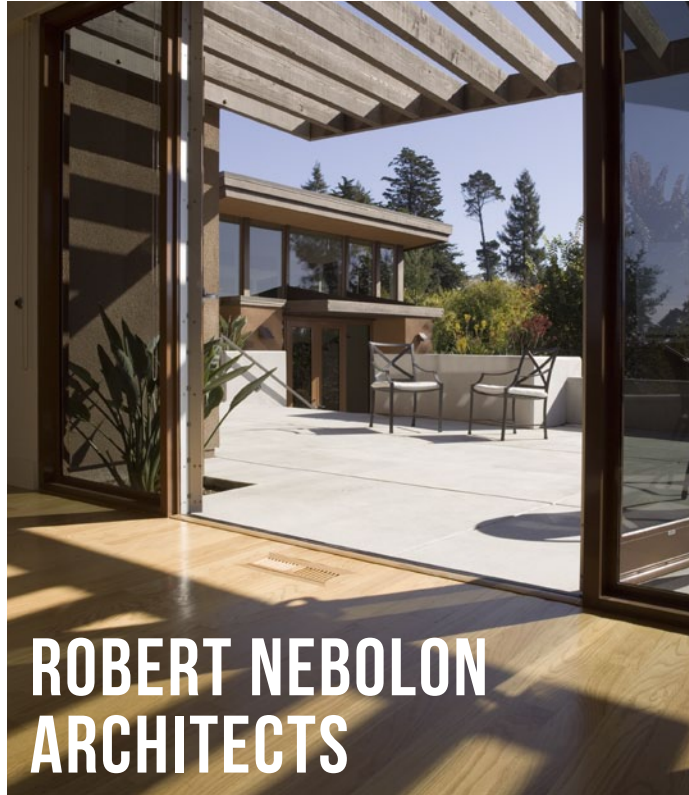




**BROADWAY
TERRACE
HOUSE**



ROBERT NEBOLON ARCHITECTS



BROADWAY TERRACE HOUSE

Located on a heavily wooded site on the Oakland Hills Ridge overlooking San Francisco Bay, this contemporary four-bedroom home is designed to grow and adapt with the clients and their children.

The stunning views of downtown San Francisco, the Golden Gate Bridge and Mount Tamalpais had to be the focus of any construction on the site. In addition, the interaction between the site and the home was well considered during the planning stage. To accomplish these objectives, the house is designed as three discrete structures that embrace the central knoll of the property in an 'L' structure.

The procession between these three structures is a journey from darkness to light, from limited views to wide vistas, and from compressed space to expansive volume. This succession of spaces is a reminder to the owners and visitors of the dynamic qualities of the site, with each structure intended for a distinct use. The first structure encountered upon approaching the home is the entry pavilion. Squeezed between the other two structures, this area is dark and cool, recessed into the knoll and surrounded by plantings.

The second structure is the living room pavilion. Filled with natural daylight, this is the most formal and ceremonial area of the three and is set apart and rotated slightly from the other two, aligning the aspect with Mount Tamalpais as a way to convey its ceremonial role in the homeowner's life. The final structure, which is by far the largest, contains all the rooms and spaces required for every day living, and has a strong connection to the terrace and the views.

A strong connection to the yard was a key consideration, so that children can come and go as they please but still be under the parent's watchful eye. Two bedrooms located on the lowest floor of the home was also important, placed for when the children become teenagers and transitional spaces are necessary.

With environmental considerations also accounted for, many sustainable features have been closely integrated into the architecture. The three discrete buildings that comprise the home each create distinct thermal zones and can be shut down independent of one another. The house is also designed to take advantage of afternoon breezes for ventilation, while large openings between floors allow easy passage for cooling breezes and for warm air to escape easily by natural means. Large cantilevered trellises and eaves protect the home from passive solar gain and provide shelter for more sensitive plants.

The exterior materials were selected to highlight the special qualities of the Bay Area, such as rough boards and rough stucco, which have a beautiful and rich appearance in the daylight. Overall this home is stunning, unique, and ideal for family living; a comfortable dwelling that will grow as the owners do.

Photography by: David Duncan Livingston



ARCHITECT // Born in 1959, Robert Nebolon received a Bachelor of Arts in Architecture in 1982 from the University of California, Berkeley, and a Master of Architecture from the University of Washington, Seattle in 1985.

After working at various firms, he started his own practice in 1994, specialising in high-end residential and small-scale commercial projects in Los Angeles and the San Francisco Bay Area. Winning numerous awards, Robert's designs have been published in many magazines and design books both in the United States and abroad. In particular, his works are well regarded for their site-sensitivity and use of natural daylight.

