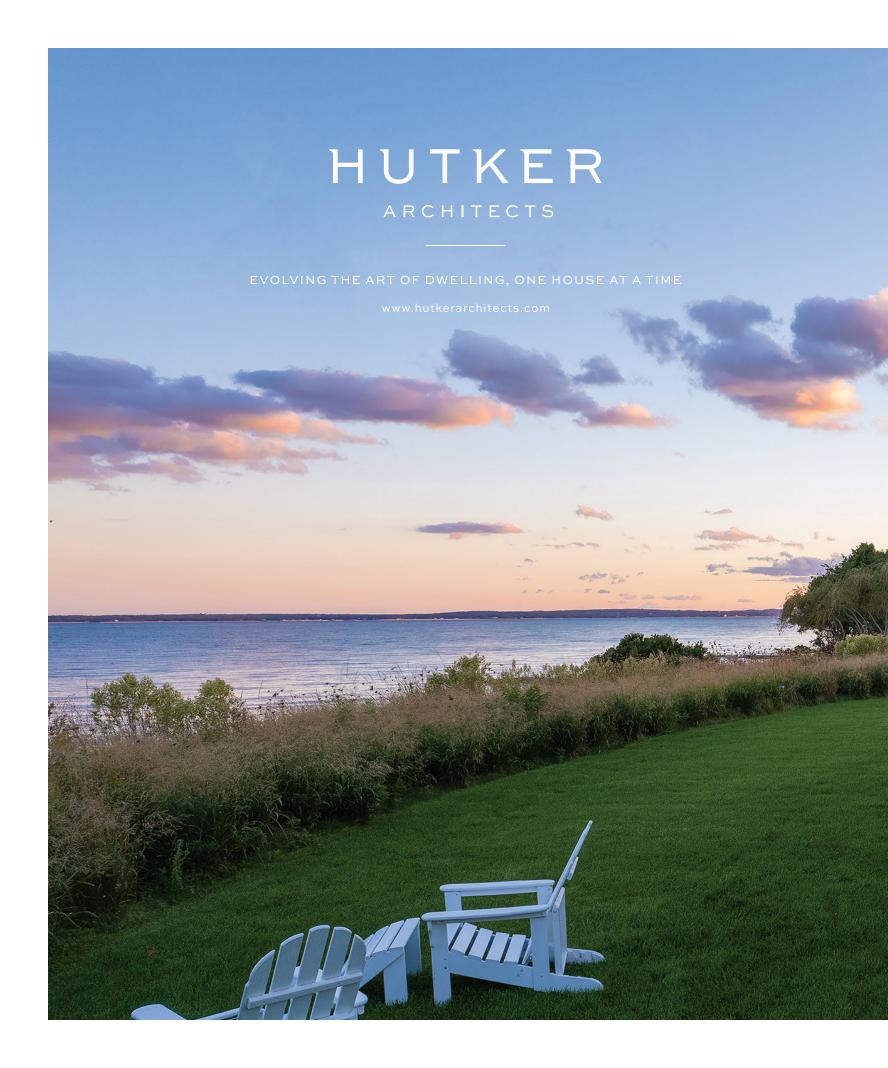




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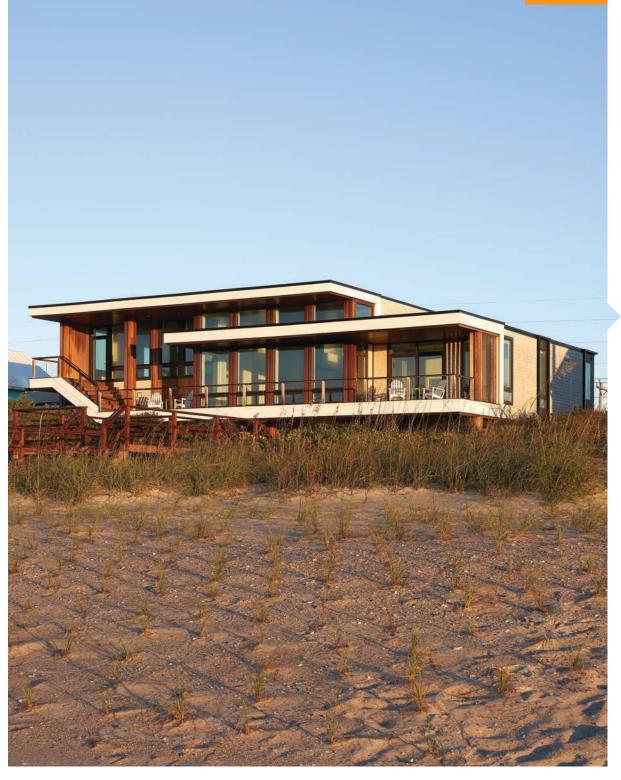


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STUDIO KHORA BELIEVES IF THAT WERE TO OCCUR, CONTEMPORARY ARCHITECTURE WOULD IMMEDIATELY CHANGE FOR THE BETTER." ALEX PENNA



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The Who's Who in Residential Coastal Design

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editor's letter

CELEBRATING THE COAST

This is one of my favorite issues of the

year—discovering the top coastal architects in the country. From an architect well versed in midcentury modern to a firm that practices classical forms in vernacular styles, we celebrate these creative visionaries in this issue of *Ocean Home*, see page 46. I want to share some direct quotes from these talented originators, their inspired thoughts on what makes a great coastal home:

"By observing the ecosystems at an oceanfront site, we identify the essential patterns of light and air, hidden and natural geometry, and derive the quality and characteristics they share as symbolic elements. We design oceanfront homes to reveal these symbolic elements as sculptural and contemporary art, linked to the site on a human scale." - Alex Penna, Principal, Studio KHORA

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"As coastal residential architects we have the unique opportunity and responsibility to transform people's everyday life, turning it into an experience that is truly spectacular."—Stephanie Halfen, Principal Architect, SDH Studio Architecture + Design

"A house on the water must embrace the sight, the sound, and even the smell of the sea. Any ocean home should be planned to allow light and breezes from all directions to animate the interiors, dramatize the ocean views, and bring the house into harmony with the land and sea." —Peter Pennoyer, Founding Principal, Peter Pennoyer Architects

"The ocean's edge is a confluence of salt air and crashing waves, sand and dune grass, sunlight—or fog. We design houses that are inspired by these powerful natural elements, bridging them with internal home life. A perfect balance is what makes a successful ocean home." —Thomas Kligerman, Kligerman Arcitecture & Design

"Place-based design is at the heart of our process, and we're extremely passionate about coastal landscapes. There is so much



Peter Pennoyer

natural inspiration to be found in the colors and materials of sea and shore, and we're constantly searching for ways to bring these elements into our design in an organic, holistic, modern way." - Andrew Kotchen, Workshop/APD Founding Principal

And on a very sad note, we lost a trailblazer in the architecture world and one of our Top Coastal Architects this past summer. Michael Ross Kersting, AIA, founder of Michael Ross Kersting Architecture, P.A., and cofounder of Kersting Peridot Interiors. Over the past 27 vears. Michael left is architectural legacy across North Carolina. His firm's team will continue that legacy for years to come. See page 62 for Michael's project.











CRONK DUCH

ARCHITECTURE

PONTE VEDRA PALM BEACH CHARLESTON







JANICE RANDALL ROHLF

Janice Randall Rohlf is a Massachusettsbased freelance writer and editor who was until recently the editorial director for 14 lifestyle brands at Lighthouse Media Solutions. Her work has appeared in numerous publications including New England Home, Art New England and Modern Luxury Interiors.

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MARY GRAUERHOLZ

Mary is a freelance feature writer who focuses on architecture, style, sustainability, and health. In her previous career as a journalist, she won many awards for project management, editing, and writing. Since then, she has written for a variety of magazines, newspapers, and websites, including the Boston Globe.



J. MICHAEL WELTON

As an architecture, art, and design writer, Welton's work has appeared in *The New York Times*, *The Washington Post*, and *Dwell* magazine. He is architecture critic for *The News & Observer* in Raleigh, North Carolina, and is author of *Drawing from Practice: Architects and the Meaning of Drawing Freehand* (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartisans.com.



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WEST COAST CASUAL

EMBRACING ITS SETTING ON A LAGOON, A MARIN COUNTY WEEKEND HOME INVITES INDOOR-OUTDOOR LIVING AT ITS BEST.

BY JANICE RANDALL ROHLF
PHOTOGRAPHS BY PAUL DYER



shelter ARCHITECURE

Located 30 miles north and west of the

Golden Gate Bridge, Stinson Beach hugs the Pacific Ocean and sits in the shadow of Mount Tamalpais, which rises dramatically in the background. Here, the heartbeat of the Seadrift community is outdoor recreation—swimming and sailing in the lagoon, surfing and fishing in the ocean, bicycling and hiking through the hills. Houses, modest in size and eclectic in style, sit on narrow lots with close property lines that impede complete privacy but foster a neighborly bonhomie. Seasonal renters, enchanted by the cadence of the neighborhood, turn into people determined to own a home in the coveted development of Seadrift.

One such family, a couple from Palo Alto with two teenagers, approached architect Cass Calder Smith to design a weekend house on one of the rare empty lots facing the lagoon along its shore. They would use it as a family gathering place for casual living, entertaining, and connecting with nature.

"This area within West Marin is the more bohemian, agricultural, and coastal part of Marin County," says Smith, who collaborated with project architect Björn Steudte on the 2,100-square-foot house built in a "casual contemporary" style, as the architect puts it. "[Seadrift] is mostly weekenders, and the scene isn't fancy," he says. "Most people have dogs, boards, and boats." Everyone has sand and sea air.

To accommodate this easygoing lifestyle, the shape of the house—two volumes straddling a three-sided courtyard—and the location of spaces maximize indoor-outdoor connections. To the north, the rooms are oriented toward the water and the mountain beyond. To the south of the main living area, the courtyard serves as an outdoor room, with views to the west and back through the house.

In terms of an entry sequence, Smith explains that the size of the house precludes a formal entryway. "[With houses of this size], there is not enough room for a dedicated foyer or a coat closet, which you don't need here anyway, because it's very casual living. But we do like the idea of a transition from the outside world to the domestic one, so there is a breezeway into the courtyard, and from there you go directly into the house."









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The house's exterior of horizontal Accoya wood siding painted white references traditional white beach houses. Contrasting black anodized aluminum windows evoke a distinctly modern appearance, while a multileveled flat roof establishes a sense of midcentury modernism with calm, clean lines and simple sculpted forms.

Straight ahead across the courtyard, one in a series of large sliding glass doors leads into an open-plan kitchen, dining area, and living room, all of which face the lagoon through another set of large glass sliders, as does the primary bedroom, also located in this north-facing volume. The second volume of the house, not as tall and more private, comprises a guest bedroom and a bunk room for the kids, which can sleep seven, and a sofa-centric family room for watching TV, playing games, and overflow sleepovers.

The spare, modern interiors are primarily a combination of painted sheetrock walls, concrete floors with radiant heat, and wood. "With the concrete floors, a lot of glass, light colors, and aluminum-framed doors and windows," notes Smith, "we're always on the lookout for where we can put wood to warm up the feeling—cabinets, ceilings, furniture." This house has instances of all three and a





sculptural piece of walnut at the hearth. An attention to detail is very apparent, and hence the overall impression is Scandinavian.

In addition to the windows, long skylights along the living room and kitchen walls bring in light, and, depending on the time of day, render unique geometric shadows as the light filters through the wood ceiling. A contemporary Henrybuilt kitchen system features handcrafted cabinetry consistent with the uninterrupted flow of interior spaces; stools tuck out of the way beneath a Caesarstone island countertop.





■ ARCHITECURE



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Smith custom-designed the living room seating to fit the space and make the most of the views. He favors rectilinear forms for the homes he designs, and here the gas fireplace echoes that shape. Modulated ceiling heights are based on the hierarchy of spaces, with the highest for maximum spaciousness in the waterside living areas and primary bedroom.

Everyday life for this household, like for most in Seadrift, revolves around the outdoors, near or on the water. Once you pass through the main living spaces of the essentially see-through house, the upper deck seamlessly connects to the inside and terraces down to the lagoon deck, creating two seating areas to enjoy. The lower deck and floating dock mainly serve the launching of boats and boards and have a fire pit and Jacuzzi to further celebrate being near the water.

