

# Architectural Record

bnp  
Media

01  
2023

\$11.99 architecturalrecord.com

SANAA in Sydney  
+ Schools K-12







# KITCHEN & BATH

- 96 Vineyard View Kitchen, California
- 98 Los Angeles Kitchen
- 100 Passive House, Connecticut
- 102 Products

VINEYARD VIEW KITCHEN IN GLEN ELLEN, CALIFORNIA, BY AMY A. ALPER, ARCHITECT

PHOTOGRAPHY: © ADAM POTTS





Two islands (top) run perpendicular to a dry bar, which appears as an extension of the stair wall (above).

## Vineyard View Kitchen

Amy A. Alper, Architect

BY DAVID SOKOL

**WHEN** the 2017 Nuns Fire consumed a couple's house on the east side of the Sonoma Highway in California wine country, the devastation caused them deep personal sadness, of course, but it also magnified their love of place. Instead of merely reconstructing the circa-1980 cottage in more fire-resistant form, the couple tapped local architect Amy Alper to create a house that would be a full-time residence boasting compelling visual connections to the six-acre site.

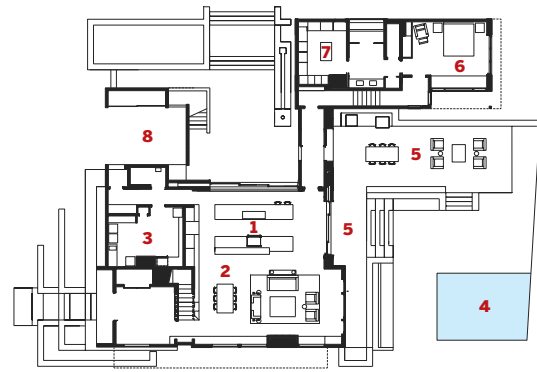
The blaze had spared the pool behind the house, as well as three acres of Cabernet Sauvignon vineyards wrapping its south elevation. Because the design brief included a freestanding guesthouse that would be located to the north, Alper conceived the new house

as a pinwheel in which pool, farmland, and a new north-facing patio would be slotted into the plan. The architect also treated a large kitchen for entertaining as the pinwheel's rotor. Using a pair of islands and minimal overhead storage, she guaranteed views across its interior out to the landscape for which the clients are continually grateful.

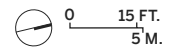
"I talk about this kitchen as a touchpoint," Alper says. "You move in it and you move about it. It composes views, especially to the pool and vineyard, and it directs the people moving through those spaces."

The pair of islands follow an east-west axis, to underscore the easy flow from the new interior to the pool and its surrounding lounge areas. On the cross-axis, a dry bar is partly inset into the building's stairwell volume. Walnut strips embedded within the concrete floor—an alternative to scored control joints—follow the bar's north-south direction and line up with the framing of windows and doors.

The architect explains that the client thought of the outdoors as art, "so we didn't



**FLOOR PLAN**



- 1 KITCHEN
- 2 LIVING/DINING
- 3 PANTRY/LAUNDRY
- 4 POOL
- 5 PATIO
- 6 BEDROOM
- 7 BATH
- 8 CARPORT

**Credits**

**ARCHITECT:**  
Amy A. Alper, Architect

**ENGINEERS:** Rich Burris/  
Structural Design Group

**GENERAL CONTRACTOR:**  
Total Concepts

**CONSULTANTS:** M Design Studio,  
Lighting Forms (lighting), RMS  
Designs (millwork)

**CLIENT:** withheld

**SIZE:** 500 square feet (kitchen);  
3,500 square feet (house)

**COST:** withheld

**COMPLETION DATE:** March 2022

**Sources**

**COUNTERTOP:** Da Vinci Marble

**SINK:** Julien

**FITTINGS:** Waterworks

**DOORS:**  
Quantum Windows and Doors

**LIGHTING:** Hubbardton Forge  
(downlights), Tech Entra (task),  
Lutron (controls)

The east (above) and north (right), walls open on the patio and courtyard, respectively.

need to provide extensive wall space” to interrupt the long vistas. Alper adds that the scheme’s strong axial quality is an homage to wine country, where “rows of vineyards draw the eye across the fields.”

The project paid further respect to the vineyards in terms of material selections. Alper’s choice of rift white oak for cabinet faces approximates the yellow foliage of grapevines in autumn, as well as the wheat tones that simultaneously appear in local grasses. For countertops, veinous marble slabs “provide a counterpoint to the straight-lined oak, so that the space is more energetic and exuberant.”

