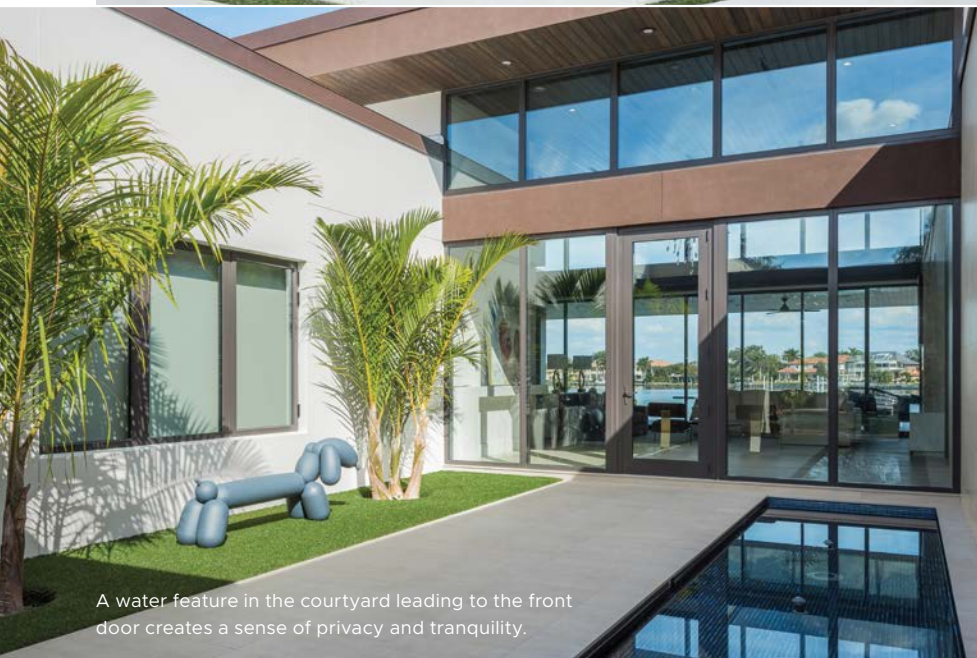


HAPPY ACCIDENT

A COUPLE STUMBLES ON THE PERFECT LOT TO BUILD
THE HOME OF THEIR DREAMS



INTERIOR DESIGN CURT MILLER, MICHELLE MILLER DESIGN, MADEIRA BEACH, FL
ARCHITECTURE AND INTERIOR DETAILING PHIL KEAN WITH ERIN NUNNERY,
PHIL KEAN DESIGN GROUP, WINTER PARK, FL
BUILDER CAMPAGNA HOMES, INC., TARPON SPRINGS, FL
LANDSCAPE ARCHITECTURE COREY MILLS, MILLS DESIGN GROUP, OVIEDO, FL
PHOTOGRAPHY BOS IMAGES, TRINITY, FL
TEXT JUDY MARTEL



A water feature in the courtyard leading to the front door creates a sense of privacy and tranquility.

ABOVE: The one-story, 4,000-square-foot custom home is a modified mid-century design with a stucco and stone exterior. The cypress on the soffit appears inside on the interior ceiling, providing a sense of continuity. Low-maintenance landscaping, designed by Mills Design Group in Oviedo, features artificial turf and native foliage engineered to complement—not compete with—the simplicity of the home.

AFTER TWO YEARS OF HOUSE HUNTING, a wrong turn ultimately led George and Jamie Lutich to their dream home in St. Petersburg's Snell Isle.

The couple moved from the Tampa area to a townhome in downtown St. Petersburg after marrying five years ago. They often spent their free time driving down random streets in surrounding neighborhoods to get a feel for the "vibe," explains Jamie. "One day, we took a wrong turn a block away from where we always drove and halfway down the street we saw a For Sale sign," she recalls. One look was all it took to convince them of the potential.



“The lot was beautiful and we always knew that whatever we found, the home was going to be a tear-down, because we had our own vision,” Jamie says. So after removing the existing home, the couple commissioned a 4,000-square-foot modified mid-century modern design, satisfying their desire for clean, open spaces that exude warmth and seamless indoor-outdoor living. Given Snell Isle’s location in Tampa Bay, it was also important that nearly every room have a view of the water.

RIGHT: With floor-to-ceiling windows looking out to the entry (above) and the waterfront pool area in the back, the home’s great room features 17-foot ceilings. With an open, indoor-outdoor layout—including a full kitchen, wet bar, grill, and outdoor kitchen all within reach of each other—entertaining is seamless.

Strategically placed in front of windows that overlook a private garden view, a freestanding tub crafted by NativeStone creates a dramatic focal point.



With its expansive water views, the master bedroom is a true retreat. The bed anchors one wall, backed by a custom ash-framed headboard covered in plush velvet. A seating arrangement overlooks the pool area beyond a set of stacking sliders.

