

WINDSOR

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10020 RENFREW AVENUE

SEE PAGE 2 FOR DETAILS

IN THIS ISSUE

Featured Property Listing	2	Windsor Home Featured in Coastal Living ..	4	Charity Polo Cup Update.....	6
Q&A with Hugh Newell Jacobsen ...	3	Developer Update	4	Beatriz Milhazes Exhibition Tours ...	7

WELCOME

I hope you and your loved ones experienced a joyous holiday season. At Windsor, we are off to a busy start for the New Year and we welcome the return of our Members, their families and guests.

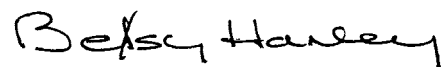
The opening of our first exhibition in the curatorial partnership with renowned Whitechapel Gallery was a resounding success. The Gallery at Windsor has been visited by art lovers from all corners of the world. We are extremely honored to be the site of this extraordinary display of works by leading Brazilian artist Beatriz Milhazes. A recap of the groundbreaking opening weekend, along with information on gallery tours and children’s workshops, can be found on page 7.

On page 3, we catch up with a longstanding friend of Windsor, legendary architect Hugh Newell Jacobsen. Known for his modern pavilion-based residences, Hugh has been designing at Windsor for more than 20 years and is currently overseeing the completion of his latest residential project at Windsor.

Windsor and its unique architecture, amenities and cultural programs continue to be sought out by leading publications. One of our current residential listings was featured in the December edition of Coastal Living magazine. See page 4 for details. Also, you can find this magazine feature and other recent media coverage in the news section of our website, windsorflorida.com.

As always, I welcome new visitors to Windsor. If you are interested in learning more about Windsor’s real estate opportunities, please contact our office at 772 388 8400 or 800 233 7656 or info@windsorflorida.com.

Best wishes for the New Year,



Elizabeth C. Hanley, licensed real estate broker
 President
 Torwest, Inc.
 Windsor Real Estate, Inc.



10020 RENFREW AVE

BEDROOMS	5
BATHROOMS	6 FULL, 1 HALF
SQUARE FOOTAGE	4,978
LOT SIZE	10,756
TYPE	SOUTH VILLAGE
ARCHITECT	HARRY HOWLE
BUILDER	CROOM CONSTRUCTION CO.

Oriented to capture ample sunlight and prevailing breezes, this five bedroom courtyard-style home exudes timeless elegance, from its imported hardwood and limestone flooring to its cedar shingle roof. A tall belvedere with a tongue-in-groove vaulted ceiling marks the main entry off the auto court and links the detached garage and carriage house with the main house. This open structure offers glimpses, through the stair hall, of spectacular lake and fairway views across the expansive pool courtyard. In the great room, adjacent to the kitchen, wood beams define the 12-foot ceilings, used throughout the ground floor. The chef’s quality kitchen includes commercial-grade appliances, custom cabinetry, a long central island and stone countertops. The upstairs master suite features two distinct marble-clad baths with custom millwork and walk-in closets. French doors line the stair hall and open onto a veranda with views of the pool, lake and fairways. A carriage house above the oversized garage includes two bedroom and bath suites, a sitting room and kitchenette with laundry. Voluminous spaces, rich materials and expert detailing are typical of this elegant South Village residence. Offered furnished for \$3,995,000.

Q&A WITH HUGH NEWELL JACOBSEN

Architect Hugh Newell Jacobsen needs no introduction. He is world-renowned for a striking style of architecture that has earned him 137 awards, and is perhaps best known for his modern pavilion-based designs.

He has worked on grand projects such as the U.S. embassies in Paris and Moscow and the library for American University in Cairo, but he especially enjoys designing houses and has been commissioned by famous clients such as Jacqueline Kennedy Onassis and Meryl Streep.

“I work for the most delightful people,” he says.

Jacobsen lectures extensively throughout the world. His writing is regularly published in publications such as *Architectural Digest* and his work has been showcased in three monographs.

