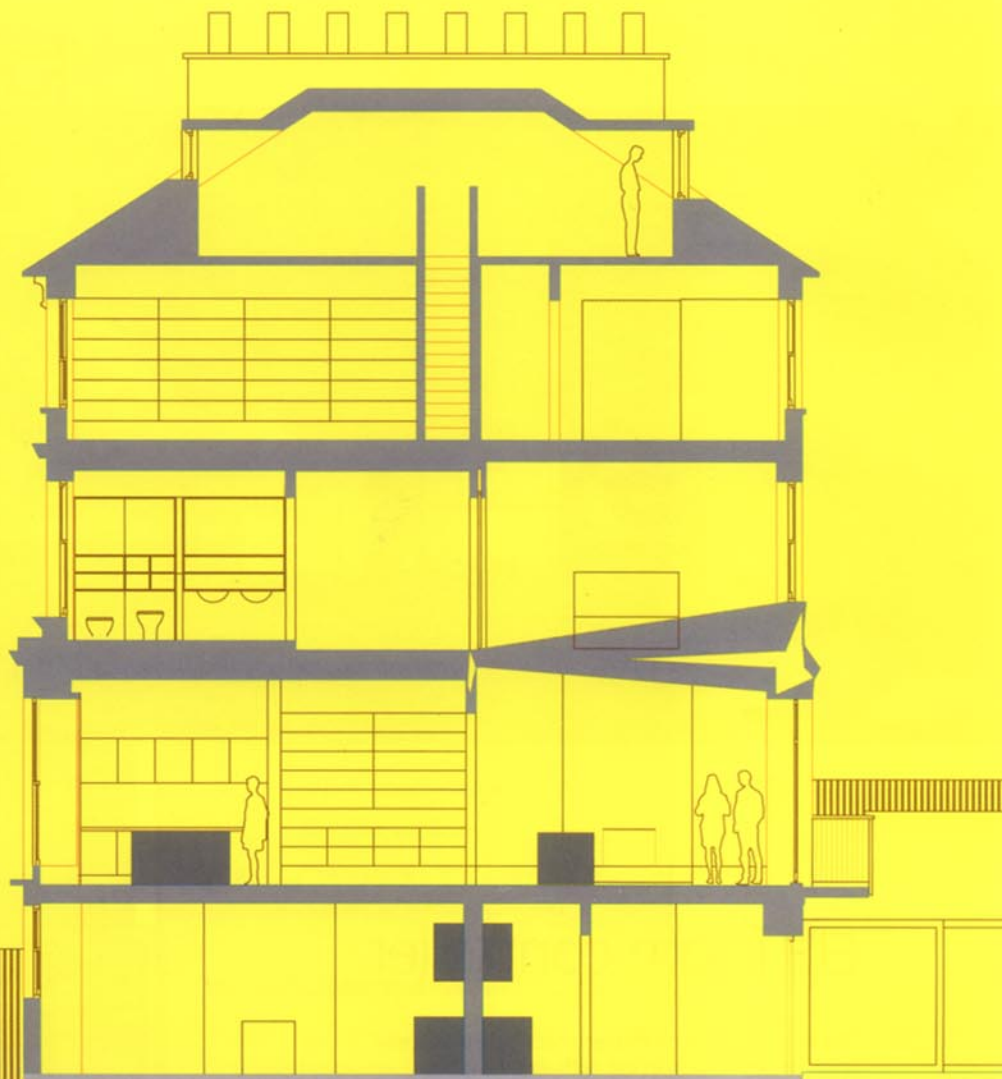


WORKS



INTERIORS : PRODUCTS : SMALL PROJECTS

DECEMBER 2003



RESIDENTIAL SPACES
Brookes Stacey Randall
Zoka Zola
Robert Dye
Rivington Street Studio
Tim Foster Architects



Iron awe metal furniture and ironmongery





open



15

Zoka Zola

Pfanner house, Chicago

This is Zoka Zola's largest building to date and her first American project. After training at the Architectural Association in the 1980s, Croatian-born Zola worked for a string of British practices including David Chipperfield Architects, Hopkins Architects and the London office of OMA before setting up on her own.

In 1997 she moved to Chicago where she has gradually built up a small practice. The two-storey house is a home for Zola, her partner Peter Pfanner and their young family.

'This house represents an American dream because it is my own home designed during my first days of immigration to the USA while I was starting my own family,' Zola explains.

Chicago's zoning laws provided the starting point for the \$500,000 (£299,000) house. It is a gridded city where plots are divided according to 'permitted uses', an arrangement that tends to result in swathes of similar buildings – especially as builders usually plonk houses in the middle of plots, creating front, back and side yards with fences all around.

The Pfanner house is built on a slightly smaller lot than the Chicago norm – 24.5 x 79ft (7.5m x 24m) compared with the standard 25 x 125ft. Zola has placed it at one corner, maximising the usable area of the rest of ▶

The robust exterior contrasts with the light-filled interior spaces.



There is an Escher-like quality to the stairs that rise up the centre of the house.

the site. The side yard is big enough to form a well-defined space between the house and the neighbouring building. It has been planted with four cottonwood trees that will provide shade and privacy on the southern side.

The back yard is used as a garden but has greater potential as the house does not take up the full permitted development area of the site (which, in this neighbourhood, is 2.2 times the plot size). Doing away with the ubiquitous fences makes it possible to walk across the site.

Built of a breathable frame wall construction with high insulation values, the house is clad in the neighbourhood's distinctive orange brick. Big windows, balconies and terraces open the interior to the street more than neighbouring buildings do, however.

Zola says 'openness' is one of the key ideas. It is a theme explored internally where the various rooms flow into each other.

This is particularly striking at ground-floor level where the entrance hall is open to a partially sunken family room. This is a clever trick as it means that the garage, family room, hall and stairs all officially count as 'basement level' in an area where only two-storey family homes are permitted. **NS**

Costs

Total costs	£299,000 (\$500,000)
Area	280m ²
Costs/m ²	£1068

Long section



- 1 Bathroom
- 2 Bedroom
- 3 Sun room
- 4 Living room
- 5 Kitchen
- 6 Entrance hall
- 7 Entrance platform
- 8 Garage
- 9 Family room

Specifications Door handles by Haf (reader enquiry no 725), stainless steel door hinges by Hager (no 726), centre hung door pivots by Dorma (no 727), wall lights and dining table pendant by Glashutte Limburg (no 728), downlighters (indoor and outdoor) by Erco Lighting (no 729), desk and wall lights by Artemide (no 730), white oak finish by Livos Pflanzenchemie (no 731), tiles by Ceramicca Bardelli (no 732), bathtub by Kaldewei (no 733), kitchen tap by KWC (no 734), kitchen sink by Just (no 735), toilets by Duravit (no 736), fridge/freezer by Subzero (no 737), other appliances by Miele (no 738).

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