



Private Residence Los Angeles

The new owners of this classic 1920s-era Spanish house loved the secluded site and the vintage charm, but knew that it needed serious remodeling. The two previous owners had replaced

the original doors and windows with aluminum sliders that were out of character for the classic design, and the interior was a series of small, dark rooms. The owners wanted to transform the somewhat formal house to reflect their informal lifestyle. "The challenge was to strike a balance between creating a slightly funky feel and respecting the existing structure," says Philadel-

phia-based architect Michael Hauptman.

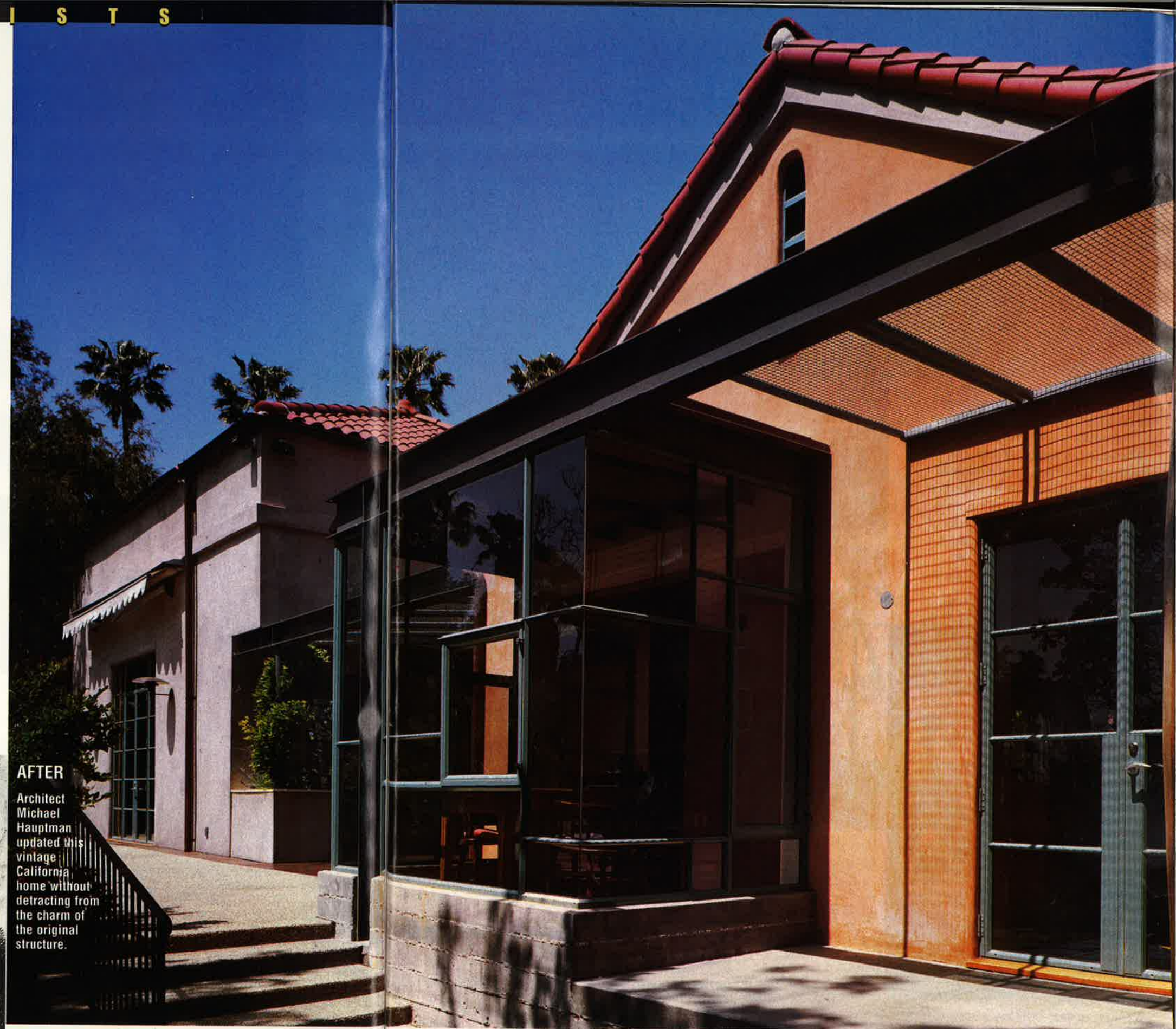
To create a light, friendly atmosphere for entertaining, Hauptman reconfigured the plan to allow for more free-flowing spaces. "The biggest change was across the back," he says. "We converted it to one big informal space." He moved the master bedroom from a prominent front corner and replaced it with the kitchen, and he opened up a sunroom ▶ See page 86



BEFORE

AFTER

Architect Michael Hauptman updated this vintage California home without detracting from the charm of the original structure.



from page 84

The once enclosed sunroom was returned to its original outdoor state. The flooring is poured concrete that's scored, stained, and finished with a glaze. On the ceiling, blue painted beadboard reflects the funky, informal style of the new owners.

that had been enclosed for years. "We returned it to an outside room with a partial roof covering."

Among the most important features are the custom steel windows and doors. "It's the element that returns it to its original deco appearance but also adds a new funkiness," says Hauptman. Most of the windows and doors are serious, but the bays in the dining room and guest room lighten the tone quite a bit.

Hauptman specializes in remodeling and adaptive re-use, but adhering to Southern California's strict earthquake codes was something new for the eastern architect. "We brought in a local structural engineer," he says. "It took a lot of work to take an old house and make it meet seismic requirements."—C.W.

► See page 88



Photos: Barry Halkin

A playful art deco-style bay window adds light to the guest room.

The entry has a new door, but the original windows and trim were stripped and stained to reveal their natural beauty.

GRAND AWARD

CATEGORY

Whole house makeover or significant addition

ENTRANT/ARCHITECT

Brawer & Hauptman Architects, Philadelphia

BUILDER

Brown/Osvaldsson Builders, Northridge, Calif.