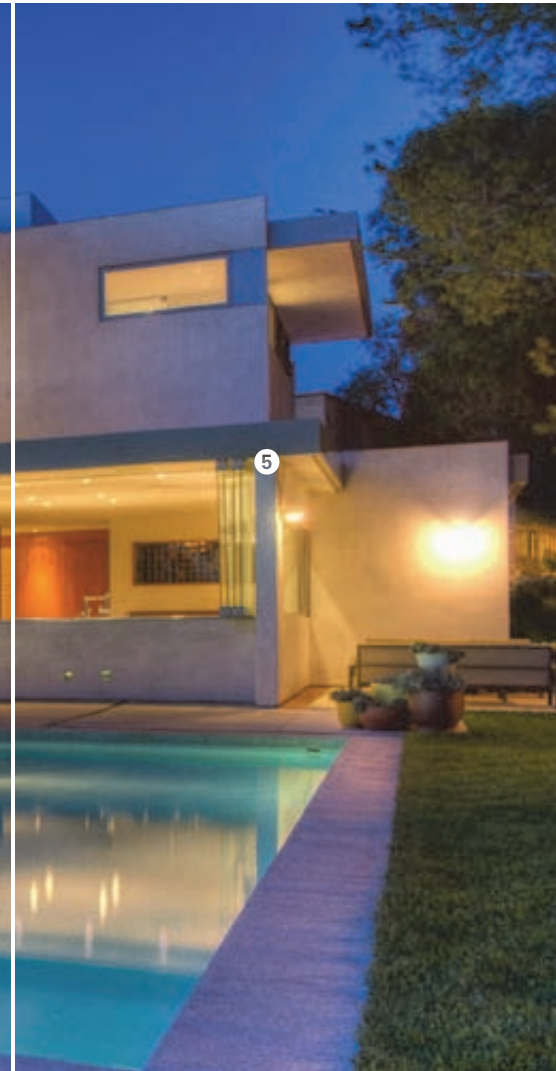


THE JEWEL BOX

by BERTRAM ARCHITECTS



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negative-altitude.com

PROJECT
Lookout Residence
Los Angeles, CA

DESIGN FIRM
Bertram Architects
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bertramarchitects.com

Location is everything. This real-estate idiom, implying that the structure on a lot can always be redone but the location itself can never be changed, was reinforced by Bertram Architects' modernist residential project, simply titled Lookout. Situated on a promontory overlooking the Los Angeles basin, Lookout's location is described by Eliot Mitchell, an associate with the 12-year-old architecture firm, as "a wonderful 'trophy' lot in terms of the look, the feel, and the view." John Bertram, founder of Bertram Architects, adds, "It was basically a flat pad on top of a hill at the end of a street in Beverly Hills."

With such a desirable location, how is it that this lot sat vacant for 10 years? "The original house's foundation was cracked, the structure would not have been able to support a second story, there was faulted bedrock below, and the entire thing was in disrepair," Mitchell explains. When a purchaser came along who was inspired by the existing

structure's design but understood it needed to be demolished and rebuilt, Bertram and Mitchell were hired to devise a plan for an all-new home that shared the vision of the existing structure's design.

"When one is in the house, the edge of the building pad creates a horizon line with the dramatic view of the basin beyond," Mitchell describes. "The client was interested in preserving this relationship as a way to allow for a view while still maintaining a degree of privacy."

Once completed, the general contractor of Lookout, Eric Dobkin, dubbed the home a "jewel box." Mitchell explains the name: "Compared with the other houses in the neighborhood, the house is actually quite small. However, it has a lot of different details and finishes packed into it—probably more details than its neighbors. All of those finishes required a high degree of thought in order to provide the level of polish we were looking for." ■

1 CABINETS & INTERIOR WOOD PANELS

"We can't say enough good things about Alon Goldenberg's work. In the 10 or so years we have worked with him, we have thrown a number of very challenging casework designs at him. Every time he has risen to the challenge and produces exceedingly beautiful work."

► Golden Touch Construction, Inc.
818 838 2060
gtcabinets.com

2 SHAMROCK STUCCO EXTERIOR

"Smooth-frowel stucco is a classic look and at the same time very difficult to get right. There's a real balance between smooth and evenly colored versus wavy and mottled. I think we got the balance right."

► Eric Dobkin Construction
323 938 2230

3 BUILDING PAD

"The original house's building pad was made by piling artificial fill onto an existing slope. Over time, that artificial fill started to creep down the slope. Geotechnical consultants at Grover-Hollingsworth developed a solution to pin the edge of the building pad together with a system of caissons and grade beams. This kept the artificial fill from sliding down the slope."

► Grover-Hollingsworth & Associates
818 889 0844
grover-hollingsworth.com

4 LAPOLLA THERMO-FLEX ACRYLIC ROOF COATING

"Though this is a standard built-up roof, it features a reflective coating that was applied to achieve 'cool roof' status per California energy code."

► Lapolla Industries, Inc.
888 452 7655
lapolla.com

5 WINDOWS, SLIDING DOORS, & KITCHEN ACCORDION DOOR AND WINDOW

"Gerald at Malibu Glass did a great job working with his suppliers to get the look and finish we were after in each of the different glazing situations."

► Malibu Glass & Mirror
310 456 1844
malibuglass.net

► Metal Window Corp. (windows)
metalwindowcorp.com

► Fleetwood Windows & Doors (sliding doors)
fleetwoodusa.com

► C.R. Laurence Co., Inc. (kitchen accordion door and window)
crlaurence.com

6 LIGHTING DESIGN

"John Brubaker has an uncanny ability to 'read' the modern details of a given set of plans and design his lighting scheme to make those details sing in the final building."

► John Brubaker Architectural Lighting Consultants (designer)
323 874 9849

► Majestic Electric (installers)
818 519 2600
majesticelectric@socal.rr.com

A MESSAGE FROM GOLDEN TOUCH CONSTRUCTION, INC.

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