

# /design

magazine

a feature of  
Ten Seventy Architecture

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**What is  
modernism?**

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## **The Kenosha Residence**

A mid-century modern  
renovation for a growing  
family in San Diego.

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**Some people just want to  
watch the world build.**

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**Concept to  
Completion**

The step-by-step  
*architectural process*  
explained

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**2018 EDITION**



A San Diego architecture studio specializing in modern design.

**7** years ago I opened the doors to this business, Ten Seventy Architecture, when a persistent friend convinced me to design a master bedroom addition for their home in San Diego. I had moved from New Jersey a few years earlier after graduating from the well-respected School of Architecture @ New Jersey Institute of Technology.

As the son of an artist, I'd always been artistically inclined. And growing up I had worked on plenty of home renovation projects w/ my father -so I took to architecture quickly. My formal training from NJIT was different than what I expected from an architecture school. There were no classes on how to build a wall, instead the program was rooted in architectural theory. This is something I wanted to take to professional practice.

Most architecture firms will shorten their design process, eliminating the painstaking study in the early phases of design to reduce their billable hours. This is a short-sited mistake when you consider the importance + longevity of the structures we construct. Ten Seventy Architecture strives to design spaces which are based in function + simplicity, the principles of Modern Architecture.

When I began working w/ that initial client (who's now become a close friend) I had just turned 28 + probably was the youngest licensed architect in California. The economy was just emerging from a recession + I was able to land a few small commissions.

Pretty quickly I noticed that some of my clients were not able to read + visualize their projects from a typical floor plan. As an architect

I spend all day studying drawings, but how can I expect my clients to understand them at the same capacity? So I adjusted my workflow to include 3-dimensional computer modeling, working from a 3D model to a 2D drawing rather than the other way around. This has been a huge improvement in communicating design ideas w/ clients. The advent of computer rendering technology, 3D printing, + virtual reality glasses, will further improve my client's ability to visualize the design.

Now it's 2018. I've won a series of awards for my design of the Scissor Table, a modern piece of furniture. I've mastered the permit process in the City of San Diego + cultivated a team of talented project consultants. My business is established + growing. I've begun to focus on modern projects ranging from mid-century to minimalist (although I do take on the occasional *transitional* styled project every once in a while). And,

**“ I strive to design beautiful spaces based in function + simplicity, the principles of modern architecture.**

I've begun my 2nd self-funded residential project in a hip urban neighborhood walking distance to downtown San Diego.

My future goals for Ten Seventy Architecture are to continue to push the envelope of the work + contribute to modernism in the grander sense. At this moment that means focusing my architecture in function, controlling construction down to the detail, + creating beautiful aesthetic spaces for my clients. Specifically in San Diego my work focuses on creating dynamic



vertical spaces + transitional interior / exterior spaces which I believe is a major benefit in this temperate climate. I would like to continue to blend the threshold between indoor + outdoor in my architecture.

I really do enjoy the process of working w/ new clients to develop a concept + designs for their new modern home. There is a certain trust + camaraderie which develops, as it really becomes a team effort. Most of all I like looking back @ the initial sketch book ideas + thinking about how we made them into a reality.

This magazine is a feature of my favorite projects through the recent years. Hope you enjoy!



## Cover Feature: Kenosha Residence

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This project has become one of Ten Seventy Architecture's most iconic designs.

The concept was simple: to draw people from the front door to the patio space in the back yard (which has an amazing view of the San Diego Bay). There was an existing trellis which would need to be remodeled. That trellis continued the roof line, sloping downward away from the house + giving a very claustrophobic feeling. So we figured, if that angle was bad, + a flat trellis was typical, wouldn't a upward angled trellis be the best option?



