











NAPOLEON INTRODUCES REVOLUTIONARY NEW GAS FIREPLACE.

New technology enables complete control including infinite colors, all from a smartphone.

New research commissioned by Napoleon revealed that today's homebuyers increasingly expect their new home to enhance the quality and memorability of the experiences they share with friends and family. Furthermore, builders who are able to trigger a consumer's desired feelings of comfort, relaxation, warmth and romance in their homes have a distinct advantage.

"Our research told us that the fireplace amplifies the positive emotions that lead to purchase, and has a disproportionate ability to establish the perfect mood," according to Stephen Schroeter, Napoleon's Senior Vice President of Sales & Marketing.





Driftwood logs and river rock media enhancement kits are available to customize to your personal taste.

"We also realized, that people's moods change, and that was the insight that sparked our new product innovation. Once the new smart-phone control app hits the market a few months from now, the rest of the market will be playing catch-up."

Napoleon's new Vector LV50 linear fireplace integrates a series of LED lights that mix with the gas flame to create an infinite palette of glowing reds, blues, greens, oranges, yellows, any color imaginable.



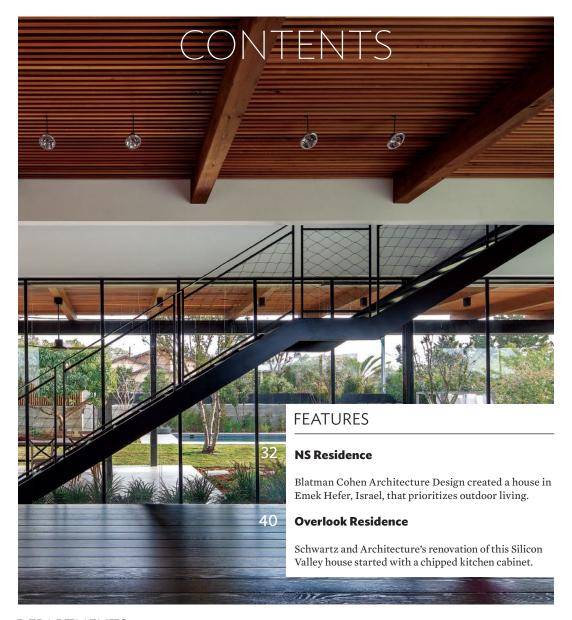
The LV50's exclusive iOS or Android mobile app enables remote control all aspects of the fireplace.



FOR THE CUSTOMER WHO CAN'T DECIDE ON THE PERFECT COLOR — GIVE THEM EVERY ONE.

Your goal is to create unique, one-of-a-kind spaces that clients crave. Napoleon brings that same idea of custom creativity to the gas fireplace. Introducing the first fireplace with an integrated smartphone app that lets the user set the flame height and blower plus set the ember bed LED lights to millions of different color variations. **NapoleonFireplaces.com**





DEPARTMENTS

Up Front 11

Business Robert Venturi's Vanna Venturi House is up for sale; a new Walk Score for noise pollution.

Profession The recent AIA Home Design Trends Survey; NCARB on how architecture is changing.

Project Gallery Kitchen, by E/L Studio.

Products Furnishings that give your space a modern feel; a makeover for Arne Jacobsen's Series 7 chair.

AlArchitect 27

Studying micro-units and livability, recent research on client trends, and calculating the shift in the market.

Workspace 48

Frederick Fisher and Partners in Los Angeles.



See more projects, more stories, more news, and more of everything you like in this issue at residential architect.com.









Value. Quality. Durability.

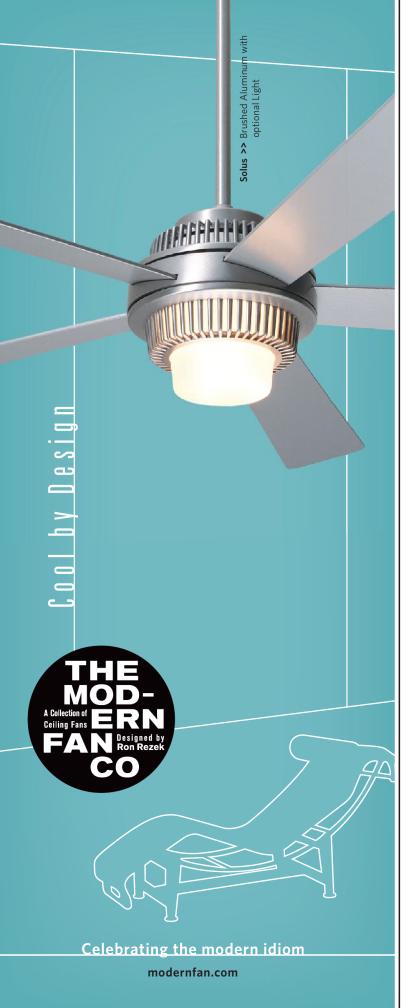
Make your project an instant classic with Redland Brick. Rich in color and texture, choose from our wide variety of molded or extruded styles. Let Redland Brick ensure your dream home stands the test of time.

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

redlandbrick.com







Katie Gerfen Editor kgerfen@hanleywood.com Robb Ogle Art Director rogle@hanleywood.com Greig O'Brien Managing Editor gobrien@hanleywood.com

Editorial

Wanda Lau, LEED AP Senior Editor, Business, Technology, and Products
wlau@hanleywood.com

Deane Madsen, Assoc. AIA, LEED GREEN ASSOCIATE Associate Editor, Design dmadsen@hanleywood.com

Hallie Busta, LEED GREEN ASSOCIATE Associate Editor, Business,

Technology, and Products hbusta@hanleywood.com

Sara Johnson Assistant Editor, Design sajohnson@hanleywood.com

Caroline Massie Assistant Editor, Business, Technology, and Products

cmassie@hanleywood.com

Chelsea Blahut Content Producer cblahut@hanleywood.com Selin Ashaboglu Editorial Intern sashaboglu@hanleywood.com

Λи

Alice Ashe Senior Graphic Designer aashe@hanleywood.com Ryan McKeever Graphic Designer rmckeever@hanleywood.com Alexander Cortez Photo Editor Intern acortez@hanleywood.com

> Paige Hirsch Traffic and Production Manager Annie Clark Inside Sales Ad Traffic Manager Mary Leiphart Audience Marketing Director

Ned Cramer, Assoc. AIA Group Editorial Director, Design and Commercial Construction

Hanley Wood Media

Dave Colford President, Media

Tom Rousseau Executive Vice President, Strategic Marketing Services

Jennifer Pearce Senior Vice President, Strategic Marketing Services & Consumer Media
Sarah Welcome Senior Vice President, Audience Operations
Mari Skelnik Vice President, Client Operations
Rizwan Ali Vice President, Product Development
Cathy Underwood Senior Director, Print Production
Aubrey Altmann Chief Design Director
Jennifer Malkasian Director of Analytics

Published by Hanley Wood

Peter Goldstone Chief Executive Officer Frank Anton Vice Chairman

Matthew Flynn Chief Financial Officer
Dave Colford President, Media
Andrew Reid President, Digital
Jeanne Milbrath President, Marketing
Christopher Veator President, Metrostudy

