Project Total Square Footage:

4,035 SF

Cost per Square Foot:

\$200

Construction Cost:

\$800,000

Date of Substantial Completion: March 2017

Location of Project:

Gulf Breeze, FL

Type: New Work

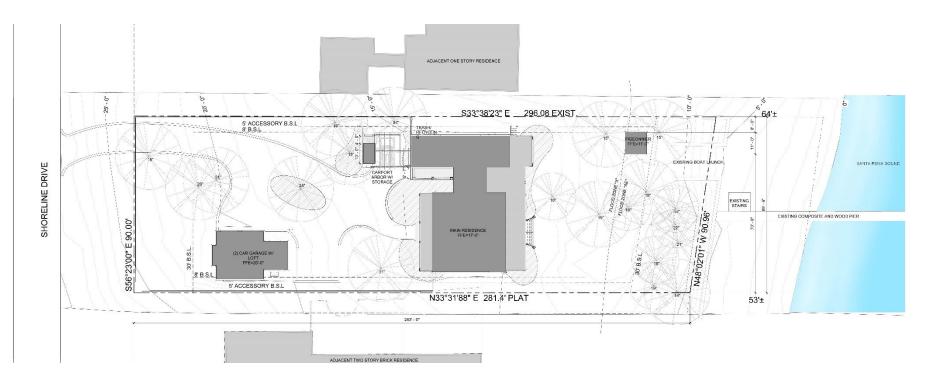
Inspired by the style of renowned Louisiana architect A. Hays Town, this family compound is nestled amongst a grove of existing live oaks on a waterfront lot in Gulf Breeze, Florida. The site maintains the look of a sophisticated farm house built over time. A detached garage and storage area, emulating the pigeonniers of Southern Louisiana, completes the look of an upscale southern estate.

This beautiful three bedroom residence offers southern charm with a neutral palette. The linear, two-story volume contains the bedroom wing, while the main volume houses the living spaces on the ground floor and recreational spaces, built into the roof above. Painted, distressed brick, shuttered openings, and gas lighting exude sophistication.

Interiors were made possible by a strong partnership with the interior designer. A sealed brick floor, brick accent walls, and wood ceilings in the ground floor spaces add warmth to the minimalist color palette. Reclaimed elements add a touch of rustication to the otherwise sleek interiors.



The residence's orientation maximizes water views. Local zoning requirements led to placement of the detached garage near the street. The distance between the garage and residence was minimized with guest parking and landscaping. A detached "pigeonnier" allows for storage of equipment required for waterfront living. The dock and boat launch were constructed by a previous owner.



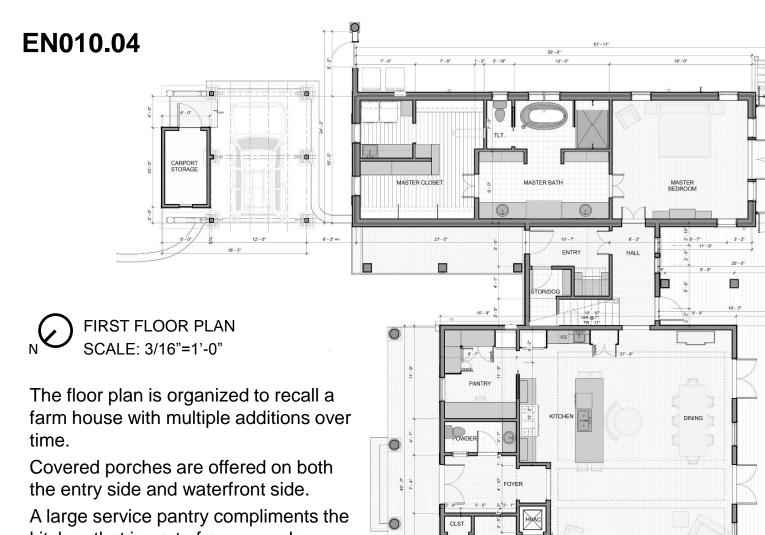


The street front offers convenient carport parking and storage near the "friendship entrance", while presenting a formal entry centered on the covered porch.

A neutral color palette was utilized both inside and out to bring attention to the beautiful natural colors of the grounds and waterfront.







