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VOL. 3, 2026

2026 RD
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Awards

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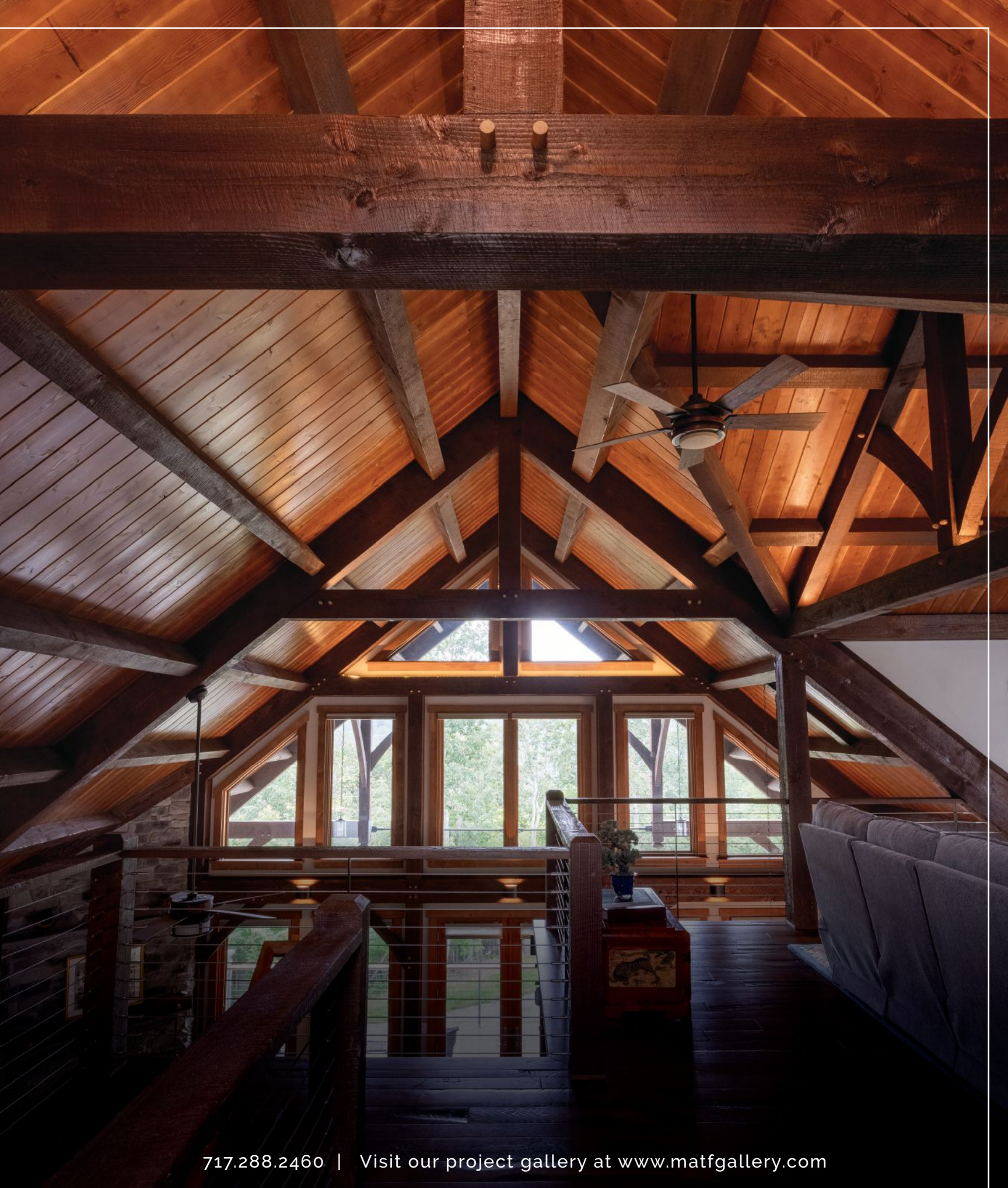
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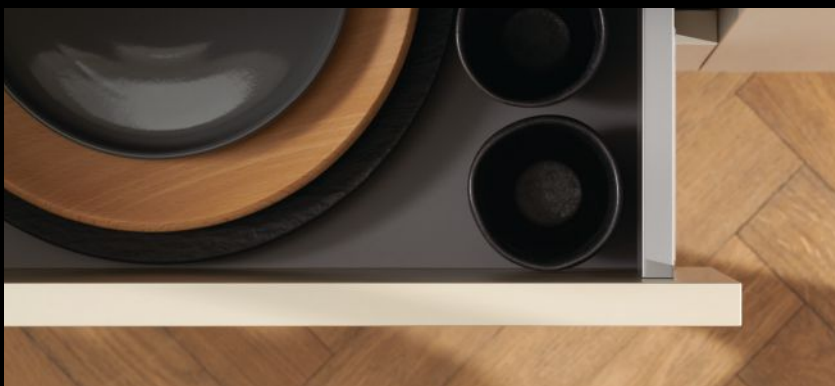
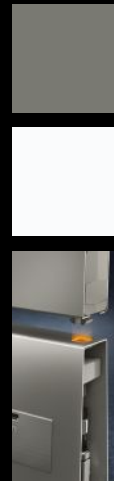
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On the Cover: French Creek Workshops by Wittman Estes wins the 2026 RDAA Project of the Year. Photo: Andrew Pogue

Welcome to Volume 3, 2026, 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 Cheryl@SOLAbands.com.

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

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Welcome to the seventh annual Residential Design Architecture Awards issue! As this program invariably make clear, one of the joys of residential architecture is that there are so many ways to express excellence. Much like the fascinating documentary on Steely Dan that I watched recently in which the band members deconstructed their music, it was intriguing to observe our RDAA judges parse the decisions architects made to create brilliant and memorable buildings.

Another appealing aspect of residential architecture is the range of project types in which architects are invited to shine, even within the same entry category. For example, this year two Period or Vernacular Renovation winners included the restoration of a spectacular I.M. Pei house and the conversion of an old yacht club to a family retreat.

Scope, of course, is another consistent variable. Winning projects range from the 7,660-square-foot City Park Residence, where the elegant sweep of the house shelters a view courtyard beneath it, to Lilac Cottage, one in a row of tiny, identical cabins from the 1930s. There, a few smart interior moves were transformative while preserving its modest beach presence, indistinguishable from its companions on the sand.

In between are a range of visual and environmentally responsive treats: There's a minimalist tennis pavilion in which the architects cleverly managed the landscape so that the dropped-down structure is invisible from the house. The Lafayette ADU takes the opposite approach; this polished outbuilding is the main view from the house while also serving as a pool house, office, or outdoor dining area. "A lot of times these outbuildings are swing spaces, and you could see this working for any of them," a judge commented.

Likewise, iolair's skillful roof geometries create living, working, and exhibition space for an artist, resulting in a building that engages with the community. Indeed, our jury members liked projects that do more than one thing, often with a community component that expands the residential concept. They appreciated work that is nuanced, not just a house but a house and a workshop—projects that blur those lines to be adaptable and future proof.

After immersion in more than 500 entries over several weeks, the jury also offered presentation tips for future entrants. For renovations, projects that were easiest to review showed the before-and-after plans side by side—same with the photos—rather than placing images of the original conditions at the end. Drawings and diagrams can increase a project's chance of an award by showing the architect's thought process. That's true of sustainability diagrams that can be understood immediately, as well as neighborhood context studies for urban projects.

During design critiques, it's easy to lose sight of a softer aspect, which is how the owners experience their new or reimagined home. These awards are a triumph not only for their creators, but also for their clients (often their co-creators) who are lucky enough to live in these masterpieces. Congratulations to them all!

A handwritten signature in black ink that reads "Cheryl Weber". The script is fluid and cursive, with the first name being larger and more prominent than the last name.

Cheryl Weber
Interim Editor

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Architecture Awards 2026

The 2026 Residential Design Architecture Awards (RDAA) received more than 516 entries in 11 categories of residential design. With such a large number of entries from the top firms in the country, the competition was intense, and our judges rose to the challenge. Ultimately, they selected 23 projects for awards in 10 categories, including one Project of the Year, seven Honor Awards, and 15 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, 2021, were eligible.

Serving on this year's judges panel were five talented architects with deep expertise in residential architecture: Katherine Chia, FAIA, Desai Chia Architecture, New York; Anne Mooney, FAIA, Sparano + Mooney Architecture, Los Angeles/Salt Lake City; Michael Morrow, AIA, Kinneymorrow Architecture, Austin, Texas; John Sanders, FAIA, Sanders Pace Architecture, Knoxville, Tennessee; and Ben Waechter, FAIA, Waechter Architecture, Portland, Oregon.

The jury reviewed projects at their own pace individually before gathering for a 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.

Once again, we are holding an in-person event for winning firms and associates, immediately prior to the AIA Conference on Architecture in San Diego. We are delighted to come together to celebrate the best in residential architecture in this Southern California city.

Please join us in congratulating these outstanding winning firms and consider entering your own strongest work in our 2027 RDAA competition.





PROJECT OF THE YEAR

WITTMAN ESTES
 FRENCH CREEK WORKSHOPS
 SNOHOMISH, WASHINGTON

French Creek Workshops rose to Project of the Year not only for its considered design but for the creative execution of an unusual program. Our jury was unanimously enamored by the dual themes of live/work and aging in place, not to mention the way it engages the local climate and landscape.

Designed for a retired couple with an enviable number of hands-on hobbies, this holistic compound consists of a single-level main house and a separate workshop positioned to shield the house from road noise. Between them, a reflecting pond collects the copious amount of rainfall that sheets off the corrugated steel roofs. “It’s a seamless connection of program, construction, landscape, detailing, and finishes, so well rounded,” the judges said. “It’s luxurious in





its experience of quality, but there's a modesty to the buildings that are perfectly detailed."

On a site receiving 35 inches of average annual rainfall, the scheme was inspired by the ancient Roman impluvium, a shallow cistern that captured rainwater from a central roof opening. The C-shaped house

faces north toward the workshop across the main pool. The workshop is canted to follow the slope's contours: a loading dock on the east near the driveway is 4 feet off the ground, while the other side of the building is on grade. Its shed roof slopes up toward the road on the north, where a clerestory admits diffuse light into the glass studio, woodshop, and model-making room. The interior is wrapped with glulam fir beams, fir car decking, and maple plywood walls.

Across the pond, the main house rooflines tip up toward the south, east, and west, so that the lower rooflines of the house and workshop face each other, preserving views of the surrounding woods and creating a sense of intimacy at the compound's center. In addition to allowing rainwater to sheet evenly into the pool and garden, their deep eaves shelter the elevated cedar and concrete pathways that skirt the buildings and shortcut across the water. And the inward-sloping roofs provide a cozy sense of shelter from inside looking out. "You sense the landscape of the courtyard from



inside, but outside it feels like a beautiful outdoor room that adds a whole other dimension to the project,” a judge said. Another commented: “The landscape and architecture are really interconnected rather than the house being an object placed.”

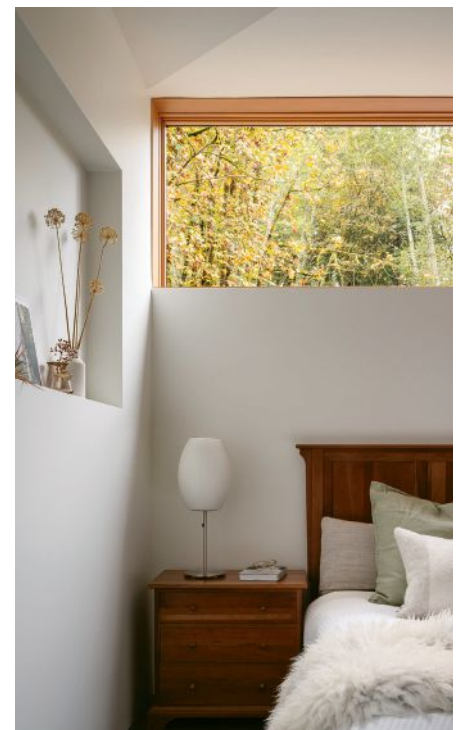
That porosity was the point. “The clients wanted to be outside as much as inside; the spaces flow in a way that allows them to never be more than a room away from the outdoors,” says Matt Wittman, AIA. Detailed for aging in place, the house has wide doorways, flush thresholds, balanced natural light, and non-slip, sandblasted concrete floors with hydronic radiant heating, lending a warm, thermal quality. Fir lift-slide doors open the dining room to the pool courtyard. A patio on the southwest, behind the house, offers a sunny resting spot next to a second pond. In addition to the studios in the workshop building, a weaving studio and hobby room occupy the west-facing leg of the house, along with a guest bedroom, bath, and mudroom.

“The interiors are more vividly rendered than what we would normal-



ly do, with blue-painted panels in the kitchen, richly toned cedar 1x4 tongue-in-groove ceilings, alder wall panels, and terrazzo counters,” Matt says. “They are artists themselves so wanted to be more expressive, and contrasting colors are good for aging eyes.”

Outside, however, the house and workshop are crisply monochromatic, clad in tight-knot



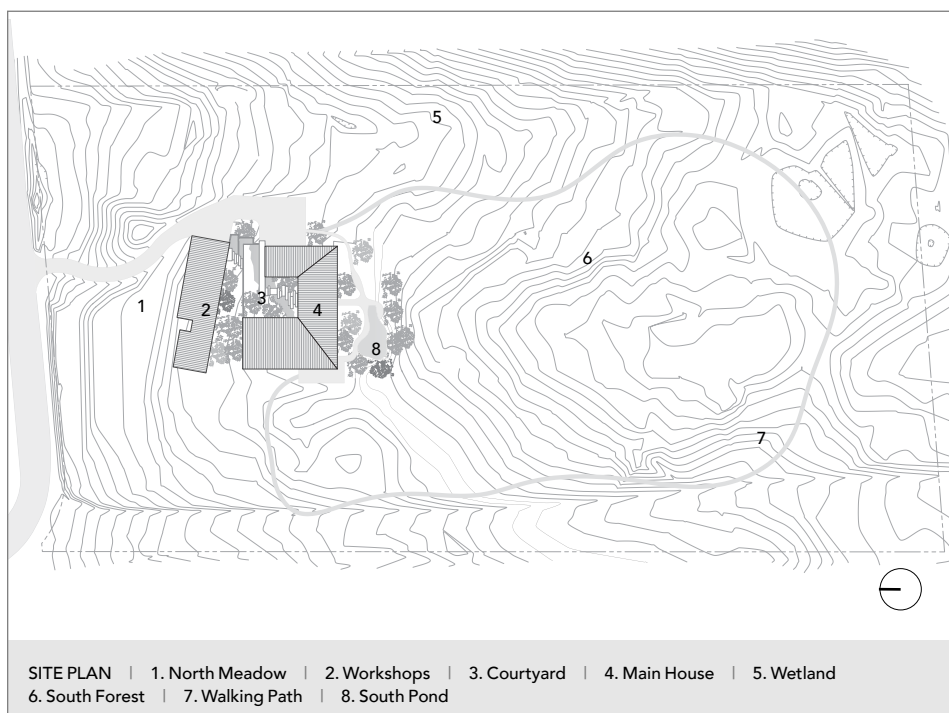
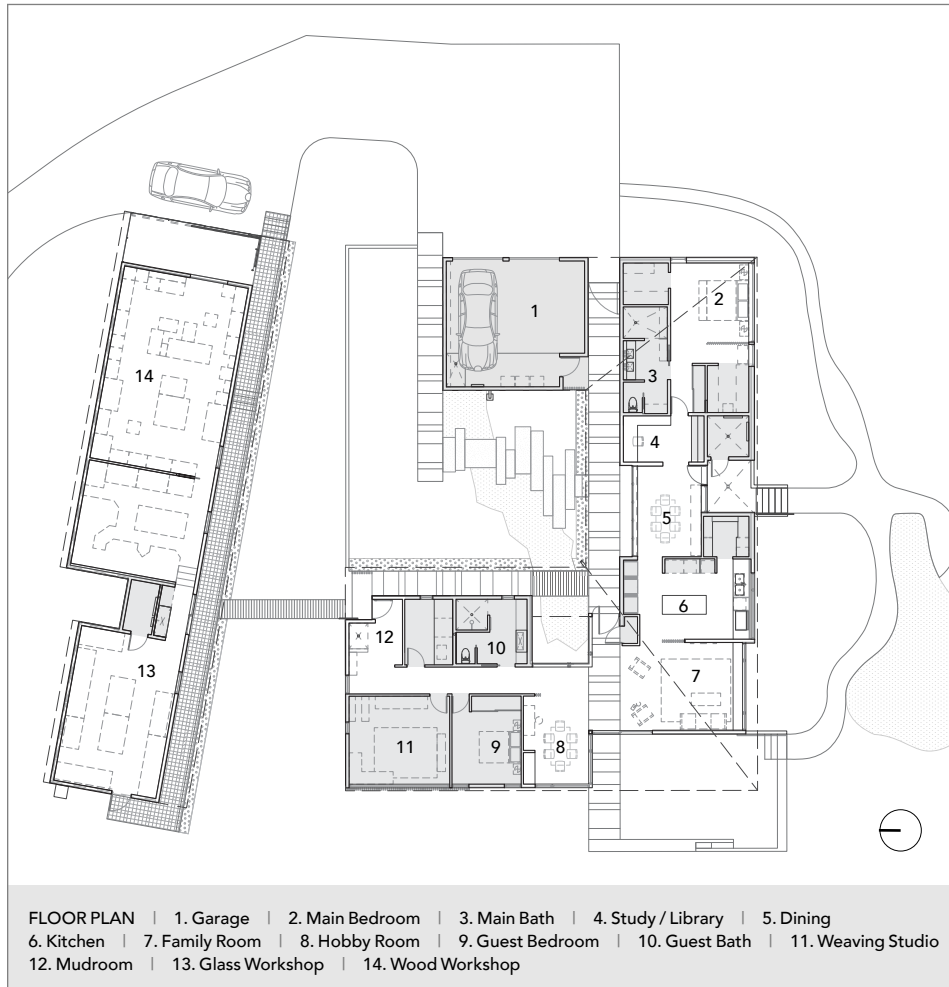


tongue-in-groove cedar, and the roofs are made from 24-gauge painted corrugated steel that reflects the region's agrarian past. Where the house roof slopes up, steel fins support the deep wood soffits to maximize the sunlight coming in. The judges noticed, praising the "thinness and the expression of structure on the underside of the corrugation."

