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BY VICTORIA ABBOTT RICCARDI

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BY MARY GRAUERHOLZ

Lasting Impression

Khoury-Vogt takes a timeless approach to an oceanfront home in Alys Beach, Florida.

BY JEFF HARDER

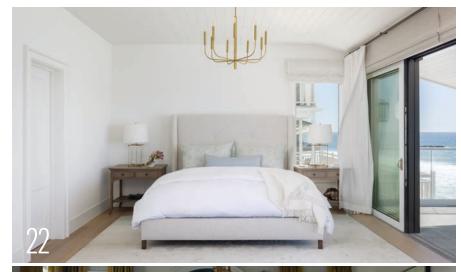
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editor's letter

SENSE OF PLACE

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Creating an oceanfront home that is well suited to its environment, is beautiful and functional, and maximizes views is no easy task. An additional challenge is encompassing a sense of place into the design. In this issue, we explore coastal houses that hit all the marks.

For a home just steps away from Florida's Intracoastal Waterway, Ferguson & Shamamian Architects spent six months sketching to create a home that is not only aesthetically pleasing but also functions well in its humid coastal setting. The Anglo-Caribbean style house is welcoming and majestic and just what the homeowners were looking for in their coastal dream abode. The center massing of the home provides unobstructed views to the water with layers of lush plantings, palm trees, and old ficuses gracing the landscape. A timeless quality to the home makes it well suited for this Florida region.

We also visit a home that is as ageless and enduring as the tides of Alys Beach. When Marieanne Khoury-Vogt and her husband, Erik Vogt, first arrived in the Florida panhandle to help get this New Urbanist community up and running, they did not realize they would spend the next 20 years as town architects here. The first Gulf-front residence in Alys Beach shows how thoughtful design and meticulous execution can create a timeless masterpiece on the coast. The Gulf-side home design borrowed from Mediterranean precedents including a courtyard, loggias, balconies, parapets, copper awnings, limestone flourishes, and acroteria ornamentation.



For a watersports aficionado's new home on the Gulf Coast, Chris Reebals of Christopher Architects & Interiors designed a Bermuda-inspired, three-story stucco structure with traditional Ludowici roof tiles. The house not only appears timeless, but is also built to last generations in its coastal setting.

We hope this issue inspires you in your own coastal dream house.

Nancy E. Berry, Editor

Khoury Vogt Architects designs a beautiful courtyard for a home in Alys Beach, Florida.







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VICTORIA ABBOTT RICCARDI

Victoria Abbott Riccardi is a journalist and book author, she has written food, wine, nutrition, and travel articles for a variety of consumer print and online media in the U.S., Canada, and Asia, including Bon Appetit, Food & Wine, and the New York Times. In 2003, she wrote the travel memoir Untangling My Chopsticks: A Culinary Sojourn in Kyoto (Broadway).

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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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DANGORDON







■ ARCHITECURE

Greg Allen is an attorney in Montgomery,

Alabama, who bootstrapped himself up from a law school student at night to a major player in the South's legal profession.

"I grew up in Georgia and moved to Alabama in 1976—in a 1960 pickup truck with a bed and a chair," he says. "Now I'm a principal in a law firm with 100 lawyers in Atlanta, Montgomery, and Mobile."

Along the way, he picked up a serious hobby—in, around, and under the water. "I started scuba diving 35 years ago," he says. "I've been all over the Caribbean and the Gulf of Mexico."

Spearfishing is his sport of choice, and he's staked out Orange Beach, Alabama, as his headquarters. For years, he viewed the Gulf from his unit in the Porto del Sol condominiums. Then a one-and-a-half-acre lot next door came up for sale. "The economy went south, and I was able to buy it," he says.

He'd been involved in renovations for downtown Montgomery, so he knew Phillip Pouncey, whom he calls "as good a builder as I've ever met." When asked for a good architect, Pouncey steered Allen toward Birmingham-based Chris Reebals, president of Christopher Architects & Interiors.

Reebals has a rarified pedigree all his own. A 1992 graduate of Auburn University, he was in Samuel Mockbee's first class, where the Rural Studio was born. It's now a world-renowned, off-campus design/build program that's created more than 200 community projects in and around Hale County—and educated 1,200 hands-on architecture students in the process "I was in the thesis class," Reebals says.

Dialog with stakeholders is key to the Rural Studio's success, and getting to know clients personally is a big part of Reebals's ethos. In Greg Allen's case, that meant not just his passion for boating, diving, and spearfishing—but for his wife, children, and grandchildren too. "Family was massive," Reebals says. "We wanted to create a place, a refuge to enjoy with the family, and a legacy to pass on to them one day."

Allen and his wife are big fans of Bermuda architecture. So Reebals set out to create something with clean lines, open spaces, and natural light. "It resonates with the soul," he says.









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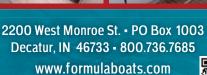
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Alas, Allen declined his first design. The attorney wanted to build up, not out, because of the potential for hurricane surge. But the next design Reebals delivered was an out-of-the-park homer—a three-story tower with garage and storage on the lower level, living areas on the second level, and bedrooms, office, and 360-degree views atop it all.

It's solid as a rock. Reebals's material of choice was concrete, two feet thick in some places, along with a coat of plaster. Concrete pilings reach down 60 feet below grade, and the roof is clad in sturdy terracotta tile from Ludowici. "They haven't made a hurricane that can penetrate it yet," Allen says. "The builder said: 'I hope it doesn't go out of style, because you'll never be able to move it or take it down."

Inside, interior designer Joanna Goodman, also an Auburn grad, designed the home for durability, ease of maintenance, and beauty. Kitchen surfaces are quartz, custom cabinets are sophisticated but rustic, and there are touches of perky cypress and pops of wallpaper. "It's all low maintenance, with performance fabrics for wet bathing suits—it's all cleanable," she says.

Her color palette takes its cues from the blues and whites outside on the horizon. And she worked in a nostalgic marine theme as well. "There's an old diving helmet on a





concrete pedestal, and nautical items are displayed as part of the décor," she says.

Allen asked his architect to design a house for diving—with an electric cart, a covered dock for diving gear, and a tower—and he got it all. Under the dock cover is an outdoor shower, a fish-cleaning station, and a system

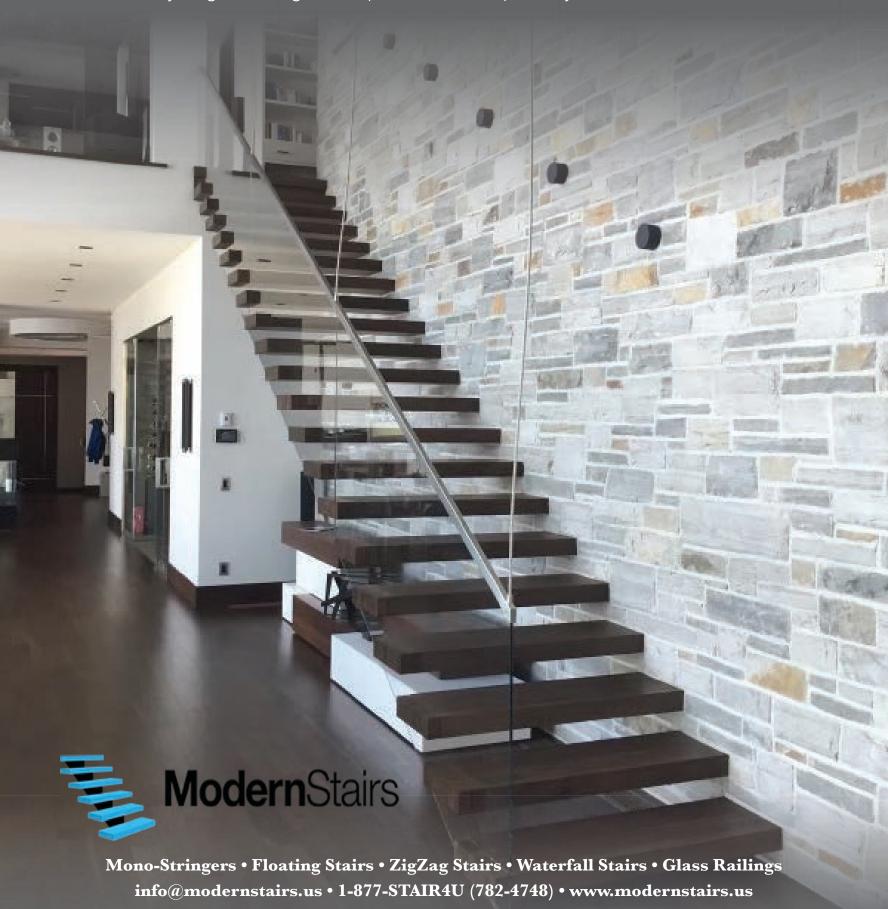
for cleaning diving gear with solvent.

