



## EL PORTO HOUSE

**Scope / Background\_** Extensive rehab of a 60's era, non-conforming, 2-unit residence on a comprised ½ lot in a locale now known as 'El Porto'. It's murky past pre-dates incorporation by Manhattan Beach, allowing it to 'mis-behave' under LA Counties watch until 1980.

Our work began in the fall of 2019, working closely with ownership and city planning to convert the existing structure back to a compliant SFR while elevating a neglected corner lot property with thoughtful design choices.

Residential Renovation  
1,200 sqft  
Commissioned  
Completed 2021  
Manhattan Beach, California

**Context\_** El Porto is a quaint, quirky enclave, wedged between the Chevron Refinery and the coveted Manhattan Beach Downtown. A popular surf destination, the area is moving upwards with its ease of coastal access and a developing commercial strip hosting shops and café's.

**Program\_** Essentially three disjointed levels, efforts focused on a series of new stair flights, to reunite the floors and their new program elements.

**Design Solution \_** The stair well, as the central design feature, was largely tasked with harnessing natural daylight from above to illuminate all levels, especially the ground floor. A pair of solar vented skylights, placed above, collect light while passively exhausting stale, warm air.

**Sustainability Notes\_** Improved Energy Envelope; increased perimeter wall cavities, high performance windows / doors, air and water barrier under cladding. Continuous 3' thick insulation at flat roofs.

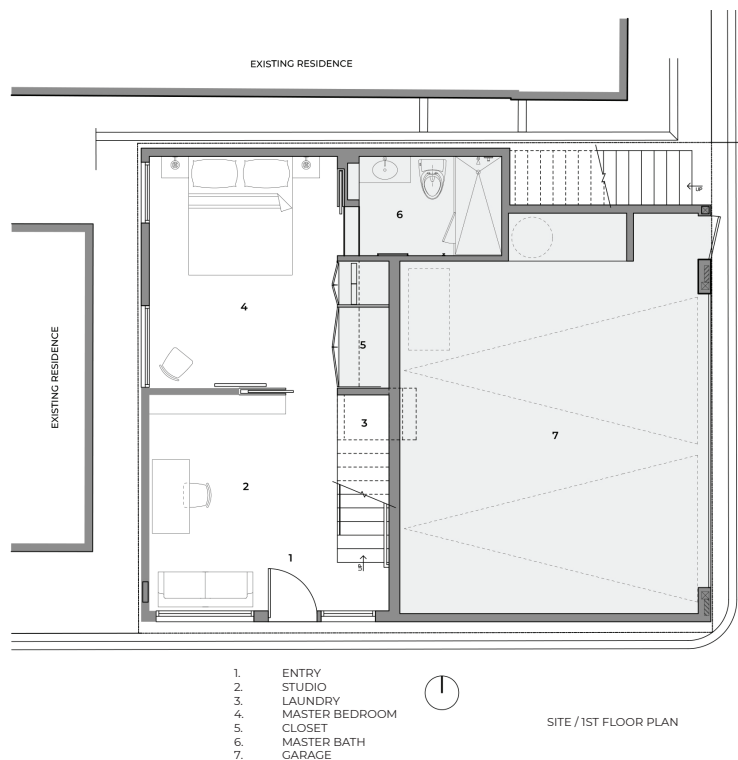
Re-Use of Existing Materials; 180 ft<sup>3</sup> of framing / Heavy Timber, 156 ft<sup>3</sup> of decking, or approximately 5,500 lbs of captured carbon onsite.





The ground floor was re-thought as a master suite / studio with a private entrance. A sliver of drought tolerant plantings adds a welcoming buffer to the street interface.

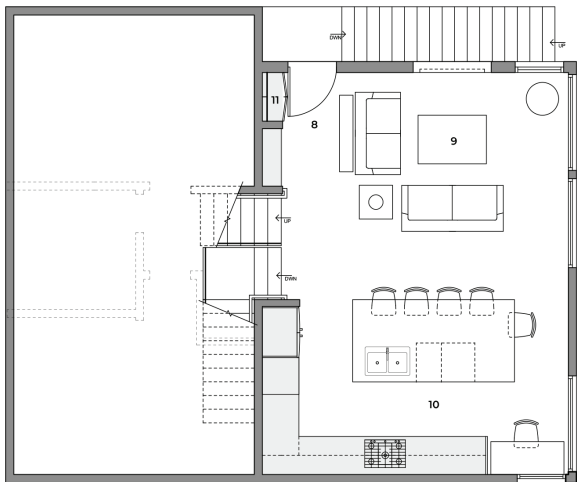
Haphazard shed roofs were clipped back to building line and parapets were extended level, defining a clean rectilinear pureness for the two building volumes.





Mid-level hosts the kitchen and entertaining program.

Various interior and exterior LED lighting fixtures were designed as linear elements, supplying warm, diffused lighting while satisfying energy goals for the project.



