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Featured Project

RisherMartin's Parkside Modern
in Austin, TX

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Parkside Modern in Austin, TX



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RisherMartin Fine Homes
(Company located in Austin, TX)
www.rishermartin.com

Local HBA Affiliation:

HBA of Greater Austin

Architect:

Alterstudio Architecture LLP
www.alterstudio.net

Photographer:

Casey Dunn Photography
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A blend of complex engineering, complicated construction and contemporary details, the Parkside Modern project consists of a trio of custom homes with a spectacular view of the Austin city skyline.

Nestled into a 60-foot-high bluff overlooking Austin's Pease Park, Parkside Modern was designed by Alterstudio Architects and brought to life by the RisherMartin team. The homes were built on a one-acre site, which the adjacent neighbor bought and developed in order to preserve their own views.

"All three homes are obviously different and unique in their floor plans, but the

architectural style, the finishes and the materials palette are the same," said Jeremy Martin, principal at RisherMartin Fine Homes.

The homes were challenging to build. The site's very steep topography made it tough to access and to drop off and store construction materials. The soil, a highly expanded clay, required the company to build a very sophisticated floating foundation system. "It was the most complicated thing we've ever done from a structural standpoint," said Martin. Delays in product delivery—specifically the Ipe decking—impacted the project schedule and made coordinating all the trades in the tight space even more difficult.

Featured Project



The completed homes range in size from 2,300 to 2,700 square feet, with an open and spacious layout that offers plenty of room for entertaining. Other features include unique floating staircases at the entrances and large doors and open floor-to-ceiling windows on the homes' north and south sides, which open up the space and allow for natural lighting. The outdoor living spaces are constructed of custom Ipe wood with solaras for added shade and comfort. The contemporary kitchens offer flat front cabinets and sleek lines with commercial grade Bosch appliances and custom cypress panels that line the stairways leading out to each home's second floor.

Due to its many environmentally friendly elements, Parkside Modern earned a four-star rating from the City of Austin's Energy Green Building Program. The white reflective roofs are prepped for conversion to green roofs. The homes' mechanical systems reside within conditioned crawl spaces that are fully insulated and fully air conditioned. An advanced waterproofing system keeps water and moisture out of this area.

"This is a unique, cutting-edge, very energy-efficient solution," said Martin. Instead of having the air conditioning ducts in an uninsulated room where temperatures can reach 100 degrees or more on a hot summer day, those ducts run through rooms that are 72 degrees. That avoids some of the losses from heat transfer that occur with air conditioning systems.

RisherMartin Fine Homes, a process-focused, technology-driven company, prides itself on rapid, accurate project execution, on-time and on-budget delivery and best-in-class customer service. Partnering with Alterstudio Architects for the Parkside Modern project, it has built three stunning contemporary homes that won four Star Awards (for best architectural design, interior design, kitchen and outdoor living space) in the Custom Builder, under \$600,000 category. Builder Magazine also recognized Parkside Modern as its 2013 Residential Project of the Year. ■