

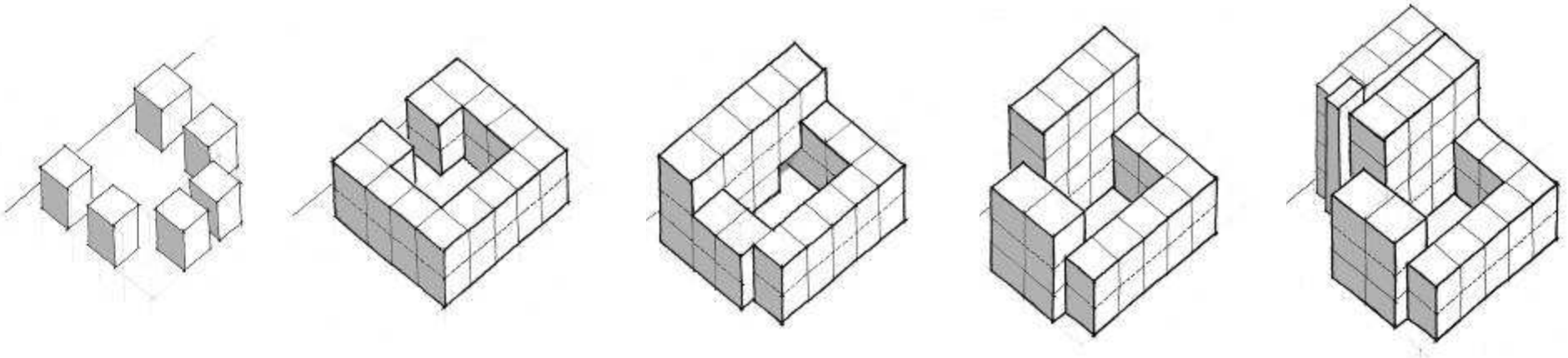
7 FOUNTAINS... A Building Speaks

The New Urban Experience
where FORM follows
...EMOTION



Courtyards

A Taxonomy of Dwelling Types with a Shared Entry



**Bungalow
Court**

**Attached
Court**

**Attached +
Stacked
Court**

**Hybrid
Court
(Single-Loaded)**

**Hybrid
Court
(Double-Loaded)**

**12 Dwellings/
Acre**

**25 Dwellings/
Acre**

**35 Dwellings/
Acre**

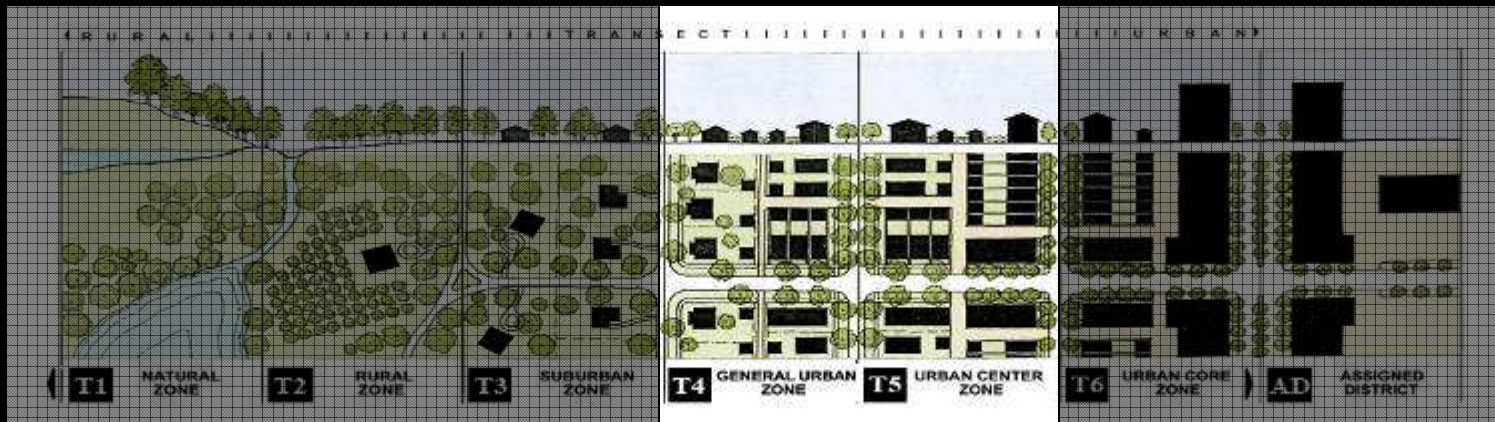
**50 Dwellings/
Acre**

**60 Dwellings/
Acre**

Moule & Polyzoides

ARCHITECTS AND URBANISTS

Harper Court-7 Fountains
West Hollywood, California
87 Dwellings/Hectare





**About
42m X 42m**



\$5000US/month rent, highest res property value in LA

Builder

Come see the New Urban Challenge homes at the 2005 IBS, SEE PAGE 302

ELECTION SURVEY:
TOP BUILDER CONCERNS
See page 168

Builder

hanley wood

THE MAGAZINE OF THE NATIONAL ASSOCIATION OF HOME BUILDERS

OCTOBER 2004

PLUS:
In the Hot Seat: Ennis and Freddie face major overhaul

China's Boom: Is China the new building frontier?

Differentiation Matters: Learn how to stand out from your competition

Success From Community Intranets: They're making a comeback

BUILDER'S CHOICE

Affordable projects dominate this year's competition

WWW.BUILDERONLINE.COM

Builders Choice



GRAND

Harper Court: Seven Fountains



Other than putting up bad knock-

abouts.

Of these projects, means court-

ing, a building type that has a

on Los Angeles, and one that is

direct Sochans Polynides, co-

Courtyard Housing in Los Angeles

ical Analysis: Urban courtyard

back had its heyday in the 1920s

in Los Angeles, consists of build-

ing masses centered around

which were often filled with

and fountains.

