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VOL. 3, 2025

2025 RD
Architecture
Awards



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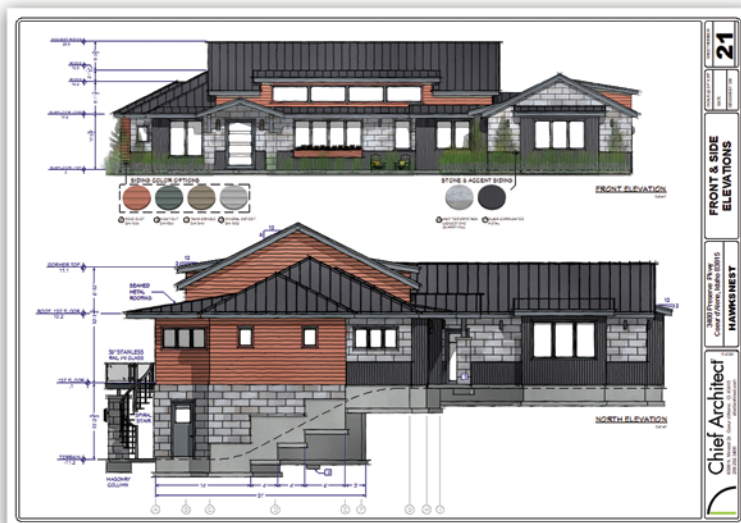
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RESIDENTIAL DESIGN



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On the Cover: Pecan Grove Residence by Alterstudio
Architecture wins the 2025 RDAA Project of the Year.
Photo: Casey Dunn



Welcome to Volume 3, 2025, 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.

Our print edition is published every other month. And our newsletter is published twice a month. If you are not already a subscriber and would like to be, please go online to: ResidentialDesignMagazine.com/subscribe.

If you have an exceptional single-family residential project you'd like us to write about, or an interesting and instructive business story you'd like to share with other professionals, please email Claire@SOLAbands.com.

We look forward to having you join our *Residential Design* community.

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847.920.9513

Publisher
Paul DeGrandis
Paul@SOLAbands.com

Group Editorial Director
Patrick L. O'Toole
Patrick@SOLAbands.com

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

Digital Content Editor
Caroline Hetzel
Caroline@SOLAbands.com

Art Director
Bill Murphy
Bill@SOLAbands.com

Art Director
Cory Ottenwess
Cory@SOLAbands.com

West Sales Manager
Paul DeGrandis
Paul@SOLAbands.com

Midwest Sales Manager
Owen Malloy
Owen@SOLAbands.com

East Sales Manager
Dan Miklosz
DanM@SOLAbands.com

Southeast Sales Manager
Dan Agostinacchio
Dan@SOLAbands.com

Product Resource Section/Classifieds
Mike Serino
Mike@SOLAbands.com

Audience Development
Mike Serino
Mike@SOLAbands.com

Projects Manager
Heidi Riedl
Heidi@SOLAbands.com

Digital Programs Manager
Tim Steingraber
Tim@SOLAbands.com

List Rental
Mike Serino
Mike@SOLAbands.com

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Winners Circle



It's easy to forget, as we gaze upon one beautiful custom-designed house after another, what a leap of faith it was for the clients to commission it. So much can happen between the decision to pull the trigger on the project and its successful completion. Clients have to believe in their hearts that their choice of architect and builder can deliver on their hopes, without driving them to financial ruin. But, they must also have faith in themselves and, if they are partnered, in the durability of their relationship. And they have to envision their continuing good health to enjoy the fruits of everyone's labor.

It's a lot. And I'm most impressed and amazed by older clients who embark on this protracted journey. Even fast-tracked, a new custom home or a whole-house remodel will take years to design and construct. But the results can be life changing. And, if done with sensitivity, the projects should elevate not just the clients' life experiences, but also those of their neighbors, friends, and family. Especially in urban settings, a house should be a contribution to the community.

What you will see in the pages ahead are several dozen dreams fulfilled. Some were large-scale endeavors, for instance a house in San Francisco for clients who wished every room in their 14,000-square-foot house to live like galleries in a museum. And then there's the 9,000-square-foot second home in Iowa for a family comprising three generations. The commissioning clients wanted it also to feel comfortable for them when on their own. Who but an architect could deliver a house that lives large and small at the same time?

On the other end of the spectrum, we have a custom-fitted houseboat that's just 600 square feet. It's a floating jewel box of art, craft, and ingenuity. We also have a 1,000-square-foot screened pavilion by a pond in Texas. Imbedded in the decking is a classic, tricked-out Airstream trailer. Many of us have seen variations on this kind of "glamping" concept, but it took an inspired architect and a very special client to raise it to the level of award-winning architecture.

The architect told me the design team abandoned computers and drew this project by hand. You can sense its elemental spirit just by looking at it; the hands-on approach imbues it with a soulfulness that's palpable—the promise of immersion in the landscape while wearing the light armor of shelter for protection.

Between those bookends, you'll find the bulk of our award-winning projects. Most of them occupy the middle ground of 3,000 square feet—not far off from the average American home size. And if these houses that span the country (and Canada) share anything in common, it's a modesty and understatement that's surprisingly moving. They are a testament to their clients' good taste in life choices—and in the architects and builders they clutch hands with for that leap of faith. Congratulations to them all.

A handwritten signature in black ink, reading "S. Claire Conroy".

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

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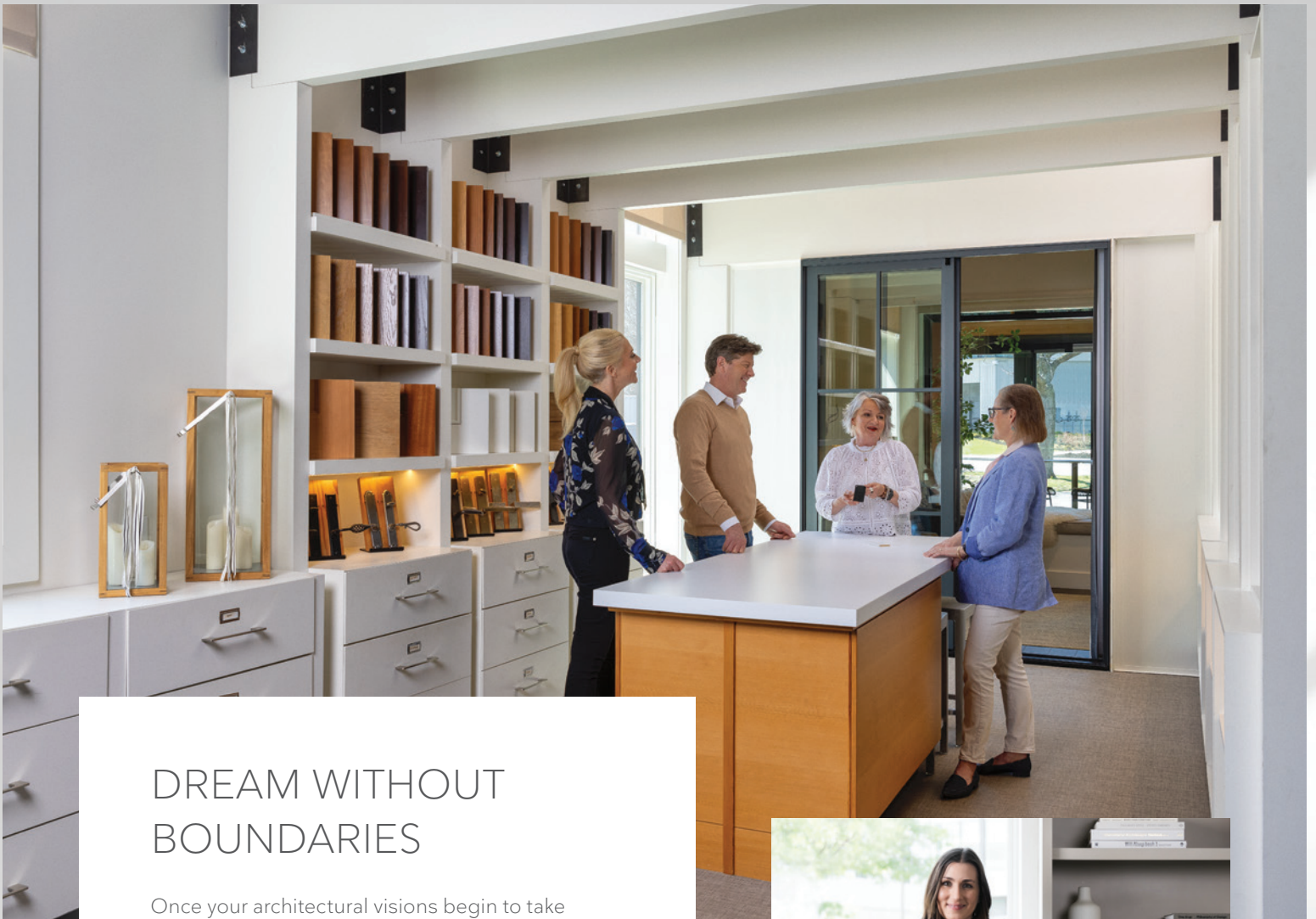


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Architecture Awards 2025

The 2025 Residential Design Architecture Awards (RDAA) received more than 516 entries in 11 categories of residential design—a new record for our program. With such a large number of entries from the top firms in the country and abroad, the competition was fierce, and our judges had some very heavy lifting to do. Ultimately, they selected 32 projects for awards, including one Project of the Year, 7 Honor Awards, and 24 Citation Awards.

Some of the winning projects may be familiar to you, and, indeed, several have appeared previously in this magazine or have been awarded in other national and local competitions. Previous publication or award status are not disqualifications for entry. Residential projects completed after January 1, 2020, were eligible.

Serving on this year's judges panel were five talented architects with deep expertise in residential architecture: Paul Mankins, FAIA, of Substance Architecture in Des Moines, Iowa; Steve Hoedemaker, AIA, Hoedemaker Pfeiffer, Seattle; Mark English, AIA, Mark English Architects, San Francisco; Katherine Hogan, FAIA, Katherine Hogan Architecture, Raleigh, North Carolina; and Gary Brewer, Gary Brewer Architects, New York, New York.

The jury reviewed projects at their own pace individually before gathering for an intense, two-day deliberation over Zoom of the strongest entries. It was an exhilarating and exhausting process, yielding a body of nationally significant and inspiring residential architecture.

We hope you enjoy our print coverage of this year's winners in the pages ahead. Be sure also to watch for our expanded online coverage with even more images, drawings, and plans of each project. Due to space constraints in the magazine, we do not include plans for our Citation winners, but rest assured you will find them on our website as we roll out that coverage.

In other exciting news, for the first time since we started the program in 2020, this year we are holding an in-person event for winning firms, immediately prior to the AIA Conference on Architecture in Boston. We are delighted to celebrate the best in residential architecture in one of the country's best and most vibrant cities.

Please join us in congratulating these outstanding winning firms and consider entering your own strongest work in our 2026 RDAA competition.





PROJECT OF THE YEAR

ALTERSTUDIO ARCHITECTURE
PECAN GROVE RESIDENCE
AUSTIN, TEXAS

A theme of restraint emerged among many of this year's design award winners, a quality that the Pecan Grove Residence exemplifies beautifully. A judge summed up its practically uncontested rise to star of show: "Lots of intelligent decisions were made on a very small footprint."

Exquisite is not too strong a word. In an older, urban neighborhood of houses on good-sized lots, the architects could have maximized the square footage. Instead, they designed a floor plan and section that simultaneously immerses the occupants in nature and provides veils of privacy from the street. What's more, the brick and stucco exterior and wood-forward interiors lend an earthiness that grounds the house within its urban context.





Austin's South Congress neighborhood sits on a small rise above the river and is the center of much of the city's hipness, says Kevin Alter. Walkable to downtown, its boutiques and restaurants draw foot traffic, and its popularity has encouraged residents to build additions. The houses on either side of Pecan Grove were bigger than their original footprint, so this one had to provide privacy. "There was a desire to have it feel solid," Kevin says. "We found an inexpensive brick manufactured for working with historic homes; it's tumbled and each brick has its own character. With the dark grout and thin, recessed mortar joints, you see all their eccentricities. Then we used uncolored stucco in a similar authentic way."

Those materials are also compatible with the mature pecan trees that populate the neighborhood. Here they provided a lovely backyard that included an existing guest house and pool. Protecting the trees meant building up, resulting in

traditional-feeling second-floor bedrooms that pinwheel around a double-height space above the kitchen. The scheme creates transparency across the house. Clerestories span the open kitchen and dining room on the long west wall, while floor-to-ceiling glass lets in north and south light. Ever mindful of pedestrian traffic, the designers added a latticed brick landscape wall to screen the dining room from street view to the north, while the rear sliding window-wall opens to a patio on the south.

Stained oak kitchen cabinets and a marble-clad island establish an anchor against the “ever-present pull of the outdoors,” Kevin says. The casework’s warm brown stain matches the mahogany windows, and the island’s careful detailing suggests heft. On the end facing the dining room, the marble countertop is mitered to fold down on three sides, creating the illusion of a solid block of stone.

Despite its cocoon-like detailing, the living room on the southeast corner also connects powerfully to the outdoors. Its built-in sofa immerses occupants in a tangle of river fern and leopard plant growing outside the glass wall. “The ground floor is primarily concrete, but you step into this carpeted sunken area and a fluffy seat, where you’re at eye level with plantings next to the house,” Kevin says. An exposed section of board-formed concrete foundation wall further juxtaposes the sense of hard and soft, rough and refined, landscape and lair.



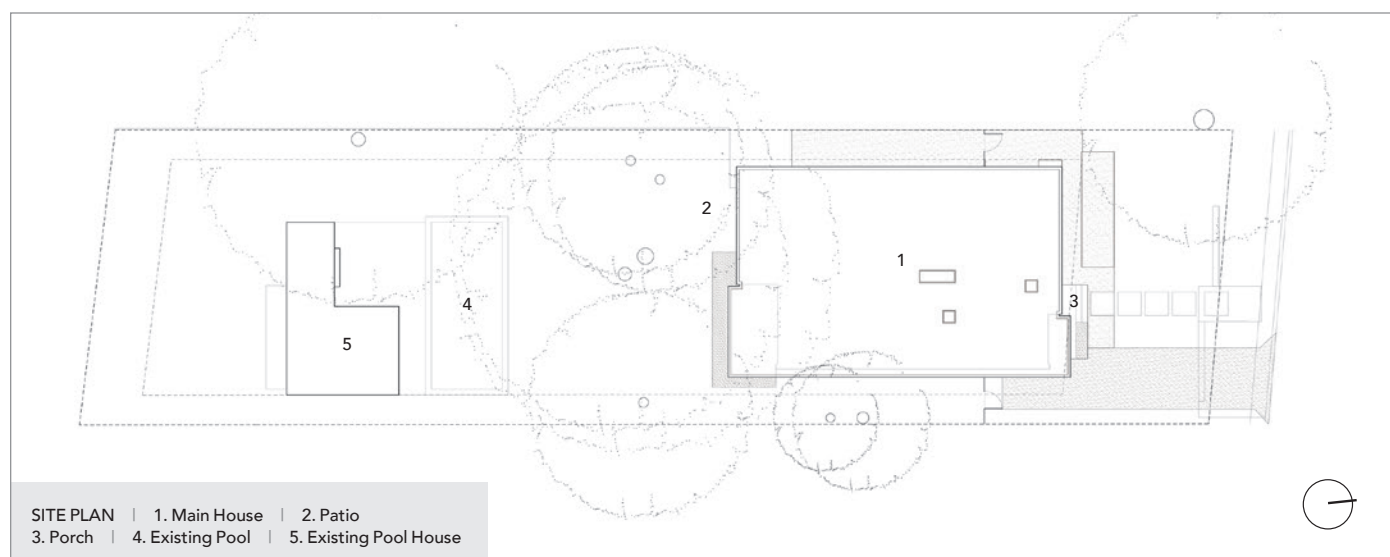


Upstairs, a bridge overlooking the kitchen connects four corner bedrooms. The architects' preference for natural pattern reveals itself in the primary bath, where striated marble tiles line the wall behind the tub. "We like freestanding tubs when they feel special rather than cut into a corner," Kevin says. "The tiles aren't super fancy, but lovely in large format with grooves cut in them. From the side you get a sense of the depth." The black-painted wood vanity's soapstone countertop also has subtle patterning.

"As a general aesthetic, we love that wabi sabi thing where the decorative aspects come in their veining or grain," says Kevin. "We like to prime the canvas for the wood grain to show. Variegation is coming less from a pattern we imposed than something found." The primary bedroom and its Douglas fir ceiling extend out to a brick-lattice-enclosed balcony above the backyard. One of the two front bedrooms has a similar but smaller balcony. Part of the street elevation, it's a compositional counterpoint to the brick screen outside the dining room.

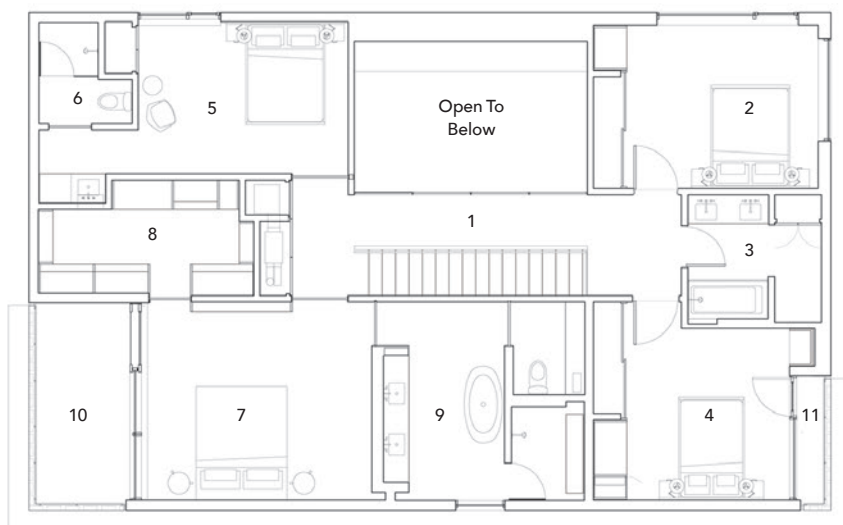
"I love modernism and the power of connection to the outdoors but also cozy architecture, beautiful rooms," Kevin says. "What I like about work coming through Asia or Scandinavia is that you could get these Miesian-like buildings that are outdoor connected but also contained. In this scheme, the house is in a liminal position between the oasis in back and a somewhat proper front that addresses the street [in a way that says] you know your neighbors."

