



GOLD

SINGLE-FAMILY PRODUCTION, UNDER 2,000 SF

STRATFORD III

Dorset Park, South Weymouth, Mass.

ENTRANT/BUILDER:

Northland Residential Corp.

ARCHITECT: Union Studio Architecture & Community Design

INTERIOR DESIGNER: Moor Interiors

PHOTOGRAPHER:

Shelly Harrison Photography

SIZE: 1,852 sf

SALES PRICE: \$575,000

HARD COST, EXCLUDING LAND: \$153/sf

COMPLETION: August 2016

ON THE PERIPHERY of a new major mixed-use development outside Boston, Dorset Park is like a traditional neighborhood in a planned mini-city. The larger development will include 4,000 single- and multi-family residential units, along with a technology district, recreation center, college campus, retail/restaurant, entertainment, offices, and hotel space. For designers of the single-family residences, making the homes not appear shoe-horned together—despite narrow 52-foot lot sizes—was a challenge, as was making the homes appear bigger on the inside through thoughtful, efficient use of space and plenty of windows.

Detached garages create “an architectural division of privacy from one yard to the next,” says Christina Carlson, architect at Union Studio, and their placement “opens up the side of the house where a conventional attached garage would be.” Moving the garage to the rear of the lot creates wider side yards and allows natural light on all four sides of each home, making modestly sized homes feel spacious. Interior details, such as the owner’s entry, which works as a mudroom, landing zone, and pantry, make smart use of space. —P.F.



GOLD

**SINGLE-FAMILY PRODUCTION,
2,001 TO 3,100 SF**

CANOPY AT ESENCIA

Rancho Mission Viejo, Calif.

ENRANT/ARCHITECT:

Robert Hidey Architects

PHOTOGRAPHER:

Erika Bierman Photography

SIZE: 2,495 sf

HARD COST, EXCLUDING LAND: \$115/sf

COMPLETION: September 2016

THIS OPEN-PLAN home, designed for family and entertaining, is inspired by the modern farmhouse style and the original buildings from when the property was a working ranch. The entry design was pulled from that vernacular, as was the staggered lap siding and lighting.

Outdoor spaces include a private courtyard off of the dining and living areas and a roof deck on the third floor that offers views of the Pacific Ocean to the west and rolling hills to the east. Designing a seamless transition from indoors to out, Brian McClusky, team leader for Robert Hidey Architects, says the intent was to create a space that feels like one big room. Stackable fold-away doors allow easy access while forging connections from the outdoor sitting area, fireplace, and television area to the adjacent light-filled loft. Generous windows over the sink in the kitchen also blur the division between inside and outside. —D.R.





GOLD

SINGLE-FAMILY PRODUCTION, OVER 3,100 SF

JEWEL, PLAN 2

Playa Vista, Calif.

ENTRANT/ARCHITECT:

Robert Hidey Architects

BUILDER: Brookfield Residential

INTERIOR DESIGNER: Design Line

PHOTOGRAPHER: Berlyn Photography

SIZE: 4,544 sf

HARD COST, EXCLUDING LAND: \$197

COMPLETION: April 2016

THE CHALLENGE at this luxury development was to fit large homes onto small lots without sacrificing indoor space or outdoor amenities. Designers responded with a three-story plan that includes a spacious 400-square-foot covered roof deck—a substitute backyard. A third-floor kitchen equips the area for entertaining, and an interior elevator provides easy access to the terrace.

Each home has two other outdoor living areas at ground level. The homes are snugly sited, but each has one dead wall with only clerestory windows abutting the adjoining lot, offering privacy. While the expectation of homes of this size is to provide four- to five-car garages, site challenges prevented it, says Robert Hidey, president of Robert Hidey Architects. But buyers have the option to add stackable car storage.

Zinc metal paneling, large window arrays, and stylish stucco veneer make for appealing exteriors. On the inside, high-quality finishes, such as 12-foot-high backlit shelves, offer the sorts of touches that luxury buyers seek. —P.F.



GOLD

MULTIFAMILY

THE CHISCA ON MAIN (UNIT B1-1961)
Memphis, Tenn.