Says Matt: "The outrigger cantilevers at each bay taper to a knife edge around the corrugated eave where the water drips off. Water is collected around the edge with crushed stone and a pipe drainage system, and over the pond." Cedar slats filter the sun's glare on the west and are also used to screen the workshop's loading dock from view on the approach. The fir windows came from a nearby manufacturer, and local artisans and fabricators supplied many other design elements.

Our jury members applauded the consistency of the material palette. "The exterior detailing creates a strong and vivid identity for the house," one said. "The roof is understated but very elegant and crisp. The tight material palette is deployed in a very smart way."

After downsizing from their previous home, the owners are now able to spend more time enjoying their hobbies, the landscape, and the way water moves through it. It's not hard to imagine that this project has changed their lives, even as retirees. "The integration of the land and architecture makes you never want to leave, especially with the programmatic amenities on the site," a judge said.—*Cheryl Weber*

**PROJECT CREDITS**

ARCHITECT: Matt Wittman, AIA, design principal; Jody Estes, landscape design principal; Ashton Wesely, project architect, Wittman Estes, Seattle, Washington

BUILDER: Miovic Reinhardt Associates, Seattle

INTERIOR DESIGNER: Wittman Estes

LANDSCAPE ARCHITECT: Wittman Estes

CIVIL ENGINEER: Jennifer Argraves, LPD Engineering, Seattle

GEOTECHNICAL ENGINEER: Adam Gaston, Geo Group Northwest, Seattle

PROJECT SIZE: 4,366 square feet (main house: 2,471 square feet; workshop: 1,471 square feet; heated garage: 424 square feet)

SITE SIZE: 4.5 acres

CONSTRUCTION COST: \$916 per square foot

PHOTOGRAPHY: Andrew Pogue

KEY PRODUCTS

CABINETS/HINGES: Saliche

CLADDING: Tight-knot cedar with Milesi semi-transparent stain

COOKING VENT HOOD: Gaggenau

COOKTOP AND DISHWASHER: Bosch

COUNTERTOPS: Terrazzo, Corian

ENTRY DOOR: Quantum, custom wood pivot door

EXTERIOR BAR GRATING: McNichols Bar Grating

FAUCETS: Kallista, Kohler

GARAGE DOORS: TruDoor

MICROWAVE: GE Appliances

MIXER LIFT: Rev-A-Shelf

LIGHTING: WAC (exterior); Juno, Maxim, Visual Comfort Studio, Chapman & Myers, Geneva, Sonneman, Keel, Circa Lighting, Eurofase, Cree (interior)

OVENS: KitchenAid

PASSAGE DOOR HARDWARE: Emtek Athena

RAIN CHAIN: Rain Chains in a Nutshell

REFRIGERATOR: Sub-Zero

ROOFING: Breyers Metals

SINKS: Just Manufacturing, Kohler, Verticyl

TOILETS AND BIDETS: Kohler

WASHER/DRYER: LG

WINDOW WALL SYSTEMS: Quantum lift and slide door

WINDOWS: Quantum Wood Clad and Sierra Pacific

PAINTS/STAINS/COATINGS: Benjamin Moore, Milesi



Make space for
the spectacular

When it comes to mountain living, you can either live in the postcard, or you can look at the postcard. This striking, Michael Upwall-designed home on the outskirts of Park City, Utah certainly embraces the latter.

From the outside, the home's extreme, sculptural design is visually stunning, with its dramatic off-kilter masses and unexpected forms and angles, blending steel and concrete to what appears to be their near-structural limits. Upwall describes this particular home as almost "origami," and with its cantilevered overhangs and folded-together lines, it's easy to see why.

But where seeing this bold, boundary-pushing home from the outside is a sight to behold, once inside, Upwall's desire switches completely. In a way, he doesn't want you to see the house at all. For what he describes as his "mountain modern" homes, the views – the postcard – become paramount.

To help him achieve this emphasis on the surrounding landscape, he turned to the Marvin Modern collection of windows and doors. With their narrow frames, consistent sightlines, and expansive sheets of glass, they were the perfect choice to showcase the home's breathtaking panoramic views.

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“The whole modern philosophy is to get out of the way of the view. Even though they’re beautiful windows, I’m not looking at the windows. I’m looking through the eyes of the house.”
— Michael Upwall, Principal Architect, Founder, Upwall Design Architects



HONOR AWARD / CUSTOM URBAN HOUSE

LAKE FLATO ARCHITECTS
POINT DUME RESIDENCE
MALIBU, CALIFORNIA

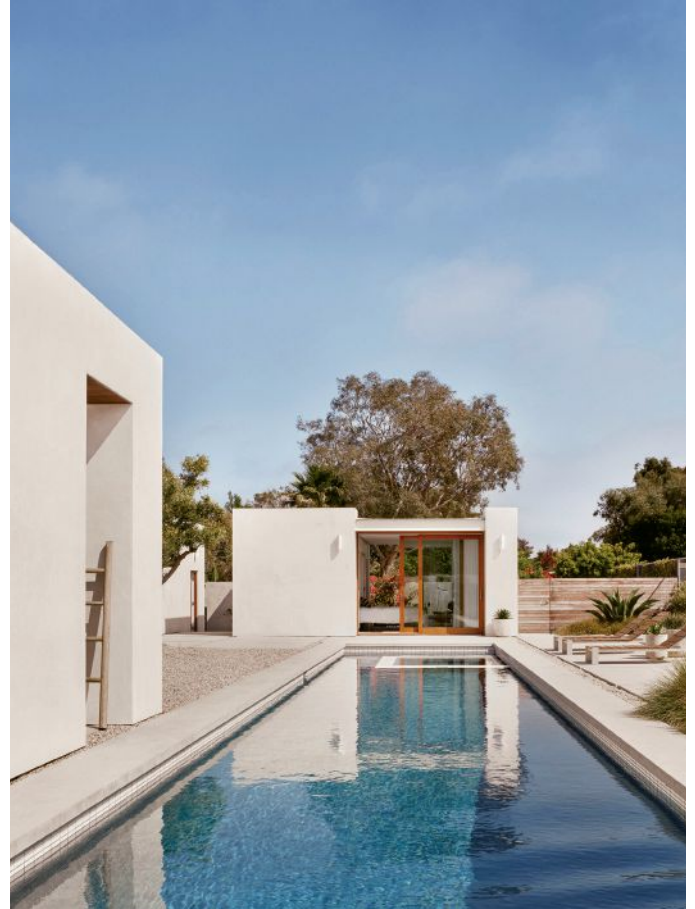
Located within walking distance of the beach in sunny Southern California, this project speaks exuberantly about the joys of indoor-outdoor living. A mini-resort for a family with three grown children, it features open-air corridors and pathways instead of hallways. “It feels fresh and airy, with a resplendent quality of being light and open,” remarked the jury, who appreciated the thinness of the floor plan and its connection to the outdoors.

The team at Lake Flato were thrilled to work with clients who were very active and wanted to embrace “this amazing natural environment that you can connect to year-round,” says Steve Raike, FAIA. “Our first response



was to rip the roof off the lobby and create a spectacular garden entrance.” Here, the traditional foyer is replaced by a courtyard space shaded by a deep overhang.

Referencing SoCal’s Midcentury Modern masterworks, the design team created a steel-framed, glass-walled pavilion for the public gathering spaces. The pavilion opens to views of the Santa Monica Mountains on one side and a large courtyard with a lap pool and a green-clay tennis court on the other. Within the voluminous, nearly 19-foot-tall space, they inserted wood-clad volumes to house the kitchen and other dedicated func-





tions. The ceiling is high enough to fit a reading loft into the volume that contains the powder room and fireplace.

The private spaces are more intimately scaled but continue that

connection with the outdoors. The primary bedroom suite is in a separate wing, while the other three bedrooms are housed in their own outbuildings, each with a bath and private court-

yard. “We think about how a home can change over time, when children move away and come back for visits,” says Steve. “The contiguous part of the house is a relatively modest 3,200 square feet—it doesn’t feel like you’re walking past a bunch of empty bedrooms.”

The firm, which has offices in Texas and Oregon, worked with L.A.-based Kathleen Ferguson Landscapes on the project. “When we’re working in places that we’re not as familiar with, we always try to bring a local landscape architect on board, because they know the region so well, and the landscape is so integral to our work,” says Steve.

The jury approved of the proportions of house to landscape. “For a compound, it seems modest—the rooms are not huge and form outdoor spaces. The architects limited the moves and nailed them.”—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Ted Flato, FAIA, partner in charge; Steve Raika, FAIA, project manager, Lake Flato Architects, San Antonio, Texas

BUILDER: William Kent Development, Inc., Sherman Oaks, California

STRUCTURAL ENGINEER: SSG Structural Engineers LLP, San Luis Obispo, California

LANDSCAPE ARCHITECT: Kathleen Ferguson Landscapes, Los Angeles

MEP: Monterey Energy Group, Carmel, California

LIGHTING DESIGN: David Nelson & Associates, Littleton, Colorado

PROJECT SIZE: 5,903 square feet

SITE SIZE: 0.92 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Casey Dunn Photography

KEY PRODUCTS

APPLIANCES: Wolf, Miele, Sub-Zero, Asko, Maytag, Grillworks

CABINETS: Anderson Canter Custom Cabinetry

COUNTERTOPS: Natural marble

CLADDING: Alaskan yellow cedar siding, La Habra Stucco

DECK: Ipe

DOOR HARDWARE: Valli & Valli, KN Crowder, Krownlab, Rixson

ENGINEERED LUMBER: Weyerhaeuser

TimberStrand LSL

FINISHES: Clear vertical-grain Douglas fir, hot-dip galvanized (structural steel)

FIREPLACE: Spark Modern Fires

FLOORING: Rift-sawn white oak, Ardex micro topping

GARAGE DOOR: Schweiss

HVAC: Mitsubishi Electric

INSULATION: Owens Corning (foundation)

INTERIOR LIGHTING: LF Illumination LLC, Edison Price Lighting

LIGHTING SWITCHES AND CONTROLS: Lutron HomeWorks QS

MOISTURE BARRIERS: GCP Procor 75 (foundation), GCP Vycor, GCP Grace Ultra

PAINTS: Sherwin-Williams

PHOTOVOLTAIC SYSTEM: LG NeON R Series, Tesla Powerwall

RAILING: Ultra-tec

ROOFING: Roofinox Terne 316L stainless steel, Johns Manville JM TPO-60

SAUNA: Harvia Cilindro

SHEATHING: LP FlameBlock

SKYLIGHTS: Wasco Skymax GSM

STRUCTURAL STEEL: Anvil Steel Corporation

TENNIS COURT: HAR-TRU

VENTILATION: Titus architectural grilles

WINDOWS AND WINDOW WALLS: Dynamic Architectural Windows





HONOR AWARD /
CUSTOM URBAN HOUSE

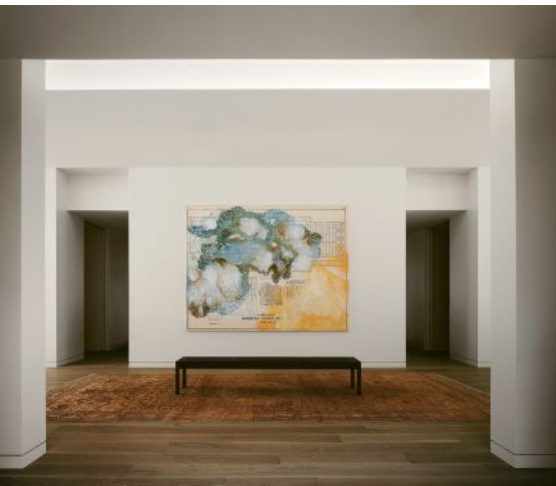
SPECHT NOVAK
MERIDIAN HOUSE
INDIANAPOLIS, INDIANA

This client's long-time position as a board member of the Studio Museum in Harlem is reflected in Meridian House, a hybrid of house and art gallery. It's also a hat tip to another famous house for art collectors just an hour away—the Miller House in Columbus, Indiana. “I wanted to give a nod to that modernist spirit of Columbus,” says Jakeb Novak, AIA. “There’s something interesting about it being a regional connection.”



Oriented to wooded areas and away from the neighbors, the house's low, floating white frame was inspired by the work of artists Sol LeWitt and Donald Judd. This concrete statement piece organizes and shades the recessed, brick-clad volumes. At the front door, visitors enter a central gallery that establishes a clear axial view through the house and doubles as a circulation pattern to connect the different zones. "It's an intentional threshold





between the home's private and social realms," Jakeb says. "The interior volumes of those spaces directly relate to the exterior space, so form and function are in sync. All the individ-

ual bedrooms on the right side of the façade are expressed on the front of the house, literally reading the openings."

The jury appreciated the choice of long-format, Roman brick cladding rather than making an all-white exterior with glass and metal. "It's nice to see brick brought back into an uber-modernist project like this," a judge said. "It feels clean and fresh rather than like it's trying to copy something from the past."