It is an eclectic mix of units, all

with floor plans. Each apartment

has private garden overlooking

streets as well as a separate, cir-

cled firework space. Those in

such as a boardroom with tele-

vision facilities and a corporate

space and you can see why the units

are a favorite with high-powered

executives.

Rent for the apartments, which average
1,500 square feet, range from a whopping
\$4,000 to a staggering \$9,000 per month.
"The financial success of this project has
been historical," says Polynides.

It just goes to show, says LeFevre, that
leaving it up to the market was a wise busi-
ness decision. "We spent no more than 20
percent more on this project than we would
have on a standard, run-of-the-mill apart-
ment building," he adds. "But the rents are
easily more than 20 percent higher." — E.S.

WWW.WALDENONLINE.COM




Angelino

THE BEST OF L.A.

L.A.'S TOP 20

7 FOUNTAINS

Angelenos have always valued house above apartment and privacy over community, but 7 Fountains may change all that. Designed by Mouk Polyzoides, the 20-unit Mediterranean-inspired apartment community molds around a series of courtyards, beckoning residents to know their neighbor. Built with old-world attention to detail and information-age conveniences like DSL capability in all units, 7 Fountains breaks new ground for the ultimate living experience. No two units are alike: all have fireplaces, oak wood floors and Malibu terra-cotta tiles; each pays tribute to outdoor notions like thick walls and wood-paneled windows.



1414 N. Harper Ave., West Hollywood, 323.650.1177

Los Angeles Magazine

brought order to the lives of mil-
he and his then wife dreamed up
anner organizer, with its bright
and soft flexible hinge. Later, an

