

residential architect

design awards

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do you look forward to this issue as much as we do each year? It's a real departure for us from the way we usually assemble our editorial content. Here, we cede control of our feature pages to a representative group of our readers—residential architects expert in their chosen field. We invite them to examine what our entrants consider their best work and to single out the truly exceptional for awards. Great work chosen by great architects makes for a beautiful issue of the magazine, we think. It's also a useful barometer for you and us to use in measuring our standards. Are we tough enough on ourselves? Are we compromising when we shouldn't, stopping at merely good when great might lie just around the corner? We were heartened to see that our judges selected some projects for awards that we've already run in the magazine in recent issues. Maybe we're all on the right track.

This year we received more than 575 entries in 10 categories: custom / 3,500 square feet or less; custom / more than 3,500 square feet; renovation; multifamily; single-family production / detached; single-family production / attached; affordable; kitchen; bath; architectural detail. All were eligible for the best-in-show prize of project of the year. As always, we gave our jury wide latitude to adjust the program. They can eliminate, add, or combine categories and bestow as many awards—or no awards—as they see fit. This year, they decided to subdivide the custom / 3,500-square-foot-or-less category into two classifications: custom / less than 2,000 square feet; and custom / 2,000 to 3,500 square feet. And they added a judges' award for projects they loved but thought should not remain in the category entered. Thus, we have a total of 12 categories of winners in this competition, plus our project of the year. There are six grand awards, 18 merits, two judges' awards, and project of the year. Not all categories have a grand award winner.

Our distinguished panel of jurors comprised: David Baker, FAIA, David Baker + Partners Architects, San Francisco; Harry Teague, AIA, Harry Teague Architects, Aspen, Colo.; Heather McKinney, AIA, McKinney Architects, Austin, Texas; Mark Hutker, AIA, Mark Hutker & Associates Architects, Vineyard Haven, Mass; Rick Emsick, AIA, McLarand Vasquez Emsiek & Partners, Irvine, Calif.; D. Graham Davidson, FAIA, Hartman-Cox Architects, Washington, D.C.

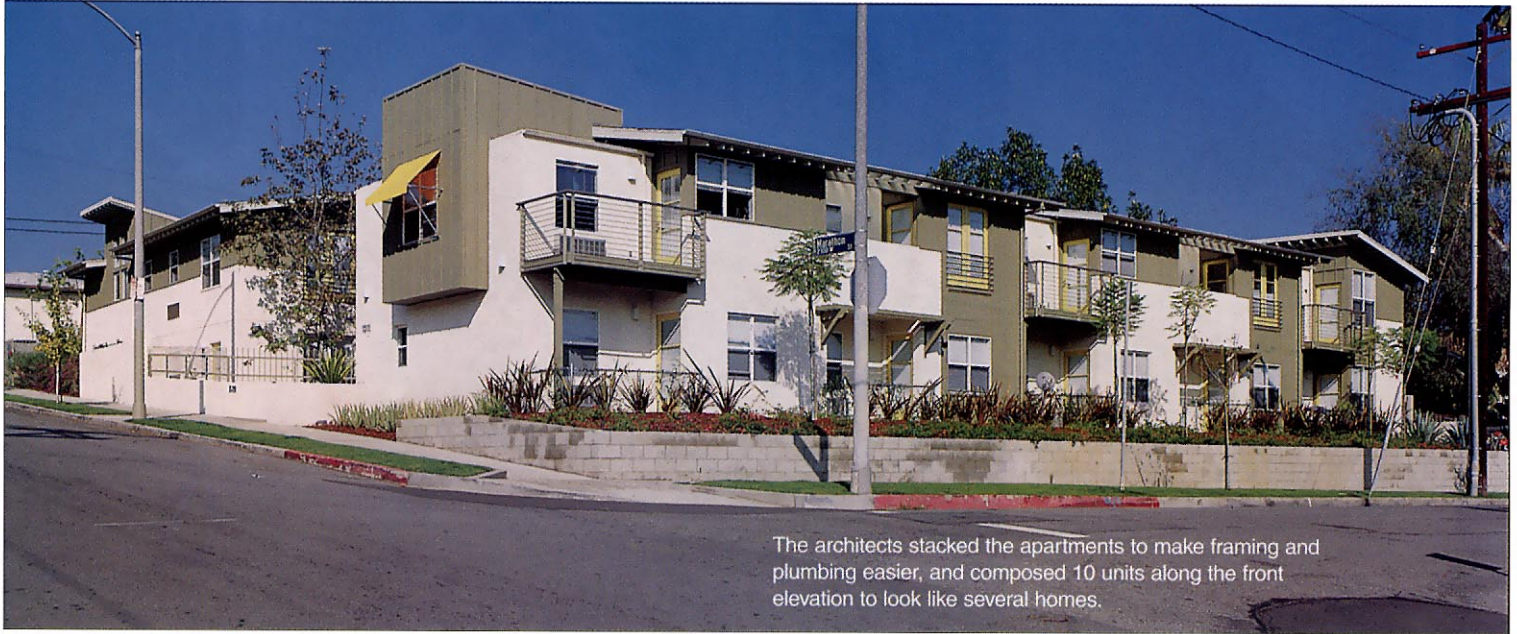
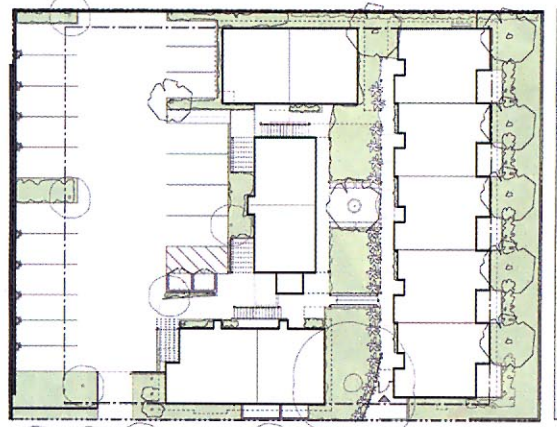
Turn the pages and judge for yourself.

