

73 BRAMS POINT ROAD

DESIGN INSPIRATION AND SPECIAL COMPONENTS

INTRODUCTION & BACKGROUND

As one of only 22 lots on Hilton Head that enjoy dual water exposure, the current owners have recognized since 1973 what a unique and special piece of property 73 Brams Point peninsula represents. The unique “dual perspectives” of the property provided multiple inspirations for the design of the home, the least of which is the recognition that water-front property in a coastal setting must be resilient from high weather events while also accommodating the myriad of vistas that the property affords daily, from sunrise to sunset. As award-winning architects who practiced in Atlanta for almost 30 years, the owners also strove to design a modern-day Lowcountry estate where outdoors spaces are as heavily utilized as indoor ones, while incorporating traditionally inspired construction materials and techniques as featured design elements of the home. After 3 years of construction, a modern coastal masterpiece was eventually born.

DESIGN INSPIRATION

As avid collectors of contemporary art in all forms, the owners wanted their home to readily accommodate their art collection while remaining comfortable and relaxing. As a result, 73 Brams Point has uniquely crafted volumetric spaces that are appropriate for many larger pieces of art, while also creating more intimate transitional zones between the larger volumes for smaller pieces of artwork. Inside vistas of the natural setting give way to view windows to their modern sculpture without compromising any water vistas. The purposeful intent of blurring indoor and outdoor spaces bolstered the owner’s goal of facilitating continual entertainment areas (inside and out) that leverage the temperate climate of the Lowcountry to this day.

FROM WATER TO WATER TO WATER

73 Brams purposefully leverages its multi-water exposures through the unique siting of the home on the 1.22 acres of property. The owners strategically placed the house closer to Calibogue Sound than is traditional on the peninsula. This allowed for the unique orientation of the pools (for better southern exposure), while accommodating a 75-foot lap pool which serves as the collection basin for the negative-edge upper pool, creating a unique water feature for the outdoor entertainment zone. From the outdoor “entertainment room”, the deep-water dock (outfitted with a boat lift sized for a 7,500-pound boat) can be readily accessed via a wandering natural stairway. The morning sunrise views from the east facing pool deck are spell binding, all the while preserving the spectacular sunset views of Calibogue Sound all along the west side of the property.

BUILT TO LAST

Coastal environments can endure the test of time provided that special attention is given to the appropriate selection of materials, and the craft by which they are assembled.

Testaments to this recognition are in existence today on Hilton Head, as exemplified by the Stoney Baynard ruins in Sea Pines. Constructed from indigenous materials such as oyster shell fragments, sand and lime, Baynard ruins served as the primary case study for the selection of the contemporary materials used to construct the home; modern “tabby block”, cement stucco and triple glazing units in aluminum framing systems that are compliant with Miami-Dade County building code requirements for hurricane prone areas. To support the enclosure materials, a structural steel framing system was chosen which incorporated lateral-resistant structural shear wall components. The balloon-framing structural design approach (where exterior and interior wall systems are non-load bearing) allows for easy expansions and future alterations that may be desired by new owners. Taken as a system, there is not a comparable assemblage of structural resiliency in any other home on Hilton Head.

TECHNOLGY AND BUILDING SYSTEMS

With adaptability and flexibility in mind, the owners purposefully wanted to “future-proof” the house from obsolescence, particularly from a technology perspective. The result is a very robust Wi-Fi system that incorporates a hard-wired infrastructure (made of a bundled cable system including fiber and CAT-6 conductors) to create an exceptionally fast mesh Wi-Fi system that ranges in speeds from 450Mbps at the outdoor kitchen/bar area, to 750Mbps (on average) throughout all interior spaces, including the painting studio. The Wi-Fi system is powered by Lutron Lighting’s Homeworks software that controls whole-home lighting, to window shades, to the whole-house, wired AV system. The Homeworks system is compatible with voice control devices such as Alexa and Siri, and can be easily operated from a smart phone. The estate also boasts of a site-wide surveillance system (interconnected to local authorities for centralized monitoring), and controllable/accessible from smart phone devices.

The house is also equipped with an elevator shaft for future lifestyle changes, a 5-zone energy-efficient HVAC system with electronic filtration, and a stainless steel outdoor kitchen area served by an outdoor grill with (future) mechanical exhaust ventilation.

For waterfront living at its finest, from entertainment opportunities to on and off site recreation, 73 Brams Point exceeds all expectations.