Subdued, white-walled interiors are warmed with custom wood cabinetry, brick accents, and surprise moments of light. A monitor and clerestory windows in the vaulted gallery diffuse

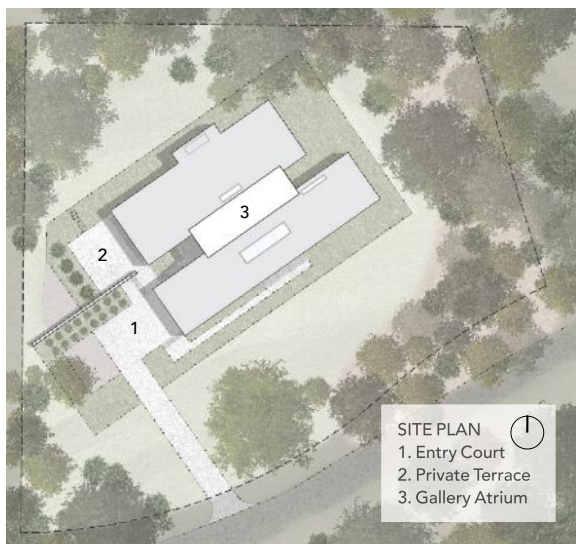


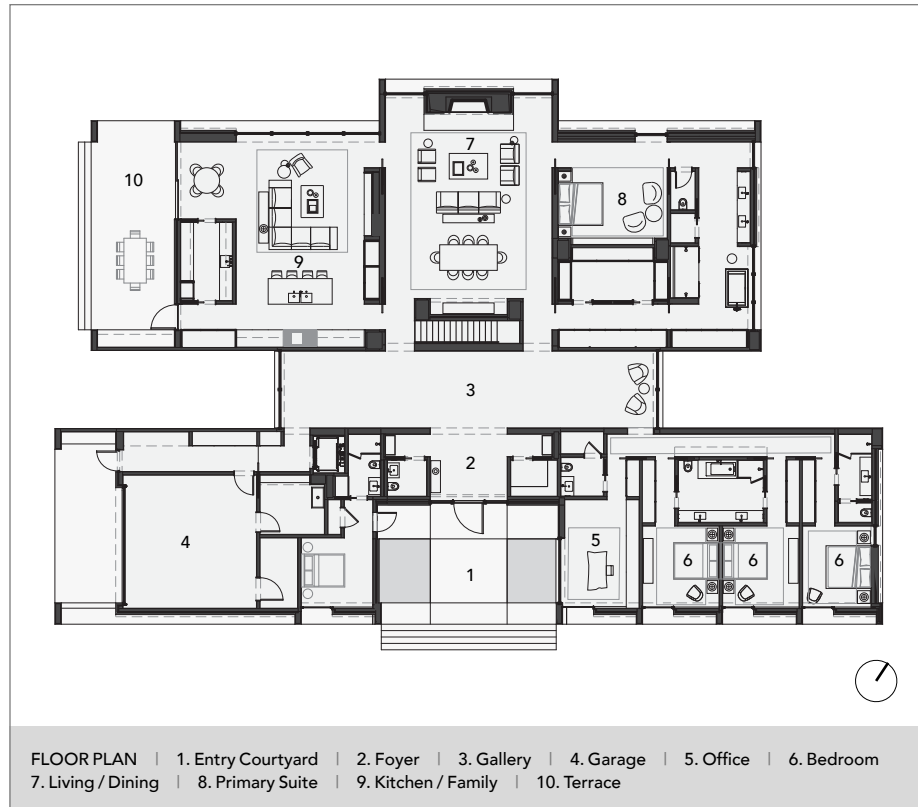


soft northern light, and glass end walls frame precise landscape vistas, creating a lush backdrop for the art. “The architects are bringing daylight into the atrium in a way that protects the art collection, but it also creates a nice

spatial experience,” a judge commented. They also admired the way light rakes down a brick accent wall in the dining room. “It’s a two-dimensional complement to the art without being over-expressed.”

Lucas Interiors provided a fresh set of eyes, Jakeb says, helping to pull in warmth with wood and interior selections that created a serene environment. “There’s a level of refinement they were able to contribute,” he says. The result is a quiet setting that complements the art rather than competing with it. “It’s very disciplined, kept super clean so the art is forward,” a judge concluded. —Cheryl Weber





PROJECT CREDITS

ARCHITECT: Scott Specht, AIA, and Jakeb Novak, AIA, principals in charge; Travis Power, AIA, and John Vesel, project team, Specht Novak, Austin, Texas

BUILDER: F.A. Wilhelm, Indianapolis, Indiana

INTERIOR DESIGNER: Lucas Interior, Seattle, Washington

LANDSCAPE ARCHITECT: Merritt Chase, Indianapolis

STRUCTURAL ENGINEER: Silver Creek Engineering, Indianapolis

LIGHTING DESIGNER: Filament 33, Philadelphia

ART CURATOR: Franklin Sirmans

PROJECT SIZE: 8,600 square feet

SITE SIZE: 1.39 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Douglas Friedman and Dror Baldinger

STYLING: Michael Reynolds

KEY PRODUCTS

CABINETRY AND HARDWARE: Fine Line Millworks stained rift white oak; Linnea, Blum hardware

CLADDING: Glen-Gery Brick, Sto stucco

COOKING VENT HOOD: Sub-Zero

COOKTOP/RANGE: Bluestar

COUNTERTOPS: Alkuseri honed limestone, Caesarstone

DISHWASHER: Miele

DRYWALL: USG

ELECTRIC FLOOR HEAT: SunTouch

ENGINEERED LUMBER: Weyerhaeuser

ENTRY DOORS: Panoramah!

EXTERIOR LIGHTING: Lumenpulse, Targetti

FASTENERS: Simpson Strong-Tie

FAUCETS: Dornbracht, Grohe

FIRE PIT: Gloster

FIREPLACE: Isokern

FLOORING: Pacific Hardware, polished concrete (basement)

GARAGE DOORS AND OPENERS: C.H.I., LiftMaster

GLASS: Guardian

GRILLES: Advanced Architectural Grilleworks, Vexell

HVAC CONTROLS: Savant

HVAC SYSTEMS: Carrier

ICEMAKER: U-Line

INDUSTRIAL FLOOR COATING: Tnemec (garage)

INSULATION, HOUSEWRAP: Xcelus, Owens Corning

INTERIOR LIGHTING: Element Lighting, Ladies & Gentlemen Studio, Juniper Design, Allied Maker

LANDSCAPE PANELS: Landscape Forms

LIGHTING AND HOME CONTROL SYSTEMS: Lutron

MAILBOX: Deus Modern

OUTDOOR GRILL: Big Green Egg, Best vent hood

Ovens: Gaggenau

PAINTS: Benjamin Moore

PASSAGE DOORS: VT Industries, Linnea hardware, Hafele pocket door tracks

REFRIGERATOR: Sub-Zero

ROOFING: Firestone

SHOWER DRAIN: Infinity Drain

SHOWER ENCLOSURE: Starphire (glass), CR Laurence (hardware)

SINKS: Julien, Kohler, Corian

SPECIALTY APPLIANCES: Gaggenau, Heatsail pendant with integrated heater (outdoor)

SPECIALTY METALS: Poynter aluminum cabinets and stainless-steel cabinets

SURFACING: Porcelanosa

TANKLESS WATER HEATERS: Navien

THERMAL AND MOISTURE BARRIERS: Stego Industries, Carlisle, W.R. Meadows

TOILETS: TOTO

TUBS: MTI Baths, Kohler

UNDERLAYMENT/SHEATHING: Huber Engineered Woods, Georgia Pacific

VENTILATION: Broan

WASHER/DRYER: LG

WATER FILTRATION: Cooper's Water

WINDOW SHADING SYSTEMS: Lutron

WINDOWS: Panoramah! (fixed, skylights, sliding and swing doors)

WINE REFRIGERATOR: Wine Guardian



CITATION / CUSTOM URBAN HOUSE

GO'C
IOLAIR
EASTSOUND, WASHINGTON

The chance to design the home of an arts residency program doesn't come by that often, and the firm GO'C made the most of it. Captivated by this live-work solution on Washington state's Orcas Island, the jury noted, "It's very strong on all levels: program, architecture, materials, interior. There's a fair bit of economy to it without sacrificing wonder or delight."

The bulk of the L-shaped building is devoted to the studio/exhibition space, which features a delightful eagle's eye window (*iolair* means "eagle" in Gaelic). What looks like a simple gable form actually conceals considerable complexity as the building wraps around the corner: there's an internal gable, and the roofline slopes down to effect a shift in scale for the artist's private quarters. "We had to get all the puzzle pieces in place to create a space that works functionally but is also inspiring to be in," notes architect Aimée O'Carroll.

Details like the studio's slatted cedar sliding screen, which provides privacy from the street; a 4-by-4-by-2 extruded window, which serves as a mini-gallery for local artists; and the front door's custom applewood pull all add to the sense of a highly considered space. "This was a very special project for us, and we really loved the whole process," says Aimée.—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Jon Gentry, AIA; Aimée O'Carroll, ARB; GO'C, Seattle, Washington
BUILDER: Prescott Jones, Bluebird Builders, Deer Harbor, Washington
INTERIOR DESIGNER: GO'C
STRUCTURAL ENGINEER: Swenson Say Fagét, Seattle, Washington
PROJECT SIZE: 1,600 square feet
SITE SIZE: 0.16 acre
CONSTRUCTION COST: Withheld
PHOTOGRAPHY: Kevin Scott

KEY PRODUCTS

AWNINGS: Galvanized steel
CLADDING: Ebony cedar siding, Rodda

SharkSkin stain
ENTRY DOOR: Galvanized metal-clad pivot door
DOOR HARDWARE: FritsJurgens (entry), PC Henderson (sliding screen)
FAUCETS: Chicago
INSULATION: Rockwool
MOISTURE BARRIER: VaproShield RevealShield SA
ROOFING: Taylor Metal
SINK: Kraus
SKYLIGHT: CrystalLite
TOILETS: TOTO
WINDOWS: Fleetwood
WINDOW WALL SYSTEMS: Fleetwood



CITATION / CUSTOM URBAN HOUSE

ALTERSTUDIO ARCHITECTURE
CITY PARK RESIDENCE
AUSTIN, TEXAS

Atop the rolling hills of western Austin, Alterstudio had to site a modern residence perfectly to capture the welcomed breezes and both city and rural views. Because surveys don't reveal the skew of tree trunks or the outstretch of branches, the architects used a drone to nestle the U-shaped house among mature oaks. A planted hillside passes through a lower-level breeze-way and outdoor living area shaded by an indoor living area above, further interweaving the natural environment and the house, now a beloved venue for the owners to host events. "The sweep of land going under the house uses the topography of the landscape to connect more gathering spaces to the view," the jury said.

Like cinematographers, Kevin Alter, Ernesto Cragolino, FAIA, and Tim Whitehill orchestrated the experience of the house to set up expectations and discoveries. A meandering driveway previews the site. A pedestrian bridge entryway threads through trees and teases the forthcoming vistas through fully glazed interiors, but a solid wall at the front door momentarily redirects eyes back to an intimate courtyard until the barrier ends, and one has no shortage of landscapes to admire. "Once extraordinary things become normative, you start to forget how amazing they are," Kevin says. "Posing this back-and-forth between the different conditions of the site elevates the whole experience."—Wanda Lau

PROJECT CREDITS

ARCHITECT: Kevin Alter; Ernesto Cragolino, FAIA; Tim Whitehill; Daniel Shumaker, AIA; Matt Slusarek, AIA; Elizabeth Sydnor; Shelley McDavid, AIA, Alterstudio Architecture, Austin, Texas

BUILDER: Eric Rauser and Brett Greig, Rauser Construction, Austin

INTERIOR DESIGNER: Haifa Hammami, Alterstudio Architecture

LANDSCAPE ARCHITECT: David Hocker, Hocker, Dallas

STRUCTURAL ENGINEER: M. Scott Williamson, Structure Works Consulting Engineers, Austin

MECHANICAL ENGINEER: Kristof Irwin, Positive Energy, Austin

PROJECT SIZE: 7,660 square feet

SITE SIZE: 4.2 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Casey Dunn

KEY PRODUCTS

APPLIANCES: Wolf, Zephyr, Cove, Scotsman, Sub-Zero, Trade-Wind

CLADDING: Kyle Gordon Stone, US Lumber Brokers

DOORS, DOOR HARDWARE: FSB

ENTRY DOORS: Enabler, Drophouse Design

FASTENERS: Simpson Strong-Tie

FAUCETS: California Faucets, Cocoon

FIREPLACE/FIRE PIT: FireRock, EcoSmart

FLOORING: Salvatori, Yorkshire limestone, Kristynik Hardwood Flooring

GARAGE DOOR: Drophouse Design, Cowart Door Systems

HARDWARE, CABINETS: Blum, Croft, Linnea, Hawa Sliding Solution

HOME CONTROL SYSTEMS: Crestron

HOT TUB, SPA, SAUNA: Design Ecology

HVAC SYSTEMS: Air Rite by Design, Mitsubishi Electric

INSULATION: Rockwool

LIGHTING: Signature Lighting, DMF, Lost Profile, Jonathan Browning Studios

METAL FABRICATION: Drophouse Design

PAINT, INTERIOR: Moises Paintings, Rubio Monocoat, Sherwin-Williams

PHOTOVOLTAICS: Lighthouse Solar, LG

ROOF, TRUSS SYSTEMS: Trussmate

SHOWER: Cocoon (outdoor)

SINKS: Julien, Lacava, Native Trails, Kohler

STUCCO/PLASTER: Prime Wall Systems

THERMAL BARRIERS: PolyGuard

TOILET: TOTO

TUBS: DADOquartz, Duravit

UNDERLAYMENT, SHEATHING: Huber Engineered Woods, AdvanTech

VENTILATION: Panasonic

WINDOW SHADING SYSTEMS: Austin ShadeWorks, Lutron

WINDOWS/WALL SYSTEMS: Quantum, Western Window Systems



CITATION / CUSTOM URBAN HOUSE

RUFPROJECT
COURTYARD HOUSE
VANCOUVER, BRITISH COLUMBIA

“This is a strong design. It hits on everything we look for in a project,” said the jury of this urban infill project in Vancouver. They loved how it was “tidy and spatially efficient” and was able to incorporate outdoor space. “It’s a magic trick to get a courtyard on such a tight site,” they marveled.

Sean Pearson, MRAIC, was laser-focused on making sure his clients could experience nature year-round given their urban setting and variable climate. “Vancouver’s a dark and wet city in the winter,” he notes. The courtyard spotlights a Japanese maple set in a naturalistic landscape, a mini-forest that changes with the seasons.

The house is also deeply satisfying on an intellectual level: both the ground

level and the upper level are similar L-shaped volumes, but they’re offset in order to create a carport and roof deck. The spaces revolve around the central viewing courtyard, which offers a consistent source of light and interesting sightlines. “Every room is engaged with the courtyard, and there are peekaboo views to each other, to the street, and to the yard,” says Sean. “It’s these intricate relationships that reinforce the idea of a home as a family place.”—*Lydia Lee*

PROJECT CREDITS

ARCHITECT: Sean Pearson, principal; Adrian McGeehan, project lead; RUFproject, Vancouver, British Columbia
BUILDER: Eyco Building Group, Vancouver
INTERIOR DESIGNER: Sean Pearson, principal; Eleonora Peris, senior designer; RUFproject
STRUCTURAL ENGINEER: Allester Engineering, Vancouver
LANDSCAPE ARCHITECT: Bearmark Design & Landscape, Vancouver
PROJECT SIZE: 4,766 square feet
SITE SIZE: 0.18 acre
CONSTRUCTION COST: \$500/square foot
PHOTOGRAPHY: Andrew Latreille

KEY PRODUCTS

APPLIANCES: Miele, Signature (wine fridge)
AUDIO SYSTEM: Sonos
CABINETRY AND HARDWARE: Aster Cucine and Fenix (kitchen), Compab (master vanity), Presotto (master closet), Radius Architectural Millwork Ltd.
COUNTERTOPS: Silestone
CLADDING: Tongue-and-groove cedar, Lunawood battens
DOOR HARDWARE: Colombo, Simonswerk
EXTERIOR LIGHTING: Flexalighting
FAUCETS: Aquabraxs, Blanco, Blu Bathworks (showerhead), Mountain Plumbing (hot water and filter)
FINISHES: CBR Broda stain (exterior), Dekton (bath walls)
FIREPLACE: Flare Fireplaces
FLOORING: Polished concrete, engineered white oak
HOME CONTROLS: Crestron
HVAC: Enertech (air-to-water heat pump), IBC (backup boiler), Taco Comfort Solutions (hot water)
INSULATION: Halo Insulation (outboard), Roxul (exterior and interior walls, floors)
INTERIOR LIGHTING: A-N-D, Artemide, Flexalighting, Liteline, Oty
LIGHTING CONTROLS: Crestron
ROOFING: 2-ply SBS modified bitumen
SHADING: Hunter Douglas motorized
SINKS: Blanco, Blu Bathworks, Cosentino, Kartell by Laufen
SKYLIGHTS: Columbia
TOILETS: Duravit
TRUSSES: Trus Joist TJI
TUBS: Blu Bathworks
VANITIES: Blu Bathworks
WINDOWS AND WINDOW WALLS: Reynaers



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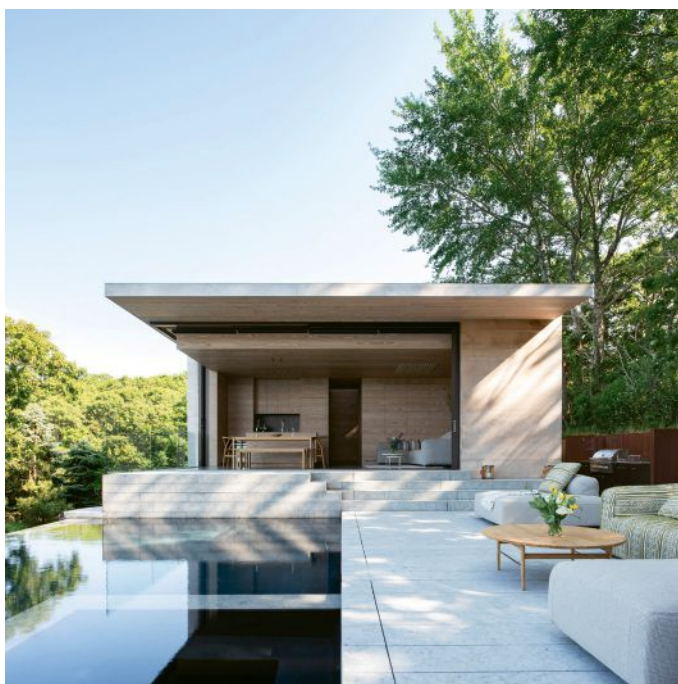
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HONOR AWARD / CUSTOM RURAL OR VACATION HOUSE

BATES MASI + ARCHITECTS
NAVY BEACH
MONTAUK, NEW YORK

A steep bluff overlooking the bay forced Paul Masi, AIA, to site the house against the undeveloped lot's back edge in close proximity to a road and, more irksome, a diesel railway that spirits passengers throughout the Hamptons. Sound attenuation would become a design driver and inspiration for the two-story project, an exemplar of form fulfilling function.