The jury agreed, adding: "It's modern and homey at same time—you know it's a place people want to gather. It feels comfortable but not stodgy or old. The hand of the architect isn't so strong that you feel you're being inundated with the moves, which is kind of a hard thing to do."—*Cheryl Weber*





FIRST-FLOOR PLAN | 1. Entry | 2. Dining | 3. Kitchen | 4. Living | 5. Mud / Laundry | 6. Powder
7. Patio | 8. Porch



SECOND-FLOOR PLAN | 1. Bridge | 2. Bed 2 | 3. Bath 1 | 4. Bed 1 | 5. Play/Flex | 6. Bath 2
7. Main Bedroom | 8. Main Closet | 9. Main Bath | 10. Main Balcony | 11. Bed 1 Balcony

PROJECT CREDITS

ARCHITECT: Kevin Alter, principal in charge; Ernesto Cragnolino, FAIA, Tim Whitehill, Shelley McDavid, AIA, Michael Woodland, AIA, Haifa Hammami, project team, Alterstudio Architecture, Austin, Texas

BUILDER: Garret Boon, Five Stones Construction, Austin

INTERIOR DESIGNER: Haifa Hammami, Alterstudio Architecture

LANDSCAPE ARCHITECT: Mark Word, Word + Carr Design Group, Austin

STRUCTURAL ENGINEER: Samuel Young, MJ Structures, Austin

PROJECT SIZE: 3,098 square feet

SITE SIZE: 0.22 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Casey Dunn

KEY PRODUCTS

ACOUSTIC: Owens Corning

BUILT-IN SOFA UPHOLSTERY: Schumacher

CABINETY HARDWARE: MadeMeasure

CEILING FANS: Minka-Aire

CLADDING: Old Texas Brick, Prime Wall Systems (stucco)

COOKING VENT HOOD: Wolf

COOKTOP: Wolf

COUNTERTOPS: Stone Solutions, MetroQuartz

DISHWASHER: Bosch

FASTENERS: Simpson Strong-Tie

FAUCETS: California Faucets, Waterworks, VOLA, Aquabrax, Riobel

FLOORING: Polished concrete

HVAC SYSTEMS: Mitsubishi, AprilAire (air cleaner)

LIGHTING: WAC, PureEdge, Oluce, Lee Broom, Flos

PAINTS/STAINS/COATINGS: Farrow & Ball, Sherwin-Williams, Rubio Monocoat

PASSAGE DOOR HARDWARE: Chant Pro Magnetic Catches

REFRIGERATOR: Sub-Zero

SINKS: Kohler

SKYLIGHTS: VELUX

STEAM BATH: Mr. Steam

SUBFLOORING: Huber AdvanTech

TOILETS: TOTO

TUB: Victoria + Albert

UNDERLAYMENT: Huber ZIP System

WALL COVERINGS: Twenty2, Pierre Frey, Maharam

WASHER/DRYER: Electrolux

WATER HEATER: Navien

WINDOWS: Quantum Windows & Doors, Marvin



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CITATION / CUSTOM URBAN HOUSE

RO|ROCKETT DESIGN
HILLSBOROUGH RESIDENCE
HILLSBOROUGH, CALIFORNIA

For one of the San Francisco Bay Area's most exclusive communities, coming up with a design that both the clients and neighbors would be happy with was important. "We had to go through a full design review," notes Zac Rockett, AIA. "This was not an easy project to get approved."

To provide privacy and soften the size of the two-story, L-shaped house, whose long exposure faces the street, the architects developed a layered façade. At the center of the house is a double-height great room, which is shielded at street level by a solid masonry base of linear gray brick. The second story has an articulated skin of stained cedar, which the architects pulled apart in places to create a slatted screen that brings dappled light into the house. "We love exploring this material palette and using the materials in a way that is not traditional to create a façade that is this detailed," says Zac.

The layers that screen the front of the house give way to transparency and openness in back. The interiors lead straight to the backyard and pool, thanks to pocketing glass doors and a concrete floor—an indoor-outdoor flooring choice that was specifically requested by the homeowners, who have four young sons. Says Zac, "When everyone is in the great room together, it's pretty lively."—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Zac Rockett, AIA, principal; Jason Ro, AIA, principal, RO|ROCKETT DESIGN, Sausalito, California
BUILDER: Pascon Building Contractors, Saratoga, California
LANDSCAPE ARCHITECT: Shades of Green Landscape Architecture, Sausalito
STRUCTURAL ENGINEER: BCA Structural Engineering, San Carlos, California
CIVIL ENGINEER: Triad/Holmes Associates, Redwood City, California
MEP ENGINEER: Monterey Energy Group, Carmel-by-the-Sea, California
PROJECT SIZE: 6,300 square feet
SITE SIZE: 0.58 acre
CONSTRUCTION COST: Withheld
PHOTOGRAPHY: Adam Rouse

KEY PRODUCTS

APPLIANCES: Best, Thermador
ENTRY DOORS/DOOR HARDWARE: INOX, Rixson
FAUCETS: MGS, VOLA, CEA
FIREPLACE: Ortal
HVAC: LG
INTERIOR LIGHTING: LF Illumination, DMF, Luminii, Lumenwerx
PASSAGE DOORS/DOOR HARDWARE: Tectus, Häfele, Halliday + Baillie, Ives, Saint Louis Designs, CRL
SINKS: Blanco, ELKAY
TOILETS: TOTO
TUBS AND VANITIES: Blu Bathworks
WINDOWS: Western Window Systems
WINDOW WALLS: LaCantina Doors



CITATION / CUSTOM URBAN HOUSE

DUMICAN MOSEY ARCHITECTS
DOLORES HEIGHTS RESIDENCE
SAN FRANCISCO

To hear the judges, Dumican Mosey Architects should be very proud of the nearly 5,000-square-foot spec house they designed in San Francisco's desirable Dolores Heights neighborhood. "This is a really, really good San Francisco house," said one judge. "I love the way the heavy-light game gets played here," said another.

Working within the constraints of a standard 25-foot-wide lot and 45% yard requirement, the architects were able to fulfill the developer's brief for the program, tailor it to the family who purchased it during construction, and satisfy the firm's architectural ambitions. "There's a good amount of program for a young family, and a number of really interesting moves and experiences that tie everything together," says Eric Dumican, AIA.

The four-level house's composition of alternating solid and transparent blocks, including a cantilevered upper



volume, create a sense of movement, while the textured limestone on the façade, created by deftly recessing tiles in a random pattern, provides nuance. An atrium with a retractable skylight, which illuminates the grand stair, organizes the dwelling vertically; strong axial views align everything horizontally. In back, glass walls allow an enormous Monterey cypress and panorama of the city skyline to draw the eye outside and far beyond.—*Lydia Lee*

PROJECT CREDITS

ARCHITECT: Eric Dumican, AIA, principal; Russell Frank, project architect, Dumican Mosey Architects, San Francisco

BUILDER: Durkin Inc., San Francisco

STRUCTURAL ENGINEER: Holmes Structures, San Francisco

PROJECT SIZE: 4,900 square feet

SITE SIZE: 0.06 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Matthew Millman

KEY PRODUCTS

APPLIANCES: Gaggenau, Miele, VOLA, Hydrotap

CABINETRY: Boffi

CLADDING: SBI limestone

COUNTERTOPS: Dekton

DOORS/DOOR HARDWARE: Fleetwood Edge, Halliday + Baillie

EXTERIOR LIGHTING: Deltalight

FAUCETS: MGS, Blu Bathworks

FINISHES: ASN Natural Stone marble, Heath, Mutina

FIREPLACE: Ortal

FLOORING: Schotten & Hansen

HOME AND LIGHTING CONTROL SYSTEMS: Savant, Lutron

HOME THEATRE: Sony, Samsung

HVAC: Mitsubishi minisplit

INTERIOR LIGHTING: Lucifer

MOISTURE BARRIERS: Prosoco

OUTDOOR APPLIANCES: Lynx grill, U-Line refrigerator

OUTDOOR ELEMENTS: Milestone Pavers, Concreteworks firepit

PAINTS: Benjamin Moore

ROOFING: Soprema SBS

SHADING: Lutron

SINKS: Boffi, Kohler, Blanco

SKYLIGHT: Rollamatic

SOUNDPROOFING: PAC International RSIC-1

TOILETS: TOTO

TUBS: BainUltra, Blu Bathworks

VANITIES: Henrybuilt

VENTILATION: Zehnder whole house filtration

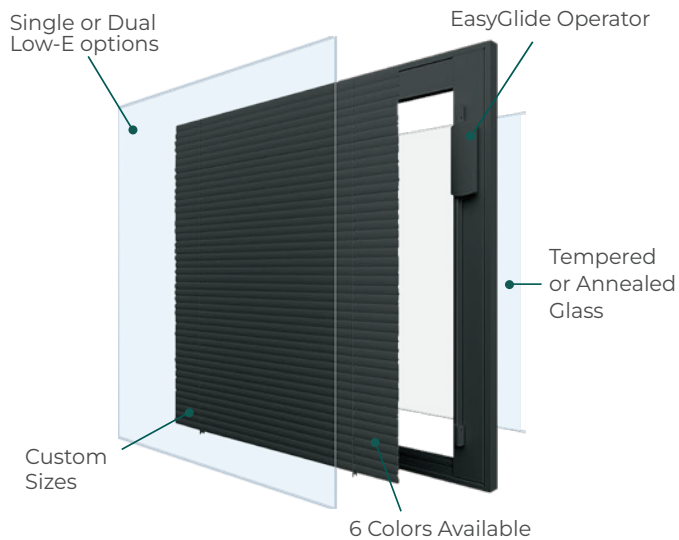
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HONOR AWARD / CUSTOM RURAL OR VACATION HOUSE

BOHLIN CYWINSKI JACKSON
Highbank Residence
Northern Iowa

The jury praised the “sophistication of the plan” that Bohlin Cywinski Jackson created for this summer house above an idyllic Iowa lake. The design challenge was familiar—the house had to feel comfortable for the owners to use as a couple but also fit in their five adult children, partners, and grandkids when they visit. BCJ’s scheme handily addressed those issues. Sited near the top of the bluff to capture panoramic views, the house consists of a series of board-formed-concrete walls enclosing ground-floor guest bedrooms. That plinth supports a dark-stained-cedar and glass upper living level where the family can move easily between indoors and out.



Its siting made way for an entry sequence that passes through a restored landscape of native grasses and wildflowers. Visitors arrive to a double-height hall at ground level, where a floating staircase is lit by a large skylight. Only at the top of the stair is the lake view revealed. “The section—this idea of coming in at the lower level and rising up to views of the lake—was a central part of our scheme from the beginning,” says principal Ray Calabro, FAIA.

While the great room is family-sized, an adjacent breakfast room provides a cozier spot for a meal or cocktails. In keeping with the landscape sweep, the entryway’s monumental concrete wall becomes a fireplace wall in the great

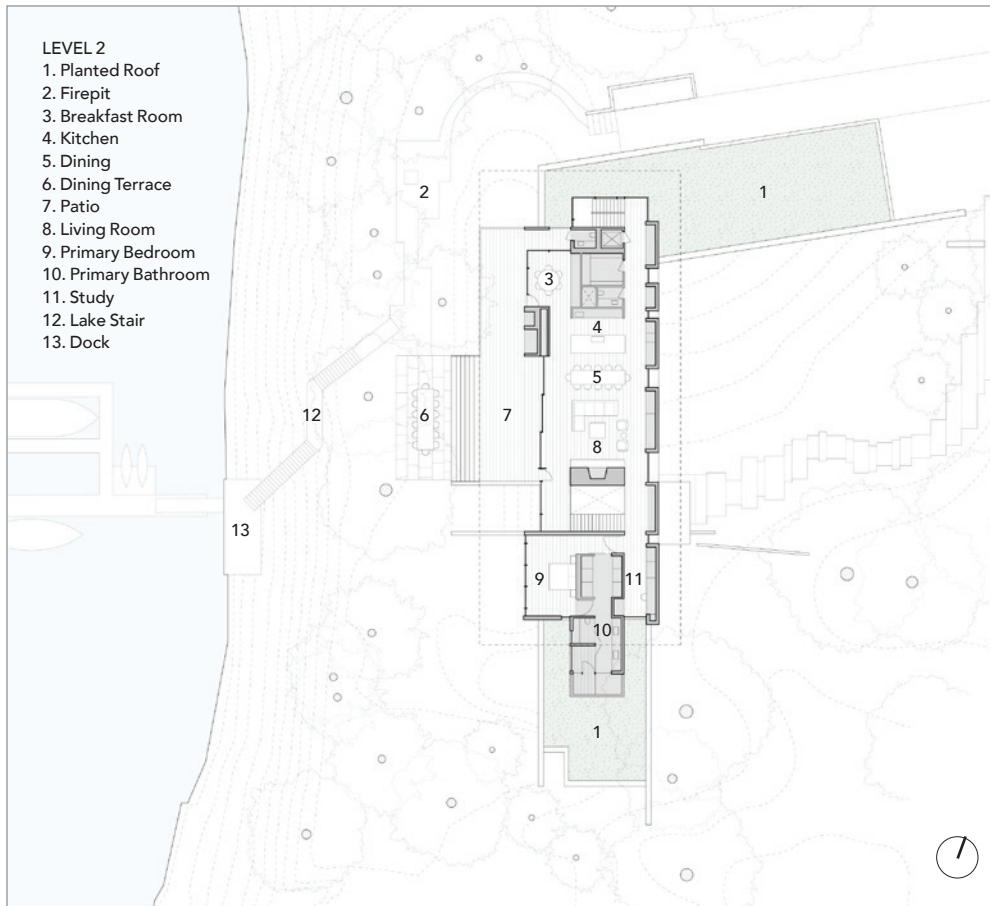




room and rises up through the skylight. A pocketing wall in the great room pulls the floor plan outdoors. There, the deep roof overhang shelters a broad deck that looks to the water through a scrim of oaks. “We were inspired by some of the Prairie-style architecture of Frank Lloyd Wright, with these really long lines going to the horizon, stretching the roof and floor plane out,” says Ray.

At the opposite end of the house, the primary suite’s outdoor shower overlooks a planted roof atop the guest bedrooms. (A second planted roof





PROJECT CREDITS

ARCHITECT: Ray Calabro, FAIA, principal in charge; Kyle Phillips, AIA, project designer; Garrett Reynolds and Adam Pazan, AIA, project managers; Cameron LeBleu, Zachary Wignall, project staff, Bohlin Cywinski Jackson, Seattle

BUILDER: Ryan Companies, Des Moines, Iowa

LANDSCAPE ARCHITECT: Mike Albert, Design Workshop, Aspen, Colorado

STRUCTURAL ENGINEER: PCS Structural Solutions, Seattle

CIVIL ENGINEER: ISG, Des Moines

MEP ENGINEER: Baker Group, Ankeny, Iowa

LIGHTING DESIGNER: Niteo, Seattle

PROJECT SIZE: 9,600 square feet

SITE SIZE: 1.6 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Nic Lehoux and Brandon Huttenlocher

KEY PRODUCTS

CABINETRY: White oak

CLADDING: Rough-sawn western red cedar with black stain

COOKING VENT HOOD: Wolf

COOKTOP: Wolf

COUNTERTOPS: Honed granite

DISHWASHER: Bosch

FAUCETS: Dornbracht

ICEMAKER: Sub-Zero

INSULATION: Semi-rigid mineral wool, continuous exterior insulation

LIGHTING: USAI (exterior), iGuzzini (interior recessed)

OUTDOOR GRILL: Wolf

OUTDOOR PIZZA OVEN: Alfa Forno Quattro Top Legna

OVENs: Miele

REFRIGERATOR/FREEZER: Sub-Zero

ROOFING: VMZINC fascia

SHOWER COLUMN: Calazzo

SINKS: Julien UrbanEdge, Kohler, Kraus

SITE WALLS: Board-formed, cast-in-place concrete

THERMAL AND MOISTURE BARRIERS: Cetco COREFLEX, SOG, Sarnafil (green roof), Prosoco-CAT5

TOILETS: Duravit

TUB: MTI

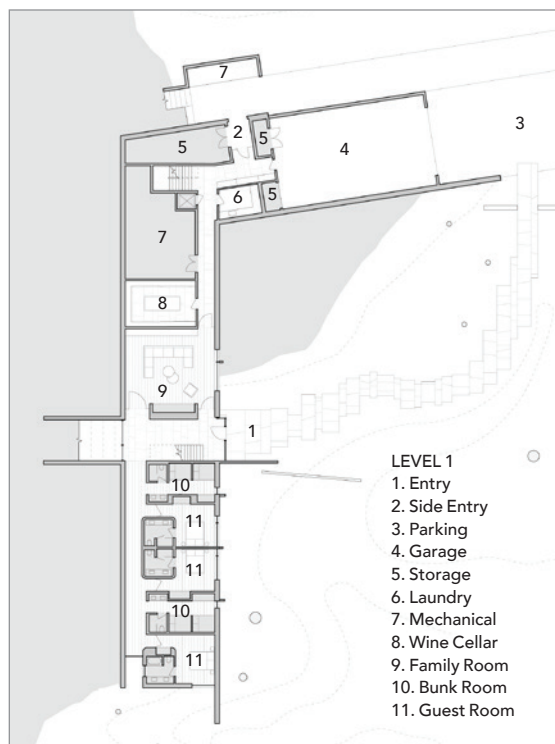
WASHER/DRYER: Speed Queen

WINDOWS AND WINDOW WALL SYSTEMS: Dynamic Fenestration

WINE REFRIGERATOR: Sub-Zero

on the garage wing also mitigates stormwater runoff and nods to the prairie.) The shower's black western red cedar screen is part of a spare material palette that unmoors the conventional sense of inside and out. Along with board-formed concrete, these include rift-sawn white oak on ceilings, soffits, and upper-level floors, and anthracite zinc on roof edges and flashings.

"The clients were only intending to use the house in summers, but they like it so much they've been spending time there throughout the year," Ray says. "I think that's a sign of a good project." The judges agreed. "It's a great house and extremely well documented."—*Cheryl Weber*





HONOR AWARD / CUSTOM RURAL OR VACATION HOUSE

LAKE|FLATO ARCHITECTS
FALL CREEK RANCH
TOW, TEXAS

Lake|Flato has been designing private ranchland getaways for 40-some years. They understand the rigor required to design a place that's intermittently occupied and is functional and flexible, operating intuitively on its own. And they routinely take advantage of the opportunity to create a structure that immerses the clients in the site and its surroundings. Fall Creek is an example of that approach. Part of a

working ranch, the house sits above the floodplain on a rock outcrop and overlooks a succession of waterfalls in Fall Creek, with views up and down the waterway. “You can open the doors and hear the falls; it’s fantastic to have that activation of sound,” says David Lake, FAIA.

Rising from a native meadow, the home’s clerestoried steel canopy stretches well beyond the Lueders limestone walls that support it. Weather and climate shaped the building’s orientation on a roughly east-west axis. While the main house is canted slightly toward the prevailing southern views, the primary suite on the east turns slightly north to look down-stream and preserve the cedar, elm, and pecan trees.