"It's a bit like an East Coast lake house because the lagoon is warm enough to swim in," says Smith. But here on the West Coast, he continues, "People open their houses up all the way; the weather is frequently nice enough to do that." *







FOR MORE INFORMATION, VISIT casscaldersmith.com







A LIFE AQUATIC

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STYLED BY JENNIE NUNN

- 1. Franklin Four Poster Bed in Raffia Coastal Blue, serenaandlily.com
- 2. Orla Pendant, arteriorshome.com
- 3. Multicolor Stoneware Coaster Set, katelesterhome.com.
- 4. Jeffrey Alan Marks Seascapes "Seafarer-Atlantic" fabric, kravat.com
- 5. Melbourne Vases, jaysonhome.com
- 6. Seascape Print, jaysonhome.com



PHOTOGRAPHS COURTESY OF THE MANUFACTURERS

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LONGSHADOW.com



-Kate Lester, Principal Designer and Creative Director, Kate Lester Interiors, Manhattan Beach, California



MAIN HUB

A celebrated local interior designer transforms an ordinary dining room in Manhattan Beach, California, into a main family gathering place with plenty of seating and a sophisticated coastal vibe.

STYLED BY KATE LESTER/WRITTEN BY JENNIE NUNN

1) Morro Leather Chairs by Kate Lester Home. "It's always important to me for the spaces we design to have a little juxtaposition, and I think the leather here balances out all of the white and brightness in a really warm way."

2) Custom dining table. "We had this table custom made as it was inspired by a vintage farmhouse table I had seen at an antique shop. I needed just the right size, so I enlisted our super talented woodworking team to recreate the

look to meet my exact specifications."

3) "Chisholm Hall" lanterns by The Urban Electric Company. "These lanterns have such a classic nautical feel to them, but still retain their modern clean lines. We had them custom powder-coated in a deep navy finish as an extra pop of color and interest."

4) "Simply White" by Benjamin Moore. "This is my go-to white. Not too yellow or too gray, it's the perfect warm white that pairs well with blues and browns every time."

5) Papier-mâché bowl by Kate Lester Home. "This was part of our latest collection at my retail store, Kate Lester Home, and I knew it would be the perfect addition to the tabletop as a planter or fruit bowl. It's really textural and versatile."

6) Black salt and pepper grinder set by Kate Lester Home. "I love simple and versatile tabletop pieces that you can mix and match for all seasons."





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COLLECTED COASTAL

A Long Island couple creates the ultimate living room for their family with a subtle bohemian and curated aesthetic.

BY JENNIE NUNN

After finding a home on the bay between Southampton and Sag Harbor, a Long Island couple wanted to create a family hideaway at the beach. To turn the original 1970s residence into their ideal seaside refuge, they enlisted Michael Cox, principal of New York-based Foley & Cox Interiors. "They thought

the house would be a renovation. However, the project evolved to a new build house that is gracious enough for their family needs," explains Cox. "The new architectural layout embraces the water view while emphasizing casual living on the beach."

Influenced by the coastal surroundings, Cox outfitted

the family room with tranquil shades and an eclectic mix of furnishings and fabrics. "The color palette was inspired by the blue and green tones of the seaside, which visually creates an indoor-outdoor atmosphere," says Cox. "The room is a cheerful mix of styles, which includes 1940s French, midcentury Danish, and modern sculpture—a slightly bohemian and casually collected vibe."

1. Vintage French Art Deco oak chairs designed by André Sornay, One King's Lane, onekingslane.com

2. Style 6669 Field in White/ Stone 131115 Rug, Aronson's Floor Covering, aronsonsfloors.com

3. Vintage Milo Baughman Metal Banded End Table, Antiques &

- Modern Design Inc.

 4. Guiko 1 Table Lamp in Ebony
- Guiko 1 Table Lamp in Ebony Finish, Y Lighting/Lumens, lumens.com
- 5. Peruvian Touch Upholstery custom sofa in Janus et Cie "Dedon Stripe" fabric in

Almond, Aloe, Beige, and Turquoise, janusetcie.com

- 6. Vintage 1960s Sculptural Steel-and-Wood Cocktail Table with Glass Top, Aubéry, Inc., auberymiami.com
- 7. Farrow & Ball "Snow White" OC-66/Flat on walls and trim, farrowball.com
- 8. Wm. H. Jackson Co. Satin Nickel Block Feet and Clear Glass Fire Screen, wmhjackson company.com

FOR MORE INFORMATION, VISIT foleyandcox.com



BIGN NANO HOUSE OCT + NOV 2022 38 OCEANHOMEMAG.COM





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As the age-old saying goes: "A mother always

knows best." In the case of Los Angeles resident Jonathan Nutter and his recent home purchase, this proved to be true. The Oahu, Hawaii, native had no intention of buying his first single-family home overlooking a lagoon in the nearby quiet beach community of Playa del Rey, situated approximately 15 minutes from Los Angeles International Airport. That is, until fate intervened and his realtor led him to an unexpected house, followed by a chance online search conducted by his mother for design help. "I was looking for about two years for a place with a balcony and some place that was dog-friendly and had a backyard," says Nutter, who owned a condominium nearby at the time. "I wasn't looking here [I was looking on the bluff above], but the views at this house were amazing with Catalina Island on one side and Malibu on the other side. It definitely felt very dark, closed off, and claustrophobic with low, popcorn ceilings, and it just had very weird construction. I was trying to figure out how to open it all up [and stay within my budget], especially the living room. I had my parents over, and my mom said, 'Let's get an architect.'"

After diligently researching, they chose









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May Sung, founder of SUBU Design Architecture in Pacific Palisades, whom his mother found online. "When you first walked in, you couldn't even tell it was a beach house," explains Sung, who also worked with general contractor Gregorio Patino of Build Right LA. "It had this heavy roof, and there was no relationship to the outside. All of the spaces were chopped up. In the backyard, there was a filled-in sunken hot tub with a hut over it, and during demo, we discovered standing water beneath. It was on a slope, so the actual living room was lower than the backyard, so you had to go up four steps to get to the backyard. So we leveled the whole thing so we'd have the indoor-outdoor flow. There was a sunken tub in the primary bathroom, and the whole thing had shag carpet."

Nutter, a tech professional who lived in the home's approximately 500-square-foot basement during construction (an area that was remodeled along with the outdoor space first, followed by the two top floors), had a few initial requirements on his wish list. "I really wanted to build a house for entertaining," says Nutter, who frequently hosts gatherings for neighbors and friends. "I wanted a more modern meets farmhouse feel, but I wanted her to tone down a few of my preferences, and I think modern is a little sterile. I wanted the house to feel lived-in and bright, and the whole thing to be indoor-outdoor."

They also knew they had a kismet clientdesigner connection when they shared a passion for a few key items: the black-stone















Building the Contemporary Home

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countertop (a leathered Quartzite Portoro from Tri-Stone & Tile) for the center kitchen island; a striking primary bath with a bathtub by Signature Hardware and custom barn door wall with Emtek hardware; and a pair of French midcentury chairs Sung found at a Los Angeles antiques store, Lucca. "Those were the first pieces of furniture he bought before the project even started," recalls Sung of the three-bedroom, two-and-a-half bath residence with three outdoor areas for lounging. "The chairs were there as a placeholder for the longest time. They inspired a lot of the details from the leather and steel throughout, and it all creates a dialogue."

To maximize the ocean view, create privacy, and align the indoors with the outdoors and nearby beach setting, Sung selected long-lasting materials such as performance fabrics and scratch-proof surfaces for Nutter's rescue dog, Koda, that he adopted two weeks before the project was finished. "He wanted something that could grow with him, because this is also







where he was looking at maybe later starting a family," explains Sung. "One of the things we talked about was giving it that loft feeling, but then still feel like you're connected to the coast with natural materials and a natural palette."

For the dark and enclosed area between the stairs and the living room, they needed to create additional natural light. "Because of the proportion, one idea was to build Japanese tansu furniture [a type of traditional mobile storage cabinets]," says Sung. "So we ended up making a whole bookcase display in front of the stairs so you could still see movement and bring in more natural light."

In the living room, Sung outfitted the space with pre-finished white oak plank flooring also used as paneling on the wall as

a cost-saving solution; a burnt red "Sargent" sofa by Stahl+Band in a performance velvet "Pesia in Spice" by Opuzen; and a deep sand-and-white "Stripe Break" rug by Sarah Sherman Samuel from Lulu and Georgia. "I love the palette that he let me experiment with," explains Sung. "He was very open to creating something cool. Even the backsplash mosaic in the kitchen [Ann Sacks' Selvaggio Mosaics] and how we changed the material from the perimeter to the center island, he was like, 'Yeah, let's do it.' When we found it, that was it. And, when I brought him the burnt red sofa, he said, 'That's not really me, but you know, that's something my mom would do,' so we said, 'Let's go for it.' It turned out really well. I felt like everything was so neutral, and we needed a pop."

All moved in, Nutter has a deep-rooted appreciation for the redesign process and the result. "I have a lot of neighbors come up to me and say things like, 'We saw the house for sale, and I don't know how you did this, but it's amazing," adds Nutter. "The view was what I bought it for, and May helped me figure out the rest. I'm very lucky and I consider her a friend. We bonded. My mom loves the final design too. May's probably not going to like this, but I want to get a pool table-dining table conversion. It's the ultimate bachelor pad built for both living and entertaining." •

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The Who's Who in Residential Coastal Design

BY J. MICHAEL WELTON

£#

SAMULA TO

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Heliotrope Architects

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PHOTOGRAPH BY KEVIN SCOTT

ALABAMA

Christopher Architecture & Interiors

Known for: Luxury, high-end design, specializing in custom residential and boutique commercial projects, as well as estate and land planning. Specializes in one-of a-kind, "snowflake"-like projects, influenced by topography and contextual vernacular.

Highlight: Cover story for Southern Home's July/August issue. In the works: Homes on Alabama's Lake Martin, in Charlottesville, Pittsburgh, Rochester, Alys Beach, and Lexington, Kentucky; Birmingham christopheral.com

Jeffrey Dungan Architects

Known for: A clean, modern approach to traditional vernaculars and classical architecture. Highlight: Southeast Architect of the Year Award from *Veranda* magazine and ADAC. Highlight: A number of awards from the American Institute of Architects. Highlight: The Institute of Classical Architecture and Art named Dungan a Shutze fellow. Highlight: *Luxe* magazine award for Best Interior Architecture. Highlight: Completion of the firm's first home in California. *Mountain Brook* jeffreydungan.com

CALIFORNIA

Appleton Partners LLP, Architects

Known for: Both contemporary and traditional in styles. The firm's architecture strives for an appreciation of place and time. The work is diverse and eclectic, and they reject the idea that a successful design practice needs to be "branded" or have a consistent signature style, or that architecture always has to shout. Highlight: The San Ysidro Ranch Renovations in Montecito, California. Awards: Institute of Classical Architecture & Art (ICAA) Arthur Ross Awards for 2022, and the Luxe Red Awards. **In the works:** Oceanfront home in Southern California, Rose Tarlow Showroom in West Hollywood, and G.W. Smith Renovations in Woodside, and Montecito, California. appletonarchitects.com

Burdge Architects

Known for: Diverse styles, most notably coastal contemporary, from the Pacific Coast to the mountains of Idaho. **Highlight:**





California's first zero-carbon home at Marisol Malibu. **Highlight:** Created 2022 Idea House with *Sunset* magazine. **Highlight:** PCBC Golden Nugget for Best Health/Wellness Design Solution, runner-up for Best One-of-a-Kind Home, and Best Indoor/Outdoor Lifestyle for a Home. **In the works:** Three new carbon-neutral homes at Marisol Malibu. **Malibu buaia.com**

Ike Baker Velten

Known for: Warm, comfortable, and inviting houses that reflect a personalized approach to the living environment. **Highlight:** New book from John Ike and Vendome Press, to be released spring 2023. **Highlight:** New offices in Oakland, California. **In the works:** New houses and renovations in California. *Oakland*

KAA Design Group

Known for: Advancing the California lifestyle through contemporary architecture for more

than 30 years. **Highlight:** Luxe RED and AIA Merit Awards. **Highlight:** KAA Partner Grant Kirkpatrick was inducted as an AIA Fellow. **Highlight:** Coverage in Architectural Digest, Interiors, House Beautiful, Luxe Interiors & Design, and Homes & Gardens. **In the works:** Residential projects in Barbuda, Hawaii, Washington, D.C., Montana, California, and Dubai. Los Angeles kaadesigngroup.com

Landry Design Group

Known for: Attention to form, proportion, and detail, and a variety of styles, from Italianate villas to modernist estates.

Highlight: Four Gold Nugget Awards.