“To have one book is such an honor,” he says. “To have three is ridiculous.”

Yet another is in the works.

Jacobsen is considered among the best architects of our time.

That you likely know already. But what you might not know about the Washington, D.C.-based architect is that he has a wicked sense of humor. He enjoys telling stories – interesting, marvelous stories about, say, gallivanting around France with a client. He frequently quotes people who have influenced him – architect Louis Kahn, for example – and occasionally even repeats sassy lines from a movie, if it suits his purpose.

Jacobsen has practiced architecture under his own name since 1958, and although he likes to say he’s just doing “the same stuff” he’s done his entire career, it’s evident that his signature style has developed over time.

Drawing inspiration from vernacular architecture, Jacobsen designs houses that are classically proportioned and yet distinctly modern.

“You learn by doing in almost every profession,” he says. “I did a house in 1966 and it won lots of awards but the roof leaked like a sieve. You learn every day. It’s always an adventure. It’s a marvelous challenge.”

Ask him what project he has most enjoyed and he will say: “The one I’m working on right now ... it’s always the one I’m working on right now.”

And right now, Jacobsen is working on a house in Windsor.

We talked with him recently about the



Windsor project, his thoughts on good design and his own home:

Question: How did you become involved in the Windsor project?

Answer: It was a grapefruit farm when I first saw it. Andrés Duany and Elizabeth Plater-Zyberk were at Windsor. The genius of Windsor is the town plan. It was such a different idea that Andrés instilled. The usual gated community in Florida is like God’s waiting room; there are no children. I went to Windsor and there were bicycles lying on the lawn and young families were buying in Windsor. If you have kids, it affects the city. This is what makes it really terrific: the kids. We’ve had five awards from Windsor houses. It’s been just a marvelous experience.

Q: What are you most known for and where can we see your work?

A: My houses. Currently we are working on houses in eight states and three foreign countries. I’ve built, I think, some very good houses. I have built other projects in 28 states and seven foreign countries. The house currently under construction in Windsor is actually three houses and it’s an entire block but it doesn’t overpower the street.

Q: What is your design philosophy?

A: My work isn’t loved by everybody. You have to be practical and honest. There’s no cheating on gravity. Your obligation is to make your house work. I started out as a painter. I believe form does follow function and you must express the structure.

I have a list of things that work. Doors narrower than 3 feet don’t work. Windows and doors going from floor to ceiling make the space look better. The skin of the building should be of a local material. You mustn’t break the order of the street.

I look at the quality of light. Being able to bring light into the building is such an important thing for an architect to do. The quality of light on one piece of ground,



coming in the window, won’t be the same quality of light next door.

I’m very interested in the sequence of entry. The door must say, ‘come inside, there’s something better inside.’

Architects have this tremendous responsibility not to make the house overpower the hill. My houses do work. They do sit down and shut up and they don’t overpower the hill.

Q: You are famous for very modern architecture. How did you make your designs work within Windsor’s strict architectural code?

A: Design is always a challenge and you start out and it doesn’t come. It’s all done alone, usually in the wee hours of the night. You have terrible self-doubts. Then you turn the corner and all the key details work and your client might just buy it.

Q: You haven’t built yourself a dream house. You’ve lived in the same house for 45 years. Tell us about your home.

A: Architects don’t live like that. You live in an old house. My house was originally built in 1815. It’s a two-story red brick Federal house. I was hired to do the house as a spec house ... and then, my wife Robin and I bought this house. I took out the moldings and I brought windows to the floor and added the bookshelves. I just love it and it does work. We had large parties. I can have 65 people in the house for champagne and the house rises to it. My son Simon and I have a partnership – he’s marvelous with people and some projects we do together – and he and two grandchildren live across the street with Rex the wonder dog, a Jack Russell.

WINDSOR HOME FEATURED IN COASTAL LIVING

Coastal Living readers got a glimpse inside a classic Windsor home when it was featured in the magazine's December issue.