**affordable
grand**

waterloo heights apartments, los angeles

koning eizenberg architecture

santa monica, calif.



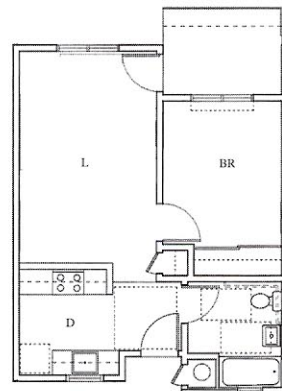
The architects stacked the apartments to make framing and plumbing easier, and composed 10 units along the front elevation to look like several homes.

Koning Eizenberg Architects faced the usual affordable-housing challenges: making the design look customized when it had to be generic to meet budget; standing up to building officials and contractors who ask why details must be done well; and overcoming the resistance of neighbors. Added to those issues was the need to create a support system for the special-needs tenants, which include the disabled, those living with HIV, seniors, and veterans, many of them in bad shape.

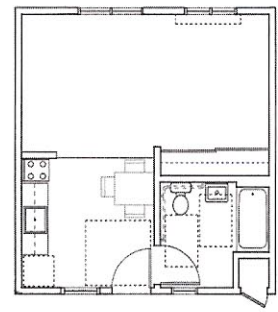
In response, the architects created calm, gentle buildings of stucco and wood that fall in with the rhythm of Spanish-courtyard and Craftsman-style homes in the neighborhood. Carefully placed windows provide cross-ventilation. Wood boards break up the monotony of institutional metal railings. And trellises welcome climbing vines.

A landscaped courtyard and low walls adjacent to the laundry room encourage “accidental sociability.” Says Julie Eizenberg, “Old California buildings had great social spaces between buildings. You never felt like you had to go out and mingle, but felt you were welcome. We tried to make sure we had that sort of space.” The judges admired the project’s detail and dignity. “The inherent forms are integrated into the community,” they said. “This project will age gracefully.”—c.w.

project architect: Brian Lane, Koning Eizenberg Architecture; **developer:** Hollywood Community Housing Corp., Hollywood, Calif.; **general contractor:** Westport Construction, Arcadia, Calif.; **landscape architect:** Koning Eizenberg Architecture; **project size:** 450 square feet per studio; 550 square feet per one-bedroom unit; **site size:** 0.43 acre; **construction cost:** \$163 per square foot; **rental price:** \$148 per month for studios; \$210 per month for one-bedroom units; **units in project:** 18; **photographer:** Lucy Gonzalez. See page 106 for product information.



one-bedroom unit



studio



Each unit has a deck or French doors and a kitchen overlooking the sunlit courtyard. Low walls offer a place to hang out while waiting for the laundry. Shielded light sources and tree uplights create a residential feel.