ENTRANT/ARCHITECT: Bounds and Gillespie Architects in association with Looney Ricks Kiss

BUILDER:
Montgomery Martin Contractors, LLC

DEVELOPER: Main Street Apartment Partners, LLC

INTERIOR DESIGNER: Carkuff Interiors

PHOTOGRAPHER: Ken West Photography

SIZE: 1,375 sf

HARD COST, EXCLUDING LAND: \$80/sf

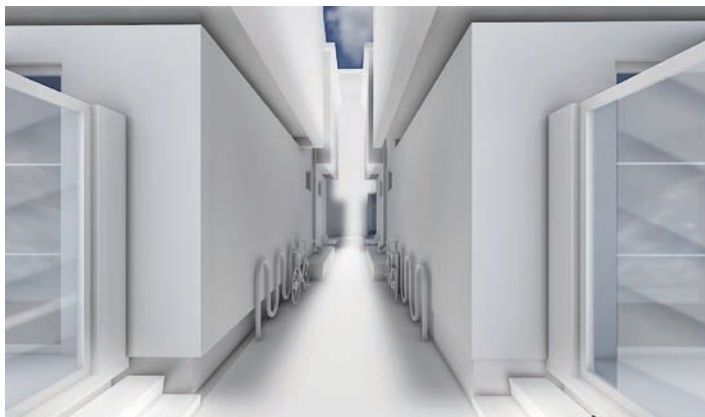
RENT: \$1,800/month

COMPLETION: August 2016

ABANDONED FOR 30 YEARS, the two buildings of the former Chisca Hotel in Memphis, Tenn., had become a safety hazard. If city leaders had their way, the 1961 addition, universally loathed, would have fallen to the wrecking ball. But saving both buildings made financial sense for the developer.

The unsightly exterior of the 1961 motor lodge was treated to some simple fixes. A coat of white paint stabilized bricks and covered their dated colors. The building was gutted, its exterior hallways converted to private balconies for many of the units. In between the motor lodge and the original 1913 hotel, a former indoor ballroom was converted to an outdoor terrace with planters and lounge furniture. The interior studio, one-, two-, and three-bedroom apartments have at least 38 distinct configurations, says architect Tony Pellicciotti, principal at Looney Ricks Kiss. Historical elements, including concrete beams and ceilings, were left exposed.

The property was fully leased in four months. —P.F.



GOLD

ON THE BOARDS

ULLMAN SAILS LOFTS

Newport Beach, Calif.

ENTRANT/ARCHITECT:

Brandon Architects

BUILDER/DEVELOPER:

Berk Custom Homes

SIZE: 2,347 to 2,515 sf (residential units)

HARD COST, EXCLUDING LAND: \$350/sf

SLATED FOR THE former site of the Ullman Sails company, this project works industrial-modern details into four residential units and two commercial spaces. It didn't make sense to retrofit the original building, but project architects wanted to retain its industrial flavor. "It looks new, but pays homage to the neighborhood history," says Christopher Brandon, principal with Brandon Architects. "People get attached to old buildings, even in oddball industrial neighborhoods like this."

Features to be salvaged include three two-story sliding-rail barn doors on I-beams, two of which can be moved for security and protection from the elements. The building also will have CMU masonry walls and steel windows and doors. With its proximity to restaurants, entertainment, and Newport Harbor, the project is expected to lure young professionals. —M.C.