Set off a charming, narrow lane, the traditional two-story house with soft blue shutters and a cantilevered balcony fits in comfortably with its neighbors. Yet inside, the home sports a clean, modern look.

The eight-page Coastal Living feature showcased the fresh, contemporary interiors of architect and designer S. Russell Groves, who carefully and successfully mixed a variety of styles and furnishings to create a sophisticated yet relaxed feel in this family home and guesthouse.

The soft, mostly neutral palette marries well with the natural beach surroundings, while allowing the standout pieces – including custom chandeliers and steel metal console tables to truly shine. Punches of color and detail help bring the space to life.

Rooms flow easily and naturally into each other and into outdoor living spaces, which surround the pool.

The home at 3315 Oat Lane is for sale. To read more, check the website, windsorflorida.com/real-estate/listings

Another Windsor home is being featured on the cover of the February issue of Coastal Living. We'll share more about that exceptional golf course home in our next edition.



DEVELOPER OFFERINGS

At Windsor, the idyllic seaside setting serves as a backdrop for a collection of charming homes, hidden courtyards and gardens. Expansive estates sit on the perimeter of the golf course and along the Atlantic shoreline.

Windsor's developer offerings are varied, yet they relate to their surroundings and one another to create a true community. They include:

THE GOLF ESTATES AT SOUTH VILLAGE

These spacious homesites are tucked away in a serene neighborhood with tree-lined streets and sweeping views of lakes, parks and greens. Stretching along the 4th through 7th fairways of Windsor's award-winning course, the Golf Estates at South Village are a perfect choice for those seeking a true golf-focused lifestyle.

Several limited-edition design plans are available and buyers who choose one of these approved designs can reduce typical custom home construction time by nearly half.

Each of Windsor's Golf Estates builders has commissioned two individual floorplans, which are paired with a unique exterior elevation. In keeping with Windsor's architectural standards, exterior elevations are not repeated, allowing for varied streetscapes. These plans are suited to several different homesites in the South Village and are pre-priced for ease of planning. Pricing begins at mid \$2 million.

Partnering with one of Windsor's preferred builders to design a completely custom home continues to be an option on any of the homesites in the South Village, which is only minutes from Windsor's Village Centre.

THE OCEAN COTTAGE HOMESITES

Situated along the Atlantic shoreline adjacent to the existing Ocean Estate properties, these homesites offer from 72 to 130 feet of ocean frontage.

Each property was planned to maximize views, yet allow design flexibility and private beach access. Building placement guidelines also help to protect native dune vegetation and marine life.

These homesites are reserved for ocean cottages, which may be conceived as relatively small cottages or as large compounds organized around a series of courtyards. Both choices allow for ample cross ventilation, while maintaining the openness and sense of privacy characteristic of Windsor.



Buyers may work with their desired architect and choose one of the eight Windsor-approved builders to construct their residence. The lots conform to patterns already established on the ocean side of Windsor, where homes are low in scale and understated in style, yet showcase the designs of some of the world's most renowned architects. Homesites on the ocean start at \$2,650,000.

THE WINDSOR PARK RESIDENCES

Located on the western edge of the community, these elegant rowhouse-style homes represent an exciting opportunity to own a home at Windsor on a more intimate scale, while enjoying all the privileges of Membership. The homes, which will be about 3,200 square feet, will feature the same distinctive architecture and quality of craftsmanship evident in Windsor's existing properties. Buyers of the Windsor Park Residences, however, can avoid the time-consuming process of building a custom home.

The first of these planned residences will be arranged side by side in an east-west orientation to capitalize on views to the park on the east and the sunset in the west. They have been designed for maximum flexibility and comfort, with three bedrooms, three-and-a-half bathrooms, a second-level great room and a private courtyard that is spacious enough for a swimming pool or an outdoor kitchen. Each home also boasts a terrace and two balconies.

As part of the building process, buyers can choose from three interior design packages: Classic, casual or contemporary. The starting price is \$1,325,000.