Now he can get out to the Gulf in no time flat. "It's designed so I can back a cart up to the boat and load it up," Allen says.

As for his kids and grandkids, they've always got the clay tennis court—and the volleyball court, too. •

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THE RIGHT MIX

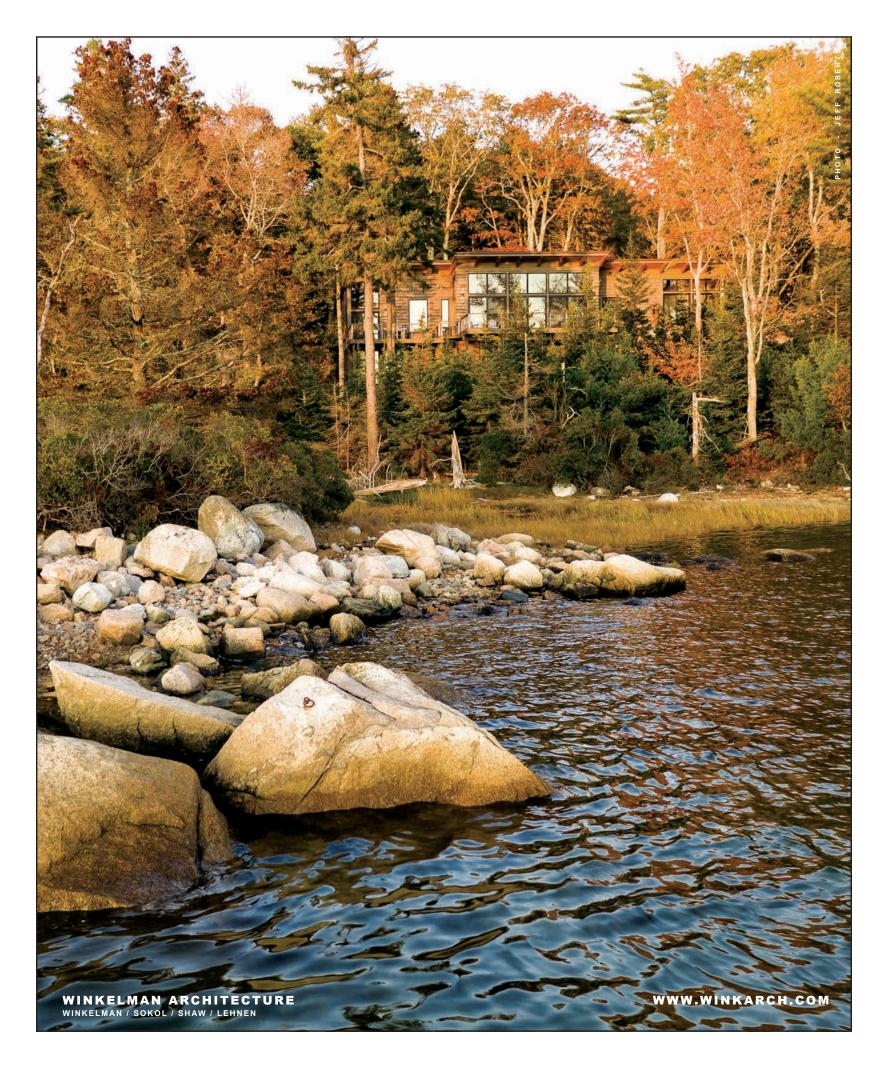
From a coffee table made of semi-precious stone to an upholstered footstool with a round, organic shape, here's the latest in furniture design.

STYLED BY JENNIE NUNN



- 1. Circa Chair by Cédric Ragot, Roche Bobois, roche-bobois.com.
- 2. Demi Coffee Table in Claret Dolomite, DeMuro Das, demurodas.com.
- 3. Hutton Floor Lamp, Dumais Made, dumaismade.com.
- 4. RF1903F Sideways Footstool by Rikke Frost for Carl Hansen & Søn, carlhansen.com.
- 5. Nenuphar Fixed Cocktail Table by Efrem Bonacina and Greta Macri, Roche Bobois, roche-bobois.com.
- 6. Doca Lounge, O&G Studio, oandgstudio.com.

FOR MORE PRIME FINDS, VISIT oceanhomemag.com



"By nature, I'm a maximalist, so the greatest thing that I enjoy about this room is how calm and minimalist we kept it, while still allowing for the space to feel dynamic, layered, and interesting."

-Ben Leavitt, Creative Director, PlaidFox Studio, Vancouver, Canada



KEEP CALM

A Vancouver-based designer transforms a home in Langley, British Columbia, with hints of its natural setting and a design centered around conversation and tranquility.

STYLED BY BEN LEAVITT, CREATIVE DIRECTOR, PLAIDFOX/WITTEN BY BY JENNIE NUNN

For a recent project in Langley, a suburb of Vancouver, Canada, Ben Leavitt, creative director of PlaidFox Studio, looked to the natural surroundings, Japanese minimalism, and hints of Nordic and Scandinavian architecture. "The homeowner was really attracted to the clean lines and minimalism of Japanese,

Scandinavian, and Nordic architecture and wanted a space that felt similarly calm and comfortable," explains Leavitt of the 8,000-square-foot dwelling. "The house is situated on a forested lot, so it's surrounded by a backdrop of trees. The entire first floor has large picture windows that frame the forest, so it

really adds to the zen feeling the homeowner wanted."

Leavitt also considered the size of the home, implementing a neutral palette with warmer elements, and creating a specific zone for the homeowners and their extended family to connect. "The room is nearly 40 feet long, so in a big space it's about breaking up that space to make more intimate pockets," says Leavitt. "But in this case, we decided to make a large linear gathering space that wasn't focused on TV-watching, but instead it's focused on the fireplace,

conversation, and being together. The homeowner wanted the space to be mostly neutral and gray tones, which can make a space feel cool, so we offset this by using warmer woods to make the space feel cozy."

- 1. Carrara marble coffee table, rh.com
- 2. The Spanish Chair by Borge Møgensen, informinteriors.com
- 3. Custom artwork by artist Kelly Chu based upon a Danish

architectural drawing

- 4. Visual Comfort Dot Stance 13-inch Rotating Pendant by Peter Bristol, circalighting.com
- 5. Kermodi Living Art planter, parliamentinteriors.com
- 6. Tabouret Berger low-table stool by Charlotte Perriand and Tabouret Meribel lowtable stool by Charlotte Perriand by Cassina, informinteriors.com
- 7. Chiara chairs, bernhardtdesign.com

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"The custom 72-inch concrete island and solid-oak back bar mixed with darker tones create material play and a modern, yet refined look. The island bar has a weathered patina and a brushed look that gives a lime-washed feel to the piece. It pushes to redefine what a bar is with its unique shape [and modern look] that isn't nested into a wall, but rather is freestanding. It's located in the center of the great room in the 'fun zone' and next to a seating area for entertaining and hosting. It not only provides great ambiance for fun and relaxation, but it also organizes the open space."

