



RD

RESIDENTIAL DESIGN

FOR ARCHITECTS AND BUILDERS
OF DISTINCTIVE HOMES

VOL. 5, 2022

Second Lives

"We didn't add a lot to the home, and we definitely didn't take anything away. We chose Western Window Systems because it allowed us to keep the windows all aluminum like Eichler's original single pane windows."

- Dennis Budd, principal of Gast Architects



western[®]
window systems





Design Better

westernwindowssystems.com



B & D
BUILDERS
LLC
Built Right or Not at All

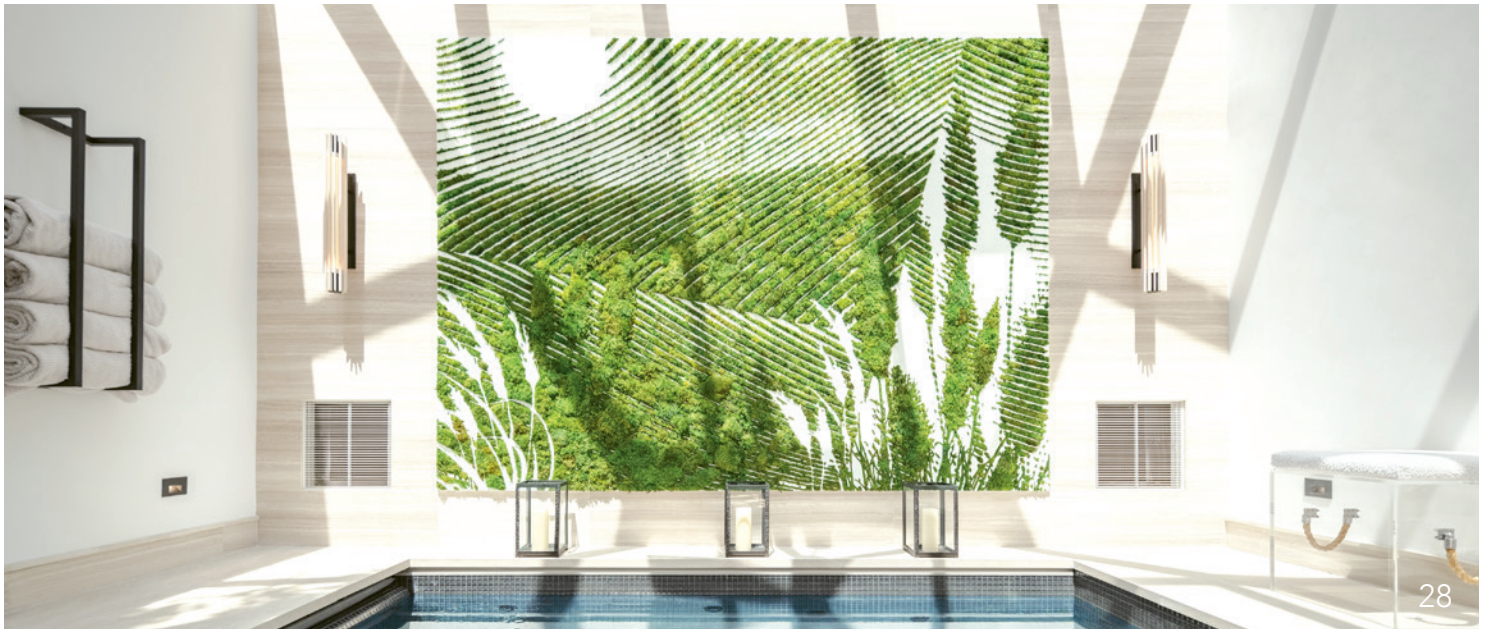


Partner with a builder who respects your vision.
B&D builds to your exacting specifications,
without cutting corners,
to deliver top-quality craftsmanship in every detail.

717.687.0292 | BandDBuilders.com

RD

RESIDENTIAL DESIGN



CONTENTS

VOL. 5, 2022

Features

28 CASE STUDY: THE MAKER'S TOUCH

Polished glamour mingles with meticulous handwork in a turn-of-the-20th-century Boston house. Firm: Hacin + Associates.

42 DESIGN LAB: SECOND LIVES

Three very different remodels result in fresh new beginnings for the houses and their owners. Firms: SPF:architects; Nicole Migeon Architect; ODS Architecture.

Departments

8 EDITOR'S NOTE

11 AIA CRAN

What Mark Asher, AIA, saw at the return of the AIA CRAN Symposium in Chicago.

15 RD INTERIOR ARCHITECTURE

Messana O'Rorke deftly balances old and new in a Rutherford, New Jersey, renovation and addition.

70 RD PRODUCTS

Fresh products for your next projects.

74 PARTI SHOT

Assemblage+ designs an equestrian paradise in Maui, Hawaii.



On the Cover: Hacin + Associates' remarkable refresh of a Boston townhouse. Photo: Trent Bell Photography.



RESIDENTIAL DESIGN

PUBLISHED BY



SOLA Group, Inc.
223 West Erie, Suite 3SW
Chicago, Illinois 60654
847.920.9513

Publisher

Paul DeGrandis
Paul@SOLAbrands.com

Group Editorial Director

Patrick L. O'Toole
Patrick@SOLAbrands.com

Editor-in-Chief

S. Claire Conroy
Claire@SOLAbrands.com

Art Director

Bill Murphy
Bill@SOLAbrands.com

**Creative Director
& Production Director**

Tracy Hegg
Tracy@SOLAbrands.com

West Sales Manager

Paul DeGrandis
Paul@SOLAbrands.com

Midwest Sales Manager

Zach Stenberg
Zach@SOLAbrands.com

East Sales Manager

Dan Miklosz
DanM@SOLAbrands.com

Southeast Sales Manager

Dan Agostinacchio
Dan@SOLAbrands.com

Product Resource Section/Classifieds

Mike Serino
Mike@SOLAbrands.com

Audience Development

Mike Serino
Mike@SOLAbrands.com

Projects Manager

Heidi Riedl
Heidi@SOLAbrands.com

Digital Programs Manager

Tim Steingraber
Tim@SOLAbrands.com

List Rental

Mike Serino
Mike@SOLAbrands.com

Subscriptions

For subscription information
and address changes, write to:

Residential Design,

Circulation Dept.,
P.O. Box 3007,
Northbrook, IL 60065-3007, or call
866.932.5904, or email rd@omeda.com and
add the subject line "Circulation Dept."



RESIDENTIAL DESIGN

SALES

Publisher

Paul DeGrandis
(847) 440-3000 ext. 100
Paul@SOLAbrands.com

West Sales Manager

Paul DeGrandis
(847) 440-3000 ext. 100
Paul@SOLAbrands.com

Midwest Sales Manager

Zach Stenberg
(847) 440-3000 ext. 115
Zach@SOLAbrands.com

East Sales Manager

Dan Miklosz
(847) 440-3000 ext. 118
DanM@SOLAbrands.com

Southeast Sales Manager

Dan Agostinacchio
(847) 440-3000 ext. 101
Dan@SOLAbrands.com

Product Resource Section/Classifieds

Mike Serino
(847) 440-3000 ext. 102
Mike@SOLAbrands.com

Digital Programs Manager

Tim Steingraber
(847) 440-3000 ext. 106
Tim@SOLAbrands.com

Ad Services/Materials

Heidi Riedl
(847) 440-3000 ext. 111
Heidi@SOLAbrands.com

List Rental

Mike Serino
(847) 440-3000 ext. 102
Mike@SOLAbrands.com

Welcome to Volume 5 of *Residential Design* magazine. We are the only national professional publication devoted to residential architects and custom builders. We're dedicated to providing you with expert insight and substantive information on high-end residential design and construction.



Residential Design (USPS 022-860, ISSN No. 1934-7553 print, ISSN No. 2150-7694 online), Volume 5 – September/October 2022 Issue, is published bimonthly by SOLA Group, Inc., 223 West Erie, Suite 3SW, Chicago, Illinois 60654; 847.920.9513. Copyright ©2022 by **Residential Design**. No part of this publication may be reproduced without written permission from the publisher. **Residential Design** is published bimonthly. All statements, including product claims, are those of the organizations making the statements or claims. The publisher does not adopt any such statement or claim as his own, and any such statement or claim does not necessarily reflect the opinion of the publisher. One-year subscription to non-qualified individuals: \$50.00 payable in USA funds; print or digital copy within USA; digital copy only outside USA; valid email address required for digital copy. Single issues available to USA only (prepayment required), \$10.00 each. For subscription information and address changes, write to: **Residential Design**, Circulation Dept., P.O. Box 3007, Northbrook, IL 60065-3007, or call 866.932.5904, or email attn. circ. at rd@omeda.com. Postmaster: Send address changes to Residential Design, Circulation Dept., P.O. Box 3007, Northbrook, IL 60065-3007. Periodicals Postage paid at Evanston, IL and additional mailing offices. Printed in USA.



- 1 FLOOR SCRIPTER™ HERO AR61
- 2 WALL REMEDY™ HYDRO RD22
- 3 POOL DECKING COMMISSARY™ REGENT HONEY CS34
- 4 BACK WALL PANORAMIC PORCELAIN SURFACES™ ANTHRACITE CM85
- 5 BACK COUNTER PANORAMIC PORCELAIN SURFACES™ CALACATTA CM04

CELEBRATING 75 YEARS OF TILE EXCELLENCE.

Daltile's history is paved with milestones that led to us becoming the world-class leader in **Tile, Natural Stone & Countertops**. As we celebrate this milestone, we are proud of the achievements we've made, and we look forward to many more years to come.



daltile.com

FREE DESIGN SERVICES AVAILABLE!

Defenses and Delights



The past few years have brought a bonanza of remodeling work to architects, custom builders, and remodelers. That's no surprise, considering our aging housing stock and increasing property values, but the persistent pandemic plays an outsized role as well in the frenzy. It's as if we couldn't stand the inadequacies of our homes for one more minute.

I suspect another subtle motivator is the human compulsion to try to command at least one important aspect of our lives, while external forces impose restrictions and difficulties upon us that we cannot control. It didn't take long for us to make major shifts in our priorities—in where we want to live and how we want to live. Who knew that dedicated home offices would become nearly as essential as a kitchen or bathroom? Or that outdoor entertaining space would commandeer almost as much attention as the coveted family room.

This is our annual whole-house remodeling issue, and the projects are wonderfully, wildly different—two Midcentury projects in California and a duo of 200-plus-year-old houses in New England.

Our cover story is an 1880s Boston townhouse reimaged as a multi-floor showcase for a dynamic semi-retired couple with keen taste. Although located on a severely constrained urban lot, architect David Hacin and his firm carved out a myriad of al fresco destinations—including a private ground-level plunge pool and a rooftop lounge with a view of the Charles River.

The dazzling transformation ensures that every inch of the home's six floors will be occupied and enjoyed to the fullest. And, indeed, it accomplished just that when the couple's adult children moved home for the worst of the pandemic. There were places for them to convene as a family and places for solitary refuge as well.

On the other side of the country, in Malibu, California, our Design Lab lead story is a 1970s house designed by Midcentury master Jerrold Lomax. Shortly before he died, he turned over custody of its remodel to Zoltan Pali of SPF:architects—a friend and protégé. The challenge for Zoltan, who revered Jerrold, was to honor the spirit of the man and the building, known as the Taylor Beach House, while taking advantage of today's modern building technologies to attain its full potential.

Shoring up the structure and fixing flaws in its functionality were paramount, and SPF:a achieved both with virtually no sign of the surgical strikes to the exterior. On the inside, however, the house is newly imbued with light, air, and sweeping views of the Pacific Ocean. And yes, the firm managed to tuck in a few additional outdoor spaces, as well.

When under siege, as we have been and, perhaps, still are, humans have a strong drive to hunker down in our own private fortresses—with the essentials in place to weather the storm and a few delights to lift our hearts and spirits.

A handwritten signature in black ink, reading "S. Claire Conroy". The signature is fluid and cursive.

S. Claire Conroy
Editor-in-Chief
claire@SOLAbands.com



GENERATION 4™

Folding Glass Walls by NanaWall

Drawing from four decades of innovation,
NanaWall once again creates the most
advanced family of folding glass walls.

Flexible Stacking: Unique floating panel sets can stack either to the left or right.

Barefoot Friendly: Sill design offers weather resistance while maintaining a low-profile indoor-outdoor transition.

Easy Operation: Smoothest and easiest operation of any folding glass wall.

Secure & Durable: Air, water, and forced entry tested. Entry doors tested to 500,000 and folding panels to 20,000 open and close cycles.

Available in
three different
material choices:



ALUMINUM



WOOD



CLAD

NanaWall.com
800 873 5673

NanaWall[®]
Boundaries **Unbound**[®]



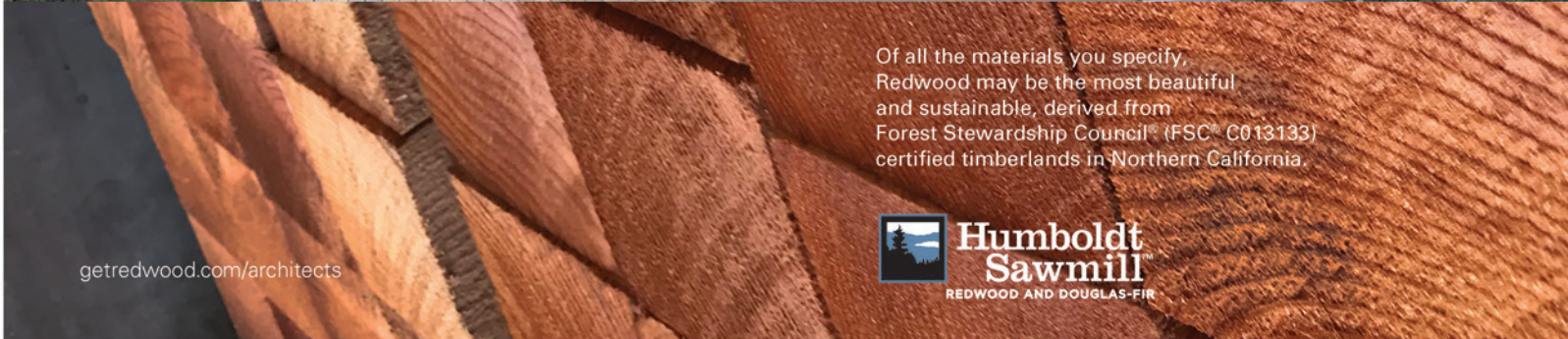
we supply the

BEFORE



you design the

AFTER



Of all the materials you specify,
Redwood may be the most beautiful
and sustainable, derived from
Forest Stewardship Council® (FSC® C013133)
certified timberlands in Northern California.

getredwood.com/architects



**Humboldt
Sawmill**
REDWOOD AND DOUGLAS-FIR

After the CRAN Symposium

Attending the Custom Residential Architects Symposium is like going to your high school reunion. You may not have been there for many years, you may not have seen your fellow classmates for decades, but as soon as you walk in, glance at a few name tags, and grab a drink, the conversations start. There is a hum to these gatherings. Because, like that high school reunion, we are with a group of people with a broad base of commonality. There is nothing pretentious here; no one is trying to impress. Rather, everyone in attendance does the exact same thing and has typically traveled the exact same path. And we are simply here to talk about it. We all took Mr. Van der Rohe's gym class and Frank Lloyd Wright's Calculus 101, and we remember the prom (or our first building), as awkward as it may have been. CRAN is much more than a community; we are all alumni of a unique profession. One that gives us the remarkably satisfying gift of making great homes and great architecture, and one that comes with more than its fair share of trials and travails.

