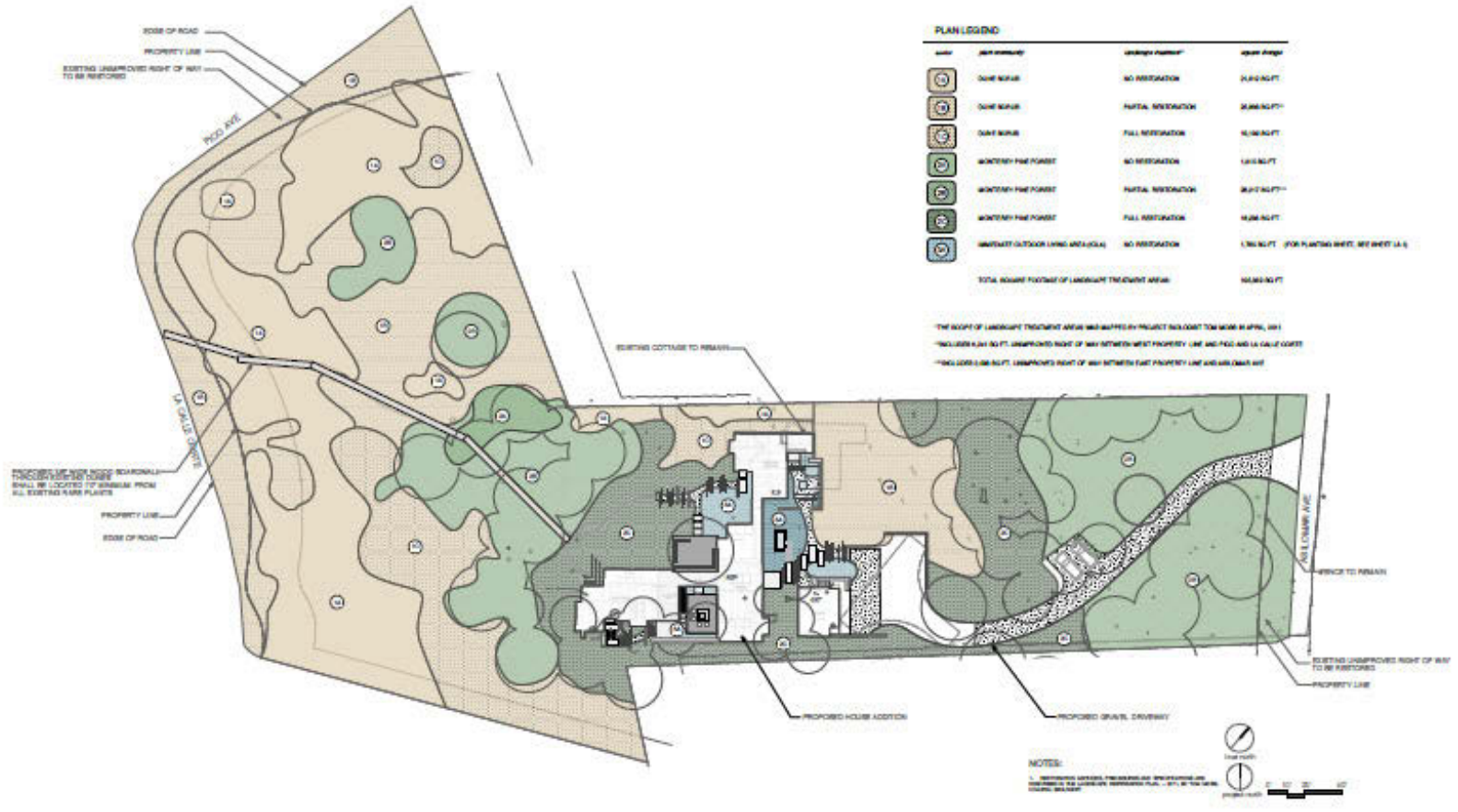
Asilomar Dune House

A fragile coastal environment is the setting and challenge for the creation of this ocean view estate property with restored habitat and a 90 year-old beach house.

Working with a ramshackle house, amidst sensitive dune habitat, **HOOD** assembled a team of experienced, local professionals - biologist, arborist, historian, archeologist, geotechnical engineer, and the noted firm Bernard Trainor Landscape Architects - to collaborate on the painstaking task of assessing the site and defining a building envelope. The resulting design incorporates site restoration and additions to the beach house, addressing stringent zoning and coastal development standards and meeting the owner's needs for a large residence. Fundamentally, the project presents a way to build responsibly in the coastal zone and restore dune habitat.

