

CASE STUDY 2.0
REBUILDING LOS ANGELES

A Visionary
Catalog for
Resilient and
Sustainable
Homes



STARR WILLIAMS

ARCHITECTURE

We are California natives - born, raised, and educated here - and we are your neighbors, living and working in Brentwood. We are honored to be part of the Case Study 2.0 effort to restore the Palisades and provide new, fire-resilient homes for families that were displaced by the January wildfires.

Starr Williams Architecture was born out of a desire to do work that is thoughtful and refined, and to be intimately involved with every aspect of a project from start to finish. We enjoy connecting with clients who share our values and appreciate a well-crafted home.

Our studio strives to design and deliver beautiful and timeless architecture, and have fun while doing it.

With over 45 years of experience designing and building custom residential homes in California, we feel emotionally connected to the historic architecture and character of our community. We love homes that are warm and inviting gathering spaces, that pull the outdoors in, and that connect you to your neighbors. Our homes are built from natural materials to promote a healthy indoor environment and are designed based on how people actually live.

We would love the opportunity to help you rebuild your home and restore our community.

-- **Brad and Nicole**



rg|la

Landscapes are living stories shaped by light, time, and stewardship. We believe caring for the earth is inseparable from the act of design, and approach each landscape with a quiet reverence for its ecology and a deep sense of responsibility. Our work addresses the importance of both poetic and practical considerations, which results in gardens that are capable of transforming everyday experience.

Our studio has long been based in the Palisades, where we live, work- and love the landscape and community. Having witnessed the impact of the fire firsthand, we relate not only as designers, but as neighbors committed to helping restore and rebuild. This connection inspires us to create resilient, thoughtful landscapes that honor the past while nurturing a stronger, more vibrant future.

-- **Ryan**



PROJECT NARRATIVE

Between 1945 and 1966, the Case Study program commissioned a study of economical, easy-to-build houses designed specifically for Southern California. The program's experiment not only defined the modern home, but it also pioneered new construction materials and methods that continue to influence residential architecture to this day.

Our design references the clean simplicity of those original Case Study prototypes, but reconsidered and re-imagined for today's lifestyle.

Simple rectangular forms are punctuated with sliding walls of glass, and capped with a flat roof. An efficient and practical layout feels cozy for family gatherings, with spacious sunlit rooms that bring the outdoors in, and large doors that slide open to capture coastal breezes.

We incorporated construction innovation with a kit-of-parts approach and an emphasis on energy efficiency.

Combining site-built elements with prefabricated components, such as metal framing panels, speeds construction and provides more predictable construction costs. Depressing the house foundation slightly into the ground takes advantage of the temperature regulating properties of the earth, reducing heating and cooling costs.

We prioritized outdoor access, sunlight, and views by stretching the yard along the length of the home.

A series of sliding glass doors connects the interior space to the sheltered sunken garden, providing abundant natural light and a continuous connection to the peaceful landscape just outside. Inside, the depressed foundation creates an airy, lofty space.

We want to help rebuild our community while preserving the neighborhood scale and character.

The mass of the house steps back from the street, maintaining a pedestrian scale appropriate to the neighborhood and providing privacy for your family within. A wide slatted gate slides open to invite friends in and allows glimpses of the lush garden beyond. We clad the house with natural materials in warm palettes that feel approachable, but provide fire resistance and weather durably over time.