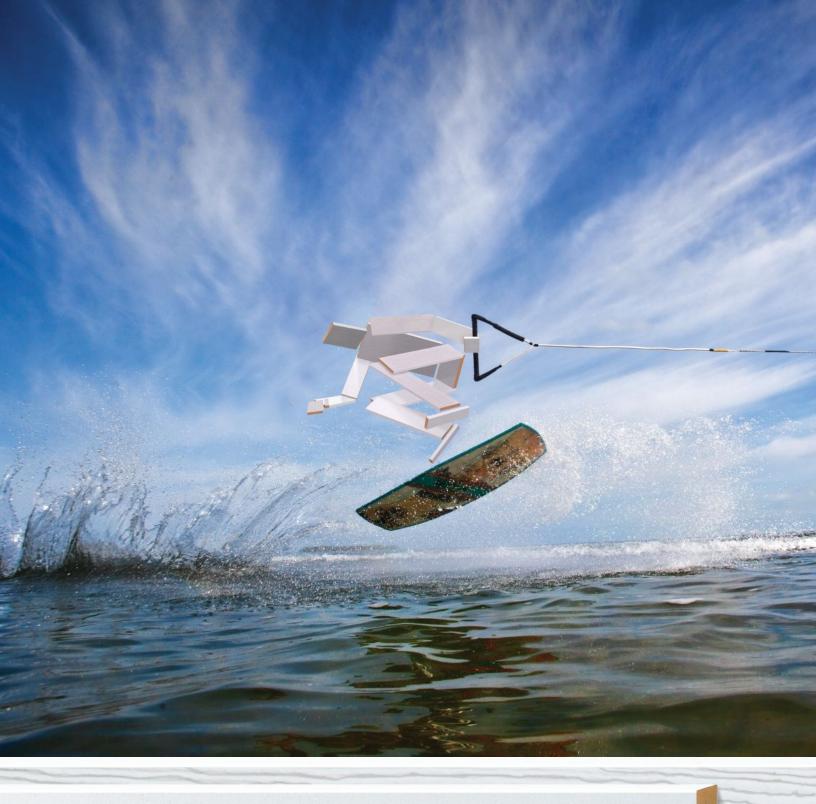
Paul Mattioli Senior Vice President, Corporate Sales
Sheila Harris Senior Vice President, Marketing
Michael Bender Senior Vice President, Corporate Development & General Counsel
Ron Kraft Vice President, Financial Planning & Analysis
Keith Rosenbloom Vice President, Corporate Controller

Editorial and Advertising Offices

One Thomas Circle NW, Suite 600 Washington, DC 20005 Phone 202.452.0800 / Fax 202.785.1974







AMAZING PERFORMANCE ON WATER.

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.



Content Licensing for Every Marketing Strategy

Marketing solutions fit for:



- Outdoor
- Direct Mail
- Print Advertising
 - Tradeshow/POP Displays
 - Social Media
- Radio & Television

Logo Licensing | Reprints Eprints | Plagues

Leverage branded content from Residential Architect to create a more powerful and sophisticated statement about your product, service, or company in your next marketing campaign. Contact Wright's Media to find out more about how we can customize your acknowledgements and recognitions to enhance your marketing strategies.

For more information, call Wright's Media at 877.652.5295 or visit our website at www.wrightsmedia.com

Residential Architect

Design Group

Advertising

Ron Spink Group President

Phone 202.736.3431 rspink@hanleywood.com

Digital Sales; Mid Atlantic, Southeast

Christie Bardo Vice President and General Manager, Digital

Phone 202.736.3363 cbardo@hanleywood.com

Northeast, Great Lakes, Georgia, Florida

Dan Colunio Senior Director, Strategic and International Accounts

Phone 202.736.3310 dcolunio@hanleywood.com

Midwest

Michael Gilbert Strategic Account Manager

Phone 773.824.2435 mgilbert@hanleywood.com

West

Suren Sagadevan Strategic Account Manager

Phone 310.863.9283 ssagadevan@hanleywood.com

Canada

D. John Magner Strategic Account Manager

Phone 416.598.0101, ext. 220 jmagner@yorkmedia.net

Colleen T. Curran Account Manager

Phone 416.598.0101, ext. 230 ctcurran@yorkmedia.net

China

Michael Tsui Strategic Account Manager

Phone 86.755.25988571, ext. 1009 michaelt@actintl.com.hk

Hong Kong

Mark Mak Strategic Account Manager

Phone 852.28386298 markm@actintl.com.hk

Classified Advertising

Philip Hernandez Director of Sales, Hanley Wood Emerging Accounts Group

phernandez@hanleywood.com

Jaeda Mohr Business Development Manager 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 Published by Hanley Wood.



CONTEMPORARY CLAD | A MATTER OF STILE





✓ 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.

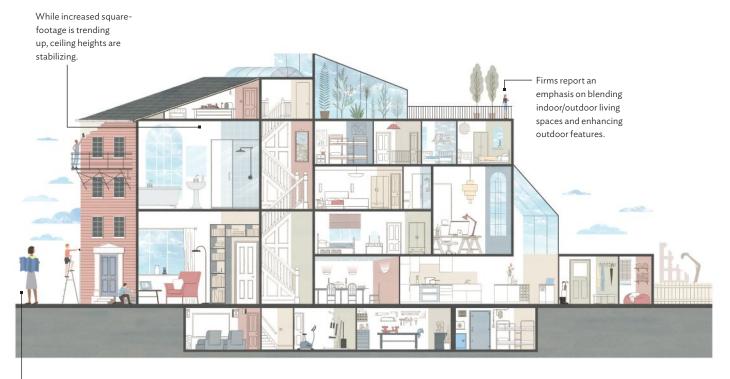


UP FRONT



Robert Venturi, FAIA's iconic 1960s Vanna Venturi House is on the market for \$1.75 million. A hallmark of Postmodernism, the architect designed the 1,986-square-foot, three-bedroom, two-bath house in the Chestnut Hill neighborhood of Philadelphia for his mother. Writing at the time of Venturi's retirement, ARCHITECT's editor-in-chief Ned Cramer described the house as a "miscegenistic wedding of Orthodox ribbon window and heretic pitched roof." It has appeared in PBS's "Ten Buildings That Changed America" and on a U.S. postage stamp. "To the amateur eye it can be puzzling," says the house listing, "but with some education about its juxtaposition of traditional design against more complex forms, its status as a groundbreaking residential design becomes clear." —SARA JOHNSON

UP FRONT



Americans are building homes to grow old in, as evidenced by the rising popularity of open layouts and accessibility features.

Surveys AIA Home Design Trends Survey: Universal Design and Outdoor Amenities

The American Institute of Architects has released firstquarter results of the 2015 Home Design Trends Survey, which monitors and identifies emerging trends in the residential marketplace with a focus on overall home layout and the use of interior and exterior spaces.