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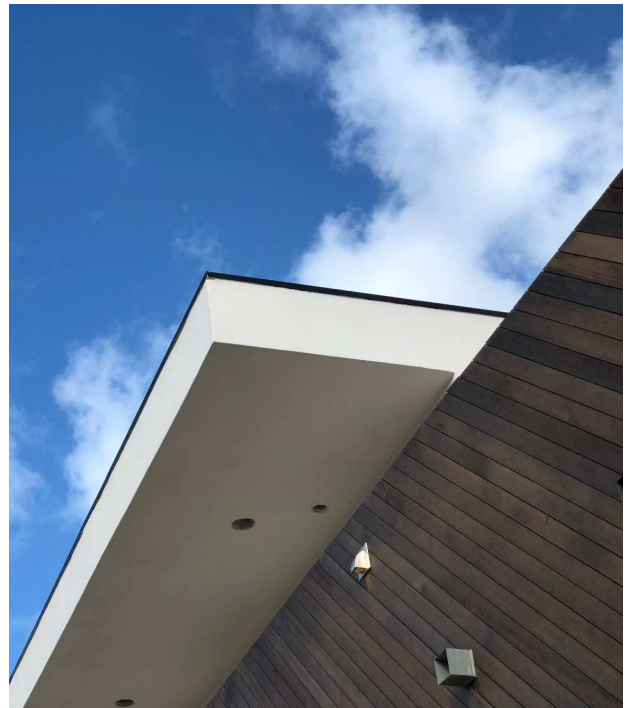
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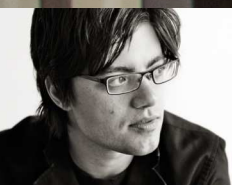
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**EDINBURG RESIDENCE** Cardiff, CA





*" Since the function of a coffee table is almost inherent, the design needs to be more expressive. "*



.....  
Design In Wood award-winner 2012, 2013, 2014





PHOTO OF **INFLUENCE SALON**  
Designed by Ten Seventy Architecture

# The Scissor Table

by Ten Seventy Architecture



As a modernist architect I typically start with the principals of modernism: form follows function. But in this case we have a piece of furniture that traditionally has the least need for function. A coffee table could be considered functional if it accomplished a single task; to support a coffee mug.

Since the function of a coffee table is almost inherent, the design needs to be expressive.

Through design I stumbled upon a simple structural concept; when various pieces are joined w/ a single pin the result is a hinged joint, but when the same pieces are joined w/ 2 pins the result is a fixed joint. The connection system was then simplified + displayed in the Scissor Tabled. A simple 2 pin fixed joint is what gives the table its strength to hold a coffee mug -although it's also strong enough for me to stand on.

The overall proportions of the DIY Table match the Golden Ratio.





# Modern Architecture Explained

*Modern architecture is a widely misunderstood style. The basis of modern architecture is incredibly simple + once it's explained you'll understand why you're already a huge fan.*

## 1. Modernism is not minimalism.

You know those photos of modern homes that look cold + uninviting? I mean, there's barely any furniture in those rooms.. right? This is the first myth I need to dispel; don't confuse modernism w/ minimalism.

Minimalist architecture is based on achieving an extreme level of simplicity by stripping down everything non-essential. This is actually a sub-style of modern architecture in a similar way heavy metal is a sub-genre of rock + roll.

## 2. Form follows function.

I think we can all agree that our homes should be functional, easier to use, + in turn, make our lives easier. Guess what? If you agree w/ that statement you have modernist tendencies.

Modern architecture puts function before aesthetic. The flat roofs, the floor-to-ceiling windows, the sweeping horizontal facades are all a result of function (or the function of ease of construction). A pitched roof in a cold climate region could be considered a modern design component when the function is to shed rain/snow. The iconic Russian 'onion' domes are a direct reflection of form following the function of shedding precipitation + could be considered a modern solution.

## 3. Rejection of ornament.

The next component of modern architecture is the rejection of unnecessary ornament. This just reiterates the form-follows-function principle.

A great way to explain this is to consider a typical base moulding. That piece of moulding is functional b/c it protects the wall from damage from shoes or vacuum cleaning. A modernist would argue that base moulding should be simple, w/o a decorative style to it. The beauty comes from the function not the aesthetic.



**BEVERLY HILLS RESIDENCE**  
BY TEN SEVENTY ARCHITECTURE

## 4. Modernism is not new.. Not even close.

Contemporary is a good word to describe something that is current. Modernism is a century old so they aren't interchangeable terms.