PARCEL INFO & DIAGRAMS

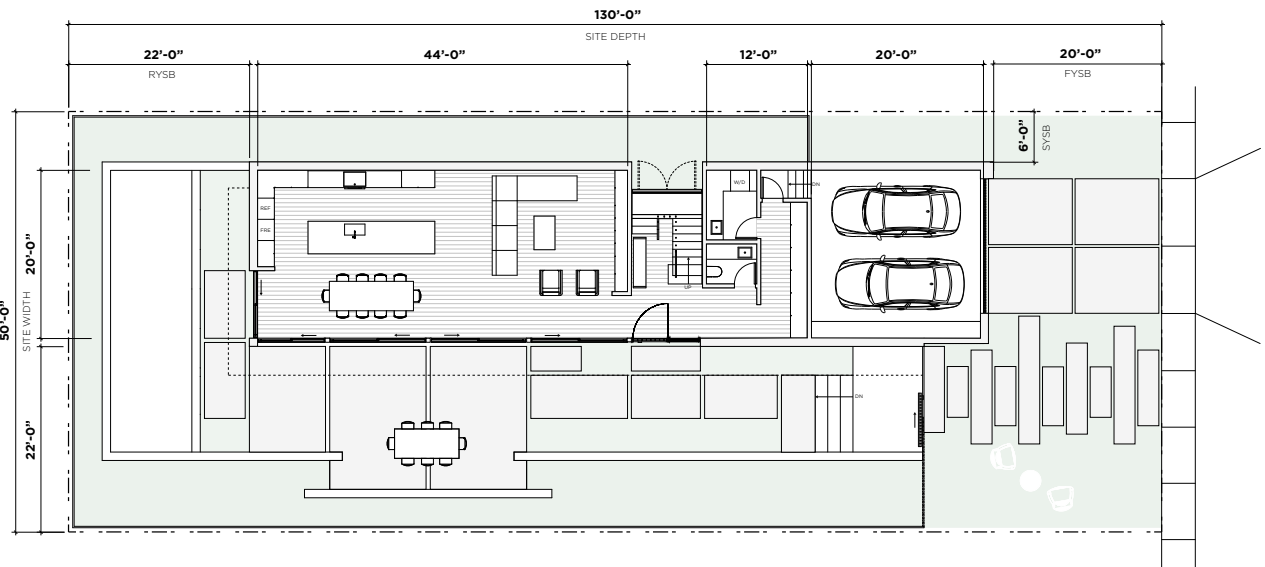
ADDRESS: 1037 N ILIFF STREET



BUILDING AREAS

RESIDENTIAL FLOOR AREA	
1ST FLOOR	1300 SF
2ND FLOOR	1600 SF
TOTAL	2900 SF
GARAGE(EXEMPT)	400 SF
TOTAL	3300 SF
MAX ALLOWED	4225 SF