-Esther Lundstrom, principal designer, Lundstrom Interiors, Santa Monica, California





IN THE ZONE

A Santa Monica-based designer reinvents a Mediterranean-style home in Orange County with distinct sections for lounging and entertaining, complete with a bar area defined by a custom, solid oak freestanding design topped with concrete.

STYLED BY ESTHER LUNDSTROM/WRITTEN BY JENNIE NUNN

1.Barstools.

"She already owned these and wanted them incorporated into the design."

2. Concrete island and custom solid-oak back bar.

"I was able to design exactly what we wanted and achieve the dimensions needed through working with our custom-furniture team to create these pieces."

3. Sewing machine.

"They wanted to find a home for this piece through the design and incorporate it into the room."

4. Ozzptuu Black Resin Thinker Style Abstract Sculpture Statue. "This fun figurine brings contrast to the area and complements the darker tones of the wall shelf, sconce, and linear island chandelier. I love how it has a sim-

ple human shape yet evokes interest."

5. Coyne Swing Arm Sconce by Everly Quinn. "It was important for the lighting to bring out the brass and blackened tones in the bar's decor, giving the space a moody yet fun vibe."

6. Ada Home Decor Furniture Multiple Tier Open Shelf Oak

Anthracite Bernard Modern Bookcase.

"The modular wooden box shapes of the back wall shelf were a great addition in creating a modern, unique look for this bar."

7. Litfad Contemporary Right Angle
Linear Chandelier
6-Light Glass Shade
Island Light in Black.
"I proposed this
chandelier because
of its fun glass globes

throughout the length of the fixture. It has a simple shape, yet is an appealing addition above the island bar."

8. Fox Run Marble Utensil and Wine Bottle Holder and Black Marble Wine Stand.

"This wine bottle holder is repurposed as a flower vase, and the wine stand serves as a dish for either serving snacks or smaller decor items."



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An out-of-date, 1950s Laguna Beach home has been recast from a less-than-stylish, imposing structure into a graceful, Cape Codlike residence.

It took a dedicated team of architects, interior designers, and landscape architects to make that happen for their Arizona-based clients, a family of five in search of a summertime retreat.

Architect Chris Light, principal in the Newport Beach firm that bears his name, led the charge. "They were looking to purchase this property on the ocean, and I toured it with them and their real estate agent," he says. "We talked a lot about its potential."

Light was familiar with the complex Laguna Beach zoning restrictions imposed by both the city and the California Coastal Commission. "I explained what they could and couldn't do, and they talked about what they wanted to do and see," he says. "It seemed like a good match, and I started working on floor plans and elevations."

The original, 4,000-square-foot house boasted good bones and a traditional form, all on a 5,500-square-foot lot. The architect took it down to footprint and walls, then rebuilt atop its rock-solid foundation. "The lower part is bedrock, which is unusual to find these days," says landscape architect Mike Dilley at MDZA Landscape Architecture in Laguna Beach. "It sits on rock and not on sand."







The three-level home rises from beach to courtyard and then to upper levels. "You park and enter the courtyard, and then you're into the main floor of the house on the ground level," he says. "Then you're just a few steps down to the beach, and that's the most engaging part—the interface with the water."

Dilley's been practicing landscape architecture on high-end residential homes for more than 30 years now. He specializes in exteriors, infrastructure, lighting, planting, and designs for fireplaces, barbecues, and outdoor dining areas. But he's also got an eye for a lasting material palette. "We used

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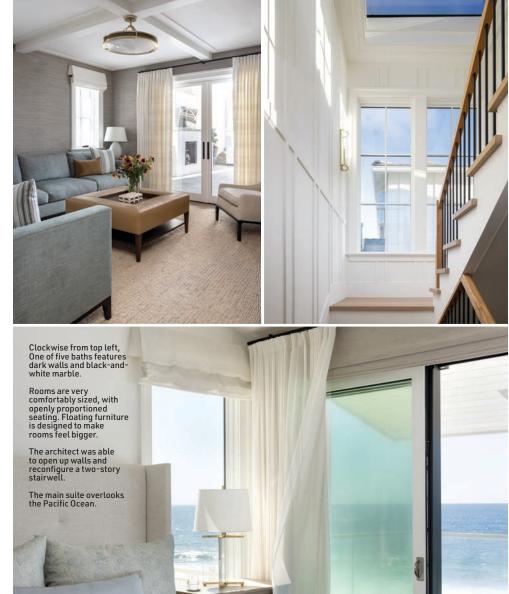
bluestones for paving, and the planters were made in Detroit with galvanized ironwork," he says. "It's very classic, and much more of a timeless house because of that."

Timeless is the keyword for this project, from both architect Light and interior designers from Laguna Beach--based Fullen Enany Design. Founded 20 years ago, that firm works mostly on custom homes in Dana Point, Corona del Mar, and Newport Beach. For this project they tapped into the talents of a trio of interior designers, including founder and owner Michael Fullen, owner and interior designer Omar Enany, and interior designer Kelsey Bigelow.

The three were tasked with creating a conservative home on the often uber-modern California coast, and establishing the tone of the new house with harmonious intent. "They gave us architectural plans, and we had a couple of interviews," Enany says. "They said they wanted a more traditional interior because it's traditional on the exterior."

It may be a three-story affair, but atop the home's roof deck sits an office and bath. Below is the second floor with master. laundry, and three bedrooms, and the ground level offers kitchen, dining area, family room, and patio.

Aligning it all to the human scale was a paramount goal—especially on the lower level. Rooms are comfortably sized, with openly proportioned seating. "We maximized the space—there are different seating groups to accommodate everybody," Bigelow says.



The color palette is fairly neutral, with beige and off-white tones, white oak floors, and white marble. "It's clean and minimalistic," she says.

Interestingly, their clients chose not to fill their walls with works of art. "They thought the ocean was enough," Fullen says.

Light's major architectural challenge was to open up the narrow spaces inside so that the family's living experience didn't feel tunnel-like. "The biggest thing I do is scale spaces together so there's not a giant living area and small bedrooms," he says. "I try to proportion it so overall it's a big house, but the rooms all feel related to each other."

He opened up walls and reconfigured the interiors with a two-story stairwell and the

entry on one side. "We pulled the walls down so it feels like you're circulating into a great room," he says. "We opened up the kitchen, dining room, and living room instead of leaving them all separate, like they were."

By adopting the Cape Cod style outside, Light broke up the middle portion of the entire compound with a different slope of roof, also articulated for a more human scale. "It looks now like it's been there forever-and has been nicely taken care of all that time," he says. "We didn't make it look like it flew down from space and landed there, or even like it's a redo or a remodel."

Instead, it looks timeless on its oceanfront site. And that, Light says, is the goal of all his architecture. •





GOLDEN AGE GLAM

ARCHITRAVE INTERIOR DESIGN BRINGS THE HOLLYWOOD REGENCY STYLE TO CHARLESTON'S DANIEL ISLAND.

BY VICTORIA ABBOTT RICCARDI
PHTOGRAPHS BY ARIELLE SIMMONS

When buying real estate, the golden rule

is, "location, location, location." Thus, when a couple in their late 40s with three kids found this 7,500-square-foot home on Daniel Island, one of the most coveted areas to live in Charleston, they snapped it up. No matter that the home's classic architecture and outmoded interiors didn't suit their taste. They knew the three-story space could feel contemporary with the help of the right designer.

"What started as, 'Oh, we want you to put up some window treatments and finish a kitchen backsplash,' quickly snowballed into redoing the whole house," says Moe Draz, founder of Architrave Interior Design in Charleston. "The house was very traditional and dated, with high ceilings, heavy moldings, and walnut floors. The couple wanted a look that was fresh, luxe and rich, but also felt warm."