On the ground level, Paul leaned on a massing strategy. Exterior concrete walls of up to 2 feet thick and clad with textured, Roman-style bricks embed into the hillside and project past the façade, creating acoustic shields. "The mass helps hold back the earth and also the transmission



of sound,” he says. The rich, dark hues of the custom sand-cast bricks emulate pockets of sand found on local beaches that swirl purple-brown traces of garnet among beige grains.

The visually and physically lighter upper volume mitigates sound via acoustic separation and isolated layers of meticulously detailed wood, presented in multiple forms. On the exterior, an array of hardwood dowels creates slatted screens. Rather than fasten through the dowels, the design friction-fits each dowel into place using stainless steel clips inspired by oar locks on rowboats that allow the wood to expand and contract.

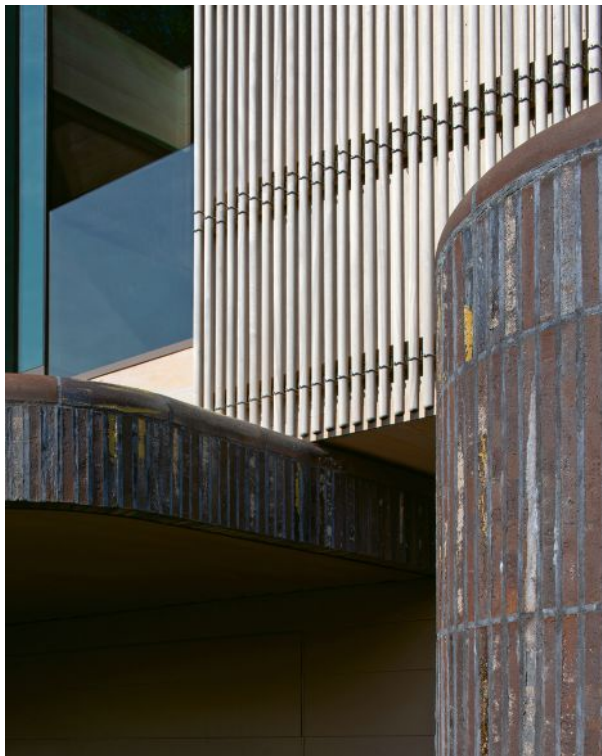
Structural wood walls clad in coniferous wood siding comprise the upper level’s second acoustic layer: the final layer in the approximately 1-foot-thick wall assembly is another wood-framed wall hung by vibration-isolation clips from the outer wall and finished in fir that matches the exterior siding. The light-color fir covers nearly all interior surfaces, including ceiling, walls, and millwork; the floors are covered in a dark, neutral stone that recalls the Roman-style bricks and embeds radiant heating.

The oar-lock hardware reappears as drawer and cabinet door pulls, and the dowel arrays inspire a ceiling return air grille integrated with cylindrical downlights and audio speakers, as well as perforated fir panels for ventilation. “The material expression and level of crafted detail are well considered and innovative,” the jury said. “The interior and exterior speak the same language.”





While the house appears solid from the street side, it uses extensive glazing—with a special laminate for sound—on the harbor side, opening itself to views of the water and an upper-level pool with a waterfall, a final design move to mask unwanted sound. The firm’s calibrated efforts have paid off: rail traffic is imperceptible to the owner, Paul affirms, and the house “is meaningful and timeless because it’s born out of the site.”—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: Paul Masi, AIA, principal in charge, Bates Masi + Architects, East Hampton, New York

BUILDER: LSM Development, Westhampton Beach, New York

PROJECT SIZE: 2,000 square feet

SITE SIZE: 0.63 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Bates Masi + Architects

KEY PRODUCTS

APPLIANCES: Miele (cooktop, ventilation hood, dishwasher, convection oven, refrigerator, coffee machine), Electrolux (washer/dryer)

CLADDING: Petersen Tegl (brick masonry), H.A. Stiles (wooden dowels)

COUNTERTOPS: Corian Solid Surface (bathrooms, mudroom), stone (kitchen)

DOORS: Schüco

ENGINEERED LUMBER: Weyerhaeuser

FAUCETS: Grohe (kitchen), Kohler (bathroom)

GARAGE DOOR: Wayne Dalton

LIGHTING CONTROL SYSTEMS, WALLPLATES, SWITCHES: Lutron

LIGHTING, EXTERIOR: Interlux, Jandy

LIGHTING, INTERIOR: Allied Maker, Feit Electric, Lutron

RAILING: Tebbens Steel

SHADING: Calazzo

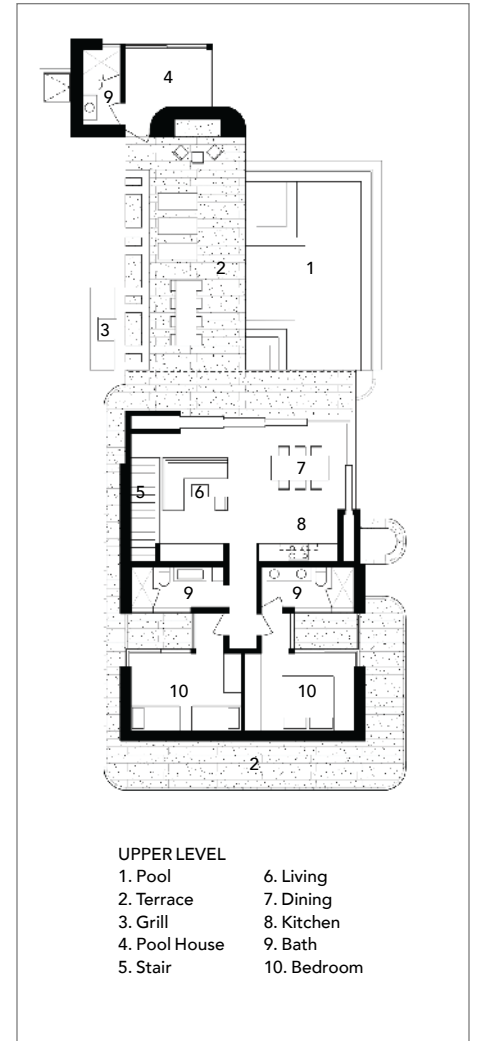
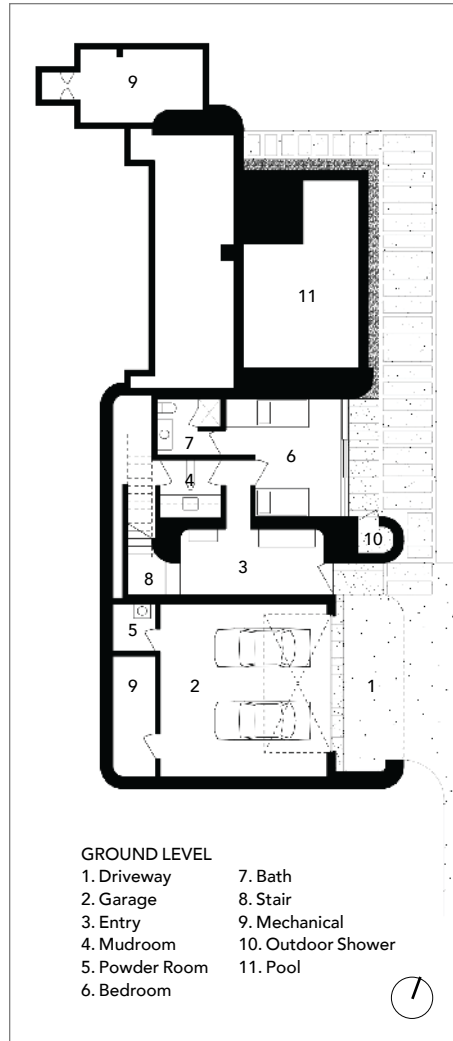
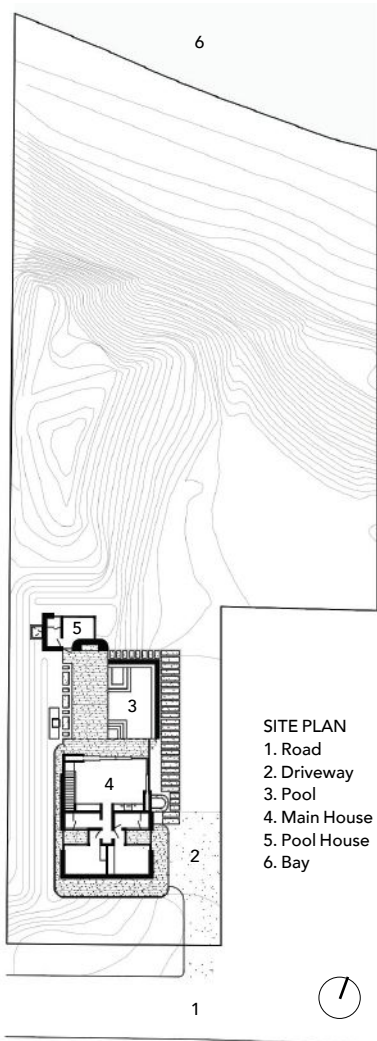
SINKS: Franke (kitchen), Corian Solid Surface (bathroom)

TOILETS: TOTO

WINDOW SHADING SYSTEMS: Lutron

WINDOW WALL SYSTEMS: Arcadia

WINDOWS: Schüco, Kawneer





CITATION / CUSTOM RURAL OR VACATION HOUSE

RENÉE DEL GAUDIO ARCHITECTURE
CAMP MEEKER
ALLENSPARK, COLORADO

Camp Meeker is quickly recognizable as an aesthetic triumph. “It’s an elevated cabin—a beautiful home with beautiful interiors,” the jury commented. “You can imagine entering along the sloped roof wall and feeling the compression, then opening into the main space.”

But more importantly, the cabin is an expression of family continuity. In the 1950s, the client’s grandmother built a one-room cabin in a remote valley near Rocky Mountain National Park in Colorado. Enjoyed by three generations, the old cabin could no longer contain an increasingly wide circle. Architect Renée del Gaudio’s task was to design a new

retreat that would fit the large extended family within 2,100 square feet.

Her solution was to create three compact sleeping nooks, accommodating up to four couples, and give the kids a large sleeping loft as well as a roof deck. The A-frame cabin is also a model of sustainability: heat and hot water are supplied by a geothermal system, and solar panels produce a surplus of electricity. “This cabin is the first new construction in the valley in many decades,” notes Renée. “So we wanted to create a vision for how others might upgrade or rebuild in the future.”

—Lydia Lee

PROJECT CREDITS

ARCHITECT: Renée del Gaudio, Renée del Gaudio Architecture, Boulder, Colorado

BUILDER: Dan Flohrs, Coburn Partners, Boulder, Colorado

INTERIOR DESIGNER: Renée del Gaudio, Renée del Gaudio Architecture

STRUCTURAL ENGINEER: Tom Mohr, Correlate Structural Engineering, Boulder, Colorado

PROJECT SIZE: 2,100 square feet

SITE SIZE: 35 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: David Lauer Photography

KEY PRODUCTS

APPLIANCES: Verona, Liebherr, Miele

CABINETRY: Hunter Woodworking

CEILING AND WALL PANELING: Arrigoni Woods

COUNTERTOPS: Greyscape Studio (custom concrete), Hunter Woodworking (custom butcher block)

CLADDING: unfinished ipe shiplap

DECKING: 4x6 heavy timber cedar

DOOR HARDWARE: Olson Kundig

EXTERIOR LIGHTING: Alcon Lighting

FAUCETS: Brodware

FINISHES: Osmo hardwax (interior millwork)

FIREPLACE: Stuv

FLOORING: Arrigoni Woods

FOUNDATION: Gypcrete slab with radiant tubing

HVAC: Geothermal 5-ton, 2-stage, water-to-water heat pump

INTERIOR LIGHTING: Hevi Lite

LIGHTING SWITCHES AND CONTROLS: Klas

PHOTOVOLTAIC SYSTEM: Silfab Solar with Enphase microinverter

ROOFING: Western States Metal Roofing

SHEATHING: Huber Engineered Woods ZIP System

SINKS: Concretti, Greyscape Studio (custom concrete), Ruvati

TOILETS: Duravit

TRUSSES: Douglas fir double timbers, steel fitch plate in between every other rafter

VENTILATION: Renew Aire ERV

WINDOWS/WINDOW WALLS: Quantum Windows & Doors

CITATION / CUSTOM RURAL OR VACATION HOUSE

BMA ARCHITECTS
SAG HARBOR BAY
SAG HARBOR, NEW YORK

A twist on traditional shingle-style homes that populate the Hamptons, this project employs three sculptural volumes that contain a central living space, a primary suite, and kids' bedrooms. Situated on a waterfront bluff, the pavilions are linked by glass passageways and nestle beneath the trees to avoid competing with the natural canopy and blocking a neighbor's view. "Less machine-like and more crafted" was the throughline. In each volume, an oculus at the ceiling's apex animates the interior materials. Locally sourced cedar shingles wrap the exterior walls and asymmetrical, pyramidal roofs, and reappear on the living volume ceiling. "We did a lot of mockups to figure out how to get the coursings to align as they turn the corner, where one angle is super steep and one is super shallow," says Blaze Makoid, AIA. Other tactile touches include a pebbly surface on the steel window frames and doors, and a fragmented granite floor that extends to the outside terrace.

That seamlessness also manifests in the living room's operable window wall, where the header is hidden in the roof system. "The steel superstructure is pretty complicated—a benefit of having a long-term relationship with the fabricator and working with the structural engineer," Blaze says.

Our jury praised the architect's choices and execution. "It's a really well-composed piece of architecture, volumetrically stunning, and has a clear roof plan," a judge said. "The vaulted roof details meet the windows in a super crisp way, making it enticing."