3325 FORTNUM PLACE

4 BEDROOMS, 5 FULL AND 3 HALF BATHS

Serene, sensual, and simple describe the design conception of this award-winning residence. Masterfully arranged on two lots, the home's exterior elements conform to Windsor's meticulous design tenets, while expansive living spaces inside express a sophisticated contemporary style. The home's main gallery also functions as a dining room where glass doors slide out of sight to connect the space to the garden. A custom steel fireplace works with the angle of the large living room with sliding glass doors that function as moveable glass partitions, seamlessly connecting the interior and exterior spaces. The large, light-filled kitchen and family room with Boffi cabinetry and stainless steel countertops is oriented to capture long views of the pool courtyard. Upstairs, the generously-sized master suite connects to spacious his-and-hers dressing rooms with custom cabinetry. A guest bedroom and bath complete the second level. A private guest house with outdoor fireplace anchors the far end of the pool. Offered for \$5,795,000.



3435 NORTH SAVANNAH PLACE

5 BEDROOMS, 5 FULL AND 1 HALF BATHS

Bright flowers frame this home's welcoming entrances. The ground floor features a series of rooms organized around a courtyard garden with covered loggia. Dark stained polished concrete floors anchor tall interior rooms. A ground floor master suite features large walk-in closets and a spacious well-appointed bath. Its French doors open out to a vista that stretches the entire length of the swimming pool toward the open-air cabana. The charming kitchen is open to a light and airy family room with 19-foot ceilings. The kitchen design features a custom hand painted tile backsplash, crisp white millwork with contrasting painted cabinet interiors. A staircase off the family room ascends to a loft-like sitting area that overlooks the family room and is shared by the two bedroom guest suites that occupy this wing. This home's exceptional architecture and design create a truly livable home that interacts harmoniously with its outdoor living spaces and gardens. Offered furnished for \$4,650,000.

10635 WITTINGTON AVENUE

5 BEDROOMS, 7 FULL AND 1 HALF BATHS

Shaped rafter tails and cream stucco walls accent the timeless elegance of this classical home set before the golf driving range. A series of vertical windows flood the home with light and air. The covered entrance leads into a double-height foyer with arched passages to the private master suite on one wing and the living areas on the other. A fully-equipped kitchen opens onto a covered loggia overlooking the sunny pool courtyard. A wet bar separates the formal living room from the dining room. For entertaining, the kitchen, dining room and sitting room can be opened to create a dramatic "great hall," with 12-foot, 8-inch ceilings. Above the garage is a guest suite with a covered balcony. A private two-story guest cottage with a kitchenette features French doors on both levels that open onto deep porches with views of the private garden. Furniture is available but not included in the price. Offered for \$3,750,000.



A PLACE FOR HORSES



Nearly five miles of winding riding trails surround Windsor's property, offering Members and guests an opportunity to immerse themselves in Florida's natural splendor.

The scenic trails are an essential element of Windsor's equestrian program, which includes recreational riding and a variety of other activities and sports.

The full-scale Equestrian Centre has on-site stable facilities, paddocks, jumping, dressage and lunging rings, as well as an elite training staff headed up by equestrian director Arno Mares.

Windsor Member Michelle Mayer says owning her own horse as a child enhanced her life on many levels.

"When it was time for me to introduce my children to the joy and love of horses and riding, the Windsor stables provided the perfect environment and entree for my son and daughter. One of my very fondest memories of our time here was taking a ride at sunrise with my daughter. Windsor's stable manager guided us on a beautiful and unforgettable ride. It was a sacred and special time for both mother and daughter. The equestrian program remains, in my opinion, an integral part of what makes Windsor such a unique and wonderful place."

At Windsor, lessons are available in the riding arena, by appointment, with riding instructors on hand again this year to help both beginner and advanced riders.

"Pork Chop is available for pony rides even for junior riders with no experience whatsoever," Mares says. The children, especially, have taken to Pork Chop, which is one of the Members' favorite horses, and he is available for a trail ride on Windsor's beautiful winding bridle trails."