Draz's suggestion? Redo the house in a Hollywood Regency style, which emerged in California in the 1930s during Hollywood's Golden Age of cinema (1920s–1950s). Inspired by the sumptuous interiors designed for film sets, the style incorporates shiny and

polished materials like mirrors, lacquer, and lucite. Fabrics are lush and often in saturated jewel tones. The use of Chinoiserie is also widespread. This style, Draz felt, would complement the home's architectural details and add a shot of glamour.

Draz chose a neutral gray paint for most of the walls to create an elegant backdrop for the ground-floor interiors. He used the same gray for the moldings to de-emphasize their weight and look. Since the owners love blue, he chose a warm, not icy, blue paint to accent the doors and windows in the living room, dining room, and kitchen. The color draws the eye outside and adds definition to each space. The same blue adorns the kitchen's stove hood, lower cabinets, and refrigerator cabinet, offset with creamy gray-veined countertops, white upper cabinets, and white paint on the base of one of two islands.

"We then went in and used different wallpapers to enrich and update the home,"

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says Draz, who selected a pale, patterned gray silk wallpaper for the dining room walls and a charcoal and gold patterned paper for the downstairs powder room. A purplishcharcoal grass cloth with a simple gold pattern enhances the butler's pantry, while a subtle geometric patterned paper on the library ceiling adds verve. Pink wallpaper lends a feminine touch to a child's bedroom on the second level, while French blue woolsatin wallpaper adds softness to the couple's primary bedroom-lightened with white linens, curtains, and furniture.

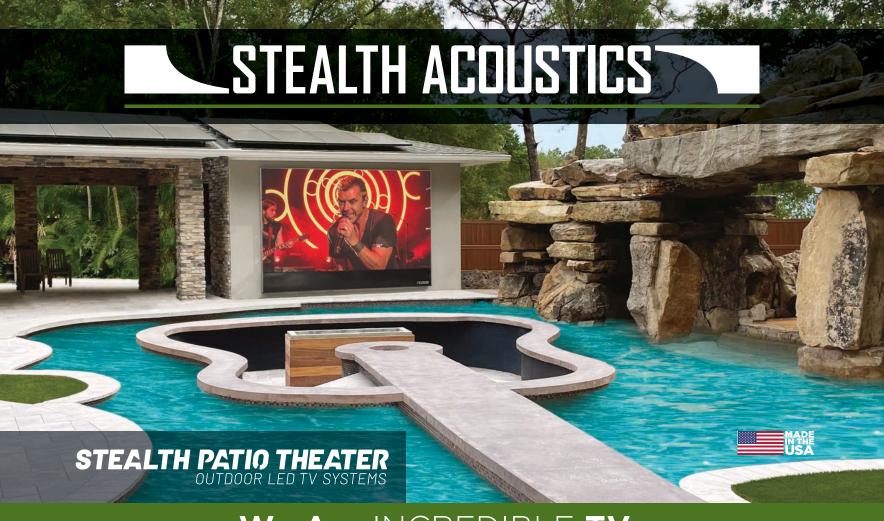
The couple's favorite color also shows up in the dining room. "I had originally proposed adding pops of color like chartreuse green, but the couple felt too shy to do that," says the designer. "So, instead, I chose turquoise-blue velvet for the dining chairs and a brassy gold fabric for the curtains, which work really nicely together." A blue sofa in the library and two blue side chairs in the living room add continuity. High-performance fabrics with durable textures and weaves make the furniture dogand child-friendly.

One element of the house the couple desperately wished to change was the dark walnut floors. "They wanted white oak or French oak floors that were more of a taupe









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color," says Draz. "But it was going to be too much of a hassle to rip out and replace the floors, so we put in pale-colored rugs, basically the size of each room, to lift and lighten them." All rugs are stain-repellent.

To further play up the home's Hollywood Regency look, Draz brought in several

signature elements, including a golden sunburst mirror that hangs in the dining room's antique-mirrored alcove. A silvery chandelier floats over the dining table set with two Chinoiserie patterned vases, while two clear lucite lamps add a chunky brightness to an adjacent credenza.



Unpolished brass in the living room, kitchen, butler's pantry, powder room, and second-floor primary bedroom adds warmth and patina. Other luxe touches in the couple's bedroom include two faux stingray bedside tables, a lucite and brass side table, and an antique mirrored cube to hold books and florals. Two mirrored cabinets flank the library mantel, topped with a brass-framed antique mirror. A nearby lucite foosball table adds a glossy pop and splash of fun to an otherwise serious room.

Regarding the third level, a flexible space holding exercise equipment and children's craft and games, Draz simply had it painted and organized.

No surprise, the couple was thrilled with the home's new look, so different from the casual coastal retreats in the area. Instead of white walls, lots of shiplap, and natural jute rugs, the home abounds with bold, saturated colors, warm metals, and swish decor. "They wanted to push the envelope and get something very different," says Draz. "And that is what I was delighted to deliver." *



WOODEN DIVING BOARDS





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MODERN Interior Designer Corinne Mathern creates a serene environment inspired by nature for a young couple in Santa Barbara.









When a young couple saw this 3,000-square-foot home on a hillside in the Mission Canyon area of Santa Barbara, California, it had almost everything they wanted. It offered year-round sunshine in a peaceful rural setting, spectacular views of the Pacific Ocean, abundant space for them and their two wirehaired pointing Griffon dogs, and a perfect indoor-outdoor feel. The only problem? The interiors didn't match the couple's style.

"It was a nice house before the renovation, but it lacked functionality and warmth in many of the spaces," says the wife. Indeed, the two-level home, built in 2011, had great flow and a spacious, airy feeling. In addition to open-concept space, the property had floor-to-ceiling windows and doors that fully opened. What the couple needed was a designer to overhaul the interiors.











Enter Corinne Mathern, a California-based interior designer known for creating serene, elegant environments inspired by the natural world. "We feel so lucky to have been introduced to her by our architect, and from the start, we had a very natural rapport," says the wife. "After discussing the design direction we hoped to go in, Corinne used the term 'organic modernism' as the aesthetic. We felt like, 'Yes, you get us!' and that's what drove the project."

Mathern used various raw materials to soften the architecture's sleek lines and add

a welcoming feel throughout the house. On the ground floor, white oak warms the ceilings of the great room, a free-flowing space composed of the kitchen, bar, and dining and living room areas. The wood also accents many of the furnishings, including the chairs and dining area table topped with obsidian quartzite. White oak stools tuck under the quartzite island in the kitchen area, which has two-toned walnut cabinetry. Walnut also graces the cupboards of the nearby bar, appointed with a sea pearl quartzite countertop and charcoal plaster

A Kallista soaking tub feels right at home in this Asian-inspired bath with tile flooring and custom white oak millwork. Saturated sage green walls in Benjamin Moore "Victorian Garden" give this media room an intimate feel.





backsplash. "I'm not afraid of mixing woods and bringing in a lot of natural elements," says Mathern, who used creamy, natural plaster to surround the living area fireplace set with a chunky stone hearth chiseled from an 800-pound block of Indian Buff limestone. "The natural plaster and stone hearth give the space a calm, earthy feeling, and we brought those same natural elements into the downstairs guest bath." The bathroom sink was chiseled from the same Indian Buff limestone as the hearth and has a white oak apron. An oak mirror hangs above the sink area, tying the two elements together.

A huge priority for the couple was remodeling the primary bedroom and bath, a fully detached space above the garage about twenty yards from the main house. "The wife really wanted the space to feel like an elegant hotel, where they could lay their heads and

feel calm," says Mathern. "The couple has traveled extensively, and a big source of inspiration for the home and their bedroom was the Aman Kyoto in Japan."

White oak flooring and a custom white oak wall behind the couple's bed give the room an earthy warmth. A wheat-colored area rug softens and grounds the room, while natural linen drapery offers privacy. Other than two oak bedside tables, the room is soothingly minimalist.

White oak millwork also adds an organic glow to the primary bath, separated from the bedroom with pocket doors. Next to a large window that ushers in views of nature and copious light sits a luxurious soaking tub. Large-format floor tiles in a warm gray anchor the space.