As the housing market slowly but steadily climbs the path to recovery, homeowners are more inclined to increase square footage, as well as begin active planning for the future—as evidenced by a jump in aging-in-place-friendly accessible additions.

"An increase in home square footage with the rising popularity of accessible design concepts points to a population that is preparing to age-in-place, or, perhaps, is anticipating responsibility for caretaking of older relatives in the future," said AIA Chief Economist Kermit Baker, HON. AIA, in a press release.

The survey reflects gains across nearly all major housing sectors except for new construction. This trend, combined with the increases in remodeling, suggests that homeowners are updating their existing homes to better accommodate their growing needs as they age. Residential segments such as the vacation home market, the custom and luxury home market, and the affordable home market have all experienced gains of four to 10 points thus far in 2015. And with many homeowners planning to stay in their current homes, outdoor features also charted a significant spike, rising 5 percent from 2014.

"The fundamentals of the economy demonstrate steady progress, with incomes continuing to stabilize, as illustrated by the survey's positive findings. ... Billings, new design contracts, and inquiries for future project activity are all improving," Baker said. —LEAH DEMIRJIAN

RA See all of the results from the AIA's Home Design Trends Survey at bit.ly/2015AIAHomeTrends.



UP FRONT



Kitchen

Designer: E/L Studio

Location: Washington, D.C.

Description: For E/L Studio co-founder Mark Lawrence, AIA's own residence on Naylor Court, the firm converted a former stable into an architecture studio storefront with second-floor living quarters. A central core illuminated by skylight contains the kitchen, stairwell, two bathrooms, and storage.

- 1 Countertop by Silestone.
- 2 Backsplash by Daltile.
- 3 Cabinetry by Ikea.
- 4 Ceiling light fixtures from Elco Lighting.
- 5 Appliances by Jenn-Air.
- 6 Furniture from Room & Board.

RA See more inspiring kitchens, and submit your own, at residentialarchitect.com/project-gallery.

Panasonic



If you care about energy efficiency, there's simply no better choice than Panasonic. We have the most efficient ventilation solutions in the industry, bar none. While other brands are starting to tout efficiency, the simple truth is that no one has been doing it longer, and nobody does it better than we do. Better yet, with Panasonic, you'll never sacrifice performance for energy savings. You get the best of both worlds. That's why ENERGY STAR® has recognized us with their Sustained Excellence Award for the **sixth** straight year.

For innovation, installed performance and energy efficiency, visit us.panasonic.com/ventfans

UP FRONT



Rattan Redux. Designed in 1962 by French architect Charlotte Perriand and put back into production by Cassina this year, Rio is a 33"-tall side table topped by six non-aligned wedges that balance an uneven perimeter with an eye-catching interior opening. The table is offered with either a rattan top (shown) or a white Carrara marble inlay and a natural oak frame, as well as a black Marquiña marble inlay and a black-stained oak frame. cassina.com

Hot Finds These contemporary furnishings and finishes give indoor and outdoor spaces a modern look and feel.







Crisp Light. If the grooved diffuser on this flush-mount luminaire calls to mind a potato chip, you're not far from New York studio Rich Brilliant Willing's intent. The aptly named Crisp updates a typically understated interior fixture with a form that renders it display worthy. In 2700K at a CRI of 80-plus, the line-voltage light measures 5" in diameter and 3" deep. It is available with a corrugated brass backing disc. *richbrilliantwilling.com*



Great Legs. Designer Richard Schultz created the 1966 Collection of chic-yetresilient outdoor furniture for architect Florence Knoll that year, and it has been part of Knoll's collection since, minus a hiatus from 1988 to 1992. For the line's powdercoated frames, Knoll has added six vibrant colors—plum, yellow, lime green, blue, orange, and green—matching the palettes of its other collaborators. knoll.com









Unlimited Potential. ENDLESS OPPORTUNITIES.

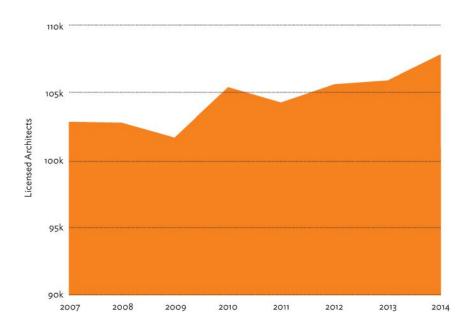
Windsor Windows & Doors provides solutions that allow architects and builders to match their vision to homeowners' needs. We help create one-of-a-kind homes with thousands of product possibilities. Stunning colors. High-performance glass. Stylish hardware. It's this mix of creativity and quality that inspires builders to use Windsor products. *Now imagine what you can do.*



Get the tools to bring your next vision to life. Visit **ImagineWithWindsor.com** to download our FREE product overview guide.

UP FRONT

Total Number of Architects Licensed in the U.S.



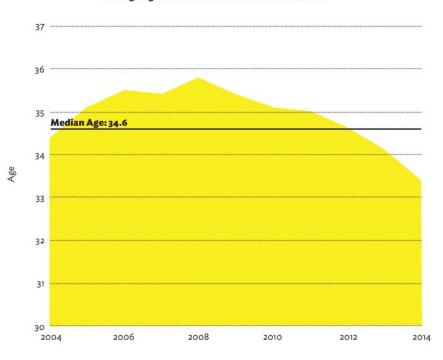
NCARB How Architecture is Changing

Recently, the National Council of Architectural Registration Boards (NCARB) released its fourth annual report on the state of the profession, which revealed that the number of architects licensed to practice in the U.S. is growing. That number will likely continue to increase, as a record-high number of budding architects reported experience hours in 2014, more students are beginning the licensure process, and the average age at initial licensure keeps falling. The profession is also becoming increasingly diverse, with a rising number of female and minority aspiring architects in the licensure process.

A new feature of the 2015 report is the baseline comparison for each of NCARB's 54 U.S. jurisdictions, offering insights into how performance metrics for the Intern Development Program and the Architect Registration Examination measure up to national averages. —CAROLINE MASSIE

RA See more interactive charts and read the full NCARB By the Numbers report at bit.ly/NBTN2015.

Average Age at which Architects Become Licensed



My Vision ...

was to develop inviting spaces & sweeping views.







From functionality to Style, I cater to my clients needs at every level. With Kolbe, I'm able to give them expansive views coupled with high— Style impact performance products.

