

GRAND  
AWARD

RESIDENTIAL DESIGN



## ROSE AVENUE RESIDENCE AND STUDIO

VENICE, CALIFORNIA

**ARCHITECT:**  
Reed Architectural Group, Inc.  
657 Rose Avenue  
Venice, CA 90291

John G. Reed  
Principal

**Project Team:**  
Marisa Solomon  
Noel Fedosh  
Teo Berndt  
Kari Middlebrook

**STRUCTURAL ENGINEER:**  
Dimitry K. Vergun  
**GENERAL CONTRACTOR:**  
Reed Architectural Group, Inc.  
**MASONRY CONTRACTOR:**  
Reed Architectural Group, Inc.  
**BLOCK PRODUCER:**  
Angelus Block Company, Inc.  
**OWNERS:**  
John G. Reed and Marisa Solomon

**Jury Comments:** This live/work project makes the most of its 34' wide site. The architecture is eclectic and expressive – a perfect fit for its location in Venice, California. The first floor studio space is exposed to and part of the activity on the street. The loft-style dwelling above is warm and inviting using brick walls, concrete floors and an exposed bow-string truss and wood ceiling. The dwelling's upper floor location gives it privacy from the more active street below. Wonderful exterior spaces are provided within this urban structure. We can imagine that this is a wonderful place to live and work.

**Architect's Commentary:** After living in conforming neighborhoods for years, this architect and interior designer

couple decided to change their lifestyle and create an urban residence and studio space in Venice, California. The narrow 34' by 117' corner lot on Rose Avenue, seven blocks from the beach, was the perfect location to experiment with their personal live/work project. The mixed use zone permitted a separate ground floor architectural studio space for their design business, pedestrian oriented to the commercial corner. The building design showcases the architectural firm's studio and work and successfully adds to the eclectic architecture quintessential to the Venice Community.

The loft-style dwelling is oriented around an open concept kitchen/living space with brick walls, concrete floors and an exposed bow-string truss ceiling.

The project design with the use of contextual materials and pedestrian orientation anchors the corner of Rose and Bernard Avenues with a beacon of light. The building architecture contributes to the current renaissance on Rose Avenue. The use of contextual materials like masonry, brick, structural steel, concrete and glass compliment both the commercial and residential uses of the project and evokes the feeling that the building has evolved over time.

The project is located on a commercially zoned corner lot, which permitted a zero foot setback at the first floor interior property line. Construction within 2" of the adjacent structure, paired with the necessity for adequate fire separation, were the main reasons why concrete masonry units were selected as the material of choice. With the adjacent building being a restaurant, the inherent sound deadening quality of the CMUs provided an additional benefit beyond the technical specifications of the material. The interior surface of the masonry wall was left unfinished in the garage for cost effectiveness. The exterior of the wall was finished with smooth plaster to match the exterior of the abutting restaurant and to provide an appropriate surface to apply the City required anti-graffiti finish.



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Reed Architectural Group - <http://www.reedarchgroup.com>

Douglas Hill Photography - <http://www.doughill.com>



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