The Site

The three acre parcel is environmentally sensitive habitat (ESHA). The landscape architect, biologist and arborist were responsible for documenting and assessing the property to define a building envelope with the architect. Within that defined area, **HOOD** designed a building that connects to and and restores the original beach house. Additions provide new living space, bedrooms, garage and outdoor areas in harmony with ESHA without interfering with neighbors' views.



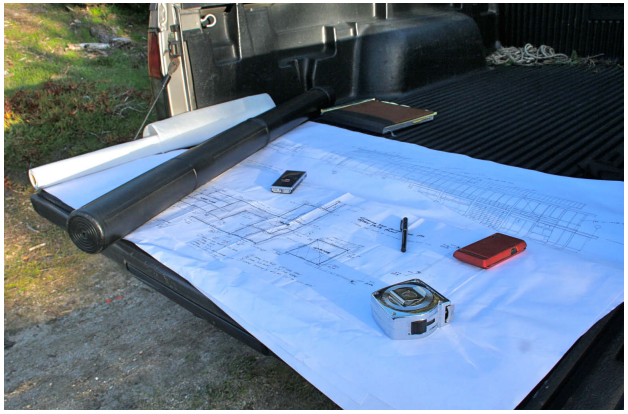
The Beach House

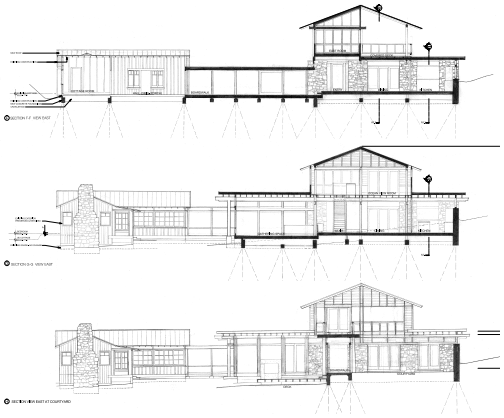
Constructed around 1925 as a two-room cottage, subsequent additions included the living room with fireplace, a second bedroom, and enclosed porch. Its' wood frame single wall construction and wood sash windows are characteristic of early 20th Century architecture on the Peninsula.

***Top left**: 1930 addition with Granite fireplace and board and batten siding.* ***Top right**: Circa 1930 Entry Porch . **Above left**: West Elevation.*
***Middle**: Board and batten single wall construction.* ***Right:** Original porch was enclosed for added living space.*