We're for the visionaries | This home features a custom 90° configuration of folding doors, which takes full advantage of spectacular ocean views and allows the homeowners to entertain indoors and out. Numerous K-Force® impact certified windows and doors finish the job, pairing the beautiful aesthetics for which Kolbe is known with functional upgrades required on the coast. **Kolbe-kolbe.com**

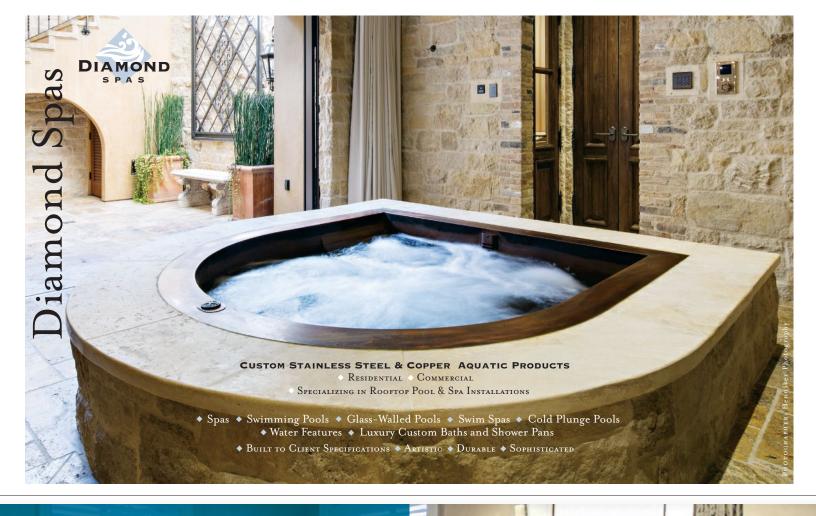


UP FRONT



Face Lift Series 7's Designer Makeover

Fritz Hansen recently commissioned seven firms to put their spin on Arne Jacobsen's iconic Series 7 Chair. Designed for the Danish furniture maker in 1955, the chair—also known as the "Sevener"—was not originally intended for a specific project or application. That openness to interpretation has since invited its use across residential and commercial spaces as seating in dining areas, meeting rooms, workspaces, and even as a stand-alone design object. The competition and subsequent exhibition, "7 Cool Architects," commemorates the chair's 60th anniversary with prototypes from Bjarke Ingels Group (shown here), Carlos Ott Architect with Ponce de León Architects, Jean Nouvel Design, Jun Igarashi Architects, Neri & Hu, Snøhetta, and Zaha Hadid Design. The chairs were exhibited at the Design Museum Gent, in Belgium, and will continue on a global tour. —HALLIE BUSTA







Noise Pollution Walk Score, for Sound

A new map, made public in May, is designed to make neighborhood noise a little easier to quantify and compare, at least if you happen to be house-hunting in Los Angeles and Orange counties. The map, HowLoud, is like Walk Score for noise: It assigns a numerical value to the noise level of a property, taking into account factors such as vehicle and airplane traffic.

To expand this prototype to the rest of the United States and Canada, HowLoud has also launched a Kickstarter. (At press time, the campaign had raised nearly \$20,000 of its \$38,000 goal, with a little less than four weeks to go.) On the Kickstarter page, HowLoud founder Brendan Farrell explains how the model works: "We don't plant millions of microphones throughout a city. We build a 3D model of a city with typography, 3D buildings and roads, and model the traffic on those roads. We determine the sound profile that a certain volume of traffic has at a certain speed, and then use physics to propagate that sound through a neighborhood, as it gets blocked and reflected by buildings. This allows us to determine the noise level for each side and story of a building at any hour of the day. We add to this noise from airplane traffic and unique local sources, like gas stations, 24-hour supermarkets, bars, and restaurants. All of this is then presented in a one-page report that includes a local contour map, and a graph displaying Soundscores for the entire neighborhood."

The application to the residential market is obvious. Such a map could reveal that planes frequently pass overhead—something that a prospective buyer might overlook if no planes happen to pass during a house tour. From a seller's perspective, a property's Soundscore could become a tout-able stat, like Walk Score, which real estate websites like Trulia and Zillow already use to promote listings. Sites like these "are our real target," Farrell says. "We would like to see the Soundscore appear next to [the listing for] an apartment or home."

HowLoud also plans to offer detailed reports on individual properties—on request, for a fee. The Kickstarter campaign offers these reports as part of the donation levels—the costlier the level, the more reports. These reports can also be generated for unbuilt projects, using a 3D model such as a CAD file, according to Farrell.

Farrell says his company is working on including tractor-trailer traffic and factoring for traffic lights. Helicopter traffic, bus routes, and smaller airports are other noise-sources that HowLoud wants to add in the future. This future would start with the rest of Southern California, then the whole state. Next would be Massachusetts because of that state's availability of geographic information system data.

"There are handful of companies that have noise modeling software," Farrell says. But nobody "has a consumer-oriented product." — SARA JOHNSON





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, or call 800-851-2961.

©2015 The Cable Connection



WWW.ULTRA-TEC.COM



re

technologically advanced residential design software



free trial: www.softplan.com or 1-800-248-0164

Residential Architect ARCHITECT



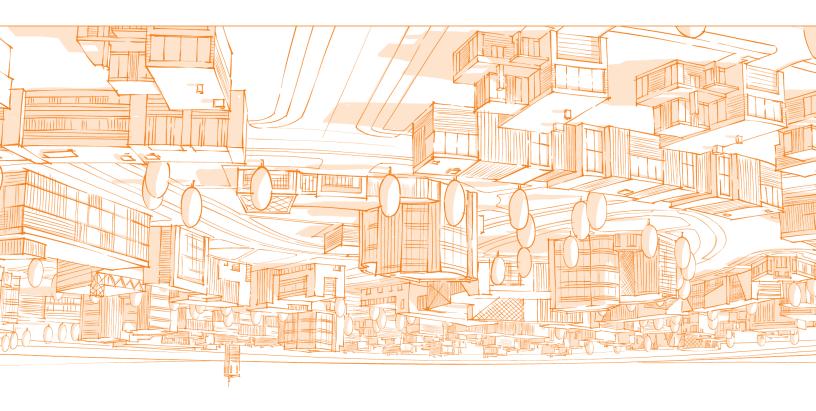
REINVENTION

October 12-13, 2015 Westin Book Cadillac | Detroit

register now: reinventionconf.com

hanleywood

Residential Architect **ARCHITECT**



REINVENTION

Detroit | October 12-13, 2015

RETHINK THE AMERICAN DREAM

Join us as architecture and planning's brightest minds come together to discuss the future of habitation—from the scale of the individual home to neighborhoods and urban centers—against the backdrop of Detroit, the laboratory for the new American city.

learn more and register today: reinventionconf.com

Sponsored by











August 2015 AIAVoices 27 AIAPractice 28 AIAPerspective 30



AIAVoices



The Globe Trotter

Chronicling micro-units and livability.

Garrett Reynolds, AIA, the recipient of the 2015 AIA Seattle Emerging Professionals Travel Scholarship, is conducting research in Copenhagen, New York, Stockholm, and Tokyo on innovative design strategies toward living small in urban environments. Reynolds, an architect at Mithun in Seattle, will investigate shifting relationships between public and private space in residential buildings and the integration of multiunit housing into the city. "Urban fabric," he says, "is about the character of a city as it relates to individual buildings."

I'm looking at innovative housing strategies that respond to the evolving needs of people living in our cities, and how architecture can respond to meet these needs. My interest in this started when I moved to Seattle four years ago, at a time when it was the fastest-growing city in the U.S., and when micro-units were seen as a response to the affordable housing demand.