The legendary PBS interviewer Terry Gross wrote a book collecting her decades of conversations with the artists and leaders of our times. It is titled "All I Did Was Ask." I love that idea, and it sums up the essence and success of the CRAN Symposium. Just ask. Just ask anyone there, and you will instantly get back a sympathetic reflection. From one another, we receive validation of our own days in the practice of architecture, with its highs and lows. It is akin to a three-day therapy session about this fee, that client, and the land use ordinance that delayed a project for no rhyme or reason. CRAN exists to celebrate that you are not alone as a residential architect. Because in the sometimes-veiled mystery of the profession of architecture, one can often have that impression. In my experience, and apparently in the experience of many, custom residential architects spend a lot of time figuring it out, inventing it, and carving a career path that did not previously exist.

The range of the symposium's presenters serves as a metaphor for our profession, from the aspiration and inspiration of Deon Lucas and The Beehyve Collective to the engaging and technical presentation given by Christine Williamson and her unique take on building science. There was Nate Kipnis' environmentally driven reclamation and Thomas Shafer's most masterful architecture. A discourse on construction administration and risk management balanced against the complete history of Chicago's residential architecture presented as only



Top: Stuart Cohen conveys copious knowledge of Chicago architecture history. Bottom: Celeste Robbins' (right) house was a home tour hit.

Stuart Cohen can. Venturi was wrong—it isn't the architecture that's complex and contradictory; it's the profession of architecture itself that embodies these things, as it must. Residential architects are code enforcement experts one minute, building technicians the next, and artists all day long. And, of course, there is the business of it all. It is the world we all live in, and it is CRAN itself.

To come to a CRAN Symposium is to eavesdrop on the conversations and innermost workings of a profession. Often in the symposium breaks, I may be in one conversation but overhearing another. Those conversations are about fees

Photos, this page: RD Staff; next page, courtesy AIA CRAN



Deon Lucas



Christine Williamson



Nate Kipnis

and clients. The role of architects—diminishing, expanding, and changing—is a favored topic. I spent time discussing our recognition and lack thereof within the profession itself. Excluding Adrian Smith, of course, custom residential architects are the most popular of the breed. When movies are made, and books are written, they are about beautiful houses. Everyone knows the television architect Mr. Brady and his floating-stair house, but few know or care about his latest

shopping center. We are the halo car in the new car showroom. It may be all too unattainable to most, but everyone wants one. The trick is leveraging that interest and knowledge, or so the conversations go. There is a tip-of-the-spear aspect to custom residential architects. Evolution, experimentation, and proving grounds are here in this fertile soil. When production home builders roll out their next “idea home of the year,” chances are that it reflects and imitates

our custom homes from five years ago. These, and so many more, are the conversations of our symposium, making it such a success every year, and I leave this symposium, this reunion, a little better for it. And I leave feeling very proud of this small but influential sector of the architecture profession.

See you next year in Salt Lake City.—*Mark Asher, AIA, CRAN Advisory Group*

IT'S NOT ROCKET SCIENCE IT'S BUILDING SCIENCE

learn more about Benjamin Obdyke's high-performance Air Barrier Drainable Housewrap System at benjaminobdyke.com

**BENJAMIN
OBDYKE**

roof & wall products

HYDROGAP[®] SA

SELF-ADHERED DRAINABLE HOUSEWRAP

My Vision:
Reinvent a traditional home into a modern residential retreat.



Wayland Shamburger | President | Shamburger Architectural Group | Hendersonville, NC

This globally-inspired residence was transformed into a uniquely personal, modern estate, blending materials, space and light with indoor-outdoor living. Kolbe Ultra Series windows and TerraSpan® lift & slide doors open up the mountain-facing side of the home to capture views from almost every room.

See the results of this renovation at kolbewindows.com/oasis



800.955.8177

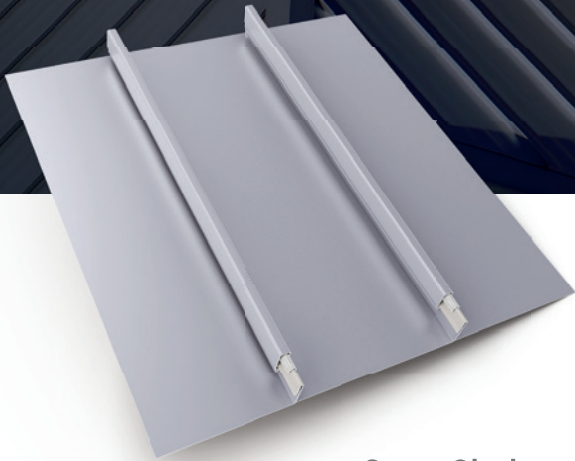
Durable Design

To Weather the Storm



A shining PAC-CLAD aluminum roof is designed to create that upscale look while standing up to the high winds and pelting rains of a hurricane. Finishes are backed by a 30-year warranty against fading from sun and salt air exposure.

Private Residence, FL | Installing Contractor: Moore Roofing | Distributor: ABC Supply | Architect: WHL Architecture
Photo: hortonphotoinc.com



Snap-Clad
Metal Roof System
Cityscape



[View the case study](#)





Bridge Game

JACKSON AVENUE HOUSE
RUTHERFORD, NEW JERSEY
MESSANA O’RORKE

Renovation is often a wonderful thing, but in the wrong hands—whether client or architect—it can inflict greater harm than good. Careless renovation can gradually erase the character of older towns. With each major change in scale and style of older buildings, the history and specificity of the place begins to disappear. And that’s a loss that can never be recovered.



Expansive Views



The **CRL Palisades™ S100 Sliding Door** features ultra-slim, large scale panels that create expansive views while delivering exceptional structural and thermal performance.

- Slim 1-5/16" rails and stiles
- 7' maximum panel width
- 13' maximum frame height
- CW Performance Class rating
- Door automation available
- Florida Product Approval

CRL

800.458.7535 • crl-arch.com
abd@crlaurence.com



The instinct to replace rather than repair is understandable, because it can be more expensive to deal with old structures and outdated systems. And your client has to make do with compromises in size or function when the quirks of the old home dictate important design decisions. Reassuringly, there are clients in the world who fall in love with old towns and old buildings and want to preserve what's best about them.

Messana O'Rorke's clients on this house felt that way. In fact, they are committed to saving not only this sweet 1920s bungalow, but several other commercial and residential buildings around town. Their ultimate goal is to help elevate the quality of design in their hometown, and they've picked Messana O'Rorke to guide them.

The New York-based firm has a long history of surmounting existing conditions, especially apartments that are never big enough for life's needs and wants. They were the perfect architects to make this compact house live large enough for a lively family of five. "I'm not a boat designer, but I think about boats and recreational vehicles in cases like this because space is so limited," says Brian Messana.

"This project got back-burnered for a while, because my client's business had grown so fast that he outgrew his office space. He bought a building on the main street, and we developed that for him into a multi-use project, including a restaurant, gallery, and office space. Meanwhile, his family grew from one child to three—in this three-bedroom house with one bath."



Horizontal elements—shiplap cedar siding, a corner window at the dining area, and an eye-catching glass bridge—denote the new construction, while preserving the overall shape and scale of the existing 1920s bungalow.



SECRET INGREDIENTS

“SPY HOUSE” PROJECT

ALEXANDRIA, VA

Simon Jacobsen, Principle, Jacobsen Architecture
Club 1683 Member

The story of this project begins with two former US government intelligence officers who found a property, set in a brutalist tower with amazing views of much of Washington DC. They loved the views but not the space.

Enter Simon Jacobsen, founder of Jacobsen Architecture with his father, Hugh Newell Jacobsen. The firm, internationally known for mingling elegant modernism with local traditions, was not fazed.

Jacobsen, a member of the Gaggenau Club 1683 group of VIP architects and design professionals says the “most challenging part of the project — but ultimately the

most satisfying — was the kitchen. It was a unique achievement because it wraps around a wall to maintain the amazing views, no matter where you stand when cooking.”

Critical to its success was integrating quietly elegant cooking appliances that also offered exceptional performance. A key secret ingredient: a full-surface induction cooktop with integrated downdraft ventilation keeping views uninterrupted.



The clients wanted more open family space and more natural light than bungalows typically provide. And they hoped to have some outdoor space for family dining—all on their tiny corner lot. “This was a modest program and a modest budget,” Brian says. “Primarily, they wanted a great room where the kitchen, living, dining room supported and promoted family life.” They also wished for a bedroom suite with an updated bathroom.

“They weren’t interested in maximizing the potential building envelope,” he adds. “They wanted to maximize the quality of design and their quality of life.” Given the configuration of the lot and the orientation of the existing house, a typical addition with great room below and primary suite above was not going to accomplish anyone’s goals.

“We had to pull away the addition from the original, otherwise we were going to landlock some spaces and block the western light,” the architect explains. This solution provided an opportunity to differentiate the new work from the existing building in a precise and thoughtful way. “We wanted to make sure the addition doesn’t dwarf or consume the original building. Most people either tear down and build a massive new house, or they just glob on something new that has the same vocabulary as the existing building, and it just becomes a bigger mass. We wanted to highlight and celebrate the existing cottage.”

Pajamas Required

The clients’ loved the quiet old bungalow, but they were game for something bolder for the new addition. They embraced a more



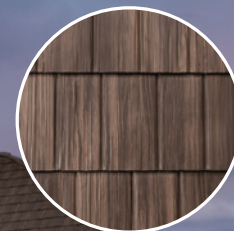
A minimalist palette of whites and blacks makes spaces feel larger—especially the bungalow’s renovated main living area. Absolute black granite counters and built-in appliances also reduce the visual noise.

HOME EXTERIOR SOLUTIONS

TIMBERBAY™ SHAKES
IN SAND



SADDLEWOOD SHAKE
METAL ROOFING



WOODBIDGE
NATURAL CUT™
MANUFACTURED STONE



ENDURE™ DOUBLE
HUNG WINDOWS WITH
INTERNAL GRIDS



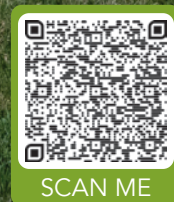
SIGNET® FIBERGLASS
DOOR IN PECAN WITH
PRIVACY GLASS



CEDARMAX®
BOARD 'N BATTEN
IN SAND

ProVia is your one source for professional-class building products

Use the QR code to learn more about our premium building products and why it's great to partner with ProVia.



SCAN ME



DOORS | WINDOWS
SIDING | STONE | ROOFING

provia.com



modern language, knowing the firm would hold the height of the new pavilion below the ridgeline of the older home and otherwise moderate its overall scale.

Clad in horizontally applied cedar siding, the addition contains a 250-square-foot garage below and a primary suite above that's just under 500 square feet. The outdoor deck between the bungalow and the new building is elevated to provide level access from the kitchen and mitigate the lot's downward slope. "It becomes like another family room," says Brian.

Once the broad strokes of the addition were settled, it came time to decide how to connect the new with the old. The design team suggested something a bit radical: a glass bridge. "The new portions are all about connecting to the outside and creating indoor/outdoor

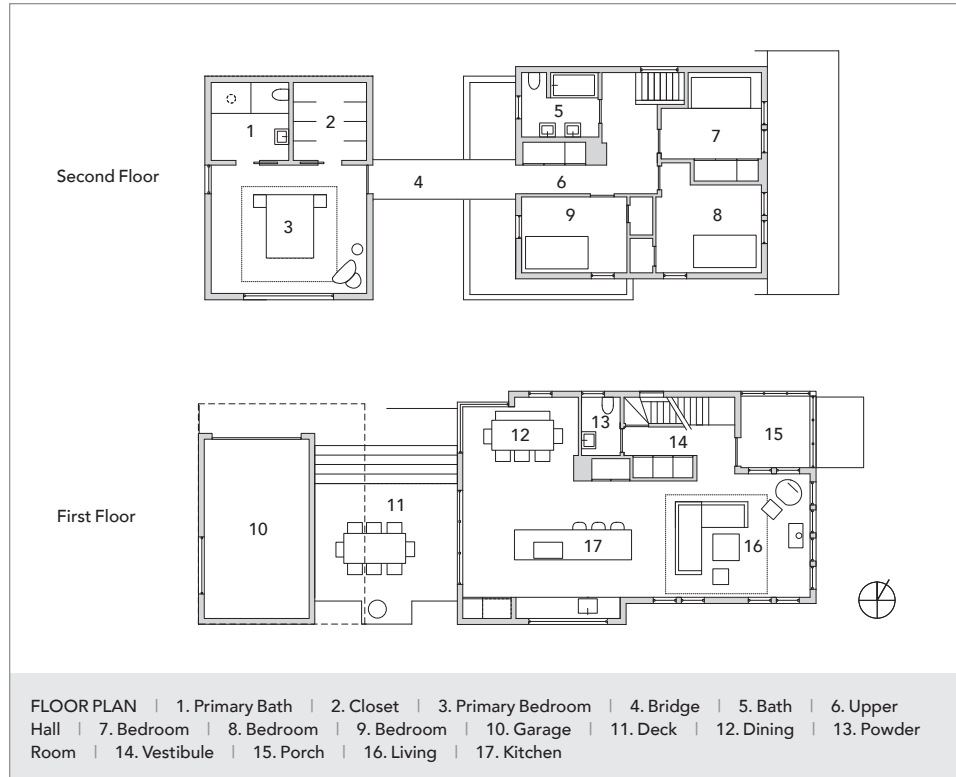
space," Brian observes. "The bridge takes that to another level."