GOLD MODULAR

SHERBOURNE

Los Angeles

ENTRANT/DESIGNER/INTERIOR

DESIGNER: Minarc

FABRICATOR: mnmMod

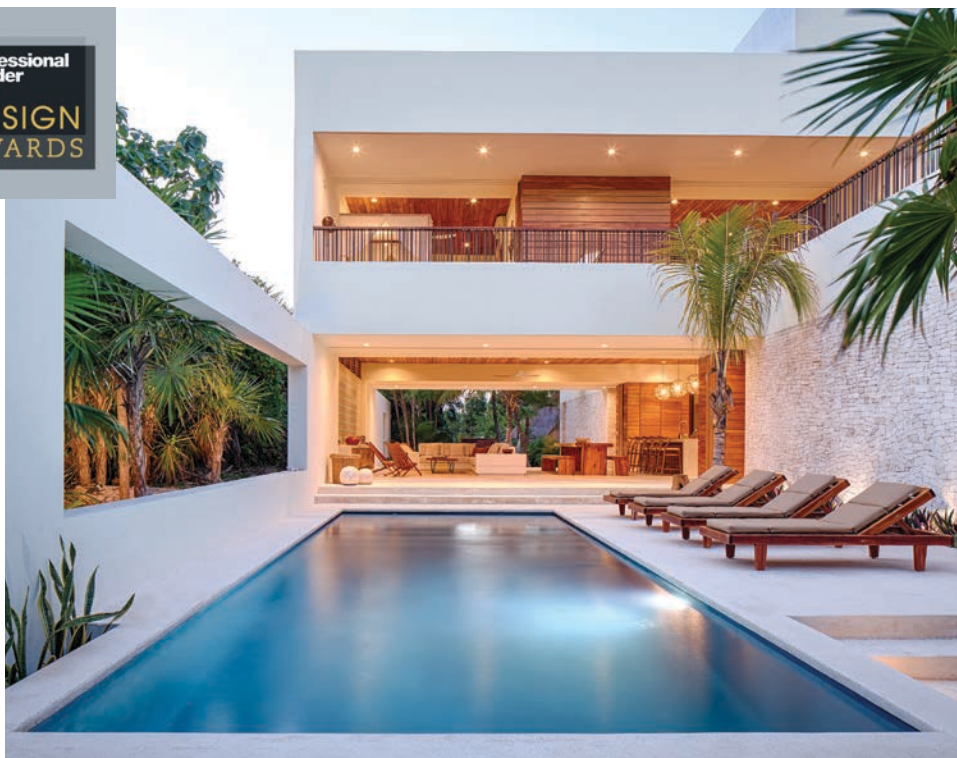
PHOTOGRAPHER: Art Gray Photography

SIZE: 2,400 sf

COMPLETION: April 2017

THE OWNERS of this home were interested in prefab construction but wanted to customize it more than most prefab options allowed, says designer Erla Dögg Ingjaldsdóttir, principal of Minarc, a design firm, and of mnmMod Building Solutions, a prefabricated system provider. As both a designer and fabricator of prefab systems, Ingjaldsdóttir was able to add the desired touches while working with factory-made steel-and-foam panels. The home, assembled on site, combines the panels with expanses of glass and a wood façade. Panelized construction ensured there was zero material waste on the site.

The contemporary design includes polished concrete flooring on the first floor that extends into the outdoor living space featuring a fire pit, pool, lounge, and outdoor kitchen. The back wall is mostly glass, including sliding doors that blur the lines between indoors and out. A suspended staircase composed of pleated raw steel and walnut treads leads to a second-floor hallway with an open view of the living room. Wood accents inside the home, including large bookshelves, are echoed on exterior walls. Those features, along with extensive daylighting, make the home warm and inviting. —P.F.



GOLD GREEN

CASA XIXIM

Tulum, Mexico

ENTRANT/ARCHITECT: Specht Architects

BUILDER: Dave Blizard

INTERIOR DESIGNER:
Matthew Finlason Design

PHOTOGRAPHER: Taggart Sorenson

SIZE: 4,800 sf

HARD COST, EXCLUDING LAND: \$180/sf

COMPLETION: January 2016



THE VISTAS ARE IMPRESSIVE at this site on the Yucatan Peninsula, but the homeowners faced a difficult challenge: No water or septic service and an unreliable electric power system serving the area meant that the home had to be able to function self sustainably. The beachfront villa processes its own waste with a two-stage system. First, waste enters primary digester tanks for biological processing. Then an artificial wetland filters the waste, producing water clean enough for irrigation. The clean water is channeled into a waterfall that feeds the irrigation system. "It's a system that could be adopted more in the U.S. in certain locations," says Scott Specht, founding principal of Specht Architects.

An underground cistern collects rainwater runoff from roof and terrace surfaces. The water is pumped to rooftop tanks at peak solar electric production. The tanks' elevation offers adequate pressure for all indoor uses. The rooftop solar array provides most of the home's electricity, and louvered windows take advantage of ocean breezes. Green roof terraces reduce heat absorption and moderate stormwater flow. —P.F.



GOLD INFILL

ELMHURST

Sewickley, Pa.

ENTRANT/DESIGNER/BUILDER/INTERIOR DESIGNER/PHOTOGRAPHER:

Charter Homes and Neighborhoods

SIZE: 26 Units

HARD COST PER SF: \$65/sf

COMPLETION: April 2017

THIS 26-UNIT development of townhouses and single-family dwellings is set within an iconic village of homes on the Ohio River near Pittsburgh. The goal was to have the neighborhood blend seamlessly with its surroundings. "The greatest compliment we've received is that 'It looks like it's always been there,'" says Rob Bowman, president of Charter Homes. Home density gradually increases from northwest to southeast, keeping with the rhythm of the neighborhood. Large trees were planted to blend with the mature trees that adorn the town's streetscape as well as to blur the property lines between homes. The mix of luxury homes and spacious townhomes varies in mass and color, with common exterior elements like brick and custom-colored mortar. Hidden detached garages allow uninterrupted paths from front doors to wide sidewalks, and privet hedges provide privacy while allowing for social interaction between homeowners and passersby.

Contractors uncovered distinctive, locally manufactured yellow bricks on site, which they reused to line walkways and to create the façades of some homes. Interiors feature oversized windows and long sightlines, with spacious kitchens and eating areas that foster gathering. —P.F.