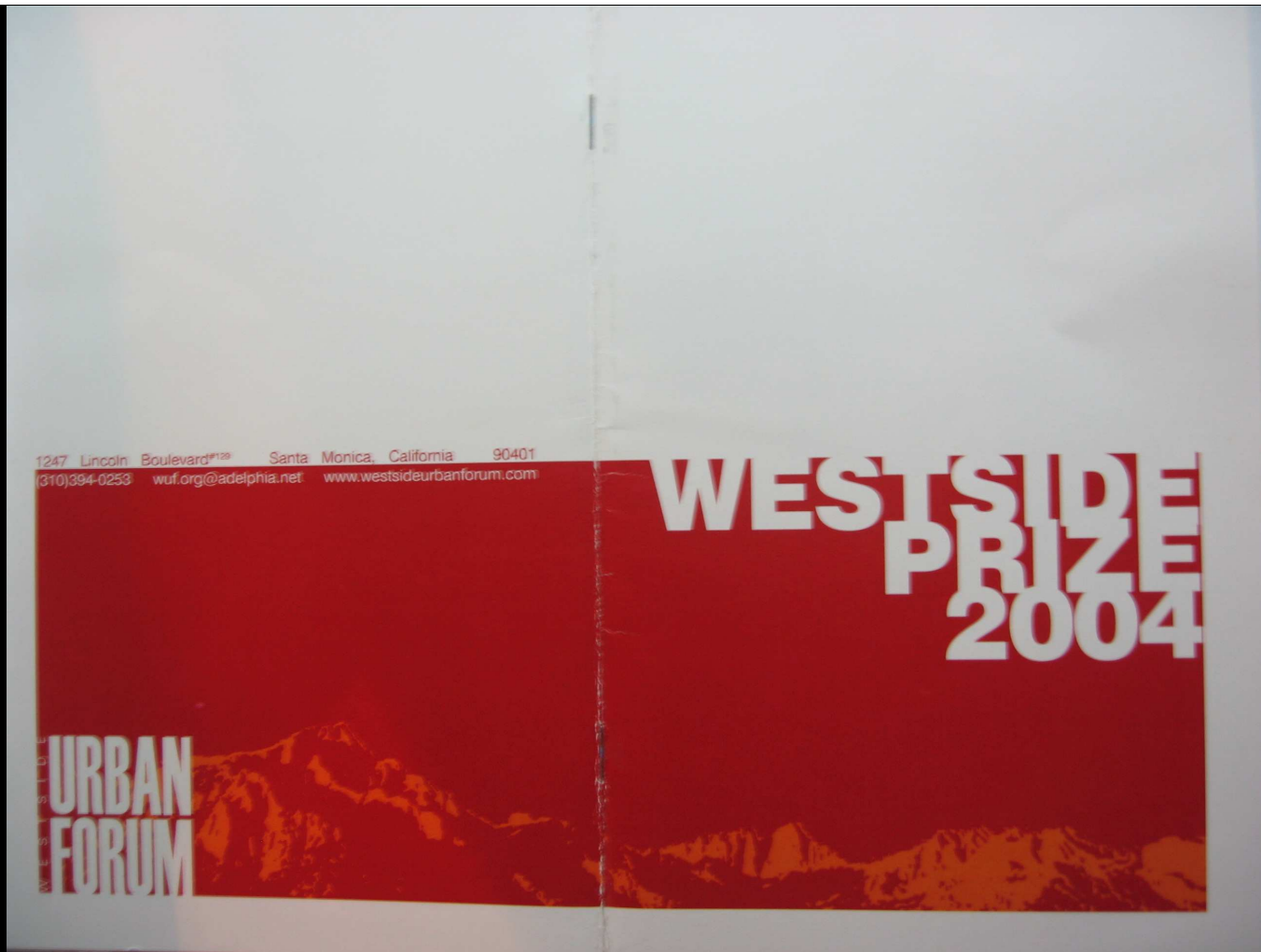
little bungalows or attached housing units
that wrapped around a central outdoor area.
That public space may have been a plain con-
crete passageway in working-class Echo Park,

Although suburbia was "celebrated as
this wonderful liberation," says Lefevre, a
third-generation California builder with dark
hair and a perpetual squint, "it became all

