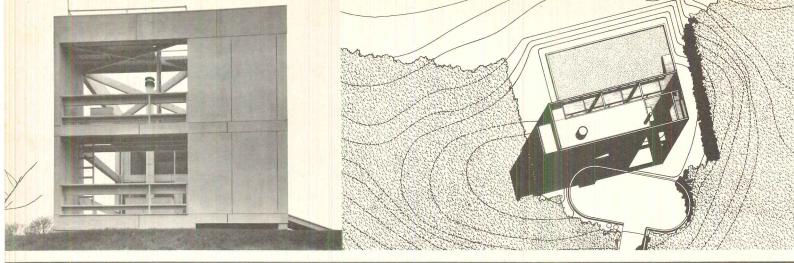
The interiors—with their constantly changing levels and unexpected openings to the outside and the various decks—offer constantly changing views and spatial experiences. Opposite page: the main living space with, at top, an opening to the roof deck and, at rear, a more intimate music and seating area. The kitchen (above), with its curved dining bar is on level with the dining room; it in turn opens to the music area (left). Below: two other views of the living room.

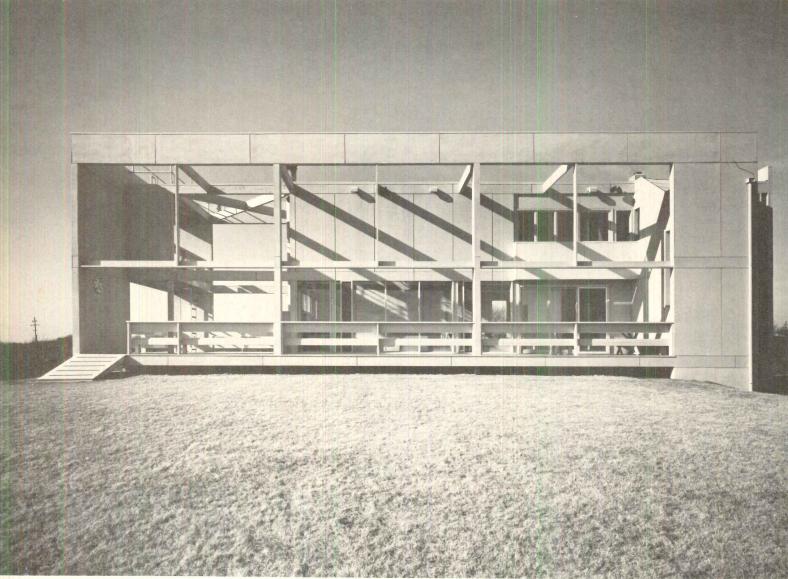
the living room.

Inside finishes are drywall for walls and ceiling, oak strip flooring.









Island stands on a high point of ground surrounded by dense shrubbery and overlooking both the ocean and the town of Montauk. Both the owners, Mr. and Mrs. Peter Lowenstein, and the architects Chimacoff/Peterson, share a preference for simple geometric forms and neither wished to thrust aggressive shapes into this gentle landscape. The resulting design, therefore, is a simple prismatic volume of 900 square feet enclosed in a framework created by extending the exterior columns and joists to points of intersection. The larger

This vacation house in eastern Long | envelope embraces a deck, gives the whole composition an exciting transparency, and prints the solid walls with a changing abstract of cast shadows.

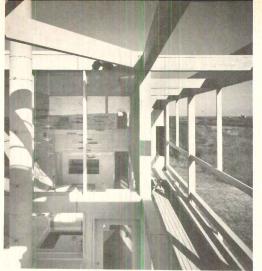
> The south elevation (above) faces the ocean and will be fitted with adjustable canvas blinds to control the sun and glare. Just off the deck is a small grass plateau, formed by fill from the excavations, where badminton and volleyball are regularly played as part of the summer routine. At the open west end of the house (photo top), a series of observation and sunbathing platforms can be reached by this house were just under \$40,000. | Contractor: David Webb.

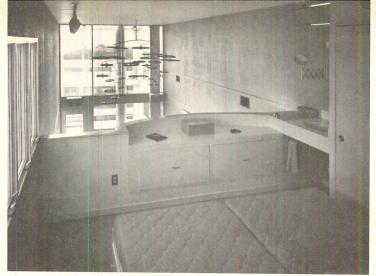
retractable ladders. Living, dining and kitchen areas share the deck the Lowenstein house is the level with a small guest room. A bath and two bedrooms-one overlooking the living area-occupy the upper level.

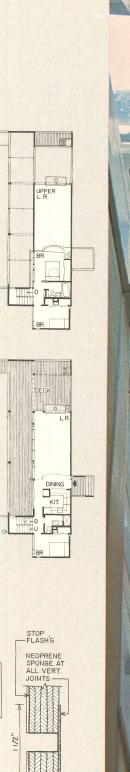
Standard materials and construction techniques have been used throughout. Exterior wall surfaces are painted plywood used, when possible, in full 4-by-8-foot sheets and put in place without battens but spaced apart by strips of flashing that give the narrow reveals a visual emphasis (see detail opposite page). Construction costs for consultant: Donald P. Gree

What is most appealing of interest and spatial liveli generates within a careful dered and economic building tem. Also noteworthy is the r the architects have establish tween house and site, a rappo results from a conscious ef place two different eleme amicable contrast.

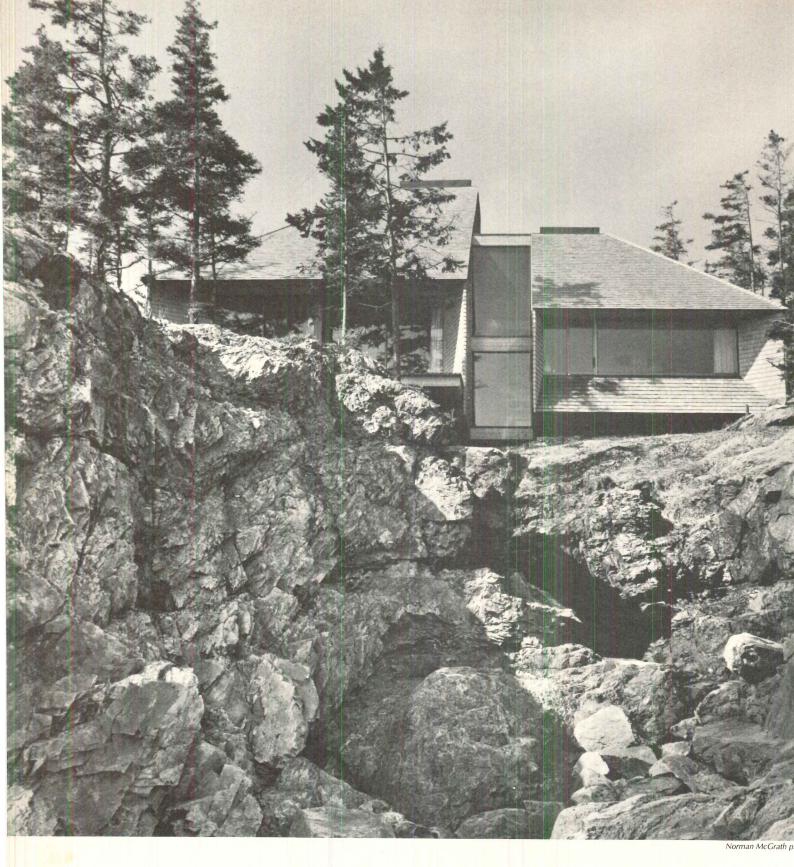
Architects: CHIMACOFF/ SON. Owner: Mr. and Mrs Lowenstein. Location: Mc Long Island, New York. Str.











the granite seawall of Maine that makes it impossible for any work of man to dominate—or indeed try to compete. Wisely, architect Robert Burley has chosen to site this house so that a high lip of rock at the top of the promontory shields the house and acts as a "railing," and so that a few trees soften the stark and beautiful views. Because of its siting, its shape, and its white cedar finish, the house is hardly visible from offshore.

While at first glance this house

There is a strength and majesty to | full of visual surprises—changes of | scale and heights, unexpected views, and a thoroughly pleasant plan that must be a joy to live with.

In concept, the house is a fragmented pyramid (see roof plan, near right) pulled apart into four cedarshingled blocks with tall, glasswalled galleries separating each one. The pitched roofs and fragmented character bear a strong relationship, again, to the site; and the cedar shingle exterior and edge-grain fir interior give the house a quiet consistency that sets appears simple and subdued, it is off (or is set off by) the dramatic site

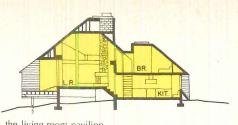
and architectural forms of the ies—both glass walled at their e house. Creating this quiet simplicity requires, of course, great care and skill in detailing: note the absence of fascias at the eaves, and the walls "beveled" back to the windows without apparent thickness at the corners. On the inland side, the house is approached through heavy spruce forest and the impact of the views is not felt until one has moved well into the house.

The living spaces are thoughtfully disposed into the segments of the house. From the entry (top right | SOCIATES. Location: the M. in plan), two broad halls or galler- coast. Contractor: E. L. Shea, In

and thus offering dramatic glim to the forest and sea-lead to master-bedroom suite or to kitchen-dining pavilion. The h ceilinged living room is entered four broad steps, from either lery. Stairs in both hall wings to an upstairs gallery, serving study (above the master bedro and a second bedroom (tuo under the roof of the kitchen-di pavilion).

Architects: ROBERT BURLEY



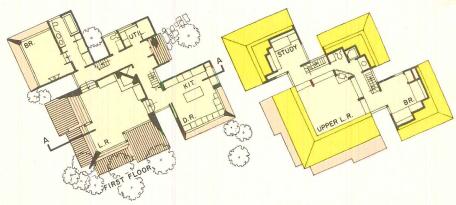


In section, the living room pavilion is raised above the main floor level to accommodate an immovable piece of the Maine shoreline which cropped up at that spot, and to give the large glass walls of the living room a clearer view to the sea. All photos show a skill in craftsmanship that is rare today-and both architect and owner are high in their praise for builder Phil Shea. Inside, all floors, ceilings, and walls are edge-grain fir panelling except for black Maine slate on the gallery level and in the kitchen. Shingles are white cedar; windows, and sliding doors are framed in bronze-finish aluminum. Roofs were truncated at the top to simplify framing, and these flat sections are metal-capped. Square footage of the house: 2,020.











Hugh Jacobsen's clients for this | (RECORD HOUSES OF 1972, | handsomely articulated house in northwestern Connecticut were the Ralph Schwaikerts—a family with three teenage sons who share a love of outdoor activities and a common concern for the environment. The site selected is thickly wooded, rolling land at the edge of an 80acre, man-made lake. Trees and dense shrubbery give the house a pleasant sense of softly curtained

seclusion.

The Schwaikert house is large (nearly 5000 square feet) and strung out in gently offset segments butted together at transverse walls (photo above). This massing device, characteristic of a number of Jacobsen's recent houses, helps resolve the problems of scale and legibility. Unlike the Willard Worth house pages 66-67), to which it bears at least a casual family resemblance, segmental massing brings the scale of the house down without calling particular attention to its component parts.

Steeply pitched roofs and high clerestories are the result of a conscious effort by the architect to capture natural light and reflect it deep into the interiors. The remainder of the fenestration is window wall except at the kitchen and master bedroom (photo, page 57, top right) where windows are treated as small, shed roofed projections that offer restricted views.

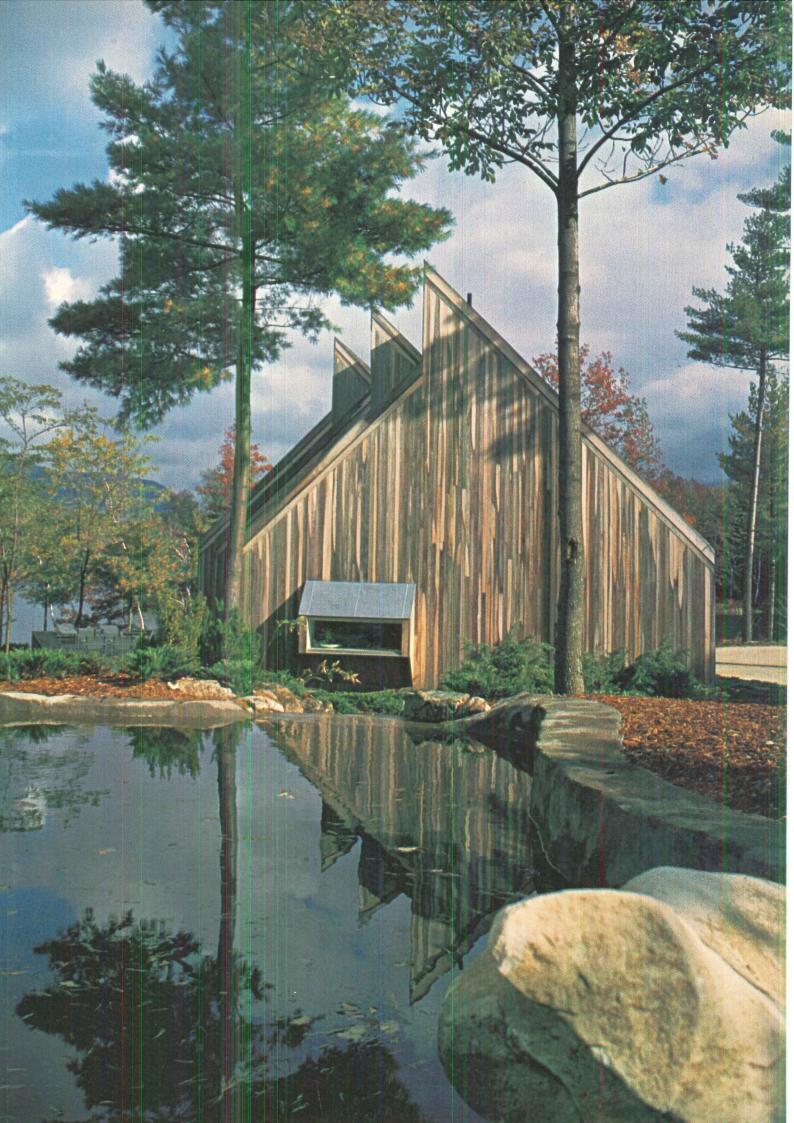
The relative formality of the furnishings was a requirement of the program and reflects the amount and type of entertaining the owners anticipate they will have.

In the Schwaikert house, as in Jacobsen's other residences, compatability of shapes and elegance of detail are carefully studied. Almost nowhere do ambiguous relationships becloud the design intention. Almost never is a detail clumsy or inconsistent. But this near-absolute attention to detail has not come at the expense of more fundamental design obligations. The Schwaikert residence is nicely conceived, firmly sited and well built.

Architect and interior designer: HUGH NEWELL JACOBSEN. Owner: Mr. and Mrs. Ralph Schwaikert. Location: Salisbury, Connecticut. Engineers: Fortune, Downey & Elliott (structural). Contractor: Gilligan Brothers.

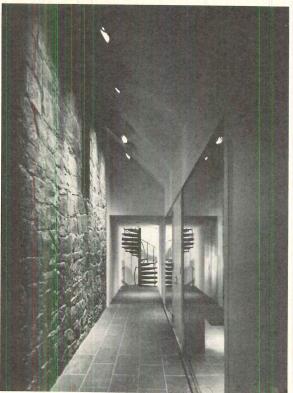
Tall conifers and birches domi this lakeside site. The height of t trees permitted Jacobsen to de what is, after all, a tall volume he without risk of overscaling. The clerestories flood the house light and even on gray days the spaces have plenty of daylight.









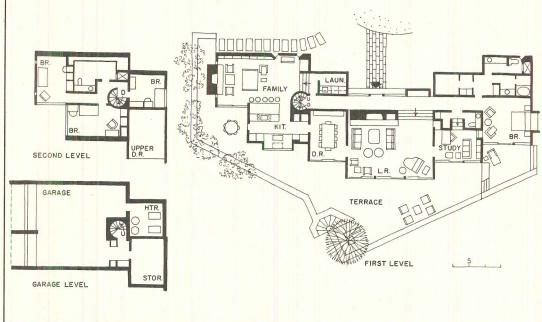




The principal materials used for construction and finishes are red cypress for exterior walls, gypsum board for interior partitions, cedar shingle for roofs, stained oak and quarry tile for floors and local stone for the massive fireplace wall. Heating and cooling is by means of an electrically-operated forced air system that employs floor registers at perimeter glass walls.

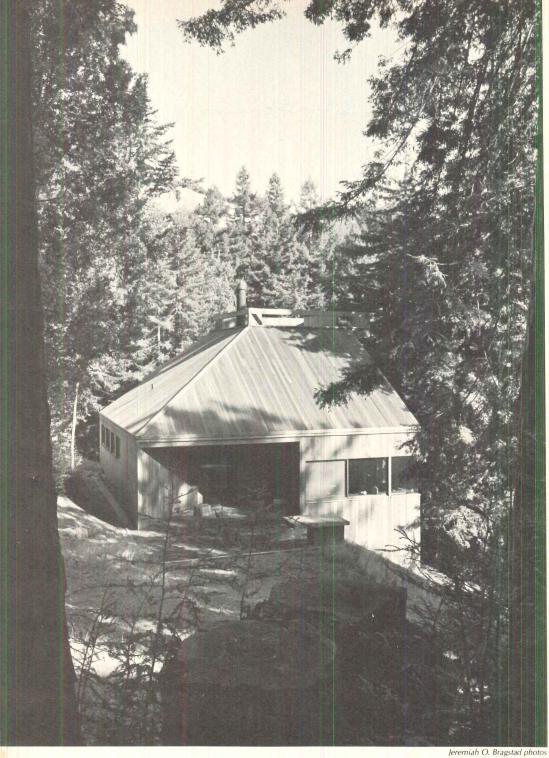
The plan of the Schwaikert house uses circulation space economically. A narrow front hall terminates visually in a circular stair leading to the boys' bedrooms (photo above). The entrance to the master bedroom is at the opposite end of the entry hall. It is buffered from the living room by a small library down four steps from corridor level. Secondary circulation is room to room.

