

Charles and Henry Greene were some of the first architects to bring Arts and Crafts and California bungalow Styles to America. Elements from these styles fused with their Asian influence create their greatest works, christened the "Ultimate Bungalow."

Our house is a modern replica of the "Blacker House" built for Robert and Nelly Blacker in 1907-1909 in Pasadena, CA. The Greens overarching artistic vision permeated every detail of the House construction, interiors, furniture design, as well as hardscape and landscape.

We adopted all aspects of the Greens' masterpiece, adapted it to a 2010 Lifestyle while maintaining their architectural integrity.

The Green's Architecture is noted for its clean lines, functional quality with precise attention to detail, eliminating the use of excess ornamentation in favor of existential purity.

When designing this house, we endeavored to build a re-creation of an architectural masterpiece with the most progressive construction techniques, materials and innovation, while pursuing an environmentally-friendly construction.

Included Features:

1. Engineered and built to withstand Category 5 hurricanes with a tornado bunker in the basement.
2. Structural Insulated panels for all exterior envelope of house, engineered to 160 mph.
3. Water purifying system reaching entire house
4. Built-in distiller for drinking water and ice
5. Solar hot water
6. Solar radiant heat built into basement, first and second floors.
7. Highest efficiency rated heat pumps with entire house dehumidifiers
8. All three floors prepped for elevator with existing shaft
9. Prepped for upcoming whole house generator
10. Windows (79) and Doors (9) are handmade from 2,000 year old reclaimed cypress. This cypress was harvested from the water towers in old train stations. All screens and screen doors were also made from cypress.
11. Windows and doors built with tinted "impact" film applied to glass. Cuts 81% of the sun's solar heat gain allowing a higher SHG rating than most commercial glass available today.
12. Exterior spaces: House was designed to make outdoor living spaces as comfortable as indoor space:
 - A. Vaulted ceiling finished with tongue and groove random width cypress ceilings and finished with a light wash
 - B. Numerous ceiling fans
 - C. Tongue and groove Ipe sanded and finished similarly to a teak deck
 - D. Teak Furniture with overstuffed cushions
 - E. Generous screened area for outdoor dining

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13. Exotic woods: (All woodwork is custom designed and built be owner.)
 - A. Interior Floors - "Santos" Mahogany
 - B. Front Door - African Teak
 - C. All other exterior (and most interior) Doors and Windows - 2000 year old "Sinker" Cypress, reclaimed from Water Towers in Old Train Stations
 - D. Interior Paneling and Woodwork - Honduran (Santos) Mahogany
 - E. Exterior (Porch) Decking - "Ipe" (Brazilian Walnut)
 - F. Exterior Siding (Shingles and Trim) - Spanish Cedar
 - G. Large Supporting Timbers - Treated Pine
 14. Kitchen & Bath Floors & Countertops:
 - A. Kitchen & Bath Countertops - "Caesar Stone"
 - B. Kitchen Floor - Cork Tiles
 - C. Bath & Laundry Floors - "Peacock Pavers"
 15. Exterior Lower Walls, Steps & some Porch Flooring is "Blue Stone".
 16. Light Fixtures throughout are copies of original "Greene and Greene" designed fixtures, Handmade of Copper by the same California Company, "Arroyo Craftsman", which made the original "Greene and Greene" fixtures.
 17. Main Roof is of "architectural shingles"; Porch Roof is Copper, as are gutters and downspouts. Skylights are used over main structure, as well as on some porches.
 18. Open Gourmet Kitchen includes custom cabinetry, built in pantries, top of the line appliances, such as: "Miele", "Wolf" & "Sub Zero", and is complemented by an adjacent, fresh "Herb & Grilling" Porch.
 19. Heated and cooled main (2) floors living space is: 4,433 sq.ft.; Porches, including front, dining/rear (10'x50'), grilling/herb (4'x30') & two sleeping, master (12'x20') and guest (12'x20'), total: 1,680 sq.ft.; lower level heated/air-conditioned recreation room and "bunker room": add an additional heated/cooled: 1,004 sq.ft.; over-sized two car garage: 864 sq.ft.
 20. The house includes four bedrooms, three full baths and two half baths. The master bedroom suite is upstairs; however, the downstairs guest bedroom and adjoining bath is designed to be easily converted into a master suite. The master suite has a large closet/dressing room (12'x16') with skylight. The master bath (21'x10') offers a large walk-in shower, with over & side spray, a large bath, also equipped with overhead and side spray; the master bath has two "water closets".
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21. An irrigation system is fed by a well. Please ask for survey in file for lot description.

For further information about Architects, "Greene and Greene", please Google
www.greeneandgreenearchitects.com, or for information about The Blacker House, Google:
www.theblackerhouse.com

NOTE: Information above is deemed reliable and accurate by owner; however, interested party should verify.