

VOLUME 2, 2015

# Residential Architect

A Magazine of The American Institute of Architects

DESIGN  
AWARDS  
2015



**BELDEN**  
THE BELDEN BRICK COMPANY

**BRICK -**  
THE MATERIAL OF CHOICE  
FOR CENTURIES



## The Standard of Comparison Since 1885

As Belden Brick gets ready to celebrate 130 years of brick making in 2015 the family tradition continues toward providing the preeminent product in the brick industry. Belden provides more colors, textures, sizes and shapes than any other brick company in the US.

*If your thinking about brick ... ask for Belden Brick!*

**beldenbrick.com | 330.456.0031**

The Standard of Comparison since 1885

An ISO 9001 Compliant Quality Management System. An ISO 14001 Compliant Environmental Management System.



**Panasonic**

THE ART AND DESIGN OF

# SPOT

VENTILATION



## THE DESIGNER'S CHOICE FOR BEAUTIFUL VENTILATION

Combining performance and beauty, WhisperRecessed LED™ hides a powerful yet quiet 80 CFM fan behind an elegant recessed LED light. Its stylish all-in-one design delivers the quietest, most efficient ENERGY STAR® certified recessed fan/light combo unit available. In fact, you'll only know it's working because of the clean, fresh air in your bathroom. What's more, the warm white dimmable LED lamp lasts up to five times longer and uses up to 20% less energy than CFLs.

Best of all, the environmentally friendly WhisperRecessed LED helps you comply with the industry's most stringent green building standards.

Style, performance, and energy savings. By design.

To learn more, visit [us.panasonic.com/ventfans](http://us.panasonic.com/ventfans).

**WhisperRecessed LED**  
VENTILATION & FAN



★★★★★ 6 YEARS IN A ROW



# My Vision...

*was to design my own home to meet maximum efficiency.*

© 2015 Kolbe & Kolbe Millwork Co., Inc.



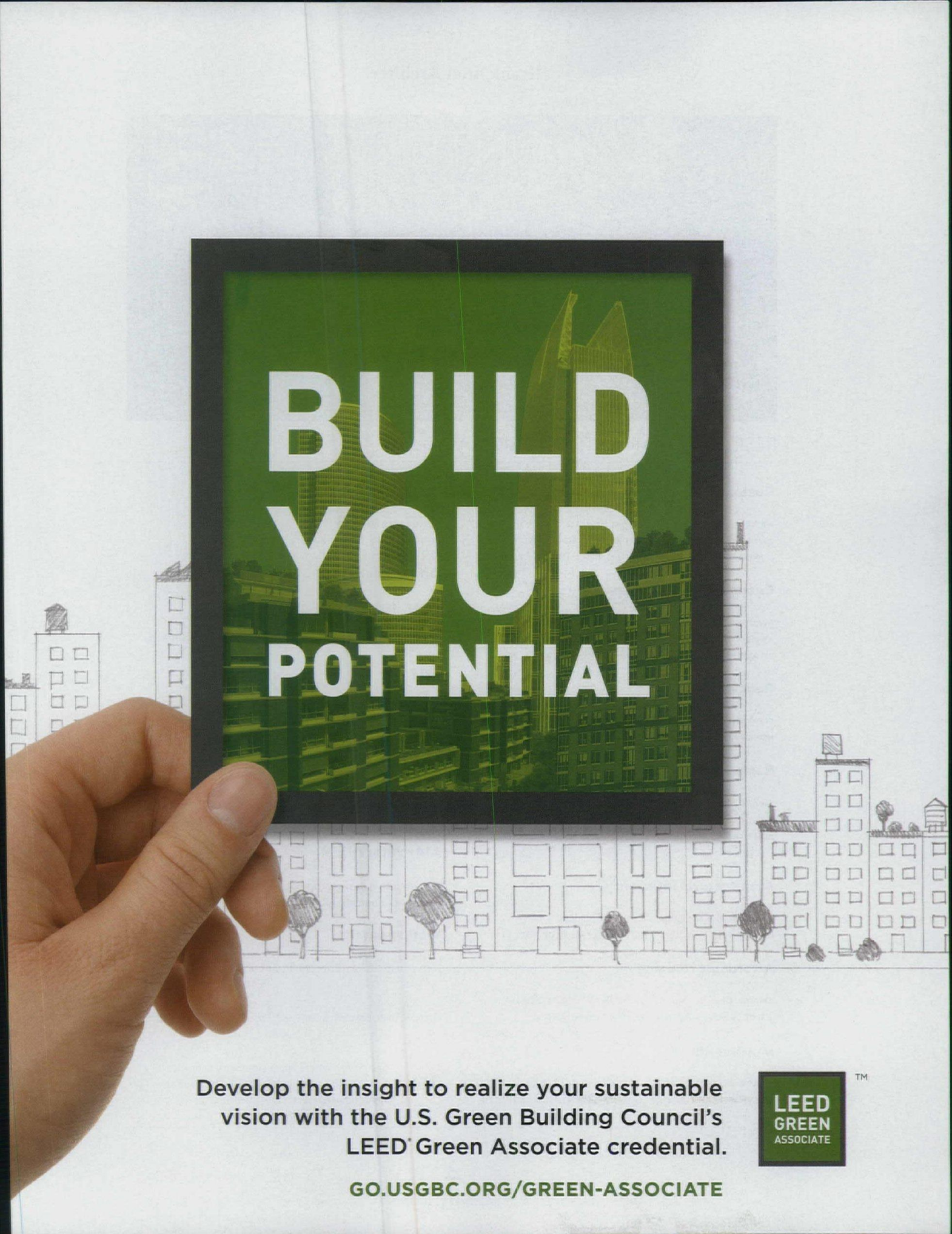
*Custom sizes and glass options from Kolbe allow me to manage my home's solar heat gain during every season. Kolbe could do everything I was after in regard to highly-efficient glass packages, including providing the desired glass option for the custom front door.*

- Jesse Lizer, AIA  
Struxture Architects | Waterloo, IA

**We're for the visionaries** | Many Kolbe products meet or exceed ENERGY STAR® guidelines in most climate zones and can contribute to reduced energy costs for homeowners. In addition, we're proud to offer a wide range of clad wood windows and doors that have received certification from the Passive House Institute US®. Numerous options for customization allow you to select Kolbe products that perform best in your environment. [Kolbe-kolbe.com](http://Kolbe-kolbe.com)

**KOLBE**  
WINDOWS & DOORS  
800.955.8177





# BUILD YOUR POTENTIAL

Develop the insight to realize your sustainable vision with the U.S. Green Building Council's LEED® Green Associate credential.

[GO.USGBC.ORG/GREEN-ASSOCIATE](http://GO.USGBC.ORG/GREEN-ASSOCIATE)

**LEED  
GREEN**  
ASSOCIATE

TM





## RESIDENTIAL ARCHITECT DESIGN AWARDS

---

### Custom/Under 3,000 Square Feet 24

AWARD **Nakahouse** XTEN Architecture

AWARD **Pleated House** Johnsen Schmalming Architects

HONORABLE MENTION **Family Retreat** Salmela Architect

### Custom/Over 3,000 Square Feet 32

AWARD **East House** Peter Rose + Partners

AWARD **Staab Residence** Chen + Suchart Studio

CITATION **Elizabeth II** Bates Masi + Architects

### Renovation 38

CITATION **Country Estate** Roger Ferris + Partners

HONORABLE MENTION **Henbest House** RAS-A

### Restoration/Preservation 40

AWARD **Albert and Edith Adelman Residence**

**Restoration** The Kubala Washatko Architects

CITATION **Fawcett House Restoration** Arthur Dyson Architect

### Architectural Interiors 42

CITATION **Bucktown Residence** Min|Day

CITATION **Tribeca Loft** Andrew Franz Architect

### Affordable Housing 44

AWARD **La Casa Supportive Housing Project** Studio

Twenty Seven Architecture + Leo A Daly

### Multifamily 46

AWARD **Marginal Street Lofts** Merge Architects

CITATION **Cloverdale749** Lorcan O'Herlihy Architects

### Bath 49

HONORABLE MENTION **Crook | Cup | Bow | Twist:**

**Powder Room** Schwartz and Architecture

### On the Boards 50

AWARD **Heptagon House** Steven Christensen Architecture

HONORABLE MENTION **MH House** Coulson Architecture

### Jury 52

---

## DEPARTMENTS

---

### AIArchitect 15

The double meaning of architecture, new design/build contracts, sustainability strategies, and house sizes.

### Workspace 56

Ken Linsteadt Architects, in San Francisco.

On the Cover, East House by Peter Rose + Partners.

**RA**

See more projects, more stories, more news, and more of everything you like in this issue at [residentialarchitect.com](http://residentialarchitect.com).





## Great Patios Start with JELD-WEN

Our patios and yards are places where we gather to eat, play and spend quality time together. From single door applications to multiple and expansive full wall treatments, JELD-WEN has the products to optimize the enjoyment of your outdoor space regardless of budget or climate. When renovating or building your new patio, be sure to **Start with JELD-WEN**.

For more information, please visit [jeld-wen.com](http://jeld-wen.com)

**JELD-WEN**  
WINDOWS & DOORS

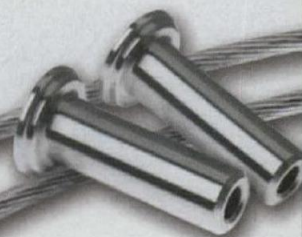




## Customer Satisfaction Made Easy

You work hard to give your customers what they need; we can help make it a little easier. Our *CableRail* stainless steel cables are a great choice for your customers who are looking for a view-friendly railing infill option that's attractive and ultra-low maintenance, while our packaged cable assemblies with automatic-locking *Quick-Connect*® fittings make installations a breeze.

**CABLE·RAIL**  
by feeney®



Learn more about our entire line of architectural & garden products

Free catalog and dealer locations  
1-800-888-2418 or [www.feeney15.com](http://www.feeney15.com)

**feeney**  
*makes it easy*



**NEW  
OPTION!**

Save time with our Aluminum Intermediate Pickets, pre-drilled for *CableRail* cables.





## NOTHING'S GOING TO MESS WITH IT.

Unlike other materials used for trim these days, MiraTEC® is the one product actually conceived and engineered to do the job. Moisture, rot, termites, checking, splitting and cracking are all challenges it boldly takes head-on and crushes. As the first and only wood composite trim to earn an evaluation report (ESR-3043) from ICC-ES, MiraTEC simply performs to a standard hardboard and OSB cannot. Not by chance, but by design.

**MIRATEC®**  
Treated Exterior Composite TRIM  
**BORN TO BE BADDEST..**

**JELD-WEN**  
WINDOWS & DOORS  
©2015 JELD-WEN, Inc.

Visit [miratectrim.com](http://miratectrim.com) for a representative or retailer in your area, or call 1-800-255-0785 for free product samples.



## HOW DO YOU DESIGN YOUR WALLS?



Project: Kitchener, ON, Canada  
Product Series Featured: NUDURA ICF Series

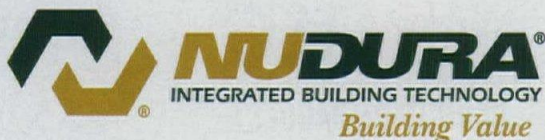


A series of products that offer design versatility.