An expansive deck off the suite lets the couple savor morning coffee or twilight

drinks al fresco. In a nod to the concept of staying in a hotel, Mathern furnished the guest suite next to the couple's quarters with a full bar, refrigerator, and coffee maker.

To enhance the home's natural flow,
Mathern used the same floor tiles in the
primary bath as the ground floor's surface.
The tiles even extend outside to a covered
patio area and around the lap pool, creating a
seamless link between the inside and out.
Shrubs, flowering plants, and grasses add
color and soften the architecture's clean edges.
A chunky stone firepit in a gravel "garden"
offers a secluded place to contemplate the
views and hang out with friends.

Given the couple's love of entertaining, Mathern created a media room on the ground floor to the left of the entry. The husband, who retired from the Dallas Cowboys in 2021 after an eleven-year career, now has a place



for movie nights and game days. A ten-foot pocket door gives the space a cave-like feel, further enhanced by forest-green walls and a pine-colored linen sofa. "Green was really the only color we worked with, except for some blues," says the designer. Most of the home's colors come from natural materials, like wood, stone, clay, and plaster.

"It's so wonderful to finally feel the home's full realization with comfortable spaces that fully function," says the wife. "To be able to cook in our kitchen with our doors wide open to the views of the Pacific Ocean is such a privilege that we don't take for granted. We are particularly pleased with the primary bedroom suite, which feels just as luxurious as a hotel, but homey, cozy, and completely ours, in a way that a hotel never can."

The minimalist, Japanese-inspired design of this primary bedroom turns this space into a tranquil refuge.

Above, Retractable floor to ceiling windows treate a seamles's connection between the interior spaces and landscape.

FOR MORE INFORMATION VISIT corinnemathern.com









42 BEFORE HAMMER HIT NAIL, THERE WERE 21 SCHEMES-METICULOUS LINE DRAWINGS-FOR THE NEW HOME THAT WOULD BE POSITIONED A STONE'S THROW FROM FLORIDA'S INTRACOASTAL WATERWAY. AFTER AN INTENSE SIX MONTHS OF SKETCHING, IT CLICKED: THE STAFF OF FERGUSON & SHAMAMIAN ARCHITECTS IN NEW YORK CITY FOUND THE KEY TO UNLOCK THIS TREASURE OF A HOUSE IN JUPITER ISLAND, FLORIDA.

Stephen Chrisman, one of the firm's six partners, recalls the process, which included countless conversations with the homeowners. Says Chrisman, "A lot of work went into making this look effortless, to make the project feel like it's always been there."

With a spirit that is both easygoing and balanced to precision, the Anglo-Caribbean style house, with nuances of Colonial character, is welcoming and stately. The central portion of the home—including a centered front entry that provides a view straight through to the water—remained mostly unchanged throughout the 21 iterations. Wings, which extend forward to hug the property, encompass the kitchen, shared family space, and bedrooms.

The entire second floor is the spacious primary suite with an adjoining covered porch. A separate guesthouse provides space





for the couple's grown children to visit. Terraces, decks, and porches add space and a charming touch.

The exterior is right in step with Anglo-Caribbean style with a large hipped roof, simple framework enclosing five bays, and custom mahogany window frames. The windows, with large glass panes, render views of the Intracoastal. Shutters, painted an appealing gray-blue shade suggested by New York City interior designer Victoria Hagan, add warmth to the stucco walls.

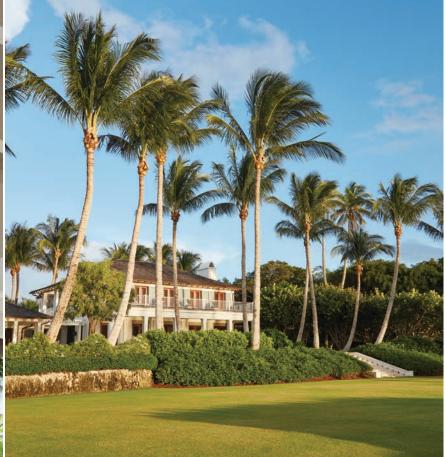
The couple had fallen in love with the two-acre setting and the Jupiter Island community, and committed to full participation in their home's design—enough so that they practically lived on the property for long periods. "They wanted to know where the sun came up and set; the views and the landscape; what you see at different times of day. They wanted to truly learn the land," Chrisman says. Having worked previously with Ferguson & Shamamian, the couple

Each of the first floor's major rooms stands on its own, enfilade style, for an intimate feel. A colonnaded screen runs the full length of the home.

Opposite, The living room, with a touch of soft formality, opens to the study. The exterior's shutters are a special shade of blue-gray suggested by interior designer Victoria Hagan.









confidently depended on Chrisman and the team, including partners Oscar Shamamian and Tom McManus.

For the landscape design, the homeowners and designers wanted an easy flow of native plantings, which would gently segue into spacious neighboring properties. Jorge Sanchez of SMI Landscape Architecture in Palm Beach spoke their design language. Sanchez's philosophy started with an emphasis on the relationship of the house and its lush setting, allowing much of the property to remain a bit overgrown. Layers of plantings edge the lawn, while palm trees and old ficus trees grace the property.

It was imperative, Chrisman says, that the architect, interior designer, and landscape architect work closely together for a seamless whole: "We thought about architectural character of the property a lot."

Inside, each room stands on its own, enfilade style, directly linking the spaces rather than depending on corridors. The arrangement encourages the interior's beautiful natural lighting and gives the house a cozy feel. An interior palette of light, neutral shades and minimal but very special art, allow the architectural lines to fully shine.

The home design's biggest challenge, and the way Chrisman and his team approached it, resulted in one of its most appealing features: a covered porch off the second-floor primary suite, which the clients had specifically requested. Considering the hipped roof and the home's overall style, the team at first was puzzled. Then the answer emerged in somewhat nontraditional fashion—creating space for the airy porch by

incorporating an open-ended bay. It has become one of the homeowners' favorite places, sitting on the porch, amid the tree tops, morning coffee in hand.

The challenge also became one of the best moments in the design process, says Oscar Shamamian, who founded the firm with his longtime colleague Mark Ferguson: "It was fun and scary. The homeowners put us to the test, in all the right ways." *



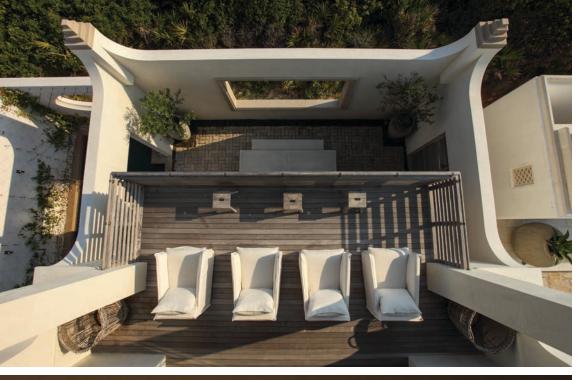
Native plantings lend a simple yet luxurious feel, while interiors shine with abundant natural light and singular original art.

Opposite, The homeowners requested a small covered deck outside their second-floor bedroom, where they enjoy morning coffee alfresco.















WHEN MARIEANNE KHOURY-VOGT AND HER HUSBAND, ERIK VOGT, FIRST ARRIVED IN THE FLORIDA PANHANDLE TO HELP GET ALYS BEACH UP AND RUNNING, THEY

figured they'd be back in Miami within two or three years. But the New Urbanist community hugging the Gulf of Mexico coastline became much more than a temporary stopover: In a 20-year stint as town architects for Alys Beach, the couple has brought to fruition everything from residences to retail spaces to civic buildings, setting down roots in the area and raising their children along the way.