Modernist theory in architecture can be traced to the German Bauhaus school of the 1920s. It was at this architecture + design school where the principals of modern architecture were originally developed.

## 5. The building as the ornament.

Just as new music genres + sub-genres pop-up over the decades, so do styles + theories in architecture. Since the origin of modern architecture, sub-sets have

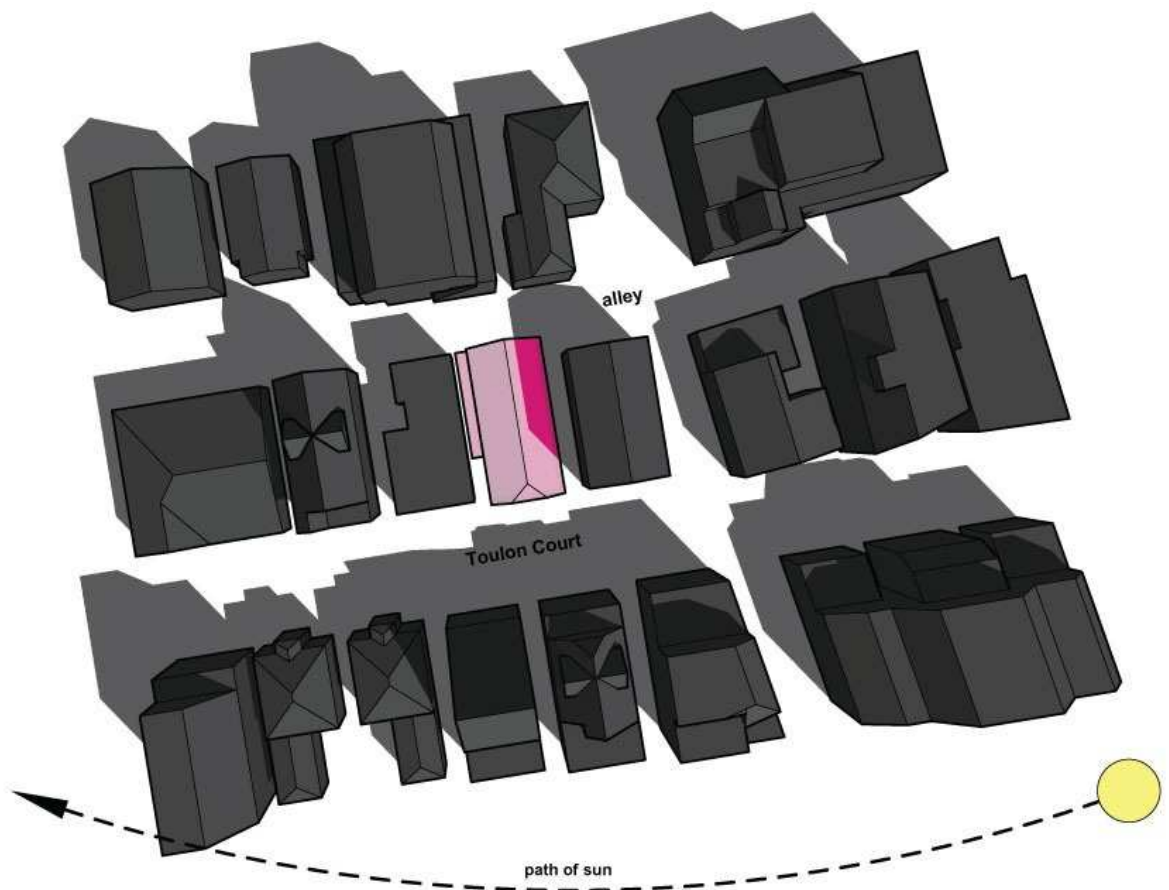
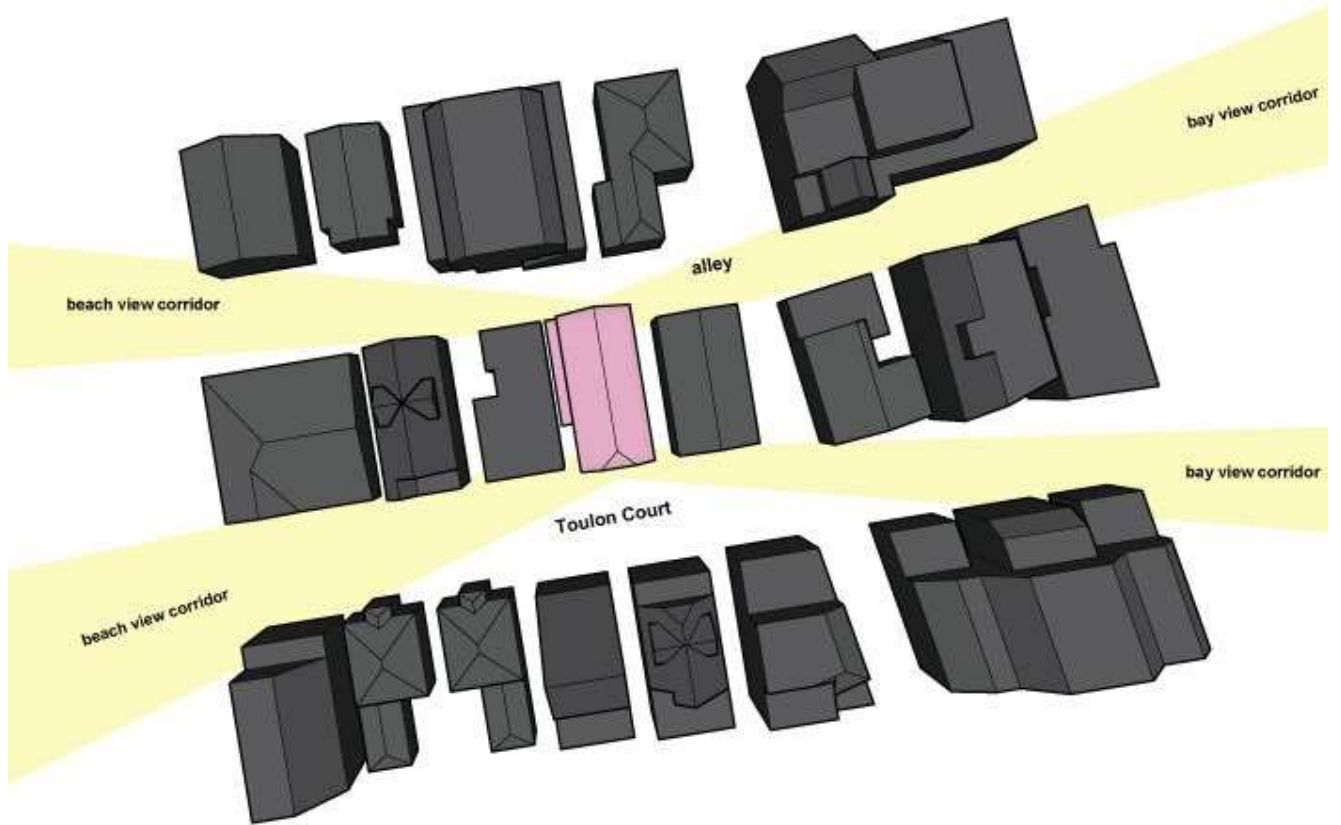
developed such as minimalism, post-modernism (I'll reserve my opinion on post-modernism for a future post), + supermodernism.

