



SILVER

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

THE MURRAY

Fort Mill, S.C.

ENTRANT/BUILDER/ARCHITECT/INTERIOR DESIGNER:

Saussy Burbank

PHOTOGRAPHER: Social Design House

SIZE: 2,977 sf

HARD COST, EXCLUDING LAND: \$116/sf

COMPLETION: November 2016

BETWEEN THE FRONT and back porch of this farmhouse-inspired home, traditional and modern details meet. Sitting among rolling hills along the Catawba River, The Murray's clapboard siding, light colors, and mix of rustic wood and painted elements highlight its simple form. The chevron shiplap detail for the kitchen island and fireplace, along with the study's knotty pine ceiling and sliding barn door with exposed hardware also express a rustic architectural style. Interior finishes such as white oak floors, a coffered ceiling in the family room, and modern lighting offer a contemporary counterpoint. The exterior elements, including the gabled roof, cedar rafters, and shed dormer, complement the front-loaded garage, whose window elements and hardware are reminiscent of barn or stable doors. "Once I've chosen a certain element, like the knotty pine, I like to repeat it throughout the house," says interior designer Susan Hill. "And I like the design to be approachable and not over-accessorized so it's more in keeping with the way people live." —D.R.



SILVER

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

THE HUNTINGTON

Rock Hill, S.C.

ENTRANT/BUILDER/ARCHITECT/INTERIOR DESIGNER:

Saussy Burbank

PHOTOGRAPHER: Social Design House

SIZE: 2,704 sf

HARD COST, EXCLUDING LAND: \$98/sf

COMPLETION: May 2016

LOCATED ALONG South Carolina's Catawba River, The Huntington captures the character and appeal of an old house. Faithful to the area vernacular, the style comes from a raised river cottage, and the home's design inspiration hews to those in low-country communities, says interior designer Susan Hill. Reminiscent of how homes often evolve by adding on or converting spaces, the study at the front of the house carries this detail through, as though it were an enclosed porch. White oak floors, board-and-batten wainscoting, shiplap wall boards, and a sliding barn door in the dining room complement the intended design. The extended gable on the front elevation continues the cottage form, adding character while protecting the upper windows from the elements. The covered porch and patio in the back create a space for outdoor living and entertaining. The home's color scheme is inspired by its natural surroundings. —D.R.



SILVER

SINGLE-FAMILY PRODUCTION, OVER 3,100 SF

HIDEAWAY AT ARRINGTON

College Grove, Tenn.

ENTRANT/BUILDER/ARCHITECT:

Heritage Homes

PHOTOGRAPHER:

Showcase Photographers

SIZE: 5,303 sf

HARD COST, EXCLUDING LAND: \$150/sf

COMPLETION: September 2016

THIS DESIGN, drawing from both Tuscany and the nearby Tennessee wine country, takes advantage of golf course views and distant vineyards from nearly every room. The large covered porch with wood burning fireplace is accessed by three sets of French glass doors with transoms from the vaulted great room, where triple dormers and rustic beams bring in light while bringing down the volume of the space to a more human scale. The home was designed for large or multigenerational families, and it includes a main-floor master and flex space easily converted to a guest room. From the exterior brick corbels to the exposed wood beams in the kitchen, careful attention to detail abounds. Heritage Homes' Michael Katsaitis points to the arrival room as the life center of the home. "It's not just a laundry room or pet station. It's where you drop off your bills, shoes, and backpacks," he says. "Then you know you're home." —D.R.



SILVER

CUSTOM HOME

ATLANTIC

Amagansett, N.Y.

ENTRANT/ARCHITECT/

INTERIOR DESIGNER/PHOTOGRAPHER:

Bates Masi + Architects

BUILDER: K. Romeo, Inc.

SIZE: 2,300 sf

HARD COST, EXCLUDING LAND: N/A

COMPLETION: October 2016

THIS MODERN Long Island beach home takes design cues from a historic life-saving station within sight. The exposed steel skeletal frame, resembling a post-and-beam design, emulates the interior of the rescue station. And just as the century-old building's beams were used to hang equipment, this coastal retreat uses exposed I-beams to support structures including a stairway with steel rods supporting each tread. A wood stove sits on an exposed steel shelf hanging from a beam. Elsewhere, a two-tiered roof deck offers a nod to the lookout cupola topping the rescue station. Weathered cedar siding provides a natural counterpoint to the steel and glass. To adhere to FEMA flood zone regulations, the home is elevated 6 feet above grade. The primary concern of local, county, and state agencies was to ensure the structure was compact to minimize environmental impact. In response, the 2,300-square-foot home maximizes vertical space. "It's a lot of program in a small footprint," says Paul Masi, principal of Bates Masi + Architects. —P.F.



