



2025 AIA|LA Residential Architecture Award Winners

June 13, 2025 (Los Angeles, CA) — The American Institute of Architects Los Angeles proudly unveiled this year’s Residential Architecture Awards, honoring 18 outstanding projects across various categories. For the first time, AIA|LA introduced a **Resilient Design Award**, spotlighting homes designed to withstand fire, earthquake, flood, and other natural hazards. Open to AIA|LA members and non-members alike, the awards accepted submissions from the greater Los Angeles region and beyond. Categories included ADUs, Affordable Housing, Alternative Housing, Adaptive Reuse, Multi-Family, Single-Family, and the new Resilient Design category.

Our distinguished jurors brought diverse expertise, elevating the quality and depth of this year’s selections:

- **Elissa Scrafano, AIA** - Principal at Scrafano Architects
- **Joey N. Shimoda, FAIA, FIIDA** – Chief Creative Officer, Shimoda Design Group
- **Sam Lubell** – Editor at Large, *Metropolis*

The Resilient Design inaugural category reflects AIA|LA’s commitment to climate-responsive architecture. Submissions demonstrated thoughtful integration of materials, site-sensitive strategies, and systems designed for occupant safety and rapid recovery.

We are delighted to continue our partnership with Southern California Edison who recognized three projects that go above and beyond, showcasing low-emissions, climate-resilient architecture that balances energy efficiency, reduced carbon footprint, and architectural performance.

The jury panel was impressed by the creativity, rigor, and social and environmental impact represented across submissions. They noted that these honored projects “significantly contribute to the urban fabric of our region, raising the bar for residential architecture and establishing new benchmarks for design and resilience.”

Awards were conferred at Honor, Merit, and Citation levels, with Honor being the highest distinction. The ceremony—celebrating the 10th annual Awards—was held at Mass Beverly in West Hollywood, marking another elegant evening dedicated to architectural innovation.

“These awards not only honor design excellence but also reinforce our commitment to empowering resilient, sustainable communities,” stated Carlo Caccavale, Hon. AIA|LA, Executive Director of AIA|LA. “This year’s resilient category underscores our role in forging architecture that protects and inspires.”

All Winning Projects [HERE](#)

Winners and Jury Notes

Additions and Accessory Dwellings

Merit

Westchester ADU designed by Bunch Design

This project reads more as a sensitive renovation than a bold addition, but the thoughtful connection to the existing structure and landscape is clearly evident. The team successfully integrated the new and old, enhancing the overall flow and giving the residence a cohesive, compound-like character. The relationship to the backyard is especially strong—creating a defined outdoor space that feels intentional and well-proportioned. The project makes smart use of a tight site, impressively fitting so much program within a compact footprint. The exterior rendering is particularly compelling, and the angular form—driven by the constraints of the site—feels natural and considered. The wraparound wood detailing is well-executed, and the interior moment at the stair skylight brings in beautiful light, adding a poetic layer to the experience of moving through the space. While some of the surface treatments felt a bit over-textured or visually busy, the project overall demonstrates strong spatial thinking and a confident architectural hand. A strong, well-resolved project that ties together multiple elements with care and clarity.

Merit

Rhomboid Retreat designed by DSH//architecture

The jury appreciated the decision to build upward as a means to introduce spatial and formal complexity. This vertical strategy not only adds dimension but also thoughtfully engages with the surrounding environment—elevating the living spaces into the canopy and creating a powerful connection with the trees and natural context. The form is intentional and responsive, avoiding unnecessary gestures. It's evident that the massing decisions were driven by site, light, and experience, rather than being formal for formal's sake. This restraint contributes to the overall clarity of the design. Inside, the payoff is clear. There's a lot happening in the project, but it's impressively cohesive. The interior spaces feel considered and deliberate, with a spatial richness that emerges from the thoughtful integration of form and function. Overall, a strong and well-resolved project that benefits from its vertical ambition and sensitivity to site.

Affordable Housing

Merit

Las Palmas Apartments, designed by KFA Architecture

Las Palmas Apartments transforms an otherwise unwanted building into a place of dignity, scale, and livability. The adaptive reuse strategy is highly effective—what could have felt heavy and static has been thoughtfully reimagined to feel expansive and protected. The jury particularly appreciated the success in breaking down the building's mass. That challenge was met with skill, and the resulting form feels far more generous than expected. The project's use of interior planting is beautifully executed, bringing warmth, life, and a biophilic quality to the experience of the space. There's a strong sense of safety and enclosure throughout—residents are offered a calm and considered environment within the urban context. While the common areas might be pushing a bit stylistically, the overall effort to elevate the shared spaces is clear and commendable. An inspiring example of how thoughtful design can unlock the potential of overlooked structures and create meaningful housing with lasting impact.

