

J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705
Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

01-0517

CD 11

PLACE IN FILES

MAY 02 2001

DEPUTY *in*

April 27, 2001

Clifford and Diane Phillips
914 Bluegrass Lane
Los Angeles, CA 90049

Honorable Richard Riordan, Mayor
Department of Cultural Affairs

Councilmember Miscikowski
Cultural Heritage Commission

RE: INCLUSION OF THE ISRAEL HOUSE IN THE LIST OF HISTORIC-CULTURAL
MONUMENTS

At the meeting of the Council held April 24, 2001, the following
action was taken:

Attached report adopted	<u>X</u>
Attached motion (-) adopted.....	_____
Attached resolution adopted.....	_____
Mayor concurred.....	_____
FORTHWITH.....	_____
Motion adopted to approve attached report.....	_____
Motion adopted to approve communication.....	_____
To the Mayor FORTHWITH.....	_____
Mayor failed to act - deemed approved.....	_____
Findings adopted.....	_____
Negative Declaration adopted.....	_____
Categorically exempt.....	_____
Generally Exempt.....	_____

J. Michael Carey

City Clerk
vp

steno\010517

AT 5-1-01



19

ARTS, HEALTH & HUMANITIES COMMITTEE
 Report/Communication for Signature

Council File Number 01-0517

Committee Meeting Date 3-26-01

Council Date 4-24

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCILMEMBER WALTERS, CHAIR	✓		
COUNCILMEMBER BERNSON			✓
COUNCILMEMBER PADILLA	✓		

Remarks Inclusion of the Israel House (LD-11)
in Historic-Cultural Monument List

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your ARTS, HEALTH AND HUMANITIES COMMITTEE

reports as follows:

	<u>Yes</u>	<u>No</u>
Public Comments	<u>XX</u>	<u> </u>

ARTS, HEALTH AND HUMANITIES COMMITTEE REPORT relative to the inclusion of the Israel House in the list of Historic-Cultural Monuments.

Recommendation for Council action:

APPROVE the recommendation of the Cultural Heritage Commission (CHC) to include the Israel House, located at 914 Bluegrass Lane, in the list of Historic-Cultural Monuments.

Fiscal Impact Statement: None submitted by the CHC. Neither the Office of Administrative Research and Services nor the Chief Legislative Analyst has completed a financial analysis of this report.

Summary:

In its transmittal dated March 8, 2001, the CHC requests approval to include the Israel House, located at 914 Bluegrass Lane, in the list of Historic-Cultural Monuments. As required under the provisions of Section 22.126 of Los Angeles Administrative Code, the CHC has solicited the opinions and information from the office of Council District 11, in which the site is located, and from any Department or Bureau of the City whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

At its regular meeting held March 26, 2001, the Arts, Health and Humanities Committee considered this matter and recommended that Council approve the CHC's recommendation to include the Israel House, located at 914 Bluegrass Lane, in the list of Historic-Cultural Monuments. This matter is now submitted to Council for its consideration.

Respectfully submitted,

ARTS, HEALTH AND HUMANITIES COMMITTEE



Report
ADOPTED

APR 24 2001

LOS ANGELES CITY COUNCIL

COUNCIL VOTE

24-Apr-01 10:59:15 AM, #2

Items for Which Public Hearings Have Been Held - Items 8-23

Voting on Item(s): 8,10-23

Roll Call

BERNSON	Yes
CHICK	Yes
FEUER	Yes
HERNANDEZ	Yes
HOLDEN	Absent
MISCIKOWSKI	Yes
PACHECO	Yes
PADILLA	Yes
RIDLEY-THOMAS	Yes
SVORINICH	Yes
WACHS	Yes
WALTERS	Yes
*GALANTER	Yes
	Absent
	Absent

Present: 12, Yes: 12 No: 0

ARTS, HEALTH AND HUMANITIES COMMITTEE
SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 01-0517



Petitioner/Communicant Owner



Council Member(s) C.D-11



Mayor (with/without file)



City Administrative Officer



Chief Legislative Analyst



City Attorney



Controller



Department of Recreation and Parks



Community Redevelopment Agency



Library Department



Library Commission



Department of Cultural Affairs



Department of Aging



Community Development Department



Mayor's Office On Disabled



Mayor's Office of Criminal Justice Planning



Department on Disability



Cultural Heritage Commission



J. MICHAEL CAREY
City Clerk

FRANK T. MARTINEZ
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 615, City Hall
Los Angeles, CA 90012