SILVER CUSTOM HOME

AUGUSTA

Cordillera Ranch, Boerne, Texas

ENTRANT/ARCHITECT:

Craig McMahon Architects

BUILDER: Johnny Canavan Custom Homes

INTERIOR DESIGNER:

David Collum Interiors

PHOTOGRAPHER: Craig McMahon;

Dror Baldinger, Dror Baldinger Photography

SIZE: 3,600 sf

HARD COST, EXCLUDING LAND: N/A

COMPLETION: March 2017

CORDILLERA RANCH, located outside Boerne, Texas, is the “Disneyland for adults,” says Craig McMahon, president of Craig McMahon Architects. The development offers golf, fly fishing, equestrian activities, archery, and skeet shooting. The modern, U-shaped design of Augusta features a courtyard as a central hub of activity, equipped with a grilling station and fire pit. The owners occupy one wing, while guests stay in the other, an arrangement that allows for privacy on the sides while encouraging social engagement in between. The kitchen connects to the glass-enclosed main living room, which is adjacent to the courtyard and provides clear sightlines through to the front deck and main entry. A steel railing at the front acts as a privacy screen. Native materials, including locally quarried limestone, help the distinctly contemporary home blend into the 27-foot sloped site. —P.F.



SILVER MULTIFAMILY

SPRING PARK SENIOR VILLA

Gardena, Calif.

ENTRANT/ARCHITECT/LAND PLANNER:

John V. Mutlow Architects

BUILDER: Walton Construction Services

DEVELOPER: Waset, Inc.

PHOTOGRAPHER:

Michael Arden Photography

SIZE: 540 sf (one-bedroom)

HARD COST, EXCLUDING LAND: \$193/sf

COMPLETION: January 2016

A THREE-STORY, 37-unit infill project, Spring Park provides affordable/low-income housing for seniors. The structure features two wings joined together by communal gathering spaces, with an orange metal screen on the building’s main-thoroughfare edge and composite wood cladding on the residential street and garden façades. Moderately sized units encourage residents to spend time in the common areas, such as the entry court and shaded lanai, says architect John Mutlow, owner of John V. Mutlow Architects. All units are accessible or adaptable. Balconies offer outdoor space while also breaking up the building’s mass. Additional gathering spaces on all three floors encourage socializing, too, and the third-floor lounge offers distant mountain and ocean views. Mutlow says more than 300 qualified seniors applied for the 37 units, which continue to maintain 100 percent occupancy. —D.R.



SILVER MULTIFAMILY

MIDDLEBURY COLLEGE STUDENT HOUSING

Middlebury, Vt.

ENTRANT/ARCHITECT/ INTERIOR DESIGNER:

Union Studio Architecture & Community Design

DEVELOPER: Kirchhoff Campus Properties

PHOTOGRAPHER: Nat Rea Photography

SIZE: 1,000 sf (3- and 4-bedroom suites); 2,700 sf (townhouses)

HARD COST, EXCLUDING LAND: N/A

COMPLETION: August 2016

A COLLABORATION between the architect, the college, and the developer, the four new residential structures comprise three townhouse buildings with four units each and eight bedrooms per unit, and a residence hall with 16 suites and 62 bedrooms. The design was inspired by the simple homes and farm buildings in the countryside around Middlebury, says Douglas Kallfelz, principal at Union Studio. White siding, steeply pitched roofs, and rustic wood braces bridge the valley’s agrarian character with the residences, which offer apartment-style living, including kitchens and living spaces in the units. “Configuring the townhomes around a central court created a place for interaction and provides a sense of identity within the broader campus,” Kallfelz says. “It creates a true sense of place, a small community within the greater community of Middlebury College.” —D.R.



SILVER MODULAR

NEW CANAAN RETREAT
New Canaan, Conn.

DESIGNER: Cocoon9 Prefab

BUILDER: Seabox, Inc.

PHOTOGRAPHER:
William Cole Photography

SIZE: 480 sf

HARD COST, EXCLUDING LAND: N/A

COMPLETION: July 2016

THE OWNER of this modern modular home wanted to quickly replace a cabin with a newer building that could serve multiple purposes. Manufactured off-site and dropped into place with minimal site work, this 12-foot-by-40-foot structure was a perfect solution. Set next to an infinity pool, the home's primary purpose is pool house, but it also works as a guest space and studio/office. Constructed of a continuous wall of composite structural insulated panels, a steel superstructure, and light steel framing, the home has two 9-foot sliders so that the poolside wall is entirely glass. Generously sized windows on other walls bring in more daylight. "All floor-to-ceiling windows make it seem bigger and part of the exterior pool deck," notes Steven Chen, designer for Cocoon9 Prefab. Movable louvers provide privacy and shade. A flat-screen TV/art piece on an interior dividing wall can be rotated for viewing from either side of the dwelling; a transparent gas fireplace below also can be enjoyed from both sides. —P.F.



SILVER GREEN

COMPASSHAUS
Longboat Key, Fla.