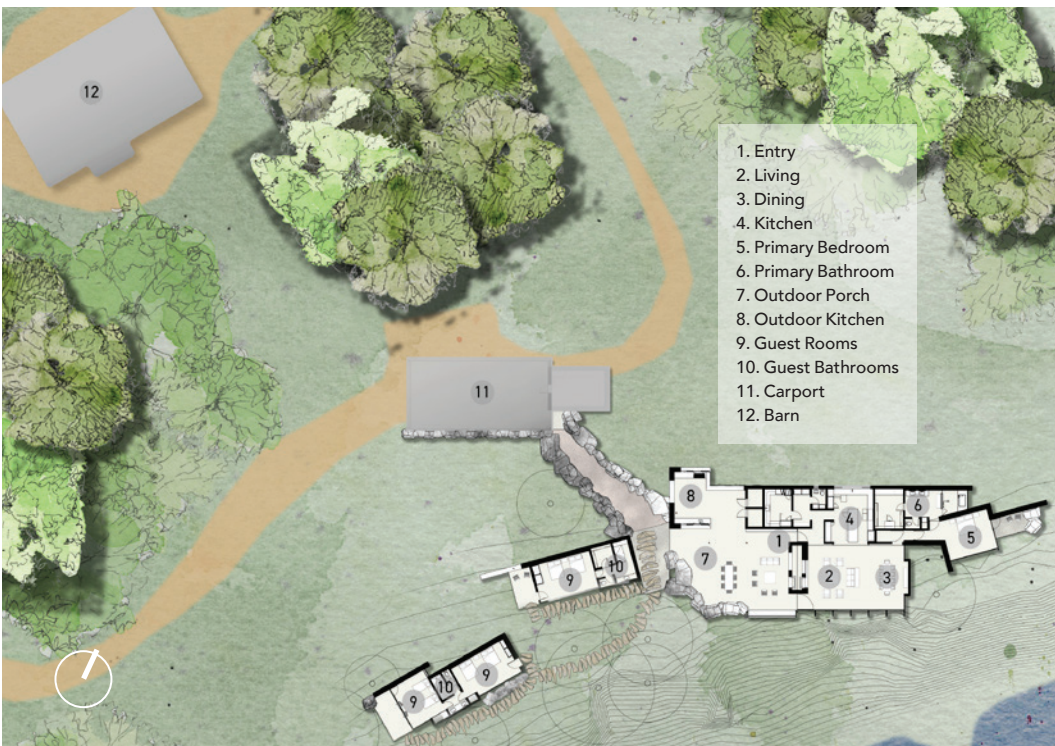
On the southwest corner, so as not to obstruct views of the creek, is a porch that rivals the size of the interior great room. Here, next to the outdoor kitchen, friends and ranch hands gather for casual, al fresco meals. “The owner wanted a ranch house that would accommodate as many as 30 guests on the porch and be comfortable for him and his wife and his dog,” David says. “He does a lot of outdoor

cooking, and ranch hands and friends hang out on the big porch.” Overnight guests are welcomed by two creek-side casitas with a porch and access to the river trail.

“The house is modern and traditional at the same time and has a sense of regional craft,” a judge commented. Indeed, hearthstones on the double-sided fireplace are made from ledgerstone dredged up on the site. “As you walk through the openings from the porch, you see this big hearthstone sliding underneath, a continuous anchor to the wall,” David says. “It’s two pieces, though it looks like one.” Other moves are subtle: the house’s limestone walls were built in 4-inch, 6-inch, and 8-inch layers that express its sedimentary geology, as it was laid down over time.

Stone, steel, and wood quietly express how the house was built. It’s an example, the judges said, of “how to spend that amount of money but have it feel casual, simple, and easy, like you’re in a Mexican hacienda and the windows were welded down the street.” —Cheryl Weber





PROJECT CREDITS

ARCHITECT: David Lake, FAIA, Steve Raike, FAIA, principals in charge; Dan Carter, AIA, Trey Rabke, project team, Lake|Flato Architects, San Antonio, Texas

BUILDER: Classic Constructors, Austin, Texas

LANDSCAPE ARCHITECT: Shademaker Studio, Austin

STRUCTURAL ENGINEER: Structure Works, Austin

LIGHTING: Studio Lumina, San Antonio, Texas

PROJECT SIZE: 3,600 square feet

SITE SIZE: Withheld

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Casey Dunn

KEY PRODUCTS

CABINETRY: White oak and walnut

CLADDING: Charcoal Lueders limestone, Cor-Ten steel

COOKTOP/RANGE/VENT HOOD: Wolf

COUNTERTOPS: Taj Mahal quartzite

DISHWASHER: Bosch

ENTRY DOORS/HARDWARE: MHB, Reynaers

FLOORING: Locally sourced Texas post oak

FIREPLACE: Charcoal Lueders, blackened steel, site-found ledgerstone hearth

LIGHTING CONTROL SYSTEMS: Lutron

MILLWORK: Stainless steel exterior millwork

OUTDOOR GRILL: Argentinian Grill

OUTDOOR SMOKER: Lone Star Grillz

PASSAGE DOOR HARDWARE: SOSS Hinges

REFRIGERATOR/FREEZER: Sub-Zero

ROOFING: Corrugated metal, Paint Grip finish

WINDOWS/WINDOW WALL SYSTEMS: MHB, Reynaers



CITATION / CUSTOM RURAL OR VACATION HOUSE

nARCHITECTS
CLT HOUSE
RHINEBECK, NEW YORK

Sited near a wetland with abundant flora and fauna, this weekend house has an unusual floor plan that absorbs the outdoors. Eager to experiment with sustainable building technologies, nARCHITECTS specified CLT for the construction, although it's not the defining feature—a fact the judges appreciated. “The wood tones work with this really simple floor plan that’s not really a square but has been goosed a bit,” they said.

The first floor contains fluid living, dining, and kitchen zones organized around a central bathroom and mechanical room. The corners are double-height volumes, three of which contain a mirrored skylight that injects shafts of light, “like the hand of a clock rotating around the core throughout the day,” say the architects.

A desire for construction speed and sustainability drove the choice of CLT framing. A crew of five erected the



house in 11 days, and the interior was left unstained. Outside, live-edge “waney board” covers the faceted shell—also untreated. “We were interested in how a house patinates in different ways,” says Mimi Hoang, AIA. “We loved the micro variability between each board and the macro variability of each face.” The angled elevations kept the structure from feeling rigid and allowed some of the interior spaces to be larger than others. “It also varies the kind of winter light they get,” Mimi says. “Each wall faces two directions instead of one.”—*Cheryl Weber*

PROJECT CREDITS

ARCHITECT: Eric Bunge, FAIA, Mimi Hoang, AIA, principals in charge; Amanda Morgan, AIA, project manager; Paul Mok, RA, Isabel Sarasa, Jason Kim, AIA, design team, nARCHITECTS, Brooklyn, New York

BUILDER: Jack Baer, UCE Fine Builders, Litchfield, Connecticut

LANDSCAPE: Thomas DePuy, T.M. DePuy Engineering and Land Surveying, Middletown, New York

STRUCTURAL ENGINEER: Nat Oppenheimer, TYLin (Silman), New York, New York

MEP/FP ENGINEER: Steven Abbattista, OLA Consulting Engineers, Hawthorne, New York

PROJECT SIZE: 2,200 square feet

SITE SIZE: 32 acres

CONSTRUCTION COST: \$674 per square foot

PHOTOGRAPHY: Michael Moran, Frank Oudeman, nARCHITECTS

KEY PRODUCTS

CEILING FAN: Modern Fan Co.

CLADDING: Haida Forest Products

COOKTOP/OVEN: JennAir

COUNTERTOPS: EMG Calacatta Platinum Quartz

DECKING: WEDocks

DISHWASHER: Bosch

DOOR HARDWARE: Kwikset

ENTRY DOORS: Sierra Pacific

FAUCETS: Grohe, WS Bath, Signature Hardware

FIREPLACE: Invicta

FLOORING: Antrim

FOUNDATION: Superior Wall

HVAC SYSTEM: WaterFurnace

INSULATION: Hunter

LIGHTING: WAC Lighting (exterior), Leviton (interior)

LIGHTING CONTROL SYSTEMS: Lutron

NETTING: InCord

PAINTS/STAINS: Benjamin Moore

PHOTOVOLTAICS: New York Power Solutions

PREFAB SHOWER NICHE: Schluter

RADIANT HEATING: Bell & Gossett

REFRIGERATOR: Fisher & Paykel

ROOF WINDOWS: Artistic Skylight

SHOWER ENCLOSURE: Ferguson

SINKS: Kraus, WS Bath

THERMAL AND MOISTURE BARRIERS: TYPAR

THERMOSTAT: Nest

TOILETS: Duravit

VANITIES: WS Bath

VENTILATION: Greenheck

WASHER/DRYER: Whirlpool

WATER FILTRATION: APEC Water

WINDOWS: Sierra Pacific

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CITATION / CUSTOM RURAL OR VACATION HOUSE

SUPERKÜL
RIDGE HOUSE
GREY COUNTY, ONTARIO

Our jury applauded Ridge House's artfully choreographed light and its roofline that acts as an extension of the terrain. Superkül nested the house just behind a gentle rise. That placement partially hides it from the road and created an intimate backyard that slopes down to a pine forest. Longer in the front, the gabled roofline folds in on the north, opening a planted interior garden to the elements. That move also separates the garage and office/gym from the rest of the house and creates a private garden off the primary suite. "The two roof hips back-to-back make that courtyard really nice, and I love the façade with the screen," a judge said, referring to off-the-shelf, 1½-inch-square fir slats that screen the courtyard and continue across the primary-suite façade.

Tonal nuances tie the composition together. Fraser fir-clad elevations read slightly darker than the metal roof and wood gable ends. "We tried to create a strong datum right where you're slicing through, both inside and outside," says project architect Connar Walik. "The same tone of wood from the exterior comes inside the house." Dramatic sloped ceilings and strategically placed skylights allow sunlight to work its magic. "The interiors are really clean, and the play of ceilings and light is lovely," a judge concluded.—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT: Meg Graham, partner in charge; Connar Walik, project lead; Kevin James, design director; Ben Salance, project team, Superkül, Toronto, Ontario

BUILDER: J.W. Gordon Custom Builders, Creemore, Ontario

INTERIOR DESIGNER: Janean Brühn, Superkül, Toronto

LANDSCAPE ARCHITECT: Saraga Taylor Landscape Architects, Toronto

STRUCTURAL ENGINEER: Kieffer Structural Engineering, Toronto

MECHANICAL ENGINEER: Fire House HVAC Designs, Barrie, Ontario

GEOTECHNICAL ENGINEER: Terraprobe, Brampton, Ontario

MILLWORK: Coates Creek Cabinetry, New Lowell, Ontario

LIGHTING CONSULTANT: Dark Tools, Toronto

PROJECT SIZE: 3,175 square feet

SITE SIZE: 25 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: doublespace photography

KEY PRODUCTS

CABINETRY: Coates Creek Cabinetry

CLADDING: Fraser wood siding

COOKTOP/RANGE: Fisher & Paykel

COUNTERTOPS: Corian

DISHWASHER: Fisher & Paykel

ENTRY DOORS: Amberwood Entry Door

FAUCETS: Dornbracht, Crosswater

FIREPLACE: Stûv

FLOORING: Northland Wood Products

HVAC: Mitsubishi ZUBA

INSECT SCREENS: Wizard Screen Solutions

INTERIOR LIGHTING: aaline X2 pendant (dining room)

LANDSCAPE PAVERS: Architectural Concrete

OUTDOOR GAS FIREPIT: DEKKO

PAINTS/STAINS/COATINGS: American Clay

PASSAGE DOOR HARDWARE: Hinge

REFRIGERATOR: Sub-Zero

ROOFING: Agway Metals

ROOF WINDOWS: VELUX

SINKS: Kraus, REXA Design

TOILETS: TOTO

TUB: Cocoon

VANITIES: REXA Design

WASHER/DRYER: Whirlpool

WINDOW SHADING SYSTEMS: Lutron

WINDOWS/WINDOW WALL SYSTEMS: Schüco

An aerial photograph of a large, curved wooden deck. The deck is made of light-colored wood planks and features a curved railing. On the upper part of the deck, there is a white sofa with several white pillows and a patterned throw pillow. To the right of the sofa are several white outdoor containers. On the lower part of the deck, there are two white lounge chairs with white pillows, a small round black table, and some potted plants. The deck is surrounded by a light-colored stone patio area on the left and a green lawn on the bottom right.

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CITATION / CUSTOM RURAL OR VACATION HOME

RENÉE DEL GAUDIO ARCHITECTURE
BETASSO OVERLOOK
BOULDER, COLORADO

The judges applauded the “shelter form” of these tilted A-frames overlooking the Betasso Preserve in Boulder County, Colorado. Those forms are purposeful, their folded metal planes designed to shut out strong winter winds and the road on the north, while opening to the southern view with floor-to-ceiling glass. It’s also a fire-resistant strategy. “Wildfires are the biggest concern here in the mountains, so the lack of eaves or openings in the roof/wall creates a fire-resistant shell in that direction,” says Renée del Gaudio, AIA. Conceived as three small working, living, and sleeping spaces linked by a glass passageway, each cabin-like volume steps down 3 feet toward the view.

If the metal cladding creates an impervious shell, the interiors are soft

and cocoon-like. Douglas fir rafters encase steel flitch plates, allowing for long spans of open space; they align with the cabinetry below to create a sense of order and calm. Hemlock tongue-in-groove ceiling boards and white oak cabinetry lend additional warmth. Floors are 4-inch-thick concrete slabs that radiate the sun’s heat, a material repeated on the counters that line the back of each cabin. The all-electric house is resource-efficient, too, running on geothermal energy and an 8-kW off-site array, resulting in net-zero performance.

“It meets the moment,” the judges agreed. “The roof form is unique, and the wood interior seems appropriate to a naturalistic landscape.”

—Cheryl Weber



PROJECT CREDITS

ARCHITECT/INTERIOR DESIGNER:
Renée del Gaudio, Renée del Gaudio
Architecture, Boulder, Colorado

BUILDER: Dan Flohrs, Coburn Development, Boulder

LANDSCAPE ARCHITECT: Lukas Coker, Evoke, Boulder

ENGINEER: Joel Ambrosino, Gebau Engineering, Louisville, Colorado

PROJECT SIZE: 3,670 square feet

SITE SIZE: 1 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: David Lauer Photography

KEY PRODUCTS

CABINETRY: Henrybuilt

CLADDING/ROOFING: Coated Metals Group (CMG)

COOKTOP: Miele induction

COUNTERTOPS: Concrete Visions

DISHWASHER: Bosch

ENGINEERED LUMBER: Douglas fir glulam

FAUCETS: California Faucets, Watermark

FIREPLACE: Stuv

FLOORING: Concrete Visions, Arrigoni Woods European White Oak (bedroom)

HUMIDITY CONTROL: RenewAire ERV

HVAC: Bosch geothermal water-to-water heat pump

ICEMAKER: Bosch

LIGHTING: Hevi Lite (exterior); custom by owner Archistoric (interior); Ledge (landscape)

Ovens: Miele

REFRIGERATOR/FREEZER: Sub-Zero

SINKS: Julien SmartStation, Kallista

THERMAL AND MOISTURE BARRIERS:
Grace Ice & Water Shield

TOILETS: TOTO

TUB: Duravit

UNDERLAYMENT: Huber ZIP System

WASHER/DRYER: Electrolux

WINDOW WALL SYSTEMS/ENTRY

DOORS: Marvin Modern

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CITATION / CUSTOM RURAL OR VACATION HOUSE

ALTERSTUDIO ARCHITECTURE
BARTON HILLS RESIDENCE
AUSTIN, TEXAS

The Barton Hills house stands as an intermediary between the winding streets of suburbia and a vast green-belt that stretches out behind it. Alterstudio's scheme enhances that in-between experience. A sinuous, board-formed concrete landscape wall levels a playing field for the children of the house while also creating intrigue for visitors. They follow the curving wall, passing through a Cor-Ten steel gate before arriving at the house, which sits below street level and cantilevers over the sloping site. "At the entry, you descend and don't realize you're going to be 16 feet over grade on the other side of the house," says Kevin Alter. "It's a lovely surprise."

Large and small architectural moves showcase the care taken to create a house that's precise but not precious. Charcoal-colored concrete, native stone, weathered oak, Cor-Ten steel, and gigantic pieces of glass compose the elevations, while steel beams



support a thin roof that soars out to the south.

Equally impressive are the interior details designed to delight both adults and children—a folded metal panel in the dining room, for example, that reflects the changing sunlight. A serpentine reading nook in the family-room wall that's big enough for everyone to curl up in. And a colorful, hidden playroom with a privileged outlook at the top of a climbing wall. These playful moves "offset the seriousness of designing everything so carefully," Kevin says.—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT: Kevin Alter, principal in charge; Ernesto Cragnolino, FAIA, Tim Whitehill, Shelley McDavid, AIA, Michael Woodland, AIA, Haifa Hammami, project team, Alterstudio Architecture, Austin, Texas

BUILDER: Blake Smith, Tom Sullivan, CleanTag LLC, Austin

INTERIOR DESIGNER: Haifa Hammami, Alterstudio Architecture

LANDSCAPE ARCHITECT: Mark Word, Word + Carr Design Group, Austin

STRUCTURAL ENGINEER: Samuel Young, MJ Structures, Austin

PROJECT SIZE: 5,541 square feet

SITE SIZE: 0.89 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Casey Dunn

KEY PRODUCTS

APPLIANCES: Gaggenau, Sub-Zero

CABINETRY: Sienna Custom Cabinetry

CLADDING: Steel House, James Hardie

COUNTERTOPS: ABC Stone

FAUCETS: CEA, Watermark, Cocoon

HOUSEWRAP: Carlisle

HUMIDITY CONTROL: Ultra Aire

RAINSCREEN FURRING: Dupont RainVent

ENTRY DOOR HARDWARE: Baldwin

FLOORING: Ingrained by Nature white oak

HVAC SYSTEM: Mitsubishi

LIGHTING: DMF (exterior), Jonathan Browning, Oluce, Roll & Hill, Michael Anastassiades

OUTDOOR GRILL: Memphis

OUTDOOR REFRIGERATOR: Perlick

PAINTS/STAINS: Farrow & Ball, Sherwin-Williams

ROOFING: IB Roof Systems, Sika Sarnafil

TAPERED ROOF INSULATION: Firestone

TILE: Salvatori, Heath Ceramics, Stone Source

TOILETS: TOTO

WASHER/DRYER: LG

WINDOWS: Western Window Systems

WINDOW SHADING SYSTEMS: Austin ShadeWorks

WINDOW WALL SYSTEMS: Austin Retrofit, Marble Falls Glass

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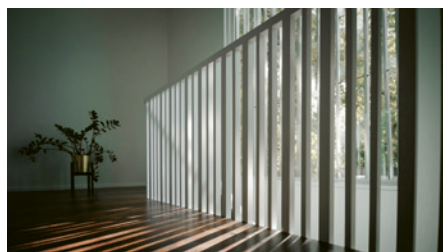


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CITATION / CUSTOM RURAL OR VACATION HOUSE

BORELLI | WENDORF
PRAIRIE GARDEN
MINNETONKA, MINNESOTA

The aptly named Prairie Garden house succeeds in restoring—literally and metaphorically—the agrarian landscape that had been erased from this suburban setting. Designed for avid gardeners, its three-part diagram acknowledges both conditions by evoking raised planting beds that house the classic suburban ranch functions of garage, living area, and sleeping zone.