Understandably, the bridge became the talk of the town. "The neighbors were like, 'Oh my god. Are they going to walk across naked or in pajamas?'" Brian recalls. "We thought about adding a frosted film, but we're from New York City, where you are always about 30 feet from your neighbor. You don't care what people see inside your window—everyone does what they want."

Although the bridge is on display, the new primary bedroom has a window shade system to shield the south-facing windows. A custom platform bed floats at the center of the room, and a custom LED light bar adds an architectural element in the otherwise minimalist space. Hallways are eliminated to harness the square footage for more



A commodious but compact primary suite tops the garage addition. The glass bridge links the suite to the older house.



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

AUTHENTICALLY SPARK!

Where family and friends gather.

Get inspired by our entire Circle of Winners gallery at www.sparkfires.com or 203.791.2725



Give the Dryer Some Space

Room to Breathe



Actual Transition Hose Without a Dryerbox

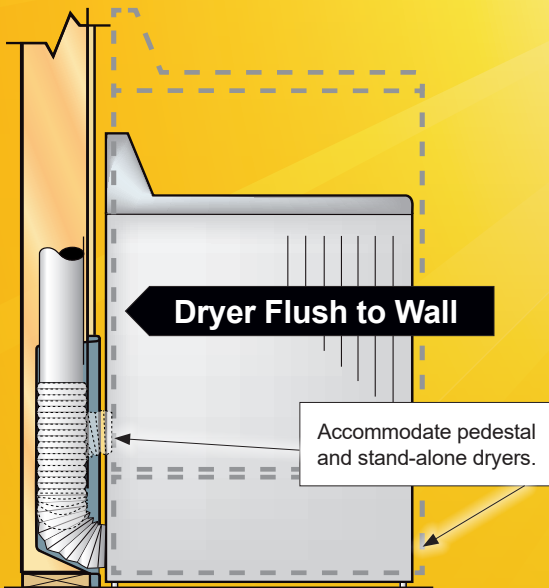
NEW Standard Installation Model 480
22 Gauge Aluminized Steel—Shown Painted

the dryerbox®

Today, you can place the dryer flush to the wall without crushing the exhaust hose or otherwise restricting airflow. Install the Dryerbox® for safer, roomier, and more efficient homes.

Protect Transition Hose Neatly in the Wall

When the duct is protected in the cell of the wall, you gain extra space in the laundry room to accommodate larger appliances.



INOVATE

888-443-7937

Visit Dryerbox.com

Jackson Avenue House

Rutherford, New Jersey

ARCHITECT: Brian Messana, Toby O'Rorke, Messana O'Rorke, New York**BUILDER:** Built Tough Construction, East Rutherford, New Jersey**LIGHTING DESIGNER:** Lana Lenar, zeroLUX Lighting Design, New York**PROJECT SIZE:** 2,200 square feet (1,470 existing; 480 square feet, primary suite; 250 square feet, garage)**SITE SIZE:** 0.11 acre**PHOTOGRAPHY:** Costas Picadas**KEY PRODUCTS****APPLIANCES:** Miele**DOOR HARDWARE:** Colonial Bronze; Häfele; Accurate**FAUCETS:** Blanco (kitchen); Waterworks**FIREPLACE:** Stuv woodburning stove**HUMIDITY CONTROL:** Nortec**HVAC:** Mitsubishi**KITCHEN COUNTERS:** Absolute black granite, honed**LIGHTING:** Lucifer Lighting, Bartco Lighting, Viabizzuno, Selux (kitchen pendant)**MEDICINE CABINETS:** Robern**PAINTS/STAINS:** Benjamin Moore, Penofin, rosewood oil**SINKS:** Lacava**TILE:** Basaltina**TOILETS:** TOTO**WINDOW WALL SYSTEM/PATIO DOORS:** NanaWall

compelling needs—the primary closet and bathroom open directly into the bedroom.

Across the bridge, the children's bedrooms were redesigned with custom beds, making the best use of quirky ceilings and walls. Unified ebony wood flooring ties new and old spaces together. The dark floors, white walls, and black aluminum windows keep the palette "pure," says Brian, further amplifying the sense of spaciousness.

The design team gutted the first floor of the existing house, combining a handful of small rooms into one great room. A bump-out toward the new addition augments family dining space. To differentiate it from the old portion of the house, the architects topped it with a sedum roof, added a new horizontal corner window, and applied the same cedar shiplap siding as the new pavilion.

The architects pushed storage to the walls without windows, and found room for a compact workstation in otherwise dead space—all accessed by sliding doors. A powder room slots in at the end of the entry hall behind the main stair. "We've been designing apartments—small and large—for more than 20 years," says Brian. "The task is always about maximizing functionality, volume, and space. We think about urban interiors as blocks within spaces, and there are parts of the program that don't need to be seen."

With Messana O'Rorke's expertise, the pieces of the puzzle came together perfectly in the old bungalow and the new addition. All tallied, the revised home is still just 2,200 square feet, in keeping with the scale of its neighborhood. It preserves the charm of the old home, while injecting a fresh new vibe—and giving the neighbors something to talk about.

—S. Claire Conroy

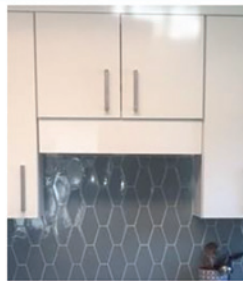


Made in America
Since 1961

RANGE HOODS FOR EVERY APPLICATION
INSERT - ISLAND - WALL - UNDER CABINET -
UL APPROVED OUTDOOR



Slim Line



Hidden Hood



Matte Black Pyramid

304 Marine Grade Stainless Steel
Motors & LED Lights included

Easy Installation - One Piece Design

Custom Sizes Remote Wiring available No Branding
Stainless Steel, Matte Black, Matte White & RAL colors

7 Year In-Home Warranty – The Best in the Industry!

800.851.4192

www.imperialhoods.com

425 Apollo Street
Brea, CA 92821



ENDURING
AUTHENTIC
HANDCRAFTED

HANDCRAFTED

LUXURY FENESTRATION



Steve Wisenbaker Architects | Kasten Builders | Paul Dyer Photography

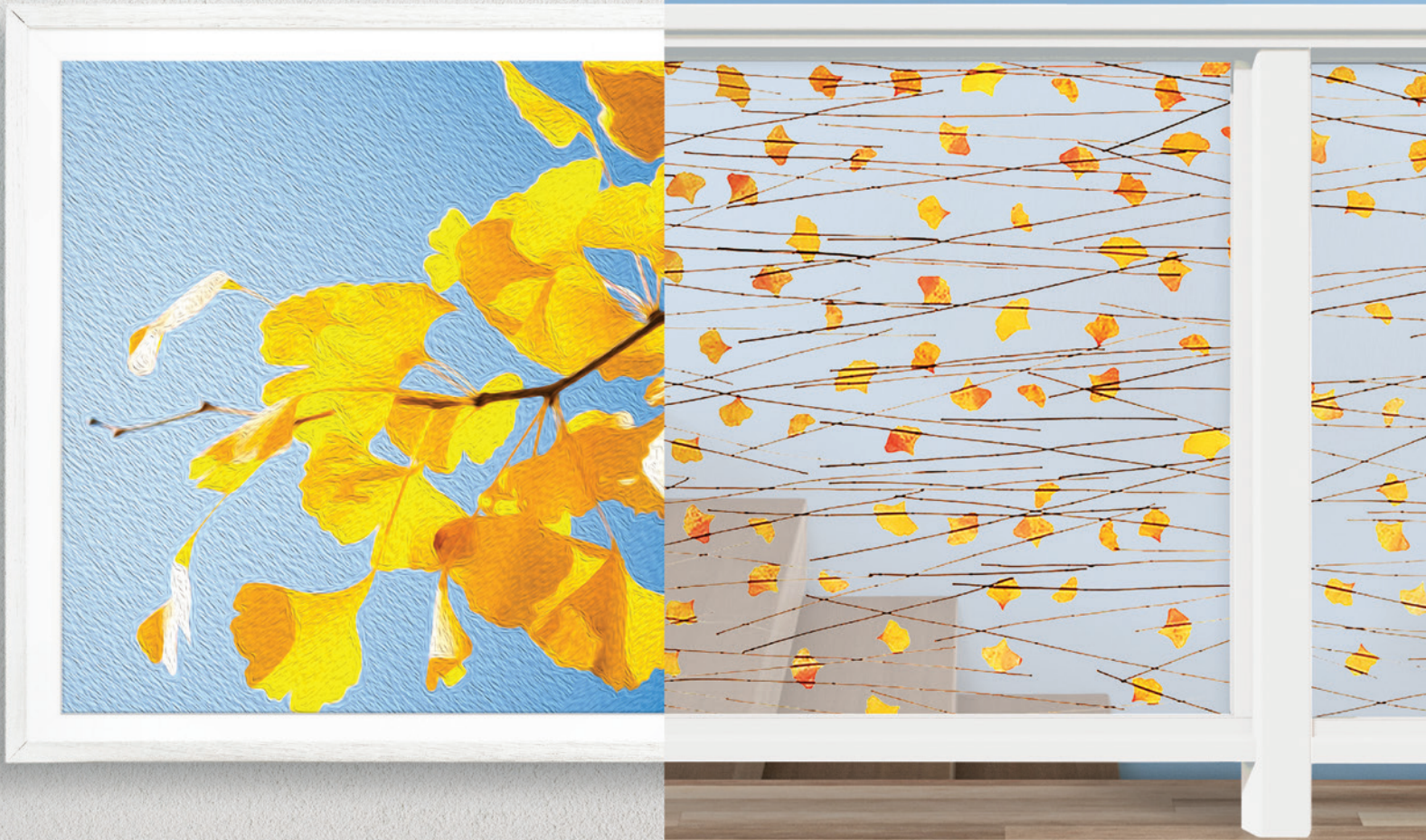
loewen.com



Discover the World of Feeney®

For more than 70 years, Feeney® has led the industry with innovative and design-centric decorative railing solutions.

It's All in How You Frame It.



With the highest-quality products to surpass the highest expectations, Feeney® brings your vision to life to create a space that inspires. Featuring limitless design options and customizations, Feeney's beautiful and easy-to-install pieces will elevate virtually any view, while keeping it all perfectly within frame.



feeney® 

RAILING SOLUTIONS

ads.feeneyinc.com/architect | 800.888.2418

CASE STUDY



The Maker's Touch

Polished glamour mingles with meticulous handwork in a turn-of-the-20th-century Boston house.

BY CHERYL WEBER

BEACON COURTYARD TOWNHOUSE
BOSTON
HACIN + ASSOCIATES

All old houses have past lives, some more than others. Boston's Back Bay townhouses have hosted a particularly varied parade of occupants in the past 150 years. Built on landfill in the back bay of Boston Harbor between 1857 and 1881, these architecturally significant homes were designed for some of the city's wealthiest residents. But many of the building interiors were substantially altered in later decades. Some were converted into rooming houses in the 1920s and '30s, and later became duplexes







and triplexes before being returned to their original use as single-family homes.

The Beacon Courtyard Townhouse had reached that point in its journey when David Hacin's clients bought it. Converted back to a private home in the early 2000s, it retained much the same character as it had in 1881, when it was built. The brownstone's elegant façade had intricately carved details and graceful bay windows with stained glass transoms. Six stories tall, it contained a separate apartment on the ground floor, a dining room and kitchen on the first floor, and the primary bedroom and office on the second floor. Above that was a library and another bedroom, topped by two more bedrooms on the

fourth floor, an entertaining floor on the fifth, and a roof deck.

Its best qualities were its well-proportioned spaces. "One thing that's so wonderful is that the house is one room wide and has beautifully proportioned rooms," says David, FAIA. "You want to keep those bones." As the clients made clear, however, almost everything else was fair game for reinvention. "It had some characteristics that the current owners weren't attracted to, and they wanted to make it their own—simpler, cleaner, more open and livable," he says.

Indeed, every renovation reflects the lives and tastes of its current owners; a makeover is an amalgam of original, reinterpreted, and new. That might be the most enticing



This page and opposite: A series of renovations to this 1880s grande dame had failed to improve the biggest problems vintage townhouses typically face: poor circulation and a paucity of natural light. Hacin + Associates reconceived the entire building with carte blanche from the clients to choose bold over boring.



aspect for the architect drafting a redesign, especially when the clients are as sophisticated and astute as this couple, who moved from suburban Indiana. Active and semi-retired with three grown sons, he is on the board of several high-profile institutions, and she has a strong fashion and design sense.

“This was not your typical Back Bay client,” David says. “For them, there was nothing sentimental about the traditions of what might have been in this home before. It was about remaking it in their vision, and I appreciated that. They were interested in novelty, but I think she also wanted to be a bit of



This page: The sinuous stair was pared down to core elements and painted a dark ebony. Consuming the second floor, the primary suite includes a showcase dressing room filled with light.



a disrupter, to take things that might be expected and not do them, by design. To partner with someone on that kind of a mission is exciting and satisfying.”

Grand as it was, the house had a familiar set of ailments. There was no buffer between the first-floor formal rooms and the vestibule, and the center of the house lacked natural light. Other conditions were simply confusing. On the main level, a previous owner had added an eccentric mezzanine with a bath and closets. And the dark wood had a nautical vibe that was out of sync with the house. It was, says senior designer Christine Rankin, “a maze of sectional moments with lots of cutouts and levels, none of which provided more light or air.”

With six levels to fit out, two principles guided the floor plan changes. One was the owners’ wish for a house that nurtures health and wellness with a gym and spa, comfortable baths, and an inviting kitchen where the family could cook and eat together. The other was David’s philosophy of drawing the owners through the house. “When we design these homes that are vertically oriented, we always want to make sure someone is moving through the entire home all the time,” David says. He deliberately separated the lounge spaces from the living and dining level. On the ground floor is a family room that opens to a garden courtyard and spa. On the top floor is a game room where they gather to watch sports. That level opens out to a deck facing the street, and from there stairs lead to a rear rooftop deck overlooking the Charles River.



