

ATTACHMENT C:
Detailed Architectural Description of Property &
Current Photographs

RAPOR: DETAILED ARCHITECTURAL DESCRIPTION

The 0.7-acre property is located on a landlocked parcel south of Wicks Road, accessed by a steep, curvilinear driveway within an easement over the adjacent property to the north (1444 Wicks Road). The site sits at the top of a hill with a view of the city and the rectilinear buildings are oriented with primary elevations facing east. The residence, garage and studio on the site were completed in 1978 and the office was completed in 1986. The complex represents the late work of Buff & Hensman with boxy forms clad in wood with stucco piers, flat roofs, often symmetrical designs and large fields of one material. Rapor represents an original reinterpretation of Japanese and Craftsman precedents in a mid-century hillside dwelling.

The one-story buildings have a symmetrical, boxy form with minimal materials: stucco, redwood, glass and terracotta tile. The property is divided into four distinct sections which progress as follows from the end of the driveway to the rear of the lot: a 582-square-foot structure containing the garage, studio, entry and staircase (at lower grade with roof terraces), ascending to a pool, loggia, and the 1,860-square-foot main house. Attached to the north side of the garage/studio/entry structure is the 870-square-foot office, originally conceived as an art gallery and also designed by Buff.

The driveway and front yard area of the property have Arroyo-stone paving with landscaping along the outer edges. The structure housing the garage and studio, with entry portal between, sits at the end of the driveway and obscures from view most of the house. The structure has full-height piers clad in medium-dash coat stucco at the north and south ends and half-height stucco piers flanking a pair of central entry doors with large art-glass panels (by artist Judy Jansen). The upper portion of this elevation projects slightly and is clad in flush tongue-and-groove redwood siding. The lower portion, including the garage door, is also sheathed in upright redwood siding. Various potted desert plants are grouped at the ends of each of the stucco piers and along the northern portion of the structure, which contains Buff's former studio; the roof of the building and half-height piers are also landscaped.

The office addition maintains the minimal materials and simple design of the original structures on the site and is connected to the garage/studio/entry structure by a hyphen which, shorter than both the original and new structures, has a small header of redwood siding and a simple aluminum-and-glass door and sidelights. The addition appears as a solid stucco wall with desert plantings from the view of the driveway at the main house. The east-facing wall is minimally glazed while the north-facing elevation is highly glazed at the upper portion and has a full-length redwood porch, which projects over the driveway.

Through the doors to the entry portal is a staircase coated with pebble-aggregate treads and risers leading to a pool and terrace and the main house, which are all at the higher roof elevation of the garage/studio structure. The roof of the garage/studio structure has two uncovered terraces on either side of the access stairwell, which are each covered in Arroyo stones and a redwood platform. The steps lead to a quarry tile walkway which extends over the pool and forms a slightly elevated central axis over the pool and through the loggia and house, all of which are symmetrical. The loggia is formed by a heavy flat roof form clad on all sides in redwood tongue-and-groove siding and supported by four rectangular stucco-clad piers.

The front of the main house, which begins at the rear of the loggia, has two large full-height fixed windows flanking a central pair of clear-glass doors. The sides and rear of the house are not visible. The floor plan is open with pull-out interior doors in the bedrooms and bathrooms and much of the interior furniture, designed by Buff, is integral to the building itself. Characteristic of many houses by Buff & Hensman, the living room and dining room are sunken below the level of the central walkway. The original buildings are unaltered.