

FLORIDA DESIGN'S

MIAMI

HOME & DECOR

Designers'
Own Homes

Spectacular
Water Views



**Project featured in this article was designed by
Peter Zimmerman Architects, Inc.
John Toates, AIA was the Principle in Charge
of Design for the project.**

The architectural team custom designed adjustable canopy sails that provide privacy and shelter from the sun on the rooftop terrace — making it ideal for photo shoots and gala events, such as one year's MTV Music Awards party. The penthouse and terrace can be rented for \$25,000 per night.

SEDUCTION ON SOUTH BEACH

ARCHITECTURE MEETS DESIGN IN AN ASIAN AND ART DECO-INSPIRED PENTHOUSE OFFERING 360-DEGREE PANORAMAS OF MIAMI

DESIGN BY ALLISON FORBES, FORBES DESIGN CONSULTANTS, BERWYN, PA
ARCHITECTURE PRINCIPAL JOHN TOATES WITH PROJECT ARCHITECT MARKI BRIGGS,
PETER ZIMMERMAN ARCHITECTS, INC., BERWYN, PA
BUILDER TURNER CONSTRUCTION COMPANY, MIAMI, FL
TEXT BY DE SCHOFIELD
PHOTOGRAPHY BY TOM CRANE, BRYN MAWR, PA



Millionaires Row on Collins Avenue in South Beach is home to The Setai, a five-star oceanfront hotel and residence whose dramatic vantage points of Miami and the Atlantic Ocean seduced one Northeast couple into combining its two 40th-floor penthouses into a one-of-a-kind property. Having worked with designer Allison Forbes and architect John Toates on previous projects, the owners knew that the duo could once again achieve their desired look. "Our objective was to blend the building's strong architectural presence with the breathtaking beauty of the Miami coastline," Forbes says.

The owners, who use the penthouse as a vacation getaway, agreed to offer the space as part of the hotel's rental pool. With this in mind, Forbes and Toates transformed the 6,500-square-foot unit with a 3,000-square-foot rooftop terrace into an Art Deco-Asian retreat



In the music room, tone-on-tone F. Schumacher fabric dresses a grouping of Michael Berman chairs, while Larsen's sheer gold-and-terracotta drapery fabric glistens in the sun. Venetian-plaster walls add texture and dimension here and in the elevator entry, left, where a signed and numbered print by Jamali, "Shanidar," adds an Asian flair.



that satisfies the owners' tastes while complementing The Setai's aesthetic. "The owners should never feel that they are in a hotel, and guests should never feel that they're invading someone's private home," Toates says. To capture the look, carefully selected pieces in neutral silks, suede and velvet combine with exotic woods, rich architectural details and spicy hues.

Working in collaboration with Forbes and project architect Marki Briggs, Toates redesigned the home's layout, positioning the main living areas around the perimeter of the unit to take advantage

THE DOUBLE LIVING ROOM — COMPOSED OF A. RUDIN SOFAS, CHAIRS AND OTTOMANS IN COWTAN & TOUT FABRICS — FEATURES A WOOD-BEAMED COFFERED CEILING WITH A HERRINGBONE PATTERN THAT ADDS DEPTH TO THE EXPANSE OF GLASS WALLS. "THE RELATIONSHIP OF INSIDE TO OUTSIDE IS CRITICAL," DESIGNER ALLISON FORBES SAYS.



BELOW: Torchieres light the perimeter of the terrace outside the dining room, where barstools from Kravet pull up to the kitchen, far left. The kitchen is frequented by a 24-hour-on-call chef and a butler formerly employed by Buckingham Palace.



of the 360-degree panoramas of Miami and the ocean through floor-to-ceiling walls of glass.

Tinted-blue glass forms a balcony railing on the rooftop terrace — a modern tropical escape with an infinity-edge, stainless-steel pool and raised coral-stone Jacuzzi. The design team refurbished the pool deck with exotic South American hardwood and created a fountain wall made of coral stone. Furniture with ocean-blue cushions provides the foundation for an interior palette touched with sea and sky.