Highlight: Three Best in American Living Awards. Highlight: The ICAA Southern California Chapter to honor Richard Landry at its Legacy Dinner in October.

Highlight: Recently completed works in Montreal and Beverly Hills. In the works:

Residences in Miami and Malibu. Los Angeles Landrydesigngroup.com

Marmol Radziner + Associates

Known for: A warm, modern style of design that emphasizes the relationship between architecture and nature. Highlight: New homes completed in Santa Monica and Montecito. Highlight: Architect of the Four Seasons Resort in Cayo Largo, Puerto Rico. In the works: Homes in Malibu, Pacific Palisades, Dana Point, La Jolla, Santa Cruz, Lake Tahoe, Westport, Kauai, and Cabo San Lucas. Los Angeles, San Francisco, and New York marmot-radziner.com

McClean Design

Known for: Contemporary homes with a clean architectural aesthetic, ample use of natural light and water, plus seamless

Paul Brant Williger Architect

Known for: A diversity of projects in a wide range of traditional styles. Highlight: 2020 ICAA Julia Morgan Award. Highlight: 2020 Luxe Regional and National RED Awards for Traditional Architecture. Highlight: 2018, 2019 Santa Monica Conservancy Awards for Preservation. Highlight: Restoration, remodeling and addition to Greta Garbo's former house in Beverly Hills. In the works: Projects that will come to completion in 2022, and a new slate of diverse projects. Beverly Hills willigerarchitect.com

Walker Warner Architects

Known for: Timeless, enduring architecture for inspired living, with a deference to the surrounding landscape. Highlight: Residential and hospitality work in California, the Rockies, and Hawaii. Highlight: 2022 Architizer A+ Popular Choice Award. Highlight: 2022 Luxe Regional RED Award. Highlight: 2022 Residential Design magazine Architecture Award Citation. Highlight: Completion of a residence called Wahi Lani on Hanalei Bay in Hawaii. San Francisco walkerwarner.com

CONNECTICUT

Austin Patterson Disston Architecture & Design

Known for: Bespoke projects with an intimate scale and tailored interiors, whether in the Hamptons, on the Connecticut shore, or in the country. Highlight: A majority of projects in Agrarian Modern and Shingle Style, incorporating traditional and modern elements. Highlight: Residential Architect Design Award from Architect magazine. In the works: New projects in the Hamptons, Connecticut, and Florida. Norwalk apdarchitects.com





Cardello Architects

Known for: Not for one style, but for the ability to play many notes—from respectable, chic Georgian homes to modern stylings. Highlight: A-List Awards from At Home in Fairfield County magazine, along with finalist status in two categories. Highlight: Completion of an ocean home in Rowayton. In the works: Adding staff members that blend with the company culture seamlessly. Westport and Greenwich cardelloarchitects.com

Charles Hilton Architects

Known for: Architectural designs that reflect regional building traditions, that integrate well-crafted materials, and that reflect each client's unique needs and personality. **Highlight:** A 2022 AIA

Connecticut Alice Washburn Award. **Highlight:** A 2022 Unique Application Project of the Year from Ludowici. **Highlight:** A 2022 Luxe RED Award. **In the works:** Projects in California, Long Island Sound, St. Croix, Oklahoma, Pennsylvania, Connecticut, and New York. *Greenwich* hiltonarchitects.com

Shope Reno Wharton

Known for: Artfully blending classical and traditional stylistic languages with expansive fenestration and open floor plans—in well-proportioned, Shinglestyle homes—for coastal properties, family compounds, mountain retreats, townhomes, and suburban estates. Highlight: Listed in Architectural Digest's AD100, the Luxe Gold List, Links magazine, and Top 10 of Golf's Most Impressive Clubhouses. In the works: Projects on Cape Cod, in the Hamptons, in Rhode Island, and in Southern Florida. Norwalk shoperenowharton.com

VanderHorn Architects

Known for: A variety of styles, efficient and thoughtful planning, thorough research within an extensive office library, and timeless solutions for difficult sites.

Highlight: Winner of an AIA Alice Washburn Award for third consecutive year. Highlight: An influx of suburban and coastline clients.

In the works: New homes spanning the Rhode Island coastline to New Jersey and beyond, with a number of waterfront homes in Greenwich and neighboring towns.

Greenwich vanderhornarchitects.com

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Wadia Associates

Known for: Using historical precedents of classic architecture to inform its designs, updating them for the modern age, and creating a variety of home styles from a classic Bermuda Cape Dutch to an English Country Manor and everything in between. Highlight: Recognized as one of the Top 10 Traditional Architectural Firms in the World. In the works: A broad range of projects across the United States, in the Caribbean, and other parts of the world. New Canaan and Palm Beach wadiaassociates.com

FLORIDA

Arquitectonica

Known for: Luxury contemporary living from Miami Beach to Monaco, and designing more than 50 residential buildings along Florida's coast. Highlight: Completion of the 50-story Ritz Carlton Residences Sunny Isles Beach, named development of the year. Highlight: Three Awards of Excellence from American Institute of Architects. In the works: Miami's ONE Park Tower and projects in Miami, Miami Beach, West Palm, and Tampa. Headquartered in Miami, offices worldwide arquitectonica.com

Brillhart Architecture

Known for: Redefining the relationship between buildings and landscapes—with natural environments for living in the tropics. **Highlight:** 2021 AIA Florida Honor Award for 125th Street Residence; 2021 AIA Miami





Honor Award for Brillhut in Eleuthera; 2021 AIA Miami Merit Award for Stewart Avenue Residence. **In the works:** Project on Harbour Island. *Miami* brillhartarchitecture.com

Choeff Levy Fischman

Known for: Global recognition as a leader in Tropical Modern architecture, enhancing the sensibility and appearance of South Florida's most prominent residential enclaves. Highlight: Opening an office in Tampa. Highlight: A 2022 Luxe RED Exterior Architecture Award for a Di Lido Island, Miami Beach, home. In the works: Designs for waterfront residences in Florida and the Caribbean. Miami, Tampa clfarchitects.com

Cronk Duch Architecture & Planning

Known for: Thoughtful and beautiful homes that integrate site features with outdoor and indoor interplay. Highlight: 2022 Addison Mizner Awards, ICAA for Abaco Inn Cottages, Elbow Cay, Bahamas. In the works: An expanded Caribbean footprint with new design commissions throughout the chain of islands; select commissions trending toward contemporary architecture with authentic origin materials and sensibilities. Jacksonville, Palm Beach, St. Augustine, and Charleston cronkduch.com

Phillip James Dodd

Known for: Designs rooted in traditional regional architecture, like Spanish Mediterranean in Florida and Colonial Revival in New England. **Highlight:** 2022 publication of *An American Renaissance:* Beaux-Arts Architecture in New York City with foreword by Julian Fellowes, creator of Downton Abbey. **Highlight:** Winner

of the Elizabeth L. and John H. Schuler Architectural Award in Palm Beach. **In the works:** A country estate for a family in Greenwich. *Palm Beach and Greenwich* **pjdbespokedesign.com**

Hughes Umbanhowar Architects

Known for: Responding to nature, because while modern architecture can be rather repetitive at times, nature never is. Drawing inspiration from the surrounding context, whether it be texture, form, or materiality. Highlight: Designing a new beachfront family compound in Saudi Arabia, integrating Muslim customs and values with a contemporary, streamlined home. In the works: Single-family residence on Jupiter Island, designed with an uninterrupted view of the Atlantic. Hobe Sound huum.com

Khoury Vogt Architects

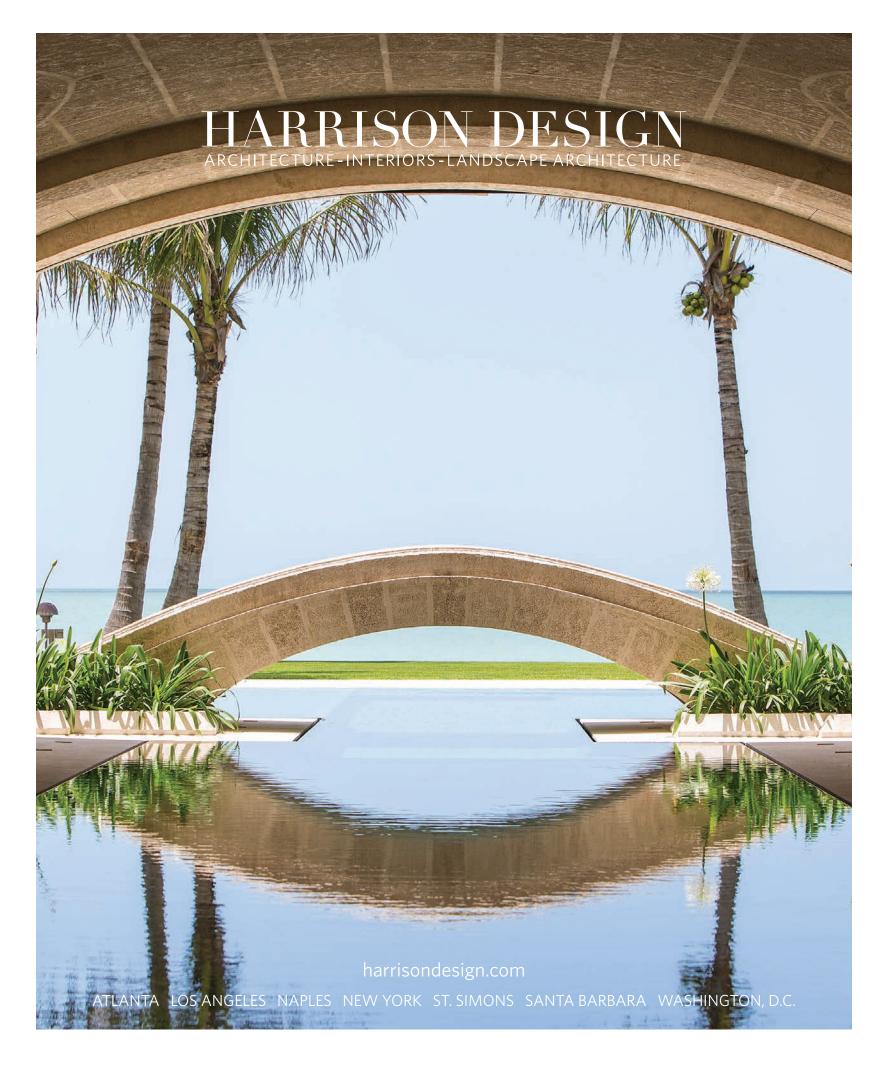
Known For: Modern classicism, largely shorn of overly elaborate ornament but retaining a traditional compositional character and strongly tectonic forms. Highlight: Completion of several large compounds in Alys Beach, Florida. In the works: A boutique hotel with fitness area and spa—along with beach house—for Kaia Beach Resort on the Gulf of Mexico, several large compounds at Alys Beach, and a new Gulf-front house there with rooftop pool that overlooks ocean and town. Rosemary Beach khouryvogt.com

Guy Peterson/Office for Architecture

Known for: Regional modernism defined by its sense of place, the use of color, indigenous materials, light, and shadow for a softened Bauhaus aesthetic—and a clear,

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TOP COASTAL

sustainable architecture. **Highlight:** Jury member for this year's State of Arkansas AIA

Known for: Warm, contemporary, and tropical architecture, with a strong emphasis on function, form, natural light, and a connection with the landscape. Highlight: Designs for several oceanfront homes of more than 15,000 square feet, and more than 20 new high-end, single-family homes. Highlight: Named Best Architects in Miami by Expertise, 2017–2022. For six consecutive years, Houzz gave SDH the Best Design and Service Award. In the works: A waterfront home in Golden Beach. Miami sdhstudio.com

Silberstein Architecture

Known for: Award-winning architecture for residences that have been published extensively and are considered works of art. Designs that are about timelessness, peacefulness, and spirituality. Highlight: Florida Design magazine covered the design of a residence on Hypoluxo Island, completed this year. In the works: A boutique hotel on Little Conch Key, a five-story condominium/ mixed-use project, and an eight-unit townhome project, both in Delray Beach. Delray Beach silbersteinarchitect.com



Known for: Environmental stewardship and respect for the evolution of modernism in residences across Florida, the Bahamas, and the Caribbean. Coastal experts in design for sea-level rise and hurricanes. Highlight: Publication of a second monograph, Subtropic. Highlight: Honor Awards for Design Excellence from AIA Florida and AIA Miami, for restoration of the Gene Leedy Residence in Winter Haven, Florida. In the Works: New residences in the Florida Keys and the Bahamas. Miami, Sarasota, Winter Haven strang.design

Studio KHORA

Known for: Contemporary minimalist architecture and interior design style based on the language of deconstruction. **Highlight:** Rebranding Studio KHORA to elevate its core business in contemporary

architecture to an art movement. **Highlight:** Opening a California office in late 2022. **Highlight:** 2021 AIA Distinctive Detail Award for the I House. **Highlight:** Miami's 29,000-square-foot G House achieves contemporary art status. **In the works:** The Z House is nearing construction. *Miami, Pompano Beach* **studiokhora.com**

GEORGIA

Harrison Design

Known for: Homes with craftsmanship and quality reflecting a wide range of styles.