What, then, of the occasional charcoal accents—the pigment in the concrete floors, for example? These, too, are homages to the landscape, namely the charring on the trees that survived the Nuns Fire. They are subtle reminders that this house of celebration has sprung from misfortune. ■

PHOTOGRAPHY: © ADAM POTTS







## L.A. Kitchen

aanda and HYCArch

BY SHEILA KIM

**THINKING** inside the box needn't be boring, as demonstrated by a home renovation and expansion in Los Angeles for a semiretired couple and their beloved cat. The house's redesigned interiors comprise a group of three rooms at its core that accommodate private activities, such as sleeping, stretching, and meditating. This personal zone is wrapped by the more communal spaces, including a pair of home offices and a large living/dining/kitchen area. This comfortable scheme came about through the collaboration of the style-savvy clients with their friend, architect Annie Barrett (of Brooklyn, New York–based aanda);

Barrett, in turn, called on her former grad-school classmate Hye-Young Chung (HYCArch) in Los Angeles to ensure a cohesive, well-executed design despite her practicing on the opposite coast.

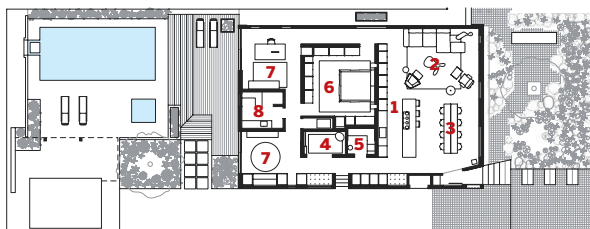
Sharing more than half the public zone with the dining and living areas, the open-plan kitchen benefits from loads of daylight pouring through the room's expansive windows and a generous skylight in its faceted ceiling. "This quality of flux was immensely important to us and to the clients," says Barrett. "The skylight engages the shifting qualities of light to bring a sense of the unexpected. It makes the home come to life." A secondary skylight, tucked out of sight above the kitchen sink, introduces additional task lighting for morning and afternoon washing and prepping.

"The clients wanted to conceal any and all clutter," says Chung. For this reason, "We designed 66 pieces of cabinetry that house

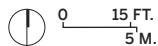
A dramatic skylight in a faceted portion of the ceiling (above) is the stunning focal point in the open-plan kitchen and living zones. The architects designed custom storage (opposite) that holds everything from utensils to kitty litter.

everything from appliances and dishes to stepladders and clothing, even eyeglasses. Every square inch was scrutinized to ensure efficiency." Faced with painted medium-density fiberboard (MDF) front panels and doors—smooth or CNC-milled, with a tactile, pleat-like surface—this white casework conceals a paneled refrigerator, microwave, and dishwasher along the sink wall, as well as a kick-release stool below the sink for the shorter of the two clients. Just opposite, an 11-by-3-foot island topped by black sintered-porcelain contains a cooktop and two ovens, as well as additional storage and seating.

The custom MDF-clad units continue



**FLOOR PLAN**



- 1 KITCHEN
- 2 LIVING
- 3 DINING
- 4 MEDITATION ROOM
- 5 STEAMROOM
- 6 BEDROOM
- 7 STUDY
- 8 BATHROOM

**Credits**

**ARCHITECT:** aanda and HYArch  
**ENGINEER:** Marco Ibarra  
**GENERAL CONTRACTOR:** GHBW  
**CONSULTANTS:** Silverstrand (millwork), Kathryn Toth/Theia Lighting (lighting)  
**CLIENT:** withheld  
**SIZE:** 2,300 square feet (house)  
**COST:** withheld  
**COMPLETION DATE:** January 2021

**SOURCES**

**COUNTERTOP:** Neolith  
**TILE:** Mutina  
**FLOORING:** Dinesen  
**WINDOWS:** Fleetwood  
**LIGHTING:** Foscarini (pendants), Graffiti (downlights)  
**SINK:** Rohl  
**PAINT:** Benjamin Moore  
**APPLIANCES:** PITT, Gaggenau, Miele

along the south-facing external wall of an adjacent corridor—a strategy that also adds a layer of insulation, to mitigate heat gain from the harsh California sun. Here the clients stash everything from craft supplies to puzzles. More importantly, this wall integrates the needs of the family’s feline member. Suggested by the client, this pet station includes a hidden kitty-litter drawer—circular entrance included—and a food nook beside it.

Barrett recalls, “The cat was an important, if adorably obstructive part of the design process, with a knack for lying down on exactly the drawing we’d be discussing.” One might say it was a welcome distraction for intense discussions. In addition to holding numerous Zoom meetings, Barrett would fly out to Los Angeles. “We met every month in person, throughout the 18-month-long design process, and these were epic, daylong sessions!” ■



## KITCHEN & BATH



## Connecticut Passive House

Sarah Jefferys Architecture + Interiors

BY DAVID SOKOL

**AFTER** purchasing a 1940s stone cottage near the base of Mohawk Mountain Ski Area in Connecticut, Sarah Jefferys, a New York-based architect, renovated it as a second home, which she and her family share with that of a lifelong friend who is a co-owner. The surprising transformation not only brings the English-style cottage up to 21st-century standards—it includes an unexpectedly modern wing.