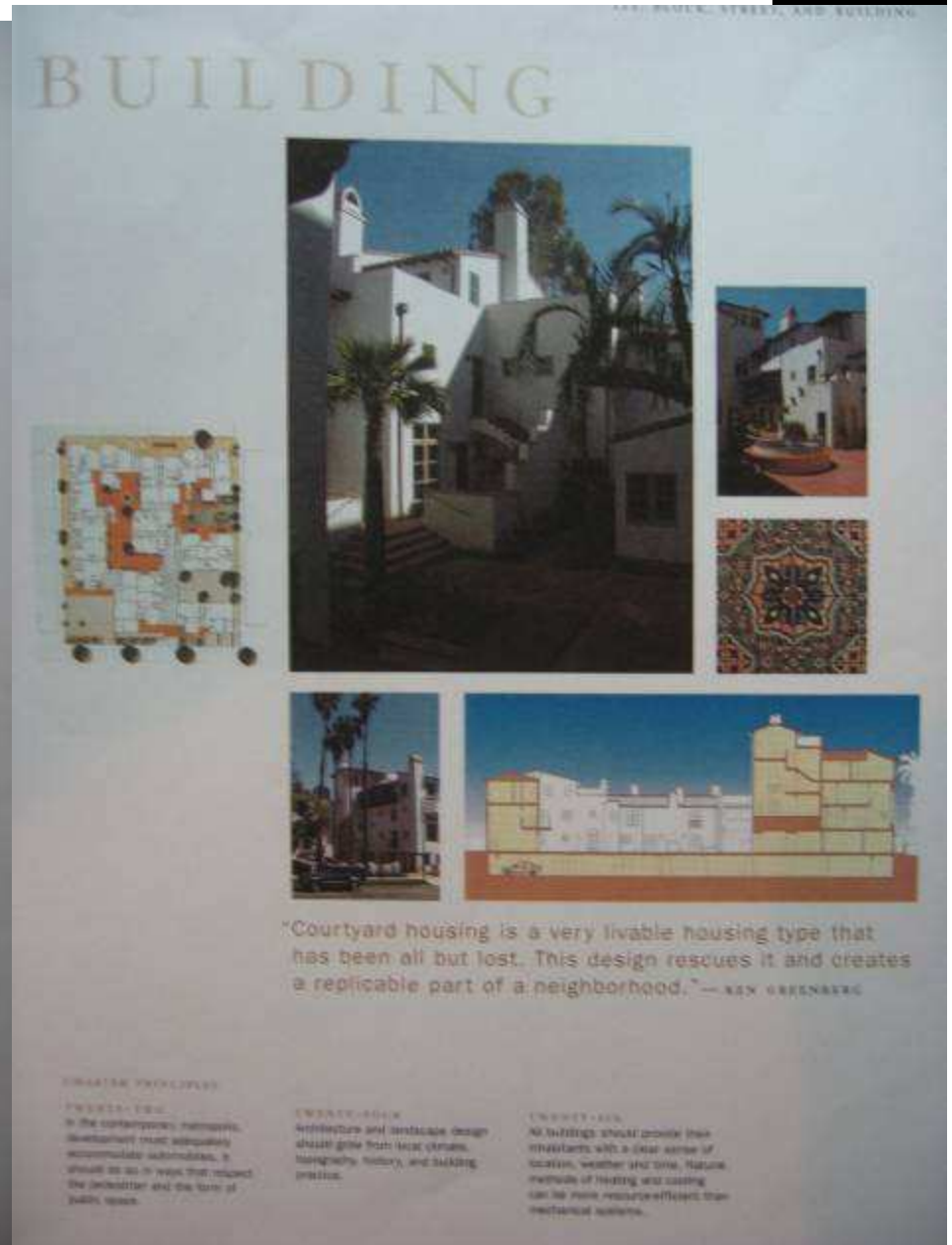