The research in each of the four cities centers on the scales that govern our urban experiences: public, private, and community. I'm looking at unit mix, for instance—buildings that have multiple units at multiple scales—but I'm also looking at market-rate affordability, density, and how the design of communal spaces like shared kitchens in buildings can allow smaller micro-units. It's a sociological question, approached through design. I've broken up the research into three trips—New York first, then Europe,

and then Japan. In New York, there's the My Micro NY project—the winning proposal in the adAPT NYC competition that allows for a zoning exception for units under 400 square feet, the current minimum size for a unit there. It's not just about designing small units, but recognizing that life happens inside those units and outside in public space, too.

Copenhagen and Stockholm have what I call "livabilities"—or street life, parks, infrastructure, and transportation—that affect housing, as well as a culture that supports co-housing. Urban fabric, to me, is about the cross-section of the house, the corridor, and the street. The cities where small housing projects have been successful is where there are amenities, and thoughtful in-between communal spaces, nearby everyone. AIA

As told to William Richards

AIAPractice

All In

Millennials won't take no for an answer, says recent research on client trends.

By Ben Ikenson



Long before the housing market crashed in 2008, the architecture and design industry was facing trouble, says Ann Voda, AIA, a principal at Bentz/Thompson/Rietow in Minneapolis and president of AIA Minnesota. The "so-called traditional practice of architecture was enduring pressure and revealing stress cracks well before 2008," she wrote in the forward to a 2012 AIA Minnesota report commissioned to help architects navigate the unsure post-crash market.

"Even during the expansive times leading up to the crash, the architect's role in a project was perceived as eroded," she continues in the *Architects in Commerce Research Initiative* report, "[and] there were concerns that we were undervalued, overworked, and underpaid. The writing was on the wall for medium sized architectural firms with a general design practice who didn't develop a specialty."

One of the things that made this report meaningful is that it reflected the input of clients—owners and developers, contractors, and owner representatives—along a spectrum of trends, from the perceived role of architects to third-party advocates for property owners.

Jean Dufresne, AIA, co-principal at Chicago-based Space Architects+Planners and a member of the AIA's Small Firm Round Table, adds that the increased reliance of clients on representatives, and of architects on contractors, sets a difficult precedent to reverse.

"We have left others to erode our skills and services," says Dufresne. "When is the last time you saw an architect on HGTV or TLC? One that clearly showed value and return on investment on the project? Never! And that is horrible."

But Michele Russo, senior director of research for the AIA, sees potential in findings of the *Architects in Commerce Research Initiative* report. "The emergence of third-party representatives is an important trend to understand, and one that has led to some frustration for design professionals, who feel they are becoming distanced from their clients," she says. "However, the research that AIA Minnesota conducted suggests that clients want architects to be their partners, understanding their needs and offering solutions, versus just acting as a

service provider or trying to impose their own vision.

"Not only does this emphasize the importance of a firm to develop meaningful and productive relationships with clients, and to understand all the potential possibilities that clients may themselves not even know exist, it also suggests the time is ripe for architects to expand the 'partner' function they bring to owners," Russo says. "In addition to delivering design services, architects are analytic problem-solvers. The opportunities for them to capitalize on those skills could open up new opportunities that take the profession in exciting new directions."

Indeed, recent research supports this. Another instructive report, commissioned by the AIA's Large Firm Round Table, the 2014 McGraw-Hill Construction SmartMarket's "Managing Uncertainty and Expectations in Building Design and Construction," ranked owner-related issues such as accelerated schedule, unclear project requirements, lack of direction and involvement, and program or design changes among the leading drivers of uncertainty on building projects. The report concluded that better communication and integration among project team members represent the most effective approach to reducing both the causes and the impacts of uncertainty.

Survey results from architects and contractors in the report reveal that the "top drivers of uncertainty-related problems ... are owner-driven changes, and the need for clearer direction from owners, as well as more active leadership by owners."

Yet several owners foresee what one describes as "a big opening for the architectural community to step up and help out" by providing greater leadership and evolving toward a deeper relationship with owners that the "Managing Uncertainty" report calls a "trusted advisor, participating a lot more and a lot sooner, really doing an integrated project design around that client's mission and that client's culture." The report's authors predict it can be "a whole new paradigm for the architectural world, not a transaction based on 'You tell me what you want and I'll tell you how it's going to

be,' but more of an ongoing, participative process where they're continually helping you get to where you need to go."

Jean Leathers, president of Practice Clarity, a national consulting firm that helps architects build their businesses, agrees. "Changes in project delivery methods from traditional design/bid/build to design/build and integrated project delivery mean that oftentimes all members of the design and construction team are involved early with clients," she says. "Changes [can be] made well ahead of construction—I've heard it said it's cheap to change ideas, costly to chop up concrete."

Millennials Remaking the Market

The notion that residential projects can be an ongoing participatory process involving architects and clients bodes well for future homeowners, namely millennials. Despite popular belief, a Zillow survey revealed that members of this demographic believe more strongly than previous generations that owning a home is necessary to being a respected member of society. Even as they have accrued more student debt and face bleaker economic prospects than others, millennials represented the largest share of recent buyers for two consecutive years, according to the 2015 National Association of Realtors (NAR) "Home Buyer and Seller Generational Trends" study. In 2014, millennials purchased 32 percent of all homes sold in the country; in 2013, that percentage was 31.

"Over 80 percent of millennial and Gen X buyers consider their home purchase a good financial investment, and the desire to own a home of their own was the top reason given by millennials for their purchase," wrote NAR Chief Economist Lawrence Yun in the study. "Fixed monthly payments and the long-term financial stability homeownership can provide are attractive to young adults despite them witnessing the housing downturn and subsequent slow recovery in the early years of their adulthood."

Pegged as socially conscientious, millennials by and large seem to value the principles of New Urbanism—walkability, connectivity, and what the Congress

AIAPractice

CONTINUED

of New Urbanism calls "traditional neighborhood structures" that include defined public centers, discernible boundaries between neighborhoods, and a sense of urban diversity. Among the biggest factors in choosing a house was the neighborhood, according to the NAR study, "Millennials were most influenced by the quality of the neighborhood (75 percent) and convenience to jobs (74 percent)."

In order to better understand the members of the millennial demographic entering architecture and design professions, the AIA partnered with McGraw-Hill Construction to conduct two studies, which together are revealing of the group as a whole, including prospective home buyers. One of the studies targeted architecture students and recent grads and the other focused on existing architecture firms. Both were part of the basis for the 2012 McGraw-Hill Construction SmartMarket report "Construction Industry Workforce Shortages," which pointed to one irreducible fact: There is a sizable gap between current industry thinking and the values of the next generation.

Taken together, the studies also imply that millennials entering the profession value sustainability very highly, which influenced their motive to pursue green design through a deeply personal sense of responsibility. Millennials were also found to rely on technology and social media for basic networking or job searches far more than other generations of practitioners. The SmartMarket report's authors note that "it is more likely that the architecture industry will need to adopt these tools as an important means of networking than students will abandon their use."