All ground floor spaces open through sliding glass doors to an inviting terrace, finished in wood decking, that overlooks the lake.

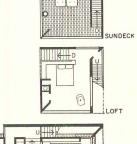


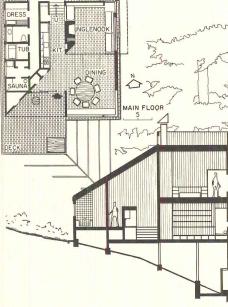












An indigenous material and a mod- | have walked down the hill from the | deck in the treetops. Redwood est form have been combined to produce an intriguing yet uncomplicated vacation house. Architects McCue Boone Tomsick make the most of a downhill approach (above) by sheathing the roof as well as the walls with tongue-andgroove redwood boards. The unifying effect of the common material makes the house seem smaller and more simple than it proves to be upon entry (acrosspage). Yet such modesty is entirely appropriate when the site is an isolated and heavily forested hillside in the Santa Cruz Moutains of California, looking out over a valley preserve toward the Pacific Ocean. The angled wall, which follows the hip of the roof at the entry, provides pro-

parking area may remove muddy boots and winter coats before entering. That part of the house is oriented away from the winds but catches mid-day sun. End-grain redwood paving blocks form a parquet terrace that continues indoors as an important finish.

A very generous stairway within the single, large interior space makes vertical circulation an formed by the bedroom floor, is an important generator of the functional relationships. Directly ahead, as one enters, a short flight of steps just past the kitchen leads to the level with four small rooms containing toilet facilities (includstairs is the bedroom. Again to the tected entrance where those who squared spiral leads up to the sun- Knutzen Sons, Inc.

boards also sheathe the interior completely; the ceiling boards are spaced slightly apart to assist in ventilation of the roof structure. Although the large space is beautifully detailed, it is clear that it was designed for unpretentious and relaxed vacation use. Within the large space, the eating area is adjacent to the strip kitchen. Under the ceiling inglenook sitting area around a fireplace whose seating doubles as extra sleeping accommodation.

Architects: McCUE BOONE TOM-SICK. Location: San Mateo County California. Engineers: Hirsh and ing a sauna). To the right and up the Gray (structural); Marion, Cerbatos and Tomasi (mechanical/electriright, and now outdoors, this cal). General contractor: Henry



A high degree of spatial integration is achieved within the house by the use of a single material—redwood—on walls, ceillings and floors. The square spiral stairway and the loft bedroom which opens onto the large space below also contribute to the unified feeling. Butted glazing in both downhill corner windows of the main floor room provide splendid diagonal views into the thick foliage while the slit windows illuminate the page for anyone reading on the built-in couch.









Rick Gardner p

This gracious south Texas house for a doctor and his wife fills out its trapezoidal site and opens in an irregular "U" to broad views of Galveston Bay. Because the main orientation is toward the west, sunscreening for the window wallsparticularly those facing the water—was a paramount concern. The simplest, least expensive solution proved to be operable canvas awnings of the store front variety, a design feature that gently dominates the elevations and gives the house its primary esthetic character. Other design elements are de-

liberately subordinated. But the level, or several feet over natural dence are tempered glass and br simplicity of the elevations is in marked contrast to the complexity of the plan-a complexity that stems in part from the shape of the site, but more, perhaps, from the decision to particularize so many spaces and provide alternate circulation to most.

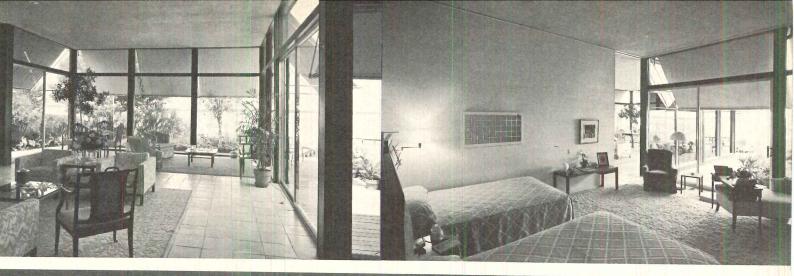
Because the Galveston region is smack in the path of periodic Gulf Coast hurricanes, architect Howard Barnstone followed the recommendation of the local weather bureau by setting the first floor elevation at 14 feet above mean sea

grade. To take up this differential, Barnstone introduced stairs between the entry hall and the main living areas and he ringed the front and sides of the house with a strip terrace and a flight of redwood steps. The outdoor spaces created by this device are intimately scaled and inviting.

The interiors make generous use of available space. Furnishings are somewhat formal and detailing is straightforward and uncontrived throughout.

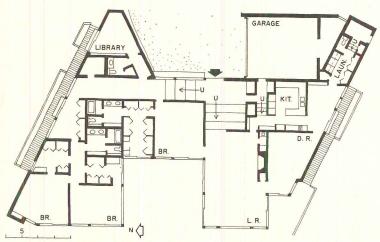
the floor slab is finished in clay partitions are gypsum board of standard wood stud and ceilings acoustical plaster. The roof is b up tar and gravel.

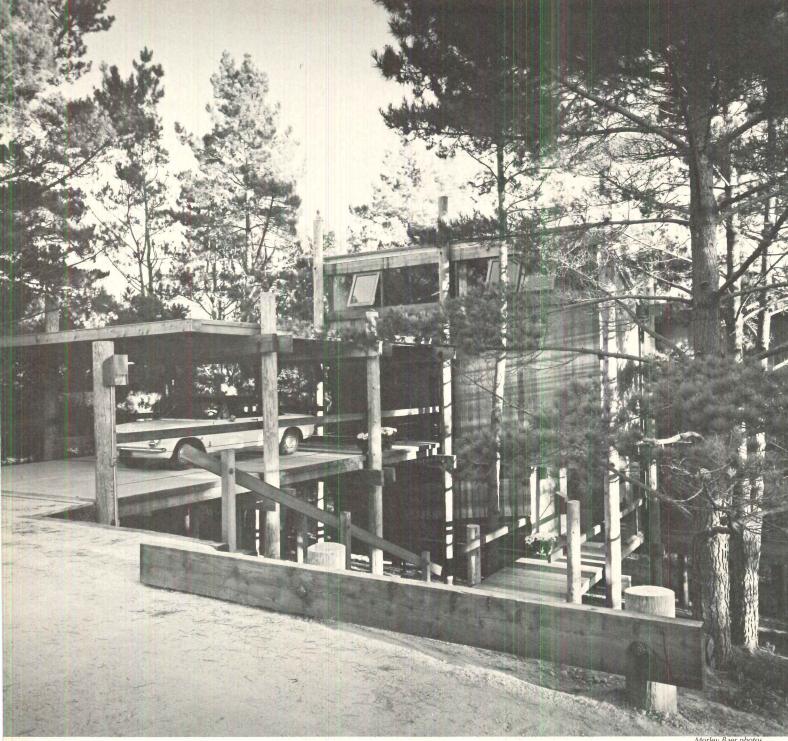
Architect: HOWARD BA STONE, Owners: Dr. and I William Levin. Location: Gal ton, Texas. Engineers: Cunningl & Lemus (structural); Ralph Spe (mechanical). Interior desig 'Herbert Wells. Landscape ar tect: Ralph Gunn. Contract Exterior walls of the Levin resi- Morton Construction Company





The plan of the Levin house contains several unexpected elements: a master bedroom directly off the living room, a substantial number of internal spaces and secondary circulation between so many spaces. Few of these plan complexities are translated into the massing or into the elevations.





A south slope, densely wooded | with Monterey Pines and overlooking Carmel Bay, is the site for this handsome pole house designed for sale by architects Smith & Larson. The decision to use pole supports simplified the foundation conditions, left the site as undisturbed as possible and, in general, minimized the difficulties and expense conventionally associated with building on a hillside.

Living spaces are arranged on three levels. Kitchen, dining, living room and master bedroom share the lowest level. Carport, study, guest room and bath occupy the middle level. The upper level is reserved for children's lofts and storage. Entrance and lofts face the street while the living areas open toward the south and the view.

The poles form an exterior

side the plane of the walls except that the lower level living spaces pivot around a single freestanding pole that supports a corner of the study above (photo page 64).

The house was built as a speculative venture by architects who wanted to expand their experience as they established their practice. In the absence of an owner with a precise program, the house might have become too personal—too fervid an expression of the designers' own attitudes and interests. Happily, that did not happen. While the conception is anything but timid, the apportionment of spaces is clearly functional and the designers have carefully avoided geometric extremes or oddly shaped volumes.

As a result, the house found an enthusiastic buyer almost at once. framing system standing just out- Lawrence Spector speaks lyrically

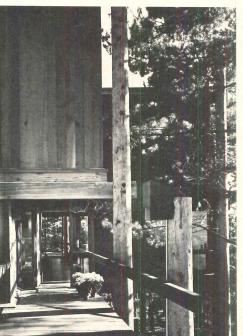
of his new house: "I wanted to own it after we opened the front door . . . light, space, view in every direction . . . rain water running down the sheets of roof glass. We were under a waterfall. I could have indoor plants, a natural kind of decoration everywhere.

"I walked around the property in the next days, in the light of day, in the rain, at midnight. The house simply radiates from any position on the land. . . ."

This praise is not undeserved. The Spector house is beautifully tailored to its site and apparently just as well suited to the needs of its new owner.

Architects and engineers: SMITH & LARSON. Owner: Lawrence Albert Spector. Location: Pebble Beach, California. General Contractor: Smith & Larson.

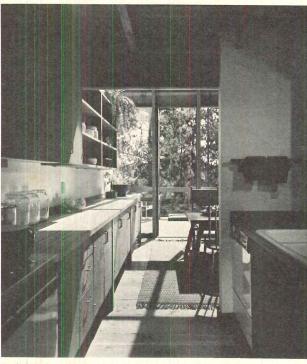




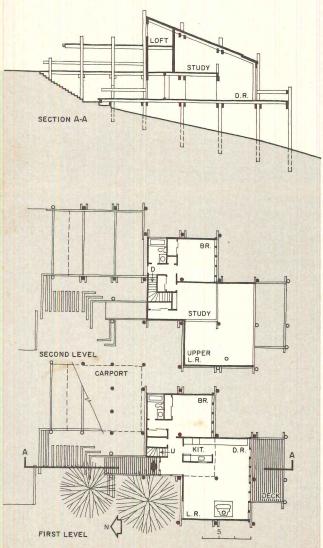
The main entrance (photo left) is reached by means of a stair and bridge at the side of the house. The bridge is protected from the weather by the projection of the level above. A simply detailed deck (photo right) extends beyond the living room and provides an intimate space for outdoor dining.







Sunlight is brought deep into the interior of the living-dining space by glass cut into the pitched roof (photos right and above left). The second floor study sunlight from the same source. Thanks to careful design, the quality of natural is exceptionally pleasant throughout the house.









Truro is a small community located | near the northern tip of Cape Cod. The peninsula narrows abruptly near Truro to a minimum width of half a mile, granting many residents views of both the ocean and the bay. The land is tufted with scrub pine and pocked by small glacial basins.

This summer house for a minister and his family, designed by architect Paul Krueger, stands at the lip of one such basin and steps down into its depth to provide a measure of privacy for the lower level bedroom. A twelve-foot-wide, three-level volume, the house is framed in tripled 2 by 12s diagonally braced at top and bottom. Additional bracing—against high winds—is provided by external guy wires turnbuckled to "dead men"

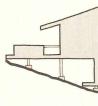
at either side of the house (see out, the house has a consistent vophoto above).

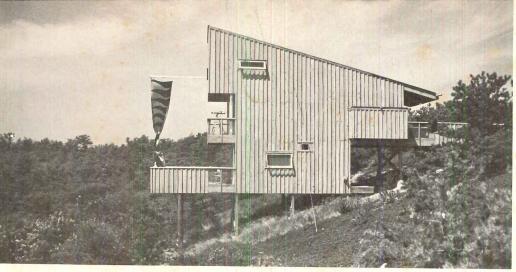
Built on an extraordinarily modest construction budget (under \$12,000), the house is clad in cedar board and batten, exposed on the exterior, and joined to the main vertical structure by horizontal nailers. Floors are fir decking and the roof is finished in cedar shingle. Minimum enclosure, simple construction, minor requirements for equipment, and the sparing use of interior finishes kept costs at rock bottom. But in spite of these economies, the Mark house has a freshness and inventiveness that derives from its siting and the playfulness of its forms. The interior spaces open outward and upward to expand the 12-foot-width and provide easy av-

cabulary of details and a pleasant sense of leisure and relaxed informality. It is a house where wet bathing suits do not seem out of

Future plans include a small bedroom wing to be constructed farther down the slope and attached to the main structure by a stepped bridge. When the addition is complete, the existing lower level bedroom will become a family room.

Architect: PAUL H. KRUEGER. Associate architect: Malcolm Montague Davis. Owner: Reverend and Mrs. Edward L. Mark. Location: Truro, Massachusetts. Structural engineers: Tsaing Engineering; structural consultant: Souza and enues of visual release. Inside and True. Contractor: Colp Brothers.







approach to the house is a 12-wide bridge-deck that provides asant, sequestered setting for our dining. It also introduces an theme that will be expanded the planned bedroom wing is diarther down the basin. The architect had hoped to ex-

the architect had hoped to exthe braced, structure over the out was barred from doing so by code.









Resawn cedar plywood and ricated greenhouse sections key visual elements in this co tion house and studio nestle the Santa Cruz Mountains of fornia. The owners are two and teachers who preferred casually in a house that gav a sense of openness and ligh also wanted to garden, mai small orchard, and keep hors they didn't want to have to about using their house as a l these kinds of activities. A house for gardening duri colder months suggested its natural connector between house and the studio, who owners work and hold small (below right). Then, greenhou tions suggested themselves equally natural way to openness and light throughout are stacked and staggered to light into both floors of the (left), or used singly to light trance hall or to cover a pro balcony (right).

of a very particular way of living. Architects around San Francisco seem traditionally to have been less willing than most to bend with the prevailing stylistic winds, though from time to time they have sent some special ones of their own blowing East. If the architect of this

house caught his way of designing from older and more famous teachers, then he and his clients have managed to transmute the lessons into something that is unique and

This house is a robust manifestation

altogether their own.

The stock greenhouse sections seem pleasantly domestic, even though it is possible to see in them recollections of the finely honed work of James Stirling. The interior spaces, too, must owe something to cousins at the Sea Ranch, and the rough plywood finish is an easygoing industrial counterpart to the

kinds of materials Bay Region ar- I chitects have favored for years. Yet the house manages to be powerfully different. It is individualistic, even good-naturedly homely, and it is brimming over with the sense that it is just the kind of house its owners wanted, and knew they could not get prepackaged.

It was they, in fact, who ordered the plywood finish. It was also they who found themselves, as the designs were being worked out, in the familiar cul-de-sac of wanting more than they could afford, and not being willing to build in stages. So they rolled up their sleeves and built the house themselves, with assistance from the architect and only one full-time car-

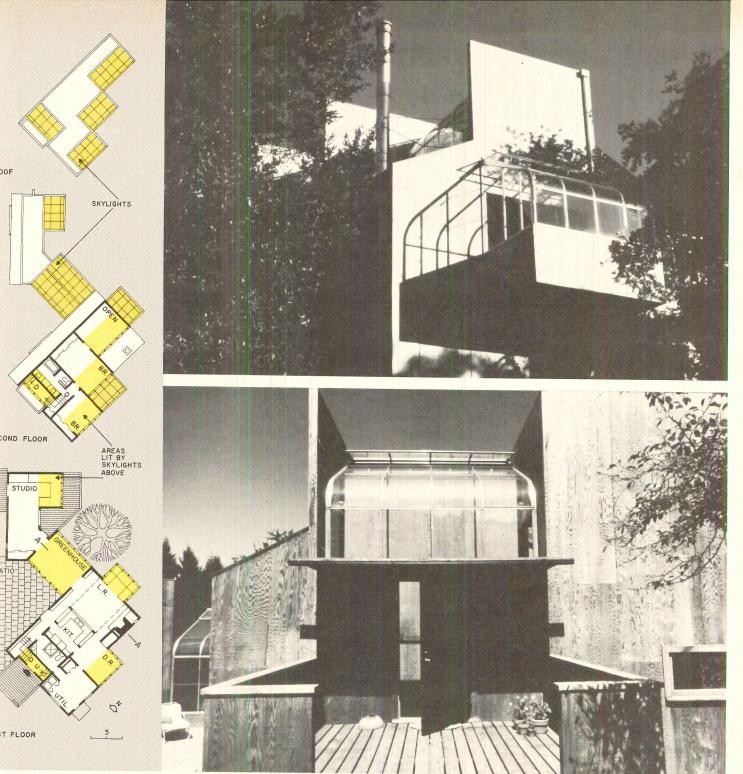
Only time and the owners will tell whether or not all the decisions were good ones—whether, for in- Cruz County, California.

stance, so much uncontrolled sunlight inside will really seem desirable, or whether the sense of openness created by the plywood walls sliding from inside past the glass to the outside won't be diminished as the plywood outside weathers and, on the inside, doesn't.