Asian motifs begin in the elevator entry with a mahogany table anchoring a centerpiece of orchids. Teak millwork frames the doorways, serving as a defining architectural element, while visually connecting the rooms. To the right, angled

teakwood fins allow glimpses of the music room. “The idea was to convey that this was a full-floor apartment with spectacular views in all directions,” Briggs says, “yet allowing that view to gradually unfold.”

Flamed-granite flooring in the elevator entry transitions to highly polished cumaru wood in the music room, where four Deco-style chairs seat an audience opposite the piano. An understated color scheme translates in the tone-on-tone honey chair fabric.

Subdued hues and cumaru flooring continue into the double living room, which features mirrored conversation groupings separated by an antique reproduction sofa table. Russet-toned Tibetan area rugs bring rich color to the otherwise neutral composition.

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While a wood-beamed coffered ceiling defines the living room, a coffered ceiling outlines the dining room, where zebra-wood paneling and a wine wall make strong architectural statements. A Macassar-ebony table reflects Art Deco design, while chairs with a coral pod medallion reference Asian motifs.

At the owners' request, Toates configured two full-size master suites separated by a wide sitting area. Taking inspiration from the scenic views, sky blue washes over one of the suites. Both bedrooms feature pocket doors that close for privacy when the penthouse is used as a hotel suite.

Subtle yet extravagant, this home reflects the harmonious collaboration between design and architecture.

LEFT: A bed from Dessin Fournir makes a statement in the master suite, which opens to a sitting area, above, where a Kravet sofa in Lee Jofa fabric is placed facing a cocktail table from Henredon.

SEDUCTION ON ...

continued from 101

SOURCES

ROOFTOP TERRACE AND POOL AREA

Furniture, cushions and pillows - Smania Home Collection, Inside/Out, DCOTA, Dania Beach, FL

Fountain wall - Custom designed by Forbes Design Consultants and Peter Zimmerman Architects, Inc., Berwyn, PA

Railing and canopy sails - Custom designed by Peter Zimmerman Architects, Inc., Berwyn, PA

Pool and Jacuzzi contractor, and fabrication for fountain wall and railing - Turner Construction Co., Miami, FL

Sails fabricated by Awnings by Valrose, Miami, FL

Deck flooring - Quality Floor Covering, Inc., Wichita, KS

ELEVATOR ENTRY

Center table - Serban Furniture Design, Vita DeBellis, Marketplace Design Center, Philadelphia, PA

Light fixture - Illuminating Experiences, Inc., Jolo Enterprises, DCOTA, Dania Beach, FL

Artwork - Jamali Fine Art LLC, Winter Park, FL

Area rug - Custom designed by Forbes Design Consultants, Berwyn, PA

Fabricated by Marc Phillips Decorative Rugs, Marketplace Design Center, Philadelphia, PA

MUSIC ROOM

Chairs - Michael Berman, Ltd., Los Angeles, CA

Cocktail table - Serban Furniture Design, Vita DeBellis, Marketplace Design Center, Philadelphia, PA

Piano - Steinway Piano Gallery, Coral Gables, FL

Wall lamps - J. Robert Scott Furniture, Jerry Pair & Associates, DCOTA, Dania Beach, FL

Area rug - Custom designed by Forbes Design Consultants, Berwyn, PA

Fabricated by Marc Phillips Decorative Rugs, Marketplace Design Center, Philadelphia, PA

LIVING ROOM

Wood-framed sofas, club chairs and ottoman - A. Rudin Designs, J. Batchelor, DCOTA, Dania Beach, FL

Fabrics - Cowtan & Tout, Croce, Inc./Cowtan & Tout, Marketplace Design Center, Philadelphia, PA

Lounge chairs, ottomans and tiered cocktail table - Kravet, Marketplace Design Center, Philadelphia, PA