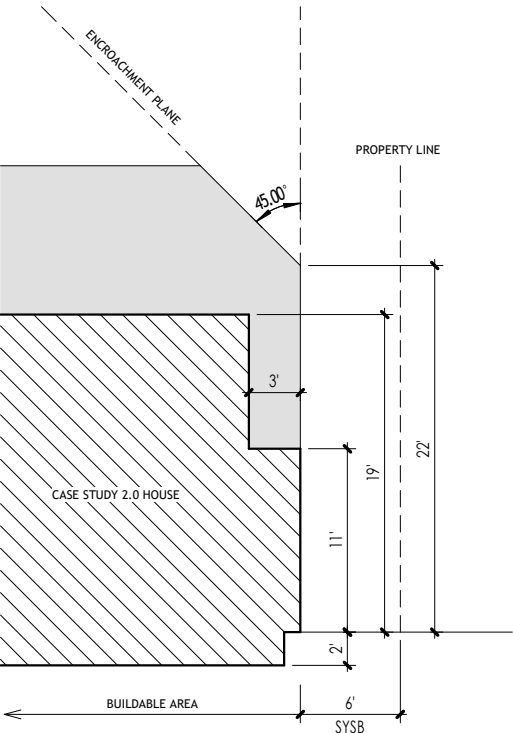
SITE DIAGRAM



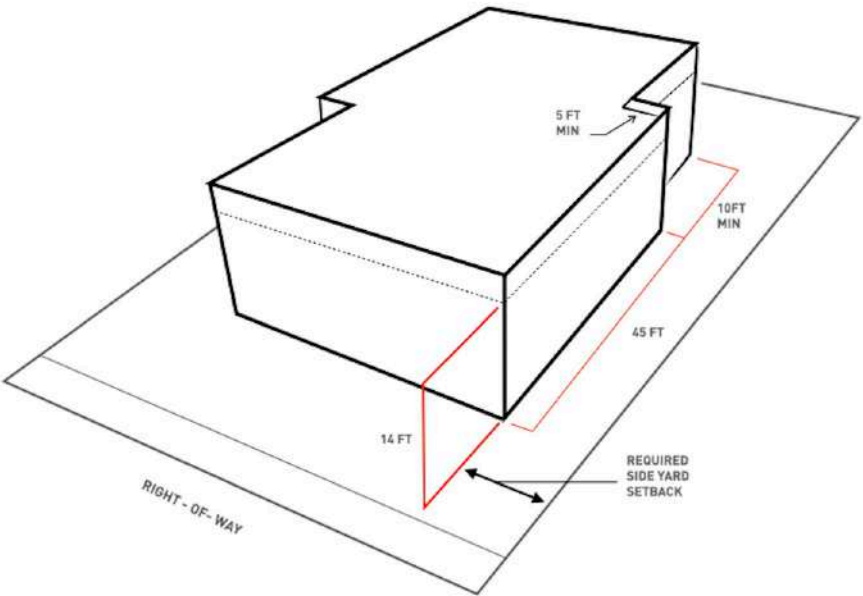
PROJECT DATA

SITE ADDRESS	1037 N ILIFF STREET
ZONED	R1-V1
LOT AREA	6500 SF
MAXIMUM ENVELOPE HEIGHT	28'-0" MAX ABOVE GRADE
L.A.M.C 12.21 C.10(D)(1)(I)	33'-0" MAX ABOVE GRADE FOR VARIED ROOFS
SETBACK REQUIREMENTS	FRONT YARD: 20'-0" REAR YARD: 15'-0" SIDE YARD: 5'-0" + 1'-0" FOR EVERY 10'-0" OVER 18'-0" = 6'-0"
PARKING REQUIREMENTS	2 COVERED SPACES
LOT COVERAGE	65% OF TOTAL LOT AREA = 4225 SF

BUILDING HEIGHT DIAGRAM



BUILDING ENVELOPE AND SETBACK DIAGRAM



DESIGN FEATURES



FIRE RESISTANCE

Living near California’s natural areas requires a fire hardened home designed to reduce potential fire threats. We considered current Cal Fire standards and the latest California State Fire Marshal requirements for fire resistant construction. These guidelines informed all aspects of the home’s design, from its shape, to the framing and cladding materials, to the landscaped gardens surrounding it.



BUILDING MATERIALS

- We clad the home with textured plaster applied over a fiber-cement backer board, contrasting with thermally treated wood siding.
- Windows and sliding glass doors are dual-pane, non-combustible aluminum frames fitted with tempered glass to withstand fire-induced breakage.
- Roofing is a Class-A fire-rated membrane, designed to resist the spread of fire and protect the home from ignition.



DEFENSIBLE SPACE

A landscape populated with native plants is more fire resilient than one dominated by invasives. Our plant palette preserves biodiversity, is more drought tolerant, and enhances wildlife habitats. This defensible landscape is a lively space that invites in birds, butterflies, and native creatures. The paved outdoor entertaining space conveniently creates a defensive buffer where the house is most vulnerable - at the large expanses of sliding glass.



EMBER RESISTANT FEATURES

To reduce the home’s fire vulnerability, we eliminated all exterior air vents to prevent embers from entering the home. The foundation is a solid concrete slab, and the roof has no open eaves. All operable window and door panels come with metal mesh screens to catch embers and reduce heat.



DESIGN QUALITIES

Our goal is to create a well-crafted home with an efficient and practical layout, that brings the outdoors in, with sunlit spaces open to fresh breezes, that feels cozy for family gatherings. The house is clad in warm, natural materials, and is appropriately scaled to the neighborhood to connect you to the community outside your front door.



CONSTRUCTION METHODOLOGY

Using prefabricated metal framing panels allows us to erect the home like a kit of parts. Four-foot wide panels are assembled off site and then quickly installed on site. Unlike traditional wood framing, metal framing is perfectly straight, highly durable and will not bow, warp or rot. Metal studs are non-combustible, providing improved fire ratings - a potential insurance benefit. Galvanized metal studs resist water, ideal for areas prone to moisture like bathrooms, and impervious to termites and rodents, reducing pest control costs.