Honor

Isla Intersections Supportive Housing & Paseo designed by Lorcan O'Herlihy Architects

The jury was highly impressed by Isla Intersections' inventive and community-forward design. The massing strategy—particularly the staggered forms and articulated facade—offers a compelling visual identity that plays thoughtfully off the surrounding neighborhood. The project feels vibrant and human-scaled, avoiding the pitfalls of monolithic or institutional architecture. The repurposing of underutilized land into a meaningful, supportive housing project is commendable. Rather than defaulting to a superblock approach, the design introduces a paseo and public

realm intervention that transforms the urban fabric. Closing off the street and integrating green communal space was seen as a bold and welcome move—prioritizing pedestrian life over parking, and creating a sense of openness and dignity for residents. The design balances efficiency and aesthetic ambition. Despite the budget-conscious nature of supportive housing, the project demonstrates high-quality material choices, detail, and execution. Courtyards feel dynamic rather than constrained, and the building successfully integrates density without sacrificing light, air, or comfort. A thoughtful and innovative model for future affordable housing projects—this is architecture with purpose and presence

Alternative Housing

Merit

Palm Springs Homeless Navigation Center, designed by John Friedman Alice Kimm Architecture

A standout example of how architecture can address urgent social needs with dignity and care. Thoughtfully planned site layout—buildings shade each other effectively, creating a sense of community and comfort. Impressive scale and ambition, especially given the challenges of funding and public perception around transitional housing. Graphics add identity and a strong sense of place—it feels like Palm Springs without resorting to tropes. Successfully leverages prefab construction for a cohesive, human-centered environment. A meaningful, elegant solution to a typically under-resourced building type—this sets a high bar for future projects in the genre.

Honor

Project Legacy, designed by Hopson Rodstrom Design

A sensitive and smart adaptive reuse—choosing to preserve and enhance rather than demolish. Demonstrates how modest interventions can create powerful transformation. The painted treatment is artful and expressive, elevating the architecture through a creative lens. Porches bring warmth and welcome—adding function, charm, and community potential. A masterclass in making the most of existing structures—economical, sustainable, and beautifully considered. A fresh take on legacy and renewal—this project honors what was while clearly pointing to what's next.

Adaptive Reuse/Renovation/Historic Preservation

Merit

Neutra Coe House designed by Hammond Design Studio.

This project presents a beautifully executed and organic interpretation of Neutra's legacy. The renovation thoughtfully pares back unnecessary elements to reveal a more authentic experience of the original architecture. The result is a refined and respectful transformation that enhances spatial clarity and material honesty. The roof form is particularly interesting—potentially an inherited element—but it contributes to the strong architectural character. The jury was intrigued by the potential preservation of the second story and how that might have further honored the original massing. Nonetheless, the integration of built-ins, particularly the bookshelves, feels very true to Neutra's ethos and adds to the richness of the space. One of the most delightful touches is the bed box, which demonstrates efficient spatial use and adds to the livability and intimacy of the interior. The project's restraint and subtle reinterpretation of mid-century modernism allow it to stand on its own while still paying homage to Neutra's design language. This is a beautifully done project—thoughtful, respectful, and skillfully resolved.

Honor

Mid-Century Pavilion designed by Breland-Harper

This project is a standout in the Adaptive Re-Use and Historic Preservation category. It feels like a strong contender overall, demonstrating a deep sensitivity to the original architectural language. The design successfully preserves and honors the character of Vladimir Ossipoff's work, maintaining the essence of his Hawaiian modernist approach while translating it thoughtfully to a California context. The jury applauds how the renovation keeps the spirit of the original intact—restrained, elegant, and contextually aware. The project balances reverence for historic elements with thoughtful updates, making it feel authentic and timeless. The Ossipoff influence is lovingly carried through in the detailing and spatial flow, resulting in a residence that feels both rooted and refreshed. This is a sensitive and skillful adaptation that celebrates climate-appropriate design and regional modernism with respect and finesse.

Multi-Unit Residential – Small

Merit

South E8, designed by Lorcan O'Herlihy Architects [LOHA]

South E8 is a beautifully considered project that demonstrates a thoughtful response to scale, site, and material context. The jury appreciated how the design strategically carves out both interior and exterior spaces, creating a series of experiences that feel simultaneously intimate and expansive. Despite being a larger development set within a low-density neighborhood, the massing is skillfully broken down. The project avoids overwhelming the site or community, instead presenting a balanced and contextual presence. Material choices were also noted as a strength. The use of brick in contrast with the lighter flooring is not only regionally appropriate but brings warmth and texture to the overall design. The roofline feels particularly well-integrated—calm, resolved, and at peace with the rest of the architecture. Altogether, South E8 succeeds in merging urban density with a human scale, resulting in a project that is both bold and respectful of its surroundings. A commendable approach to modern infill development.

Multi-Unit Residential – Large

Merit

AVA Arts District LA, designed by OFFICEUNTITLED.