The radiata pine exterior, thermally modified to increase its durability, is treated as patterned vertical slats that continue over some of the windows, poetically recalling the region's tallgrass prairie and barns. "One of my favorite understated things about the house is the light coming through the slats, like the way sunlight shimmers

through the gaps in old barn walls when the boards shrink," says Matt Wendorff. Inside, they are rendered in white oak on accent walls.

The house's modesty and agricultural antecedents appealed to the jury. "I'd like to see more houses like this, so modest and straightforward," a judge said. "The great friend of good design is a tight budget, where you have to keep editing. They had to make choices, and the same hand made all the choices." Added the judge, "The plan is super tidy. I look at it and think, 'why is it so hard to get students to realize that interesting buildings don't have to be interesting shapes and don't have to be made of interesting stuff.' It's an incredibly handsome project."—*Cheryl Weber*

PROJECT CREDITS

ARCHITECT: Matt Wendorff, BORELLI | WENDORF, Fox Point, Wisconsin
BUILDER: Jeff Hoxie, Hoxie Homes & Remodeling, Waconia, Minnesota
ENGINEER: Matt Christianson, CORE 4 Engineering, Cedarburg, Wisconsin
PROJECT SIZE: 1,770 square feet
SITE SIZE: 0.6 acre
CONSTRUCTION COST: \$400 per square foot
PHOTOGRAPHY: Chris Vanderlinden

KEY PRODUCTS

CABINETRY: Ikea
CLADDING: Accoya
COOKING VENT HOOD: Zephyr
COOKTOP/OVENS: Fisher & Paykel
DECKING: Trex
DISHWASHER: Miele
ENGINEERED LUMBER: Weyerhaeuser
ENTRY DOORS: Marvin Signature Ultimate
FAUCETS: Franke, Grohe, Hansgrohe
HVAC SYSTEMS: Bryant
INSULATION/HOUSEWRAP: Huber ZIP System
LIGHTING: PureEdge (exterior), DMF Lighting (interior)
LIGHTING CONTROL SYSTEMS: Legrand
MICROWAVE DRAWER: Bosch
PAINTS/STAINS: Cabot, Sherwin-Williams
REFRIGERATOR: Fisher & Paykel
ROOFING: EPDM
SINKS: Kraus, Duravit
TOILETS: Duravit
TUBS: Lyons
VENTILATION: Panasonic
WASHER/DRYER: Samsung
WINDOWS/WINDOW WALL SYSTEMS: Marvin

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PROJECT CREDITS

ARCHITECT: Jim Estes, Estes Twombly + Titlington Architects, Newport, Rhode Island

BUILDER: Dan Kinsella, Kinsella Building Company, Newport, Rhode Island

PROJECT SIZE: 2,150 square feet

SITE SIZE: 1.4 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Warren Jagger

KEY PRODUCTS

CABINETRY: Ikea with Kokeena fronts

CLADDING: Locally cut white pine

COUNTERTOPS: Caesarstone

DECKING: Accoya

ENTRY DOORS: Weather Shield

FAUCETS: Blanco, Kohler, Grohe

FINISH MATERIALS: Radiata pine trim

FLOORING: Maple

HVAC: Fujitsu, Lifebreath HRV system

INSULATION: Icynene closed and open cell foam

LANDSCAPE PAVERS: Cast concrete

LIGHTING: DALI, Poulsen

LIGHTING CONTROL SYSTEMS: Lutron

OUTDOOR SHOWER: Central Brass

PAINTS/STAINS: Benjamin Moore

PASSAGE DOORS/HARDWARE: Flush maple S.C. doors, Kwikset levers

MILLWORK, MOLDING, TRIM: Locally cut white pine

REFRIGERATOR: Sub-Zero

ROOFING: 5-V Crimp Galvalume

SAUNA: Finlandia

SINKS: Create Good Sinks, Grohe, IKEA

SKYLIGHTS: VELUX

SURFACING (OTHER THAN COUNTERS): Laminate

TOILETS: TOTO

TUB: Americh

WEATHERIZATION/UNDERLAYMENT: Huber ZIP System, 3/4-inch Advantech subfloor

WINDOWS/WINDOW WALL SYSTEMS: Weather Shield

CITATION / CUSTOM PERIOD OR VERNACULAR HOUSE

ESTES TWOMBLY + TITLINGTON ARCHITECTS

SLIDE BY HOUSE

WESTPORT, MASSACHUSETTS

Light and a sense of ease infuse this modest New England house, qualities that turned the judges' heads. Nautical views made this a beautiful place to live, and if the house had to sit in a subdivided former hayfield that had been farmed for centuries, Jim Estes, FAIA, was determined to honor that history. He preserved part of the hayfield by placing the long, low house on the edge of the lot and letting the grasses encroach. Behind the flat-roofed carport and porch, two 18-foot-wide peaked volumes "slide by" each other. Identical in section, the longer volume contains the entry/mudroom; open kitchen, dining, and living space; and office. It lightly touches the parallel three-bedroom volume at the end of a corridor, where full-height glass lets in light.

Known for his understated distillations of New England building traditions, the architect grouped off-the-shelf windows to emphasize the



house's gabled forms. He also specified an externally fastened, 5-V crimp galvalume roof and locally grown eastern white pine siding that was milled nearby using old-style rotary blades. "It's pretty rugged stuff, but that's what has been used on barns and shingles around New England for years," Jim says, "and it's very inexpensive." What's more, the house achieves net zero energy without super-high-performance measures, thanks to 37 solar panels and smart but straightforward construction.—*Cheryl Weber*

CITATION / CUSTOM PERIOD OR VERNACULAR HOUSE

ROBERT M. GURNEY, FAIA, ARCHITECT
ETLAN FARMHOUSE
ETLAN, VIRGINIA

Etlan Farmhouse, with its view toward Old Rag Mountain, occupies a subdivided parcel on the owners' several hundred acre property. The idea was to build something quickly and inexpensively that they could live in while they constructed a larger main house. Bob Gurney, FAIA, separated the scheme into three volumes for parking, living, and sleeping, with taut gable roofs and a bold red color that recalls the area's many barns.

"It's a small house, and spreading it out gave it a bit more presence in the landscape," Bob says. At the same time, "we were trying to do something referential to the landscape that they could build efficiently. Everyone knows how to build a gable roof house." A long corridor connects the small carport volume on the north, a larger three-bedroom volume in the middle, a screened porch, and the open living space to the south. With 14-foot ceilings, this one-room volume admits light from all sides, and a floor-to-ceiling window is oriented toward Old Rag. Keeping costs down was the driving force. The building materials—stock windows, painted clapboard siding, corrugated metal chimney, asphalt roof shingles, and white oak floors were inexpensive and regionally sourced.

"It's a great form in the landscape, and \$300 per square foot is a good thing," the judges said. "It inches toward regionalism and has a modern interior."—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT: Robert M Gurney, FAIA, principal in charge; Matt Stephens, AIA, project architect, Robert M. Gurney, FAIA, Architect, Washington, D.C.

BUILDER: Fajen & Brown, Hyattsville, Maryland

LANDSCAPE ARCHITECT: Kevin Campion, Campion Hurby Landscape Architects, Annapolis, Maryland

STRUCTURAL ENGINEER: United Structural Engineers, Sterling, Virginia

PROJECT SIZE: 1,732 square feet

SITE SIZE: 3.1 acres

CONSTRUCTION COST: \$308 per square foot

PHOTOGRAPHY: Anice Hoachlander

KEY PRODUCTS

APPLIANCES/VENT HOOD: Bertazzoni

CABINETRY: Danish Builders, Abet Laminati

CABINETRY HARDWARE: Mockett

CLADDING: James Hardie

COUNTERTOPS: PentalQuartz

ENTRY DOORS/WINDOWS: Windsor

FAUCETS/SINKS/TOILETS: American Standard

FIREPLACE: Majestic

FLOORING: Daltile

INSULATION: Tyvek

INTERIOR LIGHTING: Lightolier

LIGHTING CONTROL SYSTEMS: Legrand

PAINTS/STAINS: Benjamin Moore

REFRIGERATOR/FREEZER: Bertazzoni

ROOFING/TRUSS SYSTEM: GAF, Builder's First Source manufactured roof trusses

TILE: Daltile

TUBS: Kohler

WASHER/DRYER: LG

WINDOW SHADING SYSTEMS: Rockville Interiors



HONOR AWARD / CUSTOM PERIOD OR
VERNACULAR RENOVATION

ROLFS ELERT OFFICE
KOECHL HOUSE
WILTON, CONNECTICUT

Based in New York's Westchester County, not far from Frank Lloyd Wright's community of beloved Usonian homes, Rolfs Elert Office has quite a bit of experience with Midcentury Modern restorations and renovations. Their skill is apparent in how they revived and refreshed another midcentury gem: the Koechl House, located in the Connecticut countryside.

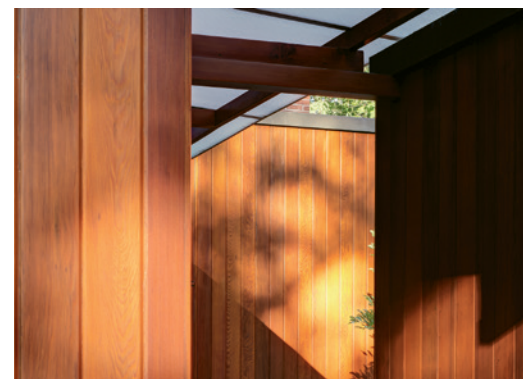


The entire jury was delighted to see the careful preservation of this relatively modest home and family heirloom. “I thought it was just lovingly done,” said one judge.

Victor Koechl, an accomplished local architect and under-the-radar talent, designed the house in 1964 for his retired parents. He thoughtfully sited the house to embrace nature: It sits on a rocky precipice, looking into the woods and a ravine. And he designed it for aging in place. All the main living spaces,

including the primary suite, are on the ground floor. “It was bespoke for his parents and everything was considered: all the millwork, all the site glazing,” notes Mark Rolfs, AIA.

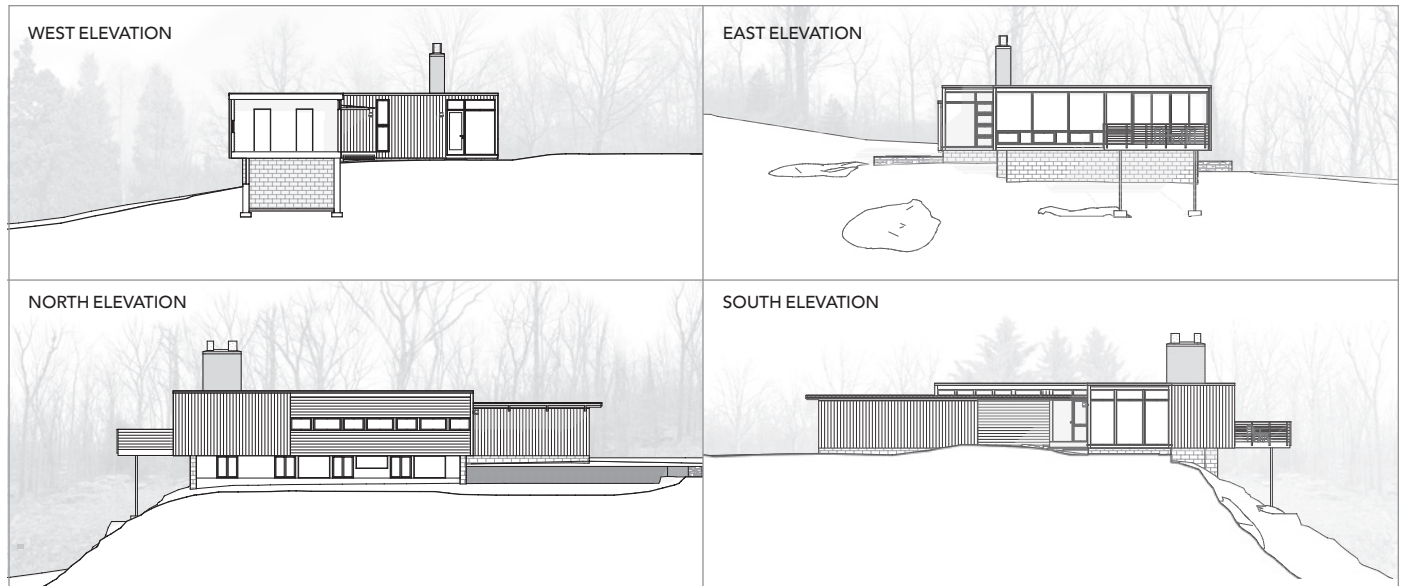
The home eventually passed into the hands of the granddaughter, who contacted the architects for help. “When we first saw it, we thought, ‘Wow, it’s a cool little house, but it’s in bad shape,’” says Mark. “It had good bones and was definitely worth saving, but needed a lot of work.”





The architects took on the project, armed with the set of original drawings. “Every little detail is fully thought out. You can feel the love when you’re flipping through the pages,” says Mark. They went to great lengths to replace damaged pieces of the redwood siding, an unusual and important feature, using redwood reclaimed from old New York City water towers. They also strategically moved prime pieces of wood to





more prominent areas and put less-desirable pieces in the back of the garage. They installed a new roof and switched out the stained corrugated fiberglass that covered the breezeway to the garage with a sturdy polycarbonate composite. And they fixed one end of the house that was a dilapidated greenhouse, enclosing it with glass and creating a sunlit writing nook for the granddaughter.

“We love working on houses from that period,” says Mark. “We were happy to ensure its longevity and legacy, because it’s in pristine condition now.”
—Lydia Lee

PROJECT CREDITS

ARCHITECT: Mark Rolfs, AIA, partner, rolfs elert office, Port Chester, New York

BUILDER: Krzysztof Bury, Burmauer Contracting, Ridgefield, Connecticut

PROJECT SIZE: 2,560 square feet

SITE SIZE: 2.35 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Michael Biondo

KEY PRODUCTS

BREEZEWAY COVER: Amerilux Lexan Thermoclear polycarbonate

CLADDING: Armster Reclaimed Wood

CUSTOM DOORS: Summit Woodworkers, Brewster, New York

DOOR HARDWARE: Baldwin

FLOORING: Porcelanosa

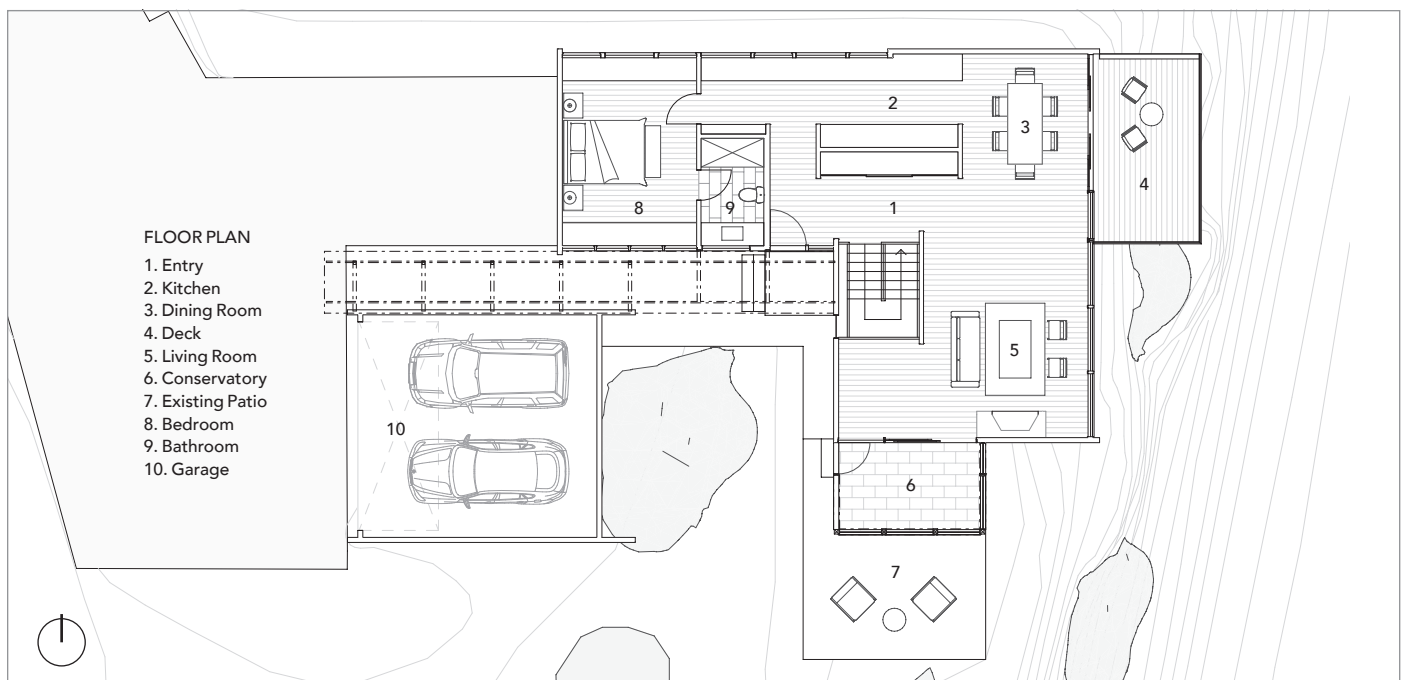
LIGHTING CONTROL SYSTEM: Leviton Decora

PAINTS AND COATINGS: PPG Proluxe, Minwax, ZAR

ROOFING: GAF TPO

WALLPLATES: Baldwin

WINDOWS: Sierra Pacific



CITATION / CUSTOM PERIOD OR VERNACULAR RENOVATION

S^A|SCHWARTZ AND ARCHITECTURE
THE GREEN HOUSE
PALO ALTO, CALIFORNIA

At first, the team at Schwartz and Architecture wasn't sure what they could do to The Green House. Designed by Aaron Green, a protégé of Frank Lloyd Wright, the 1966 house is "a complete thought in itself," says Neal Schwartz, FAIA. "It is a very iconic-looking house that is all roof, like a giant Louise Bourgeois spider."

