CASE STUDY 2.0

REBUILDING LOS ANGELES

A Visionary Catalog for Resilient and Sustainable Homes

Charlap Hyman & Herrero

OPPENHEIM ARCHITECTURE | CREST | PLUS DEVELOPMENT

DELIVERABLES

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INTRODUCTION

COMPANY / FIRM SUMMARY

Charlap Hyman & Herrero is an architecture and design firm founded in 2014, with studios in Los Angeles, New York, and Mexico City. Principals Adam Charlap Hyman and Andre Herrero lead a practice that considers all aspects of the built environment, from site plan to furniture, having worked across the United States, the UK, Europe, Asia, and the Middle East. The firm ranks among Architectural Digest's "AD100," Elle Decor's "A-List," PIN-UP Magazine's "New Power Generation," and AN Interior's "Top 50." In 2020, CHH was the recipient of the AIA Los Angeles Emerging Practice Award, the highest honor the organization bestows on an emerging architecture firm for consistently producing innovative work. The firm has designed more than 2,000,000 square feet of projects across five industries—residential, commercial, hospitality, exhibition, and retail—enabling it to provide innovative solutions with a unique, creative perspective.

They have designed stores for Aesop and Moda Operandi and sets for the Santa Fe Opera and The Juilliard School. In 2018, CHH introduced an ever-growing line of textiles and rugs with F. Schumacher & Co, alongside collections of lighting and furniture produced independently. Their discipline-bending exhibitions for Jeffrey Deitch and Hauser & Wirth, among others, meld their curatorial practice with ambitious scenography. Residential projects, spanning ground-up architecture to sensitive restorations and interiors, have provided opportunities to collaborate with other leading firms and expand on the legacies of houses by I.M. Pei to Stanford White.

With a quietly surreal approach, CHH's projects explore the rich tension between the way a space can be used and how it is perceived. Confidently slipping between bespoke textile and furniture design, historical decor, and contemporary commissions, their projects question numerous flawed conceptual and practical hierarchies that have become intrinsic to the field. Through a rigorous creative process, akin to collage, CHH's projects poetically engage with memory and the hidden histories of buildings and interiors, while producing radically striking, distinctly contemporary homes and rooms

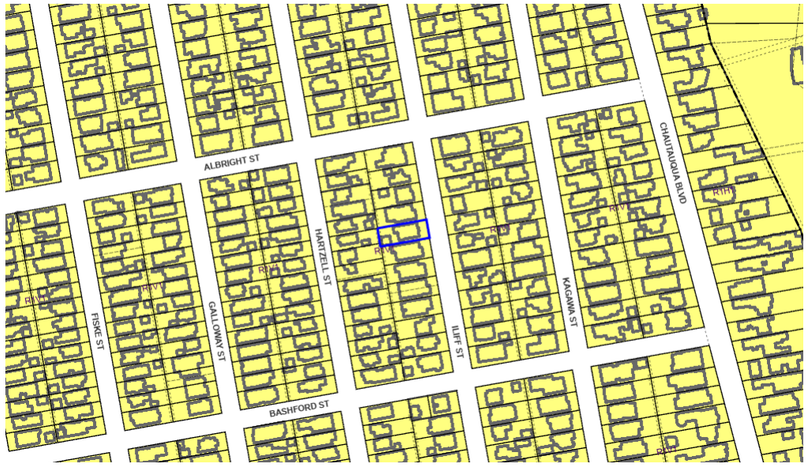
PROJECT NARRATIVE

CHH's proposal for Case Study 2.0 is, in many ways, a love letter to Los Angeles, drawing from its rich collection of Spanish revival homes. The spatial sequence of the proposal tours the user through a cinematic procession of public and private areas of the house. The walled garden extends the semi private space of the house to the street, at times affording glances across neighboring properties while intentionally presenting a private curtain to the street. The stacked volume borrows its sensibilities from timeless and resilient construction practices in the Mediterranean, Egypt, and pre-Columbian Latin America. A long driveway and optional garage accommodate the car, but do not force the architecture to be car dependent. Native plantings spill over the rigid forms of the exterior surfaces to soften their presence and replace habitat of birds and insects lost due to fire. Openings in the exterior are strictly regimented and treated uniformly with permanent non-combustible awnings. The openings present a flat and porous entry without hierarchy or primacy.

The ground floor is divided into front and rear and is customizable as to the owner's preference. The example home featured here connects the living room to the front garden and situates the kitchen at the rear yard. The first floor is divided into four quadrants, each opening into the next on a gradient of privacy. The enfilade plan reinforces the flat and porous nature of the proposal, allowing the owner to scale rooms of their choice based on their lifestyle and priorities. The example home featured here incorporates a large walk in primary bath and large walk in closet, both opening to the first floor balcony overlooking the front garden.

