

# Schwartz/Conlon Residence

Architectural Design Program

DRAFT 1

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# Schwartz/Conlon Residence

## Architectural Design Program

### 1 General Impressions

#### What we would like the house to feel like after the rebuild

As drive or walk up to the house, you see a charming bungalow. It seems like one of the older stucco styles but there is something a little different about it—you cannot exactly put your finger on it.

The garden fence and gate invite you in. You stop to smell the roses climbing the trellis. The house looks small, cottage-sized from the street. The garden is informal and colorful. The window boxes are full of flowers. The stone path feels solid and grounded. If you look there is sculpture in the garden and engaging little details on the house.

You walk up to the oversized front porch. Bill and Judith are sitting on the front porch. There's a porch swing for that Aristotle the cat has claimed for his special spot. The neighborhood kids stop by to visit, have a glass of lemonade, and swap stories. If it's raining the porch can feel like a safe place to watch the rain come down. When we're older (and so are they) we'd like them to bring their kids by too.

The front door has a beveled, hand crafted texture. When you walk inside, you're surprised at how open and spacious the house seems. The architecture detailing is elegant and simple. The floors are warm colored wood and tile, There is beautiful art on the walls and you're not sure whether to look first or hug your host and hostess hello. You can see through to another garden out back.

The main room has a very rich feeling with a large oriental rug, paintings, and an eclectic mix of antique and contemporary furniture. The dining table is not yet set with the beautiful dishes and silver you recall from your last visit. There are flowers, a comfy sofa and chairs on which to relax, and you recognize the music from a Joe Craven concert you went to with Bill and Judith.

You walk up to the angled windows around corner facing the rose garden. You're reminded of the children's story, *The Secret Garden*. As you step out through the French doors, you spy a bench facing a fountain burbling quietly that invites you to sit and be still. There's another area to sit, with a table and chairs to share food & drink and a trellis and umbrella for shade. The apples are heavy on the tree next to the house. Bill's vegetable garden entices you to pick a ripe tomato off the vine.

From the garden you can also see the French doors leading to the bedroom. Judith invites you to take a look and you're surprised that it looks so tidy. She laughs and shows you the his and hers closets hidden behind the angled wall of the bedroom. Bill's shoes, suits, and shirts are all in careful order. Judith's are a bit more organic though the built-in shelves help a lot.

The colored toned walls contrast with the white trimmed, paned windows that look out onto the garden and fountain. The double bed frame is an old one that belonged to Bill's great uncle. The quilt was made by a friend. There's a chair to sit and read or watch TV (tho' the set is hidden). There's art on the walls, a dhuri rug, and books and magazines by the bed. The lamps give off a soft glow and there are individual reading lights by either side of the bed.

The bathroom is very clean and shiny. The fixtures are unusual, simple, and contemporary. There's a pile of thick soft towels, handmade lavender soap which smells wonderful, and a thick, colorful bath mat. You notice a big jar of bath salts on the edge of the tub. There's lots of light coming in through the glass block in the walls, the recessed lights, and the lights around the mirror.

The guest bath is compact and is a tribute to the creative use of space. The glass door to the stall shower makes the room seem larger than it is.

The wing you thought was a side cottage turns out to be a garage transformed into a studio. The floor is shiny linoleum tiles with lots of cabinets and a skylight. At one end Judith has a worktable and easel set up. At the other you can see matching yoga mats and Bill's hanging bar. He gives you a demonstration and then offers to show you how. You, of course, accept and it's amazing what a skylight looks like from that angle.

You're also impressed by the array of sports equipment so neatly stacked on shelves in the mud room. Even the riding boots and swimming gear have their own place along with the tennis rackets and smelly handball gloves. You congratulate the couple for having found a solution to Bill's historical practice of ripening his wet handball clothes in plastic bags. This organizational excellence extends to the recycling process outside.

When you enter the library, you're tempted to excuse yourself, grab a book off the built-in shelves and climb onto the alcove/window seat. There's a clever little light built in that you can turn on now that the front yard is in shade. You can see Aristotle still curled up on the porch swing though he's now getting ready for company. You can hear the music from the new Chieftains' CD Bill just put on in the other room. You peek in another alcove/closet and there are Bill's ironing tools. He shows you how to iron a tablecloth so it looks like a professional laundry did it.

When you bring the fresh tablecloth over to the dining area of the great room, Judith asks you to get the Bird of Paradise china out of the breakfront (?) and help her set the table for dinner. Judith is in the long galley kitchen, getting everything ready for dinner. More guests are arriving later and she wants to have everything cut, chopped and organized. The Cuisinart and other appliances are busy.

The kitchen feels like cook's kitchen rather than a magazine layout. The sink is big, the counters wide and long, and the cabinets have lots of racks and extra devices so you can reach into the back of the cupboards. The cabinets are honey colored wood which complements the multi-colored slate backspash and ???? countertops. The sink is big to accomodate large pots. The windows are oversized and there's a lot of light. There is a ton of cabinet space for all the glassware and dishes

It's a testimony to your position as chosen family that you are being asked to help set up. Judith looks over the breakfast counter and checks on your progress, pointing out which silver and crystal to use. You get the napkins from the linen closet, breathing in the smell of cedar. You discuss the menu so you know how many forks and wine glasses are needed. She tells you the stories behind all the pieces and what she remembers from her parents and grandparents homes.