BETSY'S STUDIO

LIVING ROOM

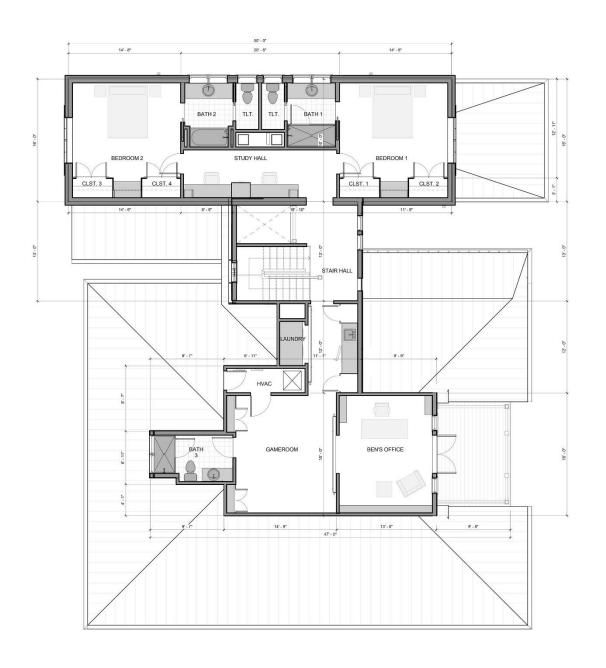
A large service pantry compliments the kitchen that is part of an open plan. Additionally, a ground floor studio provides an ideal space for the owner to work as well as entertain.

Tucked into "the attic", a low plate height gives charming proportion to the second floor sleeping. These rooms share a study hall.

Beyond the stairway, a mancave/office becomes a versatile second level space that can entertain or help get work done with quiet privacy.



SECOND FLOOR PLAN SCALE: 3/16"=1'-0"



The detached garage creates an interesting scale to the building as one approaches from the street. A golf cart half-garage allows for a scaled down building form and additional workshop space.

Buildings were carefully located around existing live oak trees, allowing for a beautiful framed view for all who approach the residence.



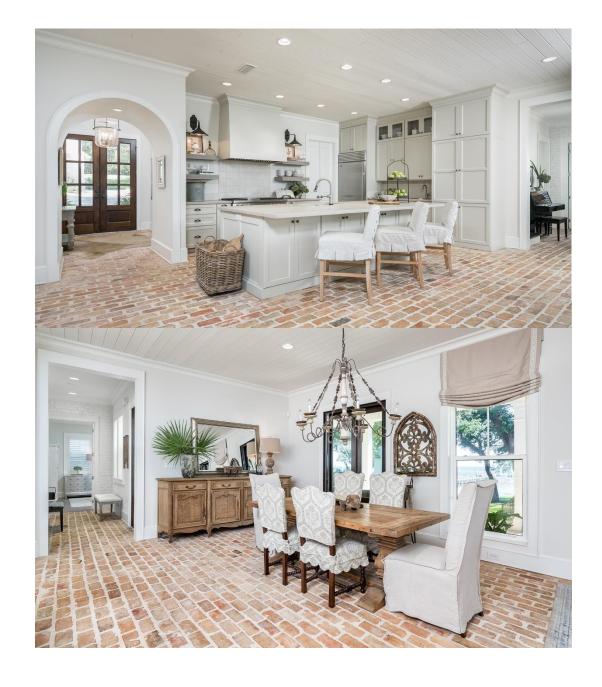


A standing seam metal roof establishes a uniform look across multiple building forms, unifying the campus. Painted brick and board and batten create a subtle variation in textures, further distinguishing the residence's two main volumes.



