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*On the Cover: The Boano-Lowenstein Residence
designed by k/z architecture. Photo by Robin Hill.*



View of main living space and sculptural stair.



Boano-Lowenstein Residence, bay harbor islands k/z architecture, Bay Harbor Islands, Florida

This new home occupies a site in a modernist town that was developed in the 1950s on two islands off the South Florida Intracoastal Waterway. Defined by a modern aesthetic, the dwelling is deeply rooted in its context. Built on an infill lot, the home was shaped in response to the narrow lot and its relationship to the neighboring properties. Large overhangs, generous porches and balconies were used as environmentally sensitive solutions to the climate in a tropical setting. Exterior and interior spaces are woven together to provide a unified composition.

The geometry of the house is defined by two orthogonal volumes that are in dialogue with each other and with the site. A long axis connects the volumes and serves as a circulating spine from street to dock. The plan of the house reflects its

purpose. The larger volume contains most of the program; the smaller one provides a ceremonial envelope for the living room, the sculptural stair and the master bedroom above. There was an effort to maximize natural daylight in every room in the house and with the exception of the children's bedrooms, which are oriented toward the courtyard, all rooms have views toward the water.

As is the case with many Florida islands, the islands of Bay Harbor are held in place by man-made seawalls that support them. Foundation work for all construction requires drilling piles in search of solid bedrock. This structure expresses a dialogue between the pile construction, as illustrated in the ceremonial volume, and the desire for grounding as represented by the stone wall on the other side of the central axis.

The interior of the house integrates with the exterior from an abundance of

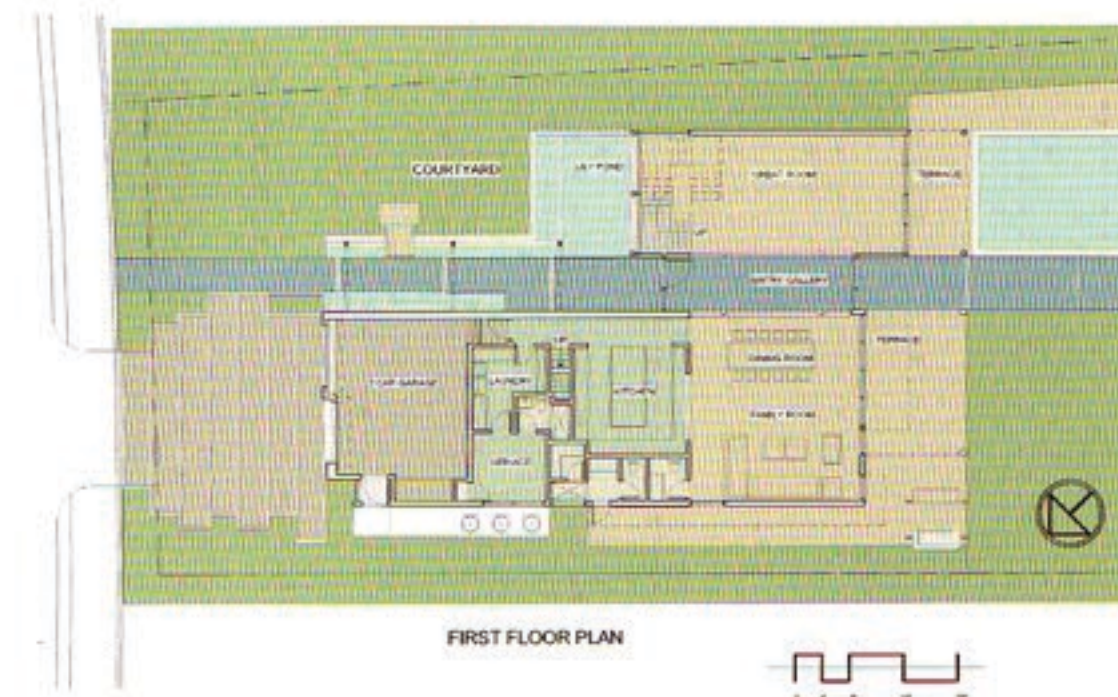
natural light that is admitted through lower windows in the front, clerestory windows on the side and floor-to-ceiling windows facing the water. The interior space offers continuous visual access from the front courtyard to the water landscape. The focal element of the living room is the sculptural stair that is also visible from the courtyard.

Sustainable features such as rain-water harvesting, solar hot water, efficient irrigation, increased energy optimization and use of zero and low VOC paints and finishes have earned the house LEED for Homes Silver Certification and Gold Certification from the Florida Green Building Coalition.

Project Credits: Jaya Kader Zebede, AIA: Architect; Arbab Engineering: Structural Engineering; Leo Naveiras, Inc.: MEP; Bell and Aquil: Landscape Architect; Art and Tech Construction: Contractor.



View of the house from the dock, view along the central axis defined on the exterior by a stone wall and view over the lily pond into the great room. All photos by Robin Hill.



First floor plan courtesy of k/z Architecture.