ENTRANT/BUILDER:
Josh Wynne Construction

ARCHITECT: Jonathan Parks,
Solstice Architects

INTERIOR DESIGNER: Pamela Holladay,
Siebert Architects

PHOTOGRAPHER:
Ryan Gamma Photography

SIZE: 4,490 sf

HARD COST, EXCLUDING LAND:
\$350-\$400/sf

COMPLETION: August 2016

THIS LEED PLATINUM coastal modern home features sleek lines, cantilevered structural elements, and a rear elevation with floor-to-ceiling fenestration that provides dramatic views of the Intracoastal Waterway and adjoining bay. The white exterior and Energy Star-rated roof assembly help reduce heat gain. Many of the interior surfaces are painted white, which augments extensive daylighting. Other green elements include a high-SEER variable-speed HVAC system, tankless water heaters, LED lights, a lighting control system, and a 10.23-kW solar array. Construction consisted of mostly locally sourced materials with high recycled content. FEMA regulations required extra height, creating great views in all directions; meanwhile, attention to craftsmanship and durability will further ensure the home will hold up to storms. —P.F.



SILVER INFILL

MOUNT BAKER PARK MODERN
Seattle

**ENTRANT/BUILDER/DEVELOPER/
INTERIOR DESIGNER:**
Dwell Development

ARCHITECT: JT Architecture

PHOTOGRAPHER:
Tucker English Photography

SIZE: 3,455 sf

HARD COST, EXCLUDING LAND: \$200/sf

COMPLETION: April 2017

GIVEN SEATTLE'S high-priced real estate market, even a small lot with a 20-foot slope is ripe for constructing a house on spec. The key to making this home appealing given the site challenges was to celebrate the steep slope rather than try to hide it, says architect John Trieger, principal at JT Architecture. A city requirement that the garage entrance abut an alley behind the house prompted Trieger to position a footbridge linking the garage to the home; the open walkway provides sweeping views of the city. Three of the four levels feature outdoor living spaces—a patio, a deck, and a "grotto" that is sheltered from wind and rain. Reclaimed barn wood on the exterior façade and interior columns adds rough-hewn appeal to this modern home. Triple-pane low-E windows, radiant heat on the first floor, and a heat pump bolster energy efficiency. Made solar panel-ready, the home could achieve net zero, and it also includes an electric vehicle charging station. —P.F.



SILVER ON THE BOARDS

CORAL COVE

Costa Mesa, Calif.

ENTRANT/ARCHITECT/DESIGNER:

Brandon Architects

BUILDER:

Patterson Custom Homes

INTERIOR DESIGNER:

Dawson Design Group

SIZE:

10,760 sf

HARD COST, EXCLUDING LAND:

\$450/sf

WITH HEADLANDS PARK, a nature preserve, nearby, this modern home is designed with natural materials that blend into its coastal surroundings. Experts in rammed-earth construction will use material from the site to create the walls and foundation that mirror the coloring and striation of the soil in the neighborhood. "There is a cost premium, but they create a unique look," says Christopher Brandon, principal of Brandon Architects. "They are more artists than subcontractors." Ample windows and doors will bring daylight into the basement level, while the form and positioning of the home provides ocean views from multiple angles. From the street, the low horizontal massing complements the landscape, and matte metal paneling ensures privacy. A large overhang shields the back patio from blazing sun. The rammed-earth walls will provide a thermal mass that moderates outdoor temperature fluctuations, and sustainability will be further bolstered by evaporative cooling, rainwater harvesting, and rooftop PVs. —P.F.



BRONZE

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

BOULEVARD ONE AT LOWRY

Denver

ENTRANT/ARCHITECT:

DTJ Design

BUILDER:

Berkeley Homes

PHOTOGRAPHER:

Eric Lucero Photography

SIZE:

2,829 sf

HARD COST, EXCLUDING LAND:

N/A

COMPLETION:

March 2016

INSPIRED BY farmhouses and the industrial heritage of the site (a redeveloped former Air Force base), this home's exposed steel posts and lintels add interest while avoiding a warehouse look. The project attained a HERS rating of 40, unusual for production housing in the region, says Steve James, principal at DTJ Design. A 30-foot-wide footprint lets abundant natural light into this courtyard home, with offset corner windows and frosted glass and high-set windows to ensure privacy. While keeping an open floor plan, "rooms are defined with framed-out openings to appeal to those who like traditional design," says James. Gables and shed roof elements, familiar forms, create an engaging street scene with warmth and charm. —D.R.



BRONZE

SINGLE-FAMILY PRODUCTION, OVER 3,100 SF

CORAL CREST

Crystal Cove, Calif.

ENTRANT/ARCHITECT:

Robert Hidey Architects

BUILDER:

The New Home Company

PHOTOGRAPHER:

Eric Figge

SIZE:

6,245 sf

HARD COST, EXCLUDING LAND:

\$190/sf

COMPLETION:

June 2015

A HOME ON the Southern California coast needs protection from the elements. Stanley Chow, vice president of operations for Robert Hidey Architects, says that the key to designing Coral Crest was understanding its environment. The courtyard protects against prevailing winds; deep loggias provide relief from the sun, offering the best of indoor-outdoor living. Expansive sliding doors connect the great room to a courtyard at the center and the covered loggia at the rear, with views of Catalina Island. The home is inspired by formal Mediterranean architecture, but it suits an informal lifestyle: "Timeless," Chow says, "not trendy." —M.C. **PB**