Some of Windsor's younger Members will show off their skills during the annual Equestrian Fiesta, which also will feature a jumping demonstration by one of Windsor's riding instructor.

"We are looking forward to hosting our annual Equestrian Fiesta in February," Mares says. "In the meantime, Members and guests are welcome to visit the stable any time to meet the horses and ponies."

CHARITY POLO CUP UPDATE

This year, Windsor's breathtaking polo field will be the site of an exciting new event – The Charity Polo Cup at Windsor.

Top international players and celebrities will play in the February 18 polo match that will benefit three deserving charitable organizations: The National Center for Missing and Exploited Children; The Humane Society of Vero Beach and Indian River County; and the Financial Aid Fund for Saint Edward's School.

Windsor co-founder The Hon. Hilary Weston and John Walsh – a TV host and polo player – will co-chair the family friendly event, which includes the option of enjoying an elegant tented field side champagne luncheon or a picnic in the tailgating area.

Tailgating at a polo match is a time-honored tradition, and Windsor is planning a little

competition to spice things up. Show off your best ideas in tailgating cuisine, humor and themes, and you may win a prize. The winners will be chosen by our celebrity judges, which include Leslie McQuirk, an internationally known writer and illustrator of children's books.

Also planned is a Demonstration Junior Polo Match, pony rides for the children, and a presentation by the Busch Wildlife Sanctuary.

On display will be a collection of classic cars, which have been acquired by legendary racing driver Brian Redman, who will be a special guest.

For more details and an event schedule, check the website, charitypolocupatwindsor.com.



BEATRIZ MILHAZES EXHIBITION OPENS



Iwona Blazwick OBE, Beatriz Milhazes and Jean-Paul Russell

An exhibition of works by contemporary Brazilian artist Beatriz Milhazes opened in The Gallery at Windsor on Dec. 3.

Windsor founders Hilary and Galen Weston hosted the opening reception and dinner at the Weston Guest House, where an international array of guests enjoyed lively conversation amidst colorful décor and the sounds of classical Brazilian guitar. Also on hand for the opening weekend was the popular Brazilian singer Arto Lindsay.

“Beatriz Milhazes: Screenprints 1996-2011” is the first comprehensive display of the artist’s bold and abstract works on paper. The exhibition, which focuses on the process of creating art, includes material from Milhazes’ archives, original drawings, acetates and blocks of wood. Central to the exhibition will be a series of screen and wood block prints she has made in collaboration with Jean-Paul Russell of Durham Press in Pennsylvania during the past 15 years.

The exhibition at Windsor’s gallery is the first in a series of three annual exhibitions curated by Iwona Blazwick OBE, director of the Whitechapel Gallery to coincide with

Art Basel Miami Beach. The displays, which are sponsored by the Westons, have been extended to be on show at Windsor through April 2012.

In conjunction with the exhibition is a series of children’s workshops and a family activity sheet produced by Whitechapel Gallery’s Education Department that uses Milhazes’ work as inspiration to guide children through the process of creating art by asking thought-provoking questions and suggesting activities.

The activity sheet, for example, discusses the artist’s use of various shapes and “bright, dancing colors that jump out of the canvas,” and then asks: “What are your favorite colors in the artist’s work? What colors do you not like?”

The workshops encourage creativity and help children to produce their own works of art.

To set up a tour or children’s workshop, contact The Gallery at 772 388 4071 or gallery@windsorflorida.com.



Children at The Gallery creating Beatriz Milhazes inspired artwork

WINDSOR ANNOUNCES NEW GALLERY MANAGER



Katrina Rank is hard at work in her new role as manager for The Gallery at Windsor. Rank’s appointment coincided with the historic collaboration between The Gallery at Windsor and London’s Whitechapel Gallery that opened its first show in December featuring art created by Beatriz Milhazes.