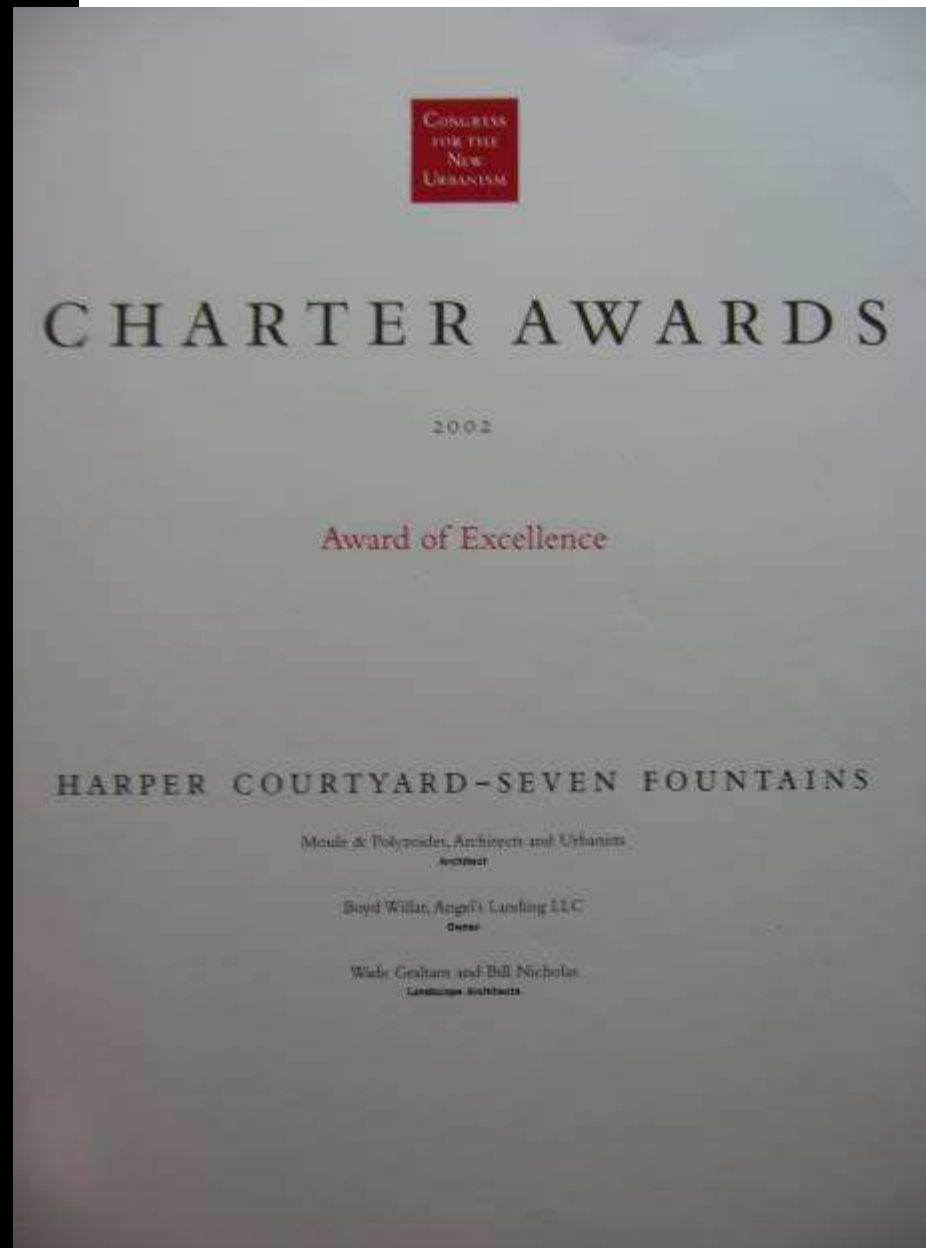


