



Julie Eizenberg calls this her "Crate & Barrel" house, where readily available, good-quality materials and

well-crafted details enhance a very basic plan and help to achieve elegance with affordability.



The stylishly simple **Shine Residence** speaks of Koning Eizenberg's willingness to explore modesty



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By Allison Milionis

If you weren't privy to the fact that the home of Kimberly and Jeffrey Shine and their two children was designed and built on a shoestring budget, you would never guess it. The Shines, like so many young couples starting out, didn't have vast financial resources to draw from when they purchased their property in 1998, nor did they want to settle for the ordinary. So they didn't. Having developed an appreciation for the work of the highly successful Los Angeles firm Koning Eizenberg, the Shines went out on a limb and called Julie Eizenberg, first expressing their wishes for a new house, and then their budget. Compared to the weighty public commissions awarded the firm in recent years, this project was small, but Eizenberg accepted the opportunity and challenge to create a family home on a very modest budget.

"I told them, 'You're just going to have to stay with base (materials), kids. That's just how it is,'" Eizenberg said, recalling the initial conversations she had with the couple regarding what they could and could not afford in terms of custom details. "She made it clear," said Jeffrey, "that to stay within a budget we would have to trust her sugges-

tions." "But we liked her ideas," added Kimberly Shine, "so we were willing to go along with her." Not to say that the Shines were left out of decision making. Rather, they played an active role in every stage of the process, particularly during design development, when they would choose from affordable options recommended by Eizenberg. This is what she refers to as the "Crate & Barrel" approach, where clients can select simple, readily available, yet well-crafted materials and special details that enhance a very basic plan and help to maintain affordability. The Shines credit this careful preemptive process for the fact that the project came in on time and on budget, although it was nearly a year in planning.

The details are limited and the materials lean, but there is nothing banal about this 3,500-square-foot home, which offers up a lot of usable space, natural light, and understated surprises. Reusing the foot-

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Project: Shine Residence

Location: Santa Monica, Calif.

Owner: Kimberly and Jeffrey Shine

Architect: Koning Eizenberg

Architecture—Julie Eizenberg, principal in charge; Oonagh Ryan, Dason

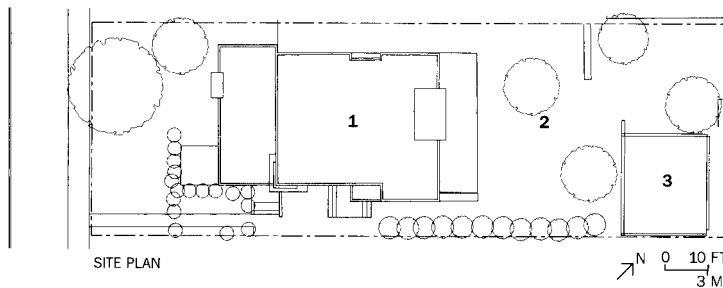
Whitset, Naomi Neville, team

Cost: \$160 square foot

Structural engineer: Gordon Polon

General contractor: William Kent

Development—Bill Gorton



The narrow kitchen features rich green tile and orange lacquered cabinetry (above left). Upstairs, a unit combining windows, double doors, and a window seat (above right) stands in relief when viewed from the outside (prior page).

1. New two-story house
2. Outdoor living room
3. New two-car garage

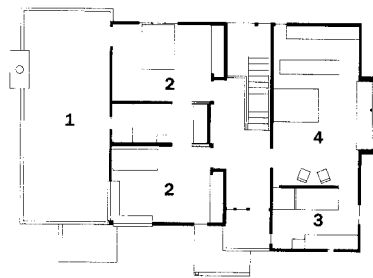
print of the original house, Eizenberg created a utility “box” in the center that features a narrow kitchen, a bathroom, a small play or guest room, a laundry room, and a closet. The more formal combined living and dining room is at the front of the house, with the combined family/dining room and a semiprivate office at the back. The spaces are simple yet can fill multipurpose functions. “They have to,” said Eizenberg. “You have to be able to get a lot of mileage out of each space.”

Take for example, the kitchen, an elongated area featuring Eizenberg’s trademark color palette—rich green tile and orange lacquered cabinetry—that also serves as one of two access corridors through the center “box.” It visually connects the front of the house to the back through two doors of unconventional scale, which are more like picture windows that frame a lush patch of zebra grass in the front and the cool blue wall of the detached garage in the back. These large doors are what Eizenberg describes as the “special features,” the unique showpiece details that have, in this case, a functional purpose.

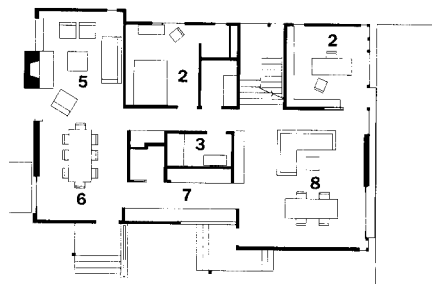
The children’s bedrooms and an adjoining bathroom are on the upper level with the master bed and bath. Like the first floor, rooms are minimally detailed, save for those simple yet special features such as the children’s built-in shelves and storage boxes, and the tiled bath-



The minimally detailed formal living and dining room is at the front of the house (bottom right), with a combined family/dining room at the back (top right). An elegant master bedroom and bath are upstairs (above).



SECOND FLOOR



GROUND FLOOR

1. Roof
2. Bedrooms
3. Bath
4. Master bedroom
5. Living room
6. Dining room
7. Kitchen
8. Family room

rooms. In the master bedroom, Eizenberg has added another special feature, or what she refers to as a “jewel box,” a cut-out space that is a compilation of windows and double doors, with a window seat of lacquered plywood. Shutters on the exterior provide privacy and light control but also create an interesting grid, especially when viewed from the outside.

Eizenberg attributes a lot of the project’s budget success to the Shines. “Kimberly and Jeff were careful with their money, but they wanted good design, not something ordinary just to fit in their budget. They were very good with their material selection,” she says. And while the Shines return the compliment and say it was Eizenberg who kept them in check, it’s clear that it took a concerted effort from both parties to meet their objectives. ■

Sources

Roofing: Brai
Decking: Dex-O-Text
Windows: Metal Window Corporation
Skylights: Bristolite
Wood doors: TM Cobb
Locksets: Schlage
Hinges: Stanley; Soss; Rixon
Pulls: Rockwood
Cabinet hardware: Blum; Accuride;

Sugatsune; Hafele

Paint: Dunn Edwards; Benjamin Moore
Tile: Dal Tile
Flooring: Forbo
Carpet: Shaw
Sofa: Shelter; Neils Bendtsen

For more information on this project, go to Projects at www.architecturalrecord.com.