Rank joins Windsor with more than a decade of experience in multiple areas of the art world including curatorial, administrative and events management gained by working with artists and gallery owners. Most recently she was with Gary Nader Fine Art in Miami where she was involved in the daily operations as well as helping to mount and publicize shows by renowned artists such as Fernando Botero, Roberto Matta, Enrique Martinez Celaya, Walter Goldfarb and Frank Stella.

Rank reports to Robert Gallagher, general manager of the Club at Windsor, who says, “We are delighted to welcome Katrina Rank to the Windsor Club team. She brings tremendous experience from her Sotheby’s education and subsequent positions with Gary Nader in Miami and other institutions in London, Paris and Rome. We look forward to her strengthening the Windsor Art Programme through her vast knowledge and connections in the contemporary art world.”

In her new role, Rank will oversee all gallery operations and administration.



10560 FIFE AVENUE

4 BEDROOMS, 4 FULL AND 1 HALF BATHS

This centrally located tennis cottage sits directly across from the Clubhouse on a corner lot, adjacent to the Tennis Centre. Beautiful craftsmanship and fine finishes create a sophisticated and timeless feel. A dark stained mahogany balcony crowns the formal entry and handsomely trims clerestory windows and exposed eaves, creating the home's signature architectural style. French doors connect the living room, kitchen, and family room to the slate tiled loggia with elegant outdoor hearth. Maple cabinets and granite countertops give the fully equipped kitchen a modern, clean style. Upstairs, the master suite and second spacious bedroom feature crisp white woodwork, with limestone countertops and floors in both bathrooms. Across the pool courtyard, two separate one-bedroom suites are located above each garage. Offered furnished for \$2,395,000.



2925 HAMMOCK WAY

4 BEDROOMS, 5 FULL BATHS

Located between the south edge of the polo field and the lake, this village home enjoys expansive views. French doors in the great room open onto the pool courtyard with tiled loggia and welcoming gas fireplace. A lap pool features custom bronze fountains and a convenient outdoor shower. The efficient kitchen design includes a 1,000-plus capacity wine room providing additional refrigeration for entertaining. Also on the ground floor is a cozy den with built-in entertainment center and adjoining bathroom. The second floor is arrived at by a light-filled stair hall detailed with a hand-carved palm tree motif. The master bedroom with his-and-hers full baths and walk-in closets leads onto a large covered veranda with southern views across the lake and fairways. Offered for \$1,875,000.



10560 KENT COURT

4 BEDROOMS, 4 FULL AND 1 HALF BATHS

This uniquely designed tennis cottage is ideally positioned adjacent to Windsor's Tennis Centre. A tiled entry foyer opens immediately to a spacious loggia with fireplace and wet bar. Two guest bedrooms on the ground floor open out to the loggia and pool deck. Entrance into each of the various spaces within this Caribbean-inspired residence is via an open-air circular staircase. The master bedroom suite is located on the mid-level and enjoys a private stairway off the balcony to the pool and garden below. Upstairs, the living room, kitchen and dining room are bright and open. The central living room with fireplace features multiple sets of French doors that lead to porches on two sides. To the west, a balcony extends across the front of the house, capturing exceptional views. Offered for \$1,250,000.

3515 NORTH SAVANNAH PLACE

4 BEDROOMS, 4 FULL AND 1 HALF BATHS

Views from the main rooms of this Golf Cottage encompass the full length of the golf course's undulating fairways. From the entry, a covered loggia surrounds a central courtyard with built-in barbecue and connects the carriage house with the main house. The family room adjoins a convenient office. This self-contained space features a bathroom, offering flexibility to serve as another bedroom. The great room with fireplace is open to the well-appointed kitchen, equipped with premium features. Two upper-floor bedrooms open to a deep veranda for spectacular views of the sun-drenched pool courtyard and fairways. The master suite includes a spacious bath and dressing room; double doors open to a private balcony. The standing-seam metal roof, slender columns, and exceptional outdoor living spaces emphasize this home's easy-going tropical style. Offered for \$2,485,000.



PROPERTIES

WINDSOR