Highlight: A reputation for creating residences in many of the country's most popular destinations. Highlight: An AIA Atlanta Honor award for residential design, a Palladio, and the 2022 Southeast Designer and Architect of the Year Awards for Architecture. In the works: Residences in the Golden Isles, Naples, Palm Beach, Malibu, Santa Barbara, and along the northeastern seaboard. Atlanta, California harrisondesign.com

T. S. Adams Studio

Known for: Designing homes that are rooted in history, working with clients to ascertain the style that inspires them, and creating homes that respond architecturally. Highlight: A Palladio Award. Highlight: Southeast Architect of the Year Finalist. Highlight: ICAA Southeast Shutze Award. Highlight: Projects in Alys Beach, Middle Georgia, and St. Simons Island. In the works: Projects in Nevada, Oklahoma, Kentucky, Alabama, North and South Carolina. Atlanta and Santa Rosa Beach, Fla. tsadamsstudio.com



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de Reus Architects

Known for: Architecture that resonates with the inherent nature of the site, and personalized individually for each client. Highlight: A new book, Sanctuary, due out in early 2023 from ORO. In the works: Design for a clubhouse at Makena Golf and Beach Club on Maui; undertaking the incorporation of the One Planet sustainability platform into its services; the beginning of a small-scale residential community in Sun Valley, with geothermal hot springs. The Big Island Kamuela and Wailea, and Sun Valley dereusarchitects.com

MAINE

Winkelman Architecture

Known for: Creating a synergistic link between the environment and a structure through stylistically diverse, fresh, and creative designs distinguished by a highly collaborative, craft-driven, and openminded approach. Highlight: 2021 Maine AIA Design Award, Honor Recipient. In the works: Quahog Farm, a contemporary, highly energy-efficient oceanfront home that nestles into the topography and is covered with planted roofs. Portland winkarch.com

MARYLAND

Purple Cherry

Known for: View-oriented properties, and expertise across a range of architectural vernaculars and interior design styles. Highlight: Architectural Digest feature story on a 10-structure generational compound on the Chesapeake Bay. Highlight: Luxe magazine RED Award. In the works: Projects in Massachusetts, Florida, Delaware, Maryland, Virginia, Pennsylvania, and New Jersey. Annapolis, Charlottesville, Middleburg, and White Sulphur Springs purplecherry.com

MASSACHUSETTS

Patrick Ahearn Architect

Known for: Classic American architecture for contemporary living, balancing the romance of traditional design with modern





ideals. Highlight: Completion of a coastal Cohasset homestead plus ongoing projects on Martha's Vineyard and in the Boston suburbs. Highlight: Best of Boston Home 2022, Best of the Vineyard 2022. In the works: Properties on Duxbury Bay, Martha's Vineyard, Cape Cod, and Lake Erie, Ohio, and throughout New England and British Columbia. Boston, Edgartown patrickahearn.com

Hutker Architects

Known for: Evolving the art of dwelling and instilling essential qualities to create healthy, energy-efficient home environments that embody clients' values, ideals, and aesthetics. Highlight: 2022 Best Architect, Best of Boston. Highlight: Celebrating 35 years of Hutker Architects. Highlight: Grand opening of Boston studio at 14 Beacon St. In the works: Coastal family compound on the Cape and a summer retreat in Rhode Island. Vineyard Haven, Falmouth, and Plymouth hutkerarchitects.com

Morehouse MacDonald and Associates

Known for: Work in many design vernaculars, based on clients' dreams, location, and context. Shingle-style architecture plays a role in many projects. Highlight: New homes in Kiawah, South Carolina, and St. Kitts. Highlight: A Shingle Style renovation in Gloucester, a coastal cottage renovation in Hull, and the completion of a large new estate in Nevis, West Indies. In the works: Schematics underway for a new marina building in Christopher Harbour. Lexington morehousemacdonald.com

Nicholaeff Architecture + Design

Known for: Combining aspects of locationspecific modern and classical architecture, while abstracting clients' wishes and aesthetic sensibilities. For all projects, using local, sustainable materials and applying and incorporating the newest technologies.

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Highlight: Designing a family home in Maine and a golfer's dream home.

Highlight: Past awards include PRISM,
BRICC, and AIA New England. Highlight:
Design of an enclosed pool structure,
integrated with an existing brick home.

Osterville nicholaeff.com

Polhemus Savery DaSilva Architects Builders

Known for: Fully integrated architecture and construction. Creating custom Shingle-style homes that celebrate creative design and quality craftsmanship. **Highlight:** Multiple PRISM, BRICC, and Bulfinch Awards in recent years. **In the works:** Design and construction of waterfront homes in Brewster, Chatham, Cotuit, Orleans, Osterville, Truro, and the South Shore of Massachusetts. *East Harwich* psdab.com

SV DESIGN

Known for: Designing beautiful and functional spaces that transforms lives. **Highlight:** Multiple PRISM, BONS Home, and Chatham Prevervation Awards. **In the works:** Beverly Living & The Arts. *Beverly and Chatham* **sydesign.com**

NEW YORK

Barnes Coy Architects

Known for: Innovation grounded in the principles of modernism: taking inspiration from the site and the client's program, rigorous investigation of materials best suited to the design, and thoughtful design of construction details. Highlight: ADEX 2022 Premium Award for Design. Highlight: In 2022, completed waterfront homes in Southampton and East Hampton and on Florida's Treasure Coast. In the works: A house on St. Barthelemy in the French West Indies. Bridgehampton, New York barnescoy.com

Bates Masi + Architects

Known for: A timeless style that seamlessly integrates with the place in which it is located. **Highlight:** Work on an international level. **Highlight:** The second monograph of the firm's work will be released late in 2022. **Highlight:** 2021 AIA NY State Honor Award, 2022 AIA Peconic Honor Award, 2022 AIA Peconic Merit Award. **In the works:** An



oceanfront residence in Amagansett and two waterfront residences—in Montauk and East Hampton. East Hampton batesmasi.com

BMA Architects

Known for: Sophisticated, luxury residential architecture in the most sought-after locations in the world. Highlight: AIA Long Island's Award for Excellence in Architecture. Highlight: Editorial coverage in Architectural Digest, the New York Times, and Architect magazine. In the works: A recently opened Miami office is currently working on commissions in South Florida, as well as four mountainside homes in Monterrey, Mexico. Bridgehampton BMAarchitects.com

Deborah Berke Partners

Known for: Deeply rooted, place-specific modern houses that enrich and elevate everyday life with timeless designs that are at once warm and elegant. Highlight: Deborah Berke, who serves as Dean of Architecture at Yale University, was elected a member of the American Academy of Arts and Letters. In the works: Reimagining an 1884 East Hampton boarding house as a single-family home. New York dberke.com

Bohlin Cywinski Jackson

Known for: Designing to the nature of each circumstance, resulting in architecture that feels simultaneously grounded and transcendent. Highlight: Completed its first winery design, Caymus-Suisun Winery in California. Highlight: AIA NW+P Honor Award, for Boundary Point Cabin. In the works: New residences in the San Juan Islands, Big Sur, Southampton, and Cape May. New York, San Francisco, Seattle,

Philadelphia, Pittsburgh, and Wilkes-Barre bcj.com

Fairfax & Sammons

Known for: Specializing in residential architectural and urban design, where classicism in the domestic realm offers both timeless and beautifully creative solutions. Highlight: Two 2021 Stanford White Awards: Upper East Side Apartment in New York, and Hotel Bennett in Charleston. In the works: Projects in Palm Beach, Manhattan, The Bahamas, and Virginia. New York City and Palm Beach fairfaxandsammons.com

Alexander Gorlin Architects

Known for: Homes that enhance the experience of a site, creating spaces that are a sanctuary of calm and spiritual contentment. Highlight: Included in the 2022 Archello list of Top 25 Architects in New York. Highlight: Comunilife Award for affordable housing in the Bronx. In the works: Renovation of the historic 1840 Admiral's House on Governors Island in New York Harbor. New York gorlinarchitects.com

Steven Harris Architects

Known for: Work that is deceptively modest and focuses on the character and location of its site and the ways in which the owners will use the house. Highlight: Interior Design Best of Year 2021 and listed in Architectural Digest's AD 100. In the works: Upcoming projects in Southampton and Easthampton, plus Santa Cruz. New York stevenharrisarchitects.com

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Charles Hilton ARCHITECTS

Tel: 203.489.3800 | IG: @charleshiltonarchitects | hiltonarchitects.com

ARCHITECTS

G.P. Schafer Architect

Known for: Houses designed to evoke emotion and make tradition livable for a modern lifestyle through a seamless integration of architecture, interior decoration, and landscape design.

Highlight: 2020 Bulfinch Award from the New England Chapter of the Institute of Classical Architecture & Art. Highlight: 2022 Julia Morgan Award from the Northern California Chapter of the Institute of Classical Architecture & Art. In the works: Projects in Maine, Florida, and California. New York gpschafer.com

Kligerman Architecture & Design

Known for: Distinctive design rooted in tradition but modern in its sculptural forms, taught detailing, glass expanses, and often a touch of whimsy. **Highlight:** New book from Thomas Kligerman and Monacelli, released October 2022. *New York*

Leroy Street Studio

Known for: Diversity of work, using aesthetics as a means to an end, and as a tool for capturing large-scale opportunities of site and landscape.

Highlight: NYCxDesign Honoree, Social Impact Award for East Village Homes.

Highlight: Completing several residences in New York and Long Island. Highlight: Collaborating on a design-build project with neighbors in Chinatown, and working with Asian Americans for Equality and Think!Chinatown on the Chinatown Nights festival. New York leroystreetstudio.com

Martin Architects

Known for: Engaging the modern world with organically scaled, thoughtful modern work, collaboration with clients, and dedicated relationships with craftsman. Highlight: 2021 AIA Honor Award. Highlight: Two AIA Long Island Archi Awards and an Architizer Award. Highlight: Completion of addition and renovation to Charles Gwathmey's Tolan House in Amagansett Dunes. In the works: A net-zero house in Atlantic Beach and projects in the Hamptons, Manhattan, and Riyad. Sagaponack martinarchitects.com





Peter Pennoyer Architects

Known for: Sophisticated detail, high-quality craftsmanship, and nimble balance among comfort, beauty, modernity, and continuity with the past. Highlight: 2021 Stanford White Award from the Institute of Classical Architecture and Art. Highlight: A new book of the firm's work to be published by Vendome Press in fall 2023. In the works: The Benson apartments in Manhattan, a Kentucky horse farm, a Moorish villa in Palm Beach, and an Art Deco house in L.A. New York and Miami ppapc.com

Stelle Lomont Rouhani Architects

Known for: Casual, warm modernism using rich natural materials and a strong dialog with natural surroundings. **Highlight:** Design for Deb and Hugh Jackman House published in *Architectural Digest*.

Highlight: 2022 *Luxe* RED National Design Award. **Highlight:** Opening a second office in Manhattan. **Highlight:** New monograph from Rizzoli to be published later 2022/early 2023. **Highlight:** Completing a new, sitesensitive, farm-view house in a hamlet in the Hamptons. *Bridgehampton* **stelleco.com**

Robert A.M. Stern Architects

Known for: Sophisticated residential, commercial, and institutional projects, from the Virginia General Assembly Building in Richmond, Virginia, to a record-breaking apartment building at 220 Central Park South in New York.

