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Franco Residence
Phillips Building
Best Friends Pet Hotel

FRANCO RESIDENCE, golden beach, fl
KZ ARCHITECTURE, INC., bay harbor islands, fl



Completed in 2010, the Franco Residence is a clear expression of modernism in the tropics. Its site is in the small neighborhood of Golden Beach, one of the last single-family enclaves on the south Florida coast. The house was designed for a family of six on an infill island fronting the Intracoastal Waterway.

With adjacent homes on the north and south, the residence looks inward, designed around a courtyard with all rooms, including the living and dining rooms, kitchen, breakfast, family room and bedrooms, facing it. A series of outdoor spaces was developed in order to weave a continuum of spaces and materials from the street to the water. At the covered entry path, the visitor is engaged by an intimate front courtyard that connects, through the home's great room, to the covered outdoor spaces that frame views of the water.

A long, narrow pool serves as the focal element in the courtyard just as the sculptural stair serves this purpose in the great room. In both indoor and outdoor spaces, two slate walls, one framing the entrance and the other at the rear

cloaking the barbeque, are in dialogue with one another further emphasizing the continuity from front to back. Ipe, a tropical hardwood prized for its durability, was used to frame the geometries of the second floor balconies. It is the wood used on the Atlantic City boardwalk.

Large projecting canopies admit protected sunlight into every corner of the house.

Clerestory glass admits light to the office area of the master bedroom and the access area to the children's bedrooms. Overall, horizontal and vertical planes of glass, stone, wood and white stucco are activated by the light that pervades the house. Light is the agent that insures that the house achieves an indoor-outdoor integration of space and form. ■

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Top, opposite:

The rear elevation showing pool and courtyard. The wood used on second floor balconies is a Central and South American wood prized for its natural resistance to decay, wet conditions and insect infestation.

ALL PHOTOS BY ROBIN HILL.

Lower left, opposite:

The main façade of the house shows a stressed horizontality in its flat planes and large expanses of glass.

Lower center, opposite:

The kitchen of the house is carefully detailed and light filled.

Lower right, opposite:

The bathroom.