The firm worked to protect the integrity of the home while adding space for a family with three young children. Upon further analysis, the architects saw an obvious place for improvement. The roof sloped down at the back of the house, ending in a 6½-foot ceiling and resulting in a dark and cramped kitchen and bedrooms. They cut short the downward-sloping beams and extended the roof upwards to get height, adding another 5½ feet of space along the entire length of the house. They redid the carport to meet code requirements and used some of that space to create a new family room with a period-appropriate conversation pit. And they augmented the house with a 750-square-foot primary suite that is clearly a modern addition. "Less complex was better, since I wanted to provide more usable space," says Neal. "And I didn't want to do faux Aaron Green."

The judges' verdict: "Pretty fabulous."—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Neal Schwartz, FAIA, founder; Wyatt Arnold, principal; Neal O'Shea, senior specialist, S^A|Schwartz and Architecture, San Francisco

INTERIOR DESIGNER: Sarah Sherman Samuel, Los Angeles and Grand Rapids, Michigan

BUILDER: Marrone & Marrone, San Carlos, California

LANDSCAPE ARCHITECT: Boxleaf Design, Redwood City, California

LIGHTING DESIGN: Loisos + Ubbelohde, Alameda, California

PROJECT SIZE: 3,105 square feet

SITE SIZE: 0.3 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Ayla Christman Photography

KEY PRODUCTS

APPLIANCES: Gaggenau, Miele, Sub-Zero, Wolf

DOOR HARDWARE: Emtek

EXTERIOR LIGHTING: Allied Maker

FAUCETS: Kallista

FINISHES: Concrete Collaborative

LIGHTING CONTROL SYSTEM: Lutron

INTERIOR LIGHTING: Triple Seven, Blueprint Lighting, Allied Maker, PINCH Anders pendant, CB2 Totoro pendant

PAINTS: Benjamin Moore

ROOFING: Soprema

TOILETS: TOTO

WINDOWS: Quantum Windows & Doors, Blomberg Windows

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CITATION / CUSTOM PERIOD OR VERNACULAR RENOVATION

COLLEEN HEALEY ARCHITECTURE
HILL EAST
WASHINGTON, D.C.

The most successful historic renovation projects preserve the house's memories in fresh, inventive ways. Colleen Healey, AIA, excels at such work. "The hardest thing with these old town-houses is that you want to preserve the pocket doors and formal spaces, but it's hard to get the continuity of space," she says. "That's why I gravitate to creating a sectional relationship between the floors. That way you can preserve a lot of the cellular footprint but let the building breathe a bit more."

In this 1910 house, that meant adding skylights above the front staircase and in the kitchen, where it traces the opening of a demolished back stair. She exposed old, handmade trusses in the kitchen, stair hall, and primary suite, where the pared-away ceiling lets in light from attic windows. New stair railings were made



from the old joists and iron hangers and upscaled with a brass scrim. The other major move was to expand the kitchen by removing a powder room blocking the view of the backyard. Colleen hid it behind a new wall in the oversized dining room that echoes curve motifs in the original house.

The judges admired the creative pairing of old and new. "They got the existing structure to play in a palette with the new," a judge said. "It's almost like they said, if we take something out, we won't try to redo it. Awesome."

—Cheryl Weber



PROJECT CREDITS

ARCHITECT: Colleen Healey, AIA, principal in charge; Casey Myer, project designer, Colleen Healey Architecture, Washington, D.C.

BUILDER: AllenBuilt, Cabin John, Maryland

LANDSCAPE ARCHITECT: Moody Graham Landscape Architecture, Washington

STRUCTURAL ENGINEER: 1200AE, Alexandria, Virginia

CIVIL AND PERMIT ENGINEER: CAS Engineering, Washington

PROJECT SIZE: 6,000 square feet

SITE SIZE: 0.25 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Jennifer Hughes Photography

KEY PRODUCTS

BALCONY RAIL: GKD Metals

CABINETRY: Stuart Kitchens and Baths

CABINETRY HARDWARE: Emtek

COOKTOP: BlueStar

COUNTERTOPS: Quartzite

ENTRY DOORS: Loewen

EXTERIOR LIGHTING: Bevalo

FAUCETS: Signature Hardware, Newport Brass

HVAC SYSTEMS: Carrier

INTERIOR LIGHTING: Marset, Moooi, Karmen, Foscarini, Tondo, HumanHome, Flos

PAINTS/STAINS/COATING: Bona, Benjamin Moore

PASSAGE DOOR HARDWARE: Baldwin

PHOTOVOLTAICS: DC Solar

PLASTER: Twin Diamonds Studio

REFRIGERATOR/FREEZER: Thermador

ROOFING: Copper flat seam

SINKS: Elkay, Kohler

SKYLIGHTS: VELUX

TOWEL HEATERS: Index Bath

VANITIES: Newport Brass

WEATHERIZATION: Mid-Atlantic Aero Barrier

WINDOW SHADING SYSTEMS: Lutron

WINDOWS: Loewen



Photo Courtesy of Peak Visuals

WEATHER SHIELD.
WINDOWS & DOORS

[WEATHERSHIELD.COM](https://weathershield.com)





CITATION / CUSTOM PERIOD OR VERNACULAR RENOVATION

BNIM
OVERBROOK OVERLOOK
OVERBROOK, KANSAS

Steve McDowell, FAIA, made just the right changes to this tiny farm building that had been on his family's land since 1960. Repurposed as a weekend cottage, it retains the exterior's corrugated metal siding and southern yellow pine sheathing. After squaring off the interior with exposed plywood, Steve added a southern yellow pine floor and created two openings in a slatted crib wall that divided the interior from north to south. On one side he inserted a living and dining area, and on the other is a kitchen, bedroom, and bath, with a loft above it. New windows were fitted into the existing openings, and new yellow pine porches built on the front and back.

"After 60-some years, the timber hasn't suffered from exposure to the elements. That was one of the guiding lights when we started the process," Steve says. "Any new wood, except for the plywood, would be southern yellow pine. We were learning from



the old and letting that shape the pathway forward." He adds, "That old building has become a sort of research laboratory for the park buildings our firm is doing on a former downtown freeway, at a much different scale." The judges praised its "extreme modesty. They just understood what to do. They kept parts of the original, so it has this authenticity, but it's not treated like a treasure."—Cheryl Weber

PROJECT CREDITS

ARCHITECT: Steve McDowell, FAIA, BNIM, principal in charge, Kansas City, Missouri

BUILDER: Delaney Moore and Caleb Aldrich, dmrtisans, Kansas City, Kansas

COLOR/DESIGN COLLABORATOR: Beena Ramaswami, BNIM

MECHANICAL ENGINEER: Tom Simpson, Introba, Kansas City, Kansas

STRUCTURAL ENGINEER: Trevor Acorn, Walter P. Moore Co., Kansas City, Missouri

PROJECT SIZE: 702 square feet

SITE SIZE: 78 acres

CONSTRUCTION COST: \$242 per square foot

PHOTOGRAPHY: Kelly Callewaert

KEY PRODUCTS

CABINETRY: Custom Baltic birch ply by Sheldon Vogt

CEILING FANS: Ball, Modern Fan Company

COOKING/VENTILATION: Bertazzoni

COUNTERTOP: Recycled Surfaces

DISHWASHER: Bosch

ENTRY DOORS, HARDWARE, LOCKSETS: H Window

FASTENERS: Spax

FAUCETS: Grohe

FINISH MATERIALS: Sanded ACX pine plywood from New Zealand

HVAC SYSTEMS: Carrier Mini Split, Warm Tiles Electric Radiant System

INSULATION: Kansas Spray Foam

LIGHTING: Halo, Ikea

OUTDOOR GRILL: Big Green Egg

OVENS: GE Advantium

PAINTS, STAINS, COATINGS: Johnson Paste Wax

PASSAGE DOORS: Menards yellow pine, Zoro hardware

REFRIGERATOR: GE

SHOWER ENCLOSURE: Delta

SINKS: Kraus, EAGO

TANKLESS WATER HEATER: Takagi

TOILET: Dual flush Glacier Bay

WASHER/DRYER: Bosch



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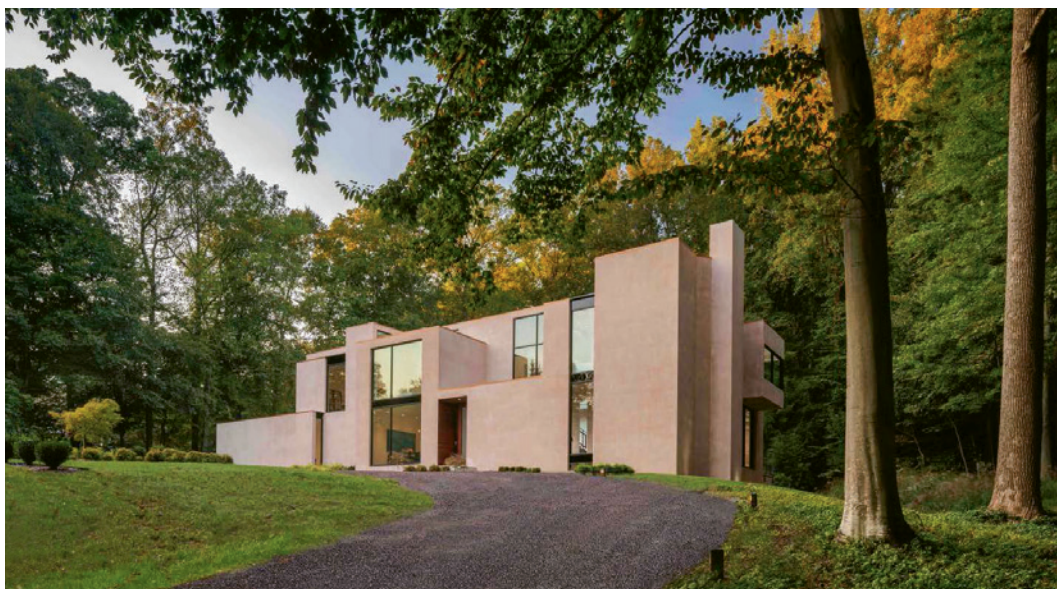
ARCHGRILLE.COM

CITATION / RENOVATION

DAVID JAMESON ARCHITECT
FACELIFT
POTOMAC, MARYLAND

Like a sculptor paring away a block of stone, David Jameson's renovation calmed this developer house's overwrought elevations. Working within the house's footprint and bearing walls, he quieted the exterior by removing gratuitous bump-outs and joining some of the first- and second-story windows vertically, while infilling others with concrete block. Flattening the hipped roofs helped to scale down the structure, and a coat of variegated stucco, inspired by hand-hewn finishes the clients admired in Morocco, creates a cohesive composition.

The renovation also charted a new course for the interiors. Strategic incisions opened new two-story spaces, which are now lit by clerestories. While all room functions remained the same, stripped finishes and nips and tucks—such as removing a back stair, relocating a first-floor powder room, and creating better-proportioned rooms on the upper bedroom level—modernized the spaces. In an unusual move, the interior reconstruction, including framing the new roof, took place under the tent of the old roof. “It allowed us to work in the weather,” says David. “We ripped off the roof one day, and there was the new house.” He adds, “It was an effort in editing and distilling into something that is as holistic as a sculpture.” The jury noted that cues from the old house are reinterpreted. “They took a homely house and gave it a new life,” a judge said. “It’s a radical transformation and done in an interesting way.”—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT/INTERIOR DESIGNER: David Jameson, FAIA, David Jameson Architect, Bethesda, Maryland

BUILDER: Ally DC, Washington, D.C.

LANDSCAPE DESIGNER: David Jameson Architect

PROJECT SIZE: 10,500 square feet

SITE SIZE: 2.22 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Paul Warchol

KEY PRODUCTS

BATH FIXTURES: Fantini, Crosswater

CABINETRY AND CUSTOM MILLWORK: Miralis

CABINETRY HARDWARE: Inox locksets, Accurate pulls

CLADDING: Moroccan plaster, sapele

ENTRY DOORS: Pivot Door Company, Fleetwood Windows & Doors

FLOORING: Rustic black walnut

HOME AUTOMATION: Casaplex

PAINTS/STAINS: Benjamin Moore

ROOFING: TPO

TUB: Boffi

WALL COVERINGS: Metal Specialties

WINDOWS/WINDOW WALL SYSTEMS: Fleetwood Windows & Doors



CITATION / RENOVATION

ROBERT HUTCHISON ARCHITECTURE
TANGLETOWN TELESCOPE ADDITION
SEATTLE

In Seattle's Tangletown neighborhood, a couple with a large dog asked Robert Hutchison to extend the rear of their 1913 Craftsman bungalow to strengthen its connection to the gardens and add much-needed guest and flex spaces. Like the doorways of their original house, a new short walkway between the old and added spaces is topped by a radius arch opening. Adjacent to the transition, a curved ledge of similar radius frames a large skylight, one of three that invite natural light into the addition.

Beyond the transition, references to the original house dissipate. Stairs down to grade coupled with a vaulted ceiling give the addition a brighter and more open volume. Interior finishes are left exposed and minimalist.

Outside, the addition telescopes from the bungalow's gable roofline like an architectural extrusion. "It formally makes a relationship to the original house but stands on its own," says Robert. The jury agreed: "The rear



façade is a nice composition that is in scale with the surroundings."

Part of the addition's west exterior wall appears to flip and rotate out 90 degrees to create a horizontal overhang that shields the interior and a deck seating area from solar heat gain. "The new addition is about the house becoming more extroverted," Robert says. "The owners are probably sitting outside right now."—Wanda Lau



PROJECT CREDITS

ARCHITECT: Robert Hutchison, principal in charge; Xiaoxi Jiao, project staff, Robert Hutchison Architecture, Seattle

BUILDER: Method Construction, Seattle

INTERIOR DESIGNER: Robert Hutchison Architecture

STRUCTURAL ENGINEER: Harriott Valentine Engineers, Seattle

PROJECT SIZE: 682 square feet

SITE SIZE: 0.135 acre

CONSTRUCTION COST: \$600 per square foot (including exterior improvements to existing home)

PHOTOGRAPHY: Rafael Soldi

KEY PRODUCTS

CLADDING: Taylor Metal

COUNTERTOP: Misterio

DECKING: Batu

DOOR HARDWARE: Omnia (passage door)

ENTRY DOOR: Codel Doors

FAUCETS: Grohe (shower)

HOUSEWRAP: VaproShield

LIGHTING CONTROL SYSTEMS: Lutron

LIGHTING, EXTERIOR: WAC Lighting

LIGHTING, INTERIOR: Juno, Belfer Lighting, Artemide, Nelson

LOCKSET: Kwikset

PAINT, INTERIOR: Sherwin-Williams

ROOFING: Sound Building Supply

ROOF WINDOWS/SKYLIGHTS: VELUX

SINKS: Scarabeo Ceramiche (bathroom)

SHOWER ENCLOSURE: Northwest Shower Door (glass)

TOILET: TOTO

VENTILATION: Panasonic (bathroom)

WINDOWS: Andersen Windows & Doors, Windsor Windows & Doors

WINDOW WALL SYSTEMS, SLIDING AND/OR FOLDING: Fleetwood

CITATION / ARCHITECTURAL INTERIORS

JACOBSCHANG ARCHITECTURE
TRANSLATORS' HOUSE
CULVER CITY, CALIFORNIA

To reflect the homeowners' multiple ties to Japan, Jacobschang Architecture translated aspects of the country's traditional architecture into a new build in Culver City, California. A front door of Japanese chestnut boards hand-tooled in a Naguri cut style opens to a genkan entryway of rugged stones and concrete to receive outdoor shoes. A raised, finished wood floor takes visitors along an L-shaped wall of board-formed concrete that anchors the house like a spine. "The detail, scale, and registration of the 2-by-6 boards in the concrete feels comfortable for domestic spaces," Mike Jacobs says.

Natural light from expansive windows quickly fades into a gallery corridor's dark ceiling of exposed Douglas fir structure and cork infill panels, but returns to bounce freely off the light-colored ceilings of living areas. "You move from spaces that are more materially rich and darker, into spaces that are open, bright, and connected to the gardens," Mike says.

"The interior mixes incredibly different materials that invite moments of imperfection and roughness," the jury said.

The extensive glazing also allows views out and in. "It was important to not create a house that turns its back on the street, the community, and the neighborhood," Mike says. Upstairs, four bedrooms share a common play space. In the basement office, large wall panels of slip-form poured concrete are softened by a south-facing light scoop that tracks the passing day.—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: Mike Jacobs, principal; Guillaume Lapointe, Jacobschang Architecture, New York

BUILDER: Chadwick & Doggett General Contracting, Marina Del Rey, California

INTERIOR DESIGNER: Pascha Goodwin, Design LO.CA, Los Angeles

LANDSCAPE ARCHITECT: Campion Walker Landscapes, Topanga, California

LANDSCAPE INSTALLATION: Mama Mountain Landscaping

STRUCTURAL ENGINEERING: Thang Le & Associates, Arcadia, California

PROJECT SIZE: 3,885 square feet

SITE SIZE: 5,388 square feet

CONSTRUCTION COST: \$400 per square foot

PHOTOGRAPHY: Michael Wells

KEY PRODUCTS

CABINETS: Farmhouse Custom Cabinetry

CEILING PANELS: ThermaCork

CLADDING: Delta Millworks

COUNTERTOPS: Corian

DOORS: Valchromat (closet panels); Taylor

Brothers Architectural Products (passage, hardware)

FASTENERS: Simpson Strong-Tie

FAUCETS: Grohe (kitchen); Kohler (bathrooms, shower)

FOUNDATION: Carlisle SynTec Systems

HOUSEWRAP: VaproShield

GARAGE DOORS: Custom

LIGHTING, INTERIOR: Brendan Ravenhill Studio (dining room); Andrew Neyer (entry, living room), Clarte Lighting (corridors)

RANGE: Samsung induction

ROOFING: LiveRoof (green roof)

SINK: Decolav (primary bathroom); Kohler (secondary bathroom); Duravit (utility)

TILE: Zia Tile (primary bathroom)

TOILET: TOTO

VENT HOOD: Zephyr

WASHER/DRYER: LG

WINDOWS: B&B Doors and Windows (pocket slider, sliders); Opulent Glass, Inc. (site-glazed window corridor); Loewen Windows (all others)

WINE REFRIGERATOR: Eurocave



CITATION / ARCHITECTURAL INTERIORS

ZACK | DE VITO ARCHITECTURE +
CONSTRUCTION
STEEL LIFE
SAN FRANCISCO, CALIFORNIA

For a 1970s condominium renovation, Jim Zack, FAIA, and Leland Classen seized the opportunity to run with their design vision. “A good client is willing to let us do what we want,” Jim says. “The freedom allows us to explore and build.”

The owner wanted to wake up to views of the San Francisco skyline and open up the unit’s floor plan for entertaining and showcasing his art collection. The designers constructed a 20-foot-long, 8-foot-tall sliding interior door of steel panels that visually connects the bedroom to the living areas when open. The curved movable wall rolls smoothly on casters in a steel track routed into the walnut floor and closes against a steel elliptical-shaped chase, which houses a heating vent and the chimney flue of the unit below.