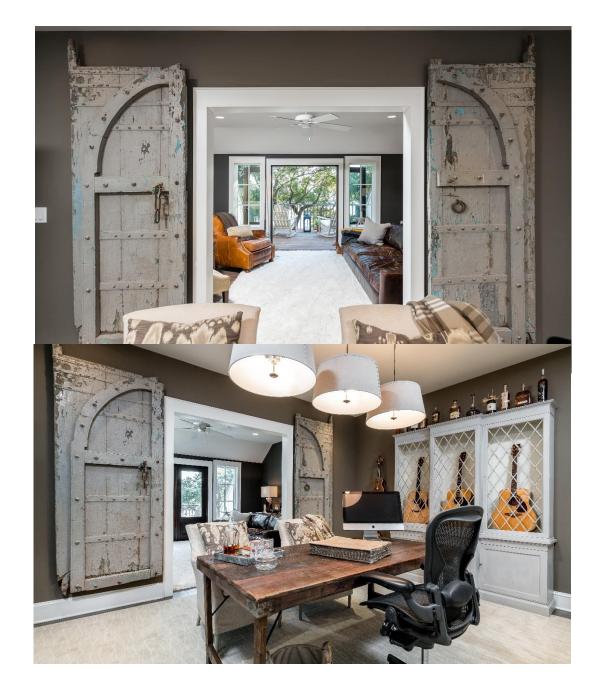


The open plan expresses an unpretentious, light color palette that allows a clean, linear format for cabinetry and kitchen layout.



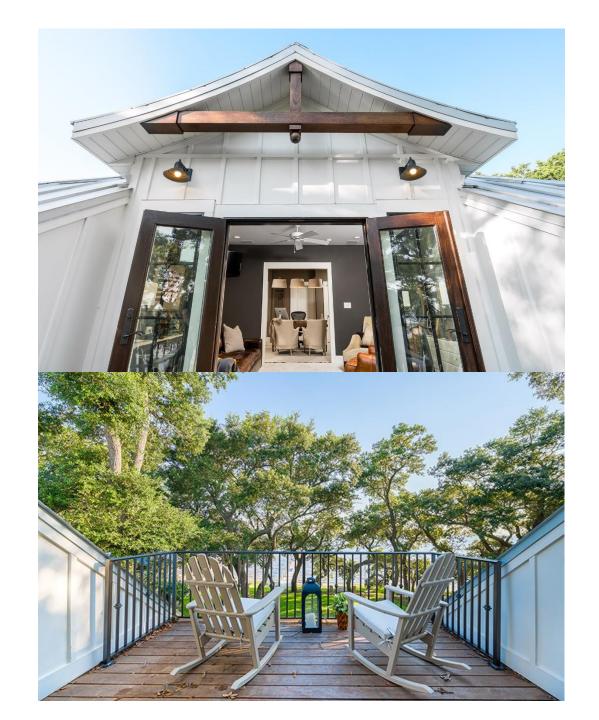
Upstairs, the living areas built into the roof of the main residence host a distinguished office.

With a theme of Bourbon, Cigars and Guitars, this office creates a diverse space that allows for quiet study or entertaining friends.



The upstairs office shows off charming details of curved dormers and contrasting doors and lighting against the white board and batten siding.

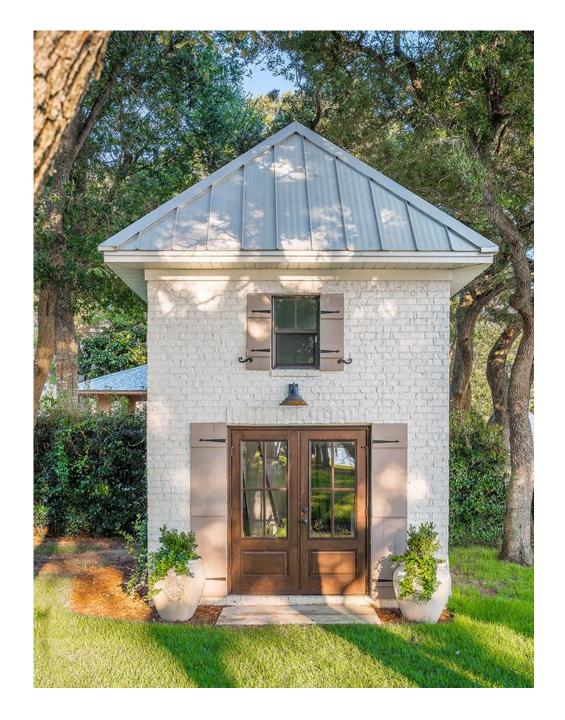
The viewing deck allows for the quiet, breathtaking views of the tranquil waters of the Pensacola pass.



The master suite porch shows off charming masonry details as well as a screened porch with a swing bed.



The main residence is complimented by a detached garage and pigeonnier to house paddle boards and boat equipment as well as a fish cleaning station. Dating back to medieval Europe, pigeonniers were a sign of wealth in colonial French Louisiana, and are typified by a round or square form with a steep pitched roof.



This waterfront view shows again the building's careful placement among existing live oaks and calls for an outstanding quality of life on the water for this family.

