

easy as pie

Light-filled home offers waterfront views on a challenging lot

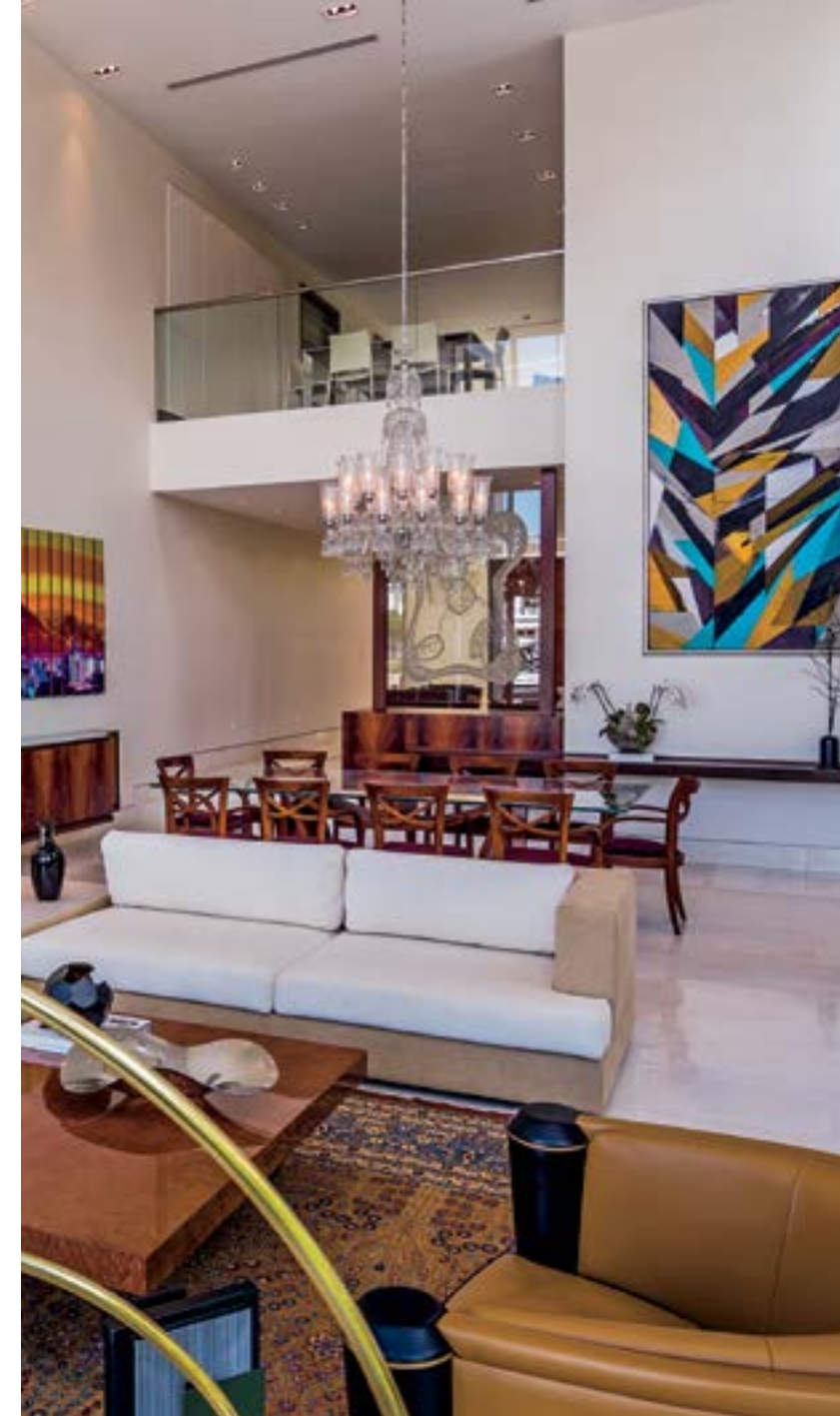
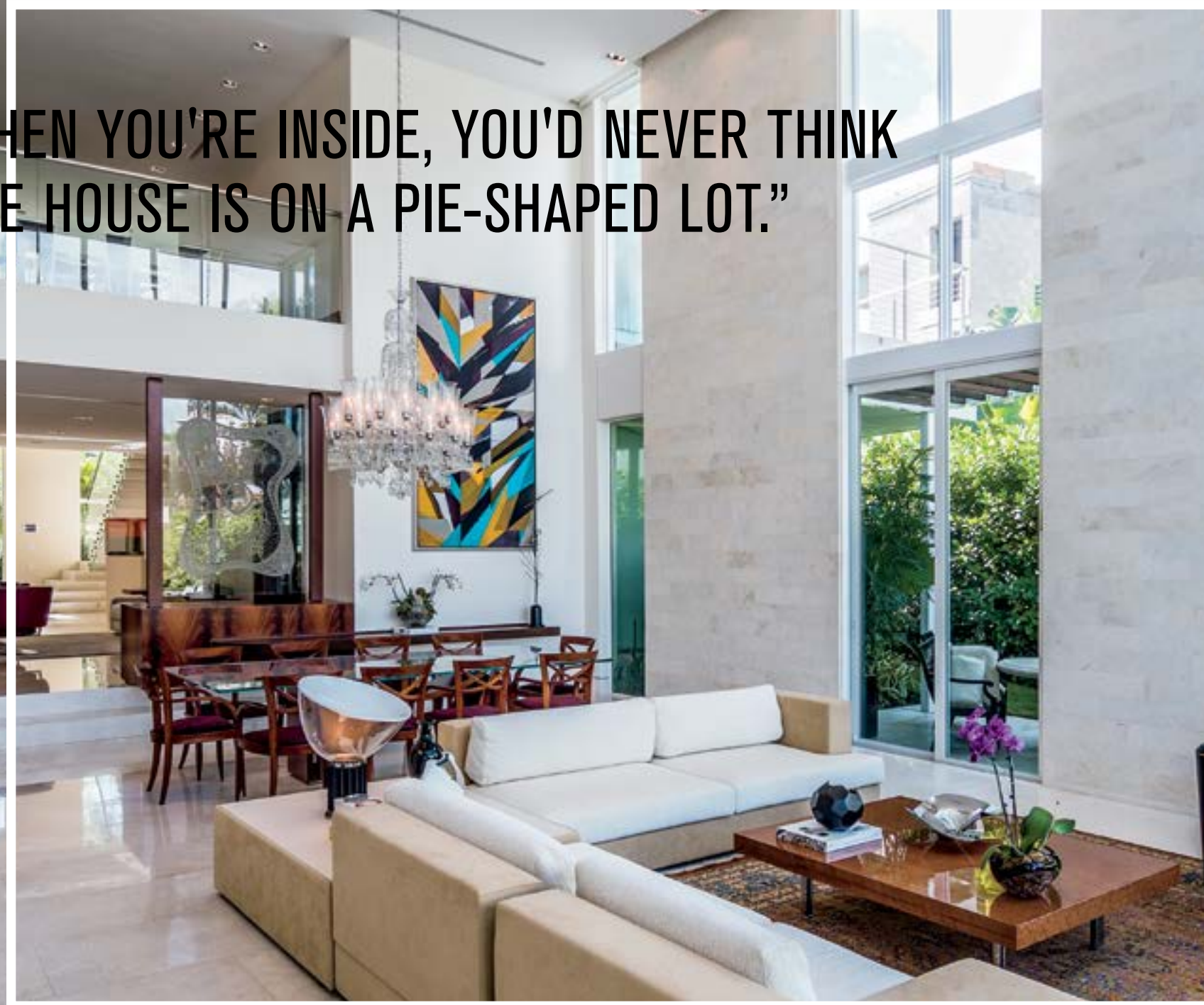
BY PHILLIPA RISPIN / PHOTOGRAPHY: DEREK LATTA