In any case, the house is a cheering expression of the owners' special taste, and of their architect's ability to nourish it. Though the latter member of this triumvirate freely borrowed from his colleagues, he let the house not only be different, but also quietly and blessedly unrhetorical; this is a quality to be greatly treasured.

Architect: PETER BEHN of Behn and Gavin. Owners: Mr. and Mrs. Robert Lozano. Location: Santa

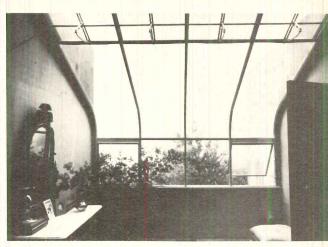






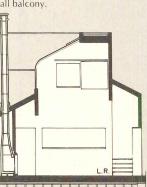








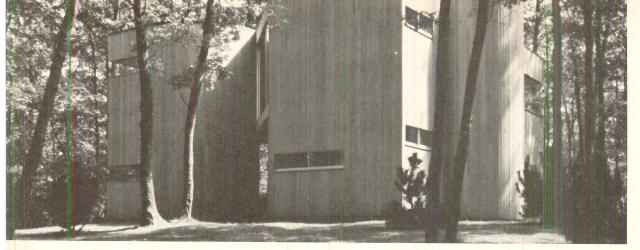
ide the house, cedar plywood reins the finish material, and there n abundance of natural light in all he rooms. A bedroom and a bath the second floor are shown on the nt above; adjacent on the right is greenhouse, seen through sliding in doors. Above and on the left is living room, lit by two greenuse sections, and penetrated from a second floor of the house by a all balcony.







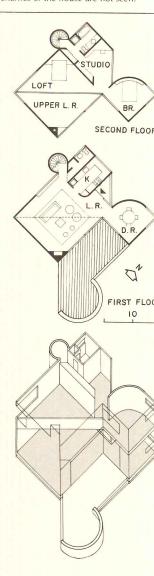




Basically rectangular in shape, the I gains character by some simply achi but highly rhythmical undulations of wa express the activity areas and function curring inside. The combined sense of s and openness that occurs within is als pressed in the relatively closed entran cade (left), the glass at back (below lef

Details throughout are simple, und sive, well proportioned, with spaces massing given importance; even on a li budget, there is no deference to the "e all the working innards" school-the chanics of the house are not seen.





In this weekend and vacation house, architect Richard Moger displays as much skill in creating distinctive architecture with minimal size and budget as he has previously shown with more ample resources—as in his Rouse house, Clayton, New York (RECORD HOUSES of 1967).

Though the house itself contains only 1500 square feet, and was built for \$35,000, an illusion of far greater size-even luxury-has been created by some intriguing design techniques. The most obvious ones are the use of a modified ample) spaces for other areas. around for quite a while, but here highly successful interplay of scale, light, openness and seclusion, which gives the sense of variety so often tragically lacking in a small house. In addition, Moger has incorporated an eye-catching leitmotif of rectangles and curves, all tied together by highly accented diag-

the greater part of the house to a big | chitectural, with no frills, fuss or living room and minimal (but ostentation-and is obvious in the structure, the furnishings, even the These ideas, of course, have been wall hangings. This visual use of the diagonal (as can readily be seen in they have been combined with a the photographs) increases the perspective and sense of visual space to a remarkable degree.

Though, when all doors are open, one can see-or at least be conscious of-most all of the spaces in the house (and all these spaces somehow take advantage of the big, east-facing glass wall of the onal focal points; this, in the best living area), necessary privacy is sense, is the "decorative" element assured by doors to bedroom, "open plan," and the allocation of in the house—very simple, very ar- baths, kitchen, and tracks provided magna.

for curtains, if they are desired the windows.

In part, the budget was me simple construction: a wood fra on concrete block foundat cedar siding, painted gypsum bo interiors, built-up roof, quarry floors, furnace in outside-acc crawl space. All is neat, easy maintain.

Architect and owner: RICHARD MOGER. Location: Southhampt New York. Engineers: Langer & lise (mechanical); Paul Guglie (structural). Contractor: John Ca





The "Binker Barn," named for salesman who came up with idea, is repeatable in several ferent versions. The basic shape heavy-framed box, with a kite and living areas on the first (opposite), two bedrooms and a above, and, higher still, lofts sleeping, or simply for retreat. lean-to (below) can be a carpo garage, or a third bedroom bath. Or a separate garage car added, as in the more distant o two versions on the left.



This ingenious vacation house has been built well over a dozen times at the Sea Ranch in California. The basic notion is simplicity itself: a barn-like space with a plan that can be flipped and with an appended lean-to whose function is variable. The working out of the notion, though, assures that simplicity does not lead to dullness.

The ground floor plan is circuitous, so that the apparent size of the space is increased because the eye can never see all of it at once. The "Z" shaped plan of the second floor allows sunlight to fall into the

roof, casting patterns that change | do and where to do it would be | for attention, there is the danger the with the hours and the seasons. It also provides upward vistas from below, and the pleasure of moving from a low space, like the dining area, to one that is dramatically higher. One can also move outside the enclosing walls of the house to lounge in a bay window, or right up to the peak of the roof to doze or sleep in one of the lofts there. What begins, then, as a simple space ends up providing an admirable array of different places to be and things

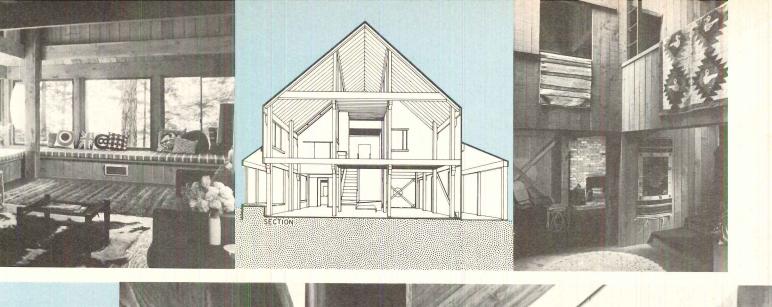
The architects assumed that in

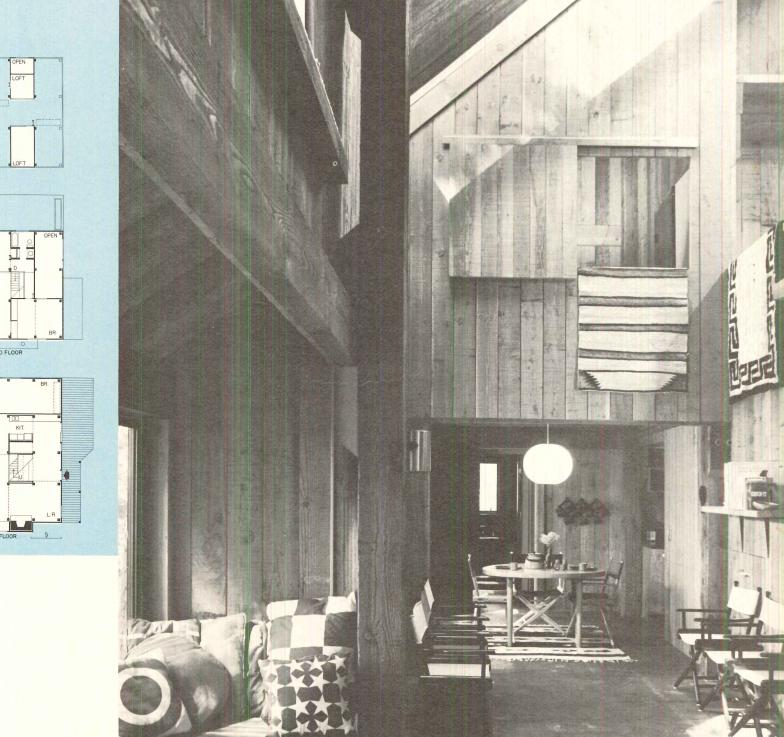
made casually, and so the feeling of the place may begin to look mor the interior is relaxed. The details like a statuary farm than the beaut are simple, the rough-sawn boards fully desolate landscape which are left unfinished, and the heavy framing members stand fully ex-

Outside, this way of building produces an effect that is downright modest, recalling simple rural structures. It has turned out that, at the Sea Ranch, this assumption of modesty was wise, for as more and more houses are built on the open meadows, each more obviously "designed" than the next, and each and Race (civil). Contractor living areas from skylights in the avacation house choices of what to one competing with all the others Matthew D. Sylvia.

once was, and which the origina developers, planners and arch tects had sought with great care t preserve.

Architects: WILLIAM TURNBUL AND CHARLES MOORE MLTW / Moore-Turnbull—Robe Theel, associate. Location: The Se Ranch, California. Engineers: Pa trick Morreau (structural); Brelj









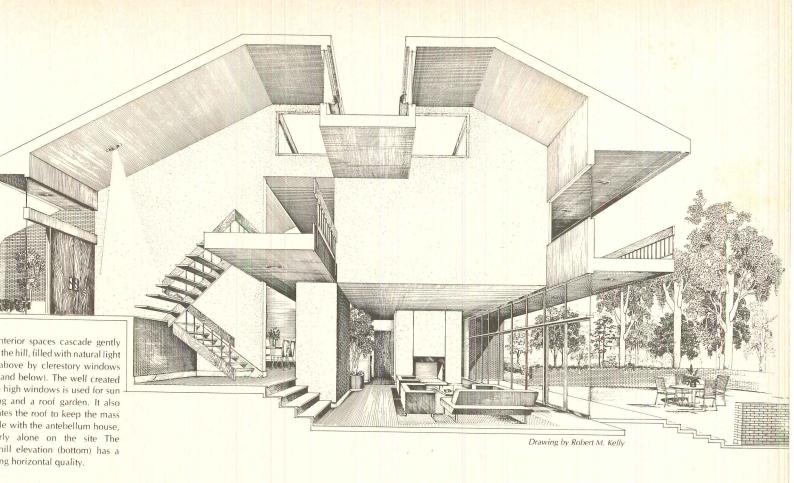
The decision, by Mr. and Mrs. R. D. | Comstock and their architects, Pearson and Porter, to save the modest pre-Civil War house on their site in Atlanta (top photo, right) determined the design approach for the house that was to be constructed next to it. Everything about the new structure-siting, materials, roof forms, detailing-was obviously conceived to make as happy a conjunction between the two as possible. The deliberate suppression of scale-denoting elements such as standard doors and

helps the much larger new house stand gracefully by its ancient neighbor. The siting of the new construction on the downhill side of an existing automobile loop drive centered on the old house had several advantages. First, it allowed the old house to remain as the visual focus. Second, it allowed the architects to place much of the required volume of the new house below the level of the drive. Study of the plans and section (opposite) shows how completely the elevation facing the drive (above) has

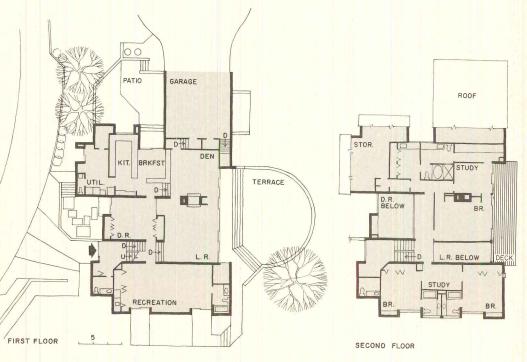
building. Finally, the siting allows the large rooms for entertainingan important part of the programto relate comfortably to the ravine in which the house is placed and the future lake planned for the site. Living room, dining room, den and recreation room are grouped and open to each other (although the recreation room does have a door) to provide a spaciousness in which the active family of four can move comfortably and entertain large groups. The interior spaces relate to the landscape by a continuation windows (let alone white columns!) minimized the true size of the of wall and floor planes that form

terraces and gardens. The w framehouse has brick veneer v and a cedar shingle roof to m similar finishes that remain on walls and roof of the existing ho Interiors are painted drywall.

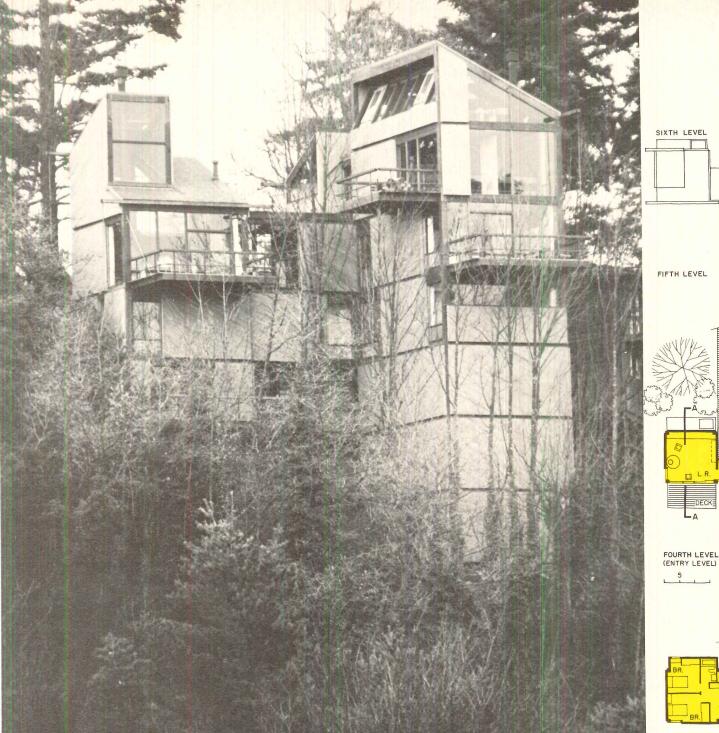
Architect: CLYDE C. PEARSON of Pearson and Porter. Owners. and Mrs. R. D. Comstock. Local Atlanta, Georgia. Engineers: Weems (structural); Warren Sh (mechanical). Interior design: don Little. Landscape architect. ward Daugherty. Contractor: (Malone Company.













The genesis of this design was a wedge-shape lot with a spectacular view, but sloping to a degree which almost signalled unbuildability. The solution was a structure built in parts elsewhere and trucked to the site. There a trestle was built at street level at the top, and this became a platform for the crane which lowered the pieces one by one into their proper positions. Later, the trestle became a car park for the finished house.

The house is made of three tall towers, connected at some levels and separate at others. The smallest of these towers twines around an elevator shaft. The other towers hold at various levels the living room, children's bedroom and bath, and a workshop in the one, and a studio, family room, kitchendining room, the master bedroom, the guest room, and a game room house which is organized vertically | Contractor: Malcolm Merino.

in the other. The frame of the is that the rooms on any one floor house is a freestanding skeleton which receives no structural help from the wall panels; its members are glue-laminated wood and were pre-cut, pre-drilled, pre-stained and numbered for position. When the skeleton had been erected on concrete footing pads (in five-days' time) diagonal tie rods were added and adjusted to align the structure to receive the wall panels.

These were shop built of 2 by 4 framing and pre-stained cedar siding, then dropped into place by the crane and bolted onto the frame from inside (in barely four more working days). All the installation was done from the inside.

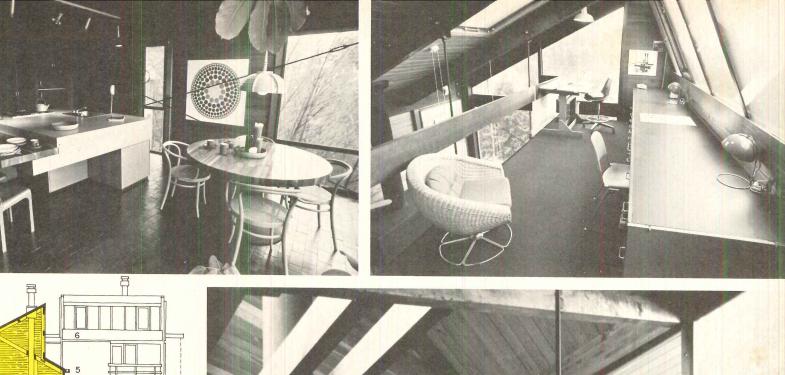
The completed house is a straightforward, ingenious solution to a taxing site problem.

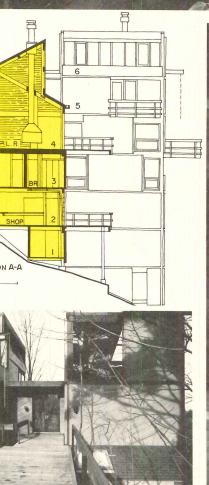
The obvious disadvantage of a

are isolated from all the others. Here the architect has countered the practical disadvantages by providing space for an elevator, and lessened the psychological ones, for example, by piercing an open shaft from the kitchen-dining room on the main level all the way up past the family room to the studio at the very top of one of the towers. On the other hand he has also turned disadvantage to advantage, by carefully arranging rooms where isolation is desirable on different levels or in different towers from each other, and from the more public spaces.