PARCEL INFO & DIAGRAMS

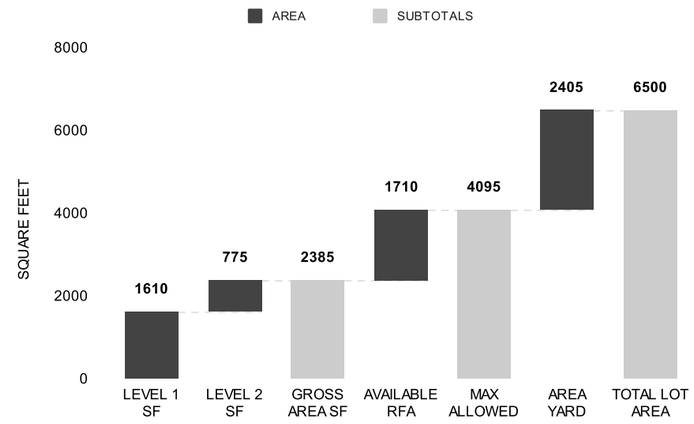
ADDRESS: 1037 N ILLIF STREET



BUILDING AREAS

BUILDING AREAS	
RESIDENTIAL FLOOR AREA	
LEVEL 1	1,610 SF
LEVEL 1 OVERHANG	156 SF
LEVEL 2	775 SF
LEVEL 2 OVERHANG	156 SF
TOTAL	2,385 SF
GARAGE EXEMPTION	400 SF
MAXIMUM ALLOWED	4,095 SF

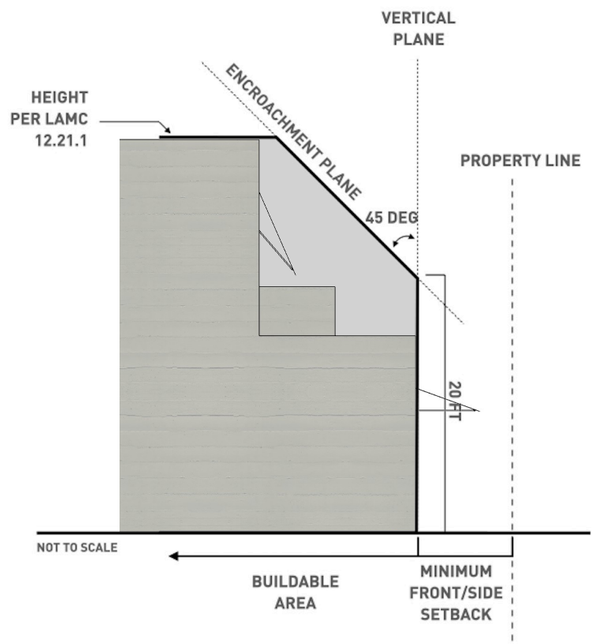
FLOOR AREA SUMMARY



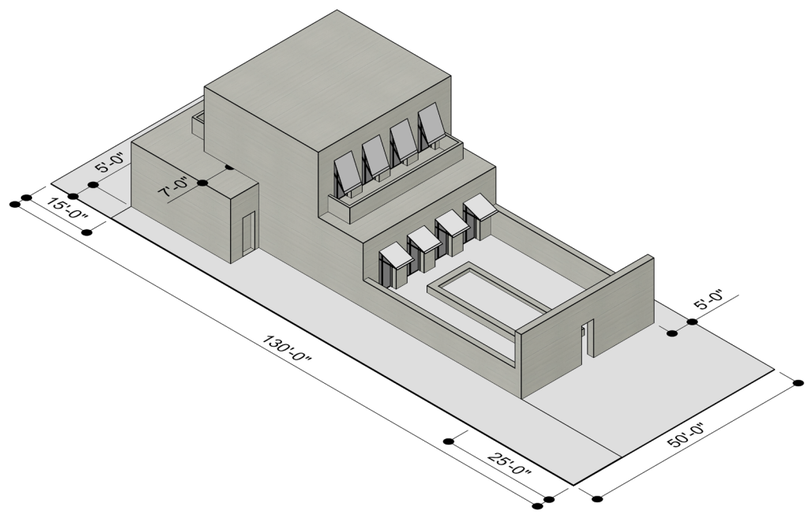
PROJECT DATA

PROJECT DATA	
SITE ADDRESS:	1037 ILLIF STREET
LOT AREA:	6,500 SF
ZONED:	R1 - V1
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: 15’ - 4”
	REAR YARD: 15’ - 0”
	SIDE YARD: 6’ - 0”
PARKING REQUIREMENTS:	2 COVERED SPACES
LOT COVERAGE (FLAT):	MAX ALLOWABLE COVERAGE: 48%
LOT COVERAGE (HILLSIDE):	MAX ALLOWABLE COVERAGE: 40%
BUILDING AREAS:	MAX ALLOWABLE: 4,095 SF

BUILDING HEIGHT DIAGRAM



BUILDING ENVELOPE AND SETBACK DIAGRAM



DESIGN FEATURES

FIRE RESISTANCE

The building is completely non-combustible. Awnings are constructed of ferrous metals. Planting areas area carefully curated by selection of designated fire-resistant species and placed to maintain defensible space.

