

# HOME OF THE YEAR

# SROQ

INSIDE:  
SPRING  
HOME  
TRENDS

MARCH 2018

LIVE LOCAL ON THE CREATIVE COAST | SARASOTA | BRADENTON

**Sports Legend  
Archie Griffin  
Pays it Forward**

**Peachey's  
Soft Pretzels  
and Donuts**





2018

# HOME OF THE YEAR

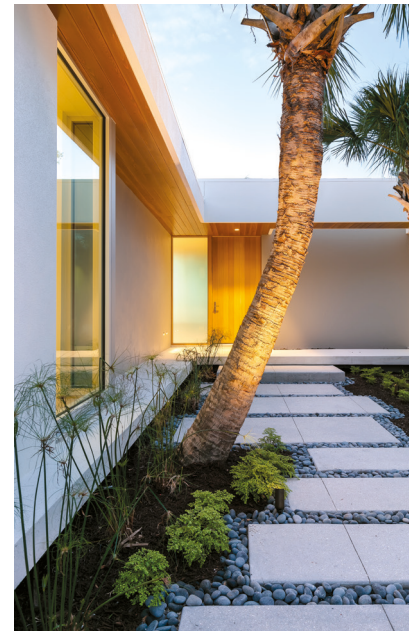
*From serene water features to breathtaking and green building techniques, the architects, builders and landscape artists that won in this year's Home of the Year competition pulled out all the stops. Flip through and marvel at the stunning spaces being modeled along the Gulf Coast. COMPETITION PRODUCED BY MADELINE CROTTS. MEET THE JUDGES ON PAGE 81.*



## 1140 CITRUS RESIDENCE

LEADER DESIGN STUDIO AND SAWA DESIGN STUDIO

This 3,600-square-foot home is located in the Hudson Bayou neighborhood of Sarasota. The residents envisioned a warm, modern and sophisticated home designed to provide the feeling of living in their own private Selby Gardens. The home was designed to be respectful of the scale and context of the neighborhood, while simultaneously providing privacy for the residents. The 160-foot-long, inward-focused home meanders across the property and the architectural forms push and pull to define a series of exterior courtyards that are interwoven amongst the interior rooms. An entry courtyard, with a cantilevered 'modern front porch,' engages the neighborhood and features curved coconut palms, tropical plantings and a concrete stepping stone path. Visitors enter into a gallery space and are greeted with a long view across the pool courtyard. A water wall, painted vibrant pink, is the focal point of the courtyard and provides white noise from busy Bahia Vista. The master bedroom and bathrooms open to both a meditation garden and the pool courtyard, reinforcing the connection between indoor and outdoor spaces. A den is situated to the front of the home and opens to the entry courtyard and front porch, providing an intimate and peaceful space to relax.



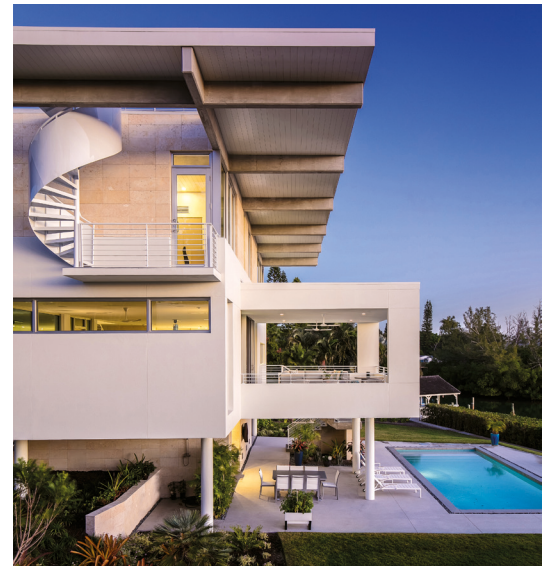
**Architect:** Christopher Leader | Leader Design Studio **Contractor:** Jim Meyer | J.M. Meyer Construction Corp. **Builder:** Jim Meyer | J.M. Meyer Construction Corp. **Interior Design:** SAWA Design Studio **Kitchen Cabinets:** Westwood Manufacturing **Bathroom:** Cabinets by Westwood Manufacturing **Carpets and Flooring:** Behr Snyder Inc. **Landscape:** DWY Landscape Architects **Pool By:** American Beauty Pools **Photographer:** Ryan Gamma Photography **Other:** Furniture/Accessories: Home Resource, Ethnic Origin Company and Pansy Bayou Studio



## HIGEL HOUSE

SWEET SPARKMAN ARCHITECTS

This house took shape from a request for a simple, energy-efficient, contemporary beach cottage. Between a flood zone requiring an elevated structure and a site adjacent to one of the busiest intersections on Siesta Key, the challenge to create a private, laidback environment was significant. Striking a balance between solid and void was paramount to achieving a light, airy, spatial quality. A careful eye was given to proportions—lifting the landscape to meet the entry stair kept the structure grounded, raising the window sills at the second floor compressed its height and utilizing a SIPS roofing system created a crisp, thin edge against the sky. Aesthetics aside, the SIPS roof provides substantial shading, insulation and a platform for a large solar array. The roof deck offers views of Roberts Bay and Big Sarasota Pass. The soaring, exposed concrete framework that supports the shiplap-clad roof was chosen with the aim of opening the house to take advantage of the cross breeze. Florida coral stone, terrazzo tile and white oak form a palette that seamlessly blends interior and exterior space. The resulting structure sits gently on the land, purposefully held back from the property edges to allow the landscape to envelope the architecture.



**Architect:** Sweet Sparkman Architects **Contractor:** Josh Wynne Construction **Builder:** Josh Wynne Construction **Interior Design:** SAWA Design Studio **Landscape:** Borden Landscape Design **Pool By:** Pools by Ron Schulz, Inc. **Photographer:** Ryan Gamma Photography





## TREETOP HOUSE

SOLSTICE PLANNING AND  
ARCHITECTURE

Situated on half an acre, this project was designed to reflect the owner's desire for a minimalist home to both live and entertain. Set in a suburban neighborhood, the challenge was to maximize views of the adjacent creek while addressing the need for privacy. The sequence of arrival begins by crossing the stepping stones that lead over the entry pool and fountain. Once inside, the main living areas unfold without ever losing a connection to the water. Walls and windows are purposefully oriented to provide privacy while opening up to the surrounding nature. Sliding glass doors, vistas down long corridors and transom windows grant natural light throughout the course of the day. The centrally located kitchen, which opens to the dining and living room, features natural quartzite countertops and a glass-tile backsplash that continues the unembellished aesthetic. A distinctive modern stairway of solid cedar steps orchestrates the daily journey from public to private spaces upstairs while a playful landing overlooks the pool. To create natural cross-ventilation, sliding glass doors disappear within the walls to create an unobstructed view towards the pool terrace on one side and an outdoor deck on the other. The living experience extends to the outdoors, where wide overhangs and existing Mesic Hammock trees provide protection from the elements.



**Architect:** Jonathan Parks AIA **Contractor:** FHM Construction | Russ Torshkoev  
**Photographer:** Greg Wilson Group and Ryan Gamma Photography



## 948 CITRUS RESIDENCE

LEADER DESIGN STUDIO  
AND SAWA DESIGN STUDIO

Built on spec in the historic Hudson Bayou neighborhood, the goal for this project was to create a warm, transitional modern home. Located on a modest-sized infill lot, the home is thoughtfully scaled and carefully composed to be respectful of the context of the neighborhood. A warm color palette and contextual materials accent the clean lines and simple composition of this home. The façade features lap siding, standing seam metal roofing, smooth stucco and stained cypress tongue and groove soffits. At 3,400 square feet of indoor living space, the home is positioned to provide a front yard featuring a modern front porch with exposed cypress beams. Abundant windows provide natural daylighting and cross-ventilation throughout the interior of the home. The open-concept living room opens onto a large covered porch and west-facing pool courtyard. The home features first and second floor master suites, opening to the pool courtyard. Custom-fabricated cypress screen walls provide privacy for the first and second floor porches, while maintaining natural light and airflow.

**Architect:** Leader Design Studio **Contractor:** Edgewater Contractors Inc. **Builder:** Edgewater Contractors Inc. **Interior Design:** SAWA Design Studio **Kitchen Cabinets:** Sarasota Architectural Woodworking **Bathroom:** Cabinets by Sarasota Architectural Woodworking **Carpets and Flooring:** Porcelanosa **Landscape:** Borden Landscape Design **Pool By:** Bulldog Pools **Photographer:** Ryan Gamma Photography





PLATINUM

**1140 CITRUS RESIDENCE**

LEADER DESIGN STUDIO AND SAWA DESIGN STUDIO



The kitchen sits as the centerpiece of this home and the open plan was designed to connect the kitchen to the living and dining areas, while simultaneously capturing views of the pool courtyard to the south and the home's private gardens to the north. Custom painted white cabinets and quartz counters clad the L-shaped perimeter of the kitchen and conceal an appliance garage with pocketing doors, full-height pantry cabinets and integrated paneled appliances. A downdraft range hood, under-cabinet LED strip lights and recessed finger pulls on the cabinets reduce visual clutter, emphasizing the Calcutta gold marble backsplash and back-painted satin glass upper cabinets. The sink is set on the perimeter of the kitchen in front of a large picture window providing for natural daylight and views to the home's private gardens. A 16-foot-long glass wall opposes the kitchen and allows expansive views to the pool courtyard and access to the covered porch from the kitchen. The centerpiece of the kitchen is a meticulously crafted 13-foot-long island. The island, designed for prep/entertaining and also eat-in dining, is clad in natural-finished rift cut white oak panels and honed gray quartz counters that visually anchor the kitchen. The work area of the island is distinguished from the eat-in dining space by a recess in the countertop. Stools can be located on both sides of the island, allowing the owners to sit in the kitchen and look out to the pool courtyard. Overhead, three elegant Aplomb concrete pendant lights further define the eat-in dining space. The result is a modern yet timeless kitchen that anchors the living space and engages its natural surroundings.

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GOLD

**948 CITRUS RESIDENCE**

LEADER DESIGN STUDIO AND SAWA DESIGN STUDIO

The concept ground-floor plan features the sophisticated kitchen at the core of the home and is ideal for entertaining and everyday living. The kitchen sits as the bridge between the open-plan living/dining room and a private den, which can be closed off with two large pocket doors. Custom cabinets, painted soft gray, are color matched to the honed quartz countertops. The sink is set on the perimeter of the kitchen in front of a large picture window with floating white oak shelves, allowing for natural daylight and views to the tropical landscape, while keeping the island unfettered for eat-in dining and entertaining. Integrated and paneled appliances reduce visual clutter. The focal point of the kitchen is the floating wall that houses the range. The vent hood, wrapped in a black surround, is flanked by natural-finished rift cut white oak upper cabinets, and a Calcutta gold marble backsplash. Under cabinet LED strip lights wash the backsplash and a floating metal shelf spans wall-to-wall. Overhead, three Castle concrete pendant lights anchor the kitchen island and a white oak back panel provides a durable finish below the island seating. Black hardware and fixtures complete the composition and provide continuity with the finishes throughout the house.



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## 1140 CITRUS RESIDENCE

LEADER DESIGN STUDIO AND SAWA DESIGN STUDIO

The open-floor-plan living room is centrally located, sitting as the centerpiece of the house and gardens. The living room opens to a covered porch and projects into the south-facing pool courtyard. The space is intimately scaled and thoughtfully crafted to feel distinct, yet open and interconnected. A sophisticated and subtle palette of warm, natural materials are used throughout the home. Satin-finished white oak floors were chosen for their warmth and beauty while smooth white walls are carefully planned to feature the client's contemporary art collection. The light-filled living room features 13-foot ceilings. Floor-to-ceiling glass faces the pool courtyard, bringing the outdoors in, and west-facing clerestory windows wrap over the TV/bookcase wall to capture views of the sunset sky. The TV is set upon a gray porcelain tile backdrop, to minimize the visual impact. The result is a classy, organic-modern home, set into its own tropical paradise.

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## 1140 CITRUS RESIDENCE

LEADER DESIGN STUDIO AND SAWA DESIGN STUDIO

Achieving a National Green Building Standard Gold rating, this home merges energy efficient systems with thoughtful passive design techniques. The backbone of the house is a high-performance building envelope. Composed of insulated, thermally-broken storefront windows, a highly reflective energy star TPO “cool” roof with R-30 spray foam insulation and concrete block walls filled with bio-based core-fill insulation, the home had the lowest air-infiltration rate of any structure ever tested in the region by two independent testing agencies. Energy efficient building systems in this home include three high-efficiency, variable-speed zoned air conditioning systems, gas tankless hot water heating and LED lighting controlled by a Lutron lighting control system. Water use is limited with low-flow plumbing fixtures, dual flush toilets and an efficient drip irrigation system, while energy efficiency is maximized with energy star appliances. An in-wall pest control system eliminates the need for pesticides in the house, and low VOC paints and adhesives were utilized for superior indoor air quality. Passive design techniques include a large overhang to shade south-facing glass and reduce heat gain, high clerestory windows to provide natural daylight and limit the need to utilize indoor lighting, and strategically located operable windows and doors for passive ventilation. The house was pre-planned to easily add a photovoltaic system, and an electric car charging station in the future.

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