—Cheryl Weber



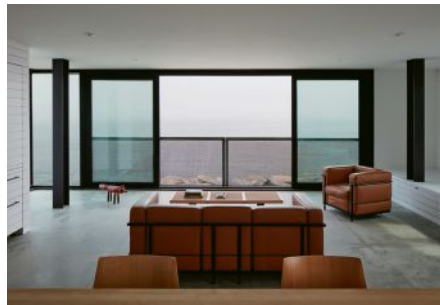
PROJECT CREDITS

ARCHITECT: Blaze Makoid, AIA, and Matthew LaBrake, AIA, BMA Architects, Bridgehampton, New York
BUILDER: Seascape Partners, Southampton, New York
LANDSCAPE ARCHITECT: LaGuardia Design Group, Water Mill, New York
INTERIOR DESIGNER: The Unionworks, Brooklyn, New York
LIGHTING DESIGNER: Orsman Design, Southampton, New York
PROJECT SIZE: 7,640 square feet
SITE SIZE: 1.9 acres
CONSTRUCTION COST: Withheld
PHOTOGRAPHY: Eric Petschek

KEY PRODUCTS

CABINETRY AND HARDWARE: VIPP, Nanz
CLADDING AND ROOFING: Red cedar shingles
COOKTOP AND RANGE: VIPP
COUNTERTOPS: VIPP stainless steel
DISHWASHER: VIPP
ENTRY DOORS AND HARDWARE: Arcadia Steel, Nanz
FAUCETS: VIPP, Cocoon
FINISH MATERIALS: Red cedar shingles

with dark gray stain by Coastal Cedar
FIREPLACE: Isokern (wood burning), Rotating Gyrofocus (gas)
FLOORING: Dinesen Floors
ICEMAKER: VIPP
LANDSCAPE PAVERS: Woodcreek granite
LIGHTING: Orsman Design (interior and exterior)
LIGHTING CONTROL SYSTEMS: Lutron Paladium and Meljac switches
MILLWORK: White oak by Reither Woodworking
OUTDOOR DECKING: Ipe
OUTDOOR GRILL: Kalamazoo
OUTDOOR SHOWER: Boffi Pipe
RADIANT HEATING: Warmboard
REFRIGERATOR: VIPP
SAUNA: Sanctuary Y
SHOWERS: Water Mill Stone, custom
SINKS: VIPP, Salvatori, Julien
TOILETS: Duravit
TUBS: Cocoon / JP
VANITIES: Salvatori Vanities, Cocoon / JP Column pedestal sink (powder room)
WINDOWS/WINDOW WALL SYSTEMS: Arcadia Steel



CITATION / CUSTOM RURAL OR VACATION HOUSE

MACKAY-LYONS SWEETAPPLE ARCHITECTS
EL ALEPH GUESTHOUSE
PORT L'HEBERT, NOVA SCOTIA

Our judges deemed the El Aleph Guesthouse “an exciting response to this crazy landscape,” and indeed, the promontory is “the scariest site on the coast I’ve ever seen,” says Brian MacKay-Lyons. “When there’s a storm on, you think you’re going to die.” His team responded with a 28-foot cube raised on four steel stiles and clad in 400-year copper-coated lead shingles, like those seen on roofs in Old Quebec City. This “metal jacket” is a robust version of the cedar-shingled fishing shacks that dot the region’s coastline.

Distilled to a lookout experience, the building has a 40-foot-long steel bridge that leads to a covered entry “bite.” Inside, full-height glazing crops much of the sky from view to emphasize

the ocean’s horizontal line. A ship-lap-wrapped kitchen core anchors the main living space and contains a bathroom and storage, while upper-floor bedrooms are accessed via a metal stair that continues up to a roof terrace.

The guesthouse is in playful conversation with the main house almost a kilometer away on another promontory. “The main house is a drum with a square courtyard in it,” Brian says. “The courtyard is removed from the main house and transported across the bay to become this cube that’s the guesthouse.” A judge commented that “it’s an object in the landscape, but the exterior materials almost make it disappear.”
—Cheryl Weber

PROJECT CREDITS

ARCHITECT: Brian MacKay-Lyons, principal in charge; Shane Andrews, Izak Bridgman, Andrew Falls, Colby Rice, Kelly Cameron, and Ben Fugelevand, design team, MacKay-Lyons Sweetapple Architects, Halifax, Nova Scotia, Canada

BUILDER: Delmar Construction, Halifax, Nova Scotia

STRUCTURAL ENGINEER: Blackwell Structural Engineers, Waterloo, Ontario

GEOTECHNICAL ENGINEER: Santec, Toronto, Ontario

SURVEYOR: Berrigan Surveys Limited, Bridgewater, Nova Scotia, and Design Point Engineering and Surveying Ltd., Bedford, Nova Scotia

PROJECT SIZE: 1,500 square feet

SITE SIZE: 42.5 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: James Brittain

KEY PRODUCTS

CABINETS: Custom

CABINETS HARDWARE: Richelieu

COOKTOP AND VENT HOOD: Miele

COUNTERTOPS: Caesarstone

DECKING: Cedar

DISHWASHER: Miele

EXTERIOR CLADDING: Leaded copper shingles

ENTRY DOORS: Commdoor

FAUCETS: Baril

FOUNDATION: Micropiles

HVAC SYSTEMS: Venmar

INSULATION: Rockwool Comfortboard 80

LIGHTING: RAB (exterior), Sonneman, A Line Fossil Trimless, Liteline Luna (interior)

MICROWAVE, STEAM OVEN, OVEN: Miele

RADIANT HEATING: Hydronic in-floor

RADIATORS: Stelpro

RAILING: Custom steel

REFRIGERATOR: Miele

ROOFING: Mod-bit with cedar deck on sleepers

ROOF WINDOWS/SKYLIGHTS: Daylitter Roof Door

SINKS: Duravit, Kraus

UNDERLAYMENT: Novaseal Ultra

VENTILATION: Whisperline

WASHER/DRYER: Miele

WINDOW WALL SYSTEMS: Commdoor

WINDOWS: Commdoor



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CITATION / CUSTOM PERIOD OR VERNACULAR HOUSE

ELLIOTT ARCHITECTS
FARMHOUSE IN A MEADOW
NEEDHAM, MASSACHUSETTS

Farmhouse in a Meadow dredges up memories of this pastoral region, where farmsteads were often organized around a big house, summer kitchen, and barn built over time. Here, staggered, side-by-side volumes with glass between them echo and update that arrangement. Centering the composition is the tallest structure holding the main living spaces and upstairs bedrooms for the owners' visiting children. Sliding past it is a one-story primary suite on the east and a garage and upper-level flex space on the west. Each volume evokes the farmhouse vernacular with a pitched metal roof, white clapboard siding, and tight trim.

"We like that those older buildings created exterior spaces, such as a dooryard or livestock pen," says Matt Elliott, AIA. "These volumes are sited to create microclimates that capture the sun in a little courtyard, and it's warm and protected."

The jury praised the house's "simple material palette, wonderful proportions, and clear plan." An open stair ascends



into the double-height space and gallery above the dining table, taking advantage of the gabled form. Interior finishes include wood floors, painted wood ceilings, and a commodious kitchen with Shaker-inspired cabinetry.

"It feels like this architect really knows vernacular but doesn't get stuck on motif," a judge said. "They can stretch a bit in the knowledge they have."—*Cheryl Weber*

PROJECT CREDITS

ARCHITECT: Matthew Elliott, AIA, principal in charge; Isaac Robbins, project designer, Elliott Architects, Blue Hill, Maine

BUILDER: Brookes + Hill Custom Builders, Waltham, Massachusetts

LANDSCAPE ARCHITECT: Todd Richardson, Richardson & Associates, Saco, Maine

STRUCTURAL ENGINEER: Paul Becker, Thornton Tomasetti, Portland, Maine

LIGHTING DESIGNER: Peter Knuppel, Peter Knuppel Lighting Design, Sullivan, Maine

TIMBER FRAME: New Energy Works, Farmington, New York

PROJECT SIZE: 5,125 square feet

SITE SIZE: 4.7 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Jeff Roberts Imaging

KEY PRODUCTS

BATH ACCESSORIES: Restoration Hardware

CABINETS: Horner Millwork

COOKTOP AND VENT HOOD: Bosch

COUNTERTOPS: Sheldon Slate

DISHWASHER: Bosch

ENGINEERED LUMBER: LVL beams

ENTRY DOOR: Upstate Door Co.

FASTENERS: Simpson

GARAGE DOOR: Upstate Door Co.

LIGHTING: Barn Light Electric, ArtiStare, Eureka

LIGHTING CONTROL SYSTEMS: Decora wall switches and outlets

PASSAGE DOORS/HARDWARE: Simpson Doors, Emtek hardware

REFRIGERATOR: Fisher & Paykel

THERMAL AND MOISTURE BARRIERS: Henry Blueskin house wrap

WASHER/DRYER: Speed Queen

WINDOW WALL SYSTEMS: Kolbe Windows and Doors

WINDOWS: Marvin Window and Door



Photo Courtesy of Dan Ryan Studio

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HONOR AWARD /
CUSTOM PERIOD OR
VERNACULAR RENOVATION

ROBERT M. GURNEY, FAIA, ARCHITECT
SLAYTON HOUSE
WASHINGTON, D.C.

As one of only three private residences designed by I.M. Pei, the William L. Slayton House has had a storied history. Completed in 1960 and listed on the National Register of Historic Places in 2008, the split-level house features a triple vault poured-in-place concrete roof, brick structure, and full-height glass on its north and south elevations. Though it had been updated twice in the past, the latest renovation by Bob Gurney, FAIA, is the most comprehensive. After stripping the building down to its wood framing, the project excavated a new lower level, modernized the envelope with new insulation and windows, installed high-efficiency MEP equipment, and replaced floor systems and interior finishes in line with Pei's original inten-



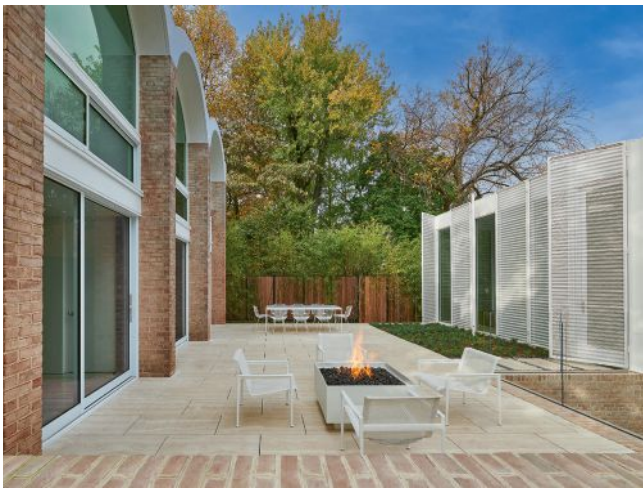
tions and materials as documented in original project drawings. “We literally, meticulously by hand, took the building apart and put it back together,” Bob says.

“The renovation was spectacular and well executed,” the jury agreed. “The house remains an iconic I.M. Pei project.”

New travertine flooring runs through the house, continues outside in the front courtyard, and forms a paver roof over the rear sub-grade addition. “The quarry in Italy dry laid every piece of travertine for the owners to review,” Bob says. “They were very much aware that they had a significant piece of architecture and saw themselves as caretakers of this property.” Along with new roofing on the triple vault, the project tied in new duct runs with the existing structure where perforated brick walls dually perform as return air grilles and ducts. “That was a nice detail and a surprise that we definitely kept in our new mechanical system,” Bob says.

At the rear edge of the property, the project added a detached two-story structure comprising an office and garage. Though it shares the Pei house’s interior material palette of travertine flooring and walnut and white lacquered millwork, the cube





form wrapped in operable perforated white metal panels is decisively different tectonically. “The goal was to [create] a background piece of architecture to the Pei house,” Bob explains, which the jury praised as “smart for not detracting from the main story of the architecture and for existing quietly and respectfully on its own.” The structure provides privacy from houses across a shared alley and glows like a lantern for the outdoor terrace at dusk.

For every renovation decision and detail, Bob says the project team sought a “museum-quality level of finish.” Despite the added living space and significant performance upgrades, he continues, “the house itself did not fundamentally change that much”—which was exactly the goal.—*Wanda Lau*



PROJECT CREDITS

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

BUILDER: Ted Peterson, Peterson and Collins, Bethesda, Maryland

INTERIOR DESIGNER: Therese Baron Gurney, Baron Gurney Interiors; Washington, D.C.

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

STRUCTURAL ENGINEER: Cobb Architectural Engineers, Alexandria, Virginia

HOME INTEGRATION: Atlantic Control Technologies, Annapolis, Maryland

PROJECT SIZE: 4,754 square feet (addition: 955 square feet)

SITE SIZE: 0.16 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Anice Hoachlander

KEY PRODUCTS

APPLIANCES: Pitt Cooking (cooktop); Gaggenau (vent hood, dishwasher, oven, refrigerator/freezer)

CABINETRY: Allegheny Wood Works (custom); Boffi (kitchen); Poliform (closets)

CLADDING: Elemental Metals

COUNTERTOP: Dekton (kitchen)

DOOR HARDWARE: FSB, Tectus, Halliday + Baillie

FAUCETS: Dornbracht (kitchen); Vola (bathroom, shower)

FINISHES: Dekton (bathroom wall covering)

FIREPLACE: Ore

FLOORING: Rugo Stone (travertine)

GARAGE DOOR: Clopay

HOME CONTROL SYSTEMS: Lutron

LIGHTING CONTROL SYSTEMS: Lutron

LIGHTING, EXTERIOR: Lucifer, Luminii, Bega

LIGHTING, INTERIOR: Ecosense, Eclipse, Luminii, Dado Lighting, Lucent

PAINT: Tnemec (exterior); Benjamin Moore (interior)

PAVERS: Rugo Stone

SINKS: Create Good Sinks

SKYLIGHT: Velux

TOILETS: Duravit

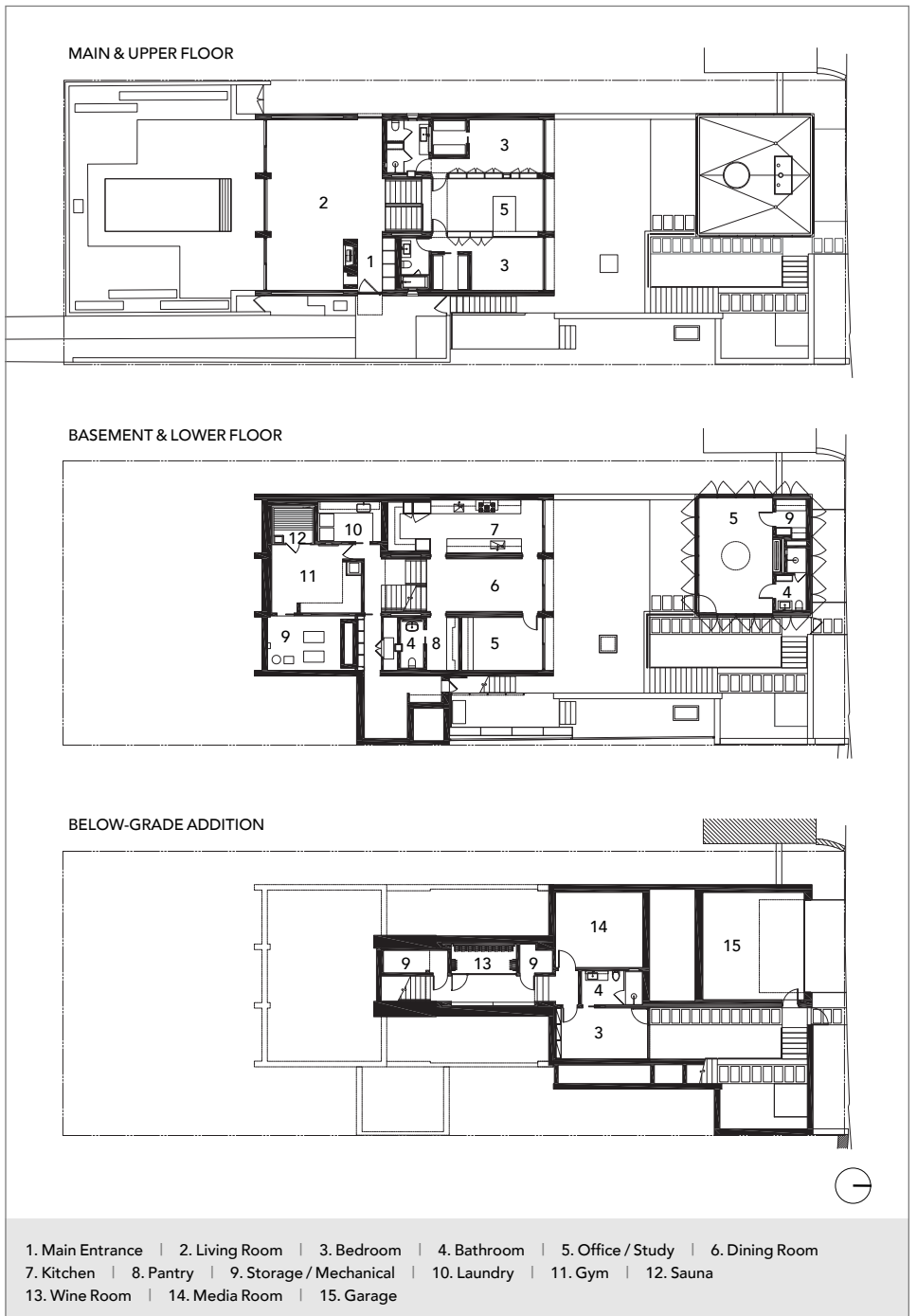
TOWEL HEATER: Vola

TUBS: Wetstyle

VANITY: Noorth

WINDOW SHADING SYSTEMS: Lutron

WINDOWS: Livello (wood and custom arch), Western Window Systems (aluminum windows and doors)





HONOR AWARD / CUSTOM PERIOD OR VERNACULAR RENOVATION

ELLIOTT ARCHITECTS
OLD YACHT CLUB
EAST BLUE HILL, MAINE

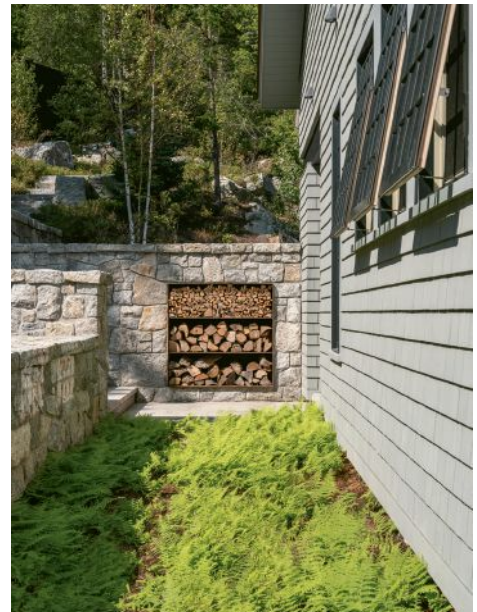
Old Yacht Club turns the concept of outside-the-box thinking on its head. In adapting this historic yacht club as a three-bedroom house, the decision to preserve its original footprint inspired many clever moves within the low-profile roof and roughly 2,000 square feet. The lack of an interior stair to the second floor was just one of many thorny issues that needed to be resolved (the only access was via an exterior uncovered stair). Others included buttressing the stone foundation against ocean swells and insulating the Club Room's wood-plank walls without disturbing their appealing character.