Jim and Leland are no strangers to steel, having incorporated the industrial material in previous residential projects. In this unit, they also expertly designed, fabricated, and installed the material into a bespoke kitchen island, backsplash, and minimalist trim for the sliding door frame. Steel shelving, panels, and casework line the walls of the unit. “The relentless use of this steel is one of the strongest parts of this design,” the jury said. “They didn’t decide to use a different material in one room versus the other. This is what an architectural interior is.”—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: Jim Zack, FAIA, principal in charge; Leland Classen, project architect, Zack | de Vito Architecture + Construction, San Francisco

BUILDER, INTERIOR DESIGNER, LIGHTING DESIGNER, STEEL FABRICATOR: Zack | de Vito

FURNITURE DESIGNER: Jim Zack, Zack | de Vito

FURNITUREMAKER: Lawrence Gandsey Furniture

MILLWORK: Cabinets Quick, Los Angeles; Zack | de Vito

STEEL SUPPLIER: Van Bebber Brothers

WOOD SLABS FOR CUSTOM FURNITURE: Evan Shively, Arborica

PROJECT SIZE: 1,000 square feet

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Bruce Damonte

KEY PRODUCTS

CABINETRY: Treefrog Veneer, Cabinets Quick

CABINETRY HARDWARE: Schoolhouse Electric Co.

COUNTERTOPS: Dekton, Spec Ceramics, Mutina America + Z Collection

DOOR HARDWARE: Level (entry); Milcasa (office); Emtek (bathroom); Johnson Hardware (bedroom); Sugatsune (bedroom)

GRILLES: Architectural Grille

FAUCETS: Graff, Hansgrohe

LIGHTING, INTERIOR: CSL, Tech Lighting, Moooi, Sonneman, WAC Lighting, Core, Hafele, Matteo Lighting, Modern Lighting, Visual Comfort

LIGHTING CONTROL SYSTEMS: Lutron

PAINT: Vasari, Benjamin Moore

PICTURE RAIL: Arakawa

RANGE: Bosch induction

SINKS: Franke, Grohe, Laufen

SKYLIGHTS: VELUX

REFRIGERATOR: Fisher & Paykel

TOILETS: Duravit

TUB: Aquatica

WALLBOARD: Treefrog Veneer

WASHER/DRYER: LG

WINDOW WALL SYSTEMS: All Weather Architectural Aluminum

CITATION / RESIDENTIAL SPECIAL CONSTRAINTS

SALA ARCHITECTS
BREUER GUEST SUITES
AT THE COLLEGEVILLE INSTITUTE,
SAINT JOHN'S UNIVERSITY
COLLEGEVILLE, MINNESOTA

A collection of 10 apartments designed by Marcel Breuer lines a wooded lakeshore at Saint John's University's Collegeville Institute. Originally designed to house the male attendees of ecumenical programs and their families, the modest apartments had over time experienced a change of program, housing more diverse users for varying stretches of time, as well as a lot of wear and tear.

Updating the units was less an exercise in preservation, but more in adaptive reuse, says David O'Brien Wagner, AIA: "Although the buildings are historic, sticking with what was there from the 1960s wouldn't have served the purpose of an institution moving forward."

Still, the renovation was light handed to respect Breuer's intentions and to conserve resources. Floor plan tweaks kept walls in place; hardware, furniture, doors, and trim were refurbished and reused. At the same time, the design updated light fixtures and furnaces and resolved air leakage issues. A sleek millwork refresh increased the clearance above kitchen counters and hid existing ad-hoc plumbing infrastructure behind a subtle white reveal.

All work proposals were approved by the institution's design committee, including the delightful pops of Breuer blue finishes on cabinets and shelving.

The jury praised the refresh: "It was lovingly done. The architects didn't replicate what was there, but they were sympathetic to the original logic. There was no ego here."—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: David O'Brien Wagner, AIA, principal; Marta Snow, AIA, project architect, SALA Architects, Minneapolis

BUILDER: Breitbach Construction Co., Elrosa, Minnesota

PROJECT SIZE: 8,000 square feet

SITE SIZE: 3 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Troy Thies Photography

KEY PRODUCTS

CABINETRY: Custom

COUNTERTOP: Caesarstone

FAUCETS: Brizo, Grohe

FLOORING: Daltile; Mosa

FURNISHINGS: Ikea, Design Within Reach, Blu Dot, Herman Miller, Room & Board

HOUSEWARES: Crate & Barrel, Ikea, Target

KITCHEN APPLIANCES: Bosch; Zephyr (ventilation hood)

LIGHTING, INTERIOR: Bartco Lighting; DMF Lighting

LIGHTING CONTROL SYSTEMS: Lutron; Leviton; Legrand

PAINTS: Sherwin-Williams

SHOWER ENCLOSURE: Cardinal

SINKS: Kraus, Duravit

TILE: Mosa, Kate-Lo Tile & Stone

TOILET: TOTO

TUB: Kohler retrofit shower basin



CITATION / RESIDENTIAL SPECIAL CONSTRAINTS

NICK NOYES ARCHITECTURE
CHIMNEY ROCK RESIDENCE
NAPA, CALIFORNIA

When you need to build quickly, modular construction is your friend. The team at Nick Noyes Architecture had never designed a modular house before. But a client had purchased a property on the famed Silverado Trail in Napa Valley in order to build a spec house and wanted to recoup her investment as quickly as possible. “Time is money,” says Nick Noyes, FAIA, who estimates that modular construction shaved nine months off the construction schedule.

To create a house that still had the spatial qualities and architectural form that the client desired, the architects

took a hybrid approach. Key pieces, including the central living/dining room, which has a vaulted ceiling, were built on site. Meanwhile, the kitchen and bathrooms—the “intense interior spaces,” as Nick describes them—along with the bedrooms and a separate guest house, were constructed in a factory. The on-site construction team poured a foundation to the exact size of the modules, and added siding and gabled roofs. Says Nick, “It was a very fun process to figure out how we could make spaces that are interesting, given the parameters that were set for us.”—*Lydia Lee*

PROJECT CREDITS

ARCHITECT: Nick Noyes, FAIA, principal; Michael Perkins, principal; Nick Noyes Architecture, San Francisco

INTERIOR DESIGNER: Anne Sneed Architectural Interiors, Del Mar, California

BUILDER: Del Mar Restoration, Del Mar, California

PREFABRICATED MODULES: Method Homes, Seattle

LANDSCAPE ARCHITECT: lisachestnut | landscapes, Encinitas, California, and Marfa, Texas

STRUCTURAL ENGINEER: Ashley & Vance Engineering, Reno, Nevada

PROJECT SIZE: 7,000 square feet

SITE SIZE: 41 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Suzanna Scott Photography

KEY PRODUCTS

APPLIANCES: Hestan Culinary, Miele

CABINETRY AND HARDWARE: Method Homes

CLADDING: James Hardie Plank lap siding, reSAWN Timber Co. Abodo Vulcan cladding

ENTRY DOORS/DOOR HARDWARE: Marvin, All Weather, Ashley Norton

EXTERIOR LIGHTING: Ralph Lauren

FASTENERS: Simpson Strong-Tie

FAUCETS: Kallista, Rohl

FIREPLACE: Marquis Bentley

FLOORING: Northern Wide Plank oak

HOME CONTROL SYSTEM/SHADING: Lutron

HVAC: Fujitsu heat pump

MOISTURE BARRIERS: Benjamin Obdyke

PAINTS: Benjamin Moore

ROOFING: Recla Metals corrugated metal in Antique Silver

SINKS: Julien SmartStation, Laufen

TOILETS: TOTO

TUBS: MTI Whirlpool, Rohl

VENTILATION: Panasonic

WINDOWS: Marvin, All Weather

CITATION / RESIDENTIAL SPECIAL CONSTRAINTS

GO'C
BLATTO BOAT
SEATTLE

The houseboat moored on Seattle's Lake Union had to fit within the narrow 12-foot-by-40-foot footprint of the previous vessel and provide the amenities and privacy of a conventional home. Working with a nautical engineer, Aimée O'Carroll and Jon Gentry, AIA, made the most of their project constraints to ensure the owner wouldn't "feel like they were on top of their neighbors," says Aimée.

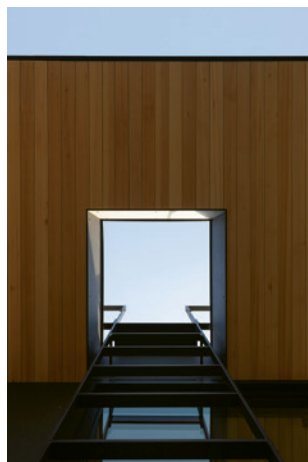
Prefabricated on land, the two-story, modern residence sits in a weighted 4-foot-deep steel hull that counters the structure's top-heaviness and adds head height to its main level by stepping visitors down about 18 inches upon their entry. Clerestory windows and a skylight bring in daylight while avoiding direct views of neighbors.

The design tucks the bathroom inside the knuckle of an internal staircase, which the owner preferred to a ship's ladder. Windowsills and seating do double duty as bookshelves. An insulated exterior shell helps ensure the slip's 50-amp electrical service can power both the houseboat's heaters and appliances.

Sliding doors open the main and second levels to a deck and terrace. "We made sure that the flooring on the main level was robust and would not be damaged by water dripping from people coming and going in the lake," Aimée says. A bonus upper roof deck adds entertaining space.

The strong indoor-outdoor connections are a contextual response to the site. "It's simply a really cool houseboat," the jury said.

—Wanda Lau



PROJECT CREDITS

ARCHITECT: Jon Gentry, AIA, partner; Aimée O'Carroll, ARB, partner; Max Hunold, GO'C, Seattle, Washington

BUILDER: Wild Tree Woodworks, Seattle

BOAT BUILDER: Snow and Company, Seattle

STRUCTURAL ENGINEER: Swenson Say Fagét, Seattle

NAUTICAL ENGINEER: KraftMar Design Services, Seattle

PROJECT SIZE: 620 square feet

SITE SIZE: 0.01 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Andrew Pogue

KEY PRODUCTS

APPLIANCES: Bosch (induction cooktop,

oven); Zephyr (hood); Summit (refrigerator)

CLADDING: T&G tight-knot cedar siding; Richlite

COUNTERTOP: Richlite (kitchen)

FLOORING: Forbo (main level); engineered white oak (upper level, stairs)

LIGHTING, EXTERIOR AND INTERIOR: Dals Lighting

RADIATOR: Runtal

ROOF DECKING: Georgia-Pacific Building Products

SKYLIGHT: CrystaLite

SINK: Kraus (kitchen)

WINDOWS: Weather Shield

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HONOR AWARD / CUSTOM ACCESSORY OR OUTBUILDING

GO'C
CERAMICS STUDIO
SEATTLE

A talented ceramics artist with a growing business and following was ready for her own studio, but in West Seattle, space is a limited resource. Building a detached ADU behind her residence — rather than a single-purpose art space — helped her secure permitting and a construction loan, as well as facilitating her vision to host community events.

The design draws from the background of the artist, who has roots with the Denesuline tribe in northern Saskatchewan, Canada, and from her works themselves, which are simple, organic, and of natural earth tones. The studio assumes a long wedge form with a single-slope roof. A striking



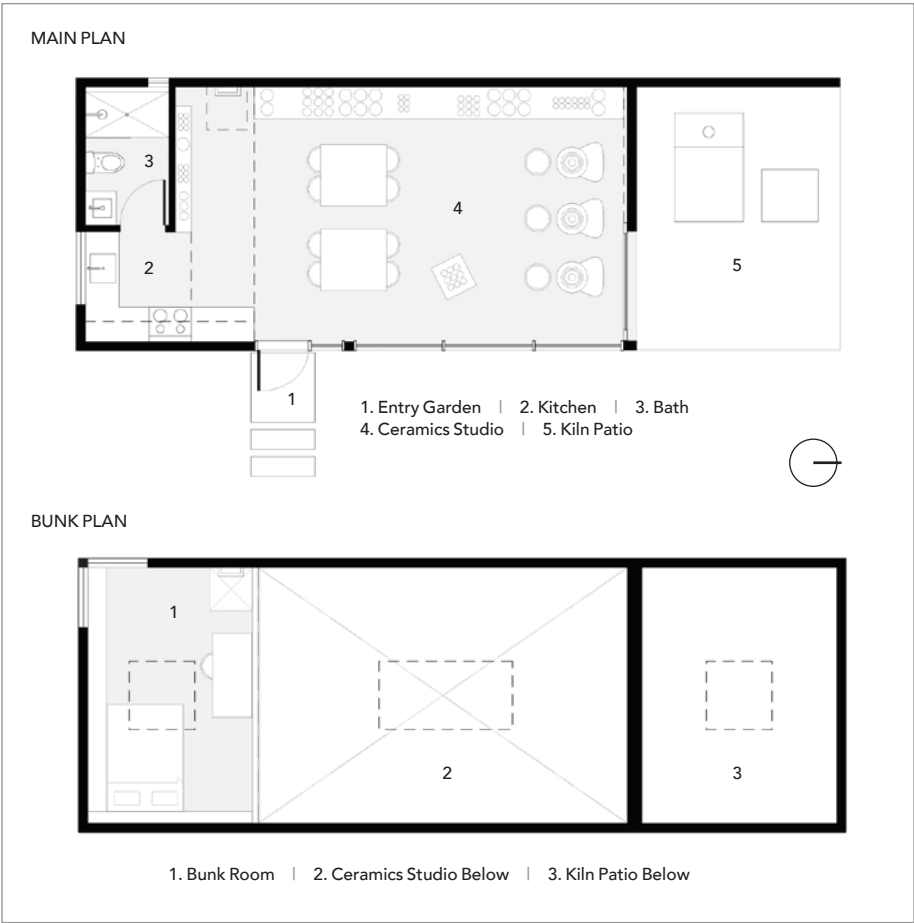


rainscreen of weathering cedar shingles provides a durable, tactile, and ever-changing envelope. “The shingles were an important material choice,” says Jon Gentry, AIA. “The texture harkens to the warmth of all her pieces” and ties into the exterior of her adjacent house.

Inside, the studio layout responds to the artist’s process. “It was important to fully understand her needs for the space and the process of creating ceramics, from throwing to putting them in the kiln,” says Aimée O’Carroll. The open ground level accommodates multiple pottery wheels and tables for workshops. Exposed rafters and plywood finishes warm the interior and tie into wood millwork and window and sliding door frames. The wood tones provide a strong contrast to white display walls, a clean and bright backdrop for showcasing finished ceramic products on floating wood shelves. Suspended up/down lighting provides indirect and direct illumination throughout the space, creating a welcoming beacon year-round.

A large sliding door provides direct access to a patio and the kilns, both of which are covered by the cantilevered roof to increase usable studio area. Three large skylights provide natural light to the outdoor





kilns, studio interior, and a small loft, which also serves as an office or guest bedroom.

Due to the project's tight budget, the architects leveraged their connections to find a contractor amenable to a collaborative approach with the owner. "It wasn't about making a profit and meeting a bottom line," Aimée says. To help offset costs, the artist took part in the project's construction, working alongside the builder on tasks ranging from installing the skylights and weather barrier to hanging the cedar shingles. Along the way, she enlisted her partner and friends to help.

Since its completion, the ceramics studio has seen much use beyond its primary program, serving as a classroom, a holiday pop-up shop, kitchen preparation space, and communal dining space. "What a dream," said the jury.—*Wanda Lau*

PROJECT CREDITS

ARCHITECT: Jon Gentry, AIA, partner; Aimée O'Carroll, ARB, partner; Max Hunold, GO'C, Seattle

BUILDER: Thomas Johnston, Dovetail General Contractors, Seattle

STRUCTURAL ENGINEER: Kevin Winner, Pacific Engineering & Design, Wenatchee, Washington

PROJECT SIZE: 528 square feet

SITE SIZE: 0.18 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Kevin Scott

KEY PRODUCTS

CLADDING: Cedar shingles

EXTERIOR WALL ASSEMBLY: VaproShield (rainscreen); Rockwool (insulation)

INTERIOR FINISH: A/C marine grade plywood with clear finish

LIGHTING, INTERIOR: GlowbackLED (studio); WAC Lighting; Elco Lighting (bathroom)

ROOF ASSEMBLY: Soprema

SKYLIGHTS: CrystaLite

TILES: Zia Tile (bathroom)

VENTILATION: Panasonic (bathroom)

WINDOWS/WINDOW WALL SYSTEM: Stile Windows and Doors





HONOR AWARD / CUSTOM ACCESSORY OR OUTBUILDING

SPECHT NOVAK
STEALTH HOUSE
AUSTIN, TEXAS

This accessory dwelling unit in Austin, Texas, by Specht Novak, completely won over the judging panel. “It requires no outer views and yet lives with so much light and garden. I’m obsessed,” raved one judge. “I think it’s perfect,” said another.

Designed by Scott Specht, AIA, for himself and his wife, this ADU showcases how zoning reform is stealthily densifying the neighborhood. New regulations allowed a traditional single-family lot just south of downtown to be split into two separate properties. Scott purchased the back lot, which was on an alleyway, to develop a small urban infill house with two bedrooms and two baths.



To make the most of the compact lot, Scott created an inward-looking house with an opaque façade. Inspired by ancient Roman courtyard homes, two courtyards totaling about 500 square feet, in lieu of exterior windows, provide light and views for the 1,100-square-foot home. “In the typical suburban house, the side windows don’t make sense, because you’re looking at a neighbor with a 5-foot setback. So there’s always some kind of covering on the windows anyway,” notes Scott. Without those windows, the design still satisfies code requirements for emergency egress: both bedrooms have exterior doors, hidden behind a full curtain on the inside.

The house is clad in corrugated weathering steel, which is lightweight and requires no maintenance, so that neighbors gaze upon the equivalent of metal fencing. To embellish the entrance with something that has the feeling of an artwork, he added a panel of green glass mosaic tile. Those coming down the alleyway have this more intriguing, welcoming view of the house.