STYLE FEATURES

A home should provide spaces that connect you with your neighbors but preserves your privacy too. The house is depressed slightly into the earth, creating a private sheltered garden with direct access to the lofty interior space. From outside, the overall height of the house is lower, appropriate to the pedestrian scale of the neighborhood. A slatted gate facing the street slides open to invite friends in and allows glimpses of the lush garden beyond.



CUSTOMIZATION POTENTIAL

Your home’s appearance can be easily modified to reflect your design preferences. The exterior cladding and door/window systems are available in several different textures and color hues. You can choose to clad the home entirely in plaster, or upgrade from plaster to brick veneer. Inside, rooms can expand or contract in four-foot increments. If desired, site amenities can be added, such as a swimming pool or spa, and an outdoor kitchen. We provided infrastructure for a future solar panel and battery back-up system, or a rooftop fire suppression system.



SUSTAINABILITY

By focusing on energy efficiency, eco-friendly materials, and thoughtful design, this sustainably designed home will deliver long-lasting comfort while reducing its impact on the environment. Energy-efficient appliances and plumbing fixtures, paired with high-performance insulation and windows, keep the home comfortable year-round with lower energy costs. Non-toxic, recycled, or locally sourced materials reduce waste while supporting a cleaner and healthier indoor environment.

CUSTOMIZATION OPTIONS



LIGHT PALETTE

LIGHTER WOOD

LIGHT PLASTER OR LIGHT BRICK



DARK PALETTE

DARKER WOOD

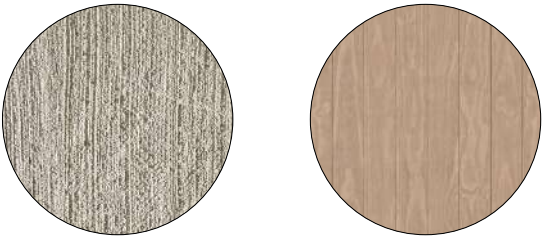
DARK PLASTER OR DARK BRICK



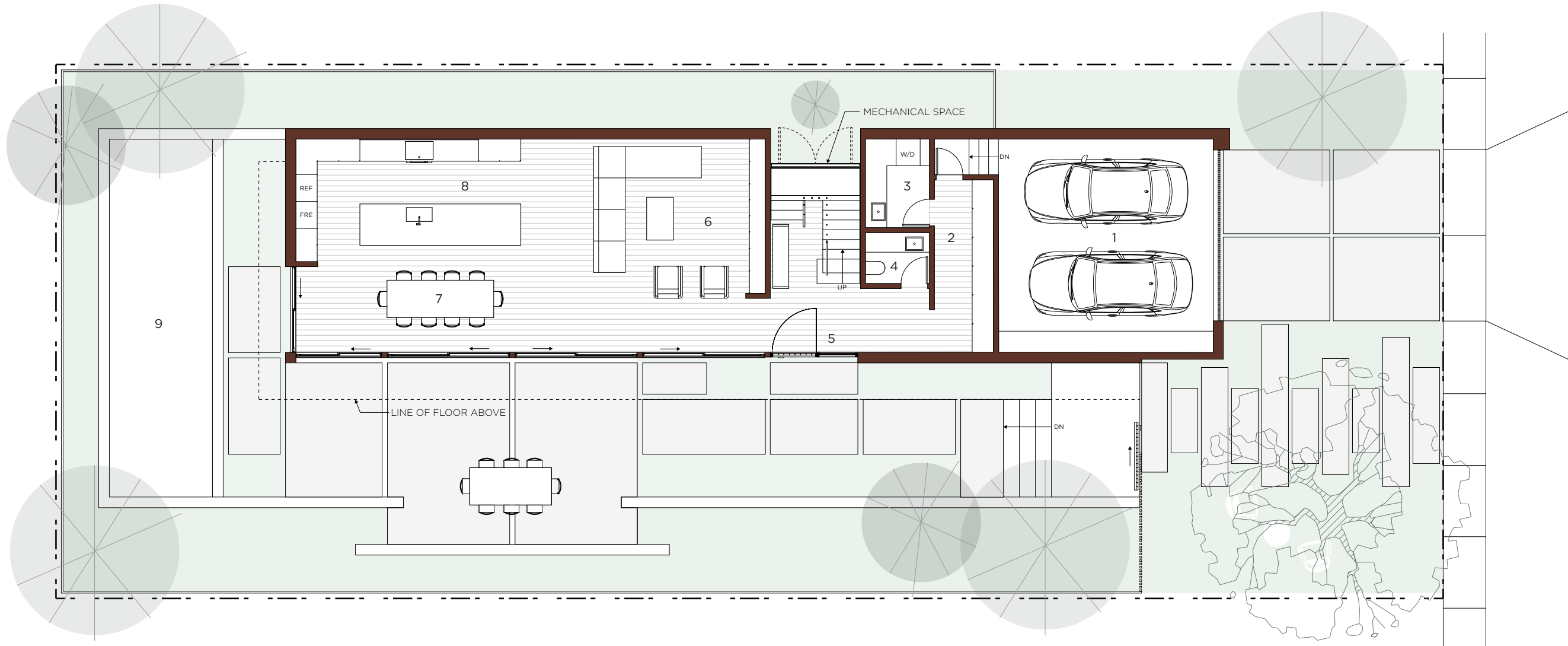
PLASTER PALETTE

LIGHT PLASTER

LIGHT WOOD



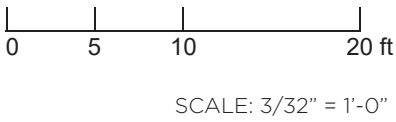
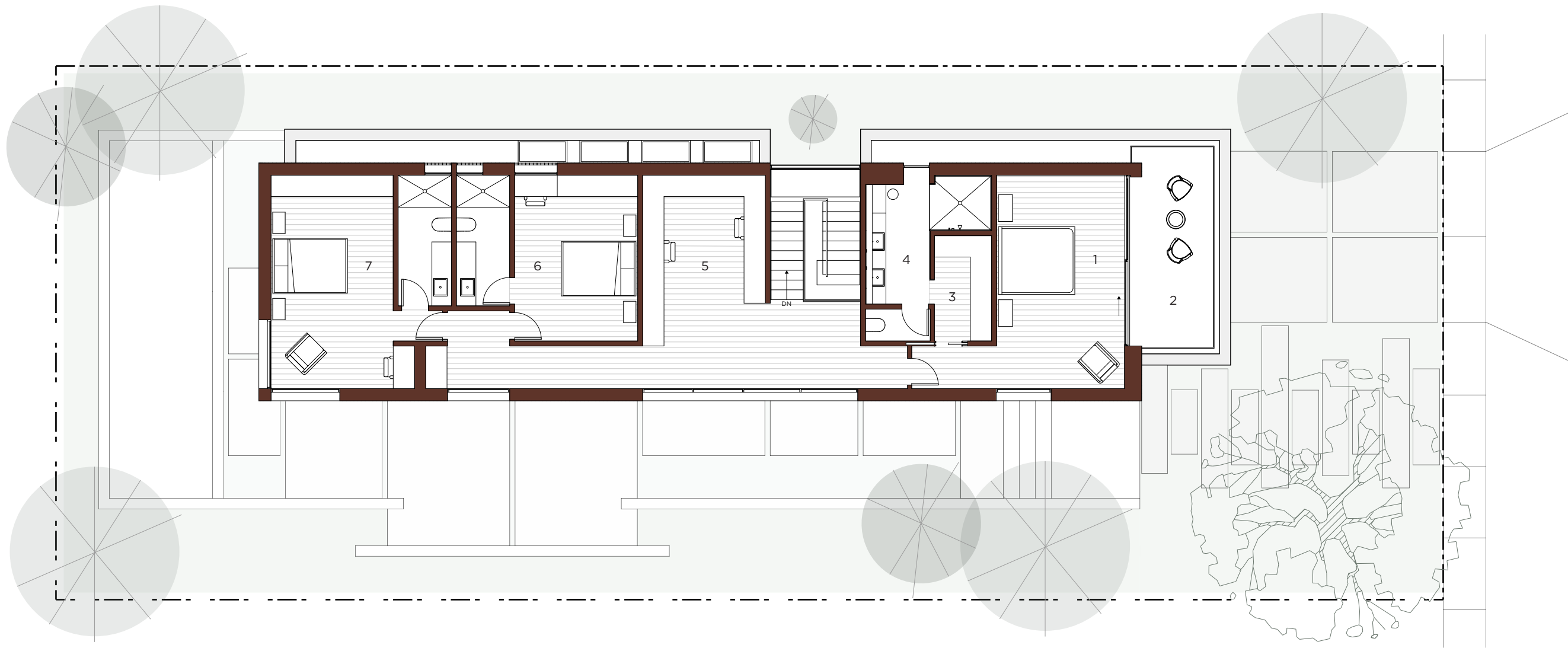
SITE PLAN/GROUND LEVEL