Whereas the second floor was already gutted, the team took the Club Room, or first floor, down to the foundation, labeling the wood members and fireplace stonework for later reassembly. They reinforced the stone foundation, building a series of concrete buffers on the back side of the wall to meet FEMA seawall requirements, along with a new steel-and-wood superstructure in the same shape and



profile as the original building. By building an insulated stone-clad shell outside the Club Room, the architects were able to meet energy codes and preserve the first floor's interior wall finishes and window openings.

The need for an interior stair was perhaps the biggest spatial puzzle. It occupies a former back room behind the fireplace and is partially open to the main living space. "We treated the underside of the new stair as a giant cabinet: pantry, fridge, powder room, coat closet, bar, and mechanical equipment are tucked behind panel doors with hidden hardware," says Corey Papadopoli. In the main room, "the freestanding kitchen system reads like furniture while preserving a view of the wall surface we worked so hard to save." Additionally, the room expands out to part of the existing deck via two walls of lift-slide doors.





That glassy corner was enabled by the new structural framework above, where the architects replaced old dormers with two glass ones in the broad gable roof. One creates headroom for the new stair, while the other opens the primary suite to water views. “We pulled the steel columns back from the dormer corners so we could butt-glaze the structural corner glass,” Corey says.

All are thoughtful interventions that respect the memory of a well-regarded community landmark. Said a judge: “The new dormers are quite nice and, in some views, they almost disappear.” Another added: “It’s a winning strategy for transforming the first floor without too much apparent change to the exterior.”—*Cheryl Weber*

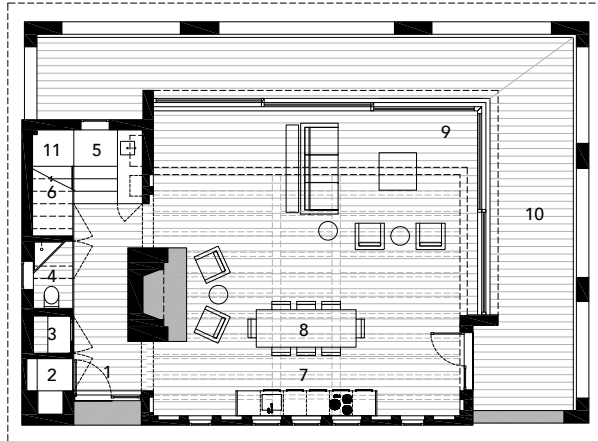


SITE PLAN | 1. Garage | 2. Parking Court | 3. Entry Path | 4. Residence
5. Terrace | 6. Hot Tub Deck | 7. Fire Pit | 8. Lawn | 9. Stairs to Shore
10. Dock



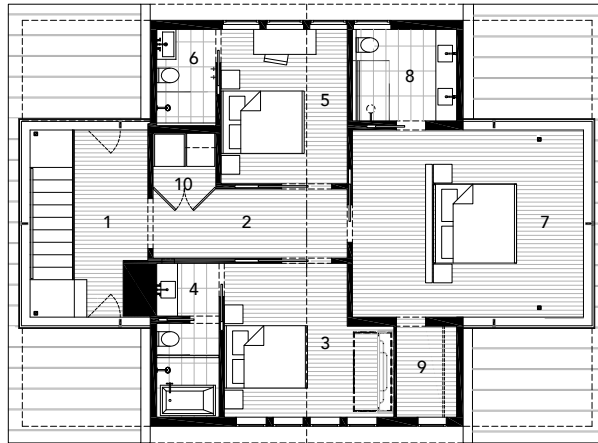
FIRST FLOOR PLAN

- 1. Entry
- 2. Pantry
- 3. Refrigerator
- 4. Powder Room
- 5. Coffee Bar
- 6. Mechanical Closet
- 7. Kitchen
- 8. Dining
- 9. Living
- 10. Deck
- 11. Stair



SECOND FLOOR PLAN

- 1. Stair Hall
- 2. Hall
- 3. Forest Bedroom
- 4. Forest Bath
- 5. Ocean Bedroom
- 6. Ocean Bath
- 7. Primary Bedroom
- 8. Primary Bath
- 9. Primary Closet
- 10. Laundry



BEFORE



BEFORE

PROJECT CREDITS

ARCHITECT: Principal in charge: Matt Elliott, AIA; project architect: Corey Papadopoli; project team: Buzzy Cyr, Maggie Kirsch, Elise Schellhase, Elliott Architects, Blue Hill, Maine
BUILDER: Hewes & Co., Blue Hill, Maine
LANDSCAPE ARCHITECT: Todd Richardson, Richardson & Associates, Saco, Maine
LIGHTING DESIGNER: Peter Knuppel, Peter Knuppel Lighting Design, Sullivan, Maine
PROJECT SIZE: 2,064 square feet
SITE SIZE: 4.3 acres
PHOTOGRAPHY: Trent Bell Photography; "before" photos by Ken Woisard

KEY PRODUCTS

CABINETS: Vipp (kitchen), custom vanities and recessed cabinets built by Hewes & Co.
CABINETS HARDWARE: Blum
CLADDING: Eastern white cedar shingles; existing stone veneer, repointed/rebuilt
COUNTERTOPS: Absolute Black Granite, Caesarstone, Bath in Wood of Maine (teak)
DECKING: Roasted birch wood by AE Sampson
DISHWASHER: Fisher & Paykel, Asko
ENGINEERED LUMBER: Weyerhaeuser
ENTRY DOORS AND HARDWARE: Upstate Door Co. (front door), Marvin (kitchen entry),

Schüco lift-slide doors; hardware: TecnoLine, Ashley Norton; Emtek, Henderson (garage)
EXTERIOR LIGHTING: Original BTC sconces, Lotus recessed lights
FAUCETS AND FITTINGS: Vipp, Grohe, Hansgrohe (showerhead) with Brizo fittings, Kohler, Restoration Hardware; Lacava (traps and stops), Infinity (shower drain)
FLOORING: Roasted birch wood by AE Sampson, Clé, Landmark Ceramics
FOUNDATION: Existing stone repointed/ repaired and buttressed with new concrete
GARAGE DOORS: PDQ Door Company
GARBAGE DISPOSAL: InSinkErator
HOME CONTROL SYSTEMS: Google Home
HOME THEATER COMPONENTS: Sonance speakers, Sonos sound system
HOT TUB: Maine Cedar Hot Tubs
HVAC: NTI Boiler, Mitsubishi
INSULATION AND HOUSEWRAP: Corbond (roof), Roxul (walls), ZIP System
INTERIOR LIGHTING: Lotus, Chapman & Myers, Artemide, Nora Lighting, Vipp
LIGHTING CONTROL SYSTEMS: Buster + Punch, Lutron Caseta, Hewes & Co.
MILLWORK: Custom by Hewes & Co.
OUTDOOR GRILL, BUILT-IN: Caliber Appliances

OUTLETS AND THERMOSTATS: Bocci, Marinco, Nest, Mysa Thermostats
OVENS: Miele
PAINTS/STAINS/COATINGS: Cabot, Benjamin Moore, Bona HD Traffic, Farrow & Ball
PASSAGE DOORS AND HARDWARE: Tectus, RocYork, Hafele, HookyZero, No-Ha
RADIANT HEATING: Wirsbo, Ditra Heat by Schluter
REFRIGERATOR/FREEZER: Sub-Zero (built-in under stair), Summit (pantry)
ROOFING: Copper standing seam (house), EPDM with blueberry sod (garage)
SINKS: Vipp, custom Caesarstone, Bath in Wood of Maine, Wetstyle, Rustic Sinks
SOFFITS AND EXTERIOR TRIM: Boral
SURFACING: Heath Ceramics, Tilebar
TOILETS: Duravit
TUBS: Bath in Wood of Maine
VANITIES AND LAVS: Caesarstone (primary bath)
VENTILATION: Panasonic (bathroom)
WASHER/DRYER: Electrolux
WATER FILTRATION: Grohe
WINDOW SHADING SYSTEMS: Draper
WINDOWS: Marvin, Schüco (dormer glazing)



CITATION / CUSTOM PERIOD OR VERNACULAR RENOVATION

BERG DESIGN ARCHITECTURE
ACCABONAC HOUSE
EAST HAMPTON, NEW YORK

The 1990s modernist house was striking with its steep, shingled roofs atop a divided concrete base, but John Berg, AIA, saw opportunities for improvement while respecting the design by Charles Forberg. “He shut down the principal views to the water and had a number of spaces with awkward head height that weren’t that usable,” John says.

The renovation “elevated the house quite significantly,” the jury noted. It enclosed the breezeway entry between the divided first floor in high-performance glass, unifying circulation. A floor plate inserted into the double-height art studio and carefully proportioned dormers cut into the pitched roofs increase livable space without diminishing the geometric silhouette.

Oversized 9-foot doors replaced

standard doors, allowing in greater daylight past deep eaves and improving views of Accabonac Harbor. A custom steel pergola over an extended pool deck echoes the language of the dormers.

Along with upgrading the building envelope and electrifying utility systems, the project updated interior finishes. Maple veneer replaced a plywood ceiling finish that had assumed a green cast, vibrant blue wall tile enlivens the kitchen, and slatted wood screens and a perforated metal-screen bridge railing complement the owner’s eclectic furniture and art collections. “It took us a while to mix their industrial and Japanese farmhouse aesthetics with this existing modernist building,” John says, “but it all works well together.”

—Wanda Lau

PROJECT CREDITS

ARCHITECT: John Berg, AIA, principal in charge; Alexander Chaintreuil, project architect, Berg Design Architecture, New York

BUILDER: Peter Germano, Germano Builders, East Hampton, New York

PROJECT SIZE: 5,990 square feet

SITE SIZE: 2.2 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Simon Howell Photography

KEY PRODUCTS

APPLIANCES: BlueStar (range), Faber (ventilation hood), Bosch (dishwasher, icemaker, oven), Dacor (refrigerator), LG (washer/dryer), XO (wine refrigerator)

CABINETS: Reform

CABINETS HARDWARE: Reform

CLADDING: Alaskan yellow cedar

COUNTERTOP: Caesarstone

DOOR HARDWARE: Emtex

FAUCETS: Hansgrohe (kitchen, shower), Kohler (secondary)

FINISH MATERIALS: Heath Ceramics

FIREPLACE: Rais

HEAT PUMP: Mitsubishi Electric

HOUSEWRAP: Henry, A Carlisle Company

LIGHTING CONTROL SYSTEMS: Lutron

LIGHTING, EXTERIOR: B-K Lighting, Hinkley

LIGHTING, INTERIOR: Nora Lighting

MILLWORK AND TRIM: Alaskan yellow cedar

PAINT: Bona (interior)

PERGOLA: Steel, Alaskan yellow cedar

PHOTOVOLTAIC SYSTEM: GreenLogic

ROOFING: Alaskan yellow cedar

SHOWER: Heatgene (outdoor)

SINKS: House of Rohl (kitchen); Kohler (primary bath); Duravit (secondary); Kraus (utility)

THERMAL AND MOISTURE BARRIERS: GCP

TOILETS: TOTO

VANITIES: Reform

VENTILATION, BATHROOM: Fantech

WINDOW SHADING: Hunter Douglas

WINDOW WALL SYSTEMS: Alvio

WINDOWS: Alvio



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CITATION / RENOVATION

COOTIE CATCHER
COTTON ESTES ARCHITECT
SAN ANTONIO, TEXAS

Placed at the back of the small lot, a hipped-roof addition adapts this 1930s bungalow for indoor-outdoor living. And its elongated outdoor entry sequence makes the home feel larger. Visitors follow a gravel path between the carport and bungalow, entering at a new cooking, dining, and lounging pavilion that opens on one side to a rear courtyard and on the other to the original house through a glass link.

“I preserved as much as possible of the small Craftsman house—which had integrity with its consistent window and door head heights and typical details of that era—and let the addition create those outdoor connections,” says Cotton Estes, AIA. “The concept was to engage every part of the small lot.” The addition’s vaulted roof matches the old house, and both were fitted with a skylight at the apex.

“They’re their own things, the new and old, and very relatable to a lot of people,” a judge commented. “It’s a great example of what you could do with a very modest house. A nice transformation.”

Just after construction was completed, the clients’ third child was born in a birthing tub under the addition’s big skylight. “It’s the highest honor to have this space be someone’s first experience of the world, and it speaks to how the clients use the space, which is heavily,” says Cotton.—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT: Cotton Estes, AIA, Cotton Estes Architect, San Antonio, Texas

BUILDER: Long House Builders, San Antonio

STRUCTURAL ENGINEER: Chester Spaulding, Spaulding Structural Engineers, San Antonio

MECHANICAL ENGINEER: Sonny Erwin, Mr. Erwin, Inc., San Antonio

PROJECT SIZE: 1,640 square feet

SITE SIZE: 0.12 acre

CONSTRUCTION COST: \$252 per square foot

PHOTOGRAPHY: Shannon Korta, Korta Photography

KEY PRODUCTS

CABINETS: Greenwood Milling Co.

COOKTOP AND VENT HOOD: Bosch

COUNTERTOPS: Daltile quartz

DISHWASHER: Zline

FAUCETS: Axor, Francone Bespoke Taps

TILE: Clé Tile

FLOORING: Woodco

HARDWARE: Emtex

HOME CONTROL SYSTEMS: Lutron

HVAC SYSTEM: Mitsubishi Electric / American Standard

INTERIOR LIGHTING: Longmade

OVENS: Bosch

REFRIGERATOR: Fisher & Paykel

SINKS: Zline, Duravit, Ikea

THERMAL AND MOISTURE BARRIERS: Sto Corp

TOILETS: Duravit

UNDERLAYMENT/SHEATHING: Huber Engineered Woods / ZIP System Sheathing

VANITIES AND PEDESTAL LAVS: Ikea

WALLBOARD: Reclaimed longleaf pine

PAINTS: Benjamin Moore



CITATION / ARCHITECTURAL INTERIORS

COTTON ESTES ARCHITECT
TIERRA DE PAZ
SAN ANTONIO, TEXAS

Tierra de Paz playfully flips the courtyard concept of the nearby historic Spanish colonial missions. Four flat-roofed bedroom and office volumes rotate around a soaring, skylit main living area, each of them separated by patios facing the four cardinal directions. The resulting light from all sides, along with earthy yet austere materials, gives this living space the sense of an open-air pavilion. Its western red cedar ceiling rests lightly on plastered walls, recalling the mission outposts' masonry walls and lightweight roofs.