This, of course, isn't a revelation. Many studies, reports, and media outlets have covered this shift deeply and broadly over the past decade. What is important to note, however, is that technology, sustainability, personal responsibility, and social valuedriven decisions are no longer brewing trends among the children of prospective clients. They are, in fact, the foundation of the current and future client base for architects. AIA

Learn more about research at aia.org/practicing.

AIAPerspective



A New Normal?

Calculating the shift.

The news this summer about housing seems encouraging: Prices for new and existing houses have risen smartly in most areas; foreclosures are down; job growth continues; and, at press time, mortgage rates remain historically low. What's not to cheer about? The residential market has settled back to normal. Or has it?

"Normal" would mean the next generation—those between 25 to 34, the prime demographic for first-time home buyers—will soon grow tired of renting, and, like their parents before them, shop for a place of their own.

But what if it's not business as usual; what if we're seeing a new normal, as the Urban Institute did in a report issued earlier this summer? Their claim: The rate of homeownership has been falling since last decade's housing boom and will continue to decline until at least 2030. Contrast that with the findings of the National Association of Realtors study (in the previous article)—Millennials purchased 32 percent of all homes in the country in 2014, up from 31 percent in 2013—and you have to wonder

what's going on here. We seem to be going through a period of transition in the marketplace, where different data sets are telling different stories.

One thing is certain, though: In the United States, homeownership is an engine of community building. Having one's own home builds social capital. It fosters interactions with others in everything from the quality of schools to engagement in the political process. If the Urban Institute is right, and what seems to be emerging is not a temporary blip but a fundamental shift in how we live, attention will have to be paid to thinking about renters not simply as consumers, but as citizens invested in the health of their communities. This will require a major shift in how our society thinks about private property, common space, infrastructure, and the rights of developers.

Left to itself, the market will not accommodate such a shift. It will likely require the leadership of architects and urban planners working with elected officials to advocate for policies that promote the investment of renters in the public realm. Without such an investment, the center of a healthy democracy will not hold. AIA

Elizabeth Chu Richter, FAIA, 2015 AIA President



The leading building industry event in the Northeast

MAKE MOTION

Peruse and spec new products and services for commercial, residential, industrial, and municipal worlds in the marketplace that is the ABX show floor. Expand your industry knowledge with the energizing and thought-provoking conference program.

Register at abexpo.com by October 23 for FREE admission to the exhibit hall and early bird workshop perks.



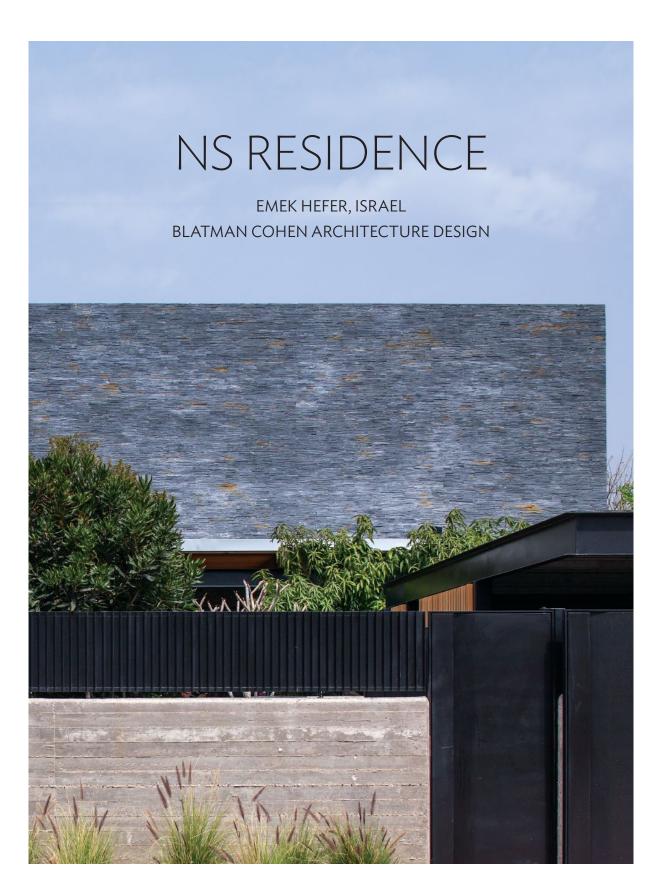




NOVEMBER 17-19

Boston Convention & Exhibition Center





TEXT BY KATIE GERFEN
PHOTOS BY AMIT GIRON

A rough-hewn concrete wall and a glimpse of a burnt-cedar-clad volume beyond are the only pieces of the NS Residence in Emek Hefer, Israel, that are visible from the street. But move past the steel gate, and an outdoor-entertaining paradise is revealed. The client's love of spending time in the arid climate of this seaside region was the primary driver of the scheme developed by Mishmeret, Israel-based Blatman Cohen Architecture Design, which includes a verdant front garden complete with a swimming pool and outdoor kitchen.

The 4,844-square-foot, two-story residence is a barlike volume, flanked on its south side by a wood-slat-clad pergola that shelters outdoor seating and dining areas. The slats continue indoors, lining the ceiling of the open-plan ground floor, which contains a kitchen as well as dining and living areas. The wood is offset by glazed walls that visually (and, in the case of some operable panels, physically) open the room to the outdoors, answering the client's request for "a very open house, with simple geometries," says principal Vered Blatman Cohen. The bridge-like second-floor volume is supported on concrete walls at the short ends.

Throughout the house, Blatman Cohen wanted the materials to be "as raw as possible," and gravitated toward surfaces with natural textures, such as uncut basalt slabs for the entry pathway, stone and wood floors, and marble counters. A steel staircase leads to the second-floor landing, where diffuse northern light from clerestories washes a blank concrete wall. The bedroom and bathroom doors on this level are flush with the white-painted walls, to the point of almost disappearing into them. When closed, they provide an effect Blatman Cohen describes as "a total contrast to the very open lower level." The four bedrooms all face north, away from the garden, in order to capture views of the sea. The southern façade of the second level is blank, helping to reduce heat gain in the bedrooms and stairwell, and providing a visual contrast to the openness of the façade on the lower level.





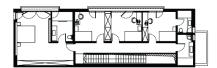
That strong southerly sun was a key factor in placing the outdoor amenities in front of the house instead of behind it, farther from the street. "Usually, you would put the house in the front of the lot, and then the garden behind, and here it was the opposite," Blatman Cohen says. But the client "wanted the pool on the south side, which is very warm, so the water will be very nice to be in."

A small backyard that runs along the north side of the house was designed as a play area for the children. And because of the transparency of the ground floor, their parents can keep an eye on them from virtually anywhere on the property, proving that maximum transparency can be found even in concrete-walled packages.

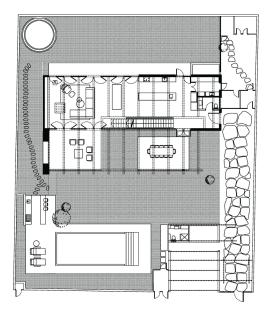
From the street, only the top of the house is visible, the large front yard shielded by a concrete and metal privacy wall. A steel gate opens to reveal a basalt-lined pathway that leads to the front door.