Council File Information - (213) 485-5703
General Information - (213) 485-5705
Fax: (213) 847-0636
Fax: (213) 485-8944

HELEN GINSBURG
Chief, Council and Public Services Division

01-0517
CD 11

March 12, 2001

ARTS, HEALTH & HUMANITIES COMMITTEE

In accordance with Council Rules, communication from the Cultural Heritage Commission relative to the inclusion of Israel House at 914 Bluegrass Lane in the list of Historic-Cultural Monument, was referred on March 12, 2001, to the ARTS, HEALTH & HUMANITIES COMMITTEE.

J. Michael Carey

City Clerk
amm



**CULTURAL AFFAIRS
COMMISSION**

LEE RAMER
PRESIDENT

KIM L. HUNTER
VICE PRESIDENT

ALYCIA D. ENCISO
AUDREY GREENBERG
JAYNE LEVANT
DENNIS R. MARTINEZ
DONALD H. SMITH

**CULTURAL HERITAGE
COMMISSION**

HOLLY A. WYMAN
PRESIDENT

KAYE M. BECKHAM
VICE-PRESIDENT

VALERIE J. ARONSON
MICHAEL A. CORNWELL
MARY KLAUS-MARTIN

Los Angeles City Council
Room 615, City Hall East
MESSENGER STOP #160

SUBJECT: ISRAEL HOUSE
914 Bluegrass Lane

Honorable Members:

At the Cultural Heritage Commission meeting of March 7, 2001, the Commission moved to include the above property in the list of Historic-Cultural Monuments, subject to adoption by the City Council.

As required under the provisions of Section 22.126 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the City whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

Your adoption of this subject modification to the list of Historical and Cultural Monuments will be appreciated by the Cultural Heritage Commission.

Sincerely,

MARGIE J. REESE, GENERAL MANAGER

Marjorie Thayne
MARJORIE THAYNE
Commission Executive Assistant II

MT:efj

Enclosures

c: Councilwoman Cindy Miscikowski
Zoning Coordinator
Preservation Coordinator
Clifford and Diane Phillips

Bureau of Street Lighting
Daniel M. Scott, Planning Department
CRA

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

March 8, 2001

**CULTURAL AFFAIRS
DEPARTMENT**

433 S. SPRING ST., 10TH FLOOR
LOS ANGELES, CA 90013
(213) 473-7700
(213) 473-8352 FAX

MARGIE J. REESE
GENERAL MANAGER

RECEIVED
CITY CLERK'S OFFICE
2001 MAR 12 AM 9:00
BY _____
CITY CLERK

ARTS HEALTH & HUMANITIES

MAR 12 2001



CULTURAL HERITAGE COMMISSION
433 SOUTH SPRING STREET, 10TH FLOOR
LOS ANGELES, CA 90013
(213) 485-6793

HISTORIC-CULTURAL MONUMENT APPLICATION

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT ISRAEL HOUSE
2. STREET ADDRESS 914 BLUEGRASS LANE
CITY LOS ANGELES ZIP CODE 90049 COUNCIL DISTRICT _____
3. ASSESSOR'S PARCEL NO. 4493 -
4. COMPLETE LEGAL DESCRIPTION: TRACT 149
BLOCK _____ LOT(S) _____ ARB NO. _____
5. RANGE OF ADDRESSES ON PROPERTY N/A
6. PRESENT OWNER CLIFFORD + DIANE PHILLIPS
STREET ADDRESS 914 BLUEGRASS LANE
CITY L.A. STATE CA ZIP 90049 PHONE (310) 472-0691
OWNERSHIP IS: PRIVATE X PUBLIC _____
7. PRESENT USE SFR ORIGINAL USE SFR

DESCRIPTION

8. ARCHITECTURAL STYLE 50's MODERN
(See Style Guide)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE
(See optional Description Work Sheet)

STRUCTURE REMAINS AS ORIGINALLY
DESIGNED EXCEPT WOOD EXTERIOR LOUVERS
WERE REMOVED FROM LIVING ROOM WINDOWS.
A LOWER FLOOR ROOM FILLED IN A
PARKING SPACE, ONE OF THE ORIGINAL POST AND
BEAM DESIGNS OF THE MUTUAL HOUSING TRACT.