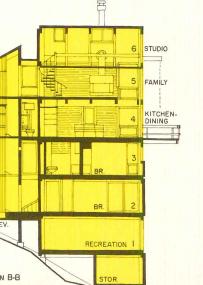
Architect: JAMES OLIVER of James Oliver Architects & Associates. Location: Portland, Oregon. Engineers: Frank Honey & Associates.

FIRST LEVEL

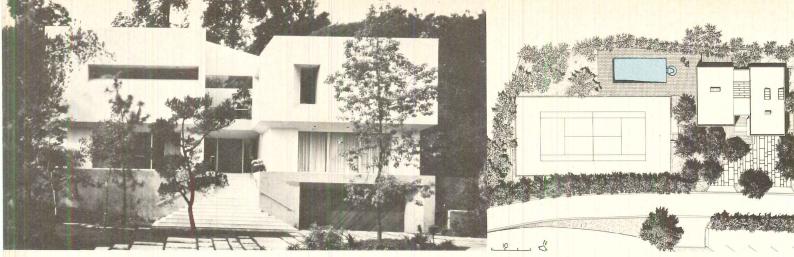




entrance to the house (above) is across a bridge in leads to the main public rooms inside. The en-dining room (above left) is open to the studio of under the roof (above right). The living room is lit from above by a large light scoop and opens a deck and a splendid view.









Julius Shulman

The Heidemann residence outside to the south and overlook both pool Los Angeles, by Pulliam Matthews and Associates, is built into the flank of a hill on a three-quarteracre site that drops nearly 50 feet corner to corner. The slope, and the owner's desire to have both a tennis court and a swimming pool on the property, sharply limited the building area available. A reasonably compact, two-level solution was the result.

An open stairwell (page 83, middle) separates the active and quiet areas of the house. Game

and tennis court. Kitchen, library and bedrooms face north. Parking is under the lower living area. Above the concrete podium, which extends in the form of a long retaining wall to embrace the tennis court, the house is framed in wood and finished in heavily-textured stucco. Windows are set back two to six feet from the outside wall to protect against Southern California's intense sunlight.

The interiors, somewhat formal in terms of furnishing and

cuted with consistent skill. A unusual richness, clarity and i brown, marble facing on the fireplace wall is an elegant accent to the plaster partitioning and oak flooring. Chrome handrails lend sparkle to the skylighted, central stairwell and offer a design theme that is picked up again in the furniture. In the living room, sculpture, planting and high-contrast graphics combine to provide a strong visual impact to a deliberately understated white-on-white scheme.

Careful massing and attention to planning and detail, inside and room and living room are oriented dressy in terms of finish, are exe-out, give the Heidemann house an

est. The Heidemann house ha own distinct character but belo at the same time, to a Los Ang tradition that dates back to I Gill and perhaps earlier.

Architects: PULLIAM, MATTH AND ASSOCIATES—Jaswant gal, project architect. Owner: nard Heidemann. Location: erly Hills, California. Structura gineer: Norman J. Epstein. L scape architects: Robert Jo Clark Associates. Interior designation Signe Holechek. General con tor: R. C. Wheeler



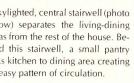




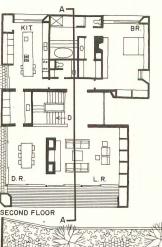


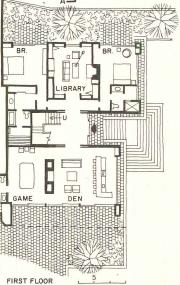
The crisp white planes of the interiors reflect the light beautifully and also serve as excellent neutral backgrounds for graphic and sculptural display. The end wall of the living room (photo opposite page, bottom) is designed to house hi-fi equipment.







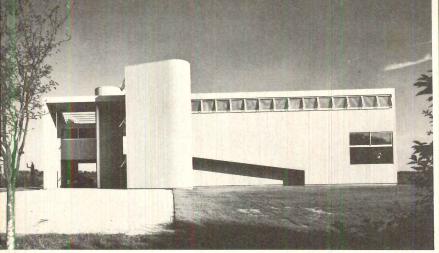


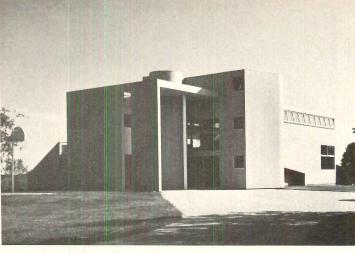


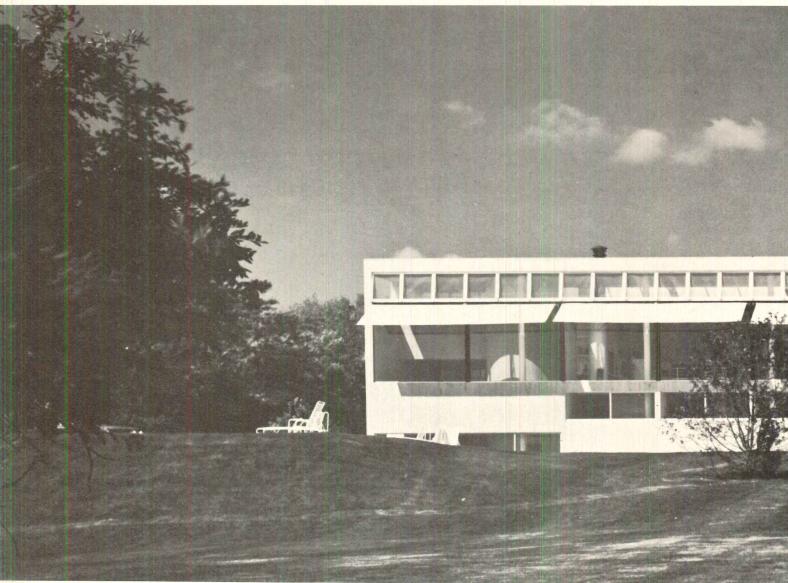












10

East Hampton, for some time a busy bazaar for contemporary architectural experiments (both superb and otherwise), now has a new attention-getter: the lean, powerful elegance of this sizable house synthesizes some of today's design directions—and with great aplomb.

The house is very much in the stylistic vein of this architectural firm's work, and demonstrates a continuing growth in assurance and maturity. It is a country house of great comfort, privacy and livability—qualities which sometimes get diluted in the architect's quest for

design purity and unity.

The house sits like a big, artfully asymmetrical sculpture on a gently sloping five-acre site. It is bounded on the south by a pond, with views of the ocean beyond. To take full advantage of these vistas, the living-dining areas are elevated, European fashion, to the second floor. The ground floor level, below, is zoned by an entry which separates car and service areas from bedrooms for the family's three children and their adjoining indoor and outdoor play spaces. On varying levels above the main living spaces are ranged the master bed-

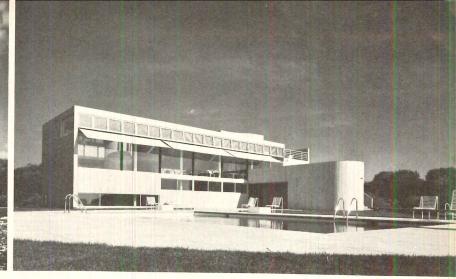
room suite, a study, guest accommodations and a roof terrace; all are connected by a ramp and by stairs. Thus, each activity area of the house has its own "zone" and full privacy.

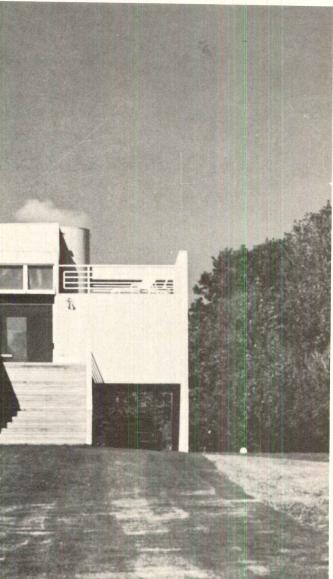
The structure has a regular column grid of white-painted steel which supports the basically rectangular roof. The rest of the structure is wood frame, clad inside and out with tongue-and-groove cedar siding treated with a bleaching oil to obtain a soft gray color. All cabinet work is treated as a "secondary building system" and is also surfaced in white. The basic rectangle

of the house is relieved by what architects describe as "variation erosions, transparencies and ex sions related to views, indoordoor, public and private activiti. The resulting interplay of geome voids and solids, great stairs elevated pipe-railed terraces h strong recall of the "Internation Style" of the 1930s; it is an proach to design which works in such a big-scaled house as without seeming pretentious overbearing.

But the house is very muc today, especially in its amenitic including a very well handled



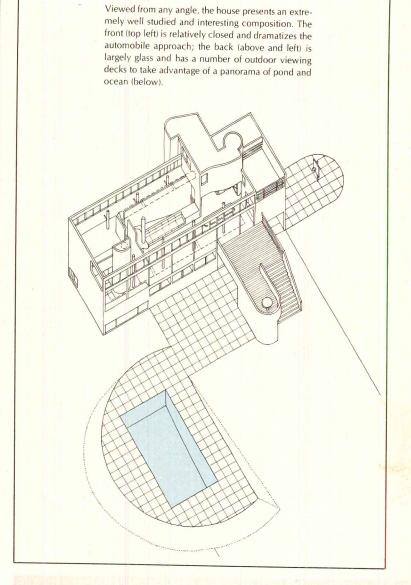




carport (there is even a dumbr to transport groceries to the nd-level kitchen). The house electric heating and cooling, en and laundry equipment, in intercom and hi-fi systems. ity is good throughout, and the vas about \$35 per square foot ding cabinet work and carpet. The landscaping and interior n for the house were also done e architects, and contribute nously to the visual cohesis and unity of the place. Dayng has been as carefully con-

rated automobile approach clerestories and skylights add balance and drama, and operable canvas awnings shade the big living area window wall. All interiors are furnished in a generously scaled, low key, comfortable fashion with spots of bright color for accent (see also front cover) against the basic gray of the bleached cedar siding and white monochrome of the steel structure.

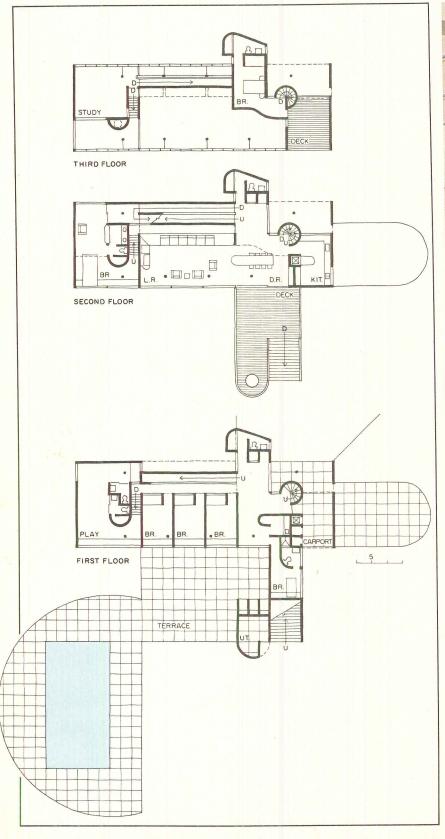
Architects: GWATHMEY SIEGEL ARCHITECTS. Location: East Hampton, New York. General coned as artificial light for night; tractor: John Caramagna.







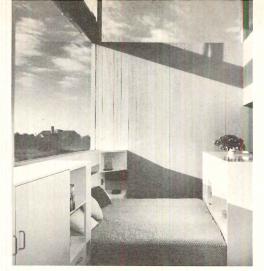






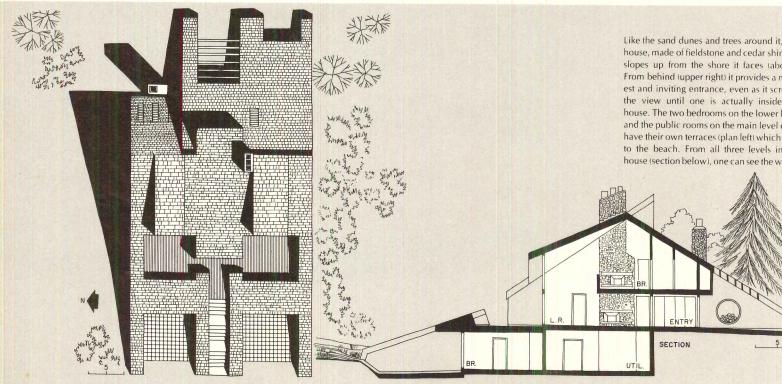


The real spaciousness of the living and dining areas of this East Hampton house is readily apparent in these photos; it is visually increased by the big window wall and viewing deck—and, in a vertical sense, by the ramp which links all levels of the house and by the long curved skylight above it. Most rooms, as well as the ramp, are carpeted, with tile used as flooring in bathrooms and kitchen. A large amount of furniture and cabinets are built-in to preserve the architectural unity of the interiors and provide unusually good facilities for storage and display.









Balthazar Korab pl

This year-round vacation house is | like a set of precarious ski jumps, or | has its own private bath and dressnotable for the way it merges into its site while still remaining a strong shape, and for its interior arrange ment, which provides a generous complex of communal and private spaces for the owners, their guests, and their six children.

The site, which faces westward over Lake Michigan, was a small sand bowl surrounded by thickets of pine, spruce and birch trees. The house was designed to fill in the bowl and echo the profile of the landscape which sweeps up from the water's edge to the tall trees behind. While doing this, though, it also manages to evoke a host of disparate images: from the back it looks something like an old-fashioned shingled house sunk deep even, with a little imagination, like the Great Sphinx at Giza.

For all these peculiar riches, the house shows an admirable attempt to be polite to its surroundings, without being so polite that it loses its own identity.

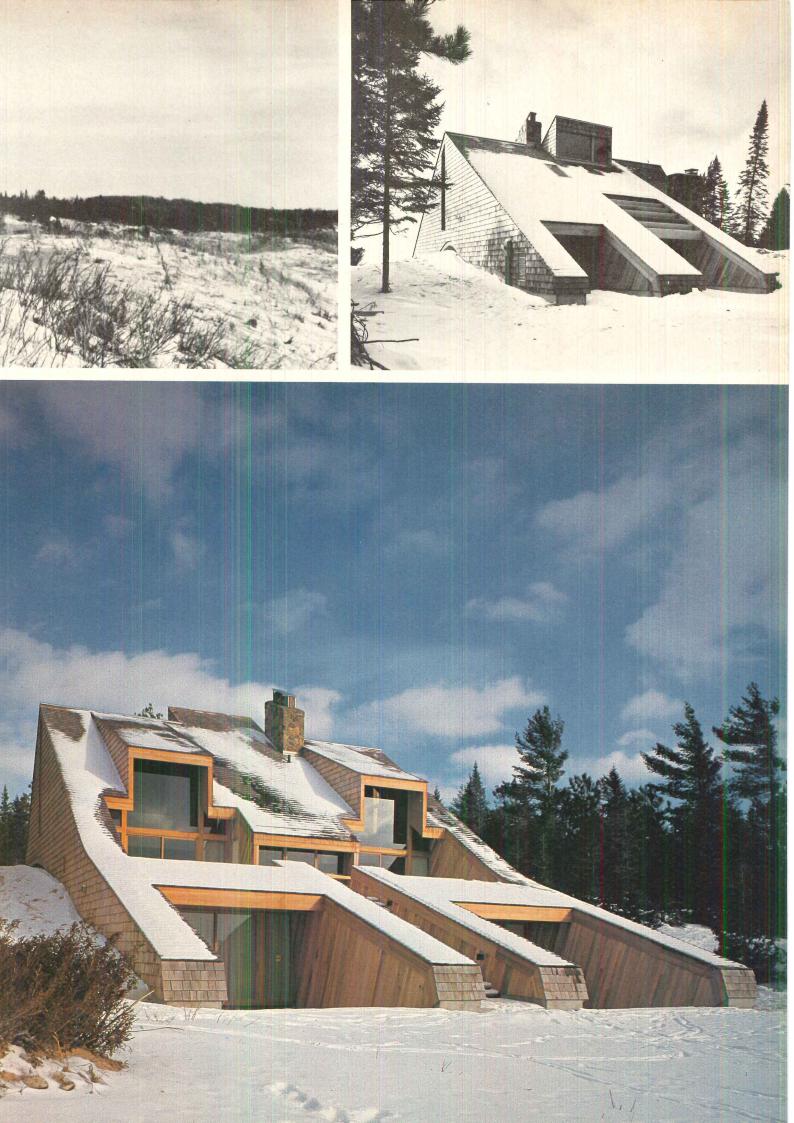
Inside, the children's bedrooms are dormitories placed on a separate floor, with their own access to the beach. Above them are the more public rooms-two living areas (again with access to the beach), a dining area and a kitchen, which is placed so that it can conveniently supply meals taken either indoors or outdoors, on the terrace or on the beach.

The master bedroom and guest room are both on open balconies into the ground, and from the front above the main floor, though each Walter H. Desimpel, Co.

ing room, and the former has an uncommon luxury, a fireplace.

Because of its careful provisions for privacy in some parts, because of the placement of the kitchen which allows it to be used from a number of different directions, and because of the more open arrangement of the public spaces, the house gives its occupants many opportunities to savor the pleasures of the site and of each other's company, while also allowing them to retreat to their own special quarters.