ROOFING

Nearly flat monolithic concrete roofs form drain systems to collect and re-use rainwater. The roof is a completely non-combustible and navigable plane to ergonomically accommodate plantings, solar collection, or service enclosures.

BUILDING SIDING

Monolithic concrete construction means that the structural material of the exterior envelope is also the finish material. Concrete is self-finishing and self-cleaning while maintaining permanent non-combustibility.

WINDOWS & DOORS

Identical steel units dissolve the boundary between window and door. All openings use the same product, which delivers cost savings, quality benefits, and procurement expediency to the constructed product.

DEFENSIBLE SPACE INTEGRATION

The home acts as its own fire shield by carefully positioning native fire resilient species around the property to prevent fire intrusion to the structure. Fire spread to neighboring homes is prevented by selection of non-combustible materials.

VENTS

The envelope of the home is engineered to a Passivhaus certified level by leveraging the self-sealing qualities of the monolithic concrete enclosure. All vents are mechanically controlled and carefully sized and protected to prevent any fire intrusion.

EMBER-RESISTANT FEATURES

Non-combustibility is the determining factor in the selection of materials in every aspect of the exterior. When the house is closed up during a fire evacuation event, embers are unable to pass through the envelope and cannot contact any combustible material. The sealed envelope creates positive pressure at all wind speeds.

SUSTAINABILITY

Embodied carbon is the top priority in selection of non-combustible materials. Preventing all plastics, sealants, paints, stains, and disposable metals required for conventional stick frame construction, the house reduces emissions through a long lifespan and deliberate selection of permanent, natural materials.

DESIGN QUALITIES

Almost Lynchian in its qualities, the proposal allows one to live in old Hollywood glamor, while enjoying the proximity to the ocean or mountains in the Palisades and Altadena. High ceilings make rooms with uncanny proportions.

CONSTRUCTION METHODOLOGY

The construction of the house is 90% completed by one trade: masonry. Fit-out is completed by the remaining trades: mechanical, electrical, plumbing, glazing, and millwork. This allows for a more efficient and simplified construction process.

EFFICIENCY

Monolithic concrete construction with few openings is inherently highly efficient in the cooling dominated climate of Los Angeles. Forced air conditioning can be completely avoided by the selection of hydronic heating and cooling systems embedded within the concrete monolith itself.

STYLE FEATURES

The minimalist structure fits with any interior decor style. High ceilings and soft earthy textures of the rooms create an ideal backdrop for possessions and daily life. Considered and practical elements like the mudroom and sizable pantry facilitate a comfortable contemporary life.

ADDITIONAL SPECIAL FEATURES

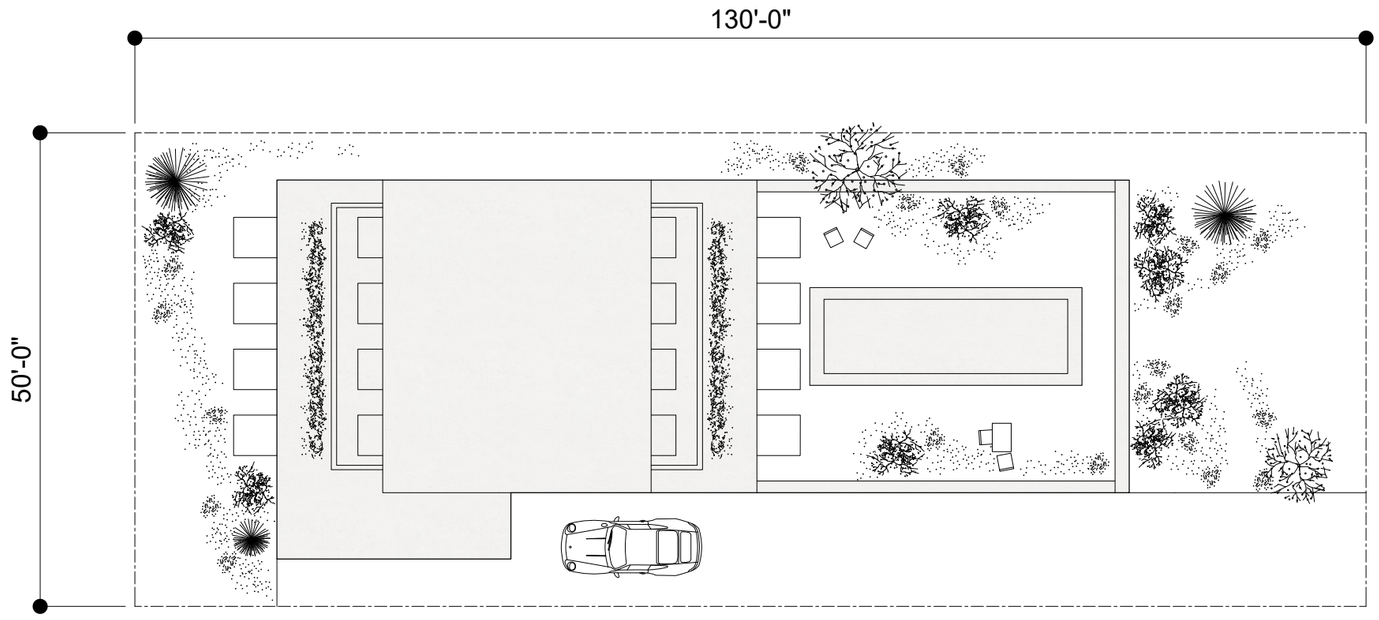
The front garden is the showcase feature of the proposal. Nearly 40% of buildable area is devoted to the front garden and pool area. Fixed sunshades temper the exterior environment. Balconies at front and rear bring a romance to the private areas on the second floor.

