

CONTEMPORARY DESIGN

2016 HOUSE REVIEW THEMES

- JUNE Narrow Lot Designs
- JULY Pool Houses and Cabanas
- AUGUST Revising Best-Selling Plans
- SEPTEMBER Master Baths
- OCTOBER Luxury Homes
- NOVEMBER On the Boards
- DECEMBER Kitchens

Time-tested elements plus inventive thinking make for new and imaginative ways to attract buyers

By Larry W. Garnett, FAIBD, House Review Lead Designer

While it can be a challenge to describe the style of a home, the term “contemporary” seems especially ambiguous. For some of us, it refers to a house with a sloped roof and lots of glass; something that just doesn’t fit any of the traditional style categories. By definition, the word contemporary means of the present time. For architecture, this may be expanded to refer to homes that are presently

being designed and built with materials and spaces that expand the limits of our design perceptions. The following projects range from townhouses to a single-family home built from shipping containers. Each combines the time-tested elements of scale and proportion with innovative exterior materials and functional interior spaces to create what are possibly some of the most exciting homes we’ve ever featured in House Review. Let us know what you think.

MARLOWE

ARCHITECT

Robert Hidey Architects
 ahidey@roberthidey.com
 roberthidey.com
 949.655.1550

PLAN SIZE

Width: 35 feet
 Depth: 81 feet
 Living area: 3,147 sf

Marlowe is designed to appeal to tech and entertainment professionals who are drawn to modern architecture. It’s situated in the new heart of Playa Vista, Calif., surrounded by a walkable mixed-use environment of retail, commercial, and entertainment, and is a bit more than a mile from the beach. The home’s generous footprint provides comfortable great-room living on the first floor with access to a patio for relaxing, barbecuing, and entertaining. An angled floor plan allows for substantial glazing on all sides of the building, offering a light-filled, contemporary residence with dramatic city views from second-floor balconies off the master suite and a covered deck on the third floor.



- A A spacious entry leads to an expansive great room
- B Sliding pocket doors connect the dining room and great room to the ample side-yard patio
- C Alley-loaded, two-car garage with adjacent guest parking connects to the kitchen
- D Master suite with covered outdoor deck includes a master bath with soaking tub, walk-in shower, and large walk-in closet
- E Bedrooms 2 and 3 share a bath with a double sink and tub; the laundry is located on the bedroom level
- F A generous covered rooftop deck offers city views and outdoor living space
- G Sliding pocket doors with a 15-foot-long opening are standard. They link the deck to the bonus room, which can be used as a yoga or art studio, family room, or fifth bedroom
- H Creative office space is optional and may be replaced by bedroom 4



[HOUSE REVIEW]

GMD Design Group partnered with Beazer Homes Maryland to design the Patriot townhome in Locust Point near Baltimore's Inner Harbor. Despite its contemporary theme, the townhome integrates well into the existing architectural context. The four-story home has an open, spacious feel and, on the townhome's fourth floor, a sky den and rooftop terrace provide a great way to experience the sights and sounds of this vibrant area.

PATRIOT TOWNHOME

ARCHITECT

GMD Design Group
Scott Gardner, AIA
scott@gmddesigngroup.com
919.320.3022
Donnie McGrath
donnie@gmddesigngroup.com
770.375.7351

PLAN SIZE

Width: 20 feet
Depth: 40 feet
Living area: 2,035 sf

- A** Two-car, rear-loaded garage
- B** First-floor bonus room
- C** End unit offers abundant natural light in the dining area
- D** Open plan connects dining, kitchen, and living functions
- E** Dual master bedrooms are popular with the target buyer
- F** Sky den provides a high vantage point for enjoying the surrounding views
- G** Roof deck is a private outdoor space to get away from it all



4 TOOLS IN 1
CARRY LESS. FIX MORE.



WISE-GRIP MULTI-PLIERS
IRWIN
WISE-GRIP

©2016 IRWIN Industrial Tool Company. All Rights Reserved

AVAILABLE AT **LOWE'S**

[HOUSE REVIEW]

CONTAINER CONTEMPORARY

ARCHITECT

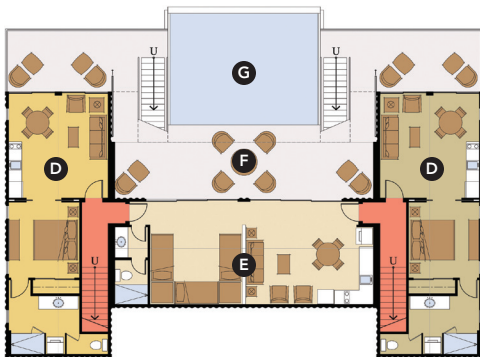
Richard Handlen, AIA, LEED AP
EDI International
richard.handlen@edi-international.com
edi-international.com
415.362.2880

STRUCTURAL ENGINEER

Jamison D. Morse, PE
Director, Structures Division
PVE Sheffler
jmorse@pvesheffler.com
724.444.1100

PLAN SIZE

Width: 72 feet
Depth: 58 feet
Living area: 3,900 sf



This hillside vacation retreat is constructed of 14 recycled shipping containers. The home is entered on the uphill side and steps down the slope, providing ocean views. Protecting the site was of prime concern, and container construction offered the least amount of disturbance to the site. Repurposing the containers translates to low energy consumption, and the containers also offer resistance to extreme weather. The house is designed to comfortably sleep up to 14 people. By simply locking some doors, the home can be rented out as four units, each with its own kitchen or kitchenette and in-suite laundries.