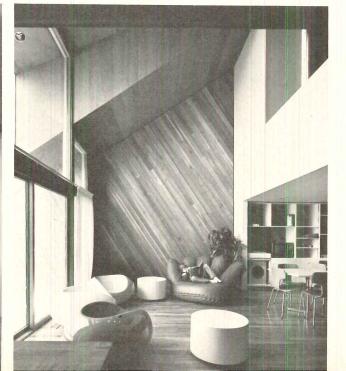
WILLIAM KESSLER Architects: AND ASSOCIATES, Owners: Mr. and Mrs. Walter Briggs, III. Location: L'arbre Croche, Harbor Springs, Michigan. Contractor:















ving area on the left is designed rily for children, and, since it in to the kitchen ibelow right so especially useful for dining, ving area on the right is more usly separated from the in and becomes, when necesa place for adults to gather, from cooking activities and from the children. Both living open onto a deck above the oms on the lower floor and, that, onto the beach.





ARCHITECTS OF THE RECORD HOUSES OF 1973

Listed in order of appearance in the magazin



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ALAN CHIMACOFF and STEVEN PETERSON of Chimacoff/Peterson 108 Eddy Street Ithaca, New York



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58 ROBERT COLE THEEL of MLTW/Moore Turnbull Pier 11/2 San Francisco, California



HOWARD BARNSTONE 1222 Barkdull Houston, Texas





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78 JAMES C. OLIVER 124 Southwest Yamhill Street Portland, Oregon



80 JAMES G. PULLIAM of Pulliam, Matthews & Associates 1666 West Third Street Los Angeles, California





CHARLES GWATHMEY and ROBERT SIEGEL Gwathmey · Siegel Architects 154 West 57th Street New York, New York



EDWARD FRANCIS of William Kessler & Associates, Inc. 1800 Mack Avenue Grosse Pointe, Michigan

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PIETRO BELLUSCHI and ROBERT C. BRANNE Jung/Brannen Associates, Inc. (consulting arch 665 Boylston Street Boston, Massachusetts



DONALD R. ROARK of Donald R. Roark & Associates 311 Detroit Street Denver, Colorado



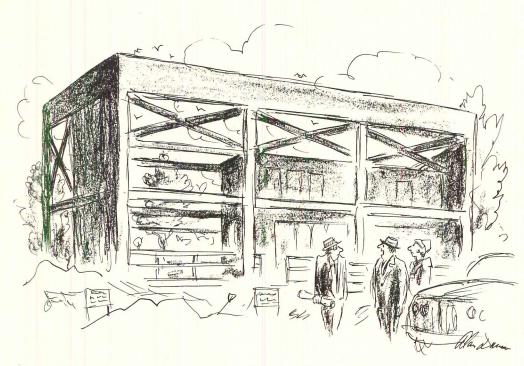


RICHARD C. PETERS, RICHARD M. CLAYBE and THOMAS J. CAULFIELD of Peters and Clayberg and Associates, 370 Brannan, San Francisco, California



STANLEY M. BRENT, RONALD GOLDMAN, LARRY ROBBINS and ROGER BOWN of Brent Goldman Robbins & Bown 10960 Santa Monica Boulevard West Los Angeles, California

1973



n for ARCHITECTURAL RECORD by Alan Dunn

"Does the meaningful space come out of the budget?"

APARTMENTS OF THE YEAR



get of approximately \$12,000 per unit, architects Backen, Arrigoni & Ross have produced this exceptional 296 unit residential community in southern California. The units were designed for rental to young professionals in the age group between 21-35 and recreational facilities appropriate to this group were also provided.

The architects developed the site as a continuous structure (see site plan) out of which a rich variety of outdoor spaces—public and private-were carefully carved. By restricting cars to two peripheral bands, the interior of the site has become an inviting pedestrian network of walkways and courtyards,

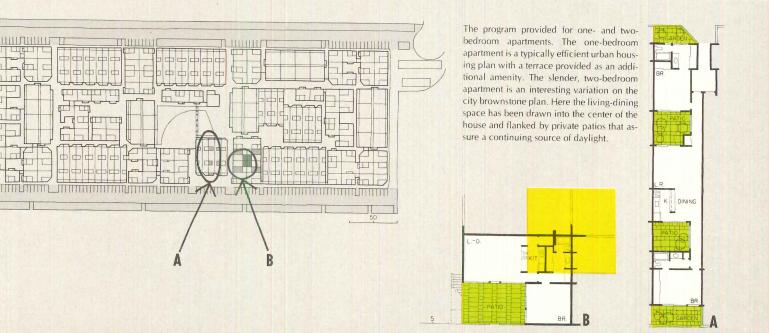
Working with a construction bud- | all beautifully scaled and sympathetically detailed using lighting fixtures, gutters and downspouts, paving and plants. The housing is constructed of conventional wood frame finished in textured stucco and boldly accented in a variety of bright warm colors.

The one- and two-bedroom apartments are functionally laid out and provided with more than the ordinary number of amenities. But the great strength of the design is the richness and variety of its internal spaces. They move in and out, open to invite entry or close to redirect or gently exclude. In some, the feeling of enclosure is forceful. Others are thrown wide open to the sky. All are textured and handsomely planted.

What the architects have also achieved is a clear sense of community at the village scale. The physical elements are repeated in variations without monotony and they seem to flow together in a united and stimulating composition. This is a place that excites the imagination. This is a place that delights the senses.

Architects: BACKEN, ARRIGONI & ROSS, INC. Owner and Developer: Leadership Housing Corporation. Location: Tustin, California. Structural engineers: J. S. Papp & Associates. Landscaping: POD Landscape Architects. Interior designer: Judy Rock. Contractor: Leadership Housing Systems, Inc.

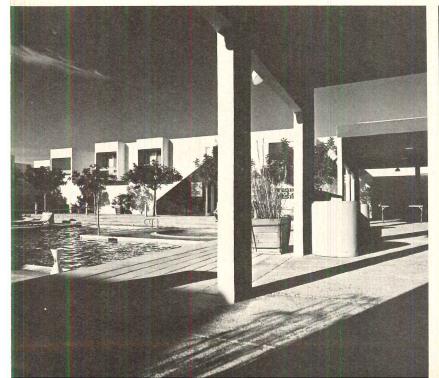


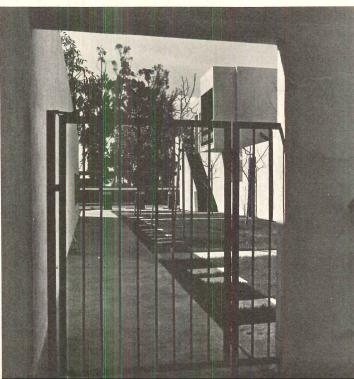


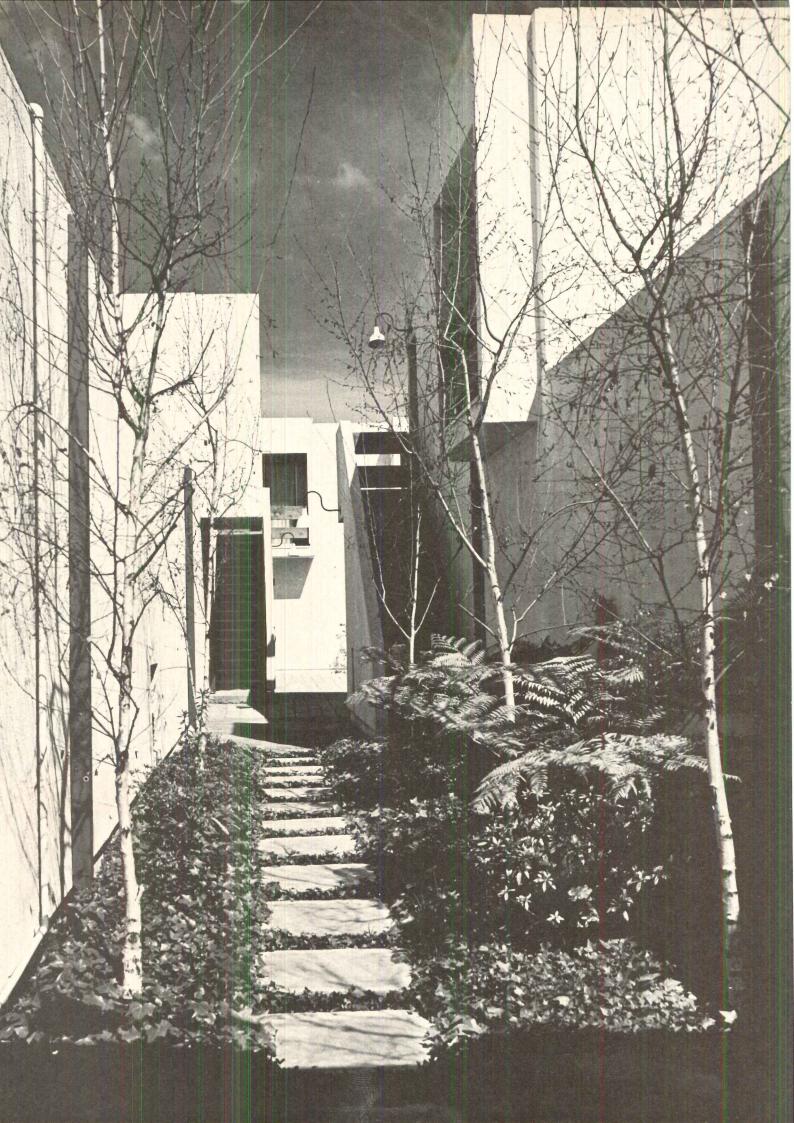


Like the exteriors, the interiors are conceived and executed as simple planar forms in and about which space flows rather freely. The chief finish materials are painted gypsum board on interior partitions and ceilings, vinyl asbestos tile and/or carpeting on floors, ash for wood doors and cabinets and plastic

laminate for kitchen counters. Sliding window assemblies are aluminium sash. Interior colors are full-blooded and warm but never overwhelm the interior architecture or get in the way of its easy and interesting spatial flow. All apartment units make more than adequate provision for ventilation.









Julius Shulman pho

Fifteen miles north of San Diego, on | grade or terraces above. The mass-70-foot high coastal cliffs overlooking the Pacific, architects Oxley/Landau/Partners have designed a dramatically sited condominium community of 51 singlefamily units. The residential density is approximately 17 units per acre which leaves a striking 74 per cent of the available land open-a desirable feature for residents of this particularly benign climate. The architects also created an underground parking structure that not only stores cars out of sight but raises the central portion of the site to provide overviews in every direction—especially toward the west and the ocean.

The apartments are upper and lower flats as well as duplexes and most have front and back patios on

ing of the units, and their color and texture are the result of a thoughtful effort to complement the cliff edge site. All the buildings are clad with restraint in natural cedar shingles which gives the entire project a welcome homogeneity and keeps its highly sculptural character from becoming all together too much of a good thing.

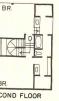
The interiors are thoughtfully planned and generously proportioned. The flats are over 1400 square feet; the duplex apartments are more than 1600. Ceiling height in many living rooms is 10 feet and double height entry areas are skylighted. Upper level spaces have sloped ceilings and exposed wood beams.

From beginning to end, the ar- poration.

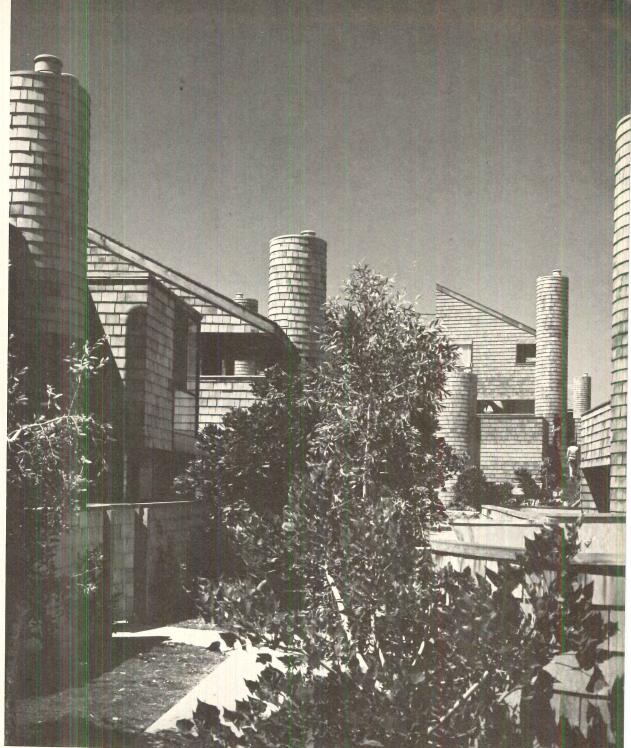
chitects and owners have striven with considerable success to preserve the quality of the site and retain as much natural planting as possible. Where new plant materials have been added, the additions have been made with sensitivity and skill. The whole project has the pleasant flavor of care and concern.

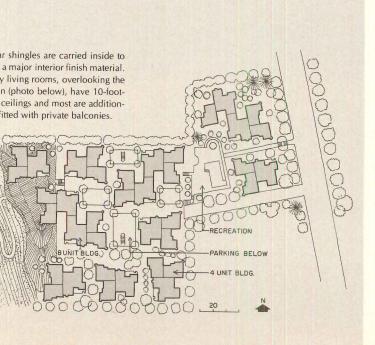
Architects: OXLEY / LANDAU / PARTNERS. developer and owner: Westward Construction Corporation. Location: Solana Beach, California. Engineers: Rick Engineering Company; consultants: Joseph Kinoshita & Associates. Landscape architects: Fong, Jung, Preston and Nakaba Associates. Interior designers: Environs Unlimited. Contractor: Westward Construction Core meandering shapes of the Idings and their careful juxtapo-nresult in a variety of large and all courts. Every unit has at least of square feet of private outdooring space.



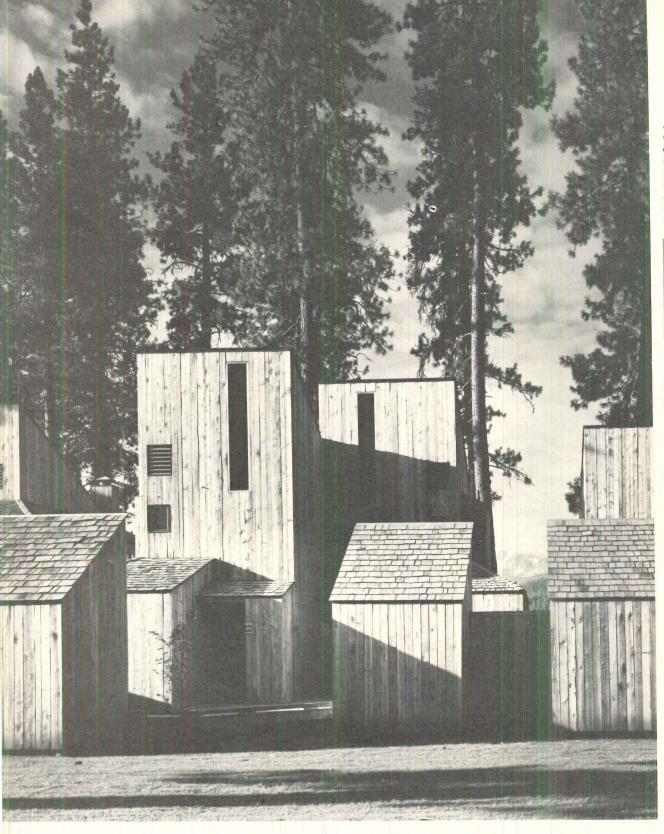












All the apartment units in this h some grouping are sited on flat dowland and open toward view nearby Sisters' Peaks. The r jagged shed roof vocabulary, w visual discontinuities, seems especially appropriate respon the meadowland site and its m tainous surroundings.



The Country House Condominiums | tacular view. (See photos at right). form a small recreational/second home community at the foot of the Cascades in central Oregon. The buildings are situated on a meadow and grouped around a tall stand of Ponderosa Pine that has been used by architect Donald Goodhue as a unifying design device. "The important thing we were trying to do here," says Goodhue, "was to give expression to the 'colony' idea-a group sharing a special place together, forming one discrete entity rather than simply a row of condominiums lined up against the spec-

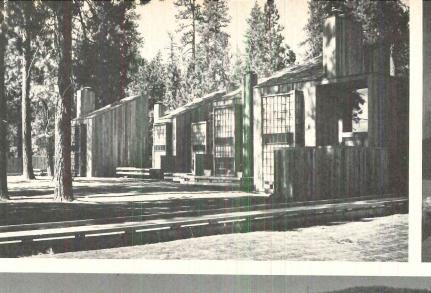
The site plan gives special attention to pedestrian linkages between individual units and common spaces. The boardwalks are a means of controlling pedestrian circulation while protecting the privacy of the near units. They serve a social function as well by providing a setting for random and unplanned daily encounters between members of the community—a function that would be lost if circulation was more diffuse. Parking is contained within enclosed spaces and automobiles therefore provide

a minimum danger or distraction to pedestrians.