Key

- 1. GARAGE
- 2. MUD ROOM
- 3. LAUNDRY
- 4. POWDER
- 5. ENTRY
- 6. LIVING
- 7. DINING
- 8. KITCHEN
- 9. POOL (OPTIONAL)

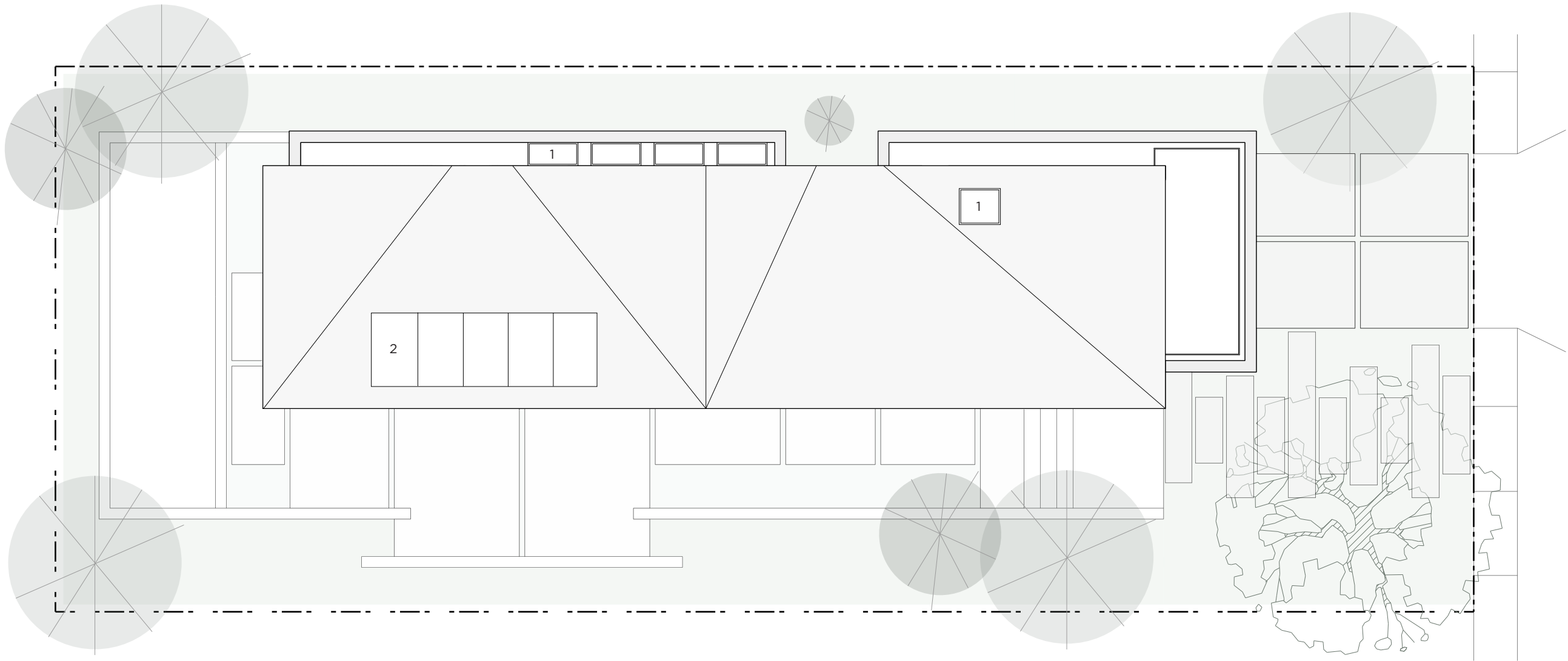
SECOND LEVEL



Key

- 1. PRIMARY BEDROOM
- 2. PATIO
- 3. CLOSET