NAME OF PROPOSED MONUMENT ISRAEL HOUSE10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED 194911. ARCHITECT, DESIGNER, OR ENGINEER A. QUINCY JONES + FREDERICK R. EMMONS12. CONTRACTOR OR OTHER BUILDER NOT KNOWN13. DATES OF ENCLOSED PHOTOGRAPHS '2000
(8 x 10 Black and White Glossy)14. CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____
NO LONGER IN EXISTENCE _____15. ALTERATIONS LOWER FLOOR ADDITION.
EXTERIOR WOOD LOUVERS REMOVED.16. THREATS TO SITE: NONE KNOWN _____ PRIVATE DEVELOPMENT X
VANDALISM _____ PUBLIC WORKS PROJECT _____ ZONING _____ OTHER _____17. IS THE STRUCTURE: ON ITS ORIGINAL SITE X MOVED _____ UNKNOWN _____

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND / OR ARCHITECTURAL IMPORTANCE;
INCLUDE DATES, EVENTS, AND PERSONS ASSOCIATED WITH THE SITE
(See optional Significance Work Sheet)SEE ATTACHED19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS
WITH DATES) ARTS + ARCHITECTURE, SEPT. 1948PROGRESSIVE ARCHITECTURE, FEB. 196020. DATE FORM PREPARED 12/20/00 PREPARER'S NAME CORY BUCKNERORGANIZATION _____ STREET ADDRESS 990 HANLEY AVE.CITY L.A. STATE CA ZIP 90049 PHONE (310) 472-3373

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS.

THE ISRAEL HOUSE IS A 1 1/2-STORY,
name of proposed monument number of stories

50's MODERN, SQUARE PLAN RESIDENCE
architectural style (see Line 8 above) plan shape (see chart) structure use (residence, etc.)

WITH A WOOD SIDING FINISH AND WOOD TRIM.
material (wood siding, wood shingles, brick, stucco, etc.) material (wood, metal, etc.)

IT'S SLOPING GABLE ROOF IS ASPHALT/ROCK. STEEL,
roof shape (see chart) material (clay tile, asphalt or wood shingles, etc.) window material

HORIZONTAL SLIDING WINDOWS ARE PART OF THE DESIGN.
window type (double-hung [slides up & down], casement [opens out], horizontal sliding, etc.)

THE ENTRY FEATURES A OFF-CENTER,
door location (recessed, centered, off-center, corner, etc.)

SINGLE PANEL DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
entry door style (see chart)

OF THE STRUCTURE ARE POST + BEAM, 1 CHIMNEY,
identify ORIGINAL FEATURES such as porches (see chart);

ASYMMETRY OF PLAN REFLECTED ON
balconies; number and shape of dormers (see chart); number and location of chimneys;

EXTERIOR, LARGE SLOPING GLASS WALLS
shutters; secondary finish materials; parapets; metal trim; decorative tile or cast stone; arches;

FACE VIEW
ornamental woodwork; symmetry or asymmetry; cornices; friezes; towers or turrets; bay

windows; half-timbering; horizontality; verticality; formality or informality; garden walls; etc.

SECONDARY BUILDINGS CONSIST OF A DETACHED + ATTACHED CARPORT
identify garage; garden shelter; etc.

SIGNIFICANT INTERIOR SPACES INCLUDE ORIGINAL WOOD POST +
identify ORIGINAL FEATURES such as wood

BEAM + EXPOSED CONCRETE BLOCK
paneling; moldings and trim; special glass windows; ornate ceilings; plaster moldings; light

fixtures; painted decoration; ceramic tile; stair balustrades; built-in furniture; etc.