COURT MARSHAL:
*Boyd Willat stands guard
over his tiny town*

Urban Forum Westside



Congress for New Urbanism



The Movies



History 1919



Home 1950



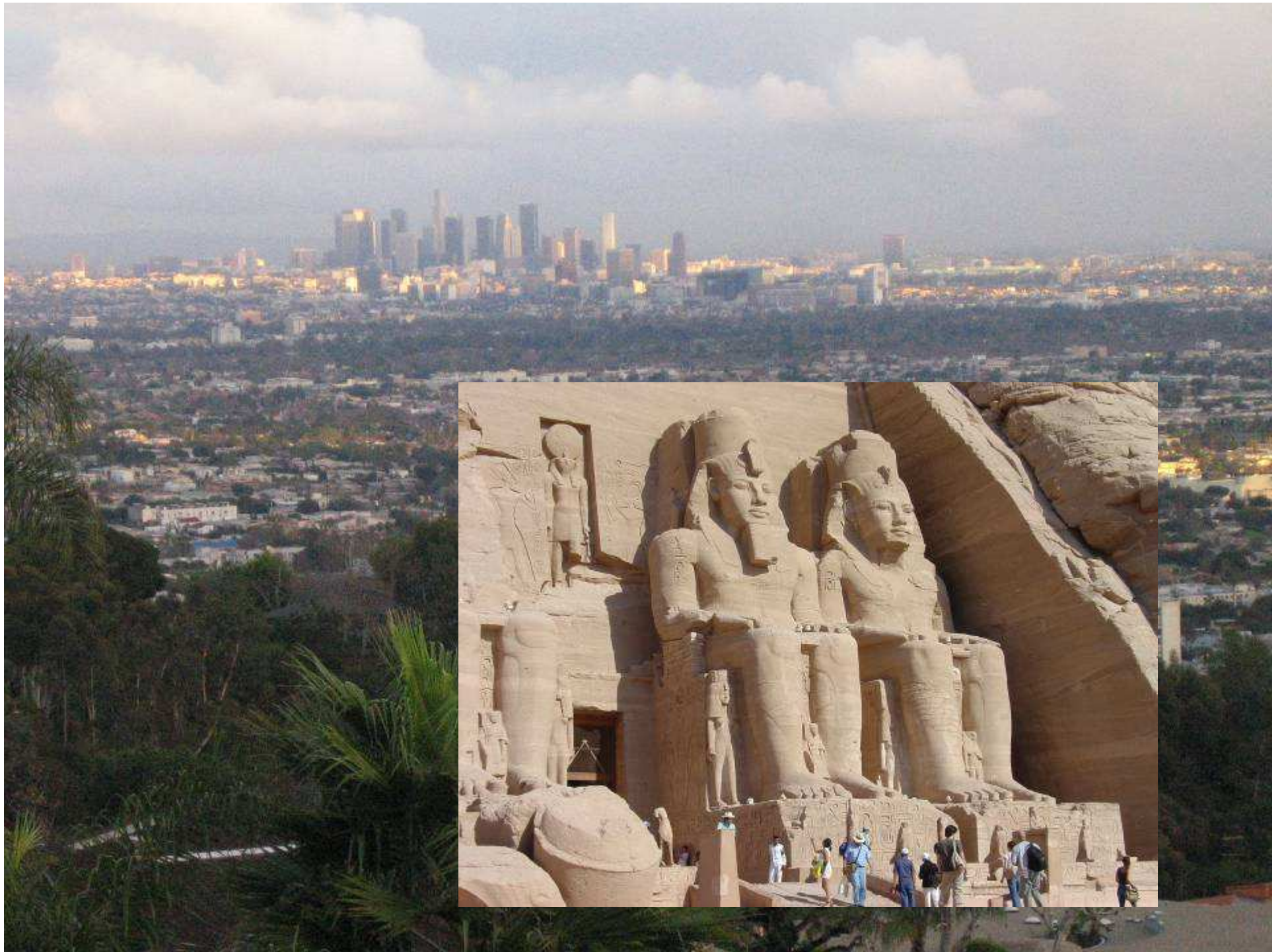
Daniel Boon



Why

Did you choose Architecture?





The Pontiff



The Emotional Principle

The real measure of architecture is...

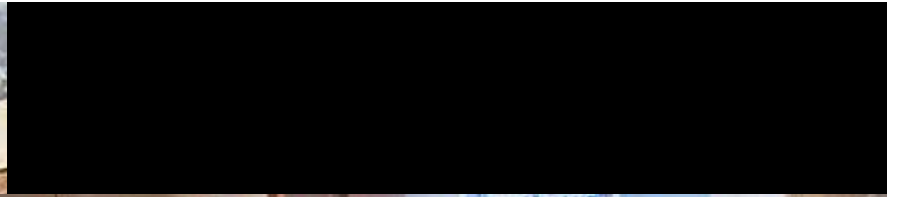
- HOW DO I FEEL?
- Walk ways, Vistas, Places to Stop,
- Shared Space, Inner vs. outer world,
- Art and Landscape, Theater Design

What do Walkways say?



- Adventure, meaning,
- a place to go





Vistas

- Freedom , inspiration, imagination



Places... to stop

- Peace, rest, in the present, arrival.



Shared space

- Identity, community, belonging.



Inner vs. outer world

- Retreat and advance, prepared to compete, restore



Art and Landscape



Transcendence and
Nature



Theater

- A place in history..., romance





Difficulties and inside the units