Bill comes in and helps clean up the kitchen so it will be easy to stage the various courses and 64 plates and 15 serving pieces. He selects the wines from the storage closet and opens the reds to breathe.

Dinner runs very efficiently and the guests have a wonderful time. Judith slips into the kitchen as needed to get the next course ready. As plates for each course are removed, they're stacked along the counter and the sterling flatware is put in the plastic tub so it doesn't get lost or accidentally thrown out. They graciously decline offers of help to clean up. After dessert and coffee, the guests are encouraged to shift to the sofa and chairs. Aristotle prefers this, the better to find new laps among the visitors.

After the others leave, you help Judith and Bill stack the dishwasher and bring out the drying racks for the crystal and special china. Judith puts the food away and Bill washes. The dishwasher is really quiet so it's easy to go to sleep in our very restful bedroom.

## **2 Community**

### **2.1 Block**

### **2.2 Orientation**

For the purpose of this we will call north to be the 2320 Bryant side of the house.

## **3 Activities**

This section provides some usage scenarios based on our current activities.

### **3.1 Cooking and Eating**

#### **3.1.1 Breakfast**

We typically read the paper while eating cereal (hot or cold) with coffee with half/half. We sit at the dining room table, and Bill makes several trips to the coffee pot for refills, although he could just remember to carry the carafe over to the table. If there were a bar to sit at for breakfast, it would be ideal to have the coffee maker within reach along with the toaster.

We also like being able to sit outside for a more elaborate breakfast or brunch on weekends. This is something that we did a lot in our former house that had a very private side garden and we really enjoyed it. We tend to do it now when someone is visiting though we would like it to be part of our master plan.

#### **3.1.2 Dinner**

We usually eat fairly late (between 8:30 and 9:30), so there is usually isn't much light available. In the summer time (not this year, since the garden never got planted) we usually pick vegetables (beans, beets, tomatoes, squash, etc. for dinner and cook what's fresh. The rest of the year, we shop for vegetables most days, and will cook up whatever looks fresh.

Judith tends to make the most elaborate meals, and dirties probably twice the number of dishes as Bill.

Judith would also like a spot for a small TV to watch while she's cooking or cleaning up.

#### **3.1.3 Clean-up**

Although the cook nominally doesn't have to clean, Bill handles the majority of clean-up chores. We currently wash everything by hand since the old dishwasher doesn't really clean the dishes. We probably would continue to do a fair amount of cleaning by hand in the future (Judith's heirloom crystal and china, large pots and pans, etc.) so we need to continue to provide space to stack dishes, wash them, and dry them in a rack. The current arrangement seems to work quite well in this regard.

### **3.2 Sleeping**

We sleep with the windows open year-round, so the heat (if used) is turned off at bedtime, and on again in the morning. Bedtime is usually, around 11pm for Judith, about 15 to 30 minutes later for Bill, with Judith rising for swimming at 5:15 and Bill an hour later.

Judith will sometimes watch TV in bed until 11:00 and then turn it off. Bill tries to always read or listen to music before bed, as he finds TV disturbs his sleep.

We use a regular size mattress and box spring on a platform. Bill has an antique bed from his great uncle that we intend to have repaired. It has a very tall headboard.

### **3.3 Bathing**

We both tend to take many of our showers away from the house – Bill 5 to 6 days a week at the gym, Judith 4 to 5 days a week at the pool. We both like to soak in hot baths in the evening however. So a nice bathtub would be important, but the shower could certainly be part of the tub, rather than being separate.

### **3.4 Laundry**

Laundry is one activity that could certainly be improved upon. We generate a lot of laundry, due primarily to the extensive athletic activities, and four loads a week is not unreasonable. And we typically only get to the laundry every other week, so providing adequate storage of dirty clothing is important. (Currently, there is no adequate storage for laundry, which tends to get dumped on the floor of the laundry room).

Bill does most of the laundry, and is obsessed with ironing most of the clean clothing before folding it to be put away, and likes to listen to music, or watch a football game during the fall. With so much laundry to iron, there tends to be a lot of work-progress inventory, which may take several days to work through. So we need a place that is clean, has natural light to make matching socks easier, and provides access to audio/video entertainment. At the same time it should be possible to close off the WIP from visitors, and if also possible, should have a smooth flow back to the closets.

### **3.5 Paperwork**

Bill handles all of the paperwork, including paying personal bills and taxes as well as record keeping for To the Point, and Bill's own consulting practice. As sole proprietors, it would be more work to maintain independent sets of books, since there would be a lot of transactions between each set. Consequently, all of the paperwork is handled by Bill in his office. However at some point after we both retire, we will need some space for handling our financial records.

We receive a lot of mail each week, and try to toss the unimportant stuff the same day, but it still accumulates.