- 4. PRIMARY BATHROOM
- 5. OFFICE/DEN
- 6. BEDROOM 1
- 7. BEDROOM 2

ROOF PLAN

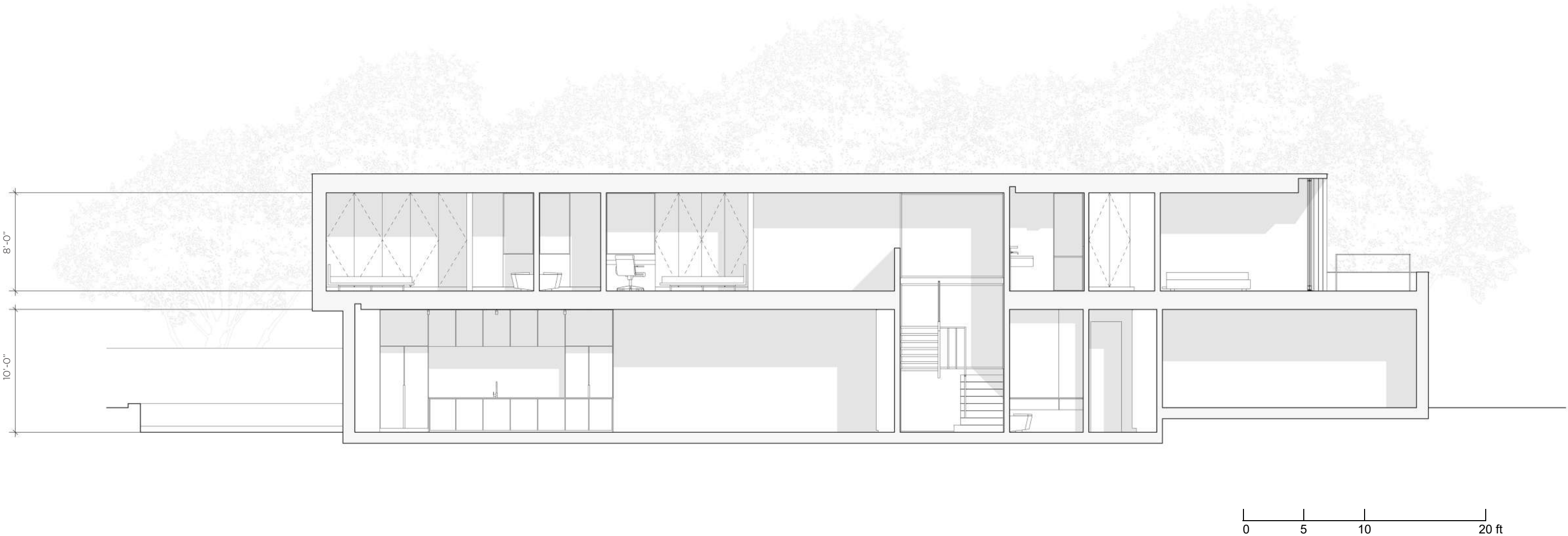


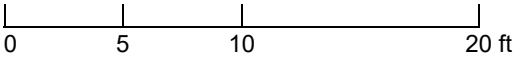
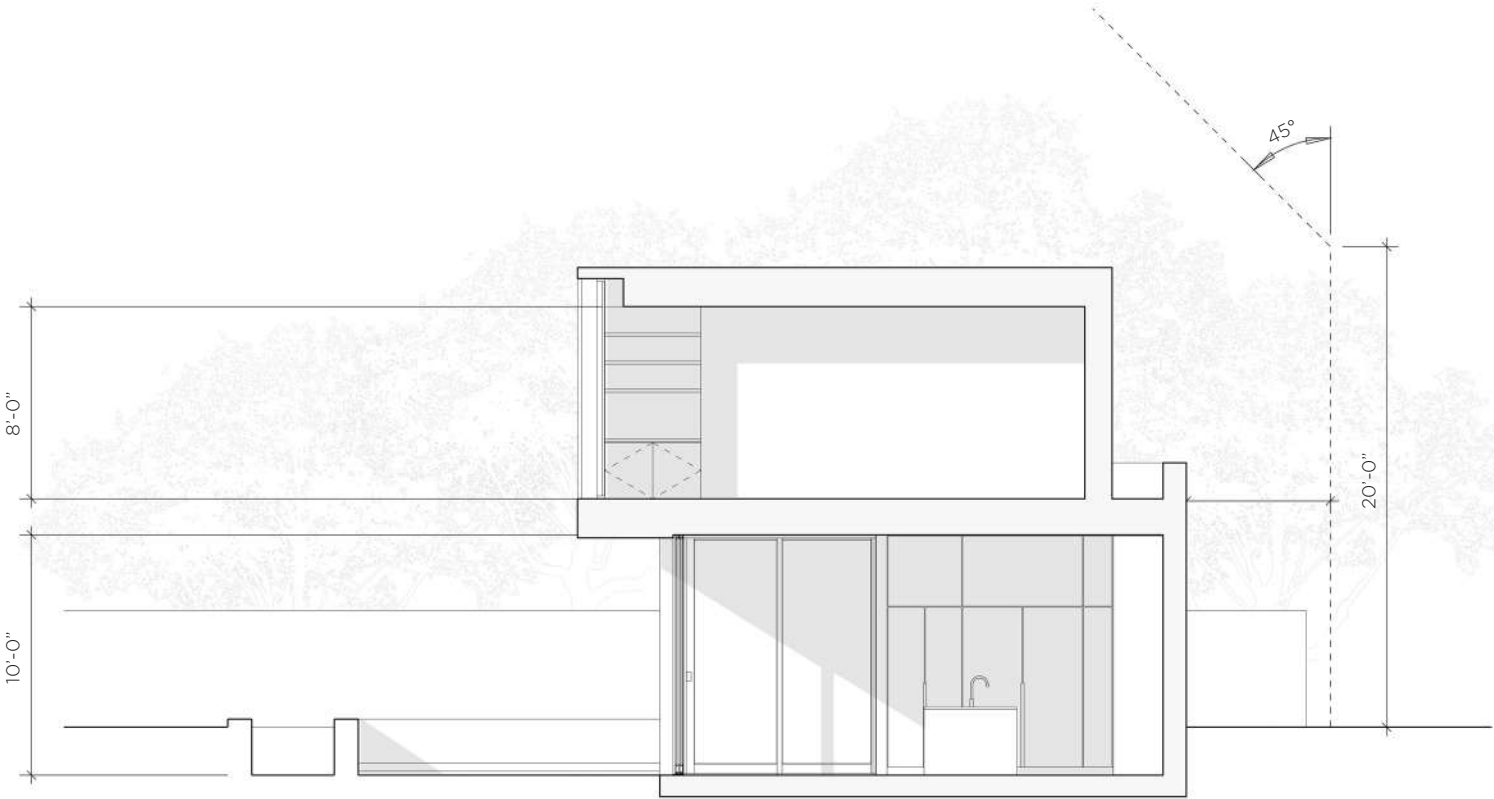
Key

- 1. SKYLIGHT
- 2. SOLAR ARRAY



LONGITUDE





ELEVATIONS



FRONT ELEVATION



REAR ELEVATION

ELEVATIONS



SIDE 1 ELEVATION

ELEVATIONS



SIDE 2 ELEVATION

















CASE STUDY 2.0
REBUILDING LOS ANGELES

A Visionary
Catalog for
Resilient and
Sustainable
Homes