While modernism is about the rejection of ornament, the idea of designing the building as the ornament has captivated the inner-artist of contemporary architects. The idea is intriguing; still encapsulating function while giving us the design freedom to make beautifully artistic structures.

# Cape Cod Modern

A Cape Cod inspired modern home for Mission Beach, San Diego.





# The Toulon Residence

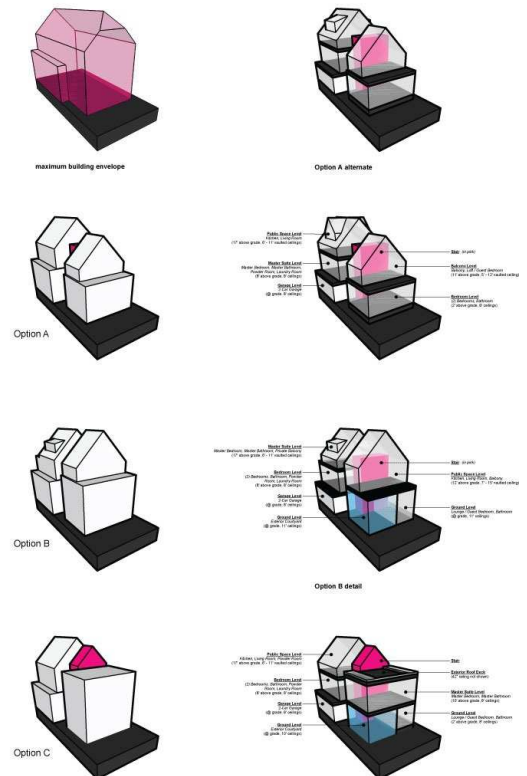
*A new home in Mission Beach, San Diego gets a modern, form-follows-function design blended w/ the clients preference of Cape Cod styled beach homes.*

My client's, a husband + wife couple w/ 2 children, purchased a small property a few blocks from the bay in Mission Beach. There was an existing bungalow which had fallen to disrepair over the years.

The goal was to design a summer home for the family of 4. There was one catch however: they fell in love w/ Cape Cod architecture (which is popular in the northeastern part of the US) + they wanted this style in San Diego. However, the Cape Cod architectural style developed from a completely different climate + has many features that were not appropriate on this particular narrow lot where more height resulted in a better view.

In the Schematic Design phases we studied the project site + allowed the views to shape the design. *Form follows function.* The completed design includes simple massing, a gable roof, fire / flood resistant materials, + passive ventilation. The most notable feature, a balcony sliced out of the traditionally shaped elevation where the site offered the best view is a direct representation modernism.

The design was well recieved + unanimously recommended by the Mission Beach Planning Board.





# Kenosha Residence



A dynamic Mid-Century renovation in Bay Ho, San Diego









KENOSHA RESIDENCE  
shaded, exterior living space





# MID-CENTURY MODERN

## Bay Ho, San Diego

This project has become one of Ten Seventy Architecture's most iconic designs. It was designed for one of our favorite Clients. The concept was simple: to draw people from the front door to the patio space in the back yard (which has an amazing view of the San Diego Bay). There was an existing trellis which would need to be remodeled. That trellis continued the roof line, sloping downward away from the house + giving a very claustrophobic feeling. So we figured, if that angle was bad, + a flat trellis was typical, wouldn't a upward angled trellis be the best option?

Mid-century modern architecture always emphasizes the structural components. We work w/ Patterson Engineering on all of our projects to put the structure on display in the way you see throughout our portfolio.

This is an ideal of Ten Seventy Architecture.

Through the Design Development Phase, we progressed through a series of revised drawings. Ultimately, we used the existing spacing of the roof beams to place our trellis posts. Each of the three bays have 9-foot retractable door systems which dock against those posts. This both saved cost (by reducing the size of the doors) + enhanced the mid-century styling (by matching the spacing of the vaulted ceiling beams).

By angling the posts slightly (perpendicular to the roof slope) we can create a sense of movement. This is a trick to make these trellises feel more dynamic + I've replicated it on projects since. The trellis, the gathering space, looks onto the San Diego bay.

# The minimalist street facade of our latest project. Introducing, The Donley Residence

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*Architecture is a huge investment.*

In certain cases it makes sense to go the extra mile + prepare photo-realistic digital renderings of the design. This can occur in the Design Development Phase or afterwards + is offered as an additional service.

Since the Ten Seventy Architecture workflow includes 3D modeling inherent in the process, renderings can be produced quickly. These can be used to influence future tenants, begin a sales process earlier, or just get a full understanding of how the design will look when it's constructed.

This rendering (right) was prepared for my clients for the Donley

Residence, a large modern residential project in Bay Park, San Diego. I had some ideas for a sleek, minimalist front w/ a large sliding wood gate. I knew it was going to look cool, but I had to present it to the clients in a way that would be well received. Ideas which are presented in too loose of a form are open to misinterpretation + can be turned down w/o further consideration.