CUSTOMIZATION POTENTIAL

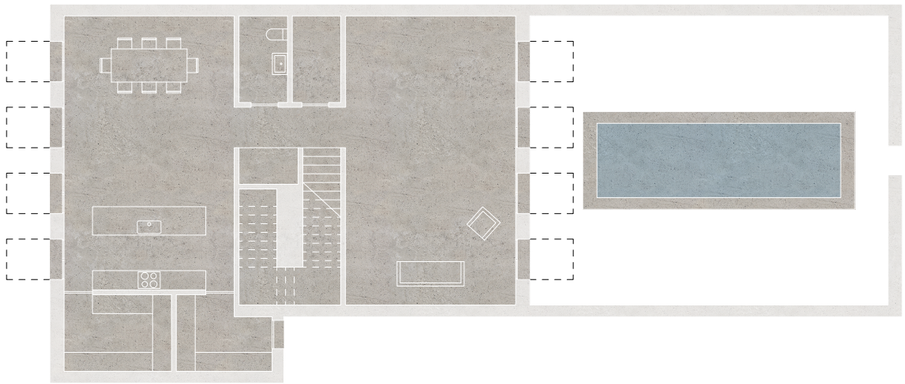
The house is highly customizable. The monolithic concrete construction method means that the fundamental geometry of the design can be right sized to the owner's lot, and preferred program through partitions and fit-out.

PLANS

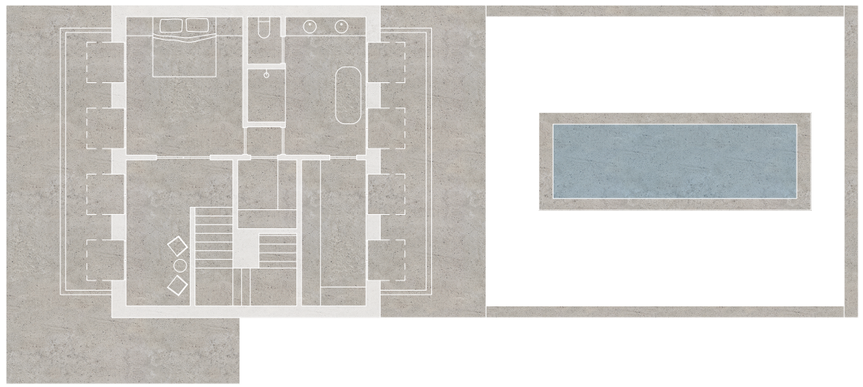
SITE PLAN



GROUND LEVEL

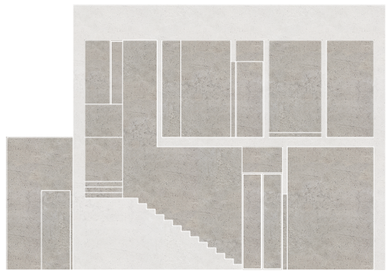


SECOND LEVEL



SECTIONS

LONGITUDE



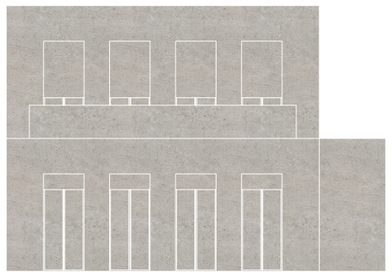
ELEVATIONS

NORTH

SOUTH

EAST

WEST



RENDERINGS

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