“One of the most rewarding aspects was the skill of craftsmen we were able to engage on the plaster work, custom light fixtures, carpentry and ceiling, and floor,” says Cotton Estes, AIA. “We experimented with casting larger aggregate pieces of limestone and exposing them in the slab finish. It brings a lot of nuance and life to otherwise simple planar forms.”

Our judges praised the “inventive plan, which was very well presented; they brought us along with their draw-



ings and diagrams.” The panel also applauded its “uber-crisp, minimalist detailing. It is completely recognizable as vernacular and completely minimalist with its knife-edge materials,” a judge said. “A lot of people could be comfortable in this sort of domestic environment, even though it’s pushing a lot.”—*Cheryl Weber*

PROJECT CREDITS

ARCHITECT: Cotton Estes, AIA, Cotton Estes Architect, San Antonio, Texas

BUILDER: Long House Builders, San Antonio

LANDSCAPE ARCHITECT: Justin Davidson, La Paz Landscape, San Antonio

STRUCTURAL ENGINEER: Spaulding Structural Engineering, San Antonio

PROJECT SIZE: 2,240 square feet

SITE SIZE: 2.29 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Dror Baldinger, FAIA

KEY PRODUCTS:

CABINETY HARDWARE: Emtek, Richelieu

CLADDING: Western red cedar, U-Stucco

COOKING VENTILATION: Bosch

COOKTOP: Bosch induction

COUNTERTOP: Daltile, Lueders limestone

ENTRY DOORS: Weathershield

EXTERIOR LIGHTING: Schmidt Ceramics + Woodworks

FAUCETS: Grohe, Waterworks, Hansgrohe

FINISHES: Emil Group, bathroom floors and walls

HVAC SYSTEMS: Trane, American Standard

ICEMAKER: Scotsman

INSULATION: Sto Corp., Carlisle Syntec

INTERIOR LIGHTING: Noguchi, Kuzco,

WAC, Juno, Zuzko, Schmit Ceramics + Woodworks

OVENS: Bosch

PAINTS/STAINS/COATINGS: Benjamin Moore, Bona, Vasari plaster Carrera White Sand

PASSAGE DOOR HARDWARE: Omnia, Casson

REFRIGERATOR/FREEZER: Fisher Paykel

ROOF WINDOWS: Velux Skylights

ROOFING: Berridge Manufacturing Company

SINKS: Ruvati, Scarabeo, Kohler

THERMAL AND MOISTURE BARRIERS: Huber Products, Sto Corp.

TOILETS: Duravit

VENTILATION: Panasonic

WINDOW SHADING SYSTEMS: TekTrim

WINE AND BEVERAGE CENTER: N'FINITY

WINE REFRIGERATOR: Bosch

CITATION / RESIDENTIAL SPECIAL CONSTRAINTS

KEIRA RITTER DESIGN COMPANY
LILAC COTTAGE
NORTH TRURO, MASSACHUSETTS

In a row of 22 cedar-clad summer cottages lining Cape Cod Bay that appear identical, at least one has been converted for comfortable, year-round living. Keira Ritter, AIA, maintained the visual continuity of the 1930s structures by upgrading Lilac Cottage's envelope in accordance with the homeowners association historic preservation design guidelines but rebuilt the 420-square-foot interior from the stud plane inward.

A former storage loft above the oceanfront windows “dropped the ceiling right where you want the [space] to get big,” Keira says. Following “tremendous reframing work,” the renovation flipped the floor plan to create a double-height space beachside and a loft inland to help fulfill the owner's request to sleep six guests. The former kitchenette became a kitchen with modern appliances equipped to make a Thanksgiving meal.

Aside from an architecturally upsized ladder to the loft that makes a quiet statement, Keira says, “we were mindful with our detailing to keep things proportionally scaled and to punctuate where we felt it was appropriate and with great restraint.” A palette of serene colors and natural materials further connects the cabin to the beach. Gazing out the insulated windows from the living area elevated above the sand, visitors feel like they are floating in the ocean. The jury was “enamored by the clever renovation of a teeny space that gave new life to an old structure.”—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: Keira Ritter, AIA, founding principal, Keira Ritter Design Company, Catskill, New York

BUILDER: Jonah Swain, Swain Construction, North Truro, Massachusetts

INTERIOR DESIGNER: Keira Ritter, AIA, Keira Ritter Design Company

MILLWORK: Boxco Studio, Greenfield, Massachusetts

PROJECT SIZE: 554 square feet

SITE SIZE: N/A (footprint is 459 square feet)

CONSTRUCTION COST: \$900 per square foot

PHOTOGRAPHY: Lisa Vollmer Photography

KEY PRODUCTS

APPLIANCES: Bosch (cooktop, dishwasher, ovens, refrigerator/freezer), Zephyr (vent hood), LG (washer/dryer)

BATH ACCESSORIES: Kohler

CABINETS: Boxco Studio

COUNTERTOPS: Cosentino, PentalQuartz

DOOR HARDWARE: Schlage, Emtek

FAUCETS: Kohler

FINISH MATERIALS: Fireclay Tile, Concrete Collaborative, Natalie Myers

FLOORING: Sawyer Mason, Concrete Collaborative

HVAC SYSTEMS: Mitsubishi Electric

LIGHTING, INTERIOR: Schoolhouse, Blu Dot, Modern Fan Company, WAC Lighting

PAINT: Benjamin Moore

RADIANT HEATING: Step Heat

ROOFING: Owens Corning

SINKS: Kohler

TOILETS: Kohler

WINDOWS: Andersen

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A

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C

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HONOR AWARD / CUSTOM ACCESSORY OR OUTBUILDING

SWATT + PARTNERS
LAFAYETTE ADU
LAFAYETTE, CALIFORNIA

Architects often design homes to take advantage of the view, but in this case, the ADU/pool house is the view. According to Robert Swatt, FAIA, his clients like to sit at the far end of the pool and enjoy the beauty of the architecture before them. “It’s hard to imagine what you would do to make it better—it’s so disciplined and rigorous,” raved the jury. “It’s beautifully proportioned and has a real rational clarity in plan and elevation.”

Located in the bucolic suburbs to the east of the San Francisco Bay, the existing ’70s-era home was slated for removal. To serve a wide range of uses for the family of four,



including a place to live while the main house would be constructed, Robert conceived of an elegant pavilion with a large outdoor living space. For inspiration, he looked to the classic midcentury architecture of Southern California, where he is originally from. “I’ve always been inspired by the simplicity of the Case Study Houses,” he says.

He framed the building in white-painted steel and defined it as a series of voids and volumes. The volumes house the kitchen and baths, which are clad in warm-toned Alaskan yellow cedar. Precision-milled with ½-inch-wide grooves, the cedar has a refined rather than rustic texture that contrasts with the crisp steel. The cedar cladding continues past the glass envelope to form the wall paneling in the bedrooms, accentuating the connection between indoors and outdoors.

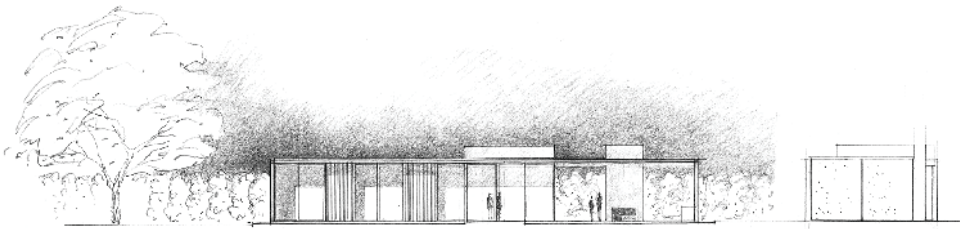




Since the main house has a deep setback, Robert placed the ADU next to the road, bracketing the property. The side facing the house is mostly transparent, giving the ADU excellent views of the garden, while the side facing the road is opaque. The circulation corridor runs along this solid wall but still receives plenty of natural light thanks to a long skylight.

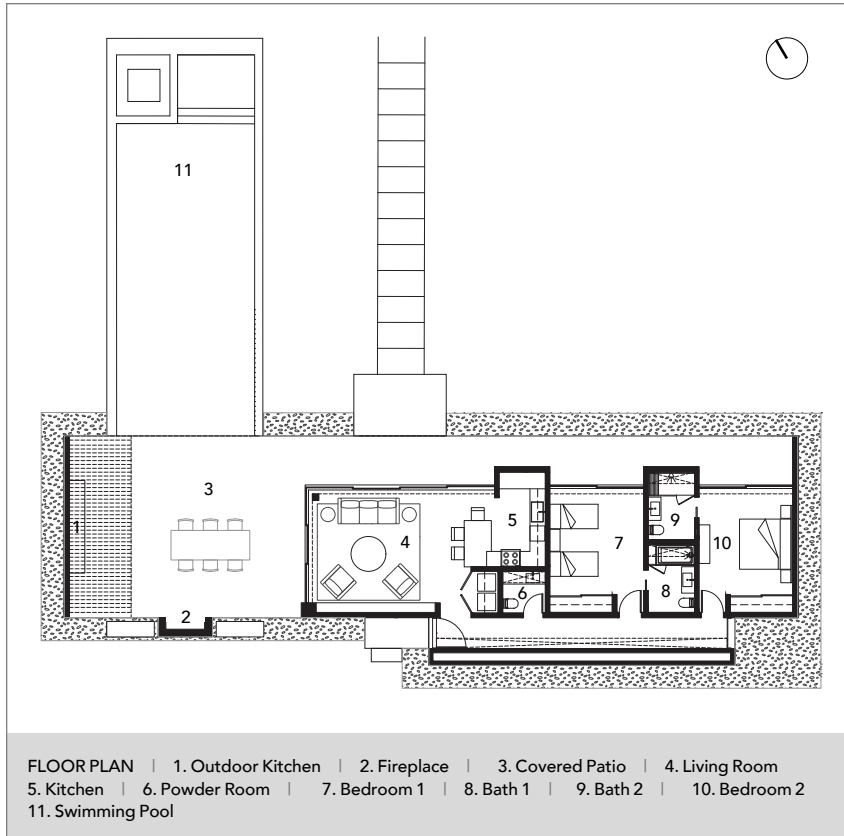
One of Robert's favorite moments is how the pool coping slides underneath the platform of the outdoor living room. "That's a nice connection. The pool looks like it's shooting through the building," he says. It goes almost without saying that it takes a lot of work and effort to pull off the illusion of simplicity. In Robert's words, "It takes a lot of care, a lot of love, and a lot of detailing."

—Lydia Lee



EAST & NORTH ELEVATIONS





PROJECT CREDITS

ARCHITECT: Robert Swatt, FAIA, principal in charge; Tricia Alesii, project architect, Swatt + Partners, Emeryville, California

BUILDER: Ethan Allen, Ethan Allen Construction, Canyon, California

INTERIOR DESIGNER: Swatt + Partners

LANDSCAPE ARCHITECT: Joseph Huettl, Huettl Landscape Architecture, Walnut Creek, California

STRUCTURAL ENGINEER: Structus, San Francisco

PROJECT SIZE: 1,300 square feet

SITE SIZE: 1.04 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Matthew Millman

KEY PRODUCTS

APPLIANCES: Wolf, Miele, Thermador, LG (indoor); Caliber, Vitrefrigo (outdoor)

CABINETRY: Henrybuilt (kitchen), Rivendell Woodworks (living room, baths)

COUNTERTOPS: Lapitec, Dekton (outdoor kitchen)

CLADDING: Alaskan yellow cedar, Dryvit Super White stucco, board-formed concrete

DOORS: Awake Window & Door Co.

DOOR HARDWARE: FSB levers (swing doors), Emtek (pulls, door stops), Sugatsune (concealed hinges)

EXTERIOR LIGHTING: dmf (sconces), Element (recessed)

FAUCETS: California Faucets, Watermark, Signature Hardware (outdoor kitchen)

FIREPLACE: Flare Fireplaces (outdoor), Infratech (outdoor recessed heaters), Lumacast (fire pit)

FLOORING: Polished concrete

HOME THEATER: Bowers & Wilkins, GoldenEar, Focal

INTERIOR LIGHTING: Element (recessed), Flos (powder), Sonneman (baths), Herman Miller (living room pendant)

LIGHTING SWITCHES AND CONTROLS: Lutron

MEDICINE CABINETS: Robern

MOISTURE BARRIER: Henry Blueskin

OUTDOOR KITCHEN: Brown Jordan Elements

PAINTS: Benjamin Moore Cloud White

POOL: Riviera Pools, Interstyle (tile)

ROOFING: Royalite

SHADING: Lutron

SINKS: Franke (kitchen), Lacava (baths), Kohler (powder room). Kraus (outdoor kitchen)

TILE: Fireclay

TOILETS: TOTO

TUB: Kohler

VENTILATION: Panasonic Whisper Green (bathroom)

WINDOWS: Awake Window & Door Co.

WINDOW WALL SYSTEMS: Awake Window & Door Co.



CITATION / CUSTOM ACCESSORY OR OUTBUILDING

JOHNSEN SCHMALING ARCHITECTS
TENNIS PAVILION
EMMONS COUNTY, NORTH DAKOTA

At 291 square feet, this tennis pavilion is the smallest project by far of all the award winners. But as Sebastian Schmaling, AIA, notes, “It’s a little gem.” The jury was enchanted: “Very elegant and pure. A clever way of managing the landscape.”

Surrounded by open fields, both the pavilion and the main house were designed to disappear into the landscape—they are located on 8,000 acres of former ranchland, which is being restored as native tallgrass prairie. The house came first; and then the clients, who are serious about tennis, asked their architects to create a professional-grade tennis court, with a place to rest after games and store equipment.

The architects found a relatively level site within walking distance of the house. They designed a board-formed-concrete pavilion into a natural berm, so that the roof is just visible above the prairie. Blackened oxidized steel is used for the columns, shade louvers, and storage elements. Wood is the only other material, used for a cantilevered bench. “It’s a concrete ribbon that then folds up and turns into the roof,” notes Sebastian. “The ball storage—the one thing that is not Brutalist concrete—instills something unexpected and is refined and colorful.”—*Lydia Lee*



PROJECT CREDITS

ARCHITECT: Brian Johnsen, AIA, and Sebastian Schmaling, AIA, principals in charge; Andrew Cezarz, P.J. Murrill, project team, Johnsen Schmaling Architects, Milwaukee, Wisconsin

BUILDER: Paramount Builders, Bismarck, North Dakota

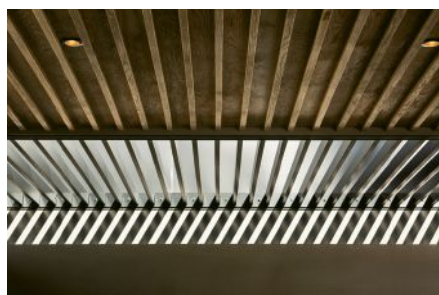
PROJECT SIZE: 291 square feet

SITE SIZE: 8,000 acres

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: John J. Macaulay





CITATION / CUSTOM ACCESSORY OR OUTBUILDING

FIELDWORK DESIGN & ARCHITECTURE
WILLAMETTE POOL HOUSE
NEWBERG, OREGON

It was the innovative ceiling that really grabbed the jury's attention. "Love the ceiling material turning into the open canopy; fresh and unprecedented," they noted. Specifically, the pool house has a slatted overhang that allows most of the sun to come through in overcast western Oregon, and that pattern continues through to the interior. "We mimicked the slats with the battens on the wood ceiling," says Cornell Anderson, AIA.

Clever ceiling aside, the blurring between indoors and out is aided by a continuous bank of stainless-steel cabinetry and concrete flooring, along with the pavilion's transparent walls and toothpick-thin columns. The pool house

and pool are also meant to relate to the nearby Willamette River. "The structure is low and linear, to pick up on the horizontality of the river," notes Tonia Hein, cofounder of Fieldwork. From certain angles, the pool's infinity edge makes it look as if it empties into the river.

