

PASEO MIRAMAR

PACIFIC PALISADES, CA



PROJECT DESCRIPTION

Originally built in 1956, Richard Neutra's Troxell Residence perched high above the Pacific Coast Highway underwent a rigorous renovation and expansion to 3,000 square feet. We followed cues from the original post and beam structure over which interior and exterior finishes of wood, stone, plaster and glass are applied in a simple refined technique to refine the play of space, light and views.

A pile supported pool and deck, included in the original plans but never executed, now clings to the natively planted hillside, defining the limit of expanded outdoor living space and void below. A seamless addition to the master bedroom projects the house further out into space - reemphasizing the overall horizontal composition of the building. From this room and the open plan dining and sitting areas large expanses of fixed and sliding glass welcome framed panoramic views that include downtown Los Angeles and Catalina Island.

PRIMARY COMPONENTS

Douglas fir beams/ceiling, stucco, slate flooring throughout, integrally colored concrete, cork, white glass, and caesarstone counters

COMPLETED 2005