Connective Tissue

The ground-floor redesign had a pleasantly serendipitous effect. Formerly a separate apartment, this multipurpose space now functions as part of the house. The front section, with new access to Beacon Street, assumes vestibule duties as a catch-all staging area for sending and receiving packages. With the installation of a Murphy bed, this secondary entrance can also host overnight guests, while the back room serves as a family room, complete with a full kitchen, that opens through glass doors to the courtyard. Although the clients originally didn't imagine themselves spending much time in this low-ceilinged space, the new vestibule/mudroom and the addition of a spa across the courtyard has turned it into the wife's private getaway.

Fitted with a large skylight and steel-and-glass doors, the spa and pool were carved out of an existing tall, greenhouse-like space in the garage. "We were presented with the typical condition of a garden that dead-ends into the back of the garage," David says. "We reimagined it as an indoor spa, which in Boston is a really unusual amenity. Now the ground floor feels more like an enclave."



This page: The clients' art collection established the palette for the finishes and furnishings. Dramatic Zebrino marble appears on the shower and water closet walls in the primary bath and on the kitchen counters.



Changes on other floors revolved around the need for natural light. On the first floor, the dining room, which by nature requires less light, was placed in the center and a fireplace added for ambience. Handsome glass-and-steel doors and transoms open or close it to the rear kitchen, whose broad strokes were straightened and simplified. Via an elevated walkway, the kitchen connects to an ample outdoor kitchen and dining terrace on the garage roof. At the front of the house, the living room parlor remains intimately scaled, with its original stained-glass transoms and the cozy addition of a fireplace. A matching set of steel-and-glass doors were installed at the entry, which connects the spaces visually.

“So many older houses have high ceilings but the rooms are too small,” David says. “This was a beautiful home from the outset, and we were honoring those traditional proportions. The challenge is how to open these 19th-century homes in a way that doesn’t feel wrong. That often has to do with how you flow through and what the rooms relate to.”

Although the house was gutted, some partitions remained. The primary suite sprawls across the entire second floor while maintaining some of the existing floor plan. The bedroom and an office nook occupy the back room overlooking the courtyard and spa. A bath stretches luxuriously along the west side behind the stair hall, connecting the bedroom with a bespoke dressing room at the front of the house. Lit by the large bay



This page and opposite: With six reimagined levels, plus a roof deck and courtyard garden, the house offers myriad places to retreat or reconvene.

window and stained-glass transoms, the dressing room fills a 34-by-18-foot area that previously held an office and exercise equipment. “They are big shoppers and wanted the closet area to feel jewel-like,” David says. “If you really care about clothing, seeing it in natural light is very different than getting dressed under fluorescents. This was a way to celebrate that.”

“In these houses where there’s clearly a front and back, the connective tissue is where a lot of the design opportunity happens,” he adds, “places to create nooks and shortcuts. It’s



always nice to have a circular pattern of circulation. All those ideas were explored floor by floor.”

The third level contains a gym and powder room at the front, a laundry in the middle, and a guest suite at the back, all unified by a series of steel and glass doors. Upstairs are two additional guest suites and a library, and on the fifth floor is that destination game room and lounge. There, a refurbished terrace has a bird’s-eye view of the roofs and chimneys of houses along Beacon Street. A new set of stairs, surrounded by copper cladding, leads from the terrace to an ipe roof deck that looks over the Back Bay.

Woven, Carved, Stitched

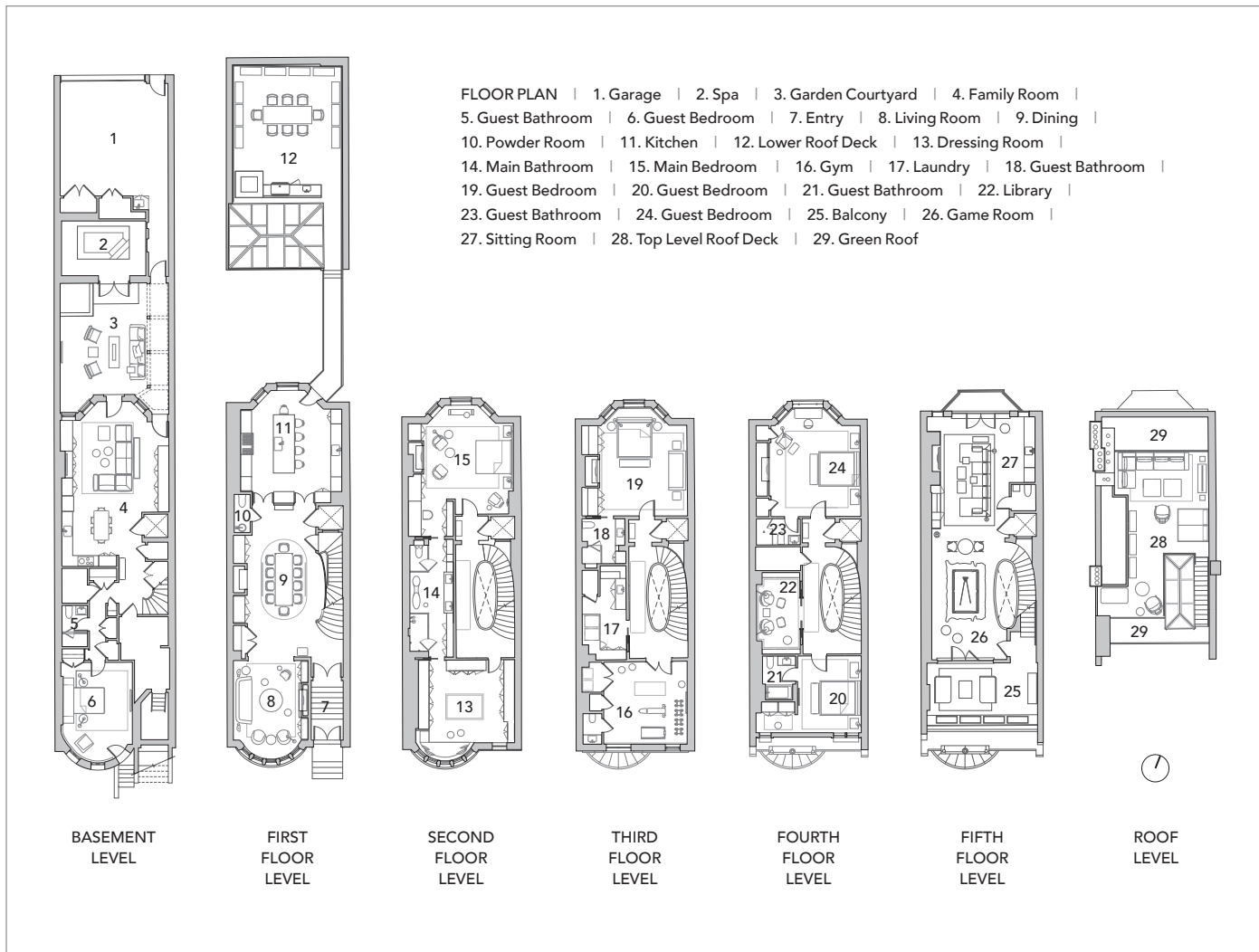
For all its grounding in history, the house is firmly anchored in the present. The clients’ important art collection, focusing on Black artists, played a significant role in the architectural details, materials, and color palette. The design team worked with the wife to create places for specific pieces of art and appropriate wall construction and lighting. The artwork

supplies pops of color, and furnishings and finishes have a layered, handcrafted look that balances the high-tech lighting.

Throughout, engineered oak flooring and oak cabinetry has a light gray wash, giving it a contemporary flavor. “In my first meeting to talk about finishes, the wife said, ‘I don’t want to see anything I’ve seen before,’” Christine says. “Many clients want a safer palette, but she loves boldness. This was an opportunity to play with graphics and bring in pattern, such as the stone in the kitchen.”

On the island, the slab marble’s outsize swirls provide a graphic contrast to the muted flooring and cabinets. Chosen before the other finishes, this anchoring countertop contains a hint of green. So does the stone around the living room and dining room fireplaces, whose Zebrino marble has a raked texture and subtle green hues. “Every gray has a hint of something else that gives a little more life to it,” Christine says. “But as an overall palette it’s not overwhelming.”

The sinuous stairwell is another graphic architectural feature that unifies the house. The existing balustrade spin-



dles—though not original—were painted black and rise from a black floor area set into the lighter wood floor, “so it feels like a cohesive ribbon running through,” Christine says, and the newel posts were simplified. Ornamental cutwork on the sides of the stairs was also stripped off. “Any ornament we could remove without taking away from the integrity of the stair, we did,” she says.

Like the shapely spindles, rich textures also convey handcraft. Cladding the kitchen island, a custom architectural screen made with Banker Wire adds a little jewelry and protects it from swinging feet. The kitchen backsplash is handmade glass tile. Zebrino marble slabs reappear on the shower and water closet walls of the primary bathroom, along with Ann Sacks custom mosaic floor tile.

Many of the carpets have metal inlays or leather loops, and the coffee table is hand carved. Between the glass dining room

doors is an oval mirror set into a hand-carved bowl made by a Rhode Island School of Design student. Carpet runners with hand-stitched edging protect the stairs and stair halls; each rug has a different color stitch.

“Whether it’s the installation of a mirror, or lighting, or the way the floor is laid, the craft is evident in how it’s put together,” David says. “On one hand you’re creating this backdrop with all the tech and lighting that’s as invisible as possible, and on the other, it’s to showcase those natural elements and human craft.”

A backdrop to the glass-tiled plunge pool, the mossy spa wall is another striking work of art and was the last piece installed. The clients commissioned it from Plant the Future after seeing their work in a Miami lobby. It’s based on a landscape photo. “To bring in her affinity for graphic elements, the scene was cut into sections and applied in three scales to give it



This page: The spa-like garden and plunge pool make better use of a former courtyard that terminated in the garage. A custom mossy art piece adds a dynamism to the refuge.



a dynamic mood,” Christine says. “We added a UV film to the skylight so the preserved moss won’t fade over time.” It’s become the wife’s personal oasis. “She hides there, and we had to put shades on the skylight so the family couldn’t see where she was,” Christine adds.

Technically Correct

In addition to meticulously planned lighting systems, the other tech elements David alluded to include TVs—sometimes more than one—in every room and outdoor zone. One TV, for example, lowers from a retractable kitchen hood. Working with the family’s audiovisual consultants, media was integrated in a low-profile way, David says.

For builder Tony Salem, the central challenge was working with the *mélange* of new and existing architecture, building contemporary spaces inside a historic home. Floors were leveled and reinforced, and the garage foundation was evaluated before the spa pool went in. “We had to understand the foundation and then build a concrete tank for the pool in the confinement of the garage space,” Tony says. The pool was pre-formed and then lifted into the concrete base.

On the exterior, new entry doors were added, existing windows were refurbished, and the brick and stone façades were repointed, cleaned, and reconditioned. For historic land-

mark reasons, wood windows were used on the front façade, though they have a slimmer profile than the previous set.

While the home’s street face is very much of its neighborhood, the interiors are an unmistakable expression of the owners. “We did a house across the street that couldn’t be more different, and both fit in our portfolio,” David says. “It’s the extraordinary people that excite me about our work. They didn’t come to us for modern Back Bay townhouse 103 but for something very custom and specific that is woven through the fabric of this older home.”

The house was completed just before the pandemic, and their sons decamped from across the country to form a family pod. “Apparently, it was a wonderful experience for them to have that place to live, not in a sprawling suburban house like the one they came from, but in an interesting vertical home that had all these spaces and made them interact in ways they hadn’t before,” David says.

Domestic amenities aside, the house has a visual order that surely lends a subconscious sense of well-being, too. Adds David, “A lot of times these homes have clear trim proportions and window dimensions, and that is something you can definitely get wrong. We worked hard to make sure all those proportions and trim details echo the spaces in a way that feels right, but reinvented—in the contemporary sense of the word.” RD



Beacon Courtyard Townhouse

Boston

ARCHITECT: David Hacin, FAIA, principal in charge; Matt Arnold, project architect; Jeremy Robinson, project manager; Christine Rankin, senior designer, Hacin + Associates, Boston

BUILDER: Tony Salem, Sea-Dar Construction, Boston

INTERIOR DESIGNER: Matthew Woodward, Hacin + Associates

LANDSCAPE ARCHITECT: R.P. Marzilli & Co., Medway, Massachusetts

STRUCTURAL ENGINEERS: Robert S. Cotta, Linea 5, Boston; Terry A. Louderback, Souza, True & Partners, Waltham, Massachusetts

HVAC ENGINEER: Sean Fennessy, Sun Engineering, Danvers, Massachusetts

LIGHTING, AUDIO, AND VISUAL CONSULTANT: Sean Bartram, TRIPhase Technologies, Zionsville, Indiana

KITCHEN CONSULTANT: Donna Venegas, Venegas and Company, Boston

PROJECT SIZE: 8,200 square feet

SITE SIZE: 0.09 acre

PHOTOGRAPHY: Trent Bell Photography

KEY PRODUCTS

CABINETY HARDWARE: Atlas, Shaub and Company, Turnstyle, Water Street Brass, Molteni + Jeffrey Alexander

COOKING VENT HOOD: Bosch, Wolf

COOKTOP: Wolf

COUNTERTOPS: Caesarstone, Cumar

DISHWASHER: Miele

DOOR HARDWARE: Water Street Brass

FAUCETS: Grohe, Blanco, Dornbracht, California Faucets, GRAFF

FIREPLACES: Isokern, European Home

FLOORING: Madera European Oak 7-inch-wide planks, Porcelanosa, Ceramica Colli, Pompeii, Ann Sacks

GARAGE DOORS: Carriage House Door Company

ICEMAKER: Scotsman

LANDSCAPE: LiveRoof roof deck, Plant the Future moss mural

LIGHTING: Allied Maker, Sonneman, Materia via Fair Tsuru III, Bec Brittain via Future Perfect, Juniper THIN Primaries Hexagon 36-inch chandelier (living room)

OVENS: Fisher & Paykel

PAVERS: limestone, ipe

RADIATORS: Runtal Radiators Wall Panels

REFRIGERATOR: Sub-Zero

SHOWER ENCLOSURE: McGroby Glass custom

SINKS: Kohler, Blanco, Franke, Salviatori

SPECIALTY APPLIANCES: Wolf

TOILETS: TOTO

TUBS: Americh

WASHER/DRYER: Asko, Whirlpool

WINDOWS: Hope's Steel Windows and Doors, Belisle

WINE REFRIGERATOR: Sub-Zero



VOYAGE SELECT

PIVOT DOOR

BRING THE VOYAGE HOME

13 available designs or create your own.