The main house is located in the back, at the north end of the site, making room for an expansive yard which includes seating areas, a pool, an outdoor kitchen, and a service building with a pantry and restrooms.

Second-Floor Plan



Ground-Floor Plan

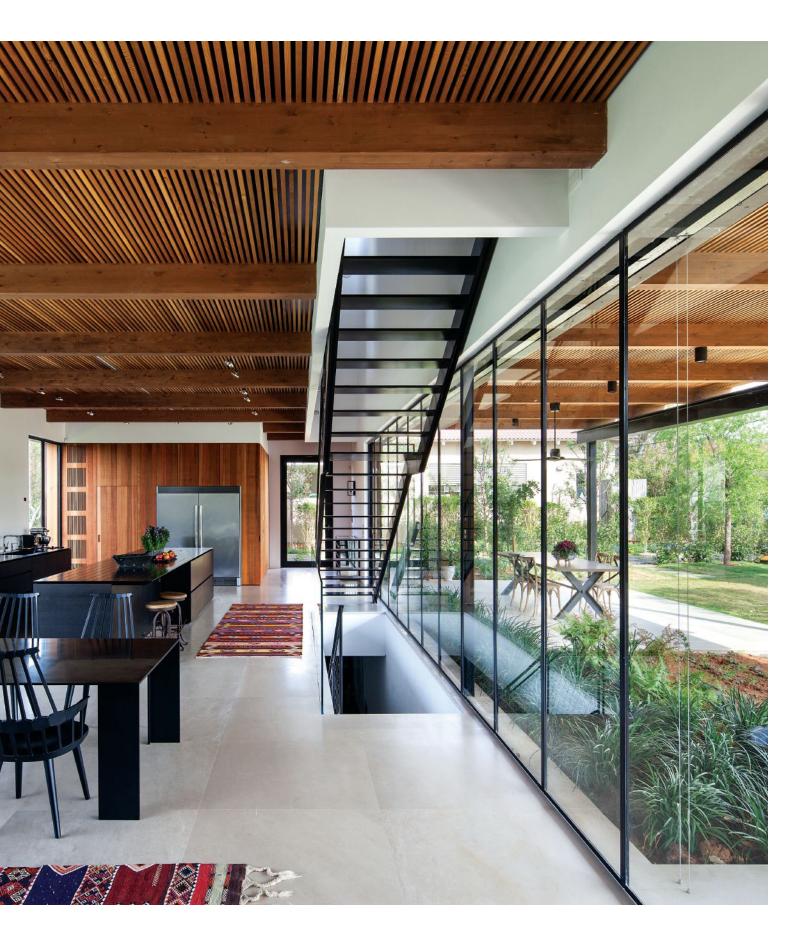


Basement Plan



The ground floor of the house contains the kitchen as well as dining and living spaces. The wood-slat ceiling continues outside to the south to form a pergola that shields open-air seating and dining areas from the elements.









Project Credits

Project: NS Residence, Emek Hefer, Israel

Client: Withheld

Architects: Blatman Cohen Architecture Design, Mishmeret, Israel—Vered Blatman Cohen (principal)

Engineer: Shmuel Penet

Management and Supervision: Yehuda Zimbris **Size:** 450 square meters (4,844 square feet)

Cost: Withheld

Large glass doors offer direct access to the outdoor seating and dining areas. The pergola nearly doubles the square footage of the ground floor.

Materials were left as raw as possible throughout the house, including wood floors and a marble sink in the upstairs bathroom.

Clerestories allow diffuse northern light to wash the walls of the second-floor hallway, which offers access to the family's bedrooms and baths through doors that are aligned flush with the white walls.





Residential Architect

TEXT BY KATIE GERFEN
PHOTOS BY MATTHEW MILLMAN

Every renovation begins with a niggling detail, no matter how small, and in the case of the Overlook House in Los Gatos, Calif., that catalyst was a chip in the veneer of a kitchen cabinet. "I said, 'Oh, we can fix that,' says Neal Schwartz, AIA, of San Francisco—based Schwartz and Architecture. "And I always thought that it was from that piece of chipped veneer that the project started to expand. Once they started thinking about it, the clients realized that it was time to refresh a lot of aspects of the house, even though they loved it."

The Silicon Valley home was originally designed for the clients by San Francisco– and Omaha, Neb.–based Min|Day with Burks Toma Architects serving as architect of record, and was completed in 1999 with a pool and additional outdoor spaces added in 2005 (also by Min|Day). The refresh that began only a few years later, in 2009, was a result of "the fact that they were in a different point in their lives," Schwartz says. (And it was carried out with the original architects' blessing—Schwartz and E.B. Min, AIA, both teach at the California College of the Arts.)

The initial areas of focus for the renovation were the master bath and the kitchen. The house was originally designed to be accessible, as one of the clients uses a wheelchair. But advances in ergonomic science and products, as well as the client's understanding of their daily routines after a decade of living in their beloved custom space, meant that certain enhancements should be made. A reworking of the kitchen kept the countertop and range with open space underneath to accommodate a wheelchair and to allow views out to one of many decks surrounding the house, but with new appliances and cabinetry. The original stove was the best option available at the time, but always left some burners inaccessible; several newer options were better sized and the new range allows the client to reach all of the burners. An expanded kitchen island now serves as the nerve center of the largely open plan of the house's main volume.



But the most visible alteration is the twostory addition at the west end of the house, which replaces the original single-level in-law suite (a new separate guest house was constructed on site). On the ground floor is an open family room that flows into the kitchen. Expansive glazing at the end of the new volume reveals a dramatic view of the surrounding mountains. Clad in shousugi-ban, or burnt sugi boards, the volume stands in contrast to the pale cement-board siding of the rest of the house. The large windows continue on the second level, which holds a 400-square-foot guest suite, and throughout the house, in an effort to maximize views of the 4.87-acre site.

The original inspiration for the renovation came from materials found on site, including boulders, wood, and leaves. The influence of these natural textures can be seen not only on the exterior, but also in the wood elements added inside, including the (now non-chipped) cabinets that mark the house's next chapter. And all of this was born from a cabinet touch-up.

A pair of wood-clad doors lead from the main hallway in the eastern end of the house to two enlarged family bedrooms.

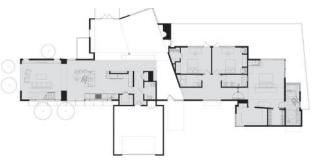
The two-story addition is clad in shou-sugi-ban (burnt Japanese wood).

The harsh Silicon Valley sun is mitigated by sunshades on the original house. Trees shade the deck outside the kitchen, and the volume of the house itself shades other decks as the sun moves through the sky, ensuring that there is a comfortable, partially shaded outdoor space at all times.

Second-Floor Plan



Ground-Floor Plan



Area of renovation/addition











The kitchen was reworked to include a new island (at right) and new cabinetry. The idea for the countertop and range, that it open below to accommodate the client's wheelchair, was retained from the house's original design, but now has new products and materials.