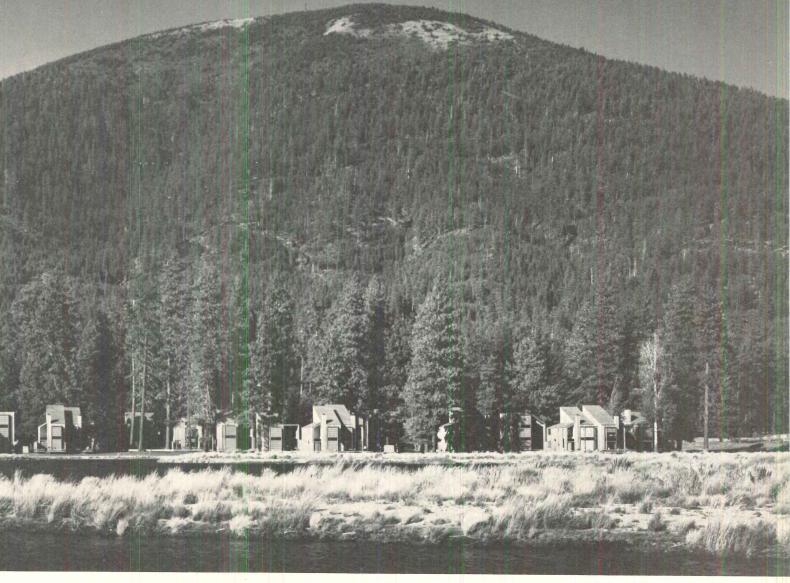
Individual apartment units are conventional wood frame with pine exterior and interior finishes. Their careful grouping takes advantage of the view while it provides a number of small-scale, private outdoor spaces that double as suntraps and windbreaks. Each unit is designed with a projecting bay window enclosed by a small-pane steel sasha design gesture in sympathy with local building traditions. The interiors are planned as flexible spaces adaptable to a variety of prefer-

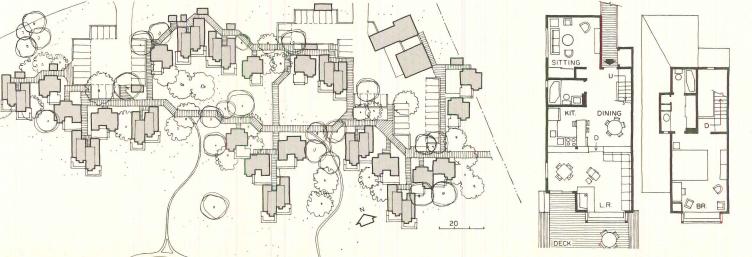
ences in the matter of furnis and functions. Almost all generous allocations of space summer recreation and espefor youthful activities.

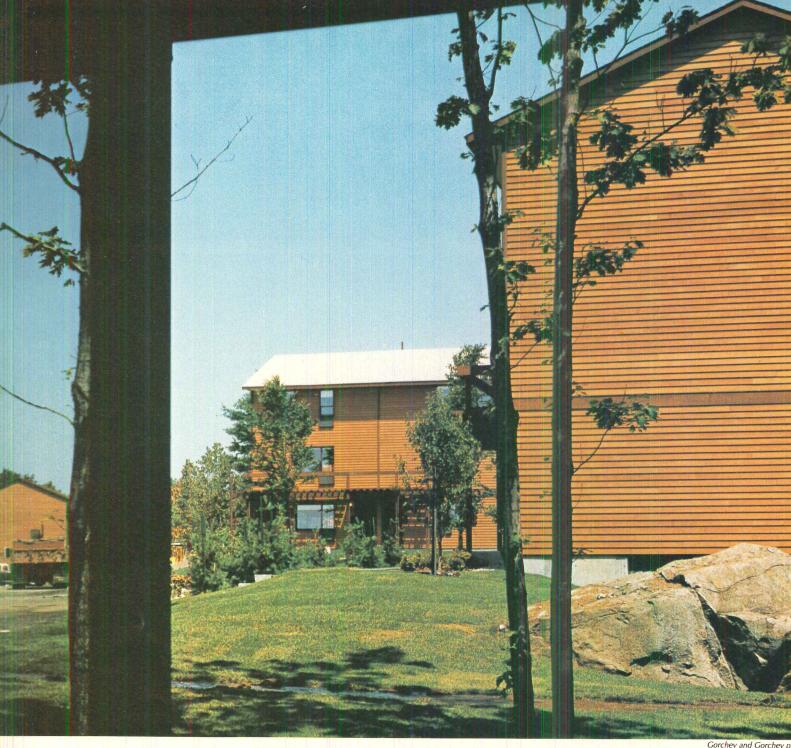
Architect: DONALD GOOD of Hall and Goodhue (Bud son, project designer). Of **Brooks Resources Corporation** cation: Central Oregon. Engir Howard Carter (structural); Ri-Lee (mechanical and election Space planner: George Schw Interior design: Tom Dear Contractor: Keeton-King.











The buildings of this housing complex in a town near Boston were not

chosen for this issue to represent a new or innovative approach to housing. Rather, to show a common approach extremely well done. Working within the limits and budget restrictions of the FHA 236 program for low- and moderate-income housing, the architects have produced a group of carefully detailed structures that relate sympathetically to the landscape.

Utilizing the rich potential of the site, the units were turned inward toward small courtyards in which existing topography and large evergreens and hardwood trees were retained wherever possible. Indeed, even during the excavations, adjustments were made to preserve trees and boulders.

The buildings themselves are three-story wood frame structures

reddish-brown color. Openings for the aluminum window units with insulating glass are trimmed with 1 by 4 redwood boards perpendicular to the building face. These were stained dark brown and give a precision to the facades that belies their simple construction. A lattice along the first floor of the units as they face into the small courtyards (right) gives an appropriate scale.

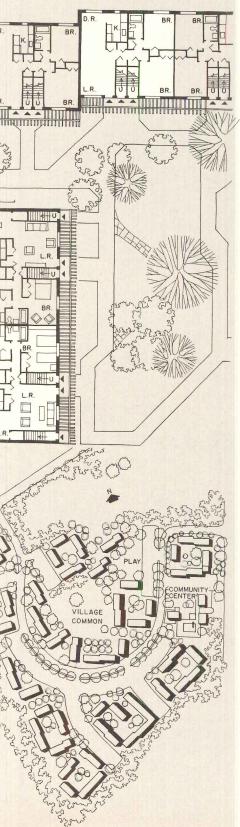
The interior arrangements place two- and three-bedroom flats on the first floor. Duplex apartments are above with bedrooms on the third floor. Each unit has its own entrance from the courtyard and the first-floor apartments have a door to grade from the dining room.

"While designing this project," says Robert Brannen, "we lived with the conviction that a humane, civilized environment must and Associates.

with cedar siding stained a rich be possible within the constraints imposed by subsidized housing budgets and standards. A knowledgeable, well-intentioned client, a public agency (Massachusetts Housing Finance Association) which never "looked the other way," and a design team willing to spend the time required were the combination that did the job."

> Architects: THE OFFICE OF SA-MUEL PAUL. Consulting architects: Pietro Belluschi Jung/Brannen Associates, Inc. Developer-builder: Beacon Construction Co., Inc. Location: near Boston. Engineers: Benjamin H. Silberstein (mechanical); Goodall Shapiro (electrical); Homer K. Dodge Associates (site). Landscape architect: Joseph Gangemi. Landscape consultant: Carol R. Johnson

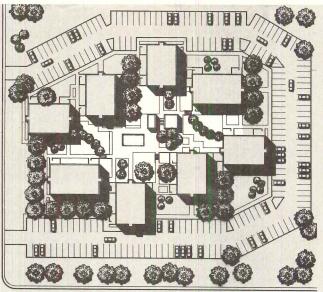
Three-story wood frame buildings are arranged around courtyards gently set into the rugged New England landscape. Each courtyard (below right) acts as a small neighborhood for small-scale interaction and opens in turn to the "village common," larger play areas and a community center using three existing older houses. The complex includes a large swimming pool, a child-care facility and an adult activities building. It serves 404 units which have an average density of 25 units per acre.

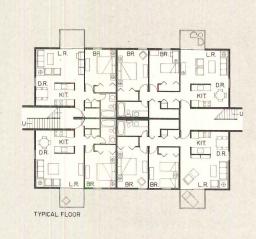












FHA-insured housing projects are bedeviled by so many economic and technical constraints that it often seems sufficient to praise them for getting built at all. The architects of this apartment complex are understandably proud of the fact that they have been able to build 96 units (half of them with one bedroom, half with two) within FHA 221d4 guidelines and with extraordinary economy. They are rightly proud, too, of the individual and social amenities that they have

apartments is adjacent to open farmland, though partially separated from it by a row of mature trees, which fortunately were able to be saved. On the other sides it borders on a neighborhood of single-family houses, and the architects were anxious to maintain their scale.

Accordingly, the facades of the three-story buildings are broken up by changes in material and by patios and balconies that, like the details of the neighboring houses, suggest the ways that people really

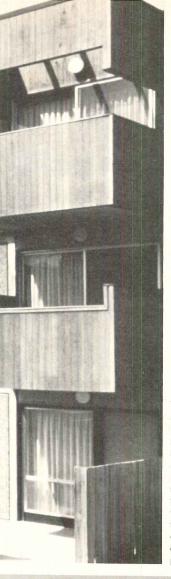
neighborliness the parking lot and its sea of cars was depressed below the existing grade level.

The first two stories of each building are made of precast concrete sections—readily available in the area. The third floors are all of conventional wood framing. Though it was necessary to have many apartments in each building, the architects managed to avoid any sense of claustrophobia or dangerously enforced community by dividing the buildings down the middle and by making entryways, and Sol Flax Associates. Ge

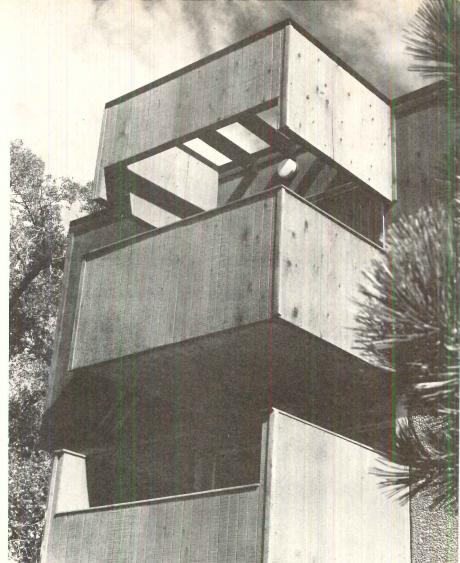
Neil Reynolds At first glance these aparti make only a modest impre The architects clearly had minds on the budget, but the had their hearts in the right I for, on closer inspection, this like a good place to live-and reports is so-within const that often are not met effective

Architects: ROARK ASSOCI. Owner: The Franklin Corpor Location: Greeley, Colorado. neers: Johnson-Voiland-Arch One side of the site for the live. Also in a gesture of good either at grade or by open stairways. contractor: City Builders, Inc.

been able to include.



The eight buildings which make up this apartment complex are placed within a peripheral parking area, and they surround a central open space, a place for relaxation and recreation, which for many months of the year in these climes includes swimming. The open space is slightly elevated in order both to shield it from the parking places and to provide a view of the Rocky Mountains in the distance. Balconies and patios open onto the central area and give the occupants of each apartment the chance to survey the passing pedestrian scene.







Alan Stiles

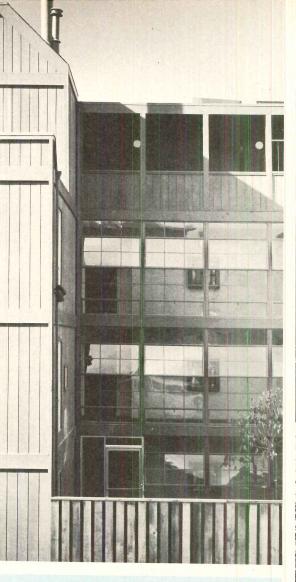
Few of the small apartment build- the rear of the site offers the possiings built on left-over lots in every American city recently can be considered architectural contributions to their neighborhoods. Peters and Clayberg and Associates of San Francisco were most successful, while satisfying their developer/client's goals of rentability and low construction cost, in relating their design to the scale of the tree-lined street. The 17 unit-building is in an area of Oakland that, because of its proximity to the downtown and to major traffic arteries, is rapidly changing from single- to multi-family housing. Another of the site's advantages is access to views of San Francisco and the Bay as well as of downtown Oakland. Thus, almost all of the apartments have their balconies and bay windows oriented toward

bility of cross-ventilation for many of the units. Seven of them also have wood-burning fireplaces.

Perhaps the most interesting aspect of the building is its structure. A ground level garage of concrete and concrete block, which takes care of all off-street parking requirements, supports the three stories and penthouse of wood frame construction above. Adequate protection against fire was necessary of course. A heavy-duty water line with valves on the landings of the open stairwells (above) and fire extinguishers in the glazed corridor (above right) are two types easily seen. The most obvious expression of the lightweight construction is the redwood plywood siding. It was chosen, say the architects, not just because it compared them. In addition, a small court at favorably in cost with the stucco so

often used for such buildings in California, but because it complemented the mature trees nearby. It is finished with a semi-transparent stain that contrasts with the darkerstained horizontal and vertical trim. The plywood is used in the lobby (right) for a wall sculpture of numbers including the building's address, which was executed by the architects themselves. The lobby is entered, as is the garage, adjacent to the open stairwell (above). The cost of the building was \$263,000 or \$15,500 per unit, not including land or fees.

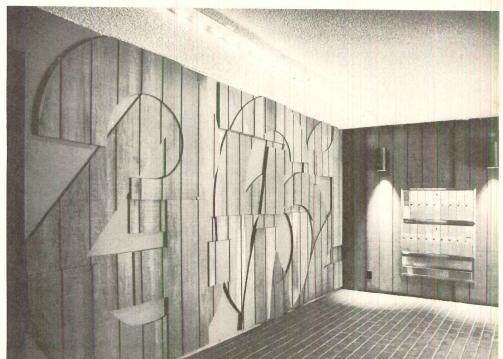
Architects: TOM CAULFIELD of Peters and Clayberg and Associates. Owner and builder: Barry S. Slatt. Location: Oakland, California. Engineer: Robert Vandenbosch. Landscape architects and interior designers: Peters and Clayberg and Associates.



The 17-unit building nestles onto a slightly sloping lot of less than 7000 sq. ft. Access to most of the apartments is along a corridor glazed with steel industrial sash painted redorange (above). They look into a small inner court which provides cross-ventilation for some of the units. Each apartment has a balcony, most of which take advantage of interesting views across San Francisco Bay.









1.2-acre suburban site near Redondo Beach, California to form an unusually handsome 105-unit rental community overlooking the ocean. Careful planning and massing has resulted in an orderly plan with eight apartment variations: 20 per cent efficiencies, 40 per cent one-bedroom, 20 per cent two bedroom. A maximum number are oriented toward the ocean but all have views and the privacy of individual units has been maintained with considerable care.

The massing seeks to emphasize the repetitive character of the system while investing the whole project with a pleasant village

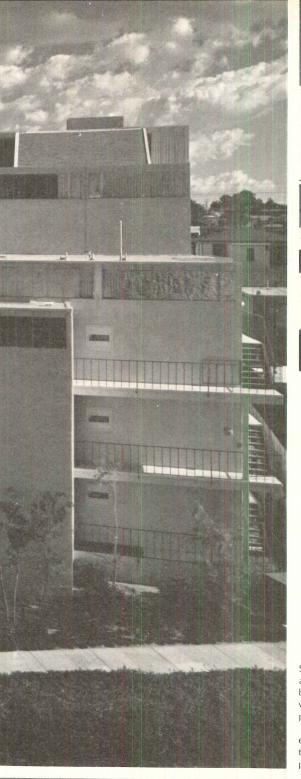
Esplanade Village steps down a character and scale. Grade circulation is through a sequence of small courts-or an esplanade-with lateral circulation on bridges overhead. Shared facilities include a pool, a recreation room on the downhill side of the project, and a two-level subterranean garage.

The rental market in the area dictated the use of a three-story wood frame construction (Type V) with a one-hour fire rating. Exterior walls have a sprayed-on plaster finish, patios and open corridors are fitted with metal railings and sloped roofs are finished in asphalt shingle. Standard components and details are employed throughout.

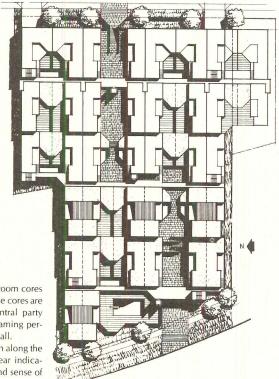
But in spite of the simple con-

struction, the rigorous ordering of forms and the fairly substantial densities, Esplanade Village has a very inviting character. Part of it results from the openness of stairs and corridors and the outdoor lifestyle these elements infer. More of it, perhaps, is due to the careful siting and massing that create, in the mind of resident and passerby alike, an important sense of place and also of community.

Architects: BRENT, GOLDMAN ROBBINS & BOWN—Dean Bell project architect. Owner: Esplanade Village Ltd. Location: Redondo Beach, California. Structural engineers: Ismail & Wagner. Contractor: Alter Building Co.







Similar kitchen and bathroom cores are used throughout. These cores are backed up against a central party wall with all structural framing perpendicular to the party wall.