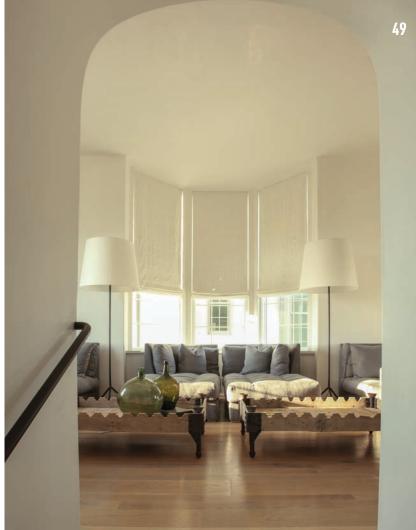
So when Alys Beach sold its first private Gulf-front lot, owners requested to work with Khoury Vogt Architects (KVA), to help make their dream home a reality. The original master plan for the town was by Duany Plater Zyberk & Co (DPZ), but the plan for the Gulf-side blocks was further refined by London-based architect Demetri Porphyrios. He designed the lots in a picturesque, slightly staggered manner, prescribing the footprint for all homes for the Gulf front as well as the 3 tiers behind, keeping view corridors open so that Gulf views could be enjoyed by all.

"Given the value and desirability of Gulffront lots, the footprint was smaller than other lots in Alys," Marieanne says. "To compensate for this, the design code allowed for three

The Gulf lots along Alys Beach are staggered, keeping view corridors open to the water. Since the footprint of these lots is smaller, the homes are allowed to be three-stories tall.













floors of living space, which immediately resulted in a kind of townhouse configuration, with a main living room raised to the second floor for the best views." While the town of Alys Beach is inspired by Bermudan architectural influences, the Gulf-side lots drew from Mediterranean precedents for this courtyard house tailored to the site's zero lot line constraints. "We wanted an architectural form that could be sculptural without being overly ornate and that would contribute to an overall urbanism that was harmonious, cohesive, and beautiful."

This inaugural Gulf-front residence in Alys Beach has a striking difference from the neighbors that followed it: a forecourt, created by setting back the first floor of the house about 16 feet from the southern property line. "The conventional wisdom would call for building right up to the line to maximize views and living space," Marieanne says, "but both the owner and we agreed that a court nestled in the scrub of the dunes and adjoined by a loggia would make for a really unique experience." A center stair in the entry hall organizes the first-floor spaces; an elliptical opening in the pool court and a limestoneframed opening in the raised courtyard frames views of the dunes and the Gulf, while a covered loggia attached to the courts is appointed with an outdoor fireplace and summer kitchen.

On all three floors, the design emphasizes "long axes and perspectival views,"
Marieanne says. "The lot size is modest, so we always want to draw your eye out and extend your views as much as possible. We tried to be judicious and deliberate in designing the floor plan." As one ascends the first stair, one enters into a family room that spans the second floor, and one's gaze naturally travels to a bowed bay window. The living room at the front of the house opens up with a floating kitchen wall and a dining alcove positioned toward land; on the Gulf side, opened pocket doors dial up the expansive views, accompanied by a loggia

The homeowners worked with Iron Gate to furnish the home in comfortable pieces inspired by beach living.







balcony projecting over the courtyard.

The uppermost floor echoes the second floor. Stairs divide the floor plate into landward and seaward sections, the master bedroom opens up to a porch with pocket doors, and the master bath floats in a vaulted space as "a room within a room with buttressed corners, like a miniaturized version of the house itself," Marieanne says. On the northern side, an additional bedroom suite has a balcony above the family room bay below. While affording ample privacy, the third floor also offers a striking twist on the maritime ambiance. "When you're in the master bedroom, it is akin to being on a ship as the expansive ocean is the principal view and a most desirable space to watch the sun rise and set," Marieanne says.

Copper awnings, limestone flourishes, and acroteria ornamentation thoughtfully embellish the residence's exterior. Meanwhile, hewing to Fortified Standards as well as criteria set by the Florida Green Building Coalition ensures resilience and sustainability, a mandate required by Alys Beach to help give its owners assurances that their houses will withstand the harshest elements.

"It was wonderful to work on a project where everybody was as inspired and involved as they were," Marieanne says. "The homeowner was engaged in the design process. They were extraordinarily respectful of [my and Erik's] very strong thoughts, but they definitely influenced the design. They pushed us, and we pushed them." *



■ DESTINATION: HAWAII

UNSPOILED KAUA'I
TIMBERS RESORTS OFFERS A PORTFOLIO OF REAL
ESTATE OWNERSHIP AT WORLD-CLASS PROPERTIES
FROM KAUA'I TO KIAWAH. BY MELISSA C. GILLESPIE

If you're looking for scores of shops or a

bustling nightlife, Kaua'i is probably not the place for you. However, Kaua'i beckons those who are laser-focused on the luxury of timefamily time, downtime, and me time.

One Kaua'i property stands in a class of its own: Timbers Kaua'i, part of the 450-acre Hōkūala resort on the southeast shore. The master-planned development features a Jack Nicklaus signature golf course, miles of winding trails, an organic farm, and more than 40 acres of winding lagoons, home to

five species of endangered birds.

I recently traveled to Timbers to learn why families—like the wildlife—flock to this private oasis for a secluded, service-focused experience featuring luxurious island accommodations and amenities.

LIVE EFFORTLESSLY

Offering a seamless and personalized lifestyle, Timbers Kaua'i features 47 luxury residences, including two-, three-, and fourbedrooms for sale as whole ownership,

residential interests, and nightly rentals-all mere steps from some of the most beautiful beaches in Hawai'i. Lavish appointments, thoughtfully curated art, and fully stocked kitchens enhance the experience.

In addition to the existing residences, the property's newest phase is underway. When finished, it will consist of 36 threeand four-bedroom townhomes, each featuring multiple expansive outdoor lanais, disappearing glass walls, a private plunge pool, and detached carport.

I had the good fortune of staying in a sprawling, three-bedroom residence with a breathtaking panoramic view of the lagoon, coastline, and mountains beyond. From the time I arrived to find my favorite wine chilled to my departure time, when a private car takes me to the airport, the team at Timbers ensures each detail is noted, personalized, and executed.

Future plans include single-family homesites, renovations to the clubhouse, and shopping, dining, and entertainment amenities.







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STAY TO PLAY (AND RECHARGE)

Kaua'i has resisted some of the commercialization and overwhelming tourism other islands have experienced. Still, there's something for everyone to do on and near the property.

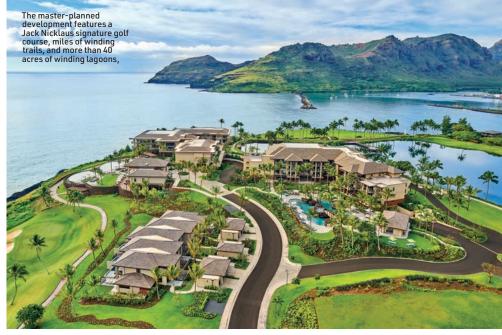
While the view from my residence's lanai is spectacular, I sipped coffee in the oceanfront infinity pool each morning for a front-row seat to the sunrise. Throughout the visit, I spent time in the expansive pool and lounging on the surrounding deck, which is outfitted in ocean-facing lounge chairs and daybeds.

Additional on-site experiences include everything from harvesting fresh ingredients at the farm to signature spa treatments. And while I loved relaxing at the spa, I made sure to take advantage of the abundance of outdoor adventures like kayaking and paddleboarding on the property's protected lagoon. If you prefer clubs to paddles, take on Timbers Kaua'i's 18-hole course, the Ocean Course at Hōkūala. A Jack Nicklaus signature design, the course, with its oceanfront fairways, makes great use of the surrounding natural landscape. Each hole is like a sunrise from the infinity spa—worthy of a thousand pictures.