1(888) 246-1651
INFO@PANDA-WINDOWS.COM
WWW.PANDA-WINDOWS.COM





Chief Architect – 30 second rendering.
See more of this model online.

Download a Free Trial

Residential Design

Remodeling & Cost Estimating

Kitchen, Bath, & Interior Design

3D Design, Floor Plans, Elevations

Construction Drawings

CAD Tools & Section Details



Chief Architect[®]

Smarter Design Software



Second Lives

Three very different remodels result in fresh new beginnings for the houses and their owners.

BY CHERYL WEBER AND BRUCE D. SNIDER



Taylor Beach House

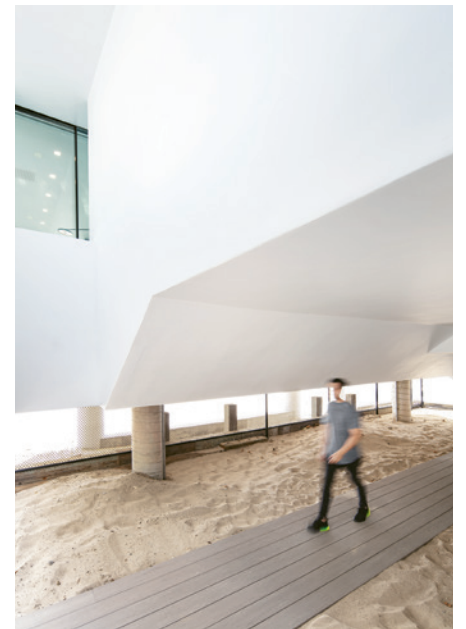
MALIBU, CALIFORNIA
SPF:ARCHITECTS

When Zoltan Pali, FAIA, got a call about the Taylor Beach House from his early mentor, Jerrold Lomax, FAIA, it was as if their friendship had come full circle. In 1992, a young Zoltan had landed at Jerrold's firm—you might say on his feet. At that point in his career, Zoltan was “wavering around like some sort of wild grass in the wind,” he recalls. “When I met Jerry, I finally understood how I wanted to do architecture. It was a big deal, and we kept in contact after I started my own practice.”

Los Angeles architecture enthusiasts know Jerrold Lomax as a modernist who worked for famed architect Craig Ellwood from the early 1950s to the early 1960s. The firm designed Case Study House #18 in Beverly Hills,

along with Malibu's Steinman House and Hunt House, which was named an Architectural Record House of the Year in 1959, and for which Jerrold was the lead designer.

A mile and a half up the beach, Jerrold began working on the Taylor Beach House in 1970, commissioned by prominent real estate attorney Marshall McDaniel. Viewed from the water, the two-story home's thick exposed structural columns, bands of white stucco, and large expanses of glass stood out among its lower-profile wood-and-stucco neighbors. Inside, the crossbar of the open, H-shaped floor plan was topped with a skylight that dropped down through a central stairwell to the main living spaces. And on the street, the



When Zoltan Pali took on the renovation of Jerry Lomax's Taylor Beach House—at the senior architect's request—he did so with a deep understanding of his mentor's design goals.



The renovation preserves the purity and pizzazz of Lomax's 1970s exterior architecture, while refreshing the interior for 21st-century life. A new aluminum stair conveys light without adding load.



façade's spare composition—a mute front door flanked by two seamlessly integrated garage doors—was another indicator of a master's hand.

The attorney was the home's sole owner until the Taylors bought it in 2012, intending to do a complete renovation. Naturally, they called on Jerrold, who was still working and

living in Carmel. Early in the planning, however, the 87-year-old architect was diagnosed with pancreatic cancer. That's when Zoltan got the call. "He said, "You have to carry on this work, and I said, 'Alright.'"

As the clients' desires evolved, the project became a gut renovation that preserved the exterior form. "One



“Our conversations were never about the concept of a house but about the details: how you make materials come together, making it as light and transparent and efficient as possible.”

Zoltan Pali, FAIA

of the greatest periods of my life was working with Jerry,” Zoltan says. “Our conversations were never about the concept of a house but about the details: how you make materials come together, making it as light and transparent and efficient as possible.

That’s the ethos of the Midcentury Modernists, and it’s what I practice. The project was always: how do I stay as true as possible to that and still bring the house into 2021, maintaining that purity, lightness, and elegant simplicity.”



The Pacific Ocean to the south is the main event, but Zoltan also sought to bring more natural light and air into the center of the house. To that end, he replaced the fixed skylight over the central stair with an operable unit and swapped solid stair treads for glass-covered grating.



The new primary suite annexes the entire upper level of the house, providing the new owners with a bedroom and sitting area overlooking the ocean, a gym, and a greatly expanded bathroom and dressing area.

Skylights and Bridges

For Zoltan, this was a way to honor his friend's legacy. On a technical level alone, the building systems had never been touched, creating the opportunity to install vastly improved windows and doors that withstand salt and moisture. The makeover also benefited from today's higher quality of mechanical, lighting, and electrical subcontractors, not to mention carpenters who can

achieve crisp detailing with materials and techniques that weren't on hand a half-century ago. Aesthetically, of course, the task was to take the home's lightness and transparency to the next level. Zoltan and the clients agreed that this meant bringing more light into the core of the house, whose narrow, deep lot is hemmed in by neighbors.

Structurally, the need to preserve the location of shear walls meant that

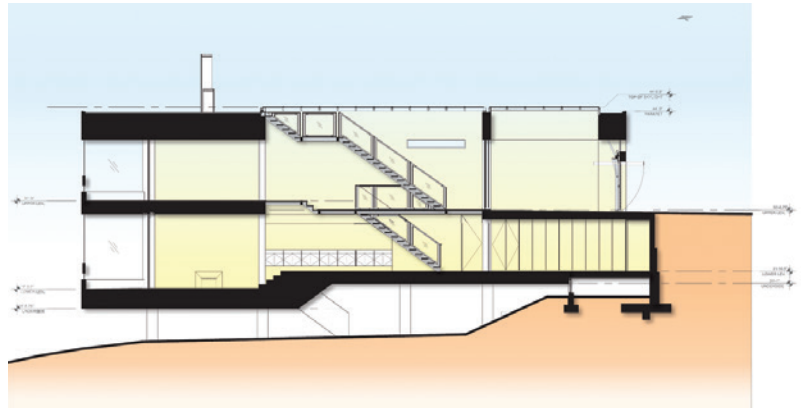
the floor plan's broad strokes did not change. The front door still opens directly into the garage on the street-level top floor, but the garage is now lit with a horizontal glass slot and a massive skylight. "The original entrance was through the middle of the garage, and it was a beautiful space," Zoltan says. "That made sense because the new owner is a car guy with four cars. You walk past the cars and come to a large glass pivot door."

That door opens to the house's most transformative move: a skylit central atrium and luminous stair hall. The atrium's operable skylight is part of a 40-foot-long span that begins in the garage. "Originally it was just a fixed skylight," Zoltan says of the space over the stairs. "It moves over like a mini-stadium roof and opens the house to the air." He replaced the floors and stair treads under the skylight with glass laid over aluminum grating. "The glass stair is almost machinery, refinery chic," Zoltan says. The aluminum framework was both an aesthetic and a structural choice. "We couldn't use too much steel, to avoid compromising the existing structure," he says. "Triggering a full seismic renovation would have necessitated almost a teardown. By adding only a certain amount of load, we were able to just upgrade the existing structure."

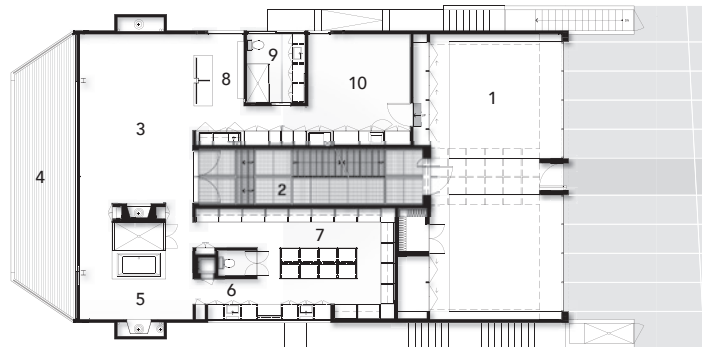
Up or down, the dazzling staircase is an invitation to explore. In the foyer, a run of stairs draws you up to a roof deck, through an opening in the skylight. Straight ahead, double doors lead to the primary suite, which claims the entire top floor. Removing one of the two secondary bedrooms created space for a large bathroom, dressing room, office, and powder room, while a gym replaced the other bedroom.

Downstairs, the architect created three en-suite bedrooms, a laundry, and a media room on the north end of the

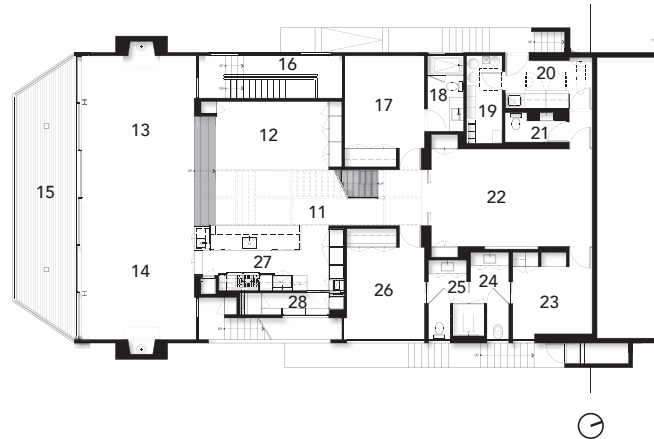
EAST SECTION



UPPER LEVEL



LOWER LEVEL



FLOOR PLAN | 1. Garage | 2. Atrium | 3. Main Bedroom | 4. Patio | 5. Spa | 6. Vanity | 7. Main Dressing | 8. Office | 9. Bath | 10. Gym | 11. Atrium | 12. Breakfast | 13. Living | 14. Study | 15. Patio | 16. Breezeway | 17. Bedroom | 18. Bath | 19. Utility | 20. Laundry | 21. Powder Room | 22. Cinema | 23. Guest Bedroom | 24. Bath | 25. Bath | 26. Bedroom | 27. Kitchen | 28. Pantry



Taylor Beach House

Malibu, California

ARCHITECT: Zoltan E. Pali, FAIA, SPF:architects, Culver City, California

BUILDER: Tyler Udall and Ron Udall, Tyler Development, Los Angeles

ENGINEER: C.W. Howe Partners, Culver City, California

PROJECT SIZE: 5,000 square feet

SITE SIZE: 8,000 square feet

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Matthew Momberger

KEY PRODUCTS

CABINETRY: Thermofoil high-gloss white

COUNTERTOPS: Calacatta Colorado

DISHWASHER/WARMING DRAWER: Miele

GARAGE DOORS: Renlita Custom Opening Solutions

HVAC: Daikin

RANGE: Lacanche

REFRIGERATOR: Sub-Zero

WASHER/DRYER: Whirlpool

WINDOW WALL SYSTEMS: Styline Door & Window Systems

house. Facing south toward the water, a larger kitchen and breakfast room, dining room, living room, and study flow out to the terrace through a sliding wall system. “It’s all about light,” Zoltan says. The terrace’s glass end panels have a special coating that allows views out but not in.

At the clients’ request, he also enclosed the west stair notch, formed by the H-shaped floor plan, with sliding glass doors to create a sun porch. “It acts as an exterior space, but you can close it off if you don’t like the weather,” he says. The notch on the east was also enclosed to allow for expansion of the primary bath and kitchen. Throughout, slim-profile steel windows enhance the sense of transparency.

Level Best

With the most ambitious interventions out of the way, other elements fell easily into place. Finishes are simple: engineered oak flooring, white walls, white Thermofoil cabinets, and marble countertops. The effort required to prepare

for the reconstruction, however, was a different story. Builder Tyler Udall says it took almost nine months to get the structure to the point where it could be measured for finish materials.

“In these older beach houses there’s so much movement because of moisture,” he says. “The house was out of level by almost 2 inches from one side to the other. There was a lot of planing and furring of wood, and a lot of self-leveling lightweight concrete poured. When you’re putting in new windows and doors and modern details without trim, solving that problem is a very complicated puzzle. Once we got all that done, it went pretty quickly. But it was arduous; everything had to be absolutely perfect.”

No doubt Jerrold would have appreciated the rigor. Materials, finishes, and details adhere to the minimalist and elegant architectural ethos he espoused during his long career. And as the uplifted design makes clear, in the right hands, even a masterpiece can have a satisfying second life.—*Cheryl Weber*



Dorval®
Bath Collection



Broderick®
Kitchen Collection

MADE for TRADE

Delta has a product to meet every project's style. The Broderick® Kitchen Collection and the Dorval® Bath Collection offer style that's designed to wow—that are Made for Trade.



SCAN TO EXPLORE OUR
TRADE EXCLUSIVE COLLECTIONS.



Raise your
curb appeal
way up.





You can have low-maintenance siding that possesses the character and charisma to turn heads. We have the technology. It's built into Celect® Cellular Composite Siding.

Learn more at [CelectTheBest.com](https://www.CelectTheBest.com)



Westlake
Royal Building Products™
[WestlakeRoyalBuildingProducts.com](https://www.WestlakeRoyalBuildingProducts.com)

© 2022 Westlake Royal Building Products

SIDING & ACCESSORIES
TRIM & MOULDINGS
ROOFING
STONE
WINDOWS
OUTDOOR LIVING



The Guesthouse

WESTERN MASSACHUSETTS
NICOLE MIGEON ARCHITECT

The owners of this recently renovated Western Massachusetts farmhouse place a high value on hospitality. For proof, look no further than the residence itself. “They have a lot of family, and there are not a lot of places to stay nearby,” architect Nicole Migeon, AIA, says. “To make it easy for everyone to visit, they bought this older house on a beautiful property with views of the mountains and river.” Dubbing it the Guesthouse, they enlisted Migeon’s assistance in an era-spanning restoration-cum-addition that optimizes privacy, conviviality, and the fullest experience of an extraordinary rural site.



