

In the back, the challenge was to make a transition from the formality of the house and landscaping to the wild dune. Robert Parsley first implemented a tiered effect toward the ocean with formal sod steps followed by a level grass play area for the children. The pool was built by Greenbrook Pools. Windows and doors are clear, impact resistant glass from Weather Shield / S & P Architectural Products.

In addition to designing the millwork throughout the house, Zemnickis also designed some major furniture pieces. An example in the living room is an “ebonized” white oak bench. Nearby is his custom fireplace screen made of three-quarter-inch Starfire glass held by antiqued brass feet.

Opposite in the media room is the designer’s Japanese ash hanging wall unit. “But it doesn’t read like a wall unit,” Zemnickis states. And indeed it doesn’t. More accurately, the huge installation appears as a powerful textured, hanging sculpture.

A main requirement by the Francos was that the house would be extremely family-oriented. In response, Pacheco designed a huge, highly functional kitchen, fully open to the adjacent breakfast area. It invites family interaction and, of course, the ocean view is accessible.

Immediately beyond the breakfast area is the indoor/outdoor family room. This room takes a new direction from the limestone flooring with a richly stained concrete floor. In addition, a series of 11-foot-high French doors dividing the breakfast/kitchen area and the family room allow the rooms to be totally separated. Yet even with the doors closed, everything is within view through the glass.

The exceptionally livable room holds a custom bar of maple and stainless steel with four-inch-thick shelves. The bar balances the scale of a massive table made from a solid section of an exotic African tree trunk. Above, the intricate, decked, black-stained ceiling with cross beams adds to the tropical flavor.

When it came to the unique lighting and furnishings to complement the 1940s interior design concept, Rossana and Zemnickis