### **3.6 Entertaining**

This is Judith's *forté*, and she likes to host dinner parties. The ideal party (from Bill's standpoint) has 6 to 8 people, who arrive around 7:00. We sip champagne from Orefor crystal and snack on hors d'ouvres while everyone arrives. While the menu is extensive, it is also simple so that our guests ideally feel that the meal is effortless, and our absences in the kitchen are brief and won't interrupt the flow of conversation.

The food and plates are staged, so everyone is served on a new plate (no family style service) relatively quickly. We pour a different wine with each course, to complement the food and lubricate the conversation. After each course we remove the dishes and stack them near the sink. After dinner, we move to the living room for a *digestiv* and when our guests leave, we clean up.

Judith would like the option of hosting parties of different styles. Right now the layout of the house doesn't really work for anything but small dinner parties. She would like to be able to have a more free flowing cocktail party or open house with a buffet and the occasional larger dinner party with multiple tables of 8 (for special occasions like Bill's 50<sup>th</sup> birthday party in 2003).

### **3.7 Listening to Music**

Bill is an aural person, and likes to listen to music while reading, working and hanging out. Bill prefers louder volumes than Judith.

Bill also likes to pick his banjo (though not well), but generally doesn't play with witnesses.

### **3.8 Reading**

Bill subscribes to a lot of magazines (4 professional societies and some political magazines at home, maybe a dozen trade pubs at work) and we take the Mercury 7 days and the Times on weekends. All of these lead to a need to stage these while they are being read and then to recycle them.

Judith likes to curl up with a book so the idea of a reading nook or window seat with cushions is very appealing. There should be good reading light available in this location as well as in bed.

### **3.9 Watching Television**

Judith is a visual person and likes to watch television, but doesn't like to have a TV visible in the living room. She would like the option of a small set in the kitchen to watch while cooking or cleaning up. She also likes to watch during dinner sometimes after a very stressful day.

### **3.10 Athletics**

Both of us have extensive athletic activities, primarily centered away from the house. Judith participates in Masters swimming, horseback riding, and running; she also lifts weights and is thinking about adding yoga to the list. Bill plays handball, lifts weights, practices yoga and plays tennis. We also cross-country ski occasionally, and talk about back-packing.

These activities lead to a need for storage of a lot of clothing to be stored and laundered, and a modest need for storage of shoes and equipment.

### **3.11 Organic Gardening**

Bill has been working on an organic in the back yard since we moved in 1984. The garden is located in the northwest corner of the lot, and get reasonable sunlight, although the fence, large garage and trees are now encroaching on the light. By removing some wild shrubs and trees, and digging up part of the lawn, the garden has grown to about 250 square feet.

Bill subscribes to the French Intensive method, so the earth is worked by hand, usually double-digging. There's no garden this year because of the excessive soil moisture about six to twelve inches deep. This is due partly to the winters' heavy rains, but mostly to excessive irrigation by neighbors, especially on the north side. In any event, after 14 years, the soil, though dramatically better, is still only marginally workable.

Composting has been an important part of conditioning the soil, with Judith bringing a bushel of manure back from the horse each week, to be added to scraps from the kitchen.

### **3.12 Cooking Out**

During the summer time we bar-b-q a few times per month. And once or twice a year we smoke some meats and vegetables. Because we tend to eat late, we need artificial light to see the grill.

We use charcoal and wood, so there is no need to provide for a gas grill, unless it is at minimal added cost, such as along the south side of the house.

### **3.13 A typical day**

This section is concerned with our typical daily activities.

#### **3.13.1 Weekdays**

Judith wakes at 6:30, and heads for the pool or the gym, returning around 8:00 AM. On her return, she eats some cereal or fruit, glances at the paper and heads off to the office on foot or by truck. Bill wakes at 7:00, starts the coffee, shaves, feeds the cats, fixes his oatmeal, and reads the paper. At around 8:00 he gets dressed packs his work-out bag and heads off to work around 8:30.



Judith will often return home in the late afternoon to change clothes before heading out to Webb Ranch to ride the horses. Most evenings she returns home between 7:30 and 8:30. Bill typically arrives from the gym around the same time. Depending on schedule, one of us will have picked up groceries for dinner, and will do the cooking.

After dinner, we may listen to music or watch television before retiring around 11:00 p.m.

### **3.13.2 Weekends**

On Saturdays, we both wake up around 7:00 and have breakfast before beginning our athletic activities. Bill heads off to play handball, while Judith goes to swim practice. Usually we eat lunch out and then Judith heads out to the barn, while Bill may read, garden, hike, or work. Probably about half the time we cook and eat at home, with the other half out to dinner or music with friends.

Sundays are similar, except they have a later start.

## **4 Ambience**

This section is concerned with aspects of the living environment that are important or desirable.

### **4.1 Sound**

Sound is very important to Bill — he likes quiet, and is intolerant of background noise when listening to music.

#### **4.1.1 Traffic**

Currently we hear cars when they drive too fast on Bryant street, and will sometimes notice some traffic noise from Oregon Expressway. In the evenings, we hear the train whistles and the train stopping at California Avenue.

#### **4.1.2 Neighbors**

##### **North**

The Talmadge/Fiddes house has an air conditioner which they use in the summer. This unit is mounted on a pad between their house and the fence adjacent to our property line. It is most noticeable when the windows on the north side are open.