“It was a beautiful house, probably built sometime between the 1780s and 1810,” Migeon says, but a lot of work would be required before the first suitcase rolled across the threshold. In typical farmhouse fashion, the original Federal-style house had been expanded over the decades, first with an ell and an attached barn, and later with a motley assortment of additions, none of which Migeon deemed worth saving. The siding and finishes were in rough shape throughout, and all the systems were ready for replacement, she says, “so we just stripped it all back, except for the farmhouse and the old barn,” removing the substandard additions and gutting



The Federal-style house had been added onto multiple times in its 200-plus years, but only the original portion was salvageable. A revised set of additions follows the path of the old while blazing new trails.



The architects retained the time-honored tradition of adding onto an old farmhouse with an ell, followed by a barn—but reimaged the pieces as more refined spaces.



the remaining structures to the framing and sheathing.

Migeon accommodated the clients' extensive program by judiciously reordering spaces within the main house and ell and filling the footprint between the ell and the original small barn—now dubbed the Fishing Barn—with a larger, barnlike addition. The main house's modestly scaled rooms and relatively low ceilings made it well suited for bedrooms and other private spaces, says Migeon, who preserved the existing center stair hall to define a ground-floor circulation spine that leads from the entry door through the original building to the new barn. "You can stand at the front door and see straight through the house and out into the garden," Migeon says.

Taking her cue from the clients' keen appreciation of older buildings, Migeon committed to preserving as much of the original main house and ell as possible. "If we could save something, we would," she says, "and if not, we would replicate it and make it quite similar to the way it would have been during that time period."

Still, builder Chris Seaver's crew removed a lot of material before beginning to rebuild. "All the siding, all the plaster ... right down to the bones basically," Seaver says. There's a new



The rebuilt ell contains all the service areas of the main floor and the dining room, freeing the original house for bedrooms and private spaces. Vintage materials were reconditioned whenever possible—including the handsome wide-plank pine flooring. Nicole designed the expanding dining table and complementary custom cabinetry.

“If we could save something, we would, and if not, we would replicate it and make it quite similar to the way it would have been during that time period.”

—Nicole Migeon, AIA



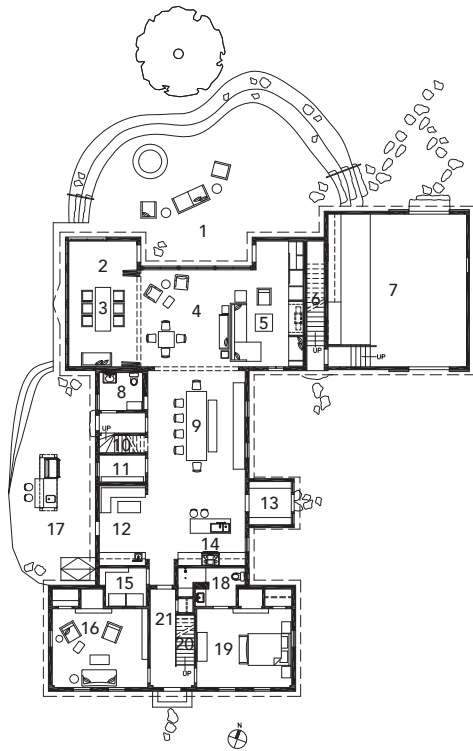
[zinc] roof, new siding, new exterior and interior trim, new insulation, new mechanicals.” Seaver’s team replastered the walls and ceilings, refinished the original pine plank flooring, replaced damaged interior trim with material milled to match the original profiles, restored original fireplace mantels, and matched any doors that were beyond repair with period replicas. “The door hardware and hinges are historically correct,” Seaver says. “The traditional thumb latches were made by a local blacksmith.” Migeon, who executed the interior design as well as the architecture, specified wallpaper and furnishings that preserve the period atmosphere, with only the occasional



minimalist modern lighting fixture as a knowing gesture to the present day.

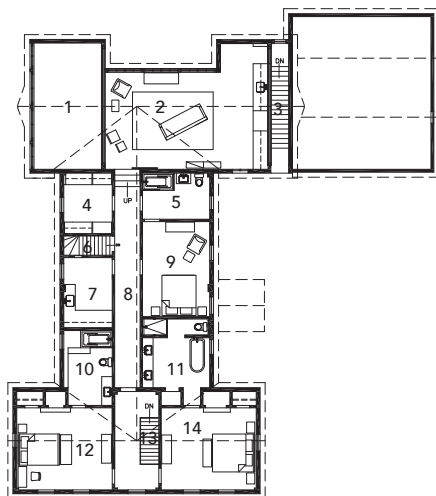
Migeon took greater liberties with the ell at the ground floor, clearing existing partitions for an expansive space that includes a kitchen, a lounge area with a bar and banquette seating, and a dining area whose custom farmhouse table—of Migeon’s design—expands to seat up to 16 people. The open plan supports the contemporary concept of cooking, dining, and entertaining

FIRST FLOOR



FLOOR PLAN | 1. Terrace Seating | 2. Screened Porch | 3. Dining | 4. Entertaining/Game | 5. TV | 6. Slot Stair 2 | 7. Fishing Barn | 8. Powder Room | 9. Dining | 10. Stair 2 | 11. Pantry 2 | 12. Bar/Lounge | 13. Mud Porch | 14. Kitchen | 15. Pantry 1 | 16. Reading | 17. Outdoor Kitchen | 18. Bath 1 | 19. Bed 1 | 20. Stair 1 | 21. Entry

SECOND FLOOR



FLOOR PLAN | 1. Open to Below | 2. Artist Studio | 3. Slot Stair 2 | 4. Walk-in Closet | 5. Bath 4 | 6. Stair 2 | 7. Laundry | 8. Hall | 9. Bed 4 | 10. Bath 3 | 11. Bath 2 | 12. Bed 3 | 13. Stair 1 | 14. Bed 2

as combined, communal experiences. Yet here, too, the finish materials and detailing remain firmly in period character, including painted, flat-panel custom cabinetry and the original wide pine flooring, patched where necessary with salvaged material of the same vintage.

The aesthetic frame takes a bolder turn as one moves from the dining area to the new barn, which Migeon based on the regional vernacular of hay and tobacco-drying barns, finding a common ground between agrarian simplicity and minimalist modernism. “The clients wanted an open space for people to come together, communicate, and entertain, to have fun and play games and watch TV,” says Migeon, who designed a clear-span interior divided only by a folding glass partition that opens the ground floor entertainment zones to a two-story, screened dining space. The barn’s second floor is devoted to the owners’ private art studio, which is accessible from the outdoors by a sheltered, open-air staircase that slices into the building volume.

“There’s a clear demarcation at the point where the ell of the original building ends and the barn addition begins,” says Seaver, whose construction team deftly shifted from historic restoration to Migeon’s equally exacting regime of neo-rustic minimalism. The barn’s interior walls are finished in reclaimed white oak that joins the pine flooring with a precise shadow-line reveal rather than a baseboard. The scissor trusses that span the art studio and the screened dining space below follow a traditional pattern, but with no visible mechanical connections. “They’re engineered trusses—rough framing lumber with steel plates stamped into them,” Seaver says, but



The farmhouse's fireplaces were restored and new bathrooms fitted out. The barn addition holds ground-level entertaining spaces and an art studio above.

The Guesthouse

Western Massachusetts

ARCHITECT: Nicole Migeon, AIA, principal in charge; Sebastian Quinn, RA, Nicole Migeon Architect, New York, New York

INTERIOR DESIGNERS: Kristeen Arnold and Rebecca Wu Norman, Nicole Migeon Architect

CONSULTANTS: Mike Koppenhafer, AIA, and Steven Papke, AIA, Fisher | Koppenhafer, Jacksonville, Florida

STRUCTURAL: Tim Owens, PE, McVeigh & Mangum, Jacksonville, Florida; David Vreeland, PE, Vreeland Design Associates, Bernardstown, Massachusetts

LIGHTING DESIGN: Nicole Migeon, AIA; Chris Ventresca, Ventresca Lighting Designers, Long Island City, New York

BUILDER: Chris Seaver, Seaver & Sons Custom Builders, Charlemont, Massachusetts

PROJECT SIZE: 5,000 square feet

SITE SIZE: N/A

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Taggart Sorensen, TCS Photography; Paul Teeling, Paul Teeling Photography

KEY PRODUCTS

CABINET HARDWARE: Schaub & Company

DISHWASHER: Bosch

EXTERIOR LIGHTING: Barn Light Electric, Hubbardton Forge

EXTERIOR PAINTS, STAINS, COATINGS: Benjamin Moore, Cabot Stain

FAUCETS: Rohl, Waterworks

GAS FIREPLACE: Spark Modern Fires

GRILL: Wolf

ICEMAKER/REFRIGERATOR/FREEZER/

WINE REFRIGERATOR: Sub-Zero

INTERIOR LIGHTING (ARCHITECTURAL):

Contrast, Hevi Lite, Kichler

INTERIOR LIGHTING (DECORATIVE): Circa

Lighting, HelenBilt, Jamb, Ralph Lauren, The Urban Electric Company

INTERIOR PAINTS, STAINS, COATINGS:

Benjamin Moore

LIGHTING CONTROL SYSTEMS: Lutron

RANGE/VENT HOOD: Wolf

SHOWER SPRAY: Kohler

SINKS: Rohl, Waterworks

TOILETS: TOTO

TUBS: Americh, Waterworks

UTILITY SINKS: Advance Tabco, Elkay

VANITIES AND PEDESTAL LAVATORIES: Waterworks

WALLPAPER: Brunschwig & Fils, St. Jude's

WASHER/DRYER: Whirlpool



with every surface faced with clear Douglas fir. “It’s all ripped-and-glued miters on every corner,” he says, “so even to the trained eye, it’s hard to tell that they’re wrapped.”

To isolate the second-floor studio thermally and acoustically, the two trusses that bracket the space are fitted with glazing panels set into channels formed by the fir casing, a detail that succeeds by virtually disappearing. A similar detail retains the insect screening at the tall west gable wall, where the stained cedar siding opens into vertical slats that reveal the post-and-beam structure within and pattern the sunlight entering the building. At night, the effect reverses, “so you have the

“There’s a clear demarcation at the point where the ell of the original building ends and the barn addition begins.”

—Chris Seaver

lantern glow of the façade,” Migeon says. “It’s all about layering. You see the cedar screen and then you see the timber frame and then you see the sequence of trusses inside.” In a nod to the hay barn archetype, a cantilevered roof overhang supports a pulley-operated hatch in the cedar screen.

The barn’s interior stone floor continues outdoors in the form of connected patios that flow around the building. Punctuated by a recessed firepit at the north and a canopied outdoor kitchen at the west, the patios anchor the building visually, forming a stacked-stone plinth that descends to grade in waterfall fashion. It’s a fitting culmination of a project that unfolds in a deftly orchestrated sequence of spaces and experiences—from a centuries-inhabited site and meticulously restored historic house, to a virtuosic contemporary take on the connected barn, to a field of gardens and mature trees—that should make any visitor feel welcome indeed.—Bruce D. Snider



HOPE'S®

For more than a century, Hope's has handcrafted the world's finest steel and bronze windows and doors, and we continue to refine the art that makes them the most sought-after, luxurious, and longest lasting windows and doors available. Hope's exclusive hot-rolled steel and solid bronze profiles replicate the traditional aesthetic of historic buildings while providing modern performance and efficiency. Hope's windows and doors are built to last a lifetime and beyond – sustaining their beauty and performance for generations. HopesWindows.com

HOPE'S WINDOWS, INC. — EST. 1912 — JAMESTOWN, NEW YORK

PRODUCTS SHOWN: Landmark175™ Series steel windows and doors

ARCHITECT: Jesse Castaneda
PHOTOGRAPHER: IMG_INK



Aurora House

Crafting the Ultimate Indoor/Outdoor Escape with Eldorado Stone

by **Sarah Lograsso**, Director of Marketing and Product Design

WHEN DESIGNING a custom home for a young, active family of five in the Portland area, the builders at Cascade West Development turned to Eldorado Stone to create a unique wonderland with various feature spaces and a focus on indoor/outdoor transitions. Dubbed "Aurora House" after the titular heroine of the Sleeping Beauty story, the home was designed to complement and enhance the family's fun-loving lifestyle of play and socializing.

Notably, the home is perfectly positioned to maximize natural lighting and capture as much of the natural scenery as possible, from the densely forested surroundings to panoramic views that include the Columbia River. To help the homeowners achieve a nature-inspired, modern look, the team at Cascade West worked closely with purveyors such as Eldorado Stone to bring complementary natural textures and colorways to accent the home's architectural features and interactive spaces.

BIOPHILIC DESIGN AT ITS BEST

The team has considerable experience with Eldorado Stone products, having utilized them on various custom properties throughout the Pacific Northwest. According to Darla Wuori, interior/exterior designer at Cascade West, "Honestly, the toughest part about using Eldorado Stone to build with is choosing your favorite iteration. The color palettes and texture profiles are offered in a wide variety, all of which are appealing."

For Aurora House, the team selected LedgeCut33 in the White Cap colorway for the home's exterior. The profile's semi-modern, uniform look appealed to the homeowners and helped them to realize their white farmhouse aesthetic with an additional nod to texture. Most importantly for them, the stone accomplished all of this without overpowering the other design elements on the exterior.

They also incorporated TundraBrick in Chalk Dust as a focal point in the foyer, barbeque and wet bar areas. Using dark grey grout, the alluringly bright brick veneer draws attention to those spaces and serves to tie-in various exterior elements.

A PLAYFUL INDOOR/OUTDOOR EXPERIENCE

The home features upper and lower indoor/outdoor seating areas, including a poolside covered patio adjacent to a daylight basement like no other, which is essentially an entire floor dedicated to fun. It includes a huge entertainment room with panoramic doors, exercise room and sauna, guest suites and an arcade room with pinball machines and vintage arcade cabinets that hold more than 4,000 games each.

The massive, five-car garage includes a half-court regulation-size basketball court, as well as a regulation, indoor retractable batting cage and a multi-sport net for indoor tennis, badminton and volleyball.