Analysis and Design

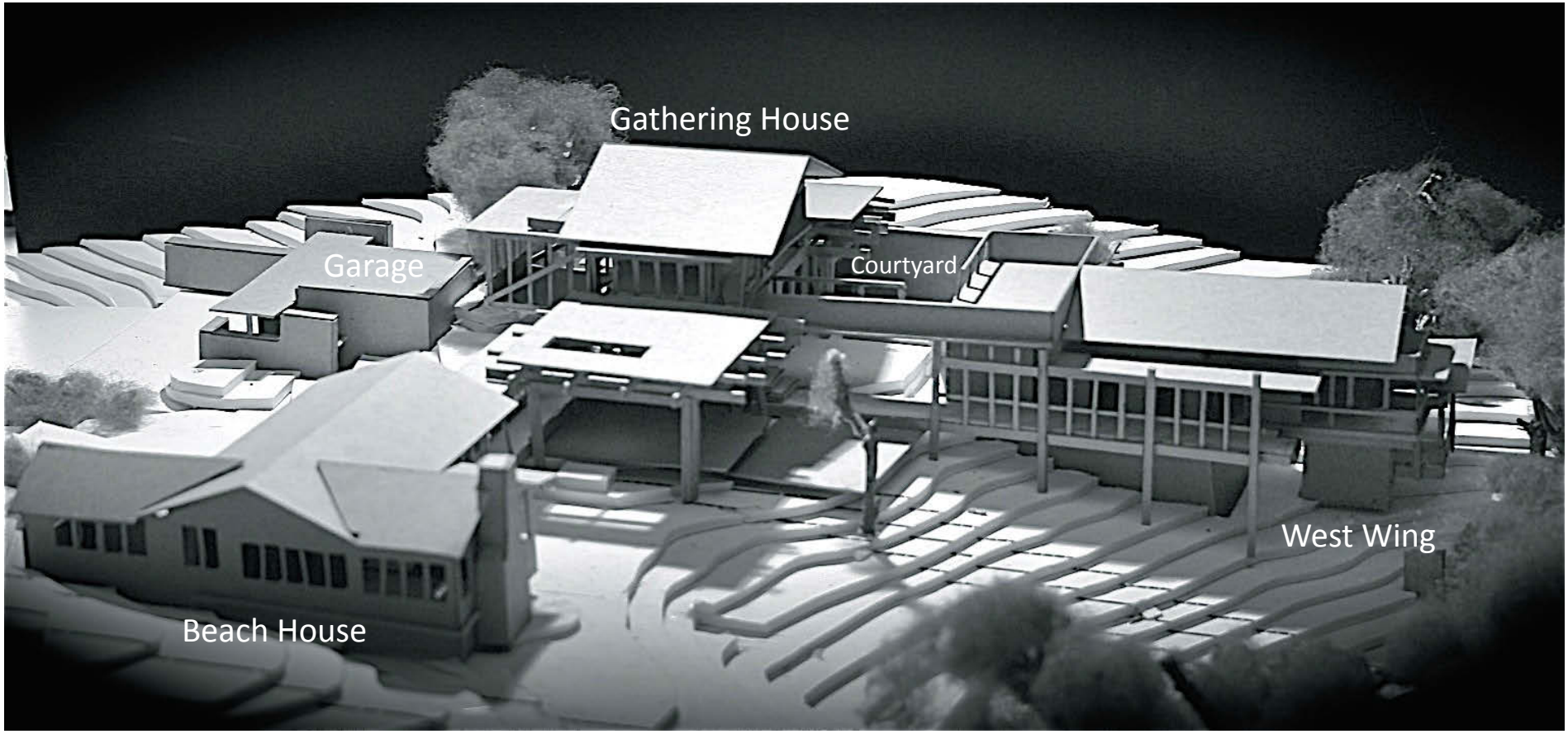
Soils investigations, biological assessments and sun, wind and view studies strongly influenced site development, building placement and configuration. As a result of extensive analysis, each team consultant had a specific influence on the design.

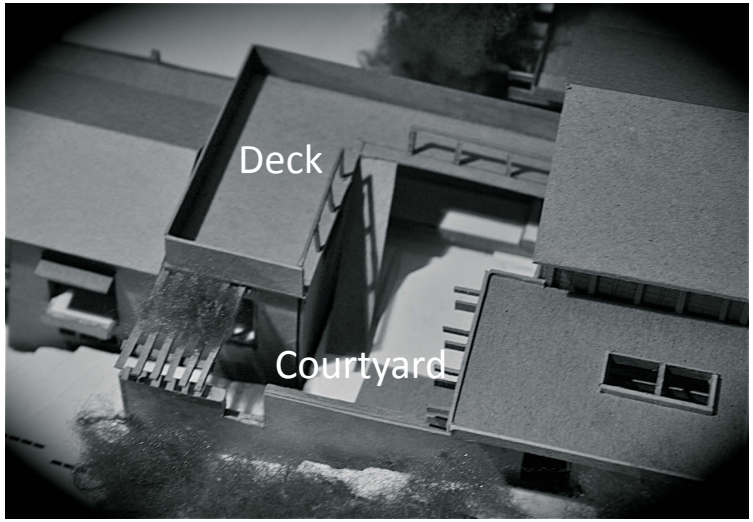




***Top left**: Drilling rig operation during geotechnical investigation.* ***Upper right:** Adjacent property views were respected with house expansion.*
***Above left:** Tailgate design work.* ***Above right**: Building Section studies defined various building heights to insure views and respect neighbors.*

Rendering. View from upper dune.





Model view from the North

The expanded house: three buildings connected by enclosed “boardwalks”.

Beach House. The exterior is restored and remodeled internally into a two bedroom wing with intimate fireside area for family or guests.

Gathering House. Positioned on higher ground for views, it has a new entry, two sto ries of living space, dining room, kitchen, ocean view (roof) deck and courtyard.

West Wing. A Two-story element contains two bedrooms and a lower floor that may serve as office and playroom.

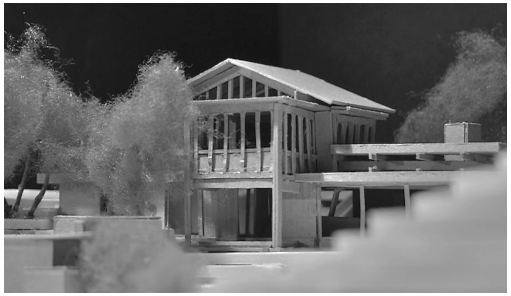
Garage. This structure is embedded into the dune to minimize it visibility and impacts on views from living spaces and on the adjacent property.