##### **West**

The neighbors directly behind us are annoyingly noisy – kind of a “Loud Family”. On weekends, the husband listens to talk radio while incessantly running saws, routers, and hammering. The kids shout at each other, the dog barks whenever someone walks into the backyard, and the wife yells at all of them to be heard over the din. Since they are not likely to move, the best we can do is hire the noisiest contractor in existence.

##### **South**

Ann Younker and her daughter Sarah have a dog who sometimes barks, but they are generally quite quiet.

### **4.2 Light**

What drew us to the house originally was the light, particularly in the dining room.

## **4.3 Air**

### **4.3.1 Heating**

Because we spend most of our days outside the house, and sleep with the windows open, we only need heat for a few hours in the morning and evening. The existing forced air system seems to work very well for us, since it brings the rooms up to temperature very quickly. It does have the drawback of sending dust through the air, and adding some noise, but the first issue could be addressed with better filters, and the latter with a quieter fan.

### **4.3.2 Cooling**

There are only a few days each summer when the house is uncomfortably hot at bedtime. On those occasions, we use a portable fan to blow air from the front bedroom, through the hallway and out the back of the house.

It's likely that adding insulation to the walls will alleviate this minor problem. It would be worthwhile to consider some kind of roof vent, either through a skylight or a vent into the attic that would further diminish this problem.

### **4.3.3 Smell**

## **5 Indoor Spaces**

This section is concerned with how we use and would like to use particular rooms.

### **5.1 Garage**

Since moving into the house in 1984, the garage has been used exclusively for storage. We have never made the effort to organize this space, and it has always been a mess, containing boxes of old files, old books and binders, wine, skis, unused furniture, etc.

The original kitchen cabinets were moved into the garage and have been used for storage. Within the garage proper, is the main electrical panel.

We have long felt that the existing garage space would be an ideal studio space. We envision an unconventional garage door, configured like double French doors, with opaque glass panes, that would open to allow a car to enter. Some skylights might be added to improve the light inside. However, the inside of the garage would be

### **5.2 Utility Room**

The garage was partitioned at some time before we moved in to create a utility room that holds the washer, dryer, furnace, hot water heater, set tub, and some cabinets. Roof vents were provided to exhaust the flue gas from the furnace and hot water heater, and the hot air from the clothes dryer. It has always bothered Bill that the dryer exhaust is routed through such a long path, since it increases the risk of accumulating lint that could potentially catch fire.

Judith enters the utility room through the side-door when she returns from the barn, and we go through this room to put out the trash and recycling.

This room is very significant because so many activities flow through it. It is poorly laid out and needs some significant thought. One important consideration is to provide for installation of a Crystal Cooler, a water purifier that was the product of our earlier start-up venture.

### **5.3 Kitchen**

The existing galley kitchen has a number of advantages for us: it uses space efficiently, it provides lots of counter space for preparing food and stacking dishes from a dinner party.

Since a photo-shoot in the Polar Spring Days, we have envisioned some kind of bow or bay window in the sink area to bring more light into the kitchen.

We prefer a gas range, and have envisioned replacing the existing electric stove with a gas one, using the gas line that is stubbed out.

## **5.4 Dining Room**

Our most typical dinner parties feature 6-8 course meals served to 8 guests. Our dining room table adjusts to easily accommodate 4, 8, or 12. Holiday dinners usually include up to 16 people (with a second folding gateleg table used). Passover dinners have 6 courses so in all these cases we're talking about a lot of dishes, glasses, and flatware. Judith likes to set a fairly elaborate formal table with flowers, candles, linen napkins, elegant serving pieces, and full place settings. Her collection of family silver and crystal has expanded and this has important sentimental value to her.

The dining room chandelier is a contemporary piece selected by Judith's sister. Currently the dimmer switch isn't working but we would like to be able to adjust the lighting levels to a range appropriate for the guests, mood, and time of day.

## **5.5 Living Room**

### **5.5.1 Fireplace**

We use the fireplace several times each year. The damper is stuck in the open position.

## **5.6 Master Bedroom**

### **5.6.1 Garden connection**

We have envisioned some kind of connection with the garden, perhaps french doors opening onto the garden, or windows. This is of course complicated by the fact that the view is of the vegetable garden, which is not always attractive. During spring and fall, there is work to be done preparing the soil and pulling up and planting, so it isn't always a lush green view.

### **5.6.2 Closets and clothes storage**

Currently, we each have a dresser and share a closet. In addition, Judith has clothes in the hall closet, the front bedroom closet, and has several boxes of everyday clothing on the floor of the front room.

Ideally, we would have separate closets, sufficient to hold all of our clothing, and allowing us to maintain a neat appearance in the bedroom (which Bill desires).

We had a moth infestation several years ago that damaged many items of clothing. It would be nice to use cedar to help reduce the chance of this recurring.

Of course each closet should have some light, and they should be close to a mirror

### **Bill**

Currently, Bill uses the following space in the bedroom and closet, which would ideally be consolidated in a single clothes closet.