A DURABLE SOLUTION

Building in the PNW means selecting products that will be able to withstand extreme shifts in weather patterns and temperature for many years, and Eldorado Stone has been proven to last through driving hail, freezing rain, heavy snow, strong winds and summer heat waves. Wuori says there has not been a single weather-related challenge to cause the product to warp, rot or rust, which underscores the brand's 50-year warranty on its materials.

Inspired by the majesty of the Northern Lights and the family's everlasting love for Disney, this home plays host to enlighteningly open vistas and playful activity. Like its namesake, this home embodies family, fantasy and adventure. Visions are seldom what they seem, as the popular song says, but this home did begin "Once Upon a Dream." To take a closer look at Aurora House and other inspirational projects, visit eldoradostone.com/gallery.

ABOUT SARAH LOGRASSO

As Director of Marketing and Product Design for Eldorado Stone, Sarah has successfully



coupled her design talents with business acumen to refresh, refine and distinctly position five standout brands in the North American market and abroad. She continues to provide design direction

for the brands' variety of best-selling modern profiles and trend-forward color palettes while enhancing the prestige of the category among masons, builders, designers, architects and consumers.

**ELDORADO
STONE**

THE START OF SOMETHING BEAUTIFUL™

ADDITIONAL PROJECT DETAILS

PROJECT NAME: **The Aurora**

ELDORADO STONE PROFILE FEATURED:

- Exterior: **Ledgecut33 in White Cap**
- Interior: **TundraBrick in Chalk Dust**

ARCHITECT: **Alan Mascord Design Associates** | www.houseplans.co

DESIGNER: **Creative Interiors & Design** | www.creativeinteriorsanddesign.com

BUILDER: **Cascade West Development, Inc.** | www.cascadewest.com

MASON: **Nodari Zhividze**

PHOTOGRAPHY: **Jesse Smith** | www.jesses-photos.net

ADVERTISEMENT

STONE THAT STIRS



Like a diamond's evolution from raw earth to unique design, every idea becomes a reality that opens your imagination. Eldorado Stone can transform your space nurturing humble materials to create any world within your home.

Extraordinary can begin small and turn into *the start of something beautiful.*[™]

ELDORADO
STONE



Lafayette Woodlands

LAFAYETTE, CALIFORNIA
ODS ARCHITECTURE

Unlike many modern subdivisions with fanciful names, Lafayette Woodlands is an apt description of this forested suburb inland from the San Francisco Bay Area. Its roads wind among dense oaks and Midcentury houses, many of them untouched since they were first built. Houses of that era inevitably include split-levels, and that's what ODS Architecture was facing when asked to do a top-to-bottom remodel of this home, for a graphic designer and a kindergarten teacher with three children. For all its built-in awkwardness, however, the house and its sloping lot presented some golden redesign opportunities. While the architects made several major design moves—the renovation added 700 square feet—it's a fine example of how incremental changes can transform an entire house.

From the street, in fact, the form still looks familiar, though its roofline has been altered and the entry is more graceful and contemporary. Passersby would certainly notice the refresh, but it's the interiors and their relationship with the outdoors that make it feel like a new house. "The original struggle was that their vision was big, but the budget was not," says architect Philip Liang. "We thought, they have this beautiful lot, and given this budget, let's hit the high points to get the drama."

So much about remodeling a home of almost any vintage or ilk is opening it to light and the outdoors, and that's

where these efforts began. Splits have a familiar floor plan, often with the single-story main living spaces on the entry level and the bedrooms under a separate roof volume a half-flight up. This house sits on a slope, with the front door at the midpoint along the slope and a garage below at the back of the house.

A former Midcentury split-level ranch receives a subtle but complete rethink, thanks to ODS Architecture.





Keeping the tight budget firmly in mind, the architects grabbed extra space and height for the remodeled kitchen by consuming a former deck and raising the roof over the main floor. The kitchen now forms a hardworking hinge between the renovated living room, dining area, and family room.





In perhaps its most transformative move, raising the lower roof to meet the higher roof resulted in 10-foot-tall ceilings over the kitchen, dining, and living areas. The second game changer was to enlarge the kitchen by filling out a corner where the old roof had extended over a deck. By removing a few interior walls in the L-shaped floor plan, the relocated kitchen became a hinge between the family room and living room, both of which had existing fireplaces. Upstairs, the bedrooms received all-new surfaces while retaining their general location. And at ground level, under the new kitchen, the architects added a large home office, bath, and laundry room, partially excavating the crawl space next to the garage.



Small but critical moves supply natural light and sight lines to the outdoors—opening the lower level stairs and inserting an interior window above; and using a mirrored bar to bounce light from a window.



New window walls and a complete landscape redo (including new, tiered retaining walls) connect the house to its sloped site at every level and create truly functional outdoor destinations. Digging out the basement, which also needed structural remediation, established a commodius, light-filled home office.

To get the job done, builder Jeff Barnett and his crew started almost from scratch on the lower volume. “The structure had settled and was off 3-4 inches on the front corner, initiating a reconstruction,” he says. “That’s common for Lafayette. We did a lot of underpinning and piers. And because some of the bearing walls were removed, we used steel for spanning to support the roof system.”

Surgical Cuts

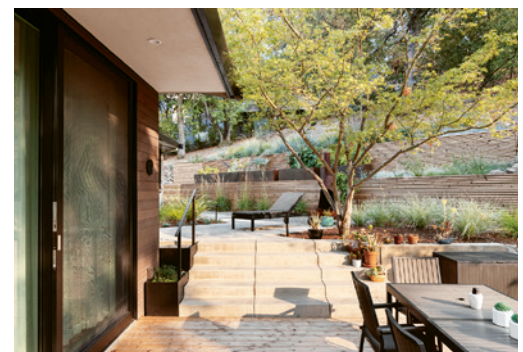
With the floor plan sorted, the architects connected the rooms visually and physically to the wooded site. “We were trying

to bring the exterior’s value into the house by creating lots of indoor-outdoor connections and points of view,” Philip says. “What do you see from one end of the hall, what do you see when you get to a window, and when you enter a room?” In addition to the higher ceiling, wall-height aluminum-framed windows make the living room and dining room feel like they’re floating in the trees, and a wall of lift-slide doors leads from the kitchen and family room to a large outdoor deck. New sight lines through the house also connect the rooms internally and conduct natural light through strategically placed skylights.

“There were a lot of little moves that added up,” says project architect Julia Arria. “We tried to be budget conscious and keep some major elements in place.” The stairway that ascends from the garage was framed in and opened to the living zone above. A large skylight over the stairs scoops light not only into the stairwell but also into the dining room through a wall-height interior window overlooking the stairs. Beside

it, an antiqued mirror in the custom walnut bar cabinet reflects light from the window wall opposite, increasing the sense of transparency.

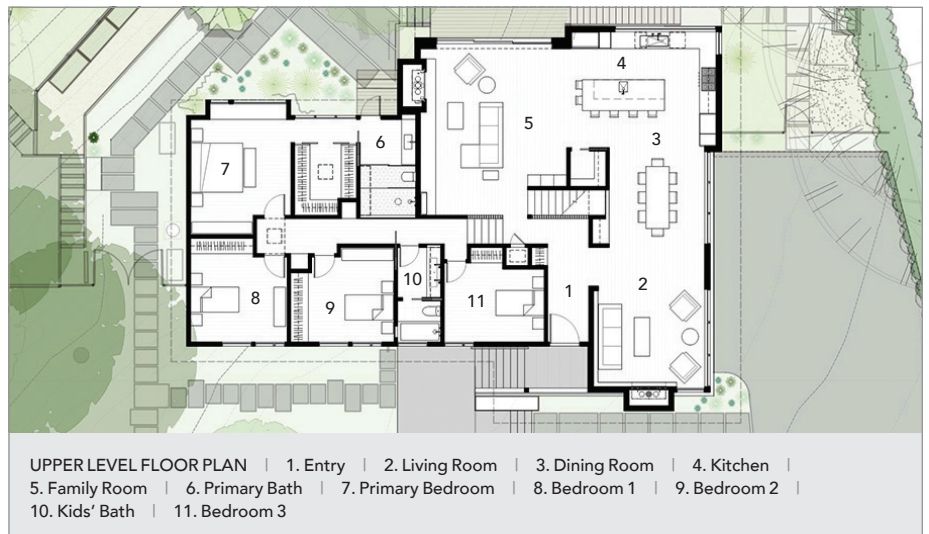
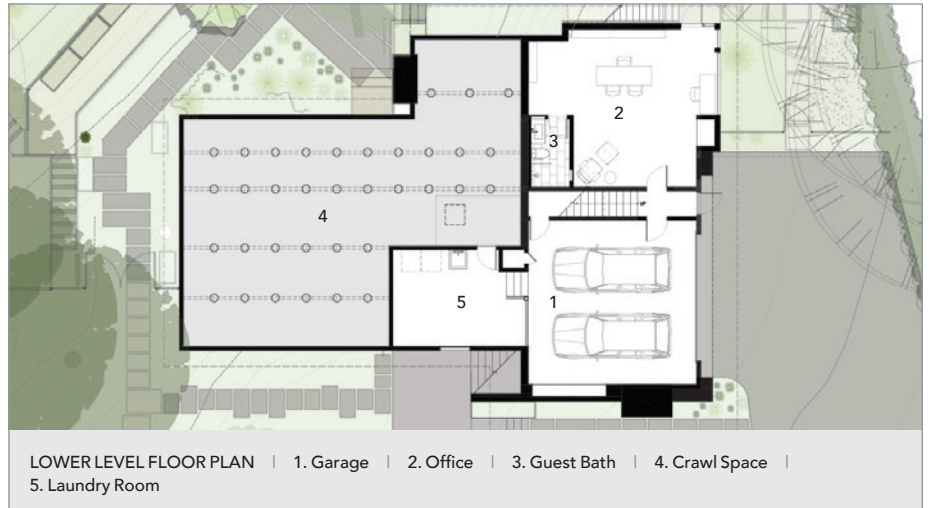
These surgical cutouts continued upstairs. The architects made use of the existing roof’s overhang to bump out a window seat in the primary bedroom. And moving the laundry to the garage level made room for a skylit walk-in closet and a bath. The shower wall is clad in deep-turquoise clay tiles that extend up into the skylight. The design team also added an exterior door for access to a future hot tub.



The new kids' bath is divided into two zones, one for a trough sink with two faucets, and the other containing a tub and shower. Indirect light pours in through a slot above the vanity, and a pattern of handcrafted, glossy yellow tiles in the tub area echoes the jade-green, 3D wall tiles in the kitchen.

"We wanted to make sure everything was kid-friendly and durable, not too fancy," Julia says. At the same time, "the house has a lot of character that shows who they are—a fun, artistic couple. They get a lot of credit for the tile selections." The more formal of the two living rooms, to the right inside the front door, contains a fireplace surround of black brick tiles laid in a stacked bond pattern. The mantel's lipped metal ledge turns a corner and continues across the back wall, providing a shelf for rotating artwork. The family room fireplace received a more playful treatment with 3D matte oval tiles reaching to the ceiling. "We had to design the fireplace wall around the tile because we couldn't cut them," Julia says. Throughout, quartz countertops, white oak floors, and plain sawn, vertical-grain walnut and white oak cabinetry tie the spaces together.

Open and dynamic, the husband's new garage-level office was fitted with large windows and



Lafayette Woodlands

Lafayette, California

ARCHITECT: Alan Ohashi, AIA, principal in charge; Philip Liang, design director; Julia Arria, project architect, ODS Architecture, Emeryville, California

BUILDER: Jeff Barrett, Blueline Custom Builders, Pleasant Hill, California

INTERIOR DESIGNER: ODS Architecture
LANDSCAPE ARCHITECT: Huettl Landscape Architecture, Walnut Creek, California

PROJECT SIZE: 3,847 square feet

SITE SIZE: 0.5 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Dreamside Design

KEY PRODUCTS

CABINETS: Blueline Builders custom

COOKTOP: Wolf

COOKING VENT HOOD: Zephyr

COUNTERTOPS: Caesarstone

EXTERIOR CLADDING: Western red cedar, stucco

ENTRY DOORS/WINDOWS: Fleetwood

FAUCETS: Franke, Hansgrohe, Watermark

FIREPLACE: Mendota

OVENS: Miele

PAINTS/STAINS: Benjamin Moore

REFRIGERATOR: Sub-Zero

SINKS: Kohler, Lacava

TILE: Heath Ceramics, Fireclay

TUBS: MTI Baths



an exterior door. It was designed to accommodate a potential future employee, and with the attached full bath, the space could someday serve as in-law quarters. Conveniently, a dumb-waiter ferries groceries from the garage to the kitchen.

Landed Gently

Wanting to fully experience their half-acre property, the owners had wisely earmarked a healthy portion of the budget for landscape improvements. Given the high risk of wildfires, several large trees growing against the house were removed, making room for a new lighted pathway and switchback stairs. Solid concrete with cedar side walls, they feel like an extension of the house.

So does the new dining deck outside the family room, which steps down to a circular seating area around a firepit, and to pathways that circulate around the house. Replacing a tall

“We thought, they have this beautiful lot, and given this budget, let’s hit the high points to get the drama.”

—Philip Liang

retaining wall with two stepped shorter ones carved out additional space near the house and allowed the family to navigate the hillside more easily. As a finishing touch, Cor-Ten steel planter

boxes soften the lines between the house and grounds. “It’s a good example of the landscape really elevating the house,” Philip says.

In keeping with its sleeker profile, the house was horizontally clad in western red cedar, and stucco accents around the windows and on the chimney to break up the boxy geometry. Most important, the unvented, stucco-covered soffits will keep out burning embers if wildfires sweep through.