I also recommend venturing offsite for a few local experiences. Sleeping Giant offers a challenging climb with views that pay dividends-and a private guide from Timbers can join you on your journey! One of my favorite experiences was renting a









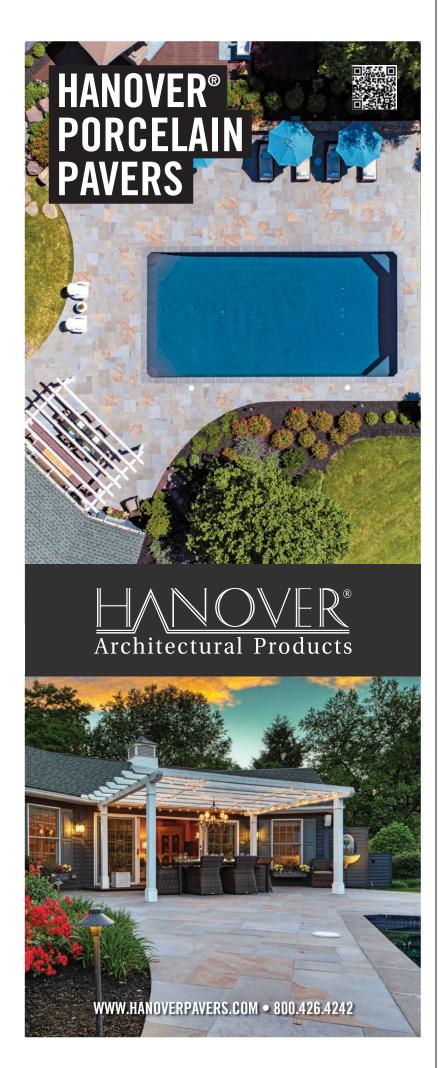




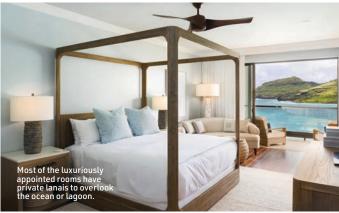
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journeys DESTINATION: HAWAII







beach cruiser in Kapa'a and wistfully pedaling along the coastline. And, of course, no visit to the island is complete without indulging in a shaved ice. Dreamy!

EXPERIENCE THE WORLD

Ranging from the slopes of Aspen to the shores of Kaua'i, Timbers' residents and guests have access to many tried-and-true family legacy places. Residences at their properties are available for whole or fractional ownership. Some of these destinations—like Timbers Kaua'i at Hōkūala—also offer nightly rates.

Truly an island paradise, Timbers Kaua'i is the epitome of indoor/outdoor living. With a service-focused, family-first vibe, the Timbers lifestyle embraces the luxury of time, and it is ready to share that with you.

FOR MORE INFORMATION, VISIT timberskauai.com, timbersresorts.com

journeys OPENINGS + DEVELOPMENTS



COASTAL ACCESS

The latest in coastal real estate and resorts **BY MELISSA C. GILLESPIE**

Lineaire Group and ONE Sotheby's International have unveiled the plans for **Surf Row Residences**, a new residential development in Surfside, Florida. Featuring a collection of eight private beach homes designed by Rene Gonzalez Architects, residences range from three- to five-bedrooms with 3,500-5,600 square feet of indoor space. Each will have more than 2,000 square feet of private outdoor living space, which includes a rooftop with a plunge pool, a summer kitchen, an expansive gazebo, and an enclosed front yard. Pricing starts at \$5.9 million. surfrowresidences.com

THE RESIDENCES AT THE ST. REGIS LOS CABOS, BAJA **CALIFORNIA, MEXICO**

Olarena Hospitality Group in partnership with Ernesto Coppel have launched the next phase of sales for The Residences at The St. Regis Los Cabos. Located within the resort community of Quivira, is a new a selection of five-bedroom townhomes starting at \$6 million and ranging from 4,645 to 4,689 interior square feet. Each features an outdoor kitchen, terrace, pool, and hot tub. The development is also home to the only five-star branded direct oceanfront single-family villas available in Los Cabos. Ranging in size from 10,226 to 17,028 square feet, the six-bedroom villas, designed by SB Architects, start at \$11 million.

srresidencesloscabos.com

THE RITZ-CARLTON **RESIDENCES, ESTERO BAY, FLORIDA**

Situated within 500 acres, The Ritz-Carlton

Residences, Estero Bay,

will consist of two 22-story towers. Developed by London Bay Development Group, the project is currently selling 112 condominium homes, with 224 total planned upon completion. The first tower is slated for occupancy in 2025. From \$2.8 million, residences range from 2,628 to 3,885 square feet, and include two, threeand four-bedrooms.

Amenities include three pools, an expansive lagoon water feature with pavilions, Bocce courts, and multiple firepits.

theresidencesesterobay.com

THE RESIDENCES AT SHELL BAY, HALLANDALE **BEACH, FLORIDA**

The Residences at Shell

Bay, an Auberge Resorts Collection, will rise 20 stories and feature 108 one-to four-bedroom residences-all with private balconies—and penthouses with private outdoor spaces, plunge pool, and outdoor kitchen. Each residence features floor-to-ceiling windows and interiors by AvroKO. The property includes a 7,250-yard Greg Norman designed championship

golf course-slated for completion summer 2023and a 48-slip private yacht club. This is Auberge Resorts Collection's first combined resort and residential project in Florida, and a collaboration between real estate developers, Witkoff Group and PPG

Development. Residences range from \$2 to \$7 million, penthouse pricing available upon request. shellbayresidences.com

SIRENIAN BAY, PLACEN-

CIA PENINSULA, BELIZE Twelve one- and two-bedroom beachfront

or pool views, individual porches or balconies, and outdoor showers were recently launched at an all-inclusive luxury boutique resort on the Placencia Peninsula in Belize. Sirenian Bay's three villas, in addition to the new bungalows, accommodate between two and 14 guests and have private pools, outdoor living spaces, and the services of a personal chef and butler. An additional five acres of uninhabited island have been bought by the owners off the coast of Placencia for future resort development and tourist usage.