IMPORTANT LANDSCAPING INCLUDES EUCALYPTUS TREES.
identify notable mature trees and shrubs

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS
COMPLETE ONE OR BOTH OF THE UPPER AND LOWER PORTIONS OF THIS PAGE

ARCHITECTURAL SIGNIFICANCE

THE ISRAEL HOUSE IS AN IMPORTANT EXAMPLE OF
name of proposed monument

50's MODERN ARCHITECTURE AND MEETS THE CULTURAL
architectural style (see Line 8)

HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND
THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

-----AND / OR-----

HISTORICAL SIGNIFICANCE

THE ISRAEL HOUSE WAS BUILT IN 1949.
name of proposed monument *year built*

MARION ISRAEL WAS IMPORTANT TO THE
name of first or other significant owner

DEVELOPMENT OF LOS ANGELES BECAUSE _____

MUTUAL HOUSING ASSOCIATION

Sherwood House
Waggoner House
Israel House
Dubin House

CULTURAL SIGNIFICANCE

The Mutual Housing Association Site Office is a significant part of Crestwood Hills (formerly Mutual Housing Association), the only successful large-scale cooperative housing development in California. Planned to provide 500 houses and community facilities on a hillside site at the edge of the Santa Monica Mountains, Crestwood Hills is one of the few fully realized modernist projects in the state. In 1946, four musicians formed the Cooperative Housing Group as a viable way to obtain inexpensive houses by pooling their resources. The Association grew rapidly to 400 members, each member put down \$25 to join, and three months later put in \$500 every three months so that at the end of the year they had paid in \$2,000 for their lots. Through conferences and lecture courses, the Association made contact with other California cooperatives and the members studied the principles of the cooperative movement. The initial management of the Association was an eleven-person elected Board of Directors that hired an Executive Director and was answerable to General Meetings of the Association. The MHA's initial hopes of creating a true communitarian association in which the community owns the land in common and the members are entitled to use a lot in exchange for their membership proved unfeasible because of financing difficulties. In 1947, before the Association even broke ground on the site, members founded the credit union, and began plans for the nursery school. Well aware of their predecessors in the Cooperative movement, the MHA founders named a street after Rochdale, England, where the first cooperative society was founded in 1844. In 1954, with the development of the neighborhood substantially complete, the members formed the Crestwood Hills Association with a nine-member board to manage the day-to-day running of the neighborhood, leaving the Mutual Housing Association as the shell organization owning the undeveloped properties. The MHA architects formed an Architectural Committee to review all proposals for new and remodeled houses in accordance with the Association's Architectural Guidelines.

The master plan uses the rugged terrain to provide a balance of single-family homes, communal facilities, and a public park. The MHA chose 800 acres of undeveloped land in the Santa Monica Mountains, in an area of Brentwood that they named Crestwood Hills. The houses are arranged on the hills, each one at an angle to the street to give a primary view and a private open space secluded from the street and the neighbors. The community facilities, the park, nursery school, and community center, were planned for the best flat land at the center of the tract. The plan also called for a neighborhood co-op store and gas station but after the members moved into their houses the impetus to develop the other communal facilities dwindled. The Association deeded the park to the City of Los Angeles Parks and Recreation Department for maintenance and in 1961 the City built the clubhouse, with sliding doors that open to an outside amphitheater. Ever since, the clubhouse has been the focus of musical and theater events put on by the community. The nursery school continues to thrive and is still run on a cooperative basis.

The design of Mutual Housing Tract brought together many of the leading figures in post-war Southern California modernism. After interviewing architects such as Richard Neutra in the early stages of the planning process, by 1948 the team was listed as Whitney Smith AIA, A. Quincy Jones, AIA and Edgardo Contini, Engineer. In addition to Crestwood Hills, Jones (1913 - 1979), who received the national AIA Firm Award in 1969 and several AIA honor awards, is known for his Eichler homes in Northern California, his Annenberg School of Communication at USC, the University Research Library at UCLA, the US Embassy in Singapore, and a nationwide portfolio of institutional and residential projects. His teaching career at USC culminated in his appointment as Dean of School of Architecture and Fine Arts from 1975-78. Whitney Smith, who graduated in Architecture from the University of Southern California in 1934 and had taught at USC and Scripps College, designed two Case Study Houses as part of the "Arts & Architecture" magazine program. Edgardo Contini graduated from the University of Rome in 1937, came to the USA to work for Albert Kahn in 1939. Shortly after completing Crestwood Hills, he went into partnership with Victor Gruen, and was responsible for many of Gruen's early shopping centers and planned developments.

Garrett Eckbo, who was the landscape architect at the beginning of the project, left the team after a disagreement with the MHA over design. Eckbo's landscape plan acknowledged the natural topography with a clearly man-made pattern, using low spreading trees at the higher elevations and tall trees such as eucalyptus and sycamore in the canyons.

