

# Tropic

FLORIDA LIVING & DESIGN

MARCH, 2016







# TRANSCENDING MERE FUNCTION


{DESIGNING & BUILDING THE TROPICAL MODERN EXPERIENCE }

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ANDREW ZAHN, BUILDER, DEVELOPER AND PRINCIPAL of Zahn Development has been deeply involved in gut renovations of existing homes in South Florida for years. But when it comes to new construction, Zahn has always been interested in what the Tropical Modern home “wants to be” in this land of winding waterways and brilliant sun. South Florida, unlike say, Southern California, has issues that affect design aesthetics in a big way. Issues like hurricane code and sea level rise, which are especially important for Zahn's projects as they almost always rise in Fort Lauderdale’s tony, eastern neighborhoods — neighborhoods that just happen



A RELATIVELY LOW ENTRY HALL LEADS FORTH INTO THE LIVING ROOM, WHICH SUDDENLY EXPLODES WITH VOLUMETRIC SPACE. A WALL OF GLASS THAT LEADS TO THE POOL AND CANAL JUST BEYOND.



Clear glass is topped with a smooth, brushed stainless-steel railing on the home's floating, oak staircase. A ladder-like wall of glass mimics this procession from floor to floor.





**STACKING DOORS** SLIDE AWAY COMPLETELY, TURNING BEDROOM AND TERRACE INTO ONE, LUXURIOUS **INDOOR/OUTDOOR ROOM**. THE TEN FOOT **OVERHANG** ON THE TERRACE SHIELDS THE MIDDAY SUN.

"floating" steps that spill out from the front door to meet the visitor at street level. The yard is edged with clusia, elephant ear and glossy Burle Marx, with fan palmetto adding to the home's only-in-South-Florida feel. The front entry, low and set under a projecting terrace, is made warm and inviting with a ceiling of custom-stained cedar interspersed with down spots, which pool light on the travertine steps. In a nod to early Modernists and perhaps even America's first Modernist, Frank Lloyd Wright, the modest entrance makes what is to come that much more impressive.

Step through the eight foot high entrance door and your sightline is straight through the house, the interior of which explodes with volumetric space in a double-height living room with floor-to-ceiling glass. This space, sheathed in a matte-finished, rectified porcelain that looks amazingly like stone, features a wall of stacking glass doors, opening the living room to the pool and canal beyond. A linear gas fireplace is set beneath a large plasma screen TV, which in turn is set below a linear window with views of tropical foliage, making this wall a secondary focal point, after the waterfront.