



Borrowing from the concept of a Mediterranean rock garden are multi-tiered waterfalls and clusters of rocks with sprigs and sprays of plants.

WIND & SEA

ROBERT BARNES, A.I.A., ARCHITECT
RICHARD MULLINS & CO., BUILDER
OSCAR THOMPSON, PHOTOGRAPHER



The waterfront property carries a distinct tropical island flavor.

This spectacular site in the Florida Keys came with 310 feet of property on the water and views of Card Sound, Biscayne Bay, and the Atlantic Ocean; however, it also came with a curving, almost pie-shaped configuration and difficult elevation considerations. To fulfill their personal requirements while meeting the numerous challenges presented by the property, the owners turned to architect Robert Barnes, A.I.A., who had successfully met the challenges of designing their previous home. Rather than compete with the shape of the property, the architect felt that designing with the curve made natural sense. To this end, the design of the 18,000-square-foot, Mediterranean-flavored plan is indeed curved and, consequently, orients the entire residence to water views. Flood zone requirements in this region dictate that residences be elevated but the

continued

The heavily-landscaped approach is private and serene.





A Palladian arch design, bordered in mahogany, is inlaid into the ribbed oak floor of the foyer.

architect and clients did not want the two-story structure to be on stilts or have a three-story look. To avoid this, a sloping "hill" was created on the property and it is inside the hill that the required flood basement is located. Furthermore, in an unusual twist, the lot was reconstructed to recapture its original hammock-like character. Years ago the lot had been cleared and filled leaving little native hammock; so, in a reversal of the typical petition for permission from authorities to remove hammock material, permission was asked for and granted to

build upon and enlarge the hammock area. Ultimately, approximately 4,000 square feet of native habitat were reconstructed with the focus on native trees and brush. The approach to the house is more private and intimate than most. Through heavy landscaping, one travels alongside the boulder-edged front section of a lushly landscaped and rockscaped pond with multi-tiered waterfalls. Toward the house, the driveway inclines and becomes circular as it crosses over and encircles the larger section of this impressive water feature.



In the hallway, custom built-in shelving of curly maple, mahogany, and oak matches the floor.

Borrowing from the concept of a Mediterranean rock garden, this grand water element features clusters of rocks and boulders with sprigs and sprays of various plants and flowering species. The driveway crosses a bridgeway and curves around to the porte cochere where a rich combination of stone and wood establishes a natural warmth as one approaches the front entry. The arched front door is mahogany and quite massive with a 2 3/4" thickness. Panels in the doorway sidelights are of cloudy blue glass. The foyer is quite large at 400

square feet and serves as the apex from which the wings, or galleries, of the house project. Immediately upon entering the front door is a floor inlay, a Palladian arch design inlaid into the ribbed oak floor. Within the arch of the inlay is another inlay of a blue dolphin. The design is handsomely bordered with mahogany. The arch design is repeated in the arcade above which, in combination with the floor design, visually creates a smaller, more intimate arrival space within the spaciousness of the foyer. In an alcove immediately to the left, with an amusing

continued



Clerestory windows above sliding glass doors enhance the visual openness of the breezy living room.

touch of humor, an armored knight stands guard on a pedestal, protecting the home with his fishing pole. Through an archway just beyond the alcove is the stairway leading to the second level. A wonderful mix of stone, wood and verdigris is found here. Stone columns on either side of the stairway bring the warmth of the exterior stone into the interior. The stairway itself is of oak and Madeira mahogany with wood-topped verdigris railing. Windows follow the path of the stairway revealing the outdoor greenery and bathing the stairway journey with natural light. Straight ahead

from the front door is a 95-foot-long hallway which forms the north wing of the house and which terminates at a bowed window and window seat overlooking the water. The length of the hallway alone is rather dramatic but the look is also extremely handsome with shelves and cabinets of mahogany, curly maple, and oak custom built into the walls. The same woods were used for the flooring. Off the hallway to the left are the dining room, laundry room, a tiered indoor-outdoor garden, and guest bedrooms; to the right off the hallway are the access doors to the swimming pool



In keeping with the curvature of the overall design, the kitchen, too, is curved with curving cabinetry of mastic, curly maple, and mahogany.

and patio. Curving around to the right of the foyer is the east gallery which leads to the den and another guest bedroom. In the arc of the two wings are the living room and kitchen, both overlooking the patio expanse and beyond to the panorama of water views. The 310-square-foot kitchen is not only the center of the house but also the center of activity. Against a saturnia flooring, the custom cabinetry is mastic with curly maple panels and Madeira mahogany trim. Remarkably, all of the cabinetry is

curved in keeping with the curvature of the overall design. Matching the cabinetry is the kitchen island, spanning seven feet across and topped with blue granite. Curly maple legs were added to make it appear more furniture-like. An added feature of the island is that it accommodates barstool seating which comes in handy while preparing food or sharing conversation. The water views enjoyed from the kitchen are equally magnificent in the living room. Under a white-washed wood ceiling soaring to a

continued



From sunrise to sunset, views can be enjoyed from the covered outdoor terrace which wraps around the rear of the first level.

height of 25 feet, the living room is open and airy with sliding glass doors forming two of its walls. Another wall is partially glassed with clerestory windows above the glass doors lightening the room even further. A curved balcony overhang from the second level, reminiscent of the bow of a ship, overlooks this sweeping expanse. Accessed from the living room, the patio area is an enormous expanse, also overlooking the water, with colonnaded space under cover as well as under screen. The curved and sculptured screen enclosure is a design element in itself while protecting the swimming pool and spa. As viewed from the patio area



There is no shortage of views from this airy and tropical guest bedroom.



Decorative tile accents the fascia of the roof overhang while columns and arches wrap the balconies above for an hacienda look.



The design is wonderfully kinetic, coming alive with curves and energetic spaces.

looking back toward the house, the home suggests almost a Mexican hacienda look with decorative tile accenting the curved fascia of the terra cotta roof overhang while, above, columns and archways wrap around the upper level balconies. The upper level includes the master bedroom suite and a home gym complete with state-of-the-art exercise equipment. The entire residence is a strong expression which integrates the bounty of views and the natural environment. The design is wonderfully kinetic, coming alive with curves and energetic spaces to forever enrich the spirit of the delighted homeowners.