This rendering was the perfect medium to demonstrate the aesthetic to the client.

The construction of the Donley Residence will continue into 2019.



DONLEY RESIDENCE BAY PARK, SAN DIEGO



A photo-realistic computer rendering of the minimalist street facade of the Donley Residence project depicting a large wood sliding gate which encloses an exterior courtyard around 2 bedrooms.



# The Edinburg Residence

*A full modern renovation after an ill-conceived addition in the 80's.*



**They say, 'all great projects have a great Architect, a great Contractor, + a great Client.'**

**EDINBURG RESIDENCE** Cardiff, CA



Ten Seventy Architecture has been collaborating w/ Patterson Engineering for structural design on projects since our 1st project almost 8 years ago

My Clients are a family of 4 who owned this really cool quasi-modern home in Cardiff, California. The home had great potential, but in the 1980's someone build a ill-conceived addition between the kitchen + the in-ground pool. Aside from that there were some cheap or artificial looking details which I wanted correct.

During our Schematic Design Phase it became obvious that we needed to reconnect the interior kitchen / living room (public spaces) w/ the exterior pool / patio area. This became a

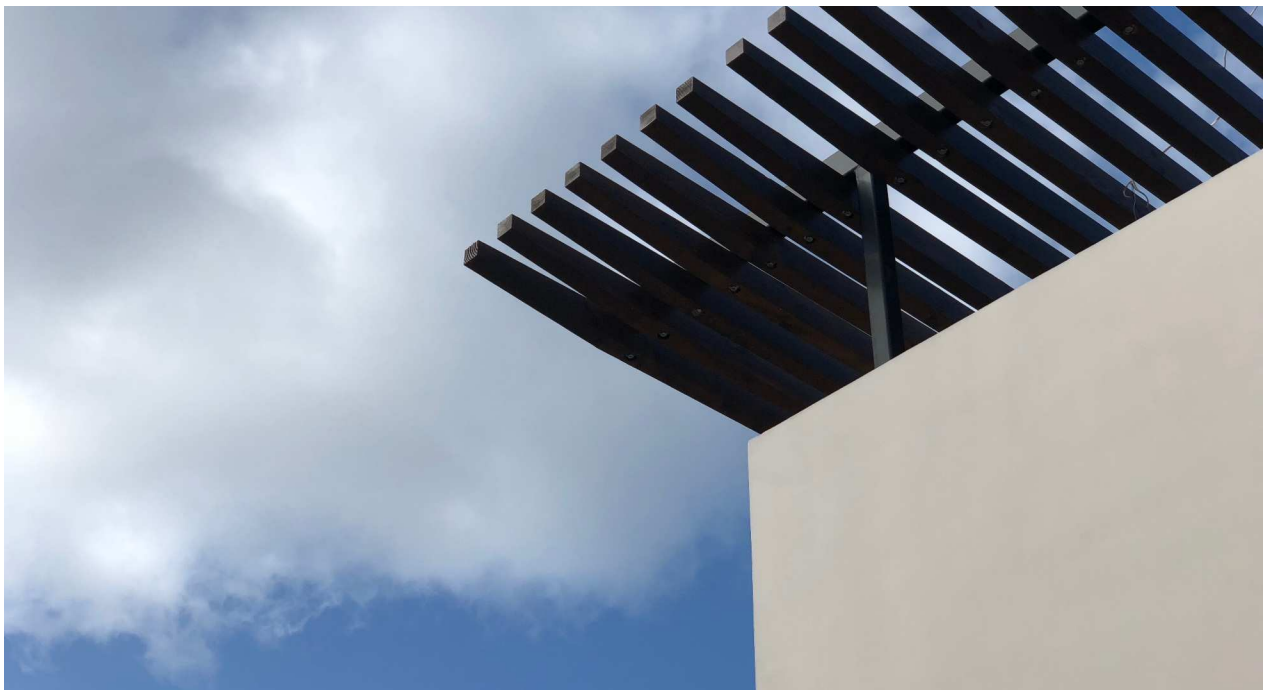
central running concept through all phases of design + into construction.