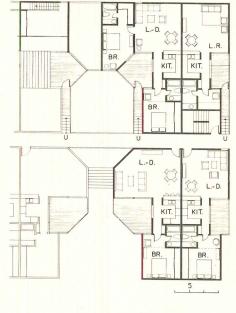
Views at left are taken along the esplanade and give a clear indication of character, scale and sense of partial enclosure.

partial enclosure.











The site is bounded on two sides by public roads and dips twenty-five feet between roads. The project is designed to be expansible as adjacent 40-foot lots become available. At present, Esplanade Village includes 82,000 square feet of net rental area at densities of approximately 89 units per acre.

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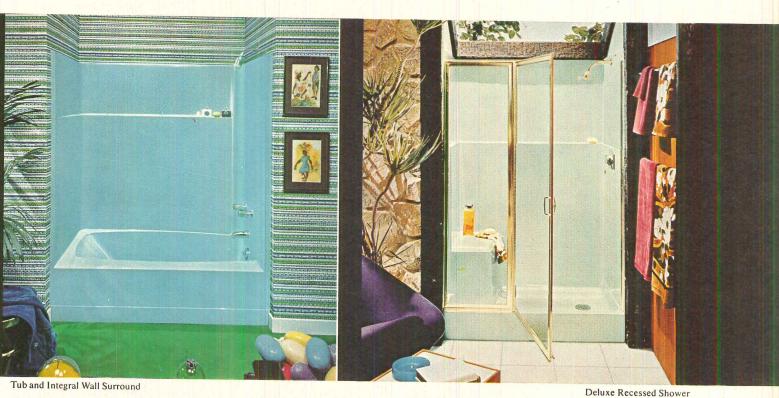
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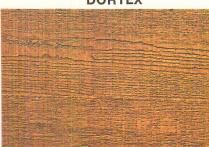
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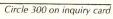
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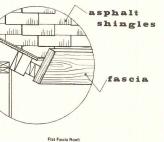
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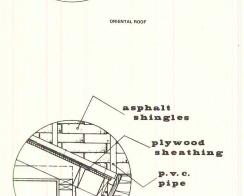
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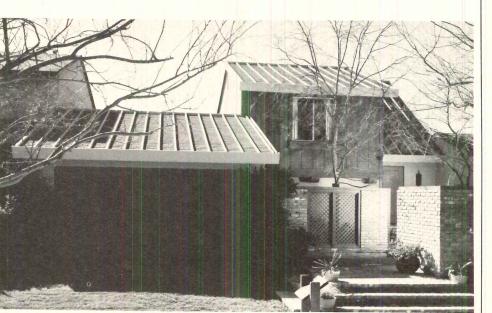
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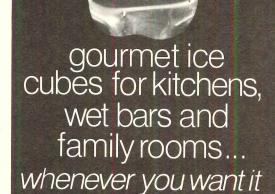




ORIENTAL ROOF



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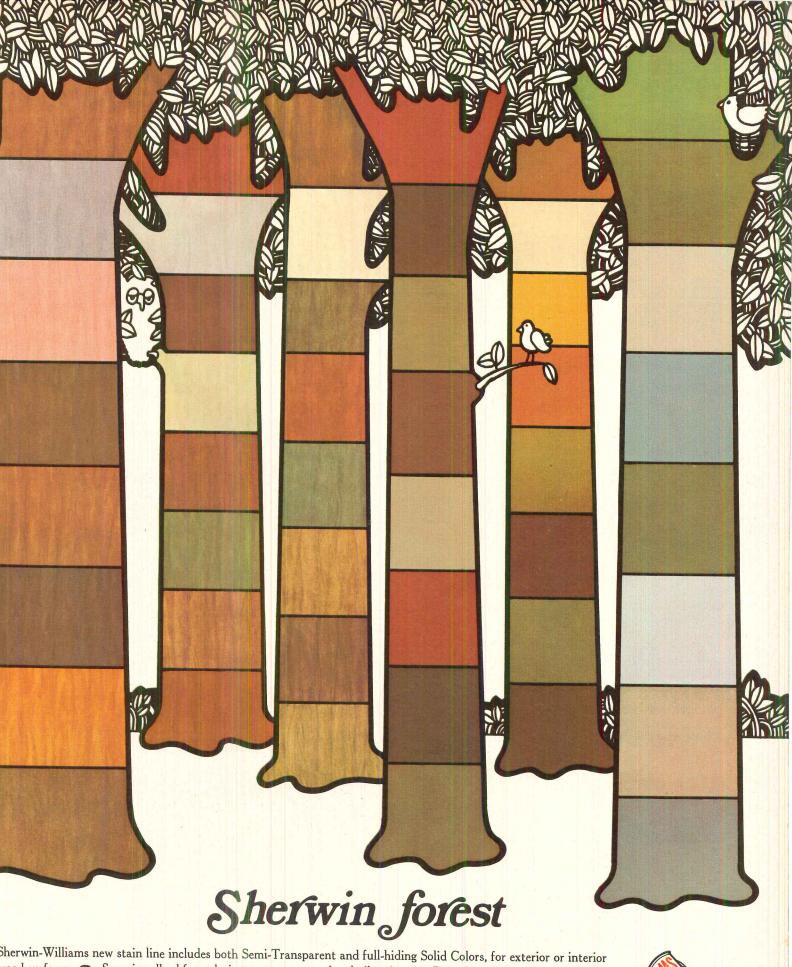
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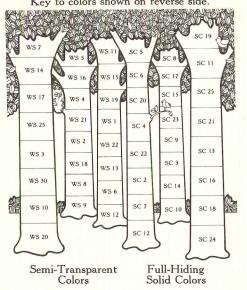
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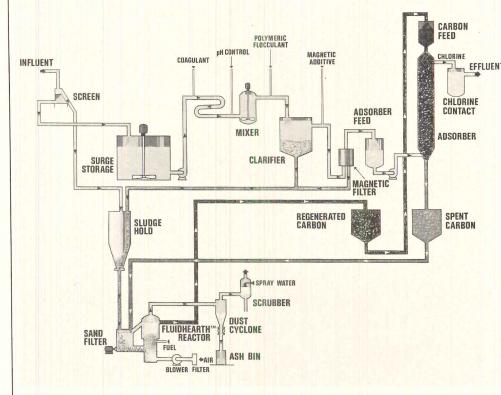


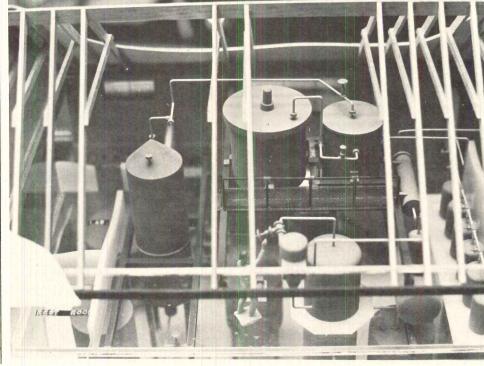
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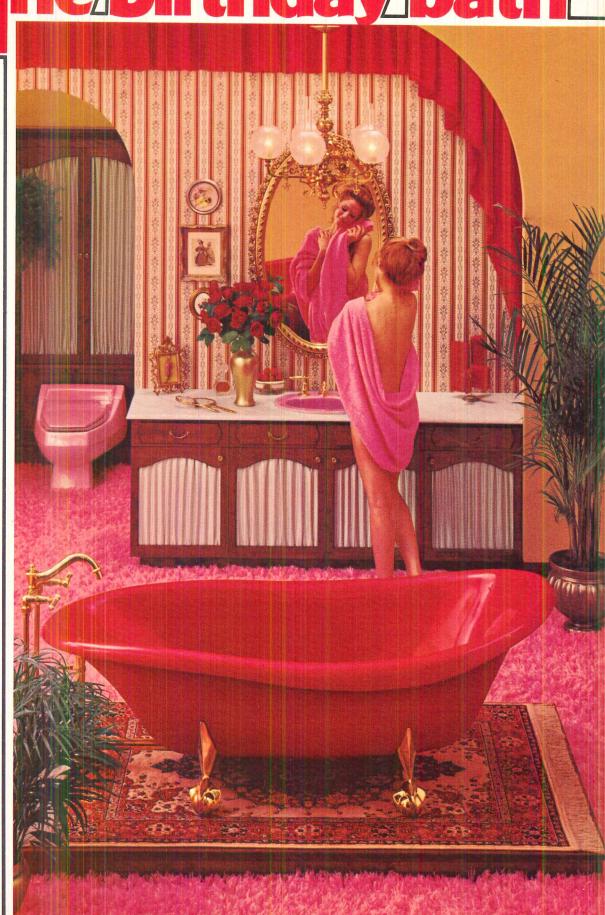
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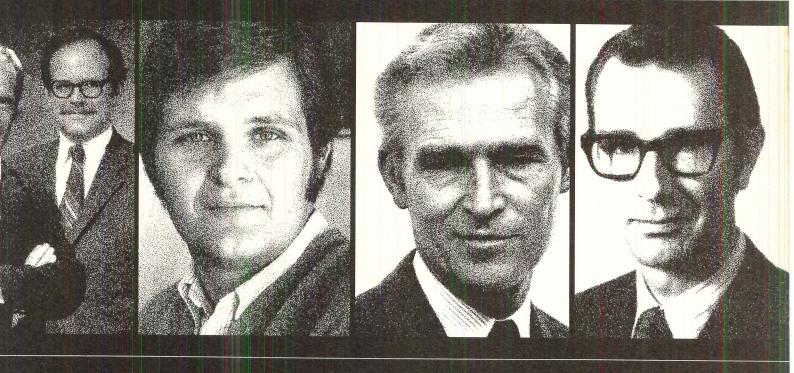
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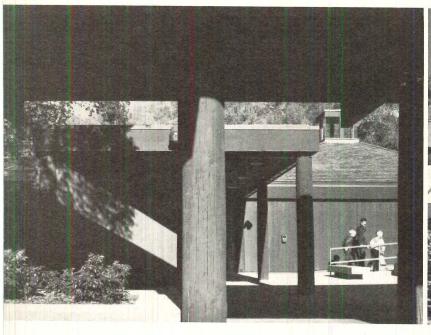
FIRST AWARD: Richard L. Dorman, FAIA. CLIENT: County of Los Angeles. PROJECT: Nature Study Center in Saugus, California. JURY: "A direct statement of structural wood members and plywood wall panels. An overall simple rustic character that makes a comfortable background for nature study."

CITATION: Wolf Associates. CLIENT: NCNB/Branch Bank. PROJECT: Bank in Charlotte, North Carolina. JURY: "This design recognizes the bank's prediction that most of its business will come from drive-in windows."

CITATION: Richard Bundy, O. W. Phipps, and Bruce Dammann, PBD (Architects Associated). CLIENT: San Diego YWCA. PROJECT: South YWCA in San Diego, California. JURY: "A positive architectural statement expressing plywood in a basic, uncomplicated manner."

First Award

Citation





Special Awards

FIRST AWARD: J.E. McCormack, AIA (Locatell/Deckbar/McCormack, Inc.). CLIENT: J. L. Lammers, Jr. PROJECT: "The Little Red Barn" souvenir shop in Sautee-Nacoochee, Georgia. JURY: "A simple but attractive roof structure complements the rugged reverse board and batten plywood exterior."

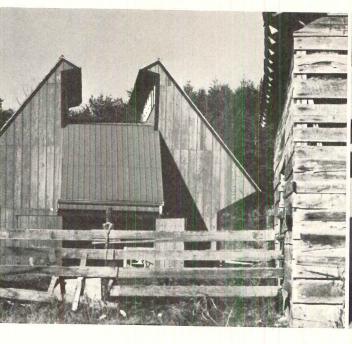
CITATION: Owen Beenhouwer. CLIENT: Mr. and Mrs. Gerald Jonas. PROJECT: Two-story bedroom/playhouse. LO-CATION: Cooperative apartment building, New York City. JURY: "How to make an 11 x 13-foot room a very special child environment — joy and intellectual stimulation for years."

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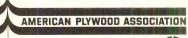


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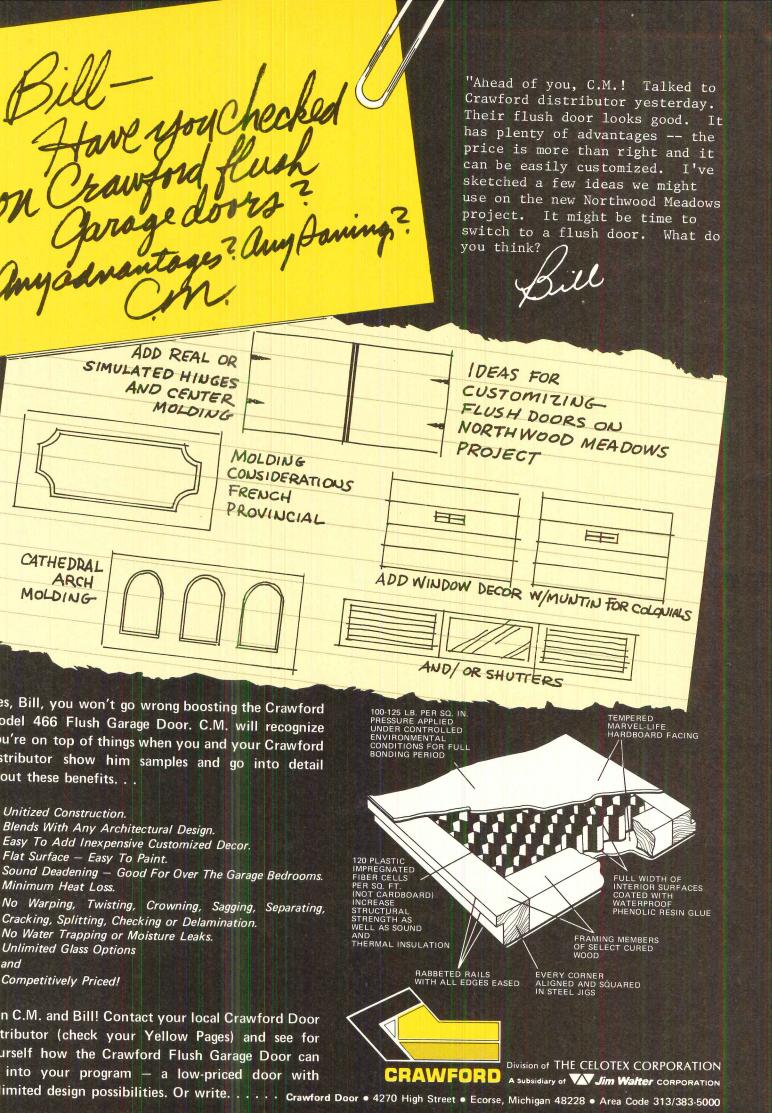
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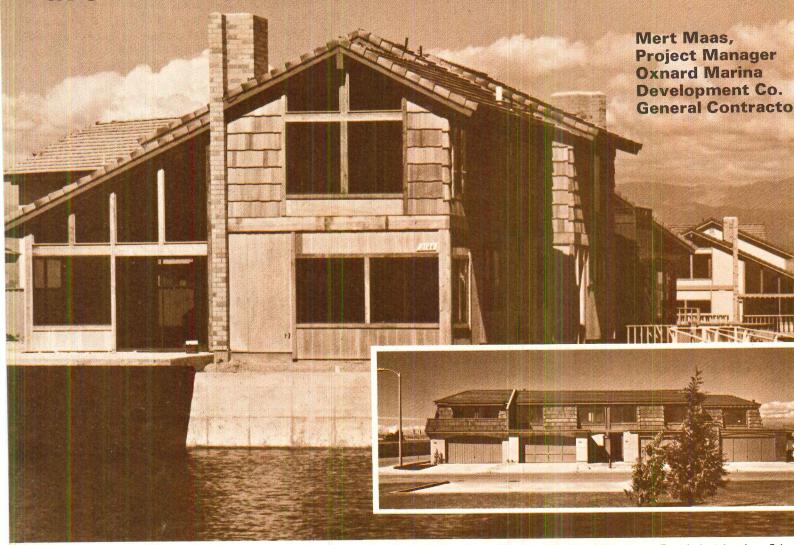
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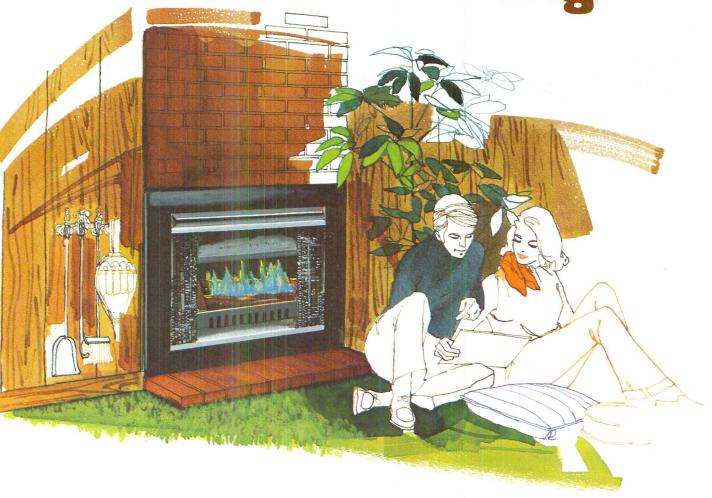