Left: The rooftop deck. Dramatic ocean views from this level also overloo ks a walled courtyard protected from ocean breezes.

Model aerial plan view

Environmentally sensitive habitat (ESHA) surrounds the house, confining the buildable area on the three-acre site to approximately 12,000 square feet for buildings, outdoor areas, parking and vehicular turnaround.

Above: *Model view West from driveway. The upper dune to the right is environmentally sensitive habitat area (ESHA), as is much of the three-acre site. No development is permitted.*
Above right: *Site view West with existing house at right. The garage is intended to be dug into the sloping ground to the left, maintaining the tree behind.*
Right: *Additions recall local architectural tradition.*



Exterior materials

Traditional wood fram construction is abstracted for a more transparent exterior skin. The desired effect is for the two-story Gathering House to appear to be “stripped” of its siding and resting on top of a stone base.

In accordance with the owners wishes, the connection at the Beach House and the Gathering House is transparent, providing views over the dune to the ocean and back into the adjacent woods. The Beach House retains its character while additions complement its massing.

West Elevation

WEST ELEVATION

North Elevation

NORTH ELEVATION

Addition. View from Northwest

Beach House. SW corner

Linear window expression

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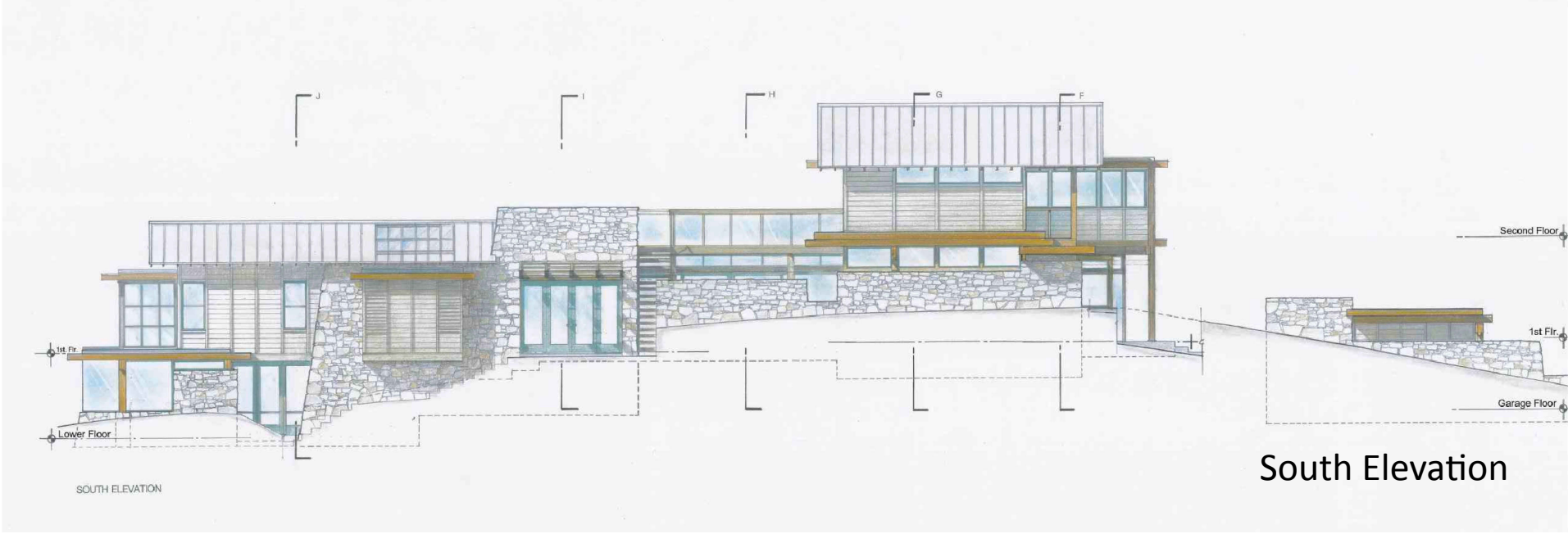

South Elevation

Detail of Garage with stone base. Western Red Cedar doors.

1930's fireplace constructed from beach stone

Asilomar Dune House, Pacific Grove, CA

For more information, email us at tom@t-hood.com or watch our Youtube videos of team consultants at Thomas Bateman Hood.