An internet search led them to architect Phil Kean, president of Phil Kean Design Group in Winter Park. After meeting in person, the relationship was quickly cemented. “Within 20 minutes, we were ready to write him a check,” Jamie says.

Kean was responsible for the architecture as well as the interior detailing. The result is an uninterrupted design that flows from exterior to interior. Updated local code required that the new home be elevated five feet, but in place of steep steps to the entrance, visitors are greeted by a gradual series of risers leading to a peaceful courtyard with a calming water feature—before they even get to the front door. “This is a house you experience as you enter,” he explains.

The practical aspects of the home are cleverly placed. For auto enthusiast George

(who recently retired from the company he founded, Paragon Water Systems), Kean designed a pair of two-car garages at the end of the one-story home. Positioned with side entrances and hidden from the street, the garages feature lifts that accommodate two additional cars, for a total of eight.

Jamie’s favorite space is her 480-square-foot closet, with a 10-foot ceiling that includes a lounge area with a sofa and a wet bar. “Sometimes my girlfriends come over and we sit and visit in the closet,” she laughs.

When it came to furnishing the rooms, Jamie turned to the firm that designed her townhome, Michelle Miller Design in Madeira Beach. Armed with a clean slate for a new design, Miller sourced all new furniture in predominantly cream and brown colors



The couple entertains family and friends in the pool area, with its outdoor kitchen, ample seating, ping-pong table, and view of the spectacular sunsets over Snell Isle harbor.

upholstered in plush, spill-proof fabrics. She describes the new design as “soft contemporary-glam,” and says that although the Lutiches are empty-nesters, they often entertain friends and family (all three of their grown children live within a mile) and want people to feel welcome and comfortable.

“There are no hard corners and nothing is stark white; it’s all soft, creamy colors with lots of texture and warm wood,” Miller says. Jamie specified furniture that could be lived on, so Miller installed durable performance fabric. “You could

RIGHT: The owners wanted a private seating area with TV and fireplace just outside the master bedroom—where George lounges in the hot tub most evenings and Jamie watches TV with their dog, London.



spill red wine and it won't stain," she says. Adds Jamie: "I'm not one to have works of art as furniture. I want everything to feel comfortable."

With an eye for what's new and different, Jamie doesn't believe in a forever home. But for now, this is as close as it comes. "St. Petersburg is like a hidden gem," she says, adding that although this home ticks all the boxes for entertaining, it also fits their intimate lifestyle as a couple. "Ultimately, we built this home for ourselves," she says.

SOURCES

LIVING ROOM

Sofas – Vanguard Furniture, Michelle Miller Design, St. Petersburg, FL
 Accent chairs – Caracole, Michelle Miller Design, St. Petersburg, FL
 Cocktail table – Sunpan, Michelle Miller Design, St. Petersburg, FL
 Side table near sofa – Uttermost, Michelle Miller Design, St. Petersburg, FL

Accent table between chairs – Phillips Collection, Michelle Miller Design, St. Petersburg, FL
 Lamps on sofa table – Regina Andrew, Michelle Miller Design, St. Petersburg, FL
 Chandelier – Arteriors Home, La Perspective, Tampa, FL
 Pendant lighting in kitchen – Hudson Valley, La Perspective, Tampa, FL
 Area rug – Stanton, Prosource, St. Petersburg, FL

MASTER BATH

Tub – Native Trails, Tampa, FL
 Floating cabinet designed by Phil Kean Design Group, Winter Park, FL
 Fabricated by Olde World Cabinetry, Pinellas Park, FL
 Vessel sink – Villeroy & Boch, Hydrologic, Tampa, FL
 Sconces – Hudson Valley, La Perspective, Tampa, FL
 Wall treatment designed by Phil Kean Design Group, Winter Park, FL
 Fabricated by La Perspective, Tampa, FL

MASTER BEDROOM & SITTING AREA

Bed – Caracole, Michelle Miller Design, St. Petersburg, FL
 Bedside table – Hooker, Michelle Miller Design, St. Petersburg, FL
 Lamp – Uttermost, Michelle Miller Design, St. Petersburg, FL
 Sitting area chairs – Four Hands, Michelle Miller Design, St. Petersburg, FL
 Oval table – Hooker, Michelle Miller Design, St. Petersburg, FL
 Wall treatment and floating cabinet custom designed by Phil Kean Design Group, Winter Park, FL
 Fabricated by La Perspective, Tampa, FL
 Area rug in bedroom – Jaipur, Michelle Miller Design, St. Petersburg, FL
 Area rug in sitting area – Surya, Michelle Miller Design, St. Petersburg, FL

POOL & PATIO AREA

Sofa and chairs – Ratana, Michelle Miller Design, St. Petersburg, FL
 Fireplace custom designed by Phil Kean Design Group, Winter Park, FL
 Fabricated by La Perspective, Tampa, FL

THROUGHOUT

Windows and Doors – ESP Windows, Miami, FL
 Flooring – Hardwoods of Winsconsin, Coast Floor and Tile Group, Tarpon Springs, FL

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