Julius Shulman illustrated the essence of MHA houses with his early photographs of the MHA Site Office that was featured in the September 1948 issue of Arts and Architecture. His later series of photographs of Crestwood Hills captured the simplicity and drama of the structures and has been extensively published.

PUBLICATIONS

Arts & Architecture, 9/48, 3/49

Patricia Bennett, "Sanctuary from City- Without Communte", Los Angeles Time, June 13, 1993

Aaron Betsky, "A Sense of Loss at a Unique Community", Los Angeles Times, September 24, 1992

Lesley Jackson, Contemporary

Sam H. Kaplan, LA Lost and Found

George Rand, "Evaluation: Three California Pioneers", Architecture, July 1985

Gebhard, D. and Winter, R. Architecture in Los Angeles, Salt Lake City: Gibbs M. Smith, 1985

PARCEL LEVEL INFORMATION GENERATED BY Z54EFH ON 01/10/2001

BOOK-PAGE-PARCEL: 4494 007 030

SITUS: 914 BLUEGRASS LN LOS ANGELES CA 90049
PLANNING AREA: BRENTWOOD-PACIFIC PALISADES CENSUS TRACT: 262301
COUNCIL DIST: 11 DISTRICT MAP: 135B137

TRACT BLK LOT ARE UNIT
LEGAL DESCRIPTION: 14944 - -171 - -
ZONE : RE15-1-H* USECODE: 0100
BUILDING DESIGN: 0110 BUILDING CLASS: D65B YEAR BUILT: 51
LAND VALUE: \$ 62,466 IMPROVEMENT VALUE: \$ 30,900
OWNER(COUNTY): PHILLIPS,DIANE A TR LAST OWNER CHANGE: 00-00-2000
914 BLUEGRASS LN
LOS ANGELES CA 90049
OWNER(CITY): BAERWALD, DIANE A. (TR) DIANE A. PHILLI AS OF DATE: 07-10-1998
914 BLUEGRASS LANE
LOS ANGELES CA 90049
PARCEL AREA(ACRES): .506 PARCEL AREA(SQ FT): 22,041
GROSS SQ FT: 1,295 TOTAL UNITS: 1 SQ FT/UNIT: 1,295
TOTAL BEDROOM : 3 TOTAL BATHROOM : 2

END OF REPORT

M E T E S A N D B O U N D S

BOOK-PAGE-PARCEL: 4494-007-030
OWNER(COUNTY) : PHILLIPS,DIANE A TR
SITUS ADDRESS : 00914 BLUEGRASS LN
LOS ANGELES CA 90049
TRACT NO 14944 LOT 171

=====

METES AND BOUNDS ARE FOR 'ON-LINE' DISPLAY O N L Y AND CAN BE PRINTED O N L Y BY USING THE 'PRINT SCREEN' KEY.

=====

ISRAEL HOUSE, MHA model 105
914 Bluegrass Lane, Los Angeles

After the war, in 1946, four musicians formed the Cooperative Housing Group to create the Mutual Housing Tract. The housing shortage for returning servicemen and the excitement of creating a model community through a cooperative method was forefront in the minds of the original founders. They purchased 800 acres in Brentwood and hired A. Quincy Jones, Whitney R. Smith and structural engineer Edgardo Contini to design 27 modern house designs. As one of the original houses built in the community, the Israel House is a hillside house, model 105.

Within the community, the best land was reserved for a community park and nursery school which, to this day, serves as meeting ground for a community that has remained close-knit since its inception as a cooperative community in the late 40's and early 50's. This early attention to site planning inspired others to consider a community as a whole development instead of isolated pods.

The Israel House was finished with unadorned materials in their natural state; concrete block, redwood siding, exposed Douglas fir plywood and tongue and groove ceiling planks, with no applied plaster or paint. Walls of glass gave a sensation of free flowing space, making a 1135 sq. ft. house seem twice the size by extending the sight line to the property line and eight foot wide steel sliding glass doors dissolved the boundary of house and garden. The original cost of construction was \$13,326.00.