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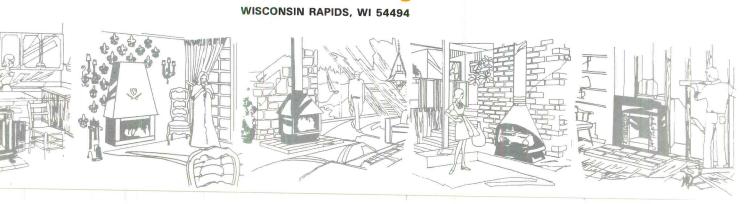
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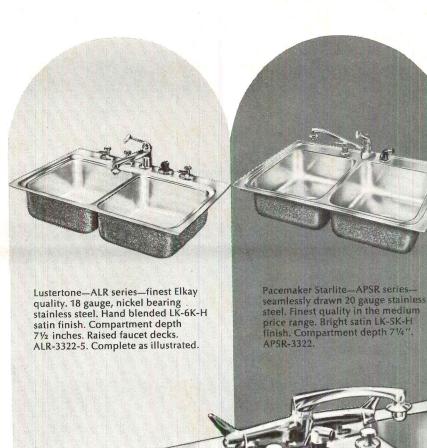


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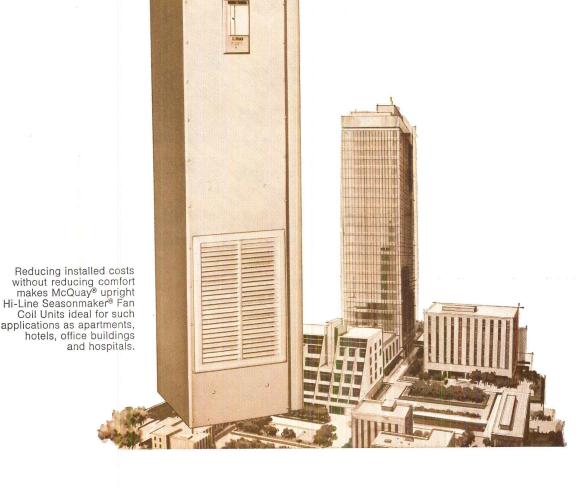
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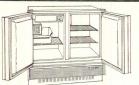
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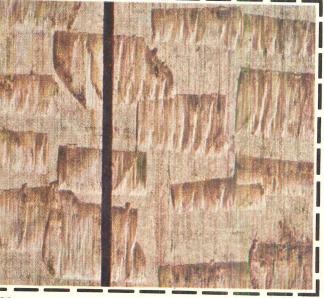


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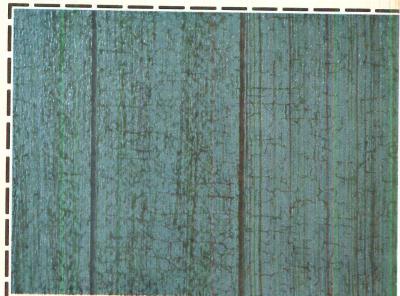
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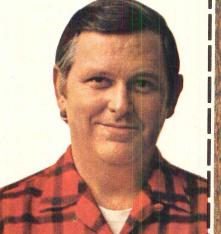


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BUILT-IN PRODUCTS GUIDE / The guide has 76 pages of ideas and information on a wide variety of systems for comfort, convenience and security featuring articles on subjects such as proper home ventilation as well as help on home entertainment centers. Available at \$1. Nutone, Cincinnati, Ohio 45209.

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CARPETING / A 28-page booklet on commercial and residential carpeting includes information on 44 styles, shown in full color. Brochure also includes a complete list of 15 warehouses and eight showrooms for the company. Lewis Carpet Mills, Cartersville, Ga.

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PASSENGER ELEVATORS / A full-color brochure with design illustrations and engineering specifications for traction passenger elevators for mediumrise buildings is offered free of charge. • Haughton Elevator Div., Reliance Electric Co., Toledo, Ohio.

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CEDAR SHAKE AND SHINGLES full-color brochure shows texture

panels 8 ft long for fast application sidewalls and roofs of homes, apments and townhouses. Sections application details and technical spare included. Shakertown Colleveland, O.

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storage water Heaters / bulletin outlines sales, operating specifications data on a line of *F N-Store* packaged storage water hers. Complete dimensions, capac and equipment furnished are included to both horizontal and vertical dels. Sellers Engineering Chicago, Ill.

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LUMBER / Expanded to include ditional design values and complate on the full range of lumber and grades, the 1973 edition of Western Woods Technical Libra available without charge to archi and specifiers. Included are the gor selecting light framing lumber estimating needed quantities of s and paneling. Added are table design values for light framing tables on properties of sections joists and beams, planks and cing. Western Wood Product sociation, Portland, Ore.

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HARDBOARD SIDING / An esive hardboard siding line is fea in 1973 "Exteriors" catalog. The page brochure illustrates the wid riety of siding styles currently able: smooth and textured; horiz and vertical treatments; contemp and traditional patterns; stain paintable and prefinished. sonite Corp., Chicago, Ill.

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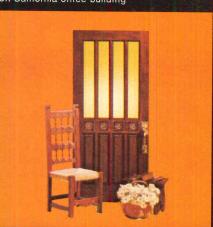
Pattern 8 Ruf-Sawn redwood plywood on California office building



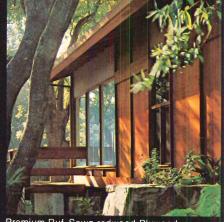
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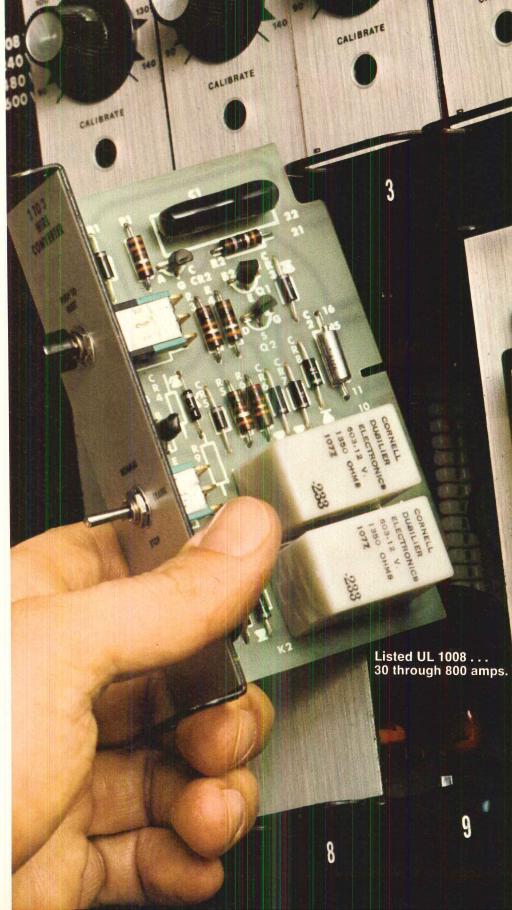
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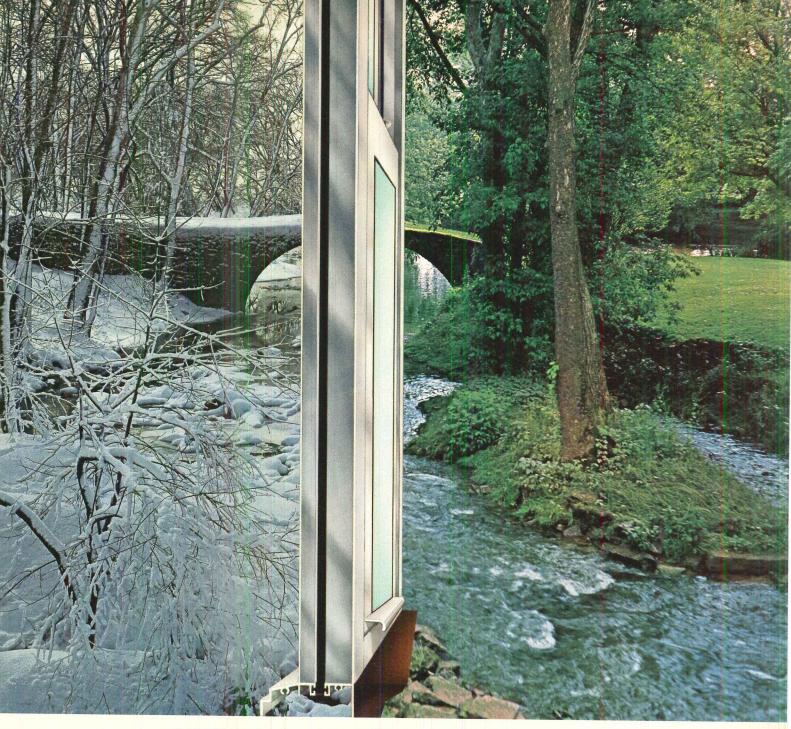
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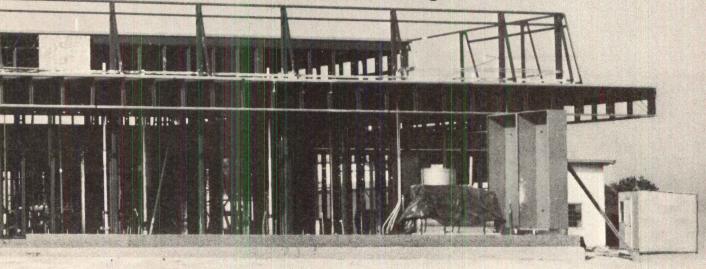




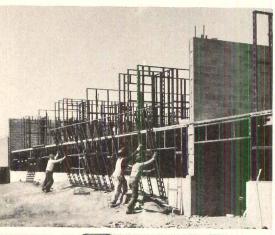
Marbridge Foundation Dormitory, Austin, Tex. Architect: Barnes, Landes, Goodman, Youngblood, A.I.A., Austin, Tex. Contractor: Star-Field Constructors, Austin, Tex.

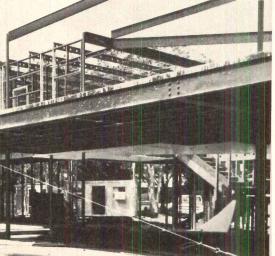
Lakewood Hills Apts. Bldg. 2, Hershey (Dauphin), Pa. Architect: Otto E. Reichert-Facilides and Associates, Phila., Pa. Contractor: Penn Crest Construction Co., Leola, Pa.

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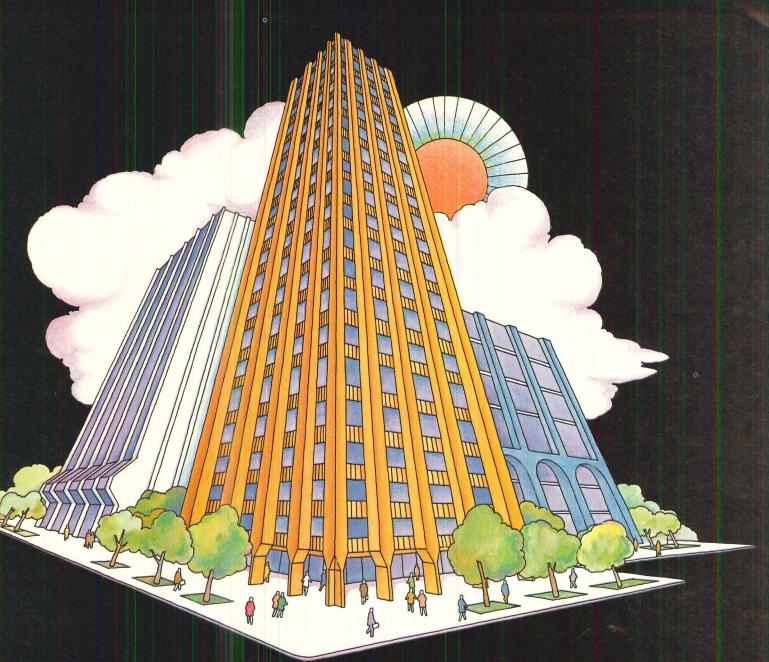
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Preway Inc
Progress Lighting
<u>Q</u>
Queen Products Div.—King Seeley Thermos Co
R
Red Cedar Shingle & Handsplit Shake Bureau
Reynolds Metals Co
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Shakertown Corp.
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SICO Inc
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TPI Corporation
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TPI Corporation U U.S. Plywood Corp.



Bold, contemporary hi-rises need a bold, contemporary finish.

Hi-rise metal buildings offer uniquely different finishing challenges. DeSoto answers the challenge with uniquely different Fluropon!

More colors Fluropon offers more than the standard amber-bronze family colors. Fluropon means bright whites, brilliant blues, gregarious golds, and gorgeous garnets that hold their "like-new" freshness.

More color consistency Fluropon gives batch-to-batch, year-to-year color consistency. No inconsistency in intensity . . . ends worry about color parameters of acceptability. Fluropon® offers a "dead-on" match. Curtain walls can have and hold a total unit look that makes for high dramatic impact. Fluropon's color match and durability means damaged panels can be replaced and not show "old" and "new."

More color intensity Fluropon's a full-strength fluorocarbon with long-life color retention. Virtually maintenance free. Non-static . . . rain washes away

dirt that could dull your high-rise construction's true colors

Consider & compare Fluropon offers: • wide variety of colors • consistency in color and coating thickness • non-static • longer life expectancy • fewer production, on-site, or durability headaches.

Consider the cost, color, consistency and life expectancy...then consider the alternatives.

For hi-rise metal construction—buildings that weather weather better—you owe it to yourself, to them, to be bold, contemporary—to go Fluropon.

Write or call for our "Think Exciting Fluropon" color chart brochure:



Chemical Coatings Division, 1700 South Mt. Prospect Road Des Plaines, Illinois 60018 (312) 296-6611

MOTHER NATURE, PPG AND PATRICIA COPLANS COLLABORATED ON THIS LOW MAINTENANCE HOUSE

Mother nature supplied the natural cedar boards, PPG supplied the long-life DURACRON® coatings, and Patricia A. Coplans, put it all together.

Result? Her compact, three-story wood and metal house overlooking the Golden Gate bridge and the Pacific Ocean was selected by RECORD HOUSES as one of the 20 outstanding

homes built in the U.S.A. during 1972. It's a home designed to "open up to the sun," with a large skylight over the two-

enclosing the dining room at the rear

For the exterior, Miss Coplans wanted more than eye-appealing design. This house was to be as maintenance-free as ingenuity and modern technology could make it. So all the metal — skylight frames, window sash, gutters and downspouts and metal roof — was coated with DURACRON Super 800 acrylic enamel, brick red color to contrast with the diagonal cedar boards.

These DURACRON coatings are story living room. And glass walls and roof baked-on scientifically. Won't chip, peel,

or flake. And they'll keep their color in spite of the sun, wind, and relentless fog of the bay area. With little or no maintenance.

Want to collaborate with PPG on a low maintenance house? Look for **DURACRON** coatings from PPG in Sweet's Architectural or Industrial/ Construction Files 9.10/PPG. Or con the Market Manager, Extrusion Coatin PPG Industries, Inc., Dept. 13S, One Gateway Center, Pittsburgh, Pa. 1522

PPG: a Concern for the Future

For more data, circle 54 on inquiry card

Owner/Builder: Patricia A. Coplans, San Francisco, California

Extrusion Color Coater:

O'Keeffes, Inc., San Francisco, California

Architecture and Planning:

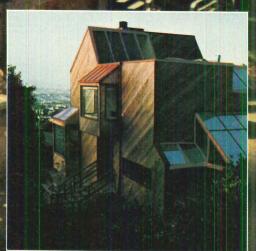
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Luxurious Vinyl Flooring ... for Kitchens and Outdoor Patios.



Nafco UNIFLOR is a revolutionary new product . . . indoor/outdoor vinyl flooring that really works! UNIFLOR is unlike any flooring material you've ever seen. It looks and feels just like actual kiln fired brick set in mortar, but it's pure vinyl. And it can be installed outdoors on patios, walkways—even around swimming pool perimeters.

The unique construction of UNIFLOR makes it practical to extend the same floor from kitchen or den right out on to an exposed patio to give new design unity and practical utilization of space.

Because it's made in six foot wide rolls, installation of UNIFLOR is fast and economical. Simple installation technique makes a completely seamless, one piece floor which is water proof and weather resistant.

Like to know more about Nafco UNIFLOR? Send us your name and address.

We'll send you a sample and full details.





In fact, it's as easy to clean between the tiles as to clean the tiles themselves. Just wipe, and the grout (which is that material that fills the spaces between the tiles) is snowy white again. It's a very special grout, and all you do to get it, is ask for American Olean's Redi-Set® glazed tile.

Now then, what's Redi-Set?

Redi-Set is ceramic tile that has been grouted together beforehand by us. These pregrouted sheets of tile save your tile man grouting time on the job. If

you're remodeling, he's often out of the house in one day.

You'll find that the special Redi-Set grout used in the sheets is smooth and poreless, to help it resist stains and mildew. And it won't crack or chip either—even around the tub.

That's Redi-Set ceramic tile above in Autumn Gold, shown with our Primitive® tile in Hearth on floor and countertop. Visit your nearest American Olean showroom or your tile contractor, listed in the Yellow Pages.



American Olean Tile Company 1830 Cannon Ave., Lansdale, Pa. 19446

Here's 10¢ for your New Decorating Ideas booklet that tabout Redi-Set. We're remodeling, building.

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American Olean ceramic tile. It's the natural thing to us