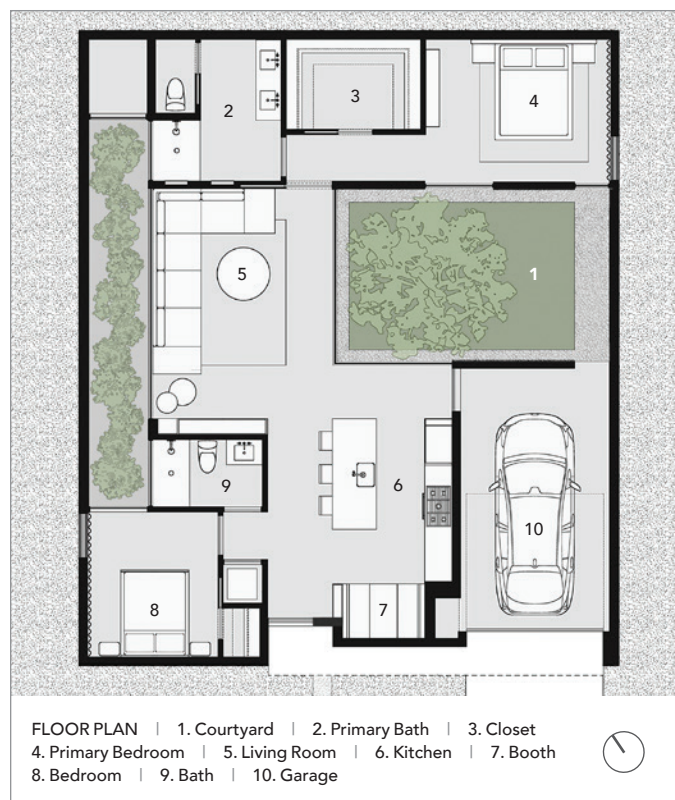


Inside, a central courtyard, planted with an olive tree, ensures that there's a view of the outdoors from practically anywhere in the house. The courtyard is enclosed by affordable frameless insulated glass units, which are set into channels at the top and bottom, sealed with silicone, and finished with a metal trim. (The units' 9-foot height, which was the tallest standard size they came in, determined the





ceiling height of the home.) A secondary, linear courtyard provides yet more light. Both showers look onto this narrow courtyard through glass walls, creating a spa-like feeling. Confirming the judges' observations, Scott says, "It's a much brighter and sunnier house than I've ever lived in before."—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Scott Specht, AIA, principal, Specht Novak, Austin, Texas

BUILDER: Austin Smock, Smock Design, Austin

STRUCTURAL ENGINEER: Richard Luevano, Steinman Luevano Structures, Austin

PROJECT SIZE: 1,100 square feet

SITE SIZE: 0.08 acre

CONSTRUCTION COST: \$496 per square foot

PHOTOGRAPHY: Leonid Furmansky

KEY PRODUCTS

APPLIANCES: Bosch, Fisher & Paykel, LG

BASE REVEALS: Milgo-Bufkin

CABINETRY AND HARDWARE: Dale Stroehman Millwork, Blum

COUNTERTOPS: Cambria quartz

CLADDING: Western States Metal Roofing

CURTAINS: Regal Drapes

DRYWALL: USG

DOOR HARDWARE: Kwikset, Rejuvenation

EXTERIOR LIGHTING: Visual Comfort

FAUCETS: Kohler

FLOORING: Legno Bastone

GARAGE DOOR, OPENER: Clopay, LiftMaster

HVAC: Mitsubishi VRF heat pump

INSULATION: Americana Builders closed cell foam insulation

INTERIOR LIGHTING: Visual Comfort, Litfad, Stickbulb, Design Within Reach

LIGHTING SWITCHES AND CONTROLS: ELEGRP

MOISTURE BARRIERS: Delta-Drain

PAINTS: Sherwin-Williams

PHOTOVOLTAIC SYSTEM: Freedom Solar

ROOFING: Carlisle TPO

SHADING: Select Blinds

SINKS: Delta

TOILETS: TOTO

TRUSSES: United Truss & Components

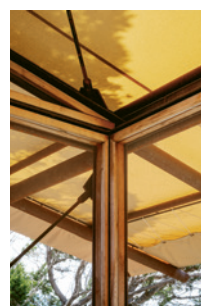
VENTILATION: Broan-NuTone

WALLCOVERINGS: Arte

WATER HEATER: Rinnai tankless

WINDOWS: Marble Falls Glass, Fleetwood





CITATION / CUSTOM ACCESSORY OR OUTBUILDING

CLAYTON KORTE
HILL COUNTRY RETREAT
HENLY, TEXAS

Despite how ruggedly scenic it is in Texas Hill Country, you really don't want full immersion in the landscape—unless you're fond of snakes and searing heat. When Brian Korte's client approached him for a small pond-side retreat on her 40-acre property, she was concerned about budget yet hardy in her expectations. The result is an elevated "glamping" pavilion that mixes practicality with a touch of poetry.

"There are water moccasins and rattlesnakes everywhere," says Brian. "That's why you want to be lifted and have airflow underneath. It also helps pull the breezes through. And then you need shade and respite from the heat. The southeast breeze comes over the pond and acts like evaporative cooling."

Raised on concrete piers, the exoskeleton of oilfield drill stem pipe, cedar frames inset with bronze insect screen, and ipe decking is topped with



a tent-like roof of laced canvas, evoking the African safari lodges the client has visited in her travels.

Materials will patina with age and exposure to the weather, befitting the rough and ready setting. But when the going really gets tough, there's an easy escape to the comforts of a tricked-out, conditioned Airstream, registered into the ipe decking. Said one judge, "It was kind of ingenious to put the trailer in there as a way to get a kitchen and a bathroom. It's the Glass House, and the private part is the Airstream."

—S. Claire Conroy

PROJECT CREDITS

ARCHITECT: Brian Korte, FAIA, and Paul Clayton, AIA, principals; Bradley Wilson, Clayton Korte, Austin and San Antonio, Texas

BUILDER: Burnish & Plumb Construction, Austin

STRUCTURAL ENGINEER: Scott Williamson, P.E., Structure Works, Austin

PROJECT SIZE: 1,152 square feet

SITE SIZE: 40 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Chase Daniel

KEY PRODUCTS

DECKING: Ipe

ENTRY DOORS: Custom fabricated steel

FOUNDATION: Concrete Sonotube piers

ROOF, TRUSS SYSTEMS: Salvaged schedule 40 drill stem pipe

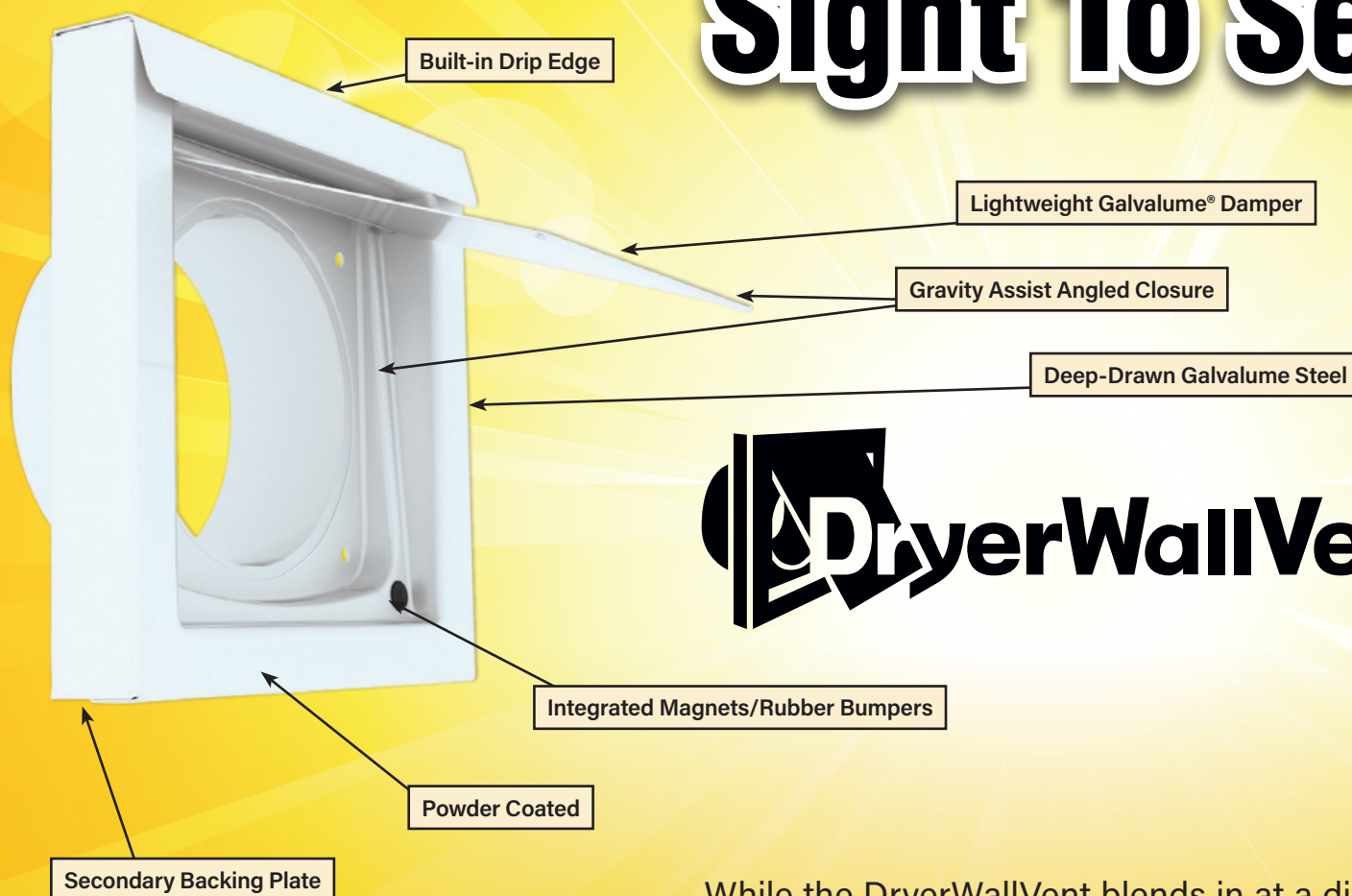
ROOFING: Canvas from Denver Tent Company

SCREENING: Bronze screen

SCREEN STOPS: Western red cedar

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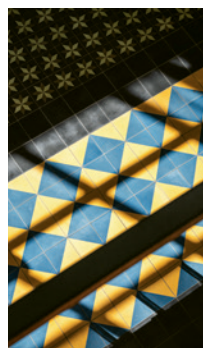
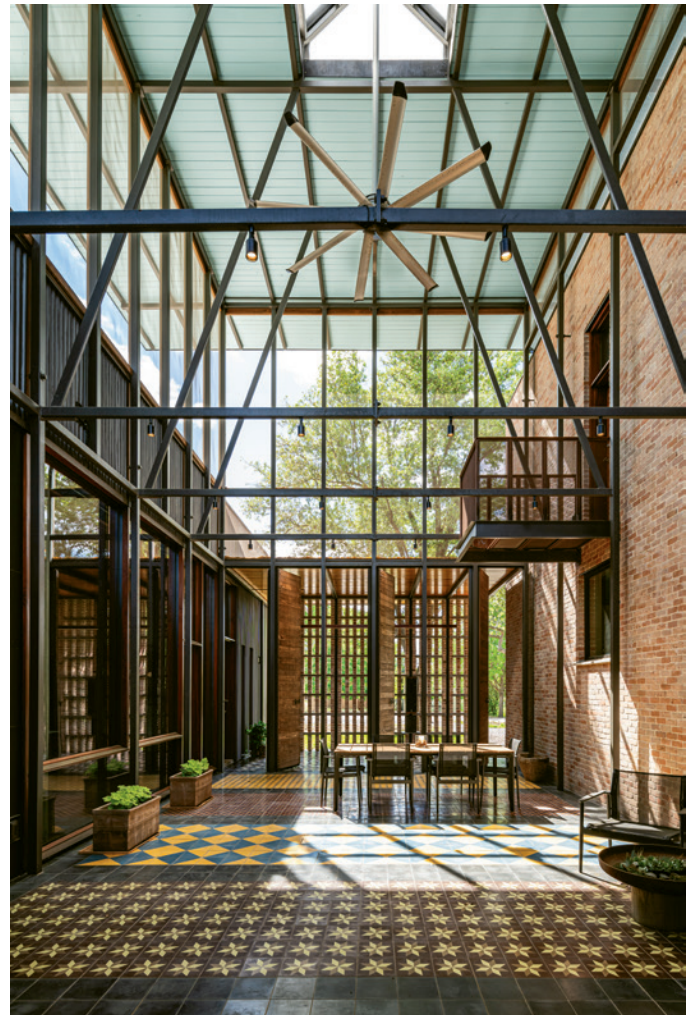
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HONOR AWARD / CUSTOM OUTDOOR LIVING

SHIPLEY ARCHITECTS
COURTYARD HOUSE
DALLAS

Dan Shipley's design for this hidden courtyard uses pattern and color to make a joyful, inventive statement. Designed for a couple who host large fundraising events several times a year, the courtyard is entered through 12-foot-tall, pivoting doors off the front porch and goes unnoticed by casual visitors. The covered front porch sets up that mystery. A brick lattice wall screens the porch from the street, creating an intimate sense of arrival. It's laced with thin, exposed steel columns that create a peekaboo effect and is detailed with horizontal limestone courses that alternate in length as they rise. To the left, six wooden doors open to the courtyard, while the front door lies straight ahead.





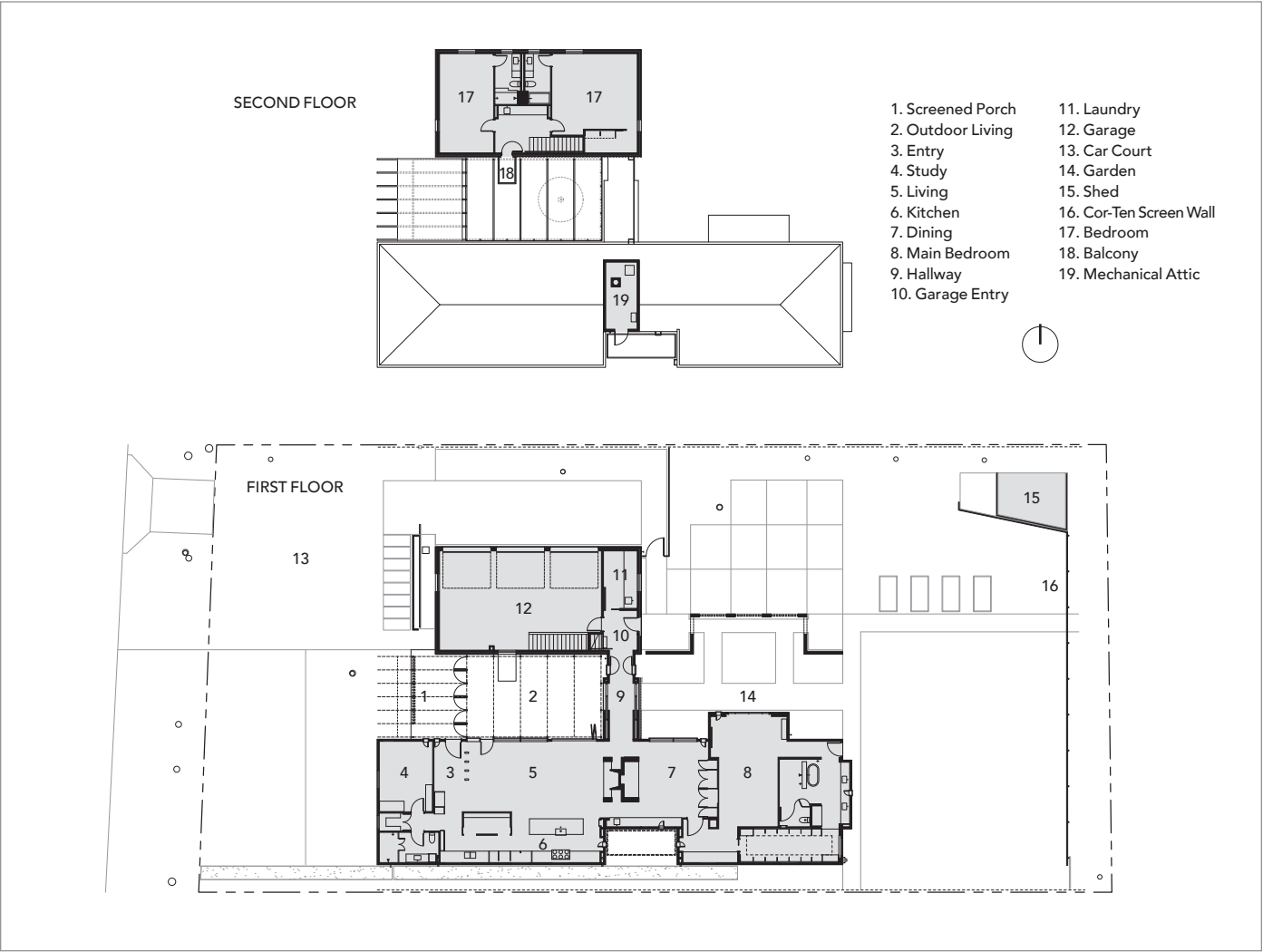
“When the wood doors are closed, you have no idea this other kind of space is behind it,” says Dan. “The entry porch is monochromatic, then there’s all this color and light in the next space over. The floor gives it the extra intensity.” Indeed, when the courtyard doors are open, the porch floor’s black-and-white tiles give way to a riot of color that encourages conviviality. Using concrete tiles from the Dominican Republic, Dan created six bays of flooring that align with the structural framing and are separated by a dark border. Directly under a skylight in the middle of the courtyard, larger-scale blue and yellow tiles help to organize the space.

The courtyard is awash in light from screened clerestories under a 28-foot-tall roof. Throughout the day, sunlight plays among the angles of the slender metal framing, which evokes tree branches, and the roof’s sky blue-stained 2x6 pine boards recall the color of traditional porch ceilings.

This volume also does the work of joining the house’s two sections: a one-story corrugated-metal structure on the south containing the owners’ quarters, and a two-story brick building that houses the garage and two guest bedrooms. A corridor connects the two volumes at the rear of the courtyard, opening it to the backyard.