To encourage year-round enjoyment of the outdoors, this pool house is a spa for all seasons. In addition to indoor and outdoor lounge areas, it has an outdoor shower, separate water closet, and indoor shower that doubles as a steam room. "There's a lot of spa-type buildings getting constructed around Portland," notes Cornell. But perhaps not as nice as this one.—*Lydia Lee*

PROJECT CREDITS

ARCHITECT: Cornell Anderson, AIA, and Tonia Hein, principals in charge; Matthew Rusnac, staff, Fieldwork Design & Architecture, Portland, Oregon

BUILDER: Thomas Clarke Construction, Bend, Oregon

INTERIOR DESIGNER: Cornell Anderson, Tonia Hein, Fieldwork Design & Architecture

LANDSCAPE ARCHITECT: Girvin Associates, Larkspur, California

STRUCTURAL ENGINEER: Grummel Engineering, Portland, Oregon

PROJECT SIZE: 802 square feet

SITE SIZE: 4.59 acres

CONSTRUCTION COST: \$436/square foot

PHOTOGRAPHY: Dana Klein Photography

KEY PRODUCTS

APPLIANCES: Miele, Marvel, Smeg, Beefeater Signature (grill), Pacific Living (pizza oven)

CABINETS AND HARDWARE: Custom white oak

COUNTERTOPS: Black granite

CLADDING: Natural plaster

DOORS: Fleetwood

FAUCETS: Watermark

INTERIOR LIGHTING: Juno, Schoolhouse Electric

LIGHTING SWITCHPLATES: Rejuvenation

SINKS: Nantucket, Cement Elegance (custom bathroom sink)

SKYLIGHTS: Velux

TILE: Ann Sacks Savoy

TOILETS: Duravit

WINDOWS: Fleetwood

WINDOW WALLS: Sky-Frame



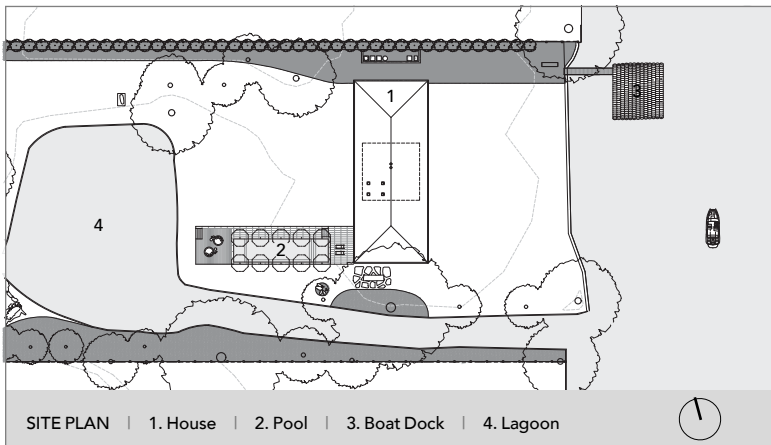
HONOR AWARD / CUSTOM OUTDOOR LIVING DESIGN

MIRÓ RIVERA ARCHITECTS
CASA DEL LAGO
AUSTIN, TEXAS

This compact cube of a guest house sits within a floating screen that artfully answers the need for shade. The brick structure emerging from the flat lawn contains a garage, storage, pool bath, and indoor-outdoor kitchen on the first level and a small apartment on top. Hung like a half-curtain over the pavilion and its terrace extensions, the vertical aluminum louvers define a recreational area and basketball half-court on the north and an outdoor lounge on the south. What's more, they work with prevailing breezes to create a microclimate around the building that reduces the need for energy-intensive cooling.

As eye-catching as the composition is, it's the brick that takes center stage. "The clients agreed to the concept of an almost mysterious block of brick that is very private," says Juan Miró, FAIA. "The rooms look toward the water, but the central block is very solid, with skylights in the stair and integrated gutters. We wanted the brick to be the protagonist so that when you walk around the building, there is a beautiful environment on all four sides." Inspired by origami, its wall planes are subtly folded to create a sense of movement. Within them, the brick courses were shifted



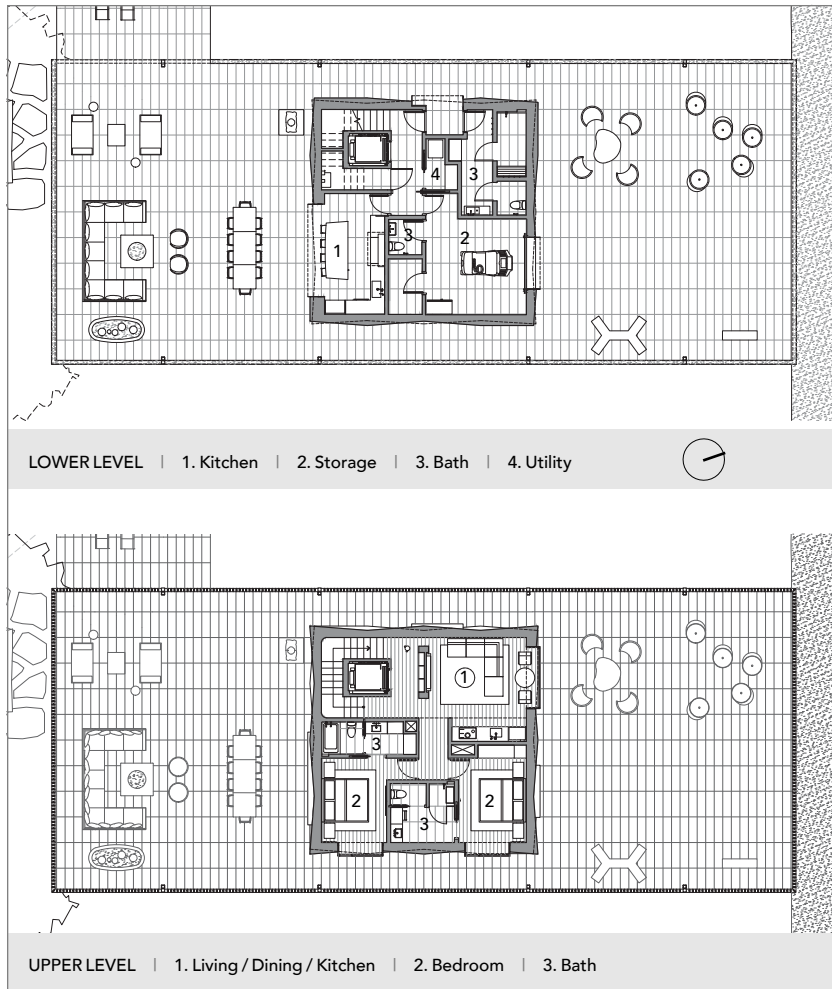


and rotated according to a template, but their machine-like precision was achieved entirely by hand. The patterns recall those found in nature, the architects say, like the scales of a snake or bristled fur.

“Nature is an inspiration for our work in general,” Juan says. “We wanted a sense of movement, a bit of twisting so the whole wall creates a rich texture. Brick can be units that make up a whole, but in this case, it also creates interesting patterns and shadows. We spent a lot of time drawing it and working in the field with the masons to determine how to execute it and turn the corner—the four sides are identical but are moving and meeting at the corner.”

Gazing across the water are a pair of eyes imprinted on the thin louvers, the work of French artist JR. “When you’re moving on the lake, you don’t see the eyes until you’re at a certain angle,” Juan says, “and then they disappear as you turn.”

Calling it “well detailed and crafted,” the judges praised the building’s subtlety. “The brickwork is seemingly simple but has all this texture and an unexpected scale,” one said. “It’s massive but can disappear.”—*Cheryl Weber*



PROJECT CREDITS

ARCHITECT: Juan Miró, FAIA, and Miguel Rivera, FAIA, principals in charge; Matthew Sturich, project architect; Bud Franck, AIA, Ana Kurzan, Nick Steshyn, design team, Miró Rivera Architects, Austin, Texas

BUILDER: Tripathi Builder, Austin

INTERIOR DESIGNER: X+III, Monterrey, Mexico

LANDSCAPE ARCHITECT: Madrone Landscape Architecture, Austin

STRUCTURAL ENGINEER: MJ Structures, Austin

MEP ENGINEER: Bay & Associates, Austin

LIGHTING: ArcLight Design, New York, New York

MASONRY: BJK Masonry, Cedar Creek, Texas

PROJECT SIZE: 2,017 square feet (conditioned), 4,102 square feet (unconditioned)

SITE SIZE: 3.4 acres

PHOTOGRAPHY: Rafael Gamo (styling: Bud Franck, AIA, Miró Rivera Architects)

KEY PRODUCTS

ARCHITECTURAL STEEL: Adrian Herrera Iron Works (exterior)

CABINETRY: Johnson Cabinets & Woodworking

CLADDING: Cloud Ceramics (exterior brick)

COOKTOP: Miele

COUNTERTOPS: Cambria

DISHWASHER: Miele

DRYWALL: United States Gypsum Company

ENTRY DOORS, HARDWARE: MHB (doors), Hardware Renaissance (hardware)

EXTERIOR ALUMINUM LOUVERS: Canopy Solutions

EXTERIOR TILE: L'altra Pietra (porcelain)

FAUCETS: Dornbracht, Watermark

FOUNDATION: PCW Construction

ICEMAKER: Marvel

INSULATION: Rockwool

GARAGE DOORS: Alpine Coiling Doors

LIGHTING: Deltalight

LIGHTING CONTROL SYSTEMS: Lutron

MILLWORK: Johnson Cabinets & Woodworking

OUTDOOR FANS: Big Ass Fans

OUTDOOR RANGE: Viking

OVENS: Wolf

PAINTS/STAINS/COATINGS: Sherwin-Williams

REFRIGERATOR: Sub-Zero

ROOF TRUSS SYSTEM: TrussMate

ROOFING: CertainTeed

SINKS: Prolnox, Lacava, Kast

SKYLIGHTS: Velux

SWIMMING POOL: Design Ecology

THERMAL AND MOISTURE BARRIER: GCP Applied Technologies (waterproofing)

TILE: Levantina porcelain tile, Daltile ceramic tile

TOILETS: TOTO

TUBS: Americh

WARMING DRAWERS/MICROWAVE: Wolf

WASHER/DRYER: LG

WATER FILTRATION: Corsano

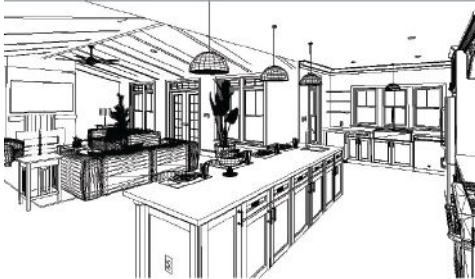
WINDOW SHADING SYSTEMS: Lutron

WINDOWS: MHB



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CITATION / ARCHITECTURAL DETAILS

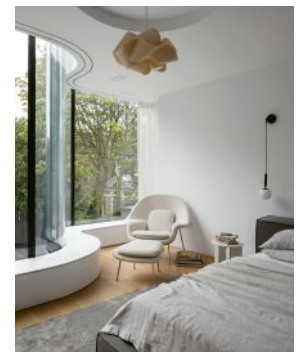
GIANNONE PETRICONE ASSOCIATES
INC. ARCHITECTS
SNIDER HOUSE
TORONTO, ONTARIO, CANADA

Pina Petricone says her firm approaches conservation as a means to “maintain and even augment [a project] in a complementary way,” which can include altering building geometry with a creative idea that one day may be altered again. For a new rear addition to an 1828 heritage house in North Toronto for an owner and glass manufacturing industry expert, Pina and her team pursued an “exercise in juxtaposition”—and an opportunity to tweak the residence’s axial orientation to parallel its current street rather than its original reference of Yonge Street.

From front to back, the two-story residence transitions from a rectilinear, symmetrical masonry box into a transparent, seemingly unbound form with a sinuous glass veil that invites in a new landscape ground plane. The laminated, low-e, and double-glazed curtain wall blurs the boundary between indoors and out while acting as a foil to the solid brick.

“The craftsmanship and level of detail are high,” the jury said. “The designers embraced the introduction of curvilinear geometry and made it happen.”

The owner’s industry expertise was invaluable for coordinating the manufacture and overseas transport of the custom glass components and for collaborating with project engineers to ensure the curtain wall would receive enough conditioned supply air to prevent condensation. The designers express this importance with a continuous chrome diffuser patterned after the negative of the original 19th-century baseboard but rotated to lay horizontally. Trees and landscaping reflected in the polished surface bring in additional, unexpected views of nature.—*Wanda Lau*



PROJECT CREDITS

ARCHITECT: Ralph Giannone, Pina Petricone, founding principals; Leo Lin, Andria Vacca, principals; Carlo Odorico, senior associate/technical director; Serafina Korovina, Elisa Nicoletto, team members, Giannone Petricone Associates Inc. Architects, Toronto

BUILDER: THL, North York, Ontario, Canada

INTERIOR DESIGNER: Giannone Petricone Associates Inc. Architects

STRUCTURAL ENGINEER: CUCCO engineering + design, Toronto

MECHANICAL ENGINEER: ZAAB Consulting, Toronto

PROJECT SIZE: 5,812 square feet

SITE SIZE: 0.37 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Scott Norsworthy

KEY PRODUCTS

BATHTUBS/SHOWERS: Kohler, Antonio Lupi, TOTO

CENTRAL STAIR: Deluxe Stair & Railing Ltd.

CLADDING: Marmi Faedo, Ciot, Don Valley Brick Works, Rheinzink, Novak Cladding

COUNTERTOPS: Ciot

CURTAIN WALL FRAMES: Antamex Industries, Quest Window Systems

DOORS: Amberwood Doors (entry), Authen-

tic Windows & Doors, Scepter Industries

FAUCETS: Kohler, Vola

FINISHES: Ciot (backsplash, dining room vestibule/bar), Stonetile (powder room, basement)

FIREPLACE: Ciot, Stone Workshop

FURNISHINGS: Herman Miller, Design Within Reach, Giannone Petricone Associates Inc. Architects, South Hill Home

HANDRAIL: Kai Leather

LIGHTING, INTERIOR: A-N-D Light, LZP, Molo Design, Herman Miller, Giannone Petricone Associates Inc. Architects and Viso (kitchen island), Deltalight

MILLWORK: Scepter Industries, Mooza Wood Arts

PAINTS AND STAINS: Benjamin Moore

RADIANT HEATING: Staltari Mechanical

ROOFING: Rheinzink

SNOW MELT: Staltari Mechanical, SGM Roofing

SOLID SURFACING: Corian Solid Surface

WALL COVERINGS: Vescom, FilzFelt, Woeller, Caprone leather

WINDOW WALL SYSTEMS: Cricursa

WOOD DECKING: Kebony



CITATION / ARCHITECTURAL DETAILS

THE BROOKLYN STUDIO
BROOKLYN HEIGHTS TOWNHOUSES
BROOKLYN, NEW YORK

The block on which the vacant lot sat for decades was rich with architectural references, including Greek Revival, Italianate, and Queen Anne row houses, historic carriage houses, and a neoclassical firehouse by Frank Freeman. Two new brick townhouses, at 27½ and 22½ feet wide and reading as one coherent residence, now augment the streetscape with a modern touch.

After iterating with façade elements, brick patterns, and a brick arch framing a vehicle entrance in a series of process drawings that the jury “loved,” Brendan Coburn, FAIA, found the combination that fit the “complicated puzzle” of site context. Smooth face brick clads the first floor, providing a “public-facing, stoic piece of architecture that breaks down the scale of the building,” Brendan says. On the second and third floors, recessed window arrays reference neighboring row houses, but with added dimensionality through stepped brick headers and an inverted Flemish bond surround.



A setback fourth story, clad in blue-gray terracotta tile, continues the area’s mansard roof forms and approachable scale. Bluestone contrasts the red brick as trim, a base, and a scupper at the bottom of a vertical control joint demarcating the units.

The client, a private developer, commissioned the studio for its record of expedient approvals in historic districts. When time is paramount, Brendan says, “the cost difference in doing something right versus doing something cheaply is not significant.”—*Wanda Lau*

PROJECT CREDITS

ARCHITECT: Brendan Coburn, FAIA, principal in charge; Andrew Acevedo, Franklin Chuqui, Henry Aguilar, Mario Joya, project architects, The Brooklyn Studio, Brooklyn, New York

BUILDER: Brodmore, Brooklyn

PROJECT SIZE: 21,839 square feet

SITE SIZE: 0.16 acre

CONSTRUCTION COST: Withheld

PHOTOGRAPHY: Kevin Kunstadt

KEY PRODUCTS

CLADDING: Glen-Gery

ENTRY DOORS: Jeld-Wen

GARAGE DOORS/ELEVATOR: First Choice Elevator, Advanced Glazing Corp

ROOFING: Terreal North America

ROOF WINDOWS, SKYLIGHTS, BULKHEAD DOORS: Apex Architectural Metal & Glass Systems Corp

WINDOW WALL SYSTEMS: Apex Architectural Metal & Glass Systems Corp

WINDOWS: Apex Architectural Metal & Glass Systems Corp

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