Highlight: Transforming the Bicentennial Buildings into the Yale Schwarzman Center, recognized by the Society for College and University Planning with an Honorable Mention. In the works: South Flagler House, a mixed-use development in West Palm Beach. New York ramsa.com





Workshop APD

Known for: Modern, meticulously crafted residences, developments, hotels, and restaurants tailored to their locations, purposes, and the people who inhabit them. Highlight: The firm's first monograph debuted Sept. 6 with Rizzoli Books. Highlight: AutoCamp Cape Cod project won an *Interior Design* Best of Year Award. Highlight: Named to *Interior Design*'s Giants list. In the works: Its second yacht design, a duplex at New York's Four Seasons, and homes in Nantucket and Florida. New York, Nantucket, Greenwich, and Minneapolis workshopapd.com

NORTH CAROLINA

Kersting Architecture

Known for: Regionally tempered modernism that learns from time-tested coastal architecture while engaging with the challenges of the present. **Highlight:**

Two new partners welcomed to the firm:
Toby Keeton and Mark Wilson. **Highlight:**2022 2nd Place People's Choice Award in
NCMH Matsumoto Competition. **Highlight:**Completion of Long Branch Residence in
Morehead City. **In the works:** Luxury coastal
residences plus new projects in the hospitality
market. *Wilmington* kerstingarchitecture.com

RHODE ISLAND

Andreozzi Architecture

Known for: A new traditional architecture, respectful of history and its local context, with concentrations in traditional styles, but completely modern in plan and technologies. Highlight: Included in Top 50 Traditional Architects in the World. Highlight: David Andreozzi has been president of New England chapter of the ICAA and chairperson of the AIA Custom Residential Network. In the works: Projects from New England to Florida. Barrington andreozzi.com

TEXAS

Michael G. Imber, Architects

Known for: Homes rooted in the vernacular architecture of their regions, in harmony with their landscapes while sympathetic to a modern lifestyle. **Highlight:** Working on mixed-use additions to the Town Center of Alys Beach. **Highlight:** Completing a Mexican hacienda on the sea in Cabo San Lucas. **In the works:** Projects in Miami, on Florida's 30A, in Texas Hill Country, on Tennessee's Blackberry Mountain, and mountaintop ranches in Colorado and Montana. *San Antonio* michaelgimber.com

WASHINGTON

Cutler Anderson Architects

Known for: Designing for each circumstance, resulting in no particular style, but an appropriate solution across multiple envelopes and conditions. **Highlight:** Projects in the Czech Republic, Singapore, and the Southern U.S., in forest and desert













environments. **In the works:** A residence in Washington State that will be an excellent fit to its ecosystem and place, and afford both privacy and excellent views of the water to its owners. *Bainbridge Island* cutter-anderson.com

Heliotrope Architects

Known for: Attentiveness to what is human, a promise to do right by the land, and design that outlasts trends. **Highlight:** 2021 Regional RED Award from *Luxe* magazine. **Highlight:** 2021 Honor Award for Restaurant Design from the Los Angeles AIA. **In the works:** A dozen homes within the San Juan Archipelago, homes in the Cascade Range and Seattle area

in Washington State, a winery in Oregon's Willamette Valley, and several restaurants in the Seattle area. *Seattle* heliotropearchitects.com

Olson Kundig

Known for: Work that responds to and expands the context of built and natural landscapes, serving as a bridge between nature, culture, histories, and people. Highlight: Opening a new New York City office. Highlight: 2022 AIA National Housing Awards for the Rio House and Costa Rica Treehouse. Highlight: 2022 AIA National Architecture Honor Award, The Century Project at the Space Needle. In the works: Projects in California, New York, Oklahoma, Georgia, Washington, and Hawaii. Seattle olsonkundig.com

THE CARIBBEAN

John Doak Architecture

Known for: Influenced by traditions of the Caribbean Islands, and informed by their

siting and the environmental influences "of this place Cayman." **Highlight:** Growth of an unprecedented proportion, extending across the three Cayman Islands. **Highlight:** A leading solution provider of exclusive high-end beach residences in the region. **Highlight:** Developing solutions to mitigate challenges of climate change and sea-level rise with inland overwater residential designs. *Grand Cayman* johndoak.com

Skape Design + Build

Known for: High-end, luxury villas for the short-term rental market, in typically modern style with warm wood tones reminiscent of beachfront property in Bali. Highlight: Completion of a modern home, called Solara, in Turtle Tail. In the works: Design of innovative properties that flirt with Brutalism styling, featuring large, glass curtain walls in a hurricane-threatened environment in Turks and Caicos. *Grace Bay, Turks and Caicos* skapetci.com

















TWO ALUMS FROM NORTH CAROLINA STATE'S

architecture program—one a client and the

other a designer—teamed up in 2017 to create a contemporary waterfront home at Pine Knoll Shores.

Michael Schley graduated from the School of Design in Raleigh in 1975. He went to work for a large Houston firm for 10 years, then readjusted the arc of his career trajectory. "I realized that I was not the great design talent to which I aspired," he says. "And I got into facilities management software."

The late Michael Kersting graduated from North Carolina's State's College of Design in 1990, practiced for three years in Santa Fe, then set up shop in 1995 in Wilmington, North Carolina. When Schley and his wife, Karen, called him about designing a retreat on the beach, Kersting took full measure of Schley's success: "He jumped out of architecture and into software-and went on to earn enough to hire an architect," he said.

And not just any architect. Kersting and his associates are known for designing highend, custom homes on the coast and across North Carolina. Most are contemporary. "One influence for our office is that we're big fans of architecture built in the 1970s on Fire Island [off the coast of Long Island, New York]" he said. "That's what we were trying to tap into here, to let the landscape and modern architecture be bold."

Their clients didn't want their new home to be a replica of a midcentury modern, but to stand on its own as a 21st-century beach house. Kersting agreed. "We wanted clean and classic, not retro," the architect said.

On the Schleys' oceanfront lot, a maritime forest and an 18-foot-tall sand dune offered a pair of landscape challenges. "When we first saw the site, you could barely walk through it because of the wax myrtle, cactus, yaupon, and live-oak tangle," Kersting said. "And we wanted to preserve that dune as much as possible—it's our protection, our wall that keeps the water out."











The Schleys wanted to take advantage of every possible view, so Kersting and his team unleashed a drone to find the best site lines over the dune. They presented preliminary designs to the Schleys, who liked them, but Michael Schley suggested that the architects double-check the vistas. "We then proposed a totally new design that was clear of the dune and higher than what we'd originally selected," Kersting said. "It was a very good challenge by the client, and the new design turned out to be a much better solution."

The program for the home, completed in 2020, is two-pronged. First, there are the

guests: The couple wanted to invite their extended family to the beach for large gatherings. "We have three daughters with children, and needed spaces for kids and adults," Karen says. "We wanted enough bedrooms, so there are six bedrooms and five and a half baths."

But the couple wanted intimate space for themselves, too, for the times when they're the only ones home. "What we designed was a space where Michael and Karen could feel very comfortable living by themselves," Kersting said.

The house consists of five levels, built on





The house has five levels and is built on timber, concrete, and steel pilings. Natural light floods the home though glass walls and clerestory windows.

a hybrid of timber/concrete/steel pilings that lift it up so the architects could explore the spaces between floors. Each half-flight of stairs leads to a specific wing of the house. At the lowest level are the basement and entry, then bunk and rec rooms, then guest bedrooms, then public spaces, and, finally, the Schleys' private space—with the very best views.

Interior designer Leslie Stachowicz worked overtime to align fixtures, furnishings, finishes, and the Schleys' art collection into Kersting's architecture. "Nothing is ornate—there are very clean lines," she says. "The scale of the furniture is a bit low, for the views and because of the ceiling heights. It was a great way to play with the scale and embrace that space and make it feel bigger."

Jeremy Bishop, owner of Sterling Custom Construction, was a natural choice for builder, since he earned an architectural





education working in Kersting's office before setting out on his own. "I take the drawings and work with the architect and the client to make their vision come to fruition—with a high level of detail and craftsmanship," he says. "Here, there were intricate details like mitered corners with cedar shingles."

The cedar cladding on the exterior will weather to silver/gray over time. And there's a touch of mahogany in just the right places. "At the porches and entry, where people get closer, the mahogany offers a warm counterpoint," says project architect Toby Keeton.

"Mobius House" may be pure 21st century, but it's sited on land once owned by Theodore Roosevelt, the early 20th-century Progressive who said, "Do what you can, with what you have, where you are."

Surely he'd approve of the progress made here. $*$









Tyler Jones, CEO and founder of Las Vegasbased Blue Heron, is an architect and developer with a passion for designing homes that make his clients feel good.

He believes in the concept of biophilic design—connecting people to their environment and helping them focus on the natural world. "This design impacts everything we do. As you enter the home, we wanted to invoke an immediate emotional response from how the architecture flows with the surrounding landscape," he says.

Founded in 2003, Blue Heron developed its signature Vegas Modern™ design philosophy to do precisely that. Its newest iteration is the Ora House—not in Las Vegas, but in the Bird Rock Waterfront enclave in San Diego's La Jolla area. "What I learned in

Las Vegas, I applied to this home in California," he says. "This is our second project there—the first one sold at a record price point, in the same area of San Diego."

The Ora House is perched on a bluff 70 feet above the Pacific Ocean, on a lot that's 8,900 square feet. At 8,878 square feet, the four-level home occupies almost every inch of its site. It was built on spec, so it's designed to appeal to potential clients' desires, rather than needs. "We focus on emotional experiences, to move people," he says. "The forms are beautiful, but most important is that you feel great everywhere in it."

That starts with an entry sequence that stretches from road to front door via a floating bridge. Below the bridge, water trickles down a waterfall. Inside, visitors' eyes are The living room wall disappears, opening up to the Pacific.

Opposite, The home offers ample outdoor spaces for both entertaining and relaxing.







immediately drawn to views of ocean and sun. In fact, almost every room in the house are oriented to ocean views.

But even that lowest level offers a level of charm, says Kathy May, the interior designer with BH Lifestyles who worked hand and hand with Jones on the house. "I love it because it gives you a sense of warmth and security," she says. "It's about how you experience the outdoors with courtyards that connect you to entertainment spaces."

Those entertainment areas include a bar, a pool table, a wine room, and a media room. There's a four-car garage, two bedrooms, and a light well to an outside firepit. Then there's the main courtyard that opens up to the sky. "The entry bridge overlooks that courtyard, so you're surrounded by sky and a 26-foot waterfall," she says. "It's a beautiful, serene, and tranquil space—and one of the most dynamic in the house."

May found her inspiration for the home's design during an early visit to the site. In fact, she experienced an epiphany as she stood near the foundation's excavated hole. "I was just starting to sketch, feeling the tranquility and peace from the sky and water," she says. "And the sky exploded with color."

The sun was setting, its rays beaming like spotlights from behind the clouds, their colors plunging deeper and deeper. "It was a very emotional moment," she says. "The colors I saw were blue to teal to russet to a beautiful yellow goldenrod. It was bright and then it faded, almost like an ombre fabric."

The experience stuck with her. She went home, sat down, started to draw, and designed the home's entire interior in a weekend. "It's about the sea and the sky one-thousand percent," she says. "It creates a seamless connection to the coastal environment with serenity, calm, and warmth."

Views from the upper three levels are all oriented to the dramatic views of the Pacific, to the curve of the cove, and to Point Loma below. On the first floor are kitchen, great room, foyer, and office. The primary suite and a guest suite are on the second floor. On the third is an entertainment deck with views over the neighborhood and back to the mountains beyond—and ocean and sun out front.

"An elevator connects all four levels," says Jones. It's an experience—above is a window where you can see the water on the coast as you're rising to the top."

It's another extension of his philosophy of biophilic design, this one, a revealing moment in motion. ◆









nthony Grumbine, senior principal architect at Harrison Design, likens the process of remodeling a 1960s pseudo-Mediterranean style house in Santa Barbara to pulling a thread on a sweater and watching the whole thing unravel. "As we opened up the house layer by layer, we found that it was in a lot worse shape than we originally thought, and the project mushroomed," he says. "There was really nothing that we felt warranted saving."

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The poor condition of the house—antiquated infrastructure, outmoded aesthetics, and ill-advised upgrades—were actually a blessing in disguise. "Because it was in such bad shape, we were able to do the beautiful things we wanted to do," Grumbine shares. "Officially, it was a remodel, but in the end, it was the equivalent of rebuilding the whole house," which was taken down to the studs and rebuilt with all new doors, windows, roof tiles, eaves, and cornices, among myriad other elements large and small.

Located in Montecito, just north of



downtown Santa Barbara, the house had one critical saving grace: the view. Nowhere else in the area offers such a wide-ranging perspective of the entire cityscape and beyond, with unsurpassed views of downtown Santa Barbara, the Pacific Ocean, and the Channel Islands. This house is unique in that it also has views of the Santa

Ynez Mountains. "Not many properties have both, especially not so close to the ocean," explains Grumbine. Previously, the best views were blocked by walls and oddly placed small windows.