When you design and specify your walls you should expect to get more out of a building product. Working with NUDURA Insulated Concrete Forms means you can count on a building solution that is strong, reliable, and is a leader in sustainability. The NUDURA series of products offer design versatility that provides a building envelope that maximizes energy efficiency, strength, sound and fire resistance and creates a healthier working environment for its occupants. Building Has Evolved, learn how at nudura.com.

Visit **NUDURA** at AIA 2015, Booth 4237

nudura<sup>icf</sup> one<sup>1</sup> plus<sup>+</sup> integrated<sup>2</sup>  
—series— —series— —series— —series—



[www.nudura.com](http://www.nudura.com) | 1-866-468-6299

Follow us on:



## Residential Architect

### Design Group

#### Advertising

**Ron Spink** Group President

Phone 202.736.3431 [rspink@hanleywood.com](mailto:rspink@hanleywood.com)

#### Mid Atlantic, Southeast

**Christie Bardo** Vice President and General Manager, Digital

Phone 202.736.3363 [cbardo@hanleywood.com](mailto:cbardo@hanleywood.com)

#### Northeast, Great Lakes, Georgia, Florida

**Dan Colunio** Senior Director, Strategic and International Accounts

Phone 202.736.3310 [dcolunio@hanleywood.com](mailto:dcolunio@hanleywood.com)

#### Midwest

**Michael Gilbert** Strategic Account Manager

Phone 773.824.2435 [mgilbert@hanleywood.com](mailto:mgilbert@hanleywood.com)

#### Canada

**D. John Magner** Strategic Account Manager

Phone 416.598.0101, ext. 220 [jmagner@yorkmedia.net](mailto:jmagner@yorkmedia.net)

**Colleen T. Curran** Account Manager

Phone 416.598.0101, ext. 230 [ctcurran@yorkmedia.net](mailto:ctcurran@yorkmedia.net)

#### China

**Michael Tsui** Strategic Account Manager

Phone 86.755.25988571, ext. 1009 [michaelt@actintl.com.hk](mailto:michaelt@actintl.com.hk)

#### Hong Kong

**Mark Mak** Strategic Account Manager

Phone 852.28386298 [markm@actintl.com.hk](mailto:markm@actintl.com.hk)

#### Classified Advertising

**Philip Hernandez** Director of Sales, Hanley Wood Emerging Accounts Group

[phernandez@hanleywood.com](mailto:phernandez@hanleywood.com)

**Jaeda Mohr** Business Development Manager [jmohr@hanleywood.com](mailto:jmohr@hanleywood.com)

#### Inside Sales Account Executives

One Thomas Circle NW, Suite 600, Washington, DC 20005

Phone 202.452.0800 / Fax 202.785.1974

To order reprints: Wright's Media / 877.652.5295 ext. 102

For a media kit: [residentialarchitectmediakit.com](http://residentialarchitectmediakit.com)

Published by Hanley Wood.







Relentlessly **passionate** about great design,  
Marazzi empowers you to create **captivating**  
**spaces** with stunning, **trend-setting** tile.

MARAZZITILE.COM  
PHOTO FEATURES SUMMERVILLE IN CHAMPAGNE 12 X 24  
©2015 DAL-TILE CORPORATION | A DIVISION OF MOHAWK INDUSTRIES

**MARAZZI** ™  
DARE TO BE BOLD





## ✓ THE ONLY REFRIGERATOR THAT GIVES YOU THE CHILLS.

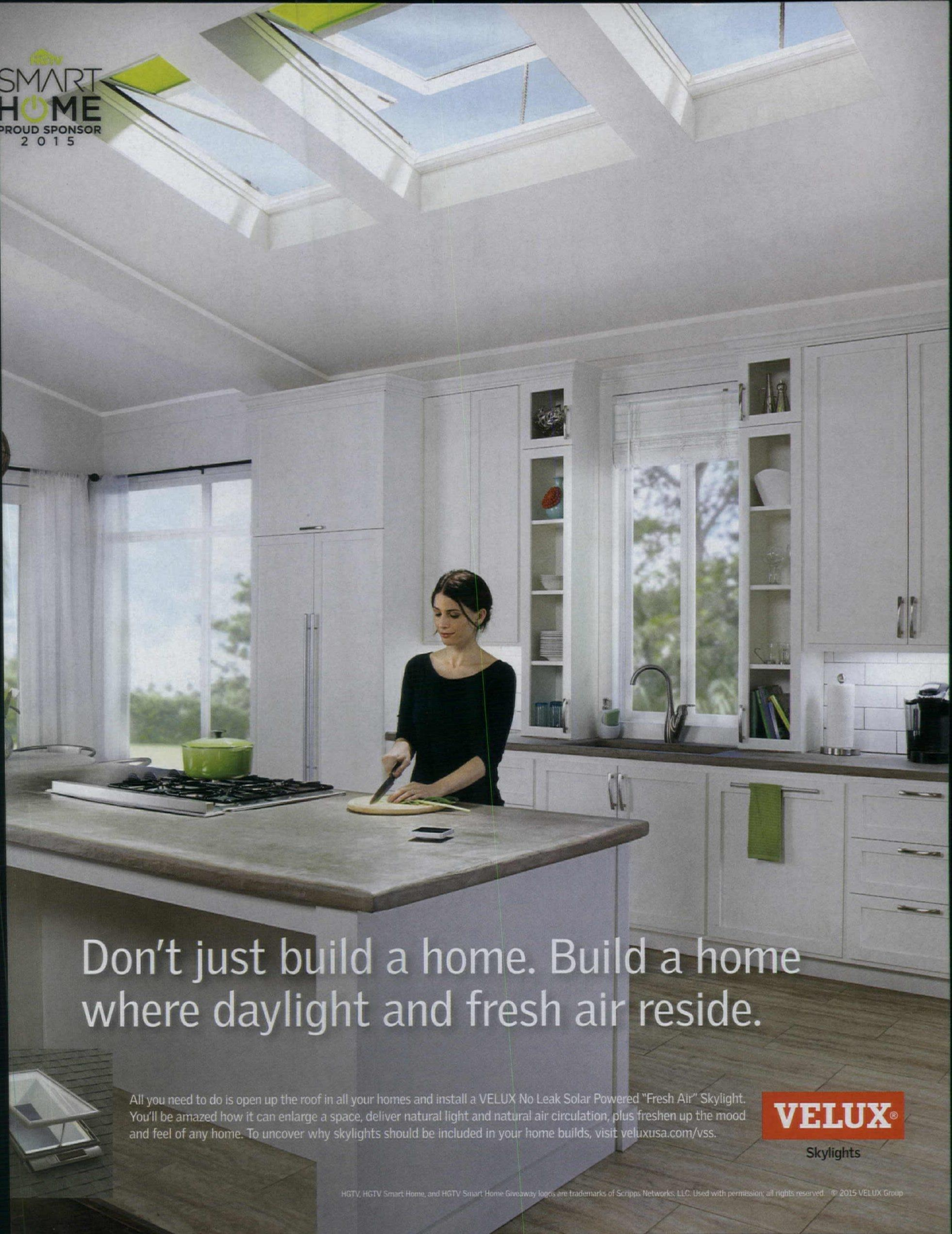
Introducing the Obsidian interior. Food has never looked so beautiful—dramatically illuminated by LED lighting and kept fresh with advanced climate control. Now in a built-in refrigerator with details that thrill, every time you open its doors.

[jennair.com/obsidian](http://jennair.com/obsidian)

 JENN-AIR®



HGTV  
**SMART  
HOME**  
PROUD SPONSOR  
2015



Don't just build a home. Build a home  
where daylight and fresh air reside.

All you need to do is open up the roof in all your homes and install a VELUX No Leak Solar Powered "Fresh Air" Skylight. You'll be amazed how it can enlarge a space, deliver natural light and natural air circulation, plus freshen up the mood and feel of any home. To uncover why skylights should be included in your home builds, visit [veluxusa.com/vss](http://veluxusa.com/vss).

**VELUX®**

Skylights



# The STRONG, SILENT TYPE



EPDs & HPDs  
Available!

*You don't see it or hear it, but when it comes to the comfort and efficiency of a home, there's nothing more important than what's hidden behind its walls: the insulation.*

Every decision involving a new home or remodel matters, but insulation is a choice you only get to make once to ensure a lifetime of **Complete Comfort.**

Choosing from CertainTeed's full range of products means you're adding an extra layer of protection – one that's backed by industry-leading innovation and building science. You're installing much more than trusted, high-performance insulation. You're installing confidence.



Learn more at [certainteed.com/completecomfort](http://certainteed.com/completecomfort).

800-233-8990 • [certainteed.com/insulation](http://certainteed.com/insulation)

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE  
GYPSUM • CEILINGS • INSULATION

**CertainTeed**  
SAINT-GOBAIN  
**Insulation**





PHOTO: PORTER GIFFORD

## AIA VOICES

PARSING ARCHITECTURE'S DUALITY | MESSY VITALITY AND THE HOMEFRONT

*In balancing design and teaching, Joeb Moore, AIA, of Joeb Moore & Partners in Greenwich, Conn., preaches what he calls the “double meaning” of architecture. Over time, says Moore, landscapes and their buildings evolve as social and psychological spaces, just as people evolve in their thinking and their interactions. “Recognizing this duality,” says Moore, who received a 2015 AIA Housing Award for his Bridge House, “makes us better people and more insightful architects.”*

**AT THE CORE OF WHAT ARCHITECTS DO IS TO CONSIDER THE** inherent paradoxes we live and work with every day. As John Ruskin suggested, architecture is the most political of all the arts because it's the only art form we live in. These spaces are inherently social and political, but do not allow for easy design resolutions. As such, there's risk involved when you're dealing with a client's sense of identity and, frankly, when you're giving shape and substance to the everyday spaces of their lives.

At its best, architecture isn't just spatially and formally transformative; it is socially transformative. Toward this end, my practice recognizes and engages in the operative complexity that underlies culture itself. What a house could be is not about

asking a linear set of questions. It's about acknowledging the influence of patronal forces—the sensibilities of clients and how clients wish to project themselves. But it's also about recognizing what I call disciplinary forces in architecture: harmony, unity, disunity, discontinuity. They are aesthetic concerns, but they are linked to ethical considerations—and to be an architect is to have an ontological state of mind.

All of our projects have a thesis that is developed through a series of conceptual models. These conceptual models, or tests, then allow us to take a principled approach to design. The “model” is less a thing and more an experiential trigger for me. And as our team gets deeper into the design process, we can refer back to these models and not lose the core ideas that generated the design in the first place. That model comes in handy with clients, too—I'm able to refer back to it to remind them of the idea that got them excited in the first place. Collaboration is always a journey, with ups and downs, and one thing I talk to clients about is a suspension of disbelief, because collaboration requires that they come to the design process with a sense of trust and hope—and that I come to it with a willing ear.

