



The architect was J. Herbert Brownell, engaged deliberately because of his experience with narrow building lots in Newport Beach.

"We believe the architect was done a remarkable job in providing privacy in such a compact setting," Webb said.

The two-way slope of the land affords each occupant an unobstructed view over the roof of a neighbor. Under the elevated rear section of the house is a two-car port and a storage room housing also the heating plant and in some cases the laundry connections.

The price is just under \$20,000. Fergin-Griffin Co. is the builder.

"We believe," Webb said, "there is a market for such a compact -- midway between a conventional home and apartment living -- among couples and individuals living alone. Four of the eight houses have

been sold and we have lots on which to build eight more.



### Unusual Building Solution for 25-foot lots

*(From Practical Builder,  
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Every Western builder knows that availability of land - and proper use of land - is becoming increasingly important to his own future. There are few 25' lots left in the

West, and, unfortunately for the builder, too few communities will sanction them today.

But the narrow lot house can be a livable, salable product if it is designed carefully. With the right planning, it can even offer the necessary Western amenities of outdoor living.

Finding a way to pack livability and economy into a house designed for a 25' lot isn't easy. And to come up with a package that has real sales appeal makes the problem stickier. Architect J. Herbert Brownell did the job, though, for developer Byron Web, La Jolla Calif.

Webb has a predilection to narrow lots, and has made a practice of searching them out, then building a residential package that fills the needs of those whose space and budget requirements are low.

The piece of land on which these houses were built was a typical sleeper. It had been zoned 25' over 40 years. the individual lots are 125' to 135' deep and all had a view.

Planning for view and outdoor living...

First problem was to get the houses up high enough to capitalize on the view. This was done by pushing them as far as possible. The first problem was to get the houses up high enough to capitalize on the view. This was done by pushing them as far as possible back on the up-sloping lots, and locating carports on the back side, accessible to an existing alley.