Keeping the overall outline of the building, Grumbine and his team, with William Hull as project architect and builder







Giffin & Crane, began by stripping everything down, knocking out walls, and changing openings. "Stylistically, we wanted it to be classic Santa Barbara but also wanted it to be timeless and have the house respond to the location," says Grumbine. "The Spanish Colonial dial can be adjusted up or down as far as level of detail and ornamentation." In this case, the owners asked the architect for "elegant simplicity," so the frills were kept to a minimum. Nevertheless, judicious details—columns, pilasters, wrought-iron handrails, and plaster moldings—imbue the house with a Spanish Colonial presence, however subtle, starting with the arrival sequence.

Once you pass from the auto court and through an opening in an outdoor accent wall, an entryway featuring a patio and

Opposite page top, The home is surrounded by outdoor living spaces to take in dramatic views. A fountain greets guests upon arrival. Above left, A pergola with classic columns shades the terrace. Top right, The kitchen is bright and cheery with a large center island.

fountain—both octagonal in shape—greets you and ushers you into the main foyer, where a skylit custom iron stair leads to the master suite, which occupies the entire second floor. The rest of the house is on one level. While the rooms here are quite large, "it's not an open plan where people are in each other's space," explains Grumbine.

"Each room—living room, dining room, and kitchen—has its own parameters, but they're strongly connected so you can flow through them nicely."

The architect's favorite room, connected to the living room by a five-foot-long hallway, is what he calls the "man cave that's not so cave-like," a high-ceilinged entertainment





room, outfitted with an antique pool table and a bar, and with the biggest glass opening in the house.

Collaborating with interior designer
Shannon Scott of Shannon Scott Design,
Grumbine says the house is "meant to be very
livable, relaxed, and beautiful." In the living
room, an awkward black tray ceiling was
replaced by a more symmetrical ceiling
vaulted in both directions and detailed with
nonstructural distressed beams. The fireplace
in this room, one of several in the home—
each one different and custom designed for
its respective setting—is plaster with classical
moldings. "The furniture and the finishes
become the interior, which is calm and uses
simple materials," notes Grumbine.

Off the living room in one direction is a reading nook with a leaded window crafted by a local artisan, and in another direction, a trio of stately arched doors leads to the main terrace. Situated next to the reading nook, the dining room looks out to the fountain.

The combination of wide-plank wood floors, white walls and black steel windows and doors is carried throughout the house and, in the big, central kitchen, this motif is



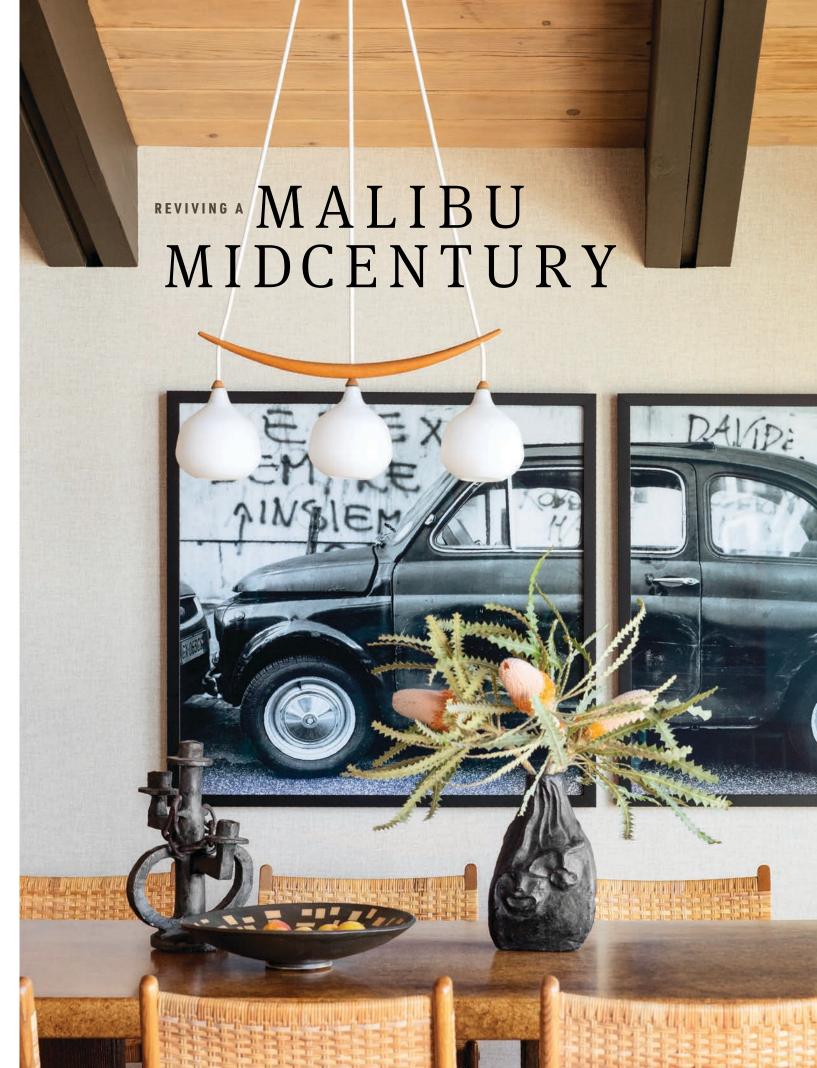


complemented by pops of bright blue that nod to the custom Lacanche range in that color. A generous marble-topped island with custom built-ins sits below a decorative beam, a beefy horizontal piece of wood whose shape and reclaimed texture are echoed by a trellis just outside. Visible from the kitchen, whose windows stretch down to meet the countertop, this shaded dining area with columns and aged limestone pavers entices people to go outdoors. Similarly, an open-air fire pit off the main terrace beckons

you to step out through the living room's arched doors.

"We asked ourselves how we could maximize views and outdoor living," says Grumbine. "This house is a great example of the particular Santa Barbara Spanish classical language in which indoor-outdoor living isn't about having a blurred line between the two. Instead, it's about big views and the things and spaces that draw you out visually. It's all about baiting people outside with beautiful things." *

FOR MORE INFORMATION, VISIT harrisondesign.com; shannonscottdesign.com









A NEGLECTED 1970S BEACH HOUSE IN MALIBU NOW HAS A SLEEK NEW LOOK, THANKS TO THE COLLABORATIVE EFFORTS OF INTERIOR DESIGNER MADELINE STUART AND ARCHITECT PAUL WILLIGER.

"It was a hot mess," Stuart says. "Our assignment was to use our instincts and take a funky, beaten-down house and create something marvelous."

The trick was to hang onto the midcentury magic, and get rid of the superfluous. "The architecture drove the design," she says. "It was an opportunity to explore and respect the 1970s-era quality of the house—to honor the best parts and cast aside the funky parts."

Los Angeles—based Stuart has been in business more than 30 years, working on interiors and ground-up projects. She creates a one-of-a-kind vocabulary for each. "For me, it's fun to work in all these different styles, whether Art Moderne, Spanish Revival, or Usonian," she says.

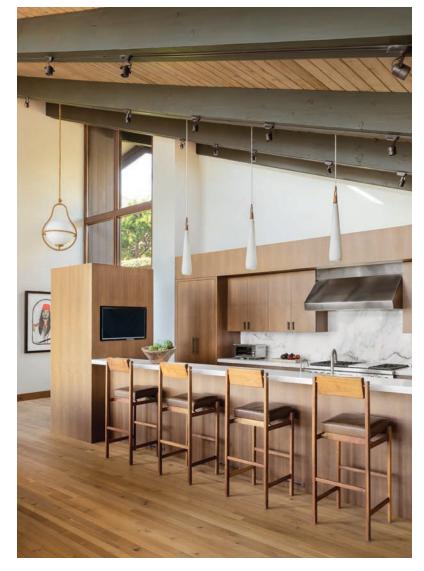
Here, the client was retired and had moved from Brentwood to Malibu for his main home. "Once you move out there, you don't go back into town," she says. "You put up with the highway and the traffic and the weather—he's up for the challenge and loves it on the ocean in his outpost."

Stuart brought Williger on to help with architectural details—he worked on the stairs and windows, while she took care of the millwork, furnishings, and fixtures. They took the interior of the 3,500-square-foot home down to its studs, added more glass in the living room, and captured more of the sky to enhance the view.

"There are new stairs when you walk in, with open risers," Williger says. That means the primary view today looks straight through the risers to the ocean.

Decking runs along 80 feet of the home's beach frontage, with shades to screen views to adjacent property. "Everything is cheek-by-jowl," Stuart says. "You have to get to know your neighbors, because you're going to be up close and personal with them every day."

The house is 3,500 square feet on two stories, with three bedrooms, three baths, and a powder room. "It's one level down to the beach and one up to the primary



Opposite top, The first floor opens to the kitchen, living room, and dining area.

Oppposite bottom, The client's office is paneled in walnut.

Right, The kitchen is modern with a warm touch of wood.

bedroom," Williger says. "There are two secondary bedrooms—one is accessible from inside and the other has a separate exterior entrance also."

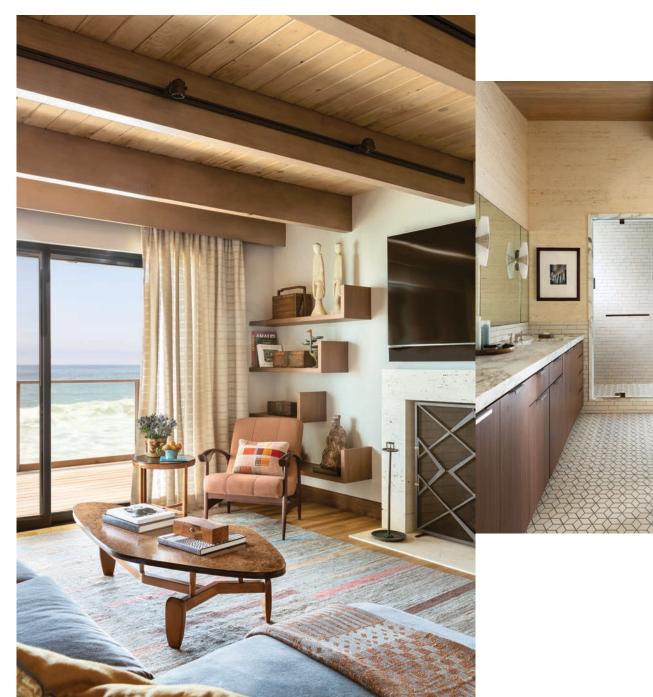
The first-floor entry opens to the kitchen, living room, and dining area. The ceiling in the living room is high, so Stuart added vintage Danish light fixtures to bring the room down to human scale. Modern sofas ground the space, and other pieces are light on their feet.

She eschewed drywall for the most part,

using textures and woodwork instead. "I love all the textures—the cork and woven matting and fabrics especially," Stuart says.

They tore out a wall that divided kitchen and living room, including a fireplace and enormous flue that ran up to the ceiling. "No one cried bitter tears when we took that down," she says. "We kept the '70s vibe without being ironic about it."

They retained the existing beams in the living room, but added new wood there and in



Left, Stuart incorporated midcentury-inspired furnishings into the design.

Above, The bath is finished in warm wood tones and cool tile.

Right, The bedrooms offer views of the Pacific Ocean.

the kitchen. "We got a greater range of wood tones," Williger says. "The whole kitchen is in walnut, with lighter oak floors that are more interesting and add a visual variety."

The client's office is next to the living room, and because he spends a lot of his time there, Stuart and Williger were careful to create a warm, enveloping space with walls, cabinetry, objects, and books. "We woodpaneled the office, with vertical slat patterns

in walnut," he says.

The designers understood that although this home is on the ocean, it's not a weekend house, but the client's main home, for his family and grandkids. "Still, it's a beach house," Stuart says. "But it had to be fabulous and bulletproof."