sirenianbay.com

bungalows with ocean





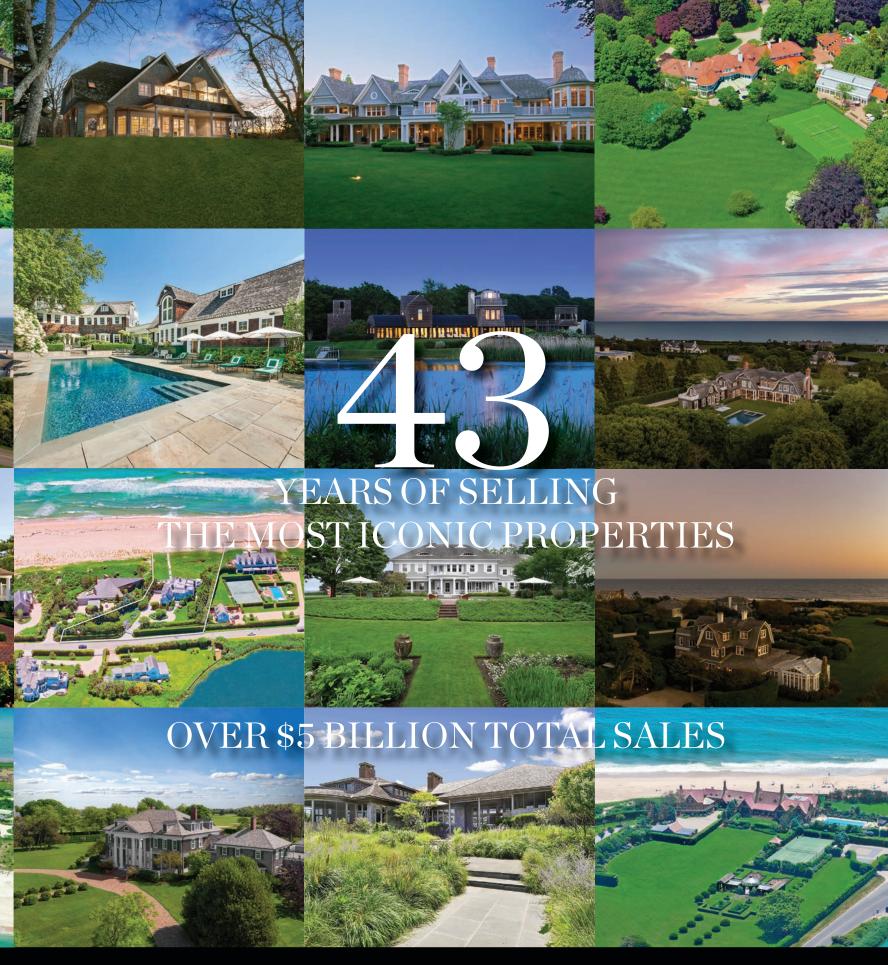






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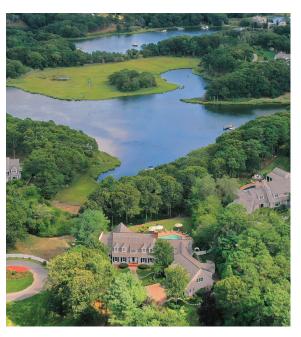
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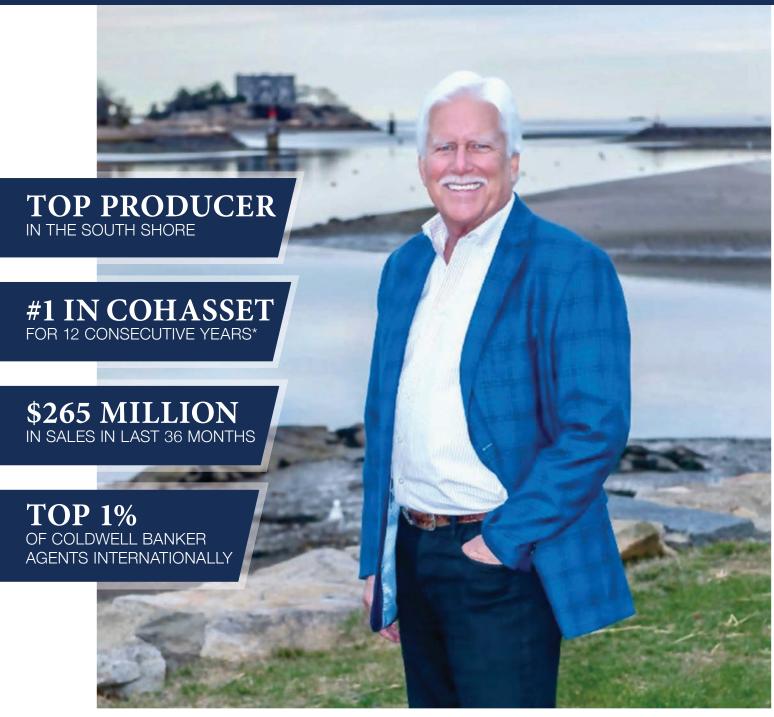
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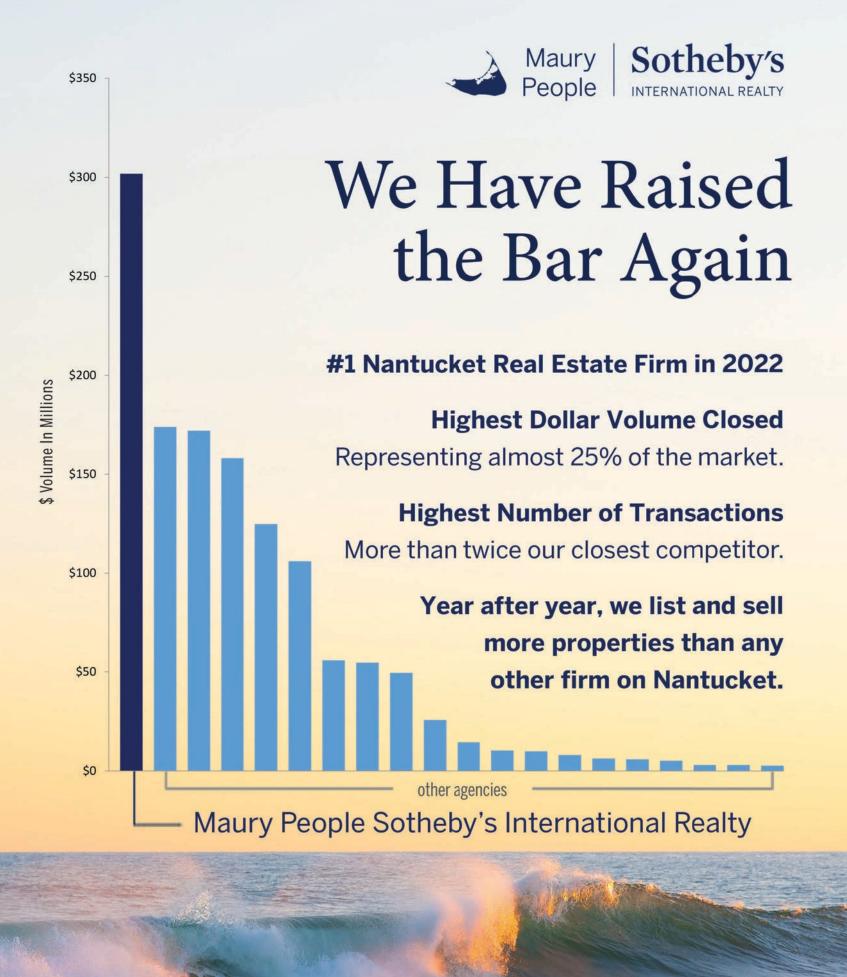
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AQUA DREAMS, CASA DEL MAR

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.





Nothing Compares.

NASSAU, BAHAMAS



La Mouette & Petite Mouette 6 BR | 6/1 BA | 4,500 sf | \$3,900,000

Beachfront Villa + Cottage. Picturesque views, Infinity Pool, 0.11 Acres. Property ID 48593

Samira.Coleby@SIRbahamas.com +1.242.376.6248 NORTH BIMINI, BAHAMAS



20-02 Rockwell Island 4 BR | 4.5 BA | 4,367 sf | \$2,950,000

Private Luxury Living, Beach & Canalfront. 31,152 sf property, modern finishes. Property ID 51070

Ana.Wassitsch@SIRbahamas.com +1.242.424.9050

NASSAU, BAHAMAS



Caves Heights Penthouse 4 BR | 6 BA | 4,594 SF | \$2,500,000

Breathtaking Ocean Views, Resort-Style Living. Pools, Gym & more. Gated. Property ID 50811

Nick.Damianos@SIRbahamas.com

+1.242.376.1841

KAMALAME CAY, ANDROS, BAHAMAS



Indigo Palm 2 BR | Sleeps 6 | .552 Acres | \$2,450,000

150' beachfront. Part of the Resort's Villa Collection. Strong Rental Return. Property ID 51403

Christopher.Ansell@SIRbahamas.com

+1.242.427.0082



NEW CONSTRUCTION

BellaMia Development LLC is proud to introduce a new construction opportunity in the beautiful community of Lake Park in Naples, Florida. 1151 7th Avenue North is a stunning two-story smart home, featuring high-end finishes and spacious exterior areas. With an expansive open floor plan, every detail of this home has been made with the contemporary buyer in mind.

Completion is expected Spring of 2023.



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FEATURED

— HOMES & ESTATES —



13 BR | 13.5 BA | 8 acres | \$25,000,000 West End, Tortola, British Virgin Islands



7 BR | 9 BA | 7 acres | Price on Application North Sound, Virgin Gorda, British Virgin Islands



4 BR | 4 BA | 0.9 acres | \$2,150,000 Trunk Bay, Tortola, British Virgin Islands



4 BR | 4.5 BA | 7 acres | \$6,000,000 Havers, Tortola, British Virgin Islands