It was a bold vision, and it works. “I have to commend the clients for trusting me,” Dan says of the exuberant colors and patterns. “You’re kind of stepping out there and you hope you’re doing the right thing.” The judges agreed that he had. “I love how it creates an outdoor moment that’s not really outdoors,” one said. “There’s a lot to like, so much texture, pattern, and light. The flooring material is unexpected. It’s fanciful in a way.”—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT: Dan Shipley, FAIA, principal in charge; Corey Reinaker, Kurt Vrbas, Shipley Architects, Dallas
BUILDER: Shipbuild Partners, Dallas
LANDSCAPE ARCHITECT: Paper Kites Studios, Dallas
ENGINEER: Coombs Engineering, Plano, Texas
PROJECT SIZE: 4,400 square feet
SITE SIZE: 0.5 acre
CONSTRUCTION COST: Withheld
PHOTOGRAPHY: Robert Tsai
KEY PRODUCTS
COOKING VENT HOOD: Elica
COOKTOP/REFRIGERATOR: Dacor
COUNTERTOPS: Wilsonart
DISHWASHER: Bosch

ENGINEERED LUMBER: Boise Cascade
EXTERIOR CLADDING: St. Joe Brick Works, Western States Metal Roofing, Delta, Old Texas Brick
EXTERIOR LIGHTING: FX Luminaire, Moon Visions
ENTRY DOORS: Marvin bifold, multi-slide pocket; Thermory ash (courtyard pivot doors)
FAUCETS: Blanco, Hansgrohe, Dornbracht
FANS: Big Ass Fans
FIREPLACE: Earthcore Isokern
FLOORING: Sabine Hill cement tile, DuroDesign cork
HVAC SYSTEMS: Fujitsu mini-splits, Enertech Navigator geothermal HVAC, Schluter (bath radiant heating)

INSULATION: VaproShield SA
OVENS: Wolf
PASSAGE DOORS AND HARDWARE: Schlage
PHOTOVOLTAICS: Qcells
POWER WALL: Tesla
ROOFING: GAF TPO
SINKS: Barclay, Kohler
SURFACING: Richlite
TOILETS: TOTO
TRIM: Vicostone quartz (bathroom)
TUBS: Cheviot Regal, Kohler Underscore
UNDERLAYMENT: Advantech
WINDOW SHADING SYSTEMS: Lutron
WINDOWS: Marvin
WINE REFRIGERATOR: Dacor



HONOR AWARD / ARCHITECTURAL DETAILS

STUDIO VARA
MODERN ARTIFACT
SAN FRANCISCO

To design and fabricate the custom stair in this San Francisco home, it took a year of R&D and a large team of consultants that specialized in structural engineering, fabrication, lighting, and construction. To install it, a dedicated rigging crew carefully craned each 800-pound section of heat-formed Corian through a hole in the

roof and onto a steel structure. “It was the hardest project that I’ve ever done. By the end of the job, we had grown men crying,” says Maura Fernández Abernethy of Studio VARA.

While the stair stole the show, the judging panel admired how the same refined aesthetic carried through the whole project. “There were things

happening in this space that felt truly one-off,” said one judge. And that was the goal: Studio VARA’s client had studied architecture and wanted the house to resemble an art gallery. “We said, ‘Well, couldn’t everything in the home also be gallery-like?’” says Maura.

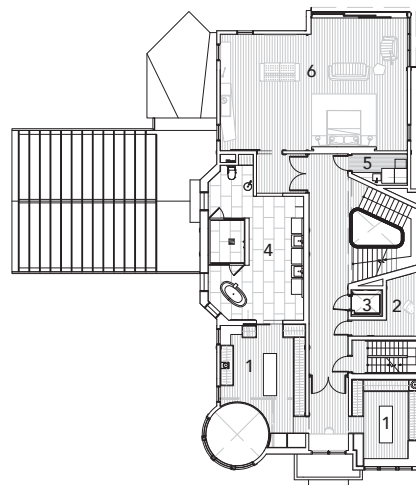
The home, born as a 1904 Queen Anne in the city’s Pacific Heights



neighborhood, had gone through a “hodgepodge of additions,” says Christopher Roach, AIA. “It was definitely a big puzzle—what do you keep, what do you get rid of, and how do you tie it all together?” He adds, “The idea was to keep the shell of the house fairly neutral, like a vessel, and make everything inside it an artifact.”

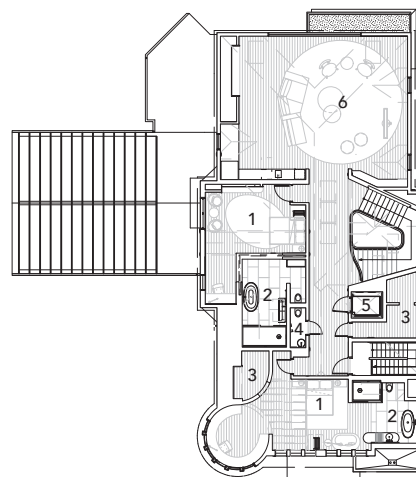
The design team experimented with many ways to create the sculptural stair, which has an integrated handrail with LED lighting. “Corian seemed to be most flexible—after it was installed, it could be sanded down,” notes Maura. In addition, the firm designed a trio of ovoid kitchen islands, which are also made from heat-formed Corian. The

two main orbs have an underlying structure like that of a boat: plywood ribs surround a central steel post, which is anchored to a steel plate under the floor. The islands are the centerpiece of a kitchen that has minimal appliances and is designed for entertaining; there’s a separate kitchen where the real cooking happens.



SECOND-FLOOR PLAN

1. Dressing Room
2. Study
3. Elevator
4. Primary Bathroom
5. Storage
6. Primary Bedroom



THIRD-FLOOR PLAN

1. Bedroom
2. Bathroom
3. Closet
4. Powder
5. Elevator
6. Game Room

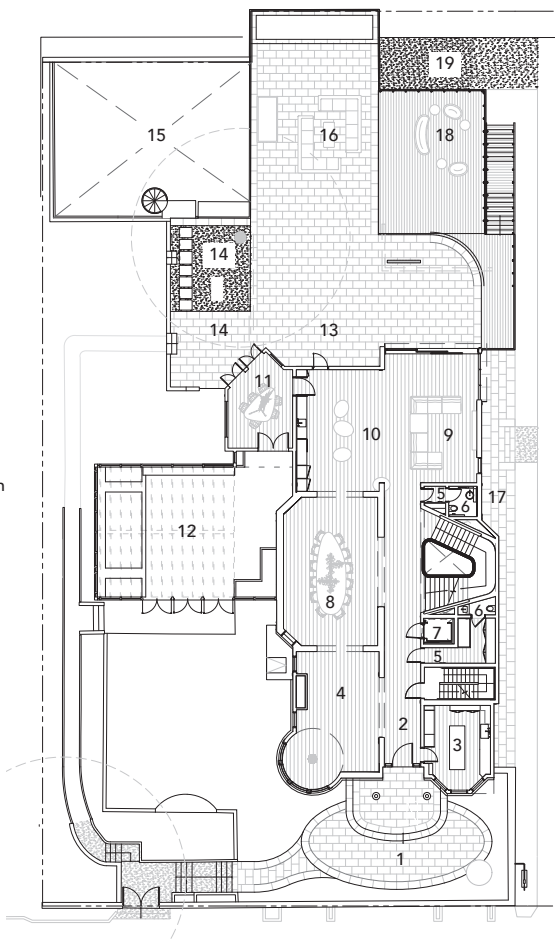


In the primary bathroom, the sinks and medicine cabinets become part of an art installation. For the custom terrazzo sinks, the client helped to select and place the stones that form the terrazzo. “As much as possible, we tried to isolate things and make them into freestanding objects that felt like they were sculptures sitting inside this gallery,” says Christopher. Adds Maura, “Like you would walk in here and go, ‘Wait a minute, is this a bathroom?’”—*Lydia Lee*



FIRST-FLOOR PLAN

1. Front Garden
2. Foyer
3. Catering Kitchen
4. Living Room
5. Pantry
6. Powder
7. Elevator
8. Dining Room
9. Great Room
10. Entertainment Kitchen
11. Breakfast Nook
12. Solarium
13. North Stone Deck
14. West Landing
15. Sunken Garden
16. Carriage House Deck
17. East Landing
18. Wood Deck
19. Lower Landing



PROJECT CREDITS

ARCHITECT: Maura Fernández Abernethy, principal; Graham Quinn, project lead; Olya Piskun, Rebal Knayzeh, Erin Dwyer, Alexia Gaviola, Jacqueline Lytle, Zoe Hsu, project team, Studio VARA, San Francisco

BUILDER: Cello & Maudru Construction, Napa, California

STAIR AND ORBS FABRICATOR: CW Keller, Longmont, Colorado

STRUCTURAL ENGINEER: GFDS Engineers, San Francisco

INTERIOR DESIGN: Studio VARA, San Francisco

LIGHTING DESIGN: Tucci, San Francisco

LANDSCAPE DESIGN: Terra Firma Landscapes Design, South San Francisco, California

PROJECT SIZE: 14,356 square feet

SITE SIZE: 0.35 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Matthew Millman

KEY PRODUCTS

APPLIANCES: Miele, Perlick, Wolf

CLADDING: Chris French Metal

COUNTERTOPS: Corian

DOORS/DOOR HARDWARE: Old World Door, HOPPE

DRYWALL: PAC International

FAUCETS: Dornbracht

FLOORING: Designer Floors wide plank white oak

GARAGE DOORS: ArmRLite

HVAC: Creatherm

INTERIOR LIGHTING: Artemide, dweLED, Hem, Koncept, Lindsey Adelman, Marset

INSULATION: Rockwool

OUTDOOR ELEMENTS: Marbres Homedes pavers, HPC Fire firepit, Reliable Sprinkler

LIGHTING CONTROL SYSTEM: Lutron

PAINTS: APV Engineered Coatings, Benjamin Moore

ROOFING: Landmark Pro

SECURITY SYSTEMS: Honeywell

SKYLIGHTS: VELUX

TOILETS: TOTO

WINDOWS: Dynamic Fenestration



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CITATION / ARCHITECTURAL DETAILS

S^A|SCHWARTZ AND ARCHITECTURE
PORTOLA VALLEY HOME
PORTOLA VALLEY, CALIFORNIA

Considering this Portola Valley home in the San Francisco Bay Area, a member of the judging panel commented, “There’s a little sublime moment with that screen in front.” That’s precisely what the architects at Schwartz and Architecture were aiming for.

As part of a phased renovation of a 1950s California ranch house, the architects tackled the garage and its existing second-floor addition. To turn the upper floor into a primary suite, they put the bedroom at the back, facing the view; they placed the bathroom on the front, so it could access plenty of natural light. The bath looks serenely onto a small courtyard, which is shielded from the road with a black-painted cedar screen.

Because this two-story volume was the preeminent front-facing element, the architects wanted to give it a welcoming façade. The sublime touch: a concave oval in the screen that appears and disappears depending on your viewing angle. “We put time and craft and money into this one distinctive optical effect,” says Neal Schwartz, FAIA. “It provides a lot of bang for your buck.”

The ribs that form the roughly 6x4-foot oval shape were carved on-site and refined by sanding after installation. The oval is repeated in an open-air oculus at the top of the stair leading to the suite. “Ovals can appear to be perfect circles because of the foreshortening of perspective,” notes Neal. “As you move around them, their true shape is revealed.”—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Neal Schwartz, FAIA, founder; Laura Huylebroeck, principal, Wyatt Arnold, principal, S^A|Schwartz and Architecture, San Francisco

BUILDER: Portola Valley Builders, Portola Valley, California

STRUCTURAL ENGINEER: Gregory Paul Wallace, Emeryville, California

PROJECT SIZE: 3,653 square feet

SITE SIZE: 1.08 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Bruce Damonte

KEY PRODUCTS

APPLIANCES: Best, Miele, Sub-Zero, True, Wolf

DOORS/DOOR HARDWARE: Bonelli Doors + Windows

FAUCETS: Grohe, Hansgrohe

FIREPLACE: Rasmussen

INTERIOR LIGHTING: Foscarini, Hem

SINKS: Julien, Kohler

TOILETS: TOTO

WINDOWS: Bonelli Doors + Windows

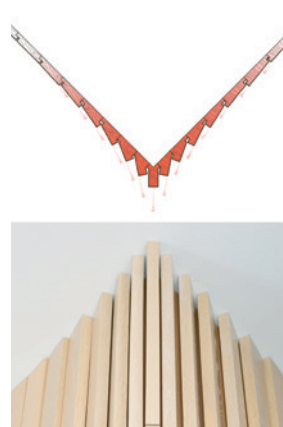


CITATION / ARCHITECTURAL DETAILS

ACTUAL ARCHITECTURE COMPANY
DUNDEE WALLS
OMAHA, NEBRASKA

Two graphic designers wanted custom millwork to add visual interest to their nondescript townhouse, unify an existing fireplace and little-used television, and hide the array of stuff that comes with modern living, such as remote controls. Although the brief was simple, says Jeffrey L. Day, FAIA, the result is only deceptively simple.

At the townhouse's ground floor entrance, the architectural built-in unit cants to nestle an entry bench under cove lighting, conceal a closet, and frame a removable wall panel for artwork. One floor above, in the main living area, a second built-in frames the fireplace, conceals the television behind a folding door, and camouflages two cabinets and a switch plate. "This detail is extremely clear about its intentions," one juror said. "I've had clients who are totally into hiding all the gizmos."



The lamella units might look straightforward, but appearances once again prove deceiving. Stretches of flat white oak boards (matching the main level's existing floor) ripple out of plane across their expanse, culminating in sculptural inflections at the units' outer corners.

To create this effect, the designers developed 18 board profiles, from the standard shiplap to shaped sections that incrementally rotate individual boards up to 60 degrees from the wall plane. Parametric design algorithms helped control costs, Jeff says, "by using a fairly limited number of board profiles to create the visual appearance of rotations."—*Wanda Lau*

PROJECT CREDITS

ARCHITECT: Jeffrey L. Day, FAIA, partner in charge; Matthew Miller, project architect; Dennis Krymuza and Ethan Boerner, designers, Actual Architecture Company, Omaha, Nebraska

BUILDER: d.KISER design.construct, Omaha, Nebraska

INTERIOR DESIGNER: Actual Architecture Company

PROJECT SIZE: N/A

SITE SIZE: N/A

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Colin Conces

KEY PRODUCTS

CABINETRY: Custom-milled white oak; formaldehyde-free plywood and MDF substrates

HINGES: SOSS Door Hardware

INTERIOR PAINTS, STAINS, COATINGS: Sherwin-Williams; M.L. Campbell; StewMac



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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

Owen Malloy
(847) 440-3000 ext. 115
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Southeast Sales Manager

Dan Agostinacchio
(847) 440-3000 ext. 101
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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

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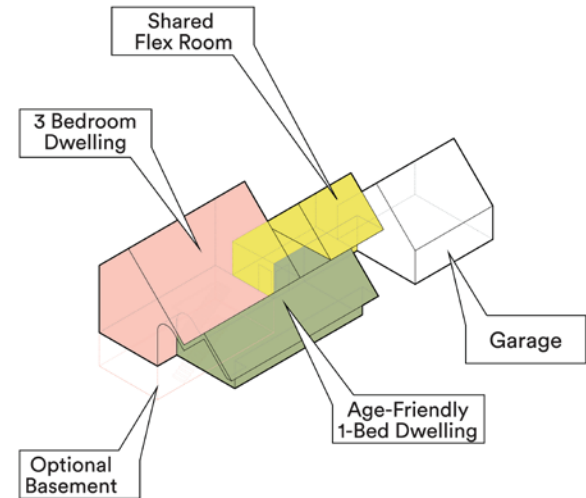
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Heidi@SOLABrands.com

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

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CITATION / CUSTOM ON THE BOARDS

ACTUAL ARCHITECTURE COMPANY
EXTENDED FAMILY HOME (DUPLEX +)
OMAHA, NEBRASKA

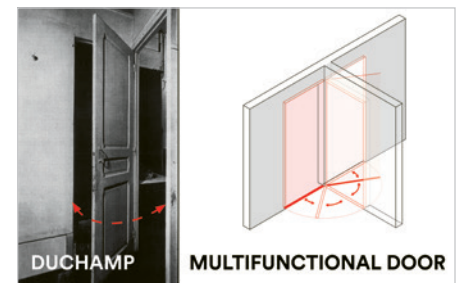
Multigenerational housing can help the burgeoning sandwich generation of middle-aged adults care for both their children and aging parents. The Extended Family Home, conceived for an Omaha by Design competition, reimagines the standard homogeneous duplex with a visual heterogeneity that combines multiple dwelling combinations in an expanded duplex configuration.

A two-story, three-bedroom family residence neighbors a one-story, one-bedroom residence designed for aging in place. To the rear, a flexible room accessible from either or neither dwelling can provide an additional bedroom or family room for the main dwelling, an efficiency apartment for a caretaker, or an attached ADU for an unrelated renter.

All three units intersect with an outdoor courtyard, where a multifunctional, double-swinging door can close off or open up access between the units. “The different social configurations can be easily transformed through this door,” says Jeffrey L. Day, FAIA. “There are a lot of possibilities.”

“I love when people puzzle out how to share small pieces of property,” a juror said. “This is smart, fanciful, and fun. I haven’t seen shapes like this in an ordinary, suburban setting.”

To reduce on-site construction time, a significant cost barrier for small-scale housing, Jeff envisions prefabricating the duplex with structural insulated panels. Currently he is in talks with developers in the hopes of building a demonstration project.—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: Ashley Byars, AIA, and Jeffrey L. Day, FAIA, partners in charge; Dennis Krymuza, lead designer; Ethan Boerner, designer, Actual Architecture Company, Omaha, Nebraska

BUILDER/INTERIOR DESIGNER: Actual Architecture Company

PROJECT SIZE: 2,360 square feet

SITE SIZE: 0.19 acre

CONSTRUCTION COST: Unbuilt

IMAGES: Actual Architecture Company

KEY PRODUCTS

CLADDING: James Hardie Building Products

ENVELOPE: Structural insulated panels (wall and roof)

HVAC SYSTEM: Heat pump

ROOFING: ATAS International



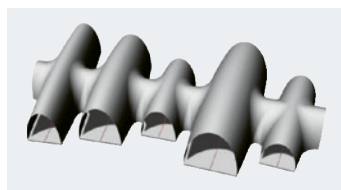
CITATION / CUSTOM ON THE BOARDS

DAVID JAMESON ARCHITECT
TETON RESIDENCE
JACKSON HOLE, WYOMING

This fanciful vacation house is based on a simple premise: the difficulty of building during Jackson Hole's long, arduous winters. David Jameson, FAIA, teamed up with a modular custom prefab company to devise a superstructure made of waterjet aluminum ribbed panels and a blackened copper skin, whose curving forms reference the five main Teton peaks behind it.

"The Tetons are so beautiful, why not echo that as a call and response from the wild?" David says. "Everybody has these super chunky roofs to withstand heavy snow loads, so we created a structure that becomes a drape of its own for many months of the year." The dark metal skin is designed to shed the snow, assisted by a vented "cold cavity."

The largest "tent" contains the kitchen and great



room, which connects to a small library and then to a two-bedroom volume with a staircase to an upper-level office and playroom. The larger dome on the end houses the primary suite and a fourth bedroom. Below grade is a garage, mudroom, laundry, gym, and lounge. "It's a sec-



ond house, so at the end of the day they can live in a very fluid manner," David says, adding that the prefabricated parts could cut construction time by a year. "It's a bit playful in that the house just decided to become the Tetons," a judge said. "I hope they build it."
—Cheryl Weber

PROJECT CREDITS

ARCHITECT: David Jameson, FAIA; Alexandra Wojno, David Jameson Architect, Bethesda, Maryland
PROJECT SIZE: 7,000 square feet
SITE SIZE: 10 acres
CONSTRUCTION COST: N/A
RENDERINGS: David Jameson Architect

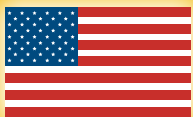
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