- 8. ENTRY
- 9. LIVING ROOM
- 10. KITCHEN
- 11. CLOSET



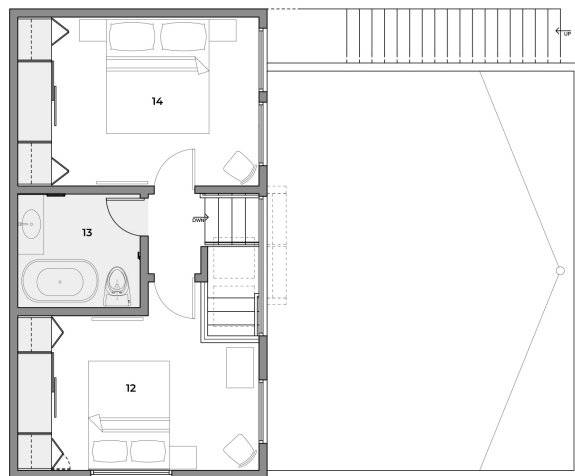
2ND FLOOR PLAN



The upper level was reserved for a pair of private guest rooms and a shared bath.



Doors were detailed as seamless flush panels to limit ornamental clutter and heighten the entry experience.



12. BEDROOM  
13. BATHROOM  
14. BEDROOM



3RD FLOOR PLAN







Simple finishes of white oak and petra grey porcelain are complemented by rose gold fixture accents.



A pleated surface of White Oak cascades through the levels, against a back drop of white gypsum walls and shadowed glazing lines.





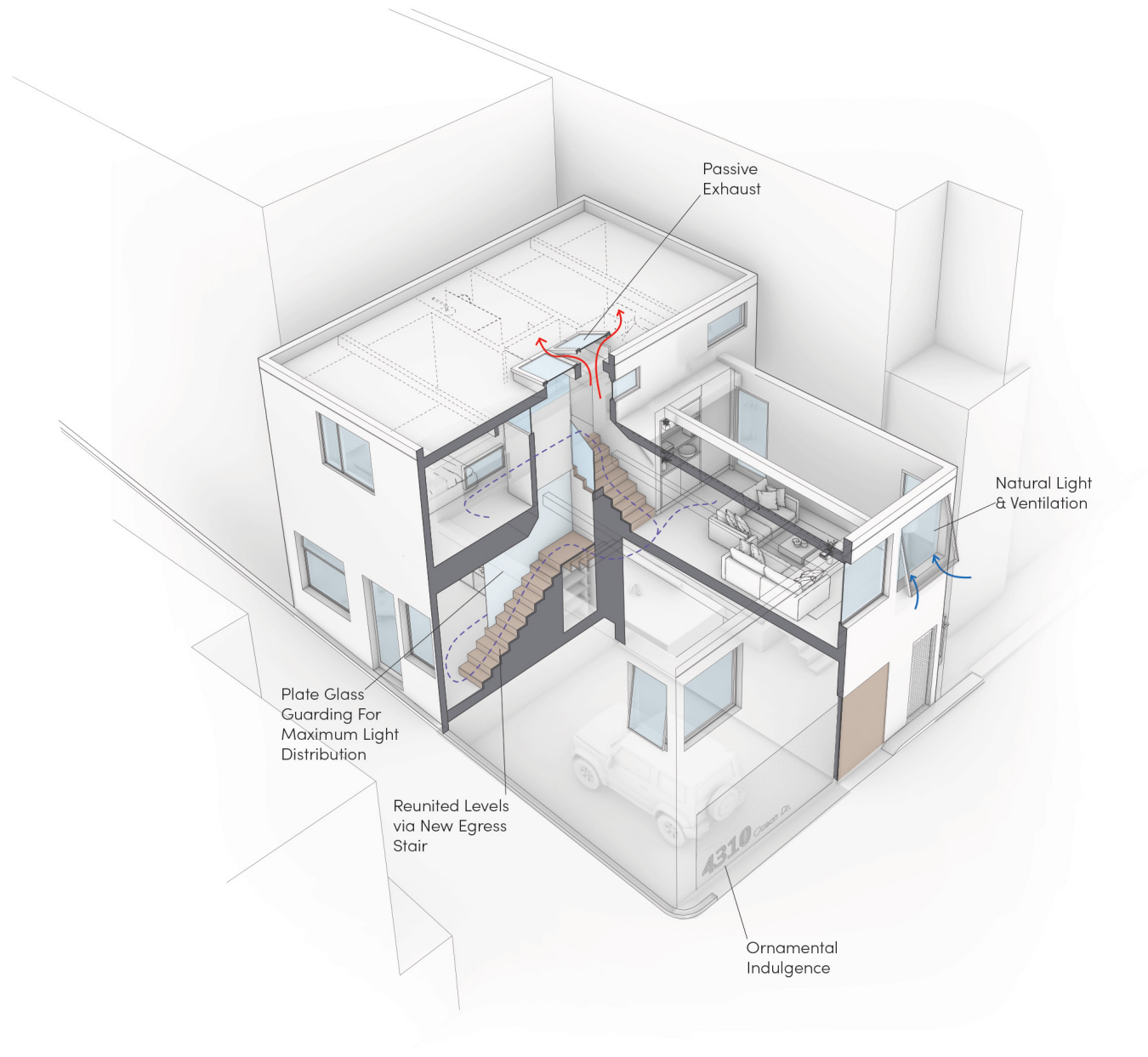
Full height plate glass was employed at the master suite stair flight for maximum light exposure into the space.



A handrail in white plate steel doubles as a wayfinding luminaire, winding it's way softly through the flights.







The garage door was designed as a flush panel, and clad in cedar slats with the building address recessed into it, as a lone ornamental indulgence to an otherwise minimalistic shell.



Bone white plaster, clear anodized aluminum and mesh screen were chosen as exterior finishes for their crisp, understated presence.