- A** The great room is at the center of the upper level where the family or families can gather
- B** Master suites bookend each side of the great room. Each suite has a private deck with a tub that looks out to the ocean
- C** The great room opens to a partially covered outdoor living area with a fireplace and barbecue at opposite ends and views down to the pool and ocean
- D** The lower level has two master suites with stairways leading up to the great room or out to the driveway
- E** In the center of the lower level is the fourth unit, which could function as a common bunkroom, another suite, or a game room. It opens directly out to the pool
- F** Just off the center unit is a covered deck adjacent to the pool. Interior and exterior stairways lead to the upper level or out to the driveway
- G** The pool is a self-supporting stainless steel structure with an infinity edge

[HOUSE REVIEW]

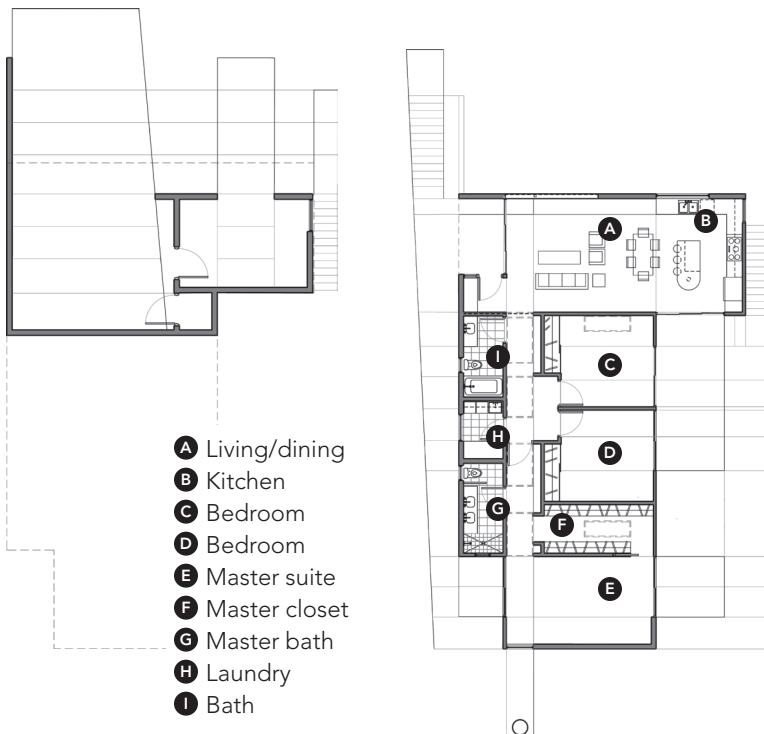
ROCK-VIEW HOUSE

ARCHITECT

Lehrer Architects
Nerin Kadrobegovic, AIA
nerin@lehrerarchitects.com
lehrerarchitects.com
323.664.4747

PLAN SIZE

Width: 38 feet
Depth: 70 feet
Living area: 1,700 sf



This prototype—a design for a modern, middle-class family—commands views of the San Gabriel Mountains and The Eagle Rock, for which the hip Los Angeles neighborhood of Eagle Rock is named. The three-bedroom, two-bath home has a downstairs studio and features 12-foot maple-clad ceilings and walls of glass in the main living/dining space. Kitchen cabinetry is crafted from the same maple and provides a counterpoint to the polished concrete floors. Seamless indoor-outdoor living and abundant natural light and cross-ventilation provide the rudiments of Southern California living. A hyperefficient floor plan hews to the city's strict Hillside Ordinance, and as a result there is no dedicated hallway/circulation space in the home.

TOWNHOMES AT STAPLETON

ARCHITECT

Anne Postle, AIA
 Osmosis Architecture
 apostle@osmosisarchitecture.com
 osmosisarchitecture.com
 303.652.2668

PLAN SIZE

Width: 106 feet
 Depth: 74 feet
 Living area: 1,350 sf to 1,813 sf



It's no surprise that both Millennials and empty nesters find attached living attractive. For starters, the initial purchase price and maintenance costs can be reduced. But what may be a surprise is that both of these generations find the clean lines, rich materials, and cool colors used in contemporary exteriors appealing. This townhome community by Wonderland Homes at Stapleton has a mix of ranch and two-story plans that are a hit with buyers both young and young at heart.

- A** Clean lines and cool colors
- B** Shed roofs with deep overhangs
- C** Metal accents, corrugated metal siding, metal awnings
- D** Stained wood siding adds warmth
- E** Bright accent color at front doors