With its fluid, light-filled spaces—quite a feat in a forest setting—the design adds a new dimension that reconnects the family to nature. Midcentury yet modern, thoughtful yet whimsical, it subscribes only to the mandate to make something beautiful.—*Cheryl Weber*



Add power
& purpose to
any drawer

**Easy to
install** into
every room

**Safety
features** for
peace of mind

*In-Drawer
Outlets for
Any Drawer &
Every Home*

**Docking
Drawer®**

dockingdrawer.com/RD
(925) 326-6502



photo credit STUDIO DEARBORN

Living Color



1



2



3



4

1. IN THE PINK

Redend Point SW 9081 is Sherwin-Williams' new hue for 2023, part of its Nexus palette emphasizing "restorative energy, well-being, and kindness." The warm beige color has "subtle pink undertones" that make you "feel at home," says the company's director of color marketing, Sue Wadden. [Sherwin-Williams.com](https://www.sherwin-williams.com)

2. DARK VICTORY

Inspired by the mystery and intrigue of the film noir genre of motion pictures, this matte surfacing material from REHAU sets a tone of elegance in horizontal and vertical applications. RAUVISIO noir compact is a 12mm-thick, solid-core panel of synthetic thermosetting resins with a color-matched core. [Na.rehau.com](https://www.na.rehau.com)

3. BROOKLYN BRASS

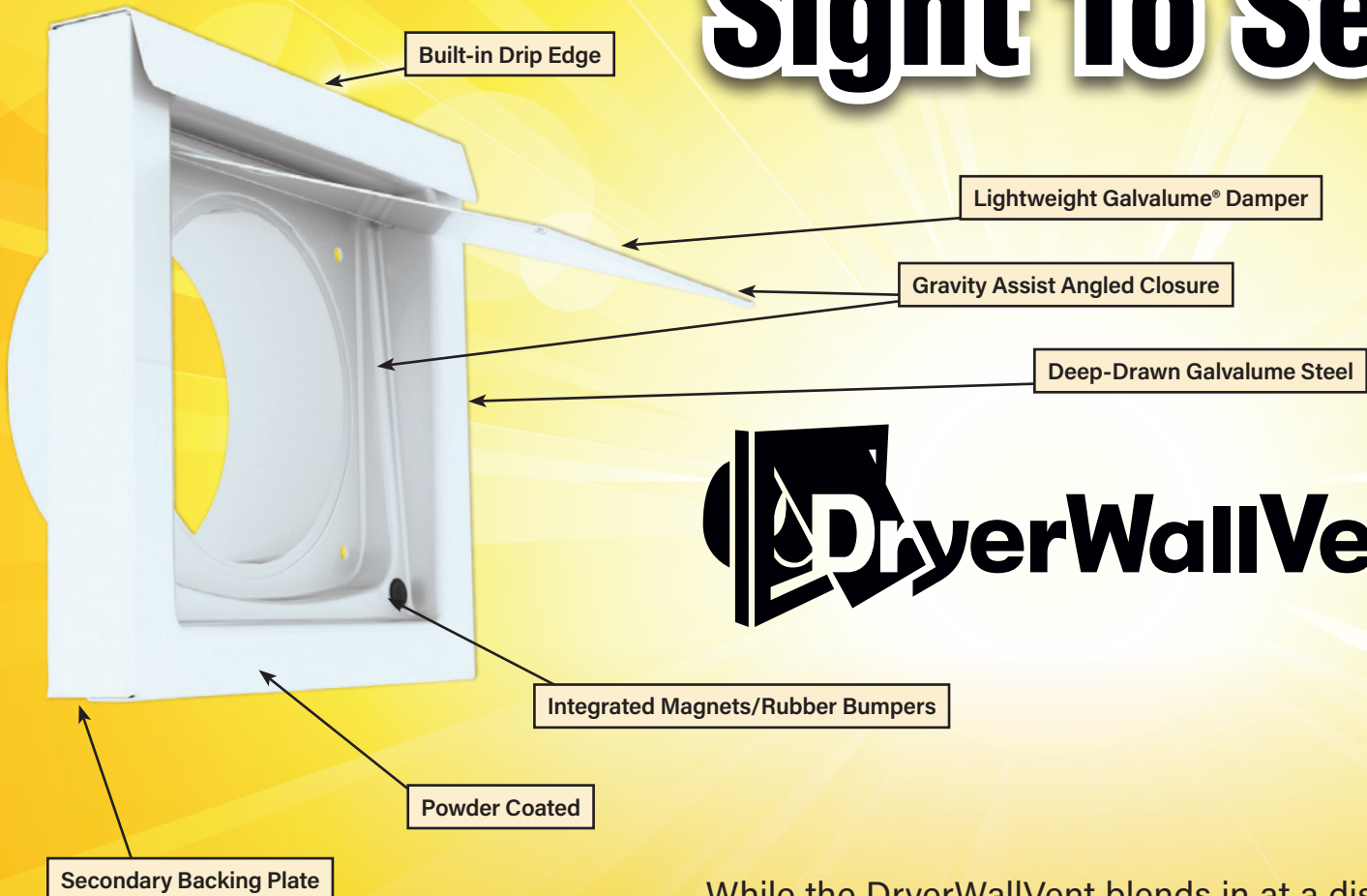
Architect, interior designer, and product designer Barry Goralnick teams with Brooklyn-based Waterworks for the new James Collection of faucetry and bath fittings. The "gear-like" knobs are solid brass and the full line is available in multiple finishes. [Watermark-designs.com](https://www.watermark-designs.com)

4. GOOD TO BE TRUE

The high-end appliance manufacturer introduces its first refrigerator with a bottom freezer. The 36-inch unit incorporates the company's stainless steel interiors, dual compressors and evaporators, available glass doors, LED interior lighting, and 66 color combination options. [True-residential.com](https://www.true-residential.com)

Upon Closer Inspection Excellence Stands Out

Sight To See



Deep-Drawn
Galvalume® Steel
Powder Coated - Shown White
Model DWV4W



While the DryerWallVent blends in at a distance, you'll discover unique details that make it stand out when looking closely.

Deep-Drawn Galvalume® steel and powder coating ensure this sharp vent closure will look good now and long into the future.

The Dryerbox® People



**Made in
the USA**

INOVATE

888-443-7937

Visit DryerWallVent.com



SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

free trial: www.softplan.com or 1-800-248-0164



subscribe to SoftPlan **\$95** /month
design | 3D | materials lists

ADVERTISER'S INDEX

ADVERTISER	PAGE NO.	ADVERTISER	PAGE NO.
B&D Builders	4	Kolbe Windows & Doors	13
Benjamin Obdyke	12	Loewen Windows & Doors	25
C.R. Laurence Co.	16	MCA-ALPOLIC Division	73
Chief Architect	40, 41	NanaWall Systems, Inc.	9
Dal-Tile Corporation	7	Panda Windows & Doors	39
Delta Faucet Company	49	Pella	76
Docking Drawer	69	Petersen Aluminum	14, 72
Eldorado Stone	60, 61	ProVia, LLC	20
Feeney, Inc.	26, 27	Signature Kitchen Suite	75
Gaggenau	18	SoftPlan Systems, Inc.	72
Hope's Windows	59	Spark Modern Fires	22
Humboldt Sawmill Company	10	Western Window Systems	2,3
Imperial Cal. Products, Inc.	24	Westlake Royal Building Products	50, 51
In-O-Vate Technologies, Inc.	23, 71		

RD

RESIDENTIAL DESIGN

If you would like to advertise in this special section, please contact **MIKE SERINO** at (630) 699-2004 or Mike@SOLAbands.com.

WOOD GRAIN BEAUTY

Metal Performance



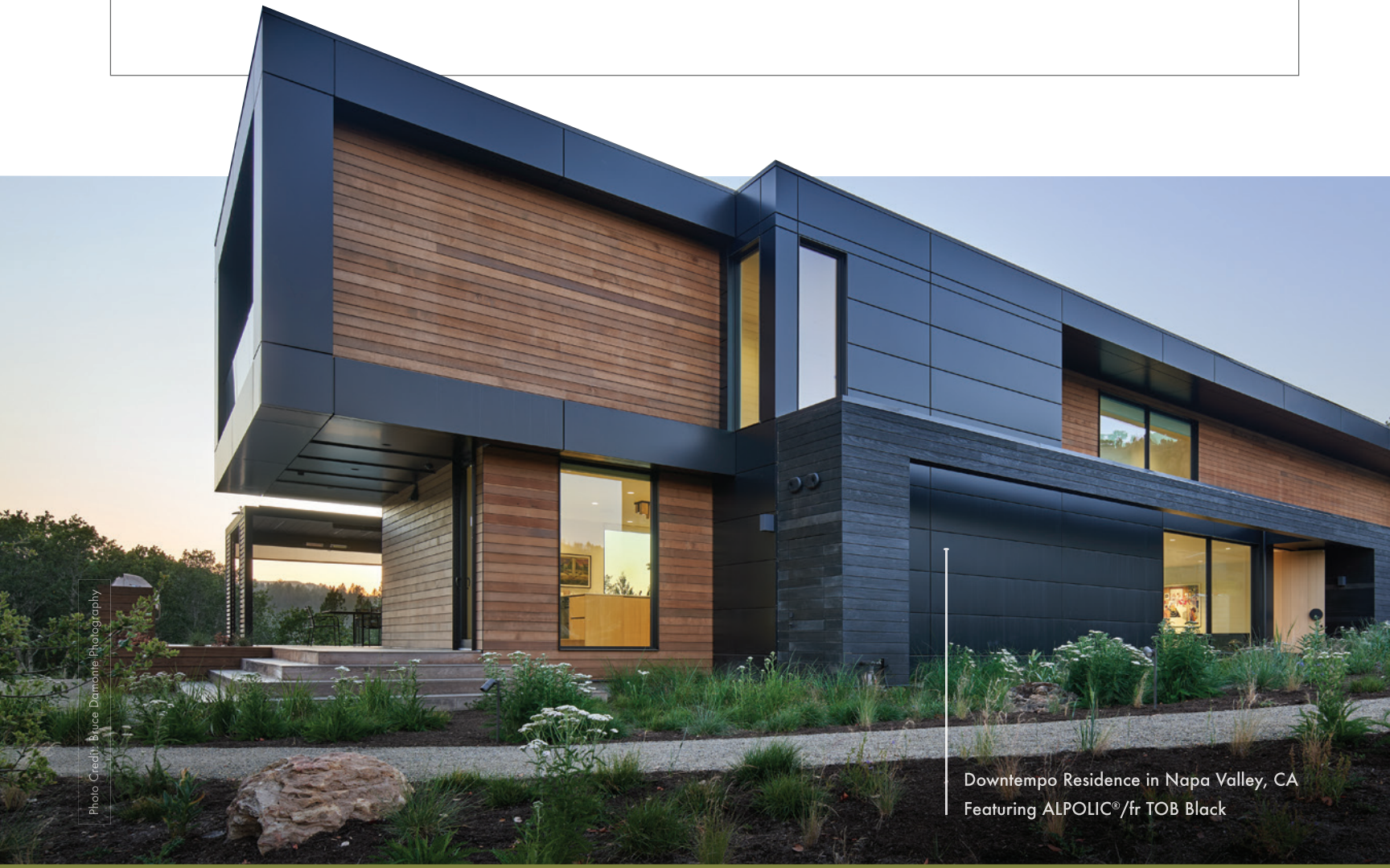
See all sixteen wood grain finishes



PAC-CLAD
PETERSEN
a CARLISLE COMPANY

ALPOLIC®
METAL COMPOSITE MATERIALS

SAFE AND BEAUTIFUL HOMES BEGIN WITH
EXCEPTIONAL MATERIALS



Downtempo Residence in Napa Valley, CA
Featuring ALPOLIC®/fr TOB Black

Photo Credit: Bruce Damonte Photography

ALPOLIC® metal composite material is the solution for designers and architects seeking unique materials to help them create buildings that are both safe and beautiful. Easy to fabricate and install, available in nearly limitless colors and finishes, sustainable ALPOLIC® helps bring complex visions to life. Code-compliant ALPOLIC®/fr is ideal for custom residential projects because of its proven fire safety, quality, versatility, and affordability. From a bespoke luxury home to a spectacular city skyscraper, uncompromising design is made possible with exceptional materials by ALPOLIC®.

alpolic-america.com | 800.422.7270



Riding High

HALEAKALA HALE
MAUI, HAWAII
ASSEMBLEDGE+

When you design a house in Hawaii, you dare not compete with the scenery. In this case, the views are nearly 360 degrees, taking in a volcano, the Pacific Ocean, and an undulating mountainscape.

Asked by a client to design an equestrian estate at Maui's loftiest elevation, Assembledge+ decided the best approach was to anchor the house solidly to the ground. "We wanted a really organic vibe," says principal-in-charge David Thompson. "Something very earthy coming out of the ground with the natural, wild landscape all around it."

The main house is a series of hefty stucco boxes, carved out along a datum line with glazing and composite wood detailing. The 15-acre master plan also encompasses a stable and riding arena. "Our client has lived in Maui for 35 years," says David. "She was interested in doing something great, but this is also meant to be a working farm."

The house opens to the outdoors with sliding window walls, and deep overhangs block the harshest sun, which occurs with the ocean vista to the west. Pulling the guest suite, office, and gym into a separate "Ohana" structure allows the main house to enjoy controlled natural light and ventilation from nearly all directions.

The project is due to break ground next year, and the firm could not be more excited. "This is a like a bucket list dream come true," says David. "It's an awesome project for an awesome client."—*S. Claire Conroy*



Project: Haleakala Hale; architect: David Thompson, principal in charge; Tara Hagan, Carey England, Caleb Schweter, Assembledge+; builder: Koa Construction, Inc., Maui, Hawaii; Landscape Designer: EcoScapes Maui, Haiku, Hawaii; project size: Main house, 5,000 square feet; Ohana, 1,000 square feet; stable, 1,200 square feet; site size: 15 acres.

True to food™

Fresh food has earned a home that will care for it in the best ways possible. That's why we've put so much innovation and engineering into providing you with the largest capacity integrated column refrigerators and freezers on the market. Long live freshness.

For more information, visit SignatureKitchenSuite.com



Largest Capacity
Integrated Column
Refrigerators & Freezers





Uncompromised
simplicity. Indisputable
sophistication.

Pella® Reserve™ – Contemporary windows
achieve refined modern minimalism.

While designing a contemporary home set against a backdrop of lush trees and broad horizons, architect Jose Garcia had one primary objective – simplicity. Inspired by the structure’s natural surroundings, he chose Pella Reserve – Contemporary windows for their expansive sightlines and minimalist profiles to create drama with light and shadow while inviting the outdoors in. The result was a luxurious, modern sanctuary with timeless elegance – and time-tested performance.

See how Pella Reserve – Contemporary windows and doors can help you realize your vision.