The new construction encompasses a combined ground-floor kitchen and dining room in a discrete cypress-clad volume big enough to accommodate both families, should their stays overlap. Sleeping quarters occupy the addition's second level, which cantilevers to the southeast. "Somewhat inspired by dogtrot houses, which had a central breezeway dividing the house," Jefferys says, the kitchen abuts the original house's den to link new and old.

Both structures are celebrations of nature. But, whereas the cottage appears plucked from the book plates of a version of "Hansel and Gretel," Jefferys's addition includes large apertures that immerse occupants in the landscape. The kitchen features undercounter storage along one window wall to prevent cabinetry from competing with



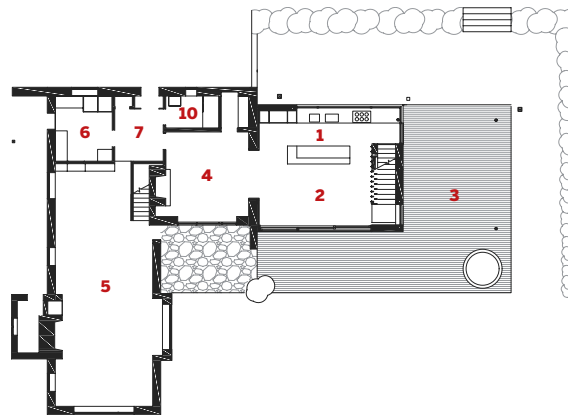
The kitchen's work zone looks toward a more wooded landscape (top), while the dining area (above) opens to a deck and a pastoral scene. The upstairs bathroom (opposite) window frames a view to Coltsfoot Mountain.



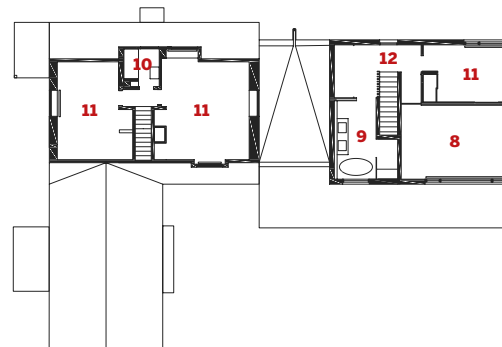
the uphill view. (A waterfall-style marble-topped island separates the room's work and dining areas.) The architect also took advantage of the second floor's vistas, placing a shared bathroom's freestanding tub immediately below a south-facing window that frames forested hills. "A long-distance view was very important to us when picking out a house," Jefferys says of the tub's placement. "It is sumptuous to soak in a bubble bath while gazing out to the mountains beyond."

The landscape comes inside as well, thanks to Jefferys's choice of finishes. Locally sourced wide-plank pine floors were installed throughout the house, and Jefferys used the highly figured wood for the kitchen cabinets as well as the stairwell of the new wing; she clad the bathroom in pine shiplap. The material rigor further distinguishes the contemporary intervention from the cottage, where the material palette is much more varied.

Yet Jefferys might have exercised her greatest respect for nature in the elements of the renovation and expansion that cannot be seen. Since launching her eponymous firm in 2001, the architect has steadily recalibrated her work toward Passive House performance. Here she employed thermal bridge-free construction, triple-pane windows, and heat recovery from appliances and occupants, among other sustainability techniques. The finished house aims to use 70 percent less heating and cooling than a merely code-compliant American building—emblematic of her progress toward becoming an entirely net-positive firm. ■

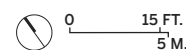


FIRST-FLOOR PLAN



SECOND-FLOOR PLAN

- 1 KITCHEN
- 2 DINING AREA
- 3 DECK
- 4 DEN
- 5 LIVING ROOM
- 6 MUDROOM
- 7 FOYER
- 8 PRIMARY BEDROOM
- 9 PRIMARY BATH
- 10 BATH
- 11 BEDROOM
- 12 CORRIDOR



### Credits

**ARCHITECT:** Sarah Jefferys  
Architecture + Interiors

**ENGINEER:** Joseph Marcetti

**GENERAL CONTRACTOR:**  
Jim Terrall Construction

**CONSULTANT:** XS Space

**CLIENTS:** Sarah Jefferys, Stewart Osborne

**SIZE:** 3,400 square feet (house)

**COST:** \$790,000 (renovation and addition)

**COMPLETION DATE:** June 2021

### Sources

**KITCHEN CABINETRY:** Stylecraft

**COUNTERTOP:** Hindustan

**BATH FIXTURES:** Wetstyle, AF Supply, DaVinci, Hansgrohe, Zucetti

**WINDOWS AND DOORS:** Ikon