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Home Profile
DESIGN
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“WHEN YOU’RE INSIDE, YOU’D NEVER THINK THE HOUSE IS ON A PIE-SHAPED LOT.”



ENRIQUE FELDMAN WAS CHALLENGED. The architectural designer’s clients had bought prime land in Golden Beach with waterfront on the Intracoastal Waterway. But it was a difficult lot: pie-shaped, with 82 feet along the street side but only 50 feet on the waterway. It was deemed so awkward that previous potential buyers, believing that no satisfactory home could be built there, decided against buying it.

But they were wrong. Feldman was up to the challenge, and he devised an easy solution to the design problem. The home is a long rectangle with one side wall that steps outward twice as it runs from the waterfront facade toward the wide street front. Not only does this solve the problem of adding space within narrow confines, but it also prevents a tunnel effect to the perspective down the long axis, and it ensures views of the water from nearly every room in the house.

“To achieve that on a very narrow lot makes me proud,” Feldman says. “When you’re inside, you’d never think the house is on a pie-shaped lot. Walls are square, and spaces are fluid. And when you move through the house, you feel the water.”

Trained as an architect in Venezuela, Feldman likes to design with his iPad and a stylus, using Upad software. “If I design with a computer, the program gives me directions,” he says. “But with my hand connected to my brain, I’m more free to design.”

Feldman also asks his clients for information on any furniture that they plan to use, so he can do the architectural design of interior spaces with the proportions in mind. In this case, furniture selected by designer Eduardo Silverman is quite substantial, but Feldman’s design for the main rooms—the living room, for example—easily accommodates it.

Once the design was approved, construction documents were prepared by architect David M. Rosenthal, and the construction by Dacincohomes, under the supervision of general contractor David Mizrahi, began.

The 6,300-square-foot home is built in two volumes, with a common area running between them. The larger volume holds, on the ground floor, the family room, the large kitchen and pantry, the laundry, maid’s quarters, and the two-car garage. The upper floor of this volume is dedicated entirely to the master bedroom with its two walk-in closets and enormous ensuite bathroom that features a Jacuzzi bath, double vanity, and two water closets. The master suite also has access to a long balcony (partly covered) running down one side and opening into a large covered balcony at the back. ▶

The common area between the two main volumes of the building houses the children’s loft on the upper floor. Miguel Paz of Ambiance Interiors Manufacturing Corp. was responsible for the exterior and interior balcony rails and stair rail.