This project, like many of ours, really benefited from a strong collaborative approach. It was referred to us from a talented interior designer Danae Netto. She also brought in MMD Construction (who we'd recently completed a previous project w/). Later on I recommended Falling Water Landscape Design. In addition, through the Construction Documents Phase I worked closely w/ Patterson

Engineering to integrate the structure w/ the design + D&R Calcs to comply w/ the strict energy regulations. By communicating the concept of connecting the indoor / outdoor space to all of these consultants, the completed design came together seamlessly.

At the time this magazine was published this project was getting prepared for professional photography.





For centuries the role of Architect was as master builder. A role responsible for all aspects of a building project including the actual construction. Over time our buildings became more complicated + required experts who specialize in various trades.

The most obvious separation of labor / responsibilities is the Architect + the General Contractor separation. Further, the GC will likely utilize a series of Sub-Contractors who are experts in their respective trades. The Architect may also leverages the expertise of various

Engineers / Consultants depending on the scope of the project.

Ten Seventy Architecture specializes in modern residential projects in California. These projects typically require a Structural Engineer + an Energy Consultant. More complicated projects may require various other Engineers. On projects w/ larger budgets, value can be added by consulting various professionals like Interior Designers, Landscape Designers, or Lighting Designers,

**The Edinburg Residence is a great example of an integrated design-build team working for the benefit of the Homeowner.**

etc. These needs can be evaluated on a project-by-project basis.

Ten Seventy Architecture works w/ a team of experienced consultants. Patterson Engineering, one of the best structural firms in San Diego, provides Structural Engineering services for the entire Ten Seventy portfolio. This continued relationship can be

credited to the strong structural-design integration typical of the modern style displayed in the Ten Seventy Architecture's work.

# Architecture Process

## PHASE 1

### Site Analysis

Site Analysis is the initial phase of any project. This phase consists of research that the rest of the project will be based on. The phase includes a site visit to document the existing site conditions as well as a code study.

## PHASE 2

### Schematic Design

The Schematic Design is basically macro-level ideas for the project. It's typically created quickly, possibly by hand, + may utilize a range of mediums to express an idea. Ideas are intentionally undeveloped @ this stage. Through this phase, a *concept* is chosen which future design decisions are based on.

## PHASE 3

### Design Development

Design is iterative. Through the Design Development Phase we'll revise the architectural drawings 3-times, refining the layout + adding detail w/ each revision. Once the design is mostly solidified we can obtain estimates for Engineering (as required). The Design Development Phase concludes when the design is finalized. Layout changes after this phase are possible but will result in additional costs + additional schedule time.

*It's recommended that a General Contractor is selected to participate in the three Design Development meetings to provide preliminary estimates which help keep the design within budget. For additional collaboration, if hired, an Interior Design can participate the final one or two Design Development meetings.*

## PHASE 4

### Construction Documents

The Construction Drawing Phase is where the *blueprints* that are used to obtain a building permit + construction estimates are produced. The work involves coordination w/ consultants so layout changes are discouraged -as they affect the workflow of these consultants, resulting in additional costs/time. Design should be finalized in the Design Development Phase to avoid additional costs + keep the project on schedule. Through this Phase the Architect + Client will communicate to finalize various details of the project.

## PHASE 5

### Financing

Ten Seventy Architecture recommends a Design-Build process where the General Contractor is selected @ the beginning of Phase 3 + included in those meetings. In the case of Design-Bid-Build process, Ten Seventy Architecture offers contractor bidding services.

## PHASE 6

### Permitting

Ten Seventy Architecture specializes in permitting projects in the City of San Diego. Of course we can achieve permits in other municipalities as well. We'd prefer to handle this phase of the project as it can be challenging to a novice.

## PHASE 7

### Construction

We love recommending our favorite General Contractors for your project! Ten Seventy Architecture also offers Construction Administration services for projects which require an additional layer of management.

## PHASE 8

### Interior Design

Ten Seventy Architecture can provide interior design services for minimalist interiors where interior / architectural integration is the highest priority. For other projects / styles we have a list of interior designers we can recommend for your project type / style.







OUTSIDE BACK COVER AD PLACEMENT  
or Magazine content