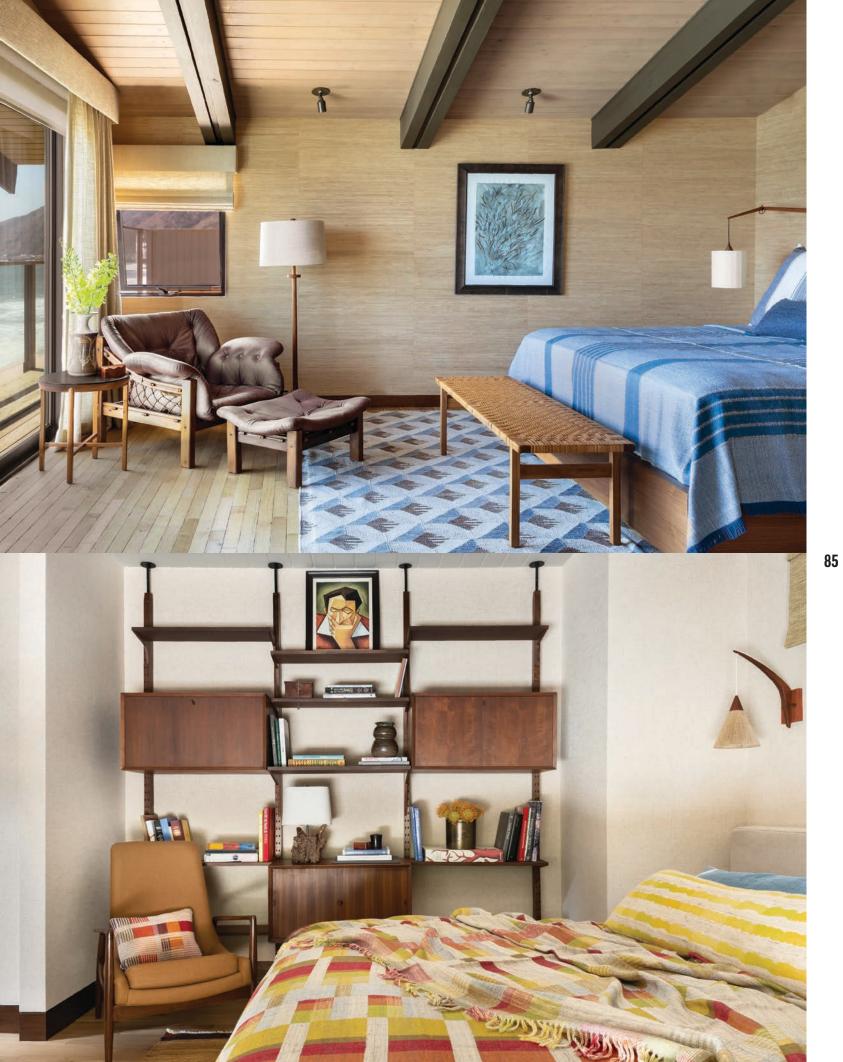
Besides, this is Malibu. "The minute I come through Lincoln Tunnel and I'm on the highway, my pulse quickens," she says. "The

light is different, the colors are more vibrant, and there's something about the proximity to the ocean that's life-affirming."

Then there's the vista from the home's deck. "You get a view up the coast all the way up Malibu to Point Dune as it curves out into the ocean," Williger says. "And that's where you get the sunset."

Sure, Brentwood has its charms—but none to match that one.









COASTAL DESTINATIONS

The latest in coastal real estate and resorts by MELISSA C. GILLESPI

Bentley Residences, Sunny Isles Beach, Florida, the first Bentley branded residential tower, is a 62-story tower projected to have more than 200 three-bedroom condominiums. The condos at Bentley Residences will offer ocean, bay, and Miami skyline views. Property amenities include a cinema, whiskey bar, cigar lounge, pool, spa, gym, and cabanas. Bentley Residences is developed by Dezer Development and designed by Sieger Suarez Architects. The sales gallery and first look at a model residence debut fall 2022; project is estimated to be completed in 2026. Priced from \$4.125 million. bentley-tower-miami.devospresents.com

The Modern, Seattle, Washington

NAYARA BOCAS BALI, BOCAS BALI, PANAMA Nayara Bocas Bali

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features 16 over-water villas on a private island and is home to the world's first over-water beach. Originally opened in 2021, the exclusive, all-inclusive, adults-only Bocas Bali property includes select villas with glass floor panels for underwater marine viewing while others have saltwater pools and steps that lead into the sea; all include floor-to-ceiling windows. In fall 2022, the property will unveil its first treehouse with plans to

add several more in late 2022 and 2023, some floating as high as 40 feet above ground. bocasbali. com, nayararesorts.com

THE MODERN, SEATTLE, WASHINGTON

Designed by architecture firm Perkins & Will, the residences at **The**Modern begin on the

13th floor and range from 495 to 2,459 square feet. To maximize views, each features floor-to-ceiling windows and is configured in a Z-shape, allowing for six glass corners instead of four. The property includes an

open air, two-floor amenity space with five unique experiences including The Foyer, The Bar, The Video Wall, The Club Room, The Loft, and multiple private dining/executive board rooms. The Modern opened in early 2022 and is the first luxury residential property from developer Martin Selig Real Estate.

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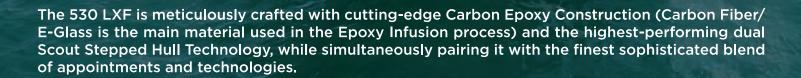
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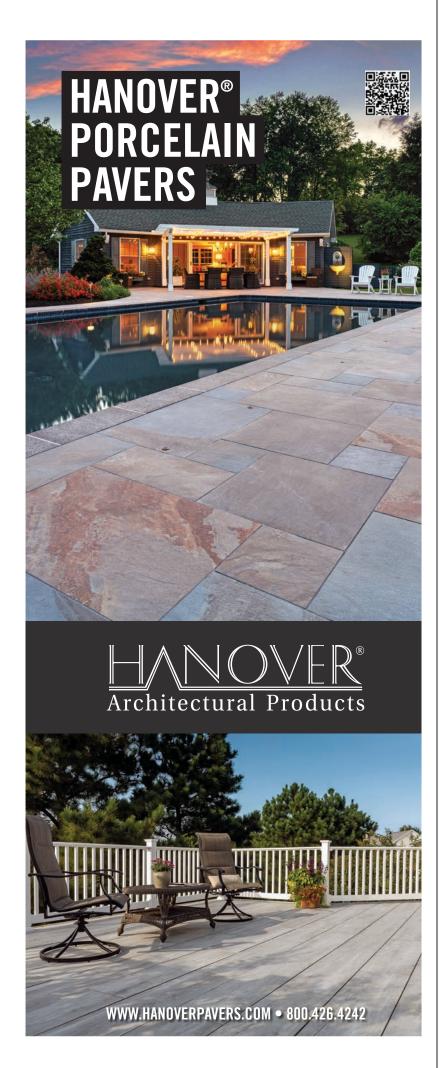








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luxury private island community situated on the edge of the Belize Barrier Reef. Exclusively accessible through island-coordinated air and water charters, the development will include 24 private beach and oceanfront residences, alongside a 104-key hotel with overwater bungalows. Resident amenities include a nine-hole reversible course, putting range, and golf academy. Scheduled to open in 2024, the project is in partnership with Thor Urbana, GFA, Grupo Inmobilia, Grupo Orlegi, and Aralpa Capital. Homesites from \$3.25 million and homes from \$4.5 million. cayechapel.com

ALBA PALM BEACH, WEST PALM BEACH, FLORIDA

Alba Palm Beach houses a collection of 55 two- to

three-bedroom residences, and four-bedroom townhomes with direct waterfront views. The development is situated on 1.71-acres with direct Intracoastal frontage and a private dock with boat slips reserved for residents only. The tower's entire sixth floor is dedicated to amenities, including sunrise and sunset pools and grill and lounge areas. The development's design is by Spina O'Rourke + Partners. Residences feature spacious layouts with oversized glass-framed terraces with summer kitchens and floor-to-ceiling hurricane impact windows and sliding doors. Introductory pricing starting from \$2.5 million. albapalmbeach.com

FOR ADDITIONAL PHOTOS AND OPENINGS, VISIT oceanhomemag.com







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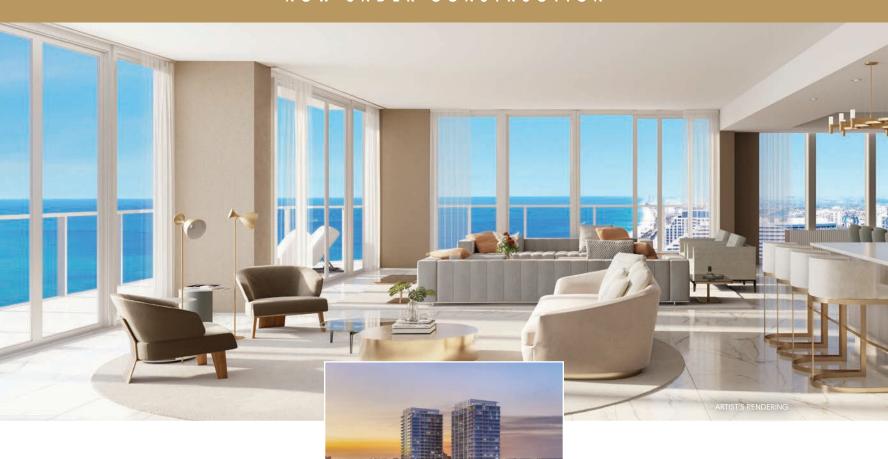
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Cohasset | 146 N Main St-unit 146 | \$1,095,000 Spectacular Village location! This Townhome was built just 10 years ago with quality craftmanship by local well known builder. This home features hardwood floors throughout, 9 foot ceilings, crown moldings, central AC, generator and two car garage with storage space! The living room with a gas fireplace leads into the kitchen and dining room making this space very open and wonderful for entertaining. There is a large deck off the dining room that leads down to a lush backyard. Upstairs is the primary suite with spacious bathroom and walk in closet. Location is the best to walk to town and shops. Train and Boat to Boston nearby.



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Cohasset | 68 Nichols Rd | \$3,895,000 Magnificent waterfront contemporary with amazing views of Atlantic Ocean, James Island and Little Harbor steps from Sandy Beach. This home was totally upgraded in 2013 with new state of the art kitchen with all high end appliances. The spectacular open floor plan captures the water views from every room. The home boasts 5 large bedrooms all owhich are ensuite with updated bathrooms. The primary suite with its high ceilings has a luxurious bath with a balloor which are ensuite views. The guest suite complete with living space and large bedroom also has a sauna and private entrance perfect for in-law or au pair. The grounds are sprawling around the home which lead down to water's edge and a dock to launch you Kyak or paddle board. There is a three car garage and a large lower level area for laundry and storage.



Cohasset | 59 Deep Run | \$2,600,000 New Construction! Fabulous location. Completion by end of April. This 5 bedroom home is being built by well respected builder Jim Magner. The 4,655 square foot home with open floor plan offers a perfect home for entertaining and family living. The large flat back yard has plenty of room for a pool. This home located on one of Cohasset's most coveted seaside neighborhoods just off the Gold Coast is close to two beaches(Rocky Beach and Sandy Beach) and is not far from the Commuter Boat and the train to Boston. As you drive in and out each day you are greeted by the magnificent Atlantic Ocean



Cohasset | 129 Nichols Road | \$2,795,000 Spectacular views of Minot's Light and Sandy Beach from nearly every room. This Celeste Cooper designed luxury home features a gourmet kitchen and butler's pantry with English Sycamore diamond inlay cabinetry, Thermador range and double ovens, two Miele dishwashers, warming drawers, side by side sub zero refrigerator and so much more. Custom cabinetry throughout done by Kochman Reidt & Haigh Cabinetmakers. The first floor is an open and expansive living area with kitchen, living room, dining room, family room with fo and octagon shaped play room all leading out to a stunning entertainment sized deck with built in cooking station outside speaker system and a screened dining area. Radiant heat throughout and Lutron lighting system. An Ocean paradise!



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Estate setting... this beautiful sprawling oversized home has it all. Privacy, professional landscaping, gorgeous in ground pool, cul-de-sac neighborhood, walk to Black Rock Beach, minutes from the train to Boston. The main level has an open layout perfect for hosting parties. A large gourmet kitchen featuring two islands lends itself to a family room, dining room and living room. Generous master suite has a new Master bath and large walk-in closet, 3 other bedrooms as well as a study. You fill find a spacious office tucked away in its own wing for an ultimate private workspace. The second floor hosts a large space currently being used as a fitness room. The lower level could be a play room or game room—many possibilities. Property abuts 35 acres of conservation land.