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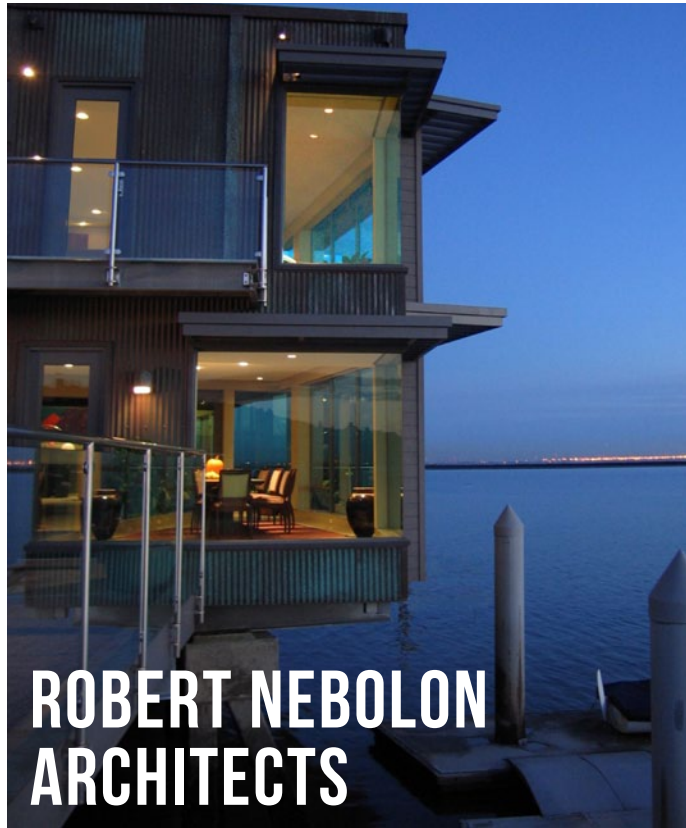


With its three key structures, this dwelling stands out amongst its contemporaries as a shining example of family-focused architecture.



**POINT
RICHMOND
HOUSE**





ROBERT NEBOLON ARCHITECTS



POINT RICHMOND HOUSE

This elegant, modern home captures the magic of living in the San Francisco Bay Area. Constructed on a pier over the water, the home gently suggests the curved forms of ships hulls, seashells, and the bodies of fish.

The four bedroom dwelling was built with a view to facilitate the active life of the owner's family, the strong relationship they have with the water and their love of boating and fishing. The location also demanded a home that would be durable against the effects of a salty environment, with exterior materials that would age gracefully and require minimal upkeep. Corrugated copper siding with verdigris was thus chosen, as it fulfills all three of these requirements. In addition, the wood siding was specified to be rough-surfaced so as to absorb more wood stain, protecting the wood for longer periods.

The home caters diligently to the lifestyle of the family. The expansive outdoor area, built above the water, provides a play area for the children as well as a small pool. A ramp located here allows access to the floating dock, where small watercraft and the family boats are moored.

The interior, meanwhile, is defined by extensive glazing, unlocking incredible views of downtown San Francisco, the Golden Gate Bridge and the water. The double-height living room and mezzanine open up through stacked sliding doors to the expansive deck and balcony for integrated indoor and outdoor living. Glazed corners allow the water views into every section of the home, flooding the interior with light and completing the connection between the home and the bay.

Additionally, the house's indoor spaces are designed to encourage family interaction. The mezzanine bears the piano, allowing music to drift through the home when the children are practicing, while the family room houses a pool table and a games table. Adjacent to this is a dedicated playroom for the children, which can be converted into a fifth bedroom if needed. Upstairs, a home theatre provides a comfortable entertainment space.

A number of sustainable strategies informed the design, reducing energy use and environmental impact. Powder-coated aluminium trellises shade the house from the sun above all south-facing windows, while light-green tinted glass reduces solar gain. The roof, painted white, further reduces conductive heat from the sun. In a sophisticated technological move, the design also employs computer-operated window shades, which are activated automatically whether the owner is present or not.

Resplendent in its bold, grey colouring against the beautiful backdrop of San Francisco Bay, this handsome home is built on strong connections between the water, the city, and the family.

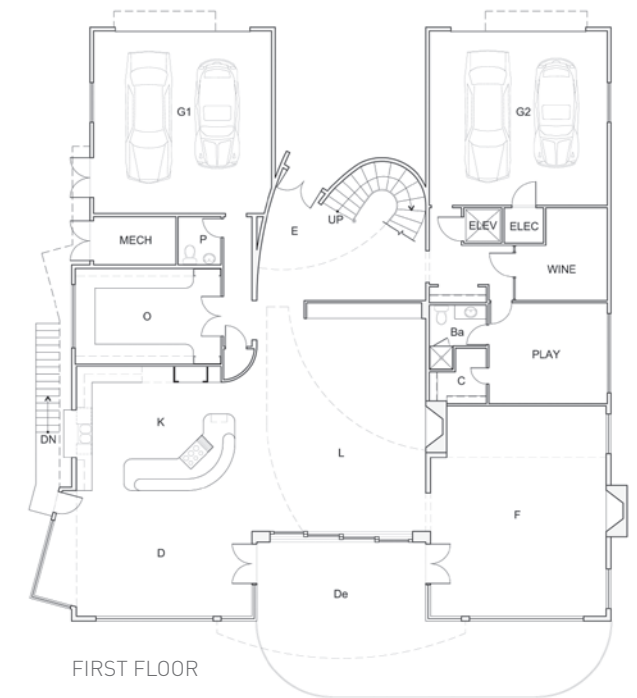
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SECOND FLOOR



FIRST FLOOR

KEY			
B	Bedroom	K	Kitchen
Ba	Bathroom	L	Living
C	Closet	MB	Master Bedroom
D	Dining	MBa	Master Bathroom
De	Deck	O	Office
E	Entry	Ob	Open to Below
F	Family	P	Powder
G	Garage	U	Utility
HT	Home Theatre		