

HOW TO BUY A HOUSE FOR \$90,000  
& OTHER SURPRISING DEALS ...

# Sunset

LIVING IN THE WEST

## Restart your style

73 Smart affordable design  
ideas, inside and out



**ONE-POT  
DINNERS**  
Fast, fresh  
soups

**Instant  
makeovers**  
Windows, walls,  
and more

**QUICK TIP #32**  
Hide the fire in a deep  
concrete box to add  
glow without the flame

OCTOBER 2009

**My Frank Lloyd Wright  
House by T.C. Boyle**

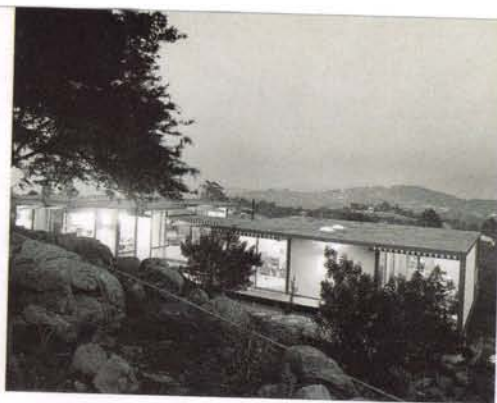
  
 \*\*\*\*\*CAR-RT LOT\*\*C-020  
 MAY12  
 VALUED READER SINCE 2002  


Sunset.com

An updated  
classic

# THEN & NOW





IN 1966

## Why we loved it then **This midcentury home became an instant classic**

**AHEAD OF ITS TIME** Featured in *Sunset*'s May 1966 issue, this award-winning La Mesa hillside home near San Diego was considered a model of indoor-outdoor living.

**BLURRING THE LINES** Thanks to architect John R. Mock's abundant use of glass, nearly every room of the two-story structure pulled you outside. Floor-to-ceiling panels of the transparent material in the living and dining areas offered a broad view of the surrounding landscape and valley below.

**DIRECT ACCESS** A glazed breezeway and sliding glass doors opened onto shady decks that abutted the hillside of granite boulders and meandering pathways. From the downstairs office and family room, glass doors led to an outdoor patio and beautiful gardens. **SEE WHY WE LOVE IT NOW »**



**Old meets new**  
Photographed decades apart, two sides of the same hillside house (above) share a flair for indoor-outdoor living.



TODAY

## Why we love it now **Earth-friendly ideas improve (discreetly) on the past**



**SUSTAINABLE** A sensitive 2007 update by local architect Carmen Pauli and owners Jora and Bryan Vess kept the essential character of the 3,178-square-foot residence while incorporating modern eco-friendly materials, including Brazilian teak floors and ipe wood decking.

**ENERGY SMART** Dual-glazed and low-e windows keep the interiors cool in summer and warm in winter. The kitchen is outfitted with Energy Star-rated appliances.

**WATER SAVVY** Low-flow fixtures help conservation in the kitchen and bath. In the gardens, succulent aloes and agave replaced thirsty avocados and dusty junipers. A smart irrigation system automatically adjusts to landscape needs and local weather conditions.

**GOOD IDEA** Usable materials and items, including paneling, fixtures, and appliances, removed from the house during the redo were donated to Habitat for Humanity. —*Nan Sterman*

**ARCHITECT** Carmen Pauli, *Heritage Architecture & Planning, San Diego* ([heritagearchitecture.com](http://heritagearchitecture.com) or 619/239-7888)

### In plain sight

The renovated kitchen (above) retains the original footprint minus the overhead cabinets that isolated it from the dining area.

### View master

With the main living areas (right) on the second floor, dining in the treetops is a daily treat. Natural tones of pottery (top) complement the Southern California landscape.



### Free flow

Steel post-and-beam construction eliminates the need for thick supporting walls in the living areas.

CUTTING

## An updated classic

**Then** A photo (below) taken soon after the house was built shows the living room's double-sided fireplace.

**Now** The same space (bottom) with new wood floors and a lighter, less-obtrusive shade of paint on ceiling beams and trim.

