

# view



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LOS ANGELES, SANTA BARBARA & VENTURA COUNTIES

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Coldwell Banker Residential Brokerage

*Southern California's Leading Real Estate Magazine*

# A&D

## ARCHITECTURE & DESIGN

### A SPACE-ENHANCING VIEW

By Michael Rachlin, Founding Partner/Design Director, Rachlin Partners



Over the course of two decades I renovated an earthquake-damaged typical 1950s California ranch residence into the airy and park-like retreat I call home today. While it has a relatively small footprint, the house now offers a sense of space beyond the confines of its site. To maximize square footage and make the home appear larger and luxurious, I redesigned it with a minimalist sensibility, only retaining the foundation, exterior bearing walls and roof structure. The use of the following space-enhancing techniques gave it new life: high ceilings, skylights and pitched-and-gabled roofs work to create more height and drama; large glass windows and bay windows with corner glass are other space-enhancing features, creating a connection with the indoor and outdoor environments (while also letting an abundant amount of daylight inside); removing interior walls and doors for an open, less cloistered environment for a greater flow and an impression of a more sizable environment; pocket doors (in lieu of swing doors) that appear and disappear for more space, as needed; and finally, emphasizing white walls and dark floors creates a strong contrast that not only gives the appearance of more space, but also adds a luxurious feel.

[www.RachlinPartners.com](http://www.RachlinPartners.com)



### ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: KEN RADTKEY, AIA



MONTECITO | \$21,000,000

Rare & remarkable Montecito estate of exceptional quality. Spectacular views!

Randy Solakian (805) 565-2208  
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ARCHITECT: KAAREN KHOUDIYAN

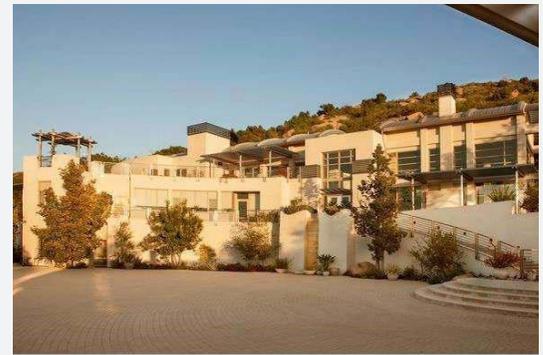


MALIBU | \$12,750,000

Spectacular new construction, 7+10, palatial ocean view luxury estate on over 5 acres.

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ARCHITECT: DAVID C. MARTIN, AIA



SIMI VALLEY | \$8,250,000

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DIRECTOR, ARCHITECTURAL DIVISION