—As told to William Richards **AIA**



# AIAFUTURE

SIMPLER AND LESS RISKY | FIXING DESIGN/BUILD WOES FOR SMALL FIRMS

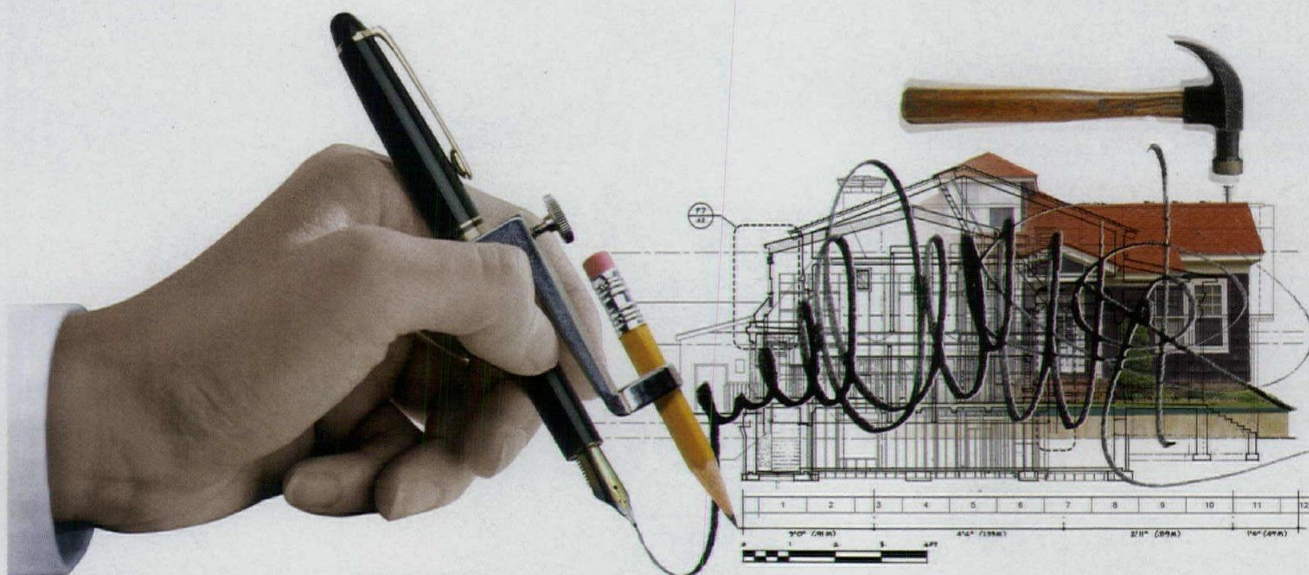


ILLUSTRATION: VIKTOR KOEN

**DESIGN/BUILD IS A PROJECT DELIVERY METHOD IN WHICH THE** owner of a project enters into a single agreement with a design/builder to perform both design and construction services. Unlike traditional design/bid/build projects, where the owner contracts separately with an architect for design and a contractor for construction, design/build offers a single point of responsibility for the design and construction of the project. This single point of contact and responsibility, among other benefits, is particularly appealing to residential owners who would rather avoid contracting with two separate parties.

In 2014, the AIA released updated versions of its design/build family of AIA Contract Documents, which are primarily geared toward larger commercial construction projects. To better meet the needs of owners and design/builders for residential projects, the AIA set out to develop a document that streamlined the design/build process without losing the valuable legal protections that have made AIA Contract Documents the industry standard. The result? AIA Document A145-2015, Standard Form of Agreement for a One or Two Family Residential Project.

The new A145-2015 is the AIA's first offering of a document specifically tailored to residential design/build projects. While A145-2015 will look familiar to anyone who has used A141-2014, the drafters of A145-2015 were able to shorten the document by half and limit its exhibits to one. This shortening of the document, along with other relevant revisions geared toward residential construction, makes it a more appropriate document for use by the typical residential owner and the contractors performing residential design/build services.

Michael Bell, AIA, a member of the AIA Documents Committee who assisted in the development of A145-2015, says, "A145-2015 is a lot shorter than the AIA's standard design/build documents, reflecting the nature of the project, but maintains the predictability and consistency that comes with using AIA standard contracts."

A145-2015 provides a simple process to guide the owner and design/builder from the initial meeting to develop the owner's criteria for the project through execution of the Design/Build

Amendment, which sets the contract sum for construction, to the final construction of the project. In addition, A145-2015 is meant to be flexible and offers the owner and design/builder the latitude to develop their own cost and fee structure.

Marika Snider, AIA, a member of the AIA Documents Committee and chair of the Small Projects Practitioners Advisory Group who assisted in the development of A145-2015, says, "This document helps take some of the risk out of this process as well as bringing up the possible points of conflict early during the signing-of-the-contract phase, rather than later after a conflict has arisen. This process helps to avoid conflicts by bringing out those ideas in the beginning."

Contracts for residential design/build, however, offer some unique challenges. Many jurisdictions impose specific requirements for certain consumer protection language that must be included in contracts for residential construction. These provisions can range from language notifying the owner about how and why a mechanic's lien may be filed on the owner's property to notification of what specific warranties must be provided for the project. Often statutory language must be included, following specific rules regarding form and font. A145-2015 includes a number of fill points prompting the user to consider whether such provisions must be included, but users are cautioned to consult with knowledgeable legal counsel to ensure that their contract satisfies local requirements.

"This document includes fill points as prompts to help find some of the more common things that are required in many of the different states. The prompts should also encourage the design/builder to go and find out what the regulations are in their individual states, because consumer protection is something that is taken seriously, particularly when it deals with people's homes," says Snider. —Joshua Ballance, Esq. **AIA**

➤ Joshua Ballance is a senior manager and counsel for AIA Contract Documents. Details on A145-2015, as well as other new AIA Contract Documents, are available at [aia.org/newdocs](http://aia.org/newdocs). Additional information on AIA Contract Documents in general, including how to purchase document licenses, can be found at [aia.org/contractdocs](http://aia.org/contractdocs).





ILLUSTRATION: BRETT RUYDER

## One year after the AIA's Sustainability Leadership Opportunity Scan, growth strategies for cities center on "efficiency" being defined more broadly than energy usage

**"WHAT COULD BE MORE IMPORTANT THAN AN ARCHITECT'S** commitment to sustainability when the health of our own planetary home hangs in the balance," says AIA CEO Robert Ivy, FAIA, in the introduction to the Year One Progress Report on the AIA's 2014 Sustainability Leadership Opportunity Scan. As the 2010 U.S. Census outlines, more than 80 percent of Americans make their home in or near cities, making growth and sustainability related—and urgent—issues for everyone.

Written by Mary Ann Lazarus, FAIA, resident fellow on sustainability at the Institute, the report examines the top trends

for each of the SLOS's four key priorities: energy, materials, design and health, and resilience. Nowhere are these trends more visible than in cities and, to that end, the report finds that efforts in both energy-use reduction and resilience planning have been concentrated primarily on the city scale thus far.

"Cities are where attention needs to be paid, and is being paid, because of the impact they have," Lazarus says.

The United Nations estimates that 66 percent of the world's population will live in urban areas by the year 2050 and, according to the AIA's report, renovating existing buildings remains the primary focus in achieving significant energy efficiency. With that kind of population density and the abundance of potentially modifiable structures, it's no surprise that cities are home to so many sustainable endeavors.

"There are almost a million buildings in New York City," says Gina Bocra, AIA, chief sustainability officer at the New York City Department of Buildings, "and 23,000 of them are 50,000 square feet or greater. Thanks to our benchmarking law, we now know which among the largest are subject to additional requirements and improvement evaluations."

There is also the matter of efficiency, and not just in the case of energy usage. With partisan gridlock leading to the one



of the least productive U.S. Congresses in recent history, there's been a general consensus that it's much more effective to push locally for sustainability.

One only needs to look at the various benchmarking and transparency policies in Boston, New Orleans, New York City, and Seattle. New York City, in particular, is at the forefront of urban sustainability, with its own energy code—which is more rigorous than the statewide code—that necessitates applications for compliance, enforcement of the code during construction, and inspections afterwards.

**“Cities are where attention needs to be paid, and is being paid, because of the impact they have.” —Mary Ann Lazarus, FAIA**

New York City's current code, enacted in 2009, came about when its Green Codes Task Force identified several loopholes in the state's existing code, according to Bocra.

“Many still want to make the code even more stringent,” Bocra adds, “because it gives us the ability to deal with what makes New York so unique: very big buildings.”

Smaller cities such as Seattle are heading up their own undertakings, too. The 2030 Districts program first established there, is a byproduct of the 2030 Challenge that brings together property owners in an urban neighborhood to benchmark and develop strategies for urban sustainability. The program has spread to other districts across the country, as well, including Cleveland, Dallas, Denver, Los Angeles, Pittsburgh, San Francisco, and Stamford, Conn.

“So far, most of the efforts have been undertaken by progressive, forward-thinking people,” says Margaret Montgomery, FAIA, firmwide sustainability leader for NBBJ, “but as we move forward—thanks to business realities and new owners with certain criteria—others are catching up.”

This also shows in resilience trends, where recent catastrophes like Hurricane Sandy have drawn worldwide interest while emphasizing the need for holistic homegrown resolutions. Programs such as the U.S. Department of Housing and Urban Development's Rebuild by Design have allocated federal dollars to regional projects that provide hands-on real-world strategies in key areas.

And, the AIA's own Design and Resiliency Team (DART) program was created last year to support smaller cities with timely resiliency issues. It's pilot project for downtown Bath, Maine, began a needed public debate about the Kennebec River's potential to rise nearly two feet in a generation's time.

“The answers should not be the same for everybody,” Lazarus says, “so let's look for synergy and opportunity. Let's find common needs, and then the work the AIA is doing will have particular resonance.” —Steve Cimino **AIA**

➔ Learn more about the Sustainability Scan and the Progress Report at [aia.org/practicing](http://aia.org/practicing).

# AIAPERSPECTIVE

SIZE MATTERS | BIGGER EARS GET BETTER RESULTS



PHOTO: CARL BOWER

## THE MOST RECENT INFORMATION FROM THE U.S. CENSUS

Bureau suggests that size does matter—at least when it comes to newly built homes. Data released in the fourth quarter of 2013 showed that the average newly built single-family home tipped the scales at 2,598 square feet, a new record in a three-year upward trend. That's 1,000 square feet more than the average size of a new home built in 1973. And today it's not uncommon for a dream house to be well over 5,000 square feet.

Why so big? What is the nature of those places we call home? Buying or building a place of one's own is, for most of us, the biggest investment of our lifetime. So how do we assess its value and return on investment?

Some people start with pages of magazines filled with photos of perfectly staged spaces. Others get behind the wheel and drive around, looking for houses that speak to their dreams.

The disciplined house seeker will be guided more by their checkbooks: Can they afford this? Will they be saddled with debt? What will it cost to heat and cool that two-story entryway and the extra-tall ceiling in the living room? And what will be its resale value down the road?

Those are not bad ways to think about house-hunting. But that equates investment solely in terms of dollars and trends. What about the intangibles? Isn't your home a gathering place for family memories? Isn't your home where you find comfort? And isn't your home an essential unit of a greater community?

This is where the skill and training of an architect make a difference: Sitting down with clients, carefully listening to their life stories, taking in their values, and helping to redefine true resale value in terms of durability of materials, flexibility of use, relationship to nature and the neighborhood, character of place, and energy efficiency. These are the things that add value, instead of just more square footage. This is rightsizing in every sense of the word, allocating resources to their best use.

There is neither a formula nor a checklist for the thoughtful homeowner and architect. There's only the infinite variety of people whose uniquely messy and human stories are both an opportunity and a challenge. Here is where architects do some of their best and most important work. **AIA**

Elizabeth Chu Richter, FAIA, 2015 AIA President

➔ Learn more about leadership in residential design at [aia.org/hkc](http://aia.org/hkc).





**Redland**  
BRICK



Value. Quality. Durability.