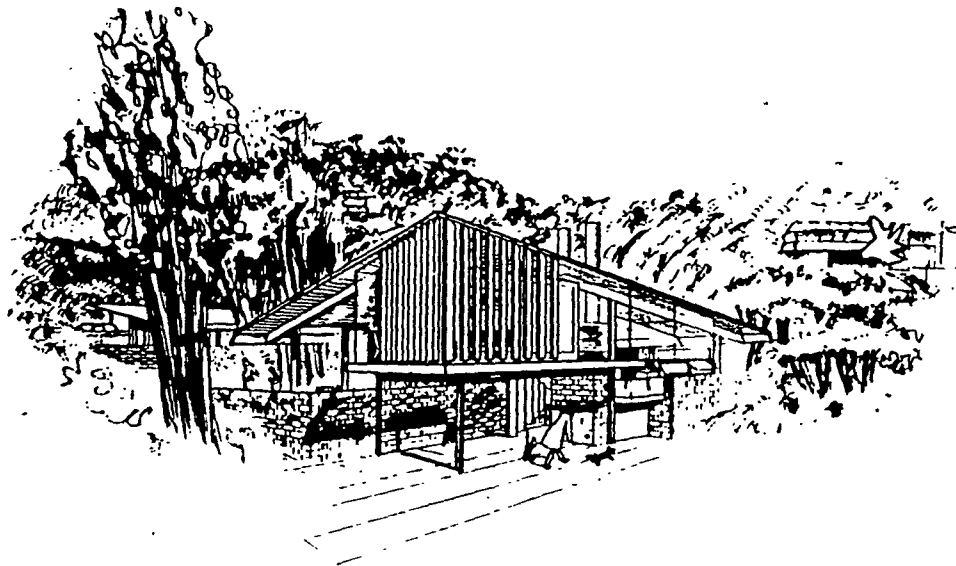
The Israel House steps up a sloping site. The plan consists of a ground floor, mezzanine, and upper floor living room. The roof ridge runs diagonally across the square plan of the house, and rises as the hill falls and creates greater space at the downhill corner. The square living room is located at this corner facing the view towards Santa Monica Bay. Moveable vertical louvers at the living room were part of the original design to allow control of the sun. These have been removed.

Eventually 150 of the houses were built. Only 33 remain in the spirit in which they were built. Only a couple of houses of this model were built. Two remain today. Declaring the MHA houses Cultural/Historic Monument is an attempt to preserve a very unique pocket of California Modernism.

An "L" shaped, controlled terrace formed against a rising hill is the earth foundation for House 105. Placed on this terrace is the square of the house. The roof ridge, which runs diagonally across the square, rises as the hill falls and creates a greater space volume at the downhill corner. At this point, the living room is slung high between the structural members. It is oriented two ways. From its mezzanine, it looks back into the public areas of the house or out over the view. Movable vertical louvres act to control the sun and give definition to the social deck. Vision is limitless on either side of the louvres.

The private areas of the house are kept toward the outside allowing the flexible use space and dining to extend from the mezzanine. The bath, though compact, is made luxurious by its extension to a private sun court.

The car shelter and game court are made possible by the space gained through the elevation of the living room. There are only ten sites for this house.



BASIC MATERIALS: Part wood, part concrete floor. Plywood or glass walls. Exposed plank and beam ceiling, natural stain.

ENTRY: Guest coat storage near.

KITCHEN: Sliding doors above sink and drainboard allow supervision of flexible use space. Special floor surface. Washable walls.

DINING: Sliding door to terrace. Fireplace at this level.

SEWING, LAUNDRY AND CHILD'S PLAY: Folding doors permit flexibility of use. Linen storage. Sewing alcove. Laundry tray and automatic laundry space. Sliding door to terrace. Washable walls.

BEDROOM NO. 1: Generous wardrobes. Optional division into two sleeping alcoves. Sliding doors expand room in two directions.

BEDROOM NO. 2: Twin bed space. Sliding door to bedroom terrace.

BATH: High windows over toilet and wash basin. Shower may have clear or frosted glass; opens to sun court. Privacy is achieved at sun court, making the limits of the bath coincident with the limits of the sun court. Shower sunken - tub is also. Washable walls.

LIVING ROOM: Vertical louvres for sun control. Clear glass either side for maximum view. Fireplace. Built-in storage cabinets and shelves. Room looks down into dining, kitchen, entry and play areas.

CAR SHELTER: Large storage under house at car level.