AVA Arts District LA is an ambitious and thoughtfully executed project that successfully navigates both scale and context. The jury was especially impressed by the bold integration of art throughout the development—this not only reinforces its location in the Arts District but also adds a vibrant cultural layer that elevates the experience for residents and the surrounding community. The design walks an intriguing line between the gritty, creative spirit of the neighborhood and the polished qualities of an upscale residential offering. While the balance between bohemian and boutique may be polarizing, it smartly appeals to a diverse urban demographic and reflects the evolution of the district. From a planning and urbanism perspective, the project shines. Despite its size, it sits well within the neighborhood fabric and contributes positively to the streetscape. The density is notable—not only for its rarity in Los Angeles, but for how effortlessly it seems to belong. The jury applauds the team for realizing a project of this scale, navigating complex approval processes, and delivering a cohesive, expressive, and forward-thinking addition to the city. A complete and confident work.

Resilient Design Award.

Merit

Trancas House 2.0, designed by Lorcan O'Herlihy Architects.

Trancas House 2.0 is architecturally stunning, with a site plan that feels equally thoughtful and refined. The jury noted the project's successful integration of water storage and sustainable strategies, which enhance both functionality and resilience. The design maximizes outdoor living in a way that feels generous and effortless—evoking the experience of a mini-compound that blurs the boundary between inside and out. The balance between formal beauty and livability is particularly commendable. With its elegant composition and strong environmental responsiveness, Trancas House 2.0 stands out as a powerful example of contemporary California living.

Single-Family Residential - Medium

Citation

Mar Vista House No. 1, designed by Hopson Rodstrom Design

The use of cylinder lights is a clever and elegant alternative to recessed cans—respecting the integrity of the wood ceiling. Beautiful detailing where the beams are hung; avoids the visual weight of a continuous drop beam, allowing the structure to breathe. The beams themselves do more than support—they unify and organize the home into a cohesive, crafted whole. The design feels like one large built-in—an immersive, integrated experience throughout. Sits on a unique site that blends urban character with outdoor openness—feels like an escape while still grounded in context. A fresh, thoughtful take on California stucco—modern but warm, and full of personality.

Merit

Graoni Beach House, designed by Montalba Architects

The stair tower is a standout element—elegant and sculptural, adding vertical drama. Loved the black light fixtures—bold, modern touches that create visual intrigue. The site is nothing short of spectacular, and the architecture rises to meet it. A refreshing take on a beach house—focused not only on ocean views but also on the lateral, landward experience. Balances coastal openness with a grounded, architectural presence.

Single-Family Residential - LARGE

Citation

Rustic Canyon Residence, designed ASSEMBLEDGE INC

The stair design of Rustic Canyon Residence is impeccable. Its floating quality adds elegance and craftsmanship to the experience. The overall tone is dark and moody, yet perfectly suited to the atmosphere of Rustic Canyon. Thoughtful integration of interior furnishings enhances and complements the architecture. Material palette is contextual and refined—blending beautifully with the surrounding landscape. The spatial experience is layered and immersive, offering a rich visual connection to nature. The central courtyard is a luminous moment, providing balance to the home's atmospheric interior. A nuanced composition—many homes flatten views, but this one deepens them.

Merit

Tree House designed by KAA Design

Tree House is an exceptionally refined and well-executed home. The spiral staircase is a standout design moment—sculptural and expressive—while the framed views throughout the house are exquisite and intentional. The overall plan is strong and spatially dynamic, operating almost like a pinwheel with its open, airy configuration. The jury admired how the wings of the home are distinctive yet cohesive, and how the landscaping thoughtfully supports

and elevates the architecture. The seamless integration of the pool into the interior program is a masterstroke, and the stairwell is beautifully resolved as both a circulation core and design element. Although it references a template house, the execution is anything but typical—Tree House is elevated by its detailing, spatial clarity, and confident design.

Climate Positive Award Sponsored by Southern California Edison

Citation

ZEROHOUZ, designed by ZEROHOUZ.

A standout example of practical, real-world electrification in a compact footprint. Achieves Net Zero Energy while maintaining a modest 100-amp panel—an impressive technical feat in a retrofit. Thoughtful integration of solar and battery storage enhances resilience and carbon reduction. Smart material choices and air sealing contribute to a healthy, high-performance indoor environment. A valuable and replicable case study for sustainable renovation in California's aging housing stock. Quietly radical—shows how deep environmental performance can be achieved in everyday homes.

Merit

Solar Futures House, designed by students at Woodbury University.

Ambitious and visionary—pushes the boundaries of sustainable design through innovation. Use of 3D-printed, low-carbon concrete and non-combustible walls reflects strong fire-resilience thinking. A holistic environmental strategy: net-zero energy, water harvesting, all-electric, and passive elements. Triple-paned glazing and experimental construction techniques position it at the frontier of green building. Feels like a prototype for a new generation of climate-adaptive housing. A compelling architectural laboratory with real-world potential.

Honor

House of Gables designed by Yu2e

Beautifully executed with a quiet sophistication that complements its sustainable agenda. The 8.4 kW PV array with battery integration is effective and seamlessly integrated. All-electric construction and rainwater harvesting reflect thoughtful environmental stewardship. Detailing is exceptional—daylight, materiality, and spatial quality feel elevated throughout. Strikes a rare balance between high design and high performance. A polished, complete project that elegantly demonstrates how sustainability and aesthetics go hand in hand.

For questions, please contact
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