The new family room features a sculptural stair that leads to the second-floor guest suite and expansive glazing that opens the house to dramatic views of the mountaintop site.

The master bath was reworked to improve the space's ergonomics and accessibility. It overlooks one of many decks surrounding the house.

Project Credits

Project: Overlook Residence,

Los Gatos, Calif.

Client: Withheld

Architects: Schwartz and Architecture, San Francisco—Neal Schwartz, AIA (principal-in-charge); Neil O'Shea (project manager/designer); Paul Burgin (project designer); Aaron Goldman, Joshua Yoches (project team)

Contractor: Mike Donahue Construction

Cost: Withheld

Size: 5,000 square feet (total), 800 square feet (new addition)



SELLING ENERGY EFFICIENCY TO YOUR RESIDENTIAL CUSTOMERS IS EASIER THAN YOU THINK.

As the importance of energy efficiency continues to grow among consumers when purchasing a home, Greenbuild continues to make monumental strides in the green movement by expanding options for residential builders.

- · Expanded educational offerings show you how to get into and profit from green building
- · 600 exhibiting companies featuring innovative products and cutting-edge technologies
- · Residential product pavilion showcasing high-performance products to help you maximize savings on energy efficiency
- · LEED v4 Platinum*, net-zero electricity demonstration home built out on the show floor with
- NEW! Join us for "Residential Day" on Thursday, November 19 a day of educational sessions specific to residential building (included in a Full Conference Pass and Thursday Day Pass)

Join 20,000+ of your peers and let Greenbuild show you how sustainability will benefit your customers and boost your company's bottom line.







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

Registration opens soon! Visit www.greenbuildexpo.com today for the latest news & updates!



GREENBUILDEXPO.COM















architect's showcase

FOR INFORMATION

on how to be a part of the next **ARCHITECT MAGAZINE**

special advertising section, contact Jaeda Mohr at 202-736-3453.





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

ABX Architecture Boston Expo	31	-	abexpo.com
Azek	3	-	azek.com/for-pros
Belden Brick	C ₃	330-456-0001	beldenbrick.com
Daltile	5	-	marazzitile.com
Diamond Spas	21	-	www.diamondspas.com
Glen Raven	22, 23	-	sunbrella.com/haven, sunbrella.com/local
Greenbuild Expo	46	-	greenbuildexpo.com
Innovative Hearth Products	21	-	superiorfireplaces.us.com
Jenn-Air	10	-	jennair.com/obsidian
Kolbe & Kolbe	19	800-955-8177	kolbe-kolbe.com
LaCantina Doors	9		lacantinadoors.com
Milgard Windows & Doors	26		milgard.com/DoorCEU
MiraTEC	7	800-255-0788	miratectrim.com
Modern Fan	6	-	modernfan.com
Napoleon Fireplaces	C2-1	866-820-8686	napoleonfireplaces.com
Panasonic Ventilation	15	-	us.panasonic.com/ventfans
Redland Brick	4	301-223-7700	redlandbrick.com
Reinvention	25	-	reinventionconf.com
Softplan	24	800-248-0164	www.softplan.com
Sub-Zero	C4	-	subzero.com
The Cable Connection	24	800-851-2961	ultra-tec.com
Velux	13	-	veluxusa.com/vss
Windsor Windows & Doors	C ₃	-	imaginewithwindsor.com

Residential Architect

WORKSPACE



Frederick Fisher and Partners

LOS ANGELES

The Los Angeles offices of Frederick Fisher and Partners (FFP) have a distinctive architectural pedigree: They were once the offices of Jones and Emmons, the prolific firm of modernists Frederick E. Emmons, who retired in 1969 and died in 1999, and A. Quincy Jones, who died in 1979. Completed in 1955 and expanded in 1959, the 7,500-square-foot building is landmarked, meaning that FFP could enact few changes-not that they needed to do much. As partner Joseph Coriaty, AIA, puts it, the studio was designed with enough flexibility built in-as well as furnishings from George Nelson and Ray and Charles Eamesthat its new inhabitants have kept it largely intact. "We've tried not to do a lot to the building," Coriaty says, noting "we've made adjustments to

accommodate the contemporary workspace." To that end, the firm has made minor improvements to mechanical systems, and workstations have been rearranged, but the overall structure of the building remains as it was in its heyday.

Part of what makes the office so successful 60 years later is its domestic scale and connection to the outdoors. FFP finds that the values of Jones and Emmons have endured, and promotes similar aesthetics in the firm's own work, including sensitive restorations of other Jones projects. The office impresses clients with its airiness in what Coriaty calls "a spectacular working environment that informs our practice." —DEANE MADSEN

RA More photos at residentialarchitect.com



BRICK -THE MATERIAL OF CHOICE FOR CENTURIES











The Standard of Comparison Since 1885

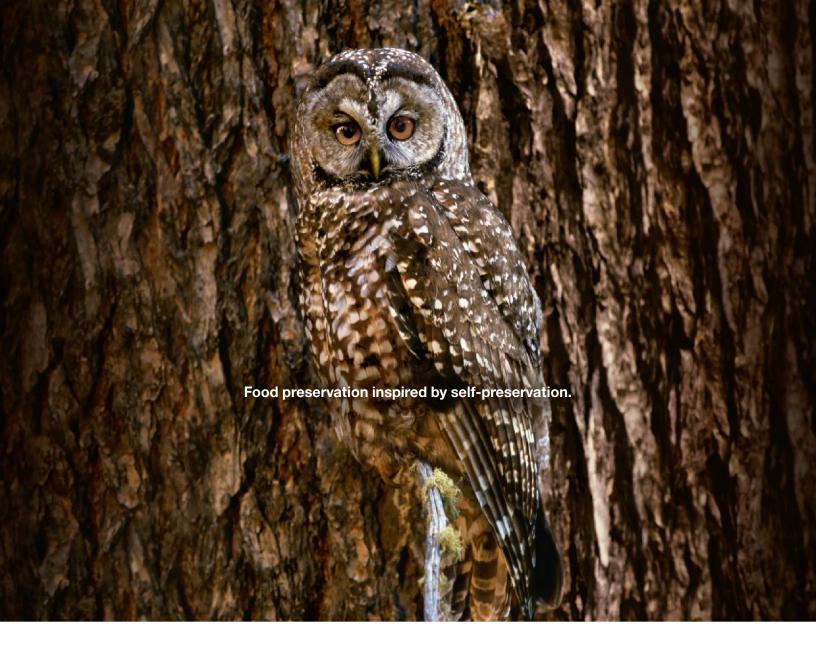
As Belden Brick gets ready to celebrate 130 years of brick making in 2015 the family tradition continues toward providing the preeminent product in the brick industry. Belden provides more colors, textures, sizes and shapes than any other brick company in the US.

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.





Designs that blend in, features that stand outthat's the beauty of our reimagined integrated line.

Now with food-friendly features like air purification and dual refrigeration, and available in more sizes and configurations than ever-from 18" to 36" widths.