Make your project an instant classic with Redland Brick. Rich in color and texture, choose from our wide variety of molded or extruded styles. Let Redland Brick ensure your dream home stands the test of time.

Redland Brick manufactures a complete line of face brick, pavers, and thin brick supplying both the architectural and residential markets.

[redlandbrick.com](http://redlandbrick.com)



An ISO 9001 Compliant Quality Management System

15718 Clear Spring Rd., Williamsport, MD 21795 | 301.223.7700



DELTA<sup>®</sup> protects property. Saves energy. Creates comfort.

## DELTA<sup>®</sup>-VENT SA

Vapor permeable, self-adhered  
water-resistive barrier & air barrier.™



Private residence - Austin, Texas

## “Air Barrier That Sticks.”

### DELTA<sup>®</sup>-VENT SA...

- ... is aggressively self-adhesive.
- ... has an air-and water-tight self-adhesive edge.
- ... is highly vapor permeable (50 perms).
- ... approved by National Air Barrier Association (NABA).
- ... approved by International Building Code and International Residential Code (ICC ESR-2932).
- ... improves energy efficiency.
- ... helps improve the performance of the building enclosure.
- ... passes ASTM D1970 Nail Sealability.
- ... has an easy-to-use split release liner.
- ... helps to ensure a healthy and comfortable interior climate instud wall construction due to its excellent physical properties.
- ... easy to install.
- ... is unaffected by surfactants.
- ... matte gray color reduces irritating glare during installation.
- ... Passes ASTM E 2357 Test Method for Determining Air Leakage of AirBarrier Assemblies.
- ... NFPA 285 compliant.
- ... produced in an ISO 9001 registered manufacturing plant.



More information available including Technical Guide and Installation Guides for Rebate & Flange Windows at [www.delta-ventsa.com](http://www.delta-ventsa.com)



**1-888-4DELTA4 (433-5824)**  
**[www.cosella-dorken.com](http://www.cosella-dorken.com)**







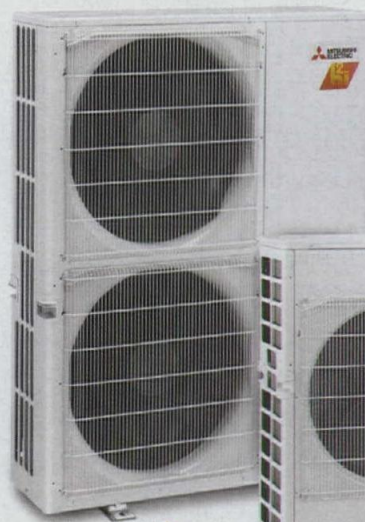
AS A SINGLE SOURCE MANUFACTURER, **LaCANTINA DOORS** OFFERS A COMPLETE AND PERFECTLY MATCHING DOOR PACKAGE CREATING SYMMETRY AND BALANCE WITH OUR NARROW STILES AND RAILS.

BACKED BY AN INDUSTRY LEADING 10 YEAR WARRANTY, OUR DIVERSE RANGE OF PRODUCTS, MATERIALS AND PERFORMANCE OPTIONS MEET THE NEEDS OF ANY COMMERCIAL OR RESIDENTIAL PROJECT.

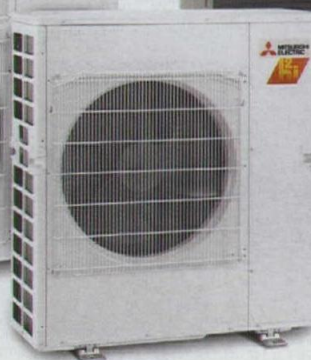
 **LaCANTINA DOORS**  
FOLD | SLIDE | SWING



From one room to the  
whole home, now you can  
**MAKE COMFORT  
PERSONAL**

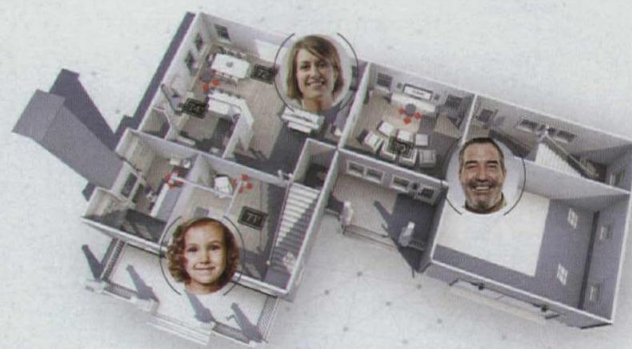
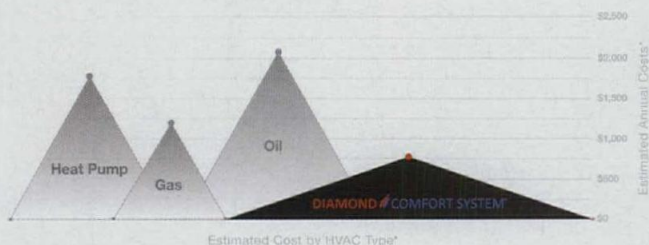


MXZ-Series, multi-zone



MVZ-Series, multi-position

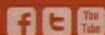
INTRODUCING THE MVZ MULTI-POSITION DUCTED AIR HANDLER,  
A REVOLUTION IN WHOLE-HOME COMFORT.



## DIAMOND COMFORT SYSTEM™

- ▶ New multi-position air handler works with existing ducts and allows for space conditioning of an entire floor.
- ▶ When combined with an MXZ multi-zone outdoor unit and additional ductless units, it becomes an efficient Diamond Comfort System.
- ▶ Flexible application with multi-position options.
- ▶ Unit can be fully disassembled and reassembled on site, allowing for easy fitting into closets, attics, and numerous other tight spaces.
- ▶ Perfect for replacing inefficient traditional HVAC systems or for new product installation.
- ▶ Five models 12,000 to 36,000 Btu/h cooling and 13,500 to 40,000 Btu/h heating (rated).

\*Example based on a typical 2,000 square foot single-family detached home in NYC area. MXZ-4C36NAHZ system compared to 14 SEER/95AFUE unitary equipment. © 2015 Mitsubishi Electric.



AMERICA'S #1 SELLING DUCTLESS BRAND

GO TO [MITSUBISHIPRO.COM](http://MITSUBISHIPRO.COM)



# 2015

## RESIDENTIAL ARCHITECT DESIGN AWARDS

As a publication, we live at the crux of the analog and the digital, and we know our audience does the same: Residential architects have, on the whole, embraced digital working methods, while retaining their commitment to craftsmanship and materiality.

For this year's Residential Architect Design Awards, in keeping with the times, we dropped the requirement for printed binders and adopted online submission and review. The change in process doesn't seem to have posed any problems. The jurors—John Frane, Seth Grizzle, Hadrian Predock, Bruce D. Snider, and Betsy Williamson—were presented with nearly 600 entries, from which 18 emerged victorious.

The Residential Architect Design Awards represent the very best in North American residential architecture, in all its diversity. The 2015 winners include sensitive restorations of faded classics, budget-conscious multifamily dwellings, and vacation spots for the AirBnB set.

Given the breadth and depth of submissions, the jurors ultimately selected projects that exhibited innovation in their own right—projects whose architects brought something new to the drafting table and strove for excellence from conception to execution.

We invite you to explore the winning designs in the medium of your choice: either online, where you will find many more images, or right here, in these analog pages.

**RA** See more information and images for all of the Residential Architect Design Award winners at [residentialarchitect.com/awards](http://residentialarchitect.com/awards).



RADA



AWARD

CUSTOM/UNDER 3,000 SQUARE FEET



## NAKAHOUSE LOS ANGELES

XTEN ARCHITECTURE

On an existing footprint in the Hollywood Hills, Culver City, Calif.-based XTEN Architecture built a 2,835-square-foot, abstracted black-and-white house that connects to the outdoors through loosely defined boundaries between interior and exterior. Outside, black Venetian plaster conceals





*"This has a formal language outside of most of the other things we've seen, even in Southern California."*

—JOHN FRANE

a high-performance roofing system designed to reduce solar gain; the house uses passive cooling from floor-to-ceiling glass pocket doors and second-floor clerestory windows. Inside, white lacquered cabinets sit on white concrete epoxy floors, and white plaster and steel finishes

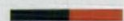
complete a monochrome palette where rooms bleed into each other. A steel stair leads from a terrace cantilevered off the kitchen to a rooftop sundeck, and overscaled windows in the living spaces catch views of the Hollywood sign and Griffith Park Observatory. —DEANE MADSEN

**Architect** XTEN Architecture, Culver City, Calif.—Monika Häfelfinger, Austin Kelly, AIA

**Project Size** 2,835 square feet **Construction Cost** Withheld

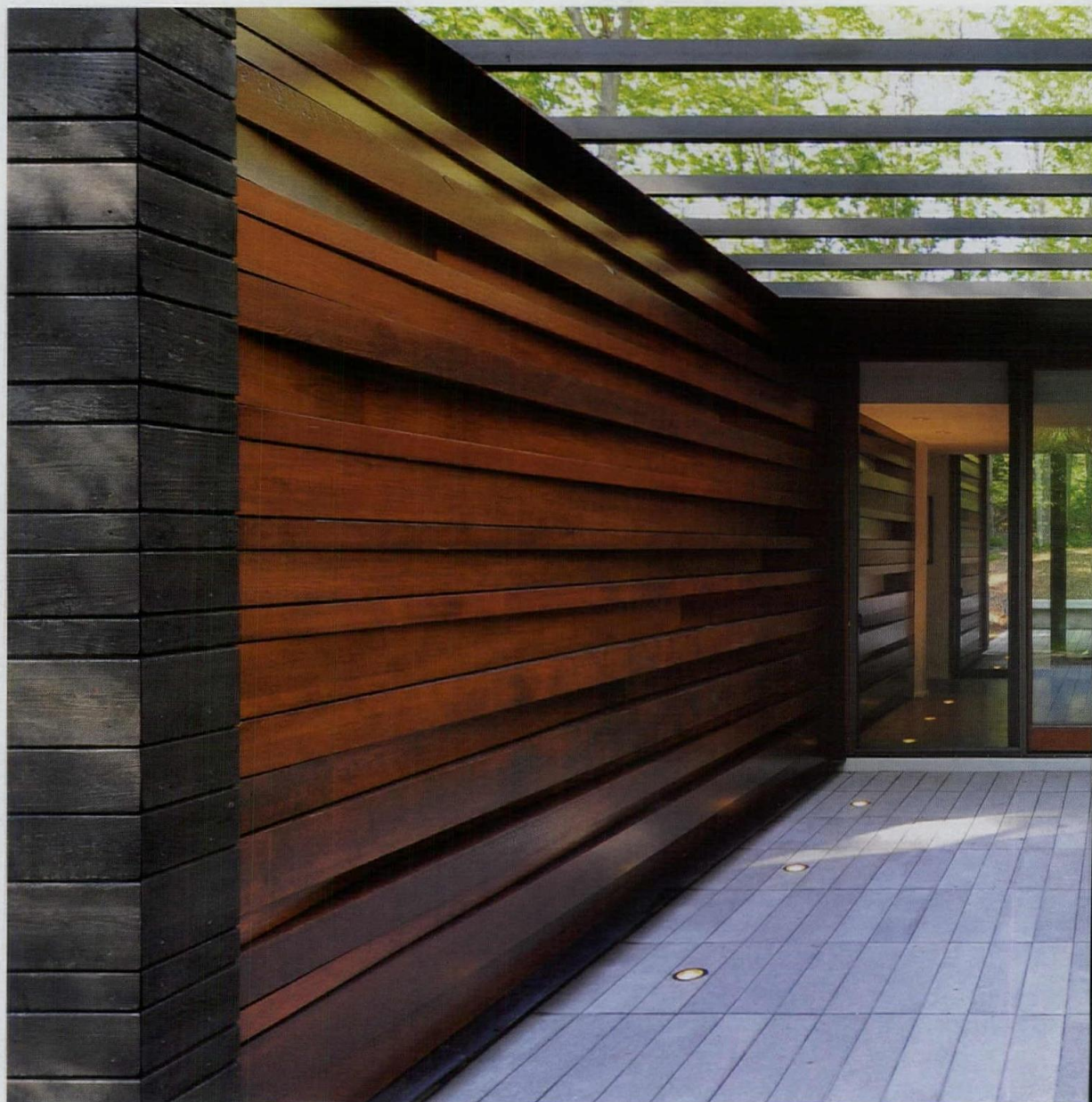


RADA



AWARD

CUSTOM/UNDER 3,000 SQUARE FEET



## PLEATED HOUSE DOOR COUNTY, WIS.

JOHNSEN SCHMALING ARCHITECTS

The irregular ridges of tree bark inspired the pleated cladding that wraps parts of this 1,850-square-foot Door County, Wis., house designed by Milwaukee firm Johnsen Schmaling Architects. The client, an empty-nester couple, wanted an unassuming retreat that would defer