- about 4 linear feet of hangar space for jackets and trousers
- a show rack for eight to ten pairs
- a five drawer dresser for underwear & handkerchiefs, polo shirts, long-sleeve pullovers, and tee-shirts.
- four file storage boxes for socks; athletic socks, jocks, shorts; sweaters, sweatshirts
- about three linear feet of shelf space for folded dress shirts.

### **Judith**

Currently, Judith uses the following space in the bedroom and closet, front room and closet and hallway closet, which would ideally be consolidated in a single clothes closet.

- about 12 linear feet of hangar space for dresses, jackets, skirts, blouses
- a three drawer dresser for various items
- four file storage boxes for various items
- about 10 linear feet of shelf space for shoes hats, etc.
- a three drawer rack for shoes
- a three drawer rack for socks

In addition Judith has some various kinds of jewelry that she keeps in jewelry boxes on her dresser. Ideally, we would have a safe embedded in concrete under her closet for safe-keeping of some fine jewelry.

### **5.6.3 Bed**

Currently we sleep on a platform that supports a regular size box spring and mattress. We expect to replace the platform with a new bedframe.

### **5.6.4 Television**

Judith likes to watch television in bed

### **5.6.5 Reading Area**

We would like to have a comfortable chair for reading, or for Bill to watch TV with Judith, as he doesn't like to be in bed for TV watching.

## **5.7 Master Bath**

We both enjoy taking hot baths at night, so a comfortable tub for soaking is important. However,

## **5.8 Guest Bedroom/Library/Office**

We have envisioned the front bedroom having multiple functions:

- guest room
- library, lined with book cases
- office for paperwork (currently not needed, as all of that is moved to Bill's rented office).
- meditation spot

Needless to say, it's difficult for one small room to do all of this. Perhaps the office function isn't too important right now, but we should have in mind a space that can function for it (perhaps in the garage/studio). Also, we could use thickened walls in a hallway to provide built-in book cases.

### **5.8.1 Bed**

Bill has an antique bed that belonged to his great uncle. We intend to get this restored and use it in the guest bedroom. It takes a regular size mattress.

### **5.8.2 Dresser**

Judith's dresser would probably get refinished and moved into this room.

### **5.8.3 Reading Area**

Some kind of reading nook, maybe with a window seat, would be nice.

## **5.9 Guest Bath**

The guest bath only needs a toilet, shower stall, sink, and storage. However, it does require both privacy and good access from the living/dining areas.

## **5.10 Foyer**

### **5.10.1 Coat closet**

We use the coat closet at the front door for our own jackets and coats. As a result, there often isn't very much room to hang coats of visitors. Perhaps some of our jackets could be relocated to a closet near the side door.

### **5.11 Attic**

Access to the attic is currently through the linen closet in the hallway. This is very inconvenient, as it requires that the closet be emptied before climbing up there. Nonetheless, there is a significant amount of storage space that could be used. Ideally, we could gain access through the garage or utility room.

### **5.12 Wine Cellar**

Currently we store about 200 bottles of wine in the garage. In the best of all worlds, Bill would have a wine cellar, underneath one of the new extensions. A ladder or very steep stairs should be acceptable.

## **6 Outdoor Spaces**

### **6.1 Front Porch**

We would very much like to have a front porch on which we could sit and talk with our neighbors in the cool of the evening. We envision a porch swing, a wicker chair, and a small table to the side of the door. The overhang of the front porch would also provide shelter from rain when visitors were waiting at the front door. Although mosquitoes haven't been a problem this year, we need to consider whether we would need screens.

### **6.2 Front Yard**

The front yard is currently quite overgrown, although in years past we tended it carefully. There were flowers along the walk next to the garage and next to the driveway. Bill dug up three flower beds in the front lawn and planted gladiolus, strawberries and annuals. We also had a long bed with more glads, nasturtiums, and lettuce.

### **6.3 Driveway**

Judith parks her truck in the driveway, and this would continue.

### **6.4 Sidewalk**

There is a modest amount of pedestrian traffic in front of the house. Some of it is people headed to/from the California Avenue train station. There are always kids and adults walking. On Saturdays, there are also a couple of dozen orthodox jews walking to/from synagogue.

### **6.5 Street**

Bill parks his car on the street in front of the house.

Bryant Street is a bicycle boulevard, and there is always a lot of bicycle traffic. During the school year it's especially heavy, with older students heading north to Paly, and younger students going south to Stanford middle school.

We also get a good amount of auto traffic at all times, since there is a stoplight on the south end of the block at Oregon Expressway.

## **6.6 Trees**

### **6.6.1 To be saved**

Pippin Apple Tree

Camphor tree

Cherry Trees

### **6.6.2 Don't care**

Orange Tree

Front yard Hawthorne

Front yard Pine, Juniper, and ??

## **6.7 Fences**

Growing up on the east coast, where lots are bigger, fences were less common, and Judith and Bill are not big fans of fences. Nonetheless, they do offer some kind of privacy.

The property is bounded on three sides by fences. Judith has long envisioned ripping out the junipers along the sidewalk and adding a white picket fence to reinforce the cottage feeling.

