



Ludlow Cove is a neighborhood on the eastern side of the Olympic Peninsula that offers a selection of woodland, park-front, and waterfront home sites. The primary challenge in designing the neighborhood, says Cliff O'Brien, construction manager for Westharbor Homes, was "the desire to balance a fine-grained, walkable street with the need for every cottage to have great water views."

By carefully working through these

various and competing objectives, the architect was able to create a community that feels unusually attuned to its site. The cottages contribute to a vibrant, sociable neighborhood by presenting their best façade inward toward the neighboring homes, while the main living spaces are oriented to the water.

The winning design is the Kingston, a one-story, two-bedroom cottage that can be configured to either a waterfront or a

## SILVER

**SINGLE-FAMILY PRODUCTION,  
2,000 SF OR BELOW**

### LUDLOW COVE COTTAGES-KINGSTON

Port Ludlow, Wash.

**ENTRANT/BUILDER:** Westharbor Homes

**ARCHITECT:**

Union Studio Architecture & Community Design

**DEVELOPER:** Port Ludlow Associates

**INTERIOR DESIGNER:** 2 Plus Design

**PHOTOGRAPHER:** True Perspectives, Northwest and Peter Hanson Photography

**HARD COST, EXCLUDING LAND:** \$185/sf

**SIZE:** 1,495 sf

**COMPLETION:** August 2015

woodland lot. Like all the homes at Ludlow Cove, the Kingston accommodates aging in place with such features as open floor plans, main-floor master suites, and wider doorways.

"Inviting front porches and charming back patios inspire outdoor living that is uniquely Northwest," O'Brien says.

## SILVER

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

### SUMMERS CORNER-FIRETHORN

Summerville, S.C.

**ENTRANT/ARCHITECT:** Housing Design Matters

**BUILDER/INTERIOR DESIGNER:** Sabal Homes

**DEVELOPER:** Westrock

**PHOTOGRAPHER:** Johnson Pictures

**HARD COST, EXCLUDING LAND:** \$85/sf

**SIZE:** 2,790 sf

**COMPLETION:** November 2015

Characterized by water and low-country woods, Summer's Corner blends Old World charm with modern amenities. The community's streets meander and curve, resulting in pie-shaped lots. A form-based code requires 60 percent front coverage on such lots, "so we do things like wrap-around porches or bay windows," says architect Deryl Patterson.

The Firethorn is a Colonial Revival-style home that offers classic design with enter-



taining in mind. The double-stacked porch allows for outdoor living. The kitchen and family room are one large space that can handle either sizable crowds or small gatherings with ease. A butler's pantry keeps the kitchen clean while parties are in progress.

The master suite offers an escape, complete with a bay window and spa-like mas-

ter bath. And the upstairs game room provides a place that the kids can call their own.

The homes at Summer's Corner honor the historical precedent of the surrounding area. "It's sort of a 'community first' approach," Patterson says, "so at the end of the day, there's a nice relationship between the houses and the street."