*"When you get into the resolution of the infill of the modernist grid on the outside, they take a lot of material and formal liberties within that framework."*

—JOHN FRANE

to the surrounding forest. In response, the architects designed a simple rectangular volume notched by a tapering forecourt and a patio directly opposite. A smaller volume on the second floor contains the master suite. The black and rust tones of the cedar cladding contrast with

the serene white and gray interior. Closed-cell foam insulation, a geothermal heat pump, a rain garden, and a green roof up the sustainability of the building and its 4-acre site, while the cuts into the main volume draw in the breezes from Lake Michigan. —AMANDA KOLSON HURLEY

**Architect** Johnsen Schmalig Architects, Milwaukee—Brian Johnsen, AIA, Sebastian Schmalig, AIA  
**Project Size** 1,850 square feet **Construction Cost** \$281 per square foot



*"I'm in love with the way these object structures are composed on the site."*

—BRUCE D. SNIDER



## FAMILY RETREAT HERBSTER, WIS.

SALMELA ARCHITECT

Located on the shore of Lake Superior, this small Wisconsin retreat designed by Duluth, Minn.-based Salmela Architect is a model of efficiency at 1,280 square feet. Yet its bold volumes—including a butterfly roof and a cantilevered screened porch on the second floor—give it a striking presence. Visitors first glimpse the house framed by a woodshed with vertical cedar slats and a black, paper-resin composite-clad storage building that flank the driveway, the materiality of which repeats in the two volumes of the main house.

The living area extends outside with a deck bounded by a stone fireplace. Inside, pale wooden planks line the walls of the ship-like living room, and a picture window offers views of the lake beyond. A bright yellow staircase leads up to the sleeping quarters: a compact master suite, guest room, and bunkroom, all in a 16-foot-wide by 40-foot-long space. The interior is detailed like a piece of furniture, with thoughtfully designed touches like wall pegs for hanging clothes and space-saving pocket doors. —ALAN G. BRAKE

**Architect** Salmela Architect, Duluth, Minn.—David Salmela, FAIA **Project Size** 1,280 square feet  
**Construction Cost** Withheld



# Ultra Scenic

*Ultra unobtrusive railing infill by Ultra-tec®*

When there's something worth seeing, look into Ultra-tec®.

At first glance, it's unlikely that you'll recognize the fact that we only use Type 316 stainless steel, the highest grade available. You might even be oblivious to the sleek elegance of our minimalist design. But that's only because you'll be enjoying something much more awe-inspiring...and we're completely comfortable with that.

To learn more, visit [www.ultra-tec.com](http://www.ultra-tec.com), or call 800-851-2961.

©2015 The Cable Connection

**Ultra-tec®**  
CABLE RAILING INFILL

[WWW.ULTRA-TEC.COM](http://WWW.ULTRA-TEC.COM)



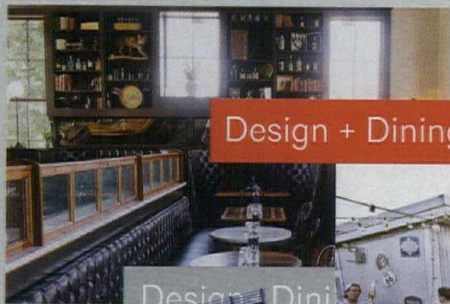
Diamond Spas

**CUSTOM COPPER & STAINLESS STEEL  
AQUATIC PRODUCTS**

- RESIDENTIAL • COMMERCIAL
- Spas • Glass-Walled Pools • Swimming Pools
- Swim Spas • Cold Plunge Pools • Water Features
- Luxury Custom Baths and Shower Pans
- BUILD TO CLIENT SPECIFICATIONS • SUSTAINABLE • SOPHISTICATED

1.800.951.SPAS (7727) 720.864.9115 FAX 720.864.9120 [www.diamondspas.com](http://www.diamondspas.com) [info@diamondspas.com](mailto:info@diamondspas.com)





Design + Dining: Shackstaurants



FutureHAUS™ on the Expo Floor



Design + Dining

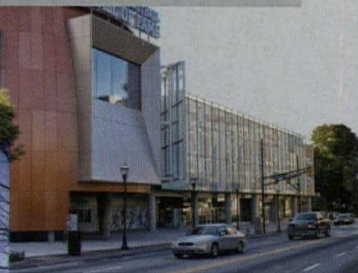


Tours: Perkins+Will's Office

Tours: Fox Theatre



The



College Football Hall of Fame



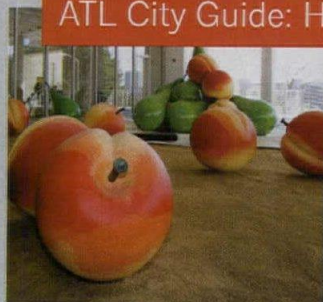
Tours: Porsche HQ



Inspiring Spe

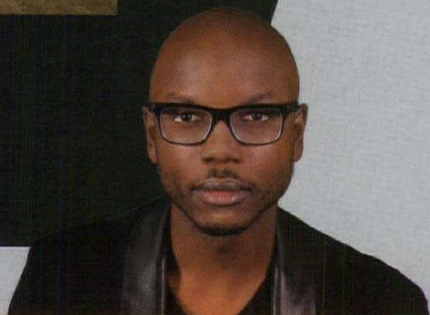


ATL City Guide: High Museum of Art

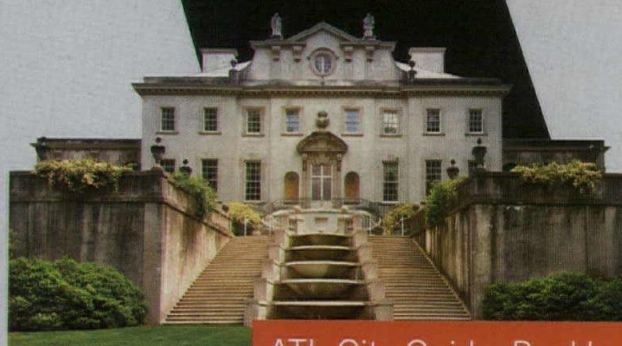


# ATLANTA!

Tours: Dirty South



Keynote: Welby Altidor, Cirque du Soleil



ATL City Guide: Buckhead

## AIA Convention 2015: May 14-16, Atlanta

Get on the A-list! Visit [aia.org/convention](http://aia.org/convention)

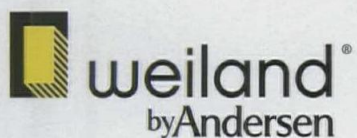






## Redefine Boundaries

Embrace sweeping views in unprecedented ways with the Weiland Liftslide's huge sizes, countless configurations, integrated screens, and weather rated flush tracks. Our sliding doors are tested and rated for air, water, and structural performance, and can be built in corner and radius configurations. Creative freedom is in your hands.



LIFTSLIDES | BIFOLDS | WINDOWS | IMPACT RATINGS

Oceanside, California | [weilandslidingdoors.com](http://weilandslidingdoors.com)





## EAST HOUSE CHILMARK, MASS.

PETER ROSE + PARTNERS

Boston-based Peter Rose + Partners designed this house, set into Martha's Vineyard's eroding western coast, to be moved should the bluffs become compromised. The 4,000-square-foot house consists of site-cast concrete boxes and interstitial spaces made from conventional





*"If they ever need to move the house, the concrete modules can be picked up and moved. And it's beautifully finished."*

—BETSY WILLIAMSON

framing that can all be decoupled and transported if needed. The 10-inch-thick concrete walls present an austere face amid the quaint vernacular styles of the island, but their solidity provides thermal mass that helps keep energy consumption low, as do the vegetated roof and geothermal

wells. The concrete bounces the sounds of the ocean into the interstitial spaces, drawing the percussive rhythms deep into the house. Inside, the materials are considerably warmer, with cedar planks cladding the walls and stone floors adding richness to the space. —A.G.B.

**Architect** Peter Rose + Partners, Boston—Peter Rose, AIA **Project Size** 4,000 square feet  
**Construction Cost** Withheld

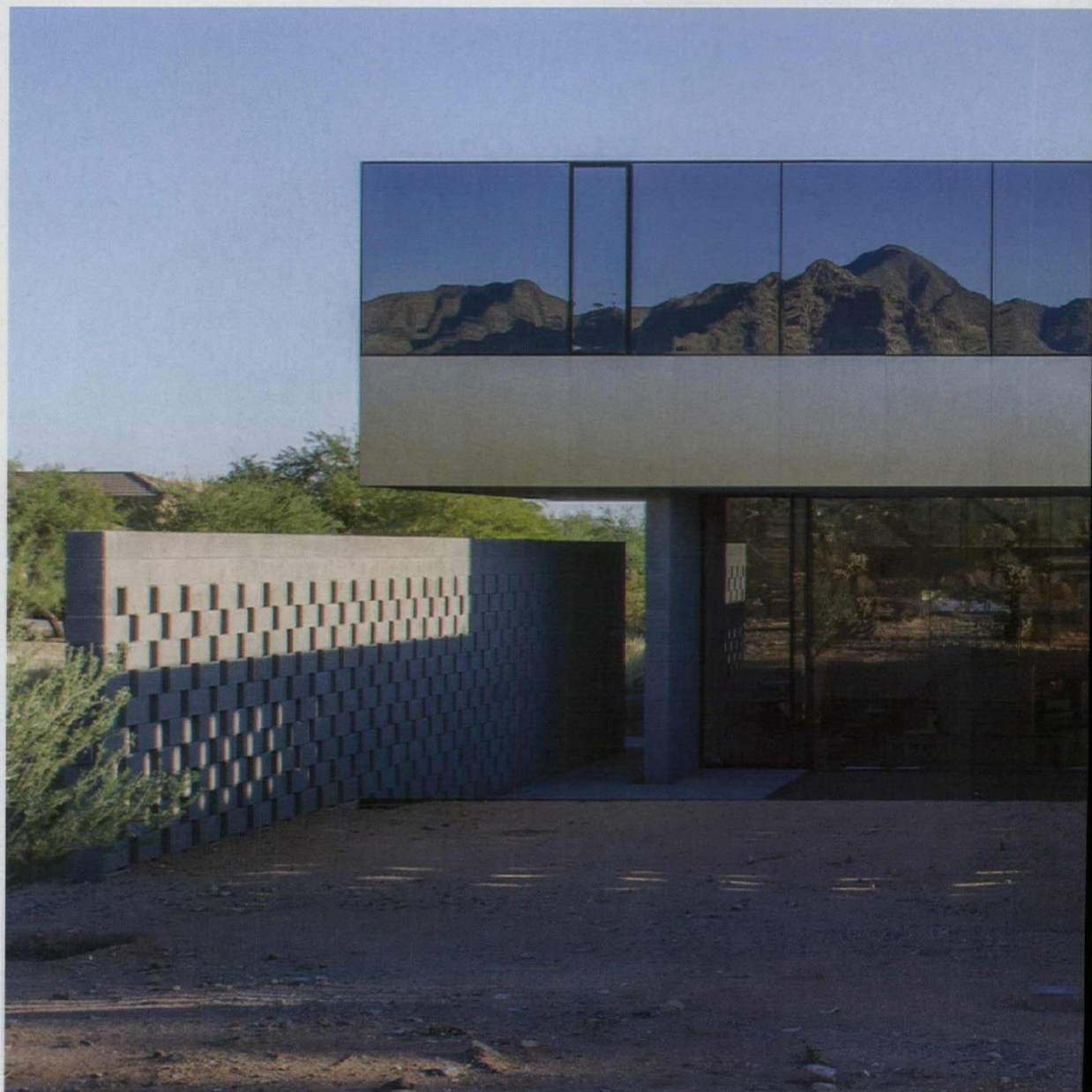


RADA



AWARD

CUSTOM/OVER 3,000 SQUARE FEET



## STAAB RESIDENCE SCOTTSDALE, ARIZ.

CHEN + SUCHART STUDIO

In this Scottsdale, Ariz., suburban neighborhood of single-acre lots, the 3,384-square-foot Staab Residence was designed by local firm Chen + Suchart Studio to shield itself from its undistinguished neighbors and maximize the stunning views of the desert. Sandblasted masonry





*"The textures are amazing, and I love the composition, with the reflectivity of the materials."*

—SETH GRIZZLE

walls enclose a first-floor living space whose floor-to-ceiling sliding glass panels open onto a courtyard and pool. Two private guest rooms enjoy carefully framed, yet distinct, relationships to the landscape. The second-floor master suite floats above the masonry walls and is minimally

sheathed in stainless steel and glass that dramatically reflects the sky and nearby McDowell Mountains. The garage and a third guest room occupy a Cor-Ten-clad structure that provides a strong counterpoint to the principal volumes of the house. —EDWARD KEEGAN, AIA

**Architect** Chen + Suchart Studio, Scottsdale, Ariz. —Thamarit Suchart, Patricia Chen Suchart

**Project Size** 3,384 square feet **Construction Cost** \$275 per square foot



*"Clipping the wood to the façade because of weathering issues on the exterior, almost like a little tensioning system, is quite innovative."*

—BETSY WILLIAMSON



## ELIZABETH II AMAGANSETT, N.Y.

BATES MASI + ARCHITECTS

Acoustic considerations, more than visual ones, drove the design of this house in Amagansett, a resort town in the Hamptons. What began as an effort to block out unwanted noise progressed to a rich exploration of space and sound within the five-bedroom, 3,200-square-foot residence by Sag Harbor, N.Y.-based Bates Masi + Architects. Its mass rests on a series of parallel, 20-inch-thick walls that provide excellent thermal as well as acoustic insulation. Extending beyond the living spaces and ascending in height toward

the heart of the house, these walls diffract sound waves to keep gathering spaces quiet. The architects created features that acoustically "tune" parts of the house—an adjustable sound baffle in the living area as well as stair treads of varying thicknesses that change the pitch of footfalls as one climbs up or down. But there is plenty in the house to reward the eyes, too, such as the wide-board cedar siding used inside and out, which is affixed with custom steel clips that double as cabinet pulls and robe hooks. —A.K.H.

**Architect** Bates Masi + Architects, Sag Harbor, N.Y.—Paul Masi, AIA **Landscape Architect** Bates Masi + Architects  
**Project Size** 3,200 square feet **Construction Cost** Withheld



# Protecting your relationships.

In the design and construction industry, there is no better way to protect your relationships than by using AIA Contract Documents. As the Industry Standard for over 120 years, our pre-drafted agreements and forms define the relationships and terms involved in your project, ensuring all parties are aware of expectations. Developed with input from key stakeholders, and recognized by courts across the country, AIA Contract Documents protect your project from start to finish.

Register now for a FREE AIA Contract Documents Webinar **Promo Code AIA2015**

Susan Phillips ARCHITECT



T 240.998.1265 W 240.998.1265  
620 Landville Road  
W millerarch.com

MYERS  
Property Management

Taylor Johnson Property Manager

my.com



## AIA Document B101™ – 2007

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the  
in the year

(In words, indicate day, month and year.)

day of

BETWEEN the Architect's client identified as the Owner:  
(Name, legal status, address and other information)

and the Architect:  
(Name, legal status, address and other information)

AIA Contract Documents®  
THE INDUSTRY STANDARD.

Register at [www.aia.org/docucation](http://www.aia.org/docucation)



*"I like the composition, and the way the opacity of the barn plays against the transparency of the house."*  
—BRUCE D. SNIDER



## COUNTRY ESTATE NEW CANAAN, CONN.

ROGER FERRIS + PARTNERS

An art collector acquired the 1953 Philip Johnson–designed Wiley Residence in New Canaan, Conn., and hired Westport, Conn.–based Roger Ferris + Partners to lovingly restore it. The firm also added 4,620 square feet of new facilities to accommodate the owner's artworks and enhance the original swimming pool through an expanded complex of structures. Johnson's original design had a glass pavilion sitting atop a low stone plinth set into a hill. Roger Ferris + Partners added a complementary stone pool

house sunken into an adjacent hillside to embrace the original circular pool; the walls extend to encompass a 19th century barn, which the firm re-clad and repurposed as an art gallery. A new concrete garage at the entrance to the property employs the same restrained simplicity as the rest of the complex and welcomes visitors to the 6.33-acre estate. The resulting complex pays homage to Johnson's iconic house while thoughtfully extending its simple geometric themes for the larger program. —E.K.

**Architect** Roger Ferris + Partners, Westport, Conn.—Roger Ferris, AIA **Project Size** 4,620 square feet  
**Construction Cost** Withheld



HONORABLE MENTION  
RENOVATION



*"Lovely work that takes full advantage of and improves upon the original architecture."*

—BRUCE D. SNIDER

## HENBEST HOUSE RANCHO PALOS VERDES, CALIF.

RAS-A

This renovation by Redondo Beach, Calif.-based RAS-A pays homage to the original architect, midcentury master and Case Study House pioneer Pierre Koenig, while adapting and expanding the 1966 house for contemporary life. RAS-A removed a pair of existing 10-foot-tall walls to create a more open entry courtyard that incorporates a new pool, which was inspired by Koenig's original site plan but not built the first time around. The architects emphasized the views of the Pacific Ocean from the interior, reinforcing the

relationship between inside and outside. RAS-A selectively eliminated partitions in the kitchen and service core to create a more open floor plan, and aligned the new kitchen with Koenig's expressed structural system. The master suite was expanded into what had been an enclosed patio space, and a guest wing was added, connecting the formerly detached garage to the main house. The architects used simple modern furnishings throughout to underscore the house's pedigree without turning it into a period piece. —A.G.B.

**Architect** RAS-A, Redondo Beach, Calif.—Robert A. Sweet **Project Size** 3,340 square feet  
**Construction Cost** \$300 per square foot



*"This looks like almost a complete rebuild—like they went right down to the studs."*

—BETSY WILLIAMSON



## ALBERT AND EDITH ADELMAN RESIDENCE RESTORATION FOX POINT, WIS.

THE KUBALA WASHATKO ARCHITECTS

Built in 1948 for a young couple with three children, Frank Lloyd Wright's Albert and Edith Adelman House is still inhabited by members of the Adelman family. The 2,600-square-foot Usonian home remained more or less unaltered until 2011, when the Kubala Washatko Architects was hired to do a comprehensive restoration. Acting as both architect and construction manager, the Cedarburg, Wis.-based firm replaced the home's rotting wood-shake roof

with water-resistant cedar shingles, installed a new epoxy-coated red concrete floor after removing the damaged original, and added an entry skylight—an unrealized part of Wright's design. To update the mechanical systems, the architects dug new geothermal wells and integrated these with mini-split units hidden around the house. The master bathroom was reconfigured with the scrupulous care that is typical of the whole project. —A.K.H.

**Architect** The Kubala Washatko Architects, Cedarburg, Wisc.—Tom Kubala, AIA, Allen Washatko, AIA  
**Project Size** 2,600 square feet **Construction Cost** \$500 per square foot





*"Given the number of projects that are being destroyed these days, it's reassuring to see two Frank Lloyd Wright projects getting this treatment."*

—JOHN FRANE

## FAWCETT HOUSE RESTORATION LOS BANOS, CALIF.

ARTHUR DYSON ARCHITECT

An extensive restoration of Frank Lloyd Wright's 1955 Fawcett House in the San Joaquin Valley community of Los Banos, Calif., has allowed the home to reclaim its place as representative of the master's later work. The 3,800-square-foot single-story structure had suffered structural failures, leaks, out-of-date building systems, and various additions that detracted from its utility and the rigor of its triangular grid-based design. Consulting with a cadre of Wright experts—including Wright's grandson, Eric Lloyd Wright,

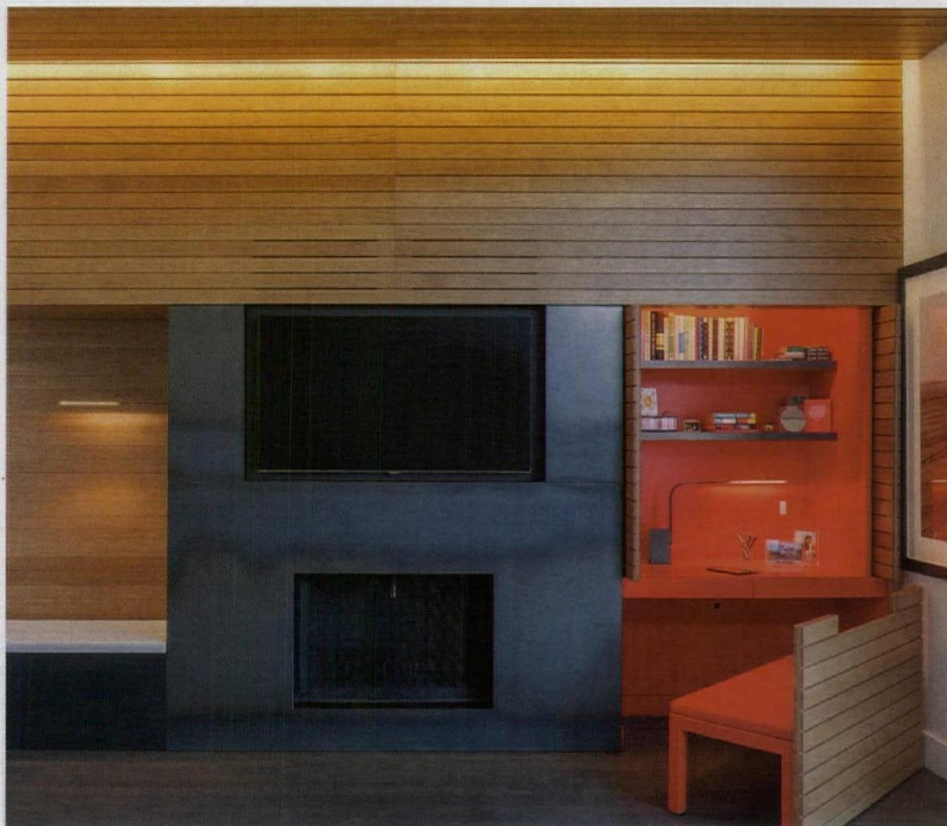
and the original owner's daughter—Fresno, Calif.-based Arthur Dyson Architect brought the three-winged structure back to life by preserving when possible and restoring when necessary. Several Wright-designed features, including a forecourt and a cauldron in the living room fireplace, had not been executed during the original construction, but Arthur Dyson Architect added them as they had been designed more than a half-century before, completing Wright's initial vision. —E.K.

**Architect** Arthur Dyson Architect, Fresno, Calif.—Arthur Dyson, AIA **Project Size** 3,800 square feet  
**Construction Cost** \$191 per square foot



*"This house has a lot of design craft, with built-in gizmos that are splashy but also seem completely practical, such as the desk arrangement next to the fireplace."*

—BRUCE D. SNIDER



## BUCKTOWN RESIDENCE CHICAGO

MIN|DAY

In Chicago's Bucktown neighborhood, a three-story, 4,500-square-foot speculative house received a top-to-bottom renovation with new interiors that emphasize creative spaces and materiality. Using custom white oak millwork, Omaha, Neb.- and San Francisco-based Min|Day devised hidden infrastructure and storage cleverly tucked behind walls: Folds in the living room's white oak paneling conceal a bar that lowers mechanically, while horizontal oak slats in the master bedroom pivot to reveal a built-in

desk with a matching, slat-clad bench. Hot-rolled steel surrounds fireplaces and forms shelving and niches. Judicious use of color—a red wine cellar, a pink bedroom, and a chrome office—breaks from the all-white aesthetic of the house's public spaces. Garapa wood-lined decks at four levels provide semi-enclosed overlooks to the city, with a penthouse-level bar and covered outdoor dining area. A staircase allows access to a basement-level garden, and the garage roof gains terraced steel-and-wood outdoor areas. —D.M.

**Architect** Min|Day, Omaha, Neb., and San Francisco—Jeffrey L. Day, AIA, E.B. Min, AIA (principals)

**Project Size** 4,500 square feet **Construction Cost** \$200 per square foot





*"Sectionally, it's a very interesting project. It is livable, warm, and fun."*  
—SETH GRIZZLE

## TRIBECA LOFT NEW YORK

ANDREW FRANZ ARCHITECT

Andrew Franz Architect, a firm that has its office not far uptown from this 3,000-square-foot Tribeca loft, cut through the roof of a six-story 1884 warehouse once used for caviar storage to create a mezzanine and courtyard that lead up to a planted roof through a retractable skylight. The glazed mezzanine lets light travel deep into the formerly dark space, and to reach this mezzanine from main living space, you walk up a custom steel stair that features treads made from ceiling joists that were salvaged from the roof of

the old warehouse. The history of the building was a primary source of inspiration for the architects, and many elements, like the arched windows, were preserved. Exposed brick walls and original timber beams add a tactile quality and material richness to the space. Architectural elements like cabinetry and custom metal work were locally crafted. The rooftop garden, with its views of the city and Hudson River, incorporates reclaimed bluestone pavers and low-maintenance native plants. —A.G.B.

**Architect** Andrew Franz Architect, New York—Andrew Franz, AIA **Project Size** 3,000 square feet  
**Construction Cost** \$530 per square foot



*"It has both an approach to its urbanism and its massing that responds to and engages with the city."*

—JOHN FRANE



## LA CASA SUPPORTIVE HOUSING PROJECT WASHINGTON, D.C.

STUDIO TWENTY SEVEN ARCHITECTURE + LEO A DALY

The government of the District of Columbia has long provided a range of temporary accommodations for the city's homeless, but La Casa Supportive Housing, designed by local firms Studio Twenty Seven Architecture and Leo A Daly, introduces a different paradigm: It offers permanent housing, in the form of full, single-occupancy living units, to 40 chronically homeless people. To avoid a structure that gives off an institutional look and feel (and

any stigma for residents that could result from such a vibe), city officials required that the 29,192-square-foot building meet or exceed the design quality of the nearby market-rate condominiums in its neighborhood, Columbia Heights. With pleasantly offbeat fenestration, a double-height glass-enclosed lobby, and both concrete and bamboo floors throughout the daylit units, La Casa—which is seeking LEED Gold certification—does just that. —A.K.H.

**Architect** Studio Twenty Seven Architecture and Leo A Daly, Washington, D.C. **Project Size** 29,192 square feet  
**Construction Cost** \$400 per square foot



# monumentality:

(mon-yuh-men-tahl-i-tee)

The mentality of affecting positive change by looking for solutions on a large, monumental scale.

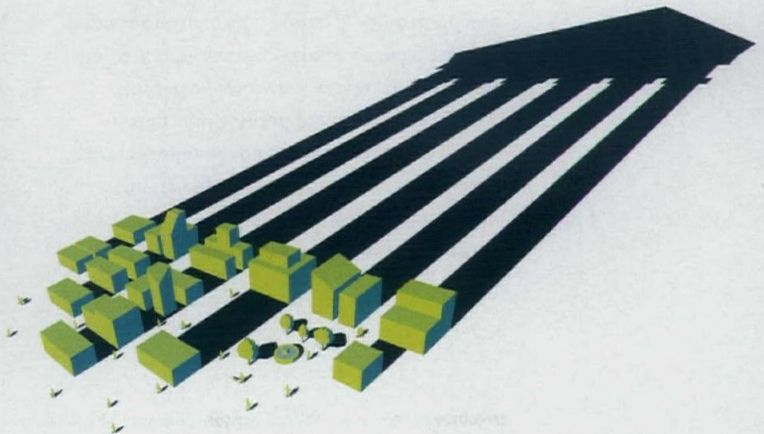
Green building is uniting people, changing lives, revolutionizing business and addressing our world's most pressing problems. And that's monumental. Join us this fall and change your monumentality.



## MONUMENTAL GREEN

WASHINGTON CONVENTION CENTER | WASHINGTON, D.C.  
EXPO: NOV 18-19 | CONFERENCE: NOV. 18-20

Join us for the largest sustainable building event in the US and experience the contagious buzz first hand with over 20,000 industry professionals, a world-class expo hall, over 200 educational sessions and the world's leaders in the green movement.



[GREENBUILDEXPO.COM](http://GREENBUILDEXPO.COM)



informa  
Exhibitions



Owned and operated by Informa Exhibitions. Presented by the U.S. Green Building Council.

Questions? Contact us at [info@greenbuildexpo.com](mailto:info@greenbuildexpo.com)



*"The way that the façade is rendered took a lot of energy and commitment to do on a low-budget project."*  
—BETSY WILLIAMSON



## MARGINAL STREET LOFTS EAST BOSTON, MASS.

MERGE ARCHITECTS

For this nine-unit, 11,500-square-foot East Boston residential building, Merge Architects turned planning and zoning restrictions into an opportunity to build atypical dwellings clad in industrial materials. The developer's edict that all units have water views—combined with height limits and parking minimums—forced the architects to employ some sectional manipulation, resulting in tubelike living quarters that kink via split-level shifts. A lobby, parking entrance, and ADA-compliant unit fill

the ground floor; eight units take up the levels above. Compact living and dining rooms focus on expansive Boston Harbor views, and tight bedrooms with high ceilings occupy the rear of the building. A porous façade of corrugated steel and cable mesh allows breezes into the units, while its structure acts as summer shading. The mesh wraps brightly painted frames in a high-contrast street-side façade with private balconies that are lined with red cedar siding to relate to nearby triple-deckers. —D.M.

**Architect** Merge Architects, Boston—Elizabeth Whittaker, AIA **Structural Engineer** Evan Hankin  
**Project Size** 11,500 square feet (approx.) **Construction Cost** \$170 per square foot





*"Conceptually, I thought this was strong. I like the transparency that happened with the layering."*

—SETH GRIZZLE

## CLOVERDALE749 LOS ANGELES


LORCAN O'HERLIHY ARCHITECTS

A silvery-white beacon on a typical Los Angeles Miracle Mile block of beige stucco, the four-story, six-unit Cloverdale749, designed by local firm Lorcan O'Herlihy Architects, stands out for both its color and for the layers of permeable and opaque metal screens in its façade. Not only does this layering create an interesting visual rhythm for passersby, it also ensures residents' privacy while affording them good views of the Hollywood sign and downtown Los Angeles. Because the architecture firm came up against

the floor area ratio and density limits allowed under the city's zoning laws, it had to make each one of the building's 10,500 square feet count. Screened exterior circulation and open-air balconies blur the distinction between public and private while reducing the overall amount of conditioned space. Each unit features an open-plan interior layout naturally illuminated by expansive glazing and clerestory windows. Rooftop decks and ground-level patios extend residents' living space. —A.K.H.

**Architect** Lorcan O'Herlihy Architects, Los Angeles—Lorcan O'Herlihy, FAIA **Project Size** 10,500 square feet  
**Construction Cost** \$220 per square foot





smart, stylish,  
**right** *at* home.

Surround your customers with the world's most beautiful, worry-free fabrics for shade and seating. [sunbrella.com/seamless](http://sunbrella.com/seamless)

 **sunbrella**  
HOME



HONORABLE MENTION  
BATH



CROOK | CUP | BOW | TWIST: POWDER ROOM  
NICASIO, CALIF. SCHWARTZ AND ARCHITECTURE

A unique detail in the exterior wall of this 27-square-foot powder room, just off the entrance to a 4,000-square-foot house in Nicasio, Calif., provides a surprising experience of light while demonstrating how to enhance board-formed concrete. San Francisco-based Schwartz and Architecture employed a master mason to embed 3/4-inch-thick acrylic planks in the house's thick, cast-in-place concrete south wall. The acrylic pieces run the full width of the wall and are staggered in a pattern that required careful

coordination with the structural reinforcement hidden within. During the day, sunlight creates an active light show inside of the tiny utilitarian room. At night, the flow of light is reversed with a timer-activated fixture in the powder room illuminating the acrylic pieces from within, casting a pattern of horizontal light lines on the exterior wall at the entrance to the house. —E.K.

*"The conceptual idea makes this little powder room the fulcrum of the house."* —John Frane

**Architect** Schwartz and Architecture, San Francisco—Neal Schwartz, AIA **Contractor** Hammond Fine Homes  
**Project Size** 27 square feet (bath); 4,000 square feet (total) **Construction Cost** \$600 per square foot (bath)



give your  
clients more  
space for  
living.

To find local awning  
fabricators, visit  
[sunbrella.com/local](http://sunbrella.com/local)

 **sunbrella**  
HOME





*"The serious rigor of the relationship between the interior and exterior skin is kind of maniacal."*

—JOHN FRANE



## HEPTAGON HOUSE HECETA BEACH, ORE.

STEVEN CHRISTENSEN ARCHITECTURE

Intended as a rental property to generate supplementary income for the client, this tiny Heceta Beach house on the Oregon coast, designed by Santa Monica, Calif.-based Steven Christensen Architecture, is to be built on an old foundation so as to take advantage of a loophole in local zoning code restrictions: The owners were allowed to rebuild as long as they used the original 195-square-foot foundation. The resulting design is a faceted mini-tower that expands as it rises to increase floor space; it is clad entirely in standing-

seam white metal roofing interrupted only by large, black-framed windows that allow ocean views out and daylight into the compact interior. The three-level house has one bedroom and bathroom on the lower level, living areas above that, and another bedroom and bathroom on the top floor, all tucked into a total of 800 square feet. The minimal interior is clad entirely in plywood with simple built-ins and off-the-shelf fixtures adding to the practical ethos of beach house living while streamlining the project's budget. —A.G.B.

**Architect** Steven Christensen Architecture, Santa Monica, Calif.—Steven Christensen, AIA **Project Size** 800 square feet  
**Construction Cost** \$150 per square foot



HONORABLE MENTION  
ON THE BOARDS



## MH HOUSE DULUTH, MINN.

COULSON ARCHITECTURE

The MH House will accommodate up to four units within two structures totaling 2,430 square feet on a hillside site in Duluth, Minn. By placing vertical circulation along a narrow band on the north side of the structure, local firm Coulson Architecture creates an open plan with generous floor-to-ceiling glazing on the other three exposures.

Providing kitchenette and bath facilities on each floor (and in the separate, single-story pavilion) allows for maximum flexibility: Each floor can function as an individual unit or be combined as a near-net-zero-energy multilevel residence or in a live/work configuration. —E.K.

*"The entire project is systematized, and it's designed to meet Passive House standards without looking like a Passive House."*

—BETSY WILLIAMSON

**Architect** Coulson Architecture, Duluth, Minn.—Carly Coulson, AIA  
**Project Size** 2,430 square feet **Construction Cost** \$120 per square foot

## Customer Satisfaction *made easy*

**DesignRail®**  
ALUMINUM RAILING

**CableRail**  
STAINLESS CABLE RAILING INFILL

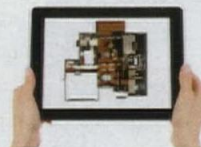
**NEW** LED Rail Lighting

**feeney**  
*makes it easy*

For more information or free catalog  
visit us at [www.feeney15.com](http://www.feeney15.com)  
or call us at 1-800-888-2418



technologically  
advanced  
residential  
design  
software



2016

**SOFTPLAN**  
ARCHITECTURAL DESIGN SOFTWARE

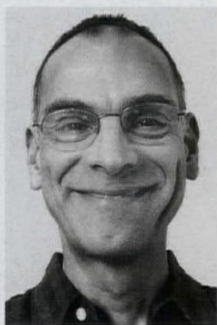
free trial: [www.softplan.com](http://www.softplan.com) or 1-800-248-0164





#### BETSY WILLIAMSON

Williamson earned her M.Arch. from the Harvard Graduate School of Design prior to forming Toronto-based Williamson Chong Architects with partners Shane Williamson and Donald Chong. She was named a finalist for the *Architects Journal's* 2015 Emerging Woman Architect of the Year award, and in 2014 the firm was recognized with an Architectural League Emerging Voices award, the Royal Architectural Institute of Canada's Emerging Architectural Practice award, and a handful of Residential Architect Design Awards.



#### BRUCE D. SNIDER

Snider is a building designer and architecture writer who lives in Belfast, Maine. A frequent contributor to *RESIDENTIAL ARCHITECT*, he writes for our sister magazine *Custom Home* and has written for publications as varied as *Preservation*, *Fiddler*, and the *British Medical Journal*.



#### HADRIAN PREDOCK + JOHN FRANE

Predock and Frane are partners in the collaborative research-and-development design firm Predock\_Frane Architects, which they started in 2000 in Los Angeles. Both hold teaching positions at the University of Southern California School of Architecture, Frane as a lecturer and Predock as the recently appointed director of undergraduate programs. Their work has been exhibited at the 2004 and 2012 Venice Biennales. Predock\_Frane Architects was named one of the Architectural League's Emerging Voices in 2005 and has received several AIA Honor awards.



#### SETH GRIZZLE

Grizzle is a designer and the creative officer at Graypants, a Seattle- and Amsterdam-based practice specializing in product design, architecture, and laser-cut cardboard lighting fixtures fashioned from salvaged boxes. Graypants won an Award in the Outbuilding category of the 2014 Residential Architect Design Awards for the firm's debut architecture project, which involved the transformation of a disused garage into a bright and airy waterfront retreat.



Residential Architect **ARCHITECT**

# REINVENTION

**Detroit**

**October 12—Housing Tour**

**October 13—Conference**

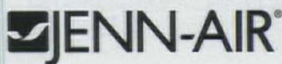
# neighborhood building

**Join us in Detroit—**  
a city at the forefront of reinvisioning  
residential strategies and development  
through design!

At REINVENTION 2015, we'll explore neighborhoods in various states of flux—from the Midcentury pristine to the up-and-coming—and look at how design is being wielded as a transformative force in reshaping the American city.

**Visit [reinventionconf.com](http://reinventionconf.com) to stay up-to-date on all things REINVENTION 2015.**

SPONSORED BY

 **JENN-AIR®**

**VERSATEX**  
TRIM BOARD

TRIM SMARTER.

**hanleywood**



## architect's showcase



HIGH DESIGN CABINET HARDWARE FOR MODERN SPACES.

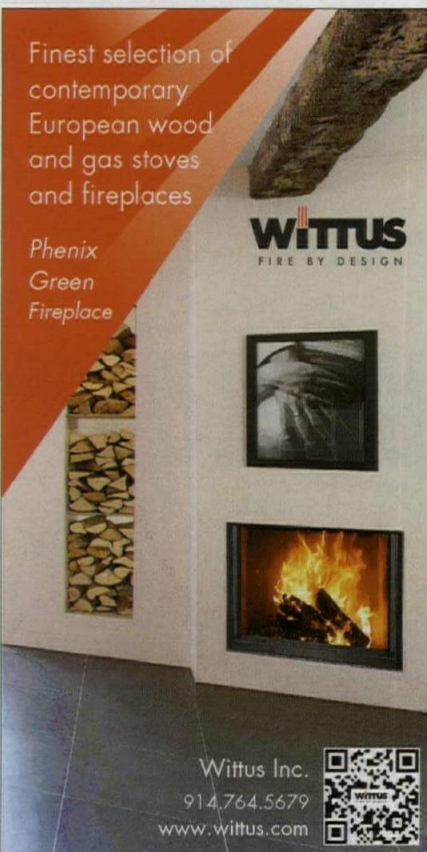
 **CONTEMPORARY PULL**  
*open possibilities*

sales@contemporarypull.com  
888-901-4868  
www.contemporarypull.com


Finest selection of contemporary European wood and gas stoves and fireplaces

Phenix  
Green  
Fireplace

**WITTUS**  
FIRE BY DESIGN



Wittus Inc.  
914.764.5679  
www.wittus.com



**Meets New Codes!**

# Battic Door

ENERGY CODE COMPLIANT ATTIC ACCESS SOLUTIONS

**Attic Access Solutions for the New Energy Code Requirements**



R-50+ Attic Stair Cover




R-42 and R-50 Attic Access Hatch

Made in the USA

Battic Door Energy • 508.320.9082 • info@batticdoor.com • batticdoor.com

**FOR INFORMATION**  
on how to be a part of the next  
**ARCHITECT MAGAZINE**  
special advertising section, contact  
Jaeda Mohr at 202-736-3453.

**h w**



**Fabric—the 5<sup>th</sup> Building Material**

Learn more at  
[IFAI.com/architect](http://IFAI.com/architect)



## Residential Architect

### AD INDEX

Belden Brick	C2	330-456-0001	beldenbrick.com
CertainTeed Insulation	14	800-233-8990	certainteed.com
Cosella-Dorken	20	800-4DELTA4	cosella-dorken.com
Daltile	11	—	marazzitile.com
Diamond Spas	29	720-864-9115	www.diamondspas.com
Feeney, Inc.	6, 51	800-888-2418	www.feeney15.com
Glen Raven	48, 49	—	sunbrella.com/seamless, sunbrella.com/local
Greenbuild Expo	45	-	greenbuildexpo.com
Jeld-Wen	5	-	jeld-wen.com
Jenn-Air	12	-	jennair.com/obsidian
Kolbe & Kolbe	2	800-955-8177	kolbe-kolbe.com
LaCantina Doors	21	888-221-0141	lacantinadoors.com
Milgard Windows & Doors	7	800-MILGARD	milgard.com/DoorCEU
MiraTEC	9	800-255-0788	miratectrim.com
Mitsubishi Electric	22		mitsubishipro.com
Modern Fan	8	-	modernfan.com
Nudura	10	86-468-6299	www.nudura.com
Panasonic Ventilation	1	-	panasonic.com/ventfans
Redland Brick	19	301-223-7700	redlandbrick.com
Reinvention	53	-	reinventionconf.com
Softplan	51	800-248-0164	www.softplan.com
Sub-Zero	C4	-	wolfappliance.com
The American Institute of Architects	30	-	aia.org/convention
The American Institute of Architects	37	-	aia.org/contractdocs
The Cable Connection	29	800-851-2961	ultra-tec.com
USGBC	3	-	go.usgbc.com/green-associate
Velux	13	-	veluxusa.com/vss
Weiland Doors	31	-	weilandslidingdoors.com
Windsor Windows & Doors	C3	-	imaginewithwindsor.com

*\*Issue Mailed in Regional Editions*



# WORKSPACE



## Ken Linsteadt Architects

SAN FRANCISCO

Clients arriving at the studio of Ken Linsteadt Architects are instantly immersed in the firm's aesthetic: The converted industrial space is organized with simple, rectilinear volumes clad in white-painted vertical boards, recycled barn wood, and black steel-framed glazing, materials found in many of the firm's houses. A center aisle runs the length of the interior, measured out by wood trusses above and bounded by low-walled work areas that recall the box pews of a medieval church. "When people come into the lobby, they get it all at once," principal Ken Linsteadt says. "It's this great moment of enfilade."

The modernist forms, classical symmetry, and varied textures are characteristic of the firm's work, and like its residences, the studio is also defined by how it's inhabited. When the

firm moved in three years ago, Linsteadt and his associates designed a demountable stage that spans the rear of the main space. "When we have an event here, we set up that stage for a string quartet—or a bluegrass band," he says. "So we combine music, art, and architecture—my three favorite things."

What visitors remember most about the studio, though, may be the grand piano in the back meeting room. "It's an old Bechstein," says Linsteadt, who unwinds by playing Mozart, Schubert, or Scriabin. The piano exerts a calming, civilizing influence, even when silent. Perhaps for that reason, he says, "I put a piano in almost every house I design." —BRUCE D. SNIDER

**RA** More photos at [residentialarchitect.com](http://residentialarchitect.com)