



Dealer's Choice

A HISTORIC PROSPECT PARK RENOVATION SPEARHEADED BY HIS COMPANY ENDS UP GIVING DEