



SILVER ON THE BOARDS

CORAL COVE
Costa Mesa, Calif.

ENTRANT/ARCHITECT/DESIGNER:
Brandon Architects

BUILDER: Patterson Custom Homes

INTERIOR DESIGNER:
Dawson Design Group

SIZE: 10,760 sf

HARD COST, EXCLUDING LAND: \$450/sf

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



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

BOULEVARD ONE AT LOWRY
Denver

ENTRANT/ARCHITECT:
DTJ Design

BUILDER: Berkeley Homes

PHOTOGRAPHER:
Eric Lucero Photography

SIZE: 2,829 sf

HARD COST, EXCLUDING LAND: N/A

COMPLETION: March 2016

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



BRONZE SINGLE-FAMILY PRODUCTION, OVER 3,100 SF

CORAL CREST
Crystal Cove, Calif.

ENTRANT/ARCHITECT:
Robert Hidey Architects

BUILDER: The New Home Company

PHOTOGRAPHER: Eric Figge

SIZE: 6,245 sf

HARD COST, EXCLUDING LAND: \$190/sf

COMPLETION: June 2015

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