



# Profiles in Architecture

July 2008 CMACN/AIACC Concrete Masonry Design Awards Issue

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The 2008 Design Awards Are  
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GRAND  
AWARD

RESIDENTIAL DESIGN



## 325 QUINCY

LONG BEACH, CALIFORNIA

**Jury Comments:** This project was an immediate jury favorite with its strong clear design exquisitely balanced with neighborhood scale and character. The design skillfully uses an axis, delineated by a red wall at the entry and a stone trough and walkway beyond, to organize and define the house, office and yard. The use of concrete masonry block as an interior finish is balanced with other materials to create a warm and welcoming interior.

**Architect's Commentary:** Concrete masonry's inherent qualities of texture and pattern made them an appealing material for this modern Southern California home. Precision concrete masonry units were sandblasted, sealed, and left exposed on the exterior and interior of this 3,000 square-foot residence. A south-facing courtyard highlights the horizontal mortar lines of the concrete masonry units and captures warmth from the sun and cool breezes from the beach.

Steel and glass are also used extensively. The steel structure and stairs appeal to the family's minimalist tastes and have been left exposed. Two ten-foot glass garage doors open to a courtyard and invite the outdoors in. This courtyard provides ample playroom for two energetic little boys, while doubling as another entertainment space. The entire site is separated by a rock trough which delineates the private home from the public office space.

The family lives an environmental lifestyle, which led to many of the features of the home. With the help of The Re-use People, the previous home was donated piece by piece to Habitat for Humanity, reducing impact on our landfill. Radiant in-floor heating and a 5 kW photovoltaic solar array reduce utility use and cost. Energy Star appliances, proper window placement, and natural daylighting reduce energy consumption; no lights are used during daylight hours in the home or office. Cabinets and carpeting are formaldehyde and toxin free, while the wood floors were grown and harvested specifically for end use, with no clear cutting.

The scale of the neighborhood influenced the massing of the design. Although the original house was a nondescript 1950's stucco rectangle, the surrounding community is Craftsman and Spanish in style. A low roof pitch with corrugated Corten steel rusted to the color of barrel tiles, low one-story front elements, and a porch with a fireplace to the street pays homage to the early century style neighborhood.

Although a concrete masonry home may not seem the norm, this home has incorporated traditional forms and sustainable practices to set lightly on earth.

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**GENERAL CONTRACTOR:**  
Weaver Builders  
**MASONRY CONTRACTOR:**  
Revay Masonry, Inc.  
**BLOCK PRODUCER:**  
Angelus Block Company, Inc.  
**OWNERS:**  
Jeff and Roberta Jeannette



Photography: David Guettler, David Guettler Photography