### **6.7.1 North**

The north side, next to the Talmadge/Fiddes property at 2320, has a "good neighbor" style fence erected entirely on their property when their house was built circa 1988.

### **6.7.2 West**

The west (back) side has a "good neighbor" style fence erected on the property line in 1994.

### **6.7.3 South**

Fences on the south side are quite old and rotten. Between the houses it is either plywood or grape stake; in the back yard it is wire. Right now there is oleander next to the fence, which is thick and bushy so it provides privacy. However it is overgrown, messy and poisonous, so perhaps we could have some different flowering plants here, perhaps rose bushes.

## **6.8 Storage**

Some kind of storage locker should be provided for garden tools and implements.

## **7 Utilities**

### **7.1 Refuse**

We have always used only one trash can per week, which in Palo Alto is picked up from the side yard. There is curbside pickup for compostables and recyclables. We currently have two cans for compostable materials, three milk crates for recycling (plastic, metal, newsprint). We also try to collect and recycle cardboard, which is flattened and left loose at the curb.

Several things could improve on the current situation:

- getting a fourth bin to hold the cardboard
- having a covered area over the refuse, so we and it don't get wet in the winter.

## **7.2 Electrical**

The city will eventually underground our power lines, and in fact the Fiddes/Talmadge house to the north at 2320 has underground supply from a box in the sidewalk on south side. (Their power runs through a 4-inch conduit buried under the sidewalk). It makes sense to either underground the power (which probably needs upgrading), or at least make provision for this by running conduit in the ground and up to the breaker panel.

In the perfect world, we would also have a photovoltaic array on the roof, and Bill would drive an electric vehicle, so we would need a charging station near the garage door.

The wiring system should allow an auxiliary electrical system to provide spark ignition for the gas appliances and power for the refrigerator. This can probably be done placing these on circuits that are not serving other electrical loads, and providing a circuit for a feeder electrical outlet located in the garage. The main circuit breaker and line circuits except the aforementioned can be opened, and then a generator or inverter can be connected to the outlet.

## **7.3 Gas**

The modern gas appliances to be installed will probably use a spark rather than pilot ignition, so provision should be made for an auxiliary electrical supply to assure that there is heat, hot water, and cooking available during power outages.

## **7.4 Sewer**

Every few years, the sewer line needs to be cleared. Generally it turns out to be the city's responsibility due to roots from the curb strip trees. However, we did have to have Roto-Rooter work on the system once.

## **7.5 Water**

The water is rusty in the morning, probably due to deterioration of the existing plumbing, but given its age, some consideration should be given to replacing the buried water line to the main.

## **7.6 Audio/Video/Data/Voice**

Given the importance of music to Bill, and television to Judith, along with the ever increasing presence of data networks, each important room needs to be wired for sound, TV, Ethernet, and phone. It would probably make sense to rout all cables to central patch panels, probably located in the garage or utility room.

## **7.7 Monitoring**

### **7.7.1 Security**

We have never had any problems with break-ins in the neighborhood, but it would probably be prudent to provide for the wiring of a security system, even if one isn't installed initially.

### **7.7.2 Fire**

Code mandated fire detectors and fire breaks are a given. Ideally there would be some kind of fire proofing and fire suppression capability, but this will probably not be within the budget.

### **7.7.3 Gases**

With three gas appliances in use (water heater, furnace, and stove) a methane and carbon monoxide monitor would be prudent.

## 8 Program Checklist – Hadley Style

What elements the rebuild should include

### 8.1 General

One story (### references to *A Pattern Language*)

1500 square feet, attached garage additional

Stucco exterior

California bungalow style exterior, integrating with a more simple, contemporary interior

Eaves with overhang and detail in airplane bungalow style

Porch supports and pillars to be angled but not too heavy

Warm and comfortable throughout—not pretentious

Multi-paned, asymmetrical windows (*239 small panes*)

Home should be designed to welcome warm, vibrant colors in décor and eclectic art collection

Balance need for walls for hanging art with a light, airy feeling

Obtain light with a combination of windows, French doors, and skylights.

Furnishings include a 18'x12" Ravar Kermin Persian rug, a mix of antique and contemporary furniture and lighting fixtures, a significant number of paintings, prints, and photographs (12 larger works, +15 smaller pieces), ceramics, glass art, and books.

Windows should be primarily on front, south side and back with fewer on north side except in garage. We'd like screens if possible.

Skylights should allow light, air, with a shading system as needed.

Interior rooms and area usage:

Entry area

Library with reading alcove

Great room for living and dining areas

???Solarium alcove depending on orientation of great room

Sleeping loft

Kitchen

Pantry, wine storage

Master Suite including bedroom, ample closets and bath

Guest bath

Laundry room

Garage/ multipurpose room

Front porch

Back patio with awning (*244 canvas roof*) for sunny days and *soft brick* (*248*)

Enclosed garden (secret garden feeling) in back with fountain and (*241 seat spots*) for contemplating the garden

Wall Finish – painted, plaster walls to have smooth surface

Hardware – brass

Fine-scale trim (*240 Half-inch trim*) – simple reflection of older styles

Mixture of wood and tile floors (tbd) consider linoleum tile in multipurpose room and kitchen



Footprint of the house should move forward where possible into the shaded part of the yard.  
Leverage side wall for set back variance if possible.  
Preserve apple tree and privet? tree over garage  
In keeping with the rest of the street, reconsider idea of fence and gate in front of house.  
Eliminate bonsai junipers and pine tree in front yard.  
Integrate use of *raised flower beds* (245) along front walk (like stones used at Hadley house)

## **8.2 Front porch** *Private terrace on the street (140) Outdoor room (163)*

Inviting and main entry to house  
Place to hang out when we want the neighborhood kids to visit  
Covered area with open sides  
Room for porch swing, 2 rocking chairs, small table, visiting kids and kitties  
Slender, angled pillars/columns, (modified bungalow style)  
Floor and porch barrier materials tbd  
Need to discuss lighting theme—either Craftsman or quirky contemporary  
Mailbox???

## **8.3 Front door**

*(237) Solid door with glass, small panes top and/or sides*  
Either antique or unusual contemporary  
Possibly reflect asymmetrical theme of windows  
Muted brass hardware  
Locks?

## **8.4 Entry** *(130 Entrance room)*

Enough space to welcome guests, remove coats, etc.  
Coat closet  
Small oriental rug  
Floor surface either tile or hardwood  
Room flow tbd, possibly to kitchen, great room, and library

## **8.5 Side Entry**

Mud room  
Easy access from driveway  
Shelves for items coming and going (swimming or gym bag, carrots for horses, riding boots, groceries)

Storage for items that don't need to go into the main house

## 8.6 Great Room

As the other requirements documents describe, we want the Great Room to be good for entertaining or just hanging out and listening to music or reading. Given the size of the Ravar Kermin rug, we see using this space for both dining and living room. It should be easy to make the shift from the seating area to the dining area. The major art work (Aguilar and Feinberg paintings, Aguilar and Talmadge prints, plus some other pieces) should be featured in this space.

A large comfortable room with higher ceilings, open feeling

Flexible to allow furniture to be moved for different entertaining patterns

Octagonal window treatment at back end of house near the apple tree. (see a glazed alcove, page 836--180 *Window Place*)

(Strive for effect of (238) *Filtered light*. Consider *climbing plants too* (246).

(159) *Windows* on south and west walls

The back garden should be visible through the windows/French doors.

Room size tbd but at least 18'x24' to accommodate the rug

Comfortable seating for 8-10 people

Will be used every day

Hardwood floor and smooth plaster walls

Lighting system for spotlighting artwork

Possibly sconces or recessed lighting for general ambience

Fireplace (181)

Open to suggestions about materials, size, and placement

New screen will be purchased

For dining area, it would be good if adjacent breakfast counter could have shutter closed or open to the kitchen and able to be used as a buffet.

Easy access to kitchen needed.

Other furnishings to include:

(251 *Different Chairs*) Large sofa (tbd), Robbes Gibbons and Eames bentwood chairs, lady's antique barrel chair, comfy stuffed chair, glass and chrome coffee table, Herman Miller credenza, dining room table (round—seats 4-6, opens with 2 leaves to seat 12) with 4 chairs, contemporary dining room lighting fixture, mix of contemporary and antique floor and table lamps, antique etagere. In addition to framed art and photographs, a collection of glass and ceramics needs to be displayed

## 8.7 Dormer/Sleeping loft

It occurs to us that if we integrate a dormer into the roof (which is a visual feature we like in the bungalow style) that we could get more light into the center of the house AND create a sleeping loft for guests. If our guests are older then we can take over the loft and give them our room.

When we're older our guests will probably be younger (or we'll send them to a hotel ☺).

Depending on space, either a small circular staircase or a library-style ladder would provide access.

- Railing overlooking greatroom
- Low platform double bed
- Carpeted floor
- Small two-drawer dresser which can double as bedside table
- Hanging area for a few clothes
- Small scale artwork
- Small bookcase
- Reading lamp
- Windows /screened open for ventilation, especially in summer

## 8.8 Library

Directly off entry???

Smaller room

Pocket door (double or single)

Window with reading alcove overlooking the front porch. Look at reading alcove in house next door. (179/180 Window place)

Built in bookshelves

Wall space to hang some of the Wimberly photographs

TV, preferably in an enclosed cabinet

Closet with space to store both extra clothes and ironing board and iron

Hardwood floor with small 5'x7' oriental rug (now in living room)

Sofa (now in living room)

Comfortable chair for reading

Combination of recessed lighting and reading lamps

(Feeling similar to library at Ann and Dick Bennett's house)

Entrance optional to guest bathroom

While we have outside offices now, allow for a future option for a small home office to pay bills, etc. (146)

(159) Windows on north and east walls

## 8.9 Kitchen

Galley-style kitchen works well for our cooking and staging techniques because of lots of counter space + ability to stack plates for multiple courses in both directions. We need to be able to "hide" the kitchen activities because our policy is NOT to do dishes till after guests leave and because Judith is a messy cook. See other specs for more thorough descriptions.

Lots of natural and electric lighting especially over sink, stove, and staging counters. Would like to consider recessed lighting and electrical.

Refrigerator—use one we have currently

Dishwasher—Meile

Flooring tile or linoleum tile

Large single sink, either enamel or Corian

Garbage disposal

High profile faucet

Lots of cabinets (possibly to ceiling):

- Cabinets, warm wood with natural finish, simple style possibly with detailing
- Shallow multi-shelf cabinets to accommodate china, crystal (4 sets of china)
- Silver serving pieces to be stored in lined cabinet (lockable)
- Lower cabinets to have pull-out shelves for easy access to heavy pans
- Some deeper cabinets to accommodate oversized platter and very large bowls
- Cabinets that allow easy access to Cuisinart, toaster, coffee pot etc.
- Storage for table cloths
- Spice storage

Drawers:

- drawers on rollers for smooth opening and closing
- One drawer for cooking utensils
- Silver (flatware) to be stored in lined drawer (lockable)
- One drawer for everyday flatware
- One drawer for foil, saran wrap, etc.
- Two drawers for placemats and cloth napkins
- Two drawers for misc. household stuff like candles, tape, etc.

Countertops and backsplash:

- Liked feeling of Gass-Graham house kitchen cabinets and slate backsplash combination
- Corian countertop

Stove/oven

- 4 burner, gas (brand tbd) does not have to be commercial size/grade
- Use microwave we have
- Large oven, perhaps 2<sup>nd</sup> convection oven if room and budget

Breakfast counter

- At end of kitchen near Great Room
- Enough room for two people to have breakfast, have coffee carafe and read the paper
- Shutters or pocket door to allow the kitchen to be hidden but leave counter available
- Height to suit taller stools (art stools from Galleria Silechia)

## **8.10 Pantry, storage area, and wine cabinet**

Temperature controlled wine storage sufficient for 15 cases of wine

Dry environment

Food storage for cat food, canned goods, etc.

Easy access entrance from inside house

Broom closet (broom, mop, vacuum, dustpan and whisk broom, cleaning supplies)

## **8.11 Linen closet**

Alternative location for table cloths

Hanging area up above and bottom for shelves

Shelves for towels, sheets,

## 8.12 Master Bedroom

The bedroom should feel romantic. (*187 the marriage bed*)

Back of the house

French doors opening into garden

(159) *Windows* on south and west walls

Robert's signature corner window treatment opposite angled wall

Position windows for maximum privacy from backyard neighbors

Antique double bed on angled wall with handmade quilt by Harriet Oppenheimer)

Bedside table for books

TV/VCR visible from bed (possibly hidden in cabinet)

Soft colored painted wall with white or wood trim

Built-in bookshelves for books, magazines, and ceramics

Mid-sized artwork

Rug

Hardwood floor

Closets (separate for Bill and Judith if possible, size will be determined by what's really available)

Hanging areas for long items and double tier for short

Built-in shelves for shoes

Shelves for sweaters, tee shirts, etc.

Shallow drawers for jewelry, scarves, belts

Higher shelves for hat boxes

Area to hang belts and ties

Tradeoff point for Judith: I would eliminate space in the main room for my dresser, if I could have more drawers/shelves for underwear, etc. in the closet.

## 8.13 Master bath

Italian-style fixtures, elegant, clean lines, white

Large bathtub that can accommodate two with European style shower head

Tile floor (textured white or grey, large size) and area around tub (smooth, white, large size)

Window that opens to let out steam but also use glass block to create more light yet retain privacy

Single sink with counter, built-in cabinets and drawers for supplies, make up, etc. (liked way it was behind the angled wall at Anne and Dick's)

Good mirrors and lighting

Pocket door from dressing area to save space

Open shelving for beautiful, thick colored towels as a color accent

Ventilation fan

(144 Bathing Room for two)

### **8.14 Guest bath**

This bathroom should be very small and compact, yet give the feeling of space. We saw a magazine photo where the sink was a stainless bowl, set in a 3/4" glass piece in the corner. Very elegant--the front edge of the glass was curved.

Simple toilet

Stall shower with glass door

Mirror over the sink

Indirect lighting

White or light walls with colored towels visible for accents

Some storage for supplies

Tile floor

May have pocket door to conserve space if necessary

Small window

### **8.15 Garage**

Garage should function as multipurpose room for art studio, yoga, exercise space. The exterior should feel like an extension of the house rather than obviously a garage.

Unusual garage door that echoes window treatment on dormer and window of library.

Cement floor with a linoleum overlay

Additional windows that echo the rest of the house, North light

Plumbed for water

Skylight

Florescent lights

Extensive white cabinets on 2 sides for storage

Access to crawlspace for additional storage

Hanging bar for Bill

Counter for setting up art supplies

Keep space as open as possible (maintains credibility as garage and allows exercise/yoga options)

Access either through mud room or separate door.

Allow to lock separately from house.

White painted walls

## 8.16 Garden

Toolshed will be prefab unit outside.

### 8.16.1 176 Garden seat

Fountain

Combination of flowers and vegetables (177) compost pile (178)

Open issues:

Private spaces, is this possible in a house this small?

Where do we put bulk storage? (145)

## 9 Pictures of Desired features