Wood-slab cocktail table and occasional table - Century Designer Showrooms, Marketplace Design Center, Philadelphia, PA

Sofa table - Daniel Scuderi Reproductions, DCOTA, Dania Beach, FL

Table lamp - George Kovacs Lighting, Jolo Enterprises, DCOTA, Dania Beach, FL

Plasma TV - Sound Components, Coral Gables, FL

Area rugs - Tufenkian Carpets, Marc Phillips Decorative Rugs, Marketplace Design Center, Philadelphia, PA

KITCHEN

Cabinetry - Custom designed by Forbes Design Consultants and Peter Zimmerman Architects, Inc., Berwyn, PA

Countertop and cabinetry fabricated by Cayman National Manufacturing and Installation, Inc., Deerfield Beach, FL

Appliances - SubZero, Thermador and Miele, Florida Builder Appliances, Pompano Beach, FL

continued on 104

SEDUCTION ON ...

continued from 102

DINING ROOM

Table - L'Excellence Design, Inc., DCOTA, Dania Beach, FL

Chairs - Century Designer Showrooms, Marketplace Design Center, Philadelphia, PA

Fabric - Lee Jofa, Marketplace Design Center, Philadelphia, PA

Light fixtures - Illuminating Experiences, Inc., Jolo Enterprises, DCOTA, Dania Beach, FL

Wine wall - Custom designed by Peter Zimmerman Architects, Inc., Berwyn, PA

Fabricated by Cayman National Manufacturing and Installation, Inc., Deerfield Beach, FL

Area rug - Custom designed by Forbes Design Consultants, Berwyn, PA

Fabricated by Marc Phillips Decorative Rugs, Marketplace Design Center, Philadelphia, PA

MASTER SUITE

Bed coverings and linens - kumi kokoon, Gardena, CA

Desk, accent pillows on bed and area rug - Custom designed by Forbes Design Consultants, Berwyn, PA

Bench - Stewart Furniture Design, Inc., Fries, VA

Fabric - Zimmer + Rohde, Stamford, CT

Lounge chairs and accent pillows - Kravet, Marketplace Design Center, Philadelphia, PA

Lounge chair fabric - Brunschwig & Fils, Marketplace Design Center, Philadelphia, PA

Chest and mirror - Henredon Furniture Industries, Robb & Stucky, Naples, FL

Table lamps - Minka Group, Robb & Stucky, Naples, FL

Wall covering - F. Schumacher & Co., Marketplace Design Center, Philadelphia, PA

Terrace furniture - Century Designer Showrooms, Marketplace Design Center, Philadelphia, PA

MASTER SUITE SITTING AREA

Sofa and accent pillows - Kravet, Marketplace Design Center, Philadelphia, PA

Sofa fabric - Lee Jofa, Marketplace Design Center, Philadelphia, PA

Tables - Henredon Furniture Industries, Baer's Furniture, Boca Raton, FL

Lamps - Robert Abbey, Inc., Kody Lighting, Wayne, PA

Area rug - Odegard, Inc., Persians, Ltd., Marketplace Design Center, Philadelphia, PA

THROUGHOUT

Millwork, molding and wood wall paneling - Cayman National Manufacturing and Installation, Inc., Deerfield Beach, FL

Windows - Barbara Gauthier Decor, Oxford, PA

Ceilings and doors - Custom designed by Peter Zimmerman Architects, Inc., Berwyn, PA

Wood ceilings and doors fabricated by Cayman National Manufacturing and Installation, Inc., Deerfield Beach, FL

Ornamental cast-plaster ceilings fabricated by Felber Ornamental Plastering Corp., Norristown, PA

Recessed lighting - Grenald Waldron Assoc., Narberth, PA

Venetian plaster - Venucci Walls, Inc., Plantation, FL

Florals and greenery - Gold Leaf Design Group, Inc., Chicago, IL

Wood flooring - Quality Floor Covering, Inc., Wichita, KS

Tile and marble flooring - Devon Tile & Design Studio, Devon, PA **M**