Exterior Insulation: A Winner at Sweetwater

Award winning residential projects are recognized.

Winner of the 1986 Gold Nugget Grand Award from the Pacific Coast Builder’s Conference, the Villas of Sweetwater, Sugarland, Texas, presents an arresting design of contemporary building materials.

The mixed land use community which includes residential and commercial projects on a site that was once a rice field utilizes turn-metal roofs and Dryvit Outsulation as major unifying elements. Towering chimneys of Dryvit add a dramatic skyscape and with their distinctive height and vertical expression reinforce the overall villa scale and tie the project to the office facilities.

In developing the site, a levy was installed around the project and lakes and water amenities created as the focal point for the community. With flat land and few natural features, the creation of lakes offered an excellent opportunity to enhance the environment.

This project located southwest of Houston, comprises units ranging in price from $80,000 to $100,000 and totalling 109,510 sq. ft. on 7.68 acres of land with the density being 16 units per acre. There are also five floor plans with an average of six units in each villa. These units range in price from $82,000 to $125,000 and sizes range from 1000 to 1200 sq. ft.

The market for this particular residential community is young married adults, singles, and older adults without children. Buyers have historically had median incomes in the $42,000 range and above.

The challenge was to create a villa
The Texas condominium community is built on the site of a former rice field, with man-made lakes created from former drainage ponds. Scale structure out of units that average 1200 sq. ft. while maintaining the desired privacy and views of the adjacent landscape.

The overall design solution resulted in a villa character. This was achieved by using both plan and form-giving elements. The major plan concept was to organize the unit stairs within so that no stairs were evident on the exterior of the building. Units were positioned and exterior elevation undulated to give the maximum views to the outside landscape space. The color theme of the project, a soft natural green was reinforced with the use of turn-metal roofs and tiles and Dryvit exterior in a custom shade of off-white grey.

Notes owner/developer Walter B. Eebs of the Greystone Group, “The Villas of Sweetwater from the beginning was a concept of leisure living in one of the most prestigious and desirable locations in the Houston area. The distinction in design, architecture and specifications and the close attention to detail in construction has produced a finished product that is truly unique.”

Continues Eebs, “The application of standing seam roofs, Dryvit exterior wall finishes, and high chimneys with
The 1986 Gold Nugget Award winning Villas of Sweetwater features a Dryvit exterior, right up to distinctive chimneys.

caps matching the roof finishes renders the total project as an attractive beacon within its surroundings.”

Sharing in the honors won by Villas of Sweetwater are Greystone Construction, Inc., a division of owner/developer Greystone Group, and Dryvit applicator Red Oak Plastering, Red Oak, Texas. Construction Exteriors, Dallas, Texas was the Dryvit distributor.