Cohasset | 708 Jerusalem Road | \$1,195,000

Wonderfully maintained home, situated on a corner lot on scenic Jerusalem Road, steps to Black Rock Beach. As you enter, you are greeted with a cozy fireplaced living room. The kitchen with stainless appliances and the dining room open up to the deck outside. Down one level is a spacious family room with a fireplace and a new half bath. Down one more is an unfinished basement with great ceiling height. On the second level, you'll find an en suite primary bedroom with a new bathroom and a row of closets. Two more bedrooms and a new full bath. Up one level is a fantastic space that can be used as a bedroom, office or play space. Hardwood floors throughout and central ACI One car garage, plenty of parking for several cars. Located within a short distance of The Commuter Rail and Hingham Ferry to Boston.



Cohasset | 364 Jerusalem Road | \$3,500,000

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Cohasset | 90 Howard Gleason Road | \$3,250,000

This landmark Harborfront Estate is steps from the Yacht Club and a short walk to Cohasset village. This 5,600 square foot home offers an open floor plan with fabulous views of the harbor and all of the boat activity. Situated on 2.68 acres this home has it all including a detached 3 bay garage/ Carriage House and a blue stone terrace and gazebo overlooking a Pebble Tec pool. One of the most coveted Harbor and water locations in all of Cohasset.



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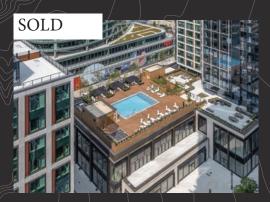
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POLPIS | \$19,995,000 8 Bedrooms, 5.5 Bathrooms



POCOMO | \$4,850,0004 Bedrooms, 4.5 Bathrooms



MADAKET | \$4,795,000 4 Bedrooms, 2 Bathrooms



MADAKET | \$3,495,000
3 Bedrooms, 2.5 Bathrooms

EXCLUSIVELY SHOWCASED BY

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JUPITER ISLAND

Ocean to Intracoastal

619 S Beach Road, Jupiter Island. RELOCATING TO FLORIDA...This immaculately maintained contemporary Jupiter Island home is ready to move right in! Completely renovated by architect, Scott Hughes, in 2016. Spanning 1.68 acres from the Ocean to the Intracoastal Waterway, enjoy the blue Atlantic views to the east and tropical gardens and water features with specimen trees and rare plants to the west, designed by, Tyler Nielsen. The fabulous entertaining area on the Intracoastal leads up to your private dock, just minutes to the Jupiter Inlet and all that Jupiter has to offer. Start enjoying the sought-after Florida lifestyle today!"

\$21.5M | 6 bedrooms | 5.1 baths | 7,533 SF

Features Include:

- » 150' Oceanfront & 150' Intracoastal
- » Whole House Generator
- » Guest Suite with Kitchen & Separate Entrance
- » Reverse Osmosis for Irrigation
- » 3-Car Garage
- » Impact Glass & Armor Screen
- » 40,000 lb Boat Lift



corcoran

THE JUPITER ISLAND TEAM

Susan Turner

561.371.8447 susan.turner@corcoran.com

Joanne Wagner 561.373.3127

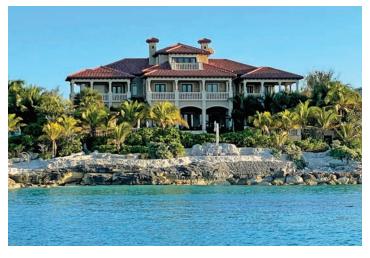
joanne.wagner@corcoran.com

All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdraws without notice. This is not intended to solicit property silenedy listed Equal Housing Opportunity.

Bahamas | Sotheby's

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OLD FORT BAY, BAHAMAS



Krystal House

8 BR | 8/3 BA | 20,000 sf | \$32,000,000

Exquisite 150-Foot Beachfront Property. Staff Apt. Gated Community. Property ID 48232

George.Damianos@SIRbahamas.com +1.242.424.9699

MARSH HARBOUR, ABACO, BAHAMAS



Villa Tatutina

10 BR | 10,000 sf | 1.25 Acres | \$10,500,000

Turn-Key Estate, Boater's Paradise, 130' dock slip, boat lift, 152' on harbour.

Property ID 49197

Lana.Rademaker@SIRbahamas.com +1.242.457.0406 Mitzi.Pearce@SIRbahamas.com +1.242.557.5438

ELEUTHERA, BAHAMAS



Goodwind Estate

6 BR | 5,400 sf | 2.34 Acres | \$3,500,000

 $\label{thm:located near Governor's Hbr. on the world-famous French Leave Beach. \\$

Property ID 50352

Angelika.Bacchus@SIRbahamas.com +1.242

+1.242.470.9019

ANDROS, BAHAMAS



Spooner's Bay Lodge

2 Homes | 200' ft. Sandy Beach | \$1,300,000

Idyllic Beachfront Escape, 3 BR Main Lodge, 2 BR Cabin, 1.33 Acres.

Property ID 49716

Christina.Cunningham@SIRbahamas.com

+1.242.376.0101



AQUA DREAMS, CASA DEL MAR

George Town, Exuma, The Bahamas

Aqua Dreams is professionally designed & furnished in a coastal theme. The 4 bed, 4 bath main house leads out to a covered patio and pool area just steps from a powder-soft, white sand beach. A I bed, I ½ bath guest cottage with kitchen, outdoor spa and laundry room completes the property. Constructed in GigaCrete to withstand Cat 5 hurricanes, including the Bermuda style roofs. Located close to Exuma's International Airport and Sandals Emerald Bay with Greg Norman-designed golf course and Marina. MLS #47357

CASA DEL MAR, POOL VILLA 2

Exuma & Exuma Cays, The Bahamas

Contemporary Villa with pool & private beach access. Casa del Mar is located just 5 minutes from the Exuma International Airport on a pristine beach that is unmatched anywhere on Exuma. The Villa features 4 bedrooms, 4 bathrooms and 2 half baths. There is a landscaped courtyard with pool, fully equipped outdoor kitchen with gas BBQ and two outdoor showers. The property has an excellent rental history. MLS #45815





THE BENJAMIN PROPERTY

Queens Highway, Exuma & Exuma Cays

9.872 acres of prime beach front property located conveniently between Exuma's International Airport and Sandals Emerald Bay Resort. With 784 feet on the shoreline this parcel of land is ideal for development as a small luxury boutique hotel, an estate property or as a residential income-producing property. The land is open-zoning. Amazing investment opportunity! www.thebahamasmls.com - MLS #45217

EXUMA BEACH RESORT

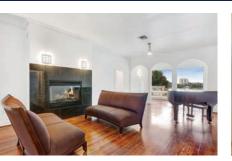
Exuma Beach Resort, Exuma & Exuma Cays

Beach front Enclave comprising 7 villas: 2 duplex buildings and one triplex building, and 2 carriage houses over 8 garages. A 30' X 30' great room on the main level of every home opens onto a 12' X 30' terrace providing a huge indoor / outdoor entertainment area. An expansive 260' wide tiled deck with 20' X 50' infinity pool and hot tub provides lots of space to swim, lounge, and get together with friends. MLS #46557.





IT'S TIME TO LIVE YOUR DREAM









Perfectly situated on the south side of Ono Island, Alabama, this high elevation, deep water estate is perfect for the boating enthusiast. 40x40 covered boat dock, 100 ft of white sandy beach all on an acre of privacy studded with fruit trees. PLUS: Chef's kitchen, home gym, Sauna, outdoor kitchen, and unparalleled views from multiple decks.

visit: www.29978onoblvd.com Offered at \$3,390,000 USD

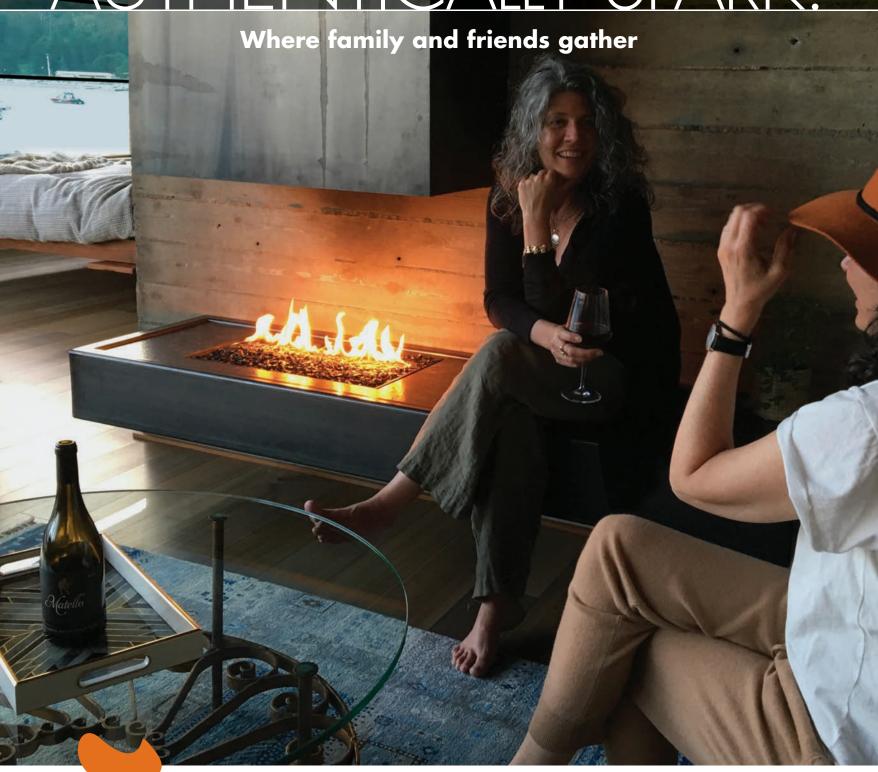
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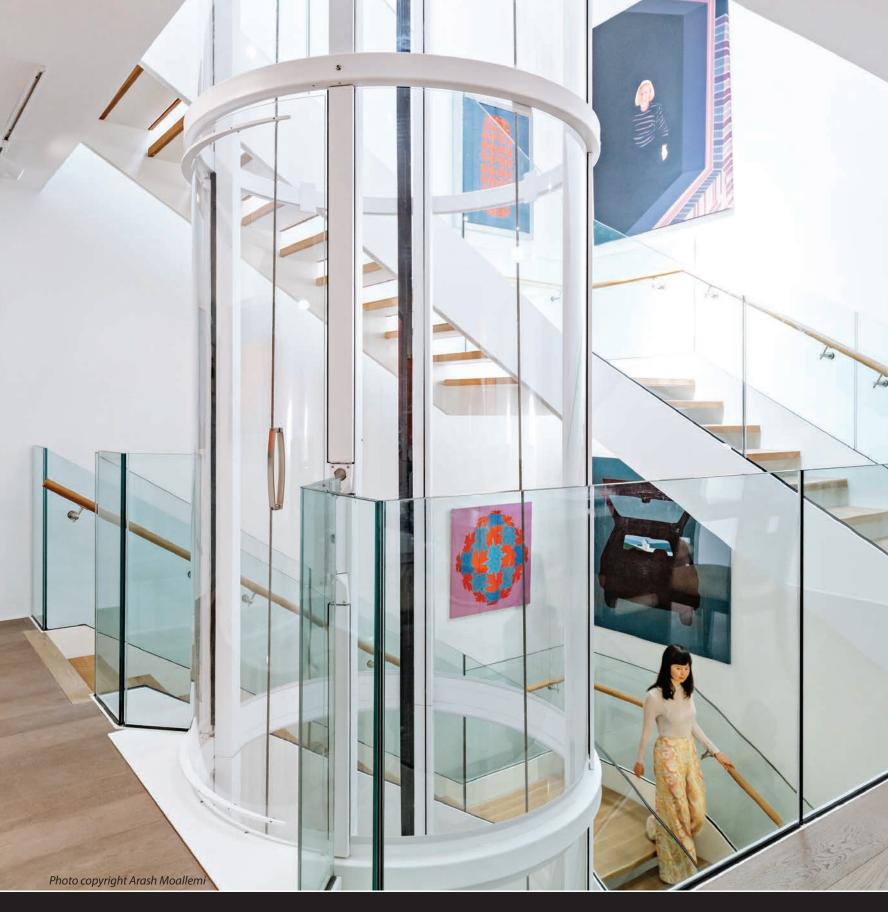




Spark Modern Fires would like to congratulate the Grand Prize Winner of our 12th Annual Design Competition: **Scott and Renee Davis, Davis Residence,** Elger Bay, Camano Island, WA Designers: Scott and Renee Davis, Photographer: Chet Leealey

Spark Modern Fires is proud to work with leading professionals in the design and construction industry. Get inspired from our entire Circle of Winners gallery. **www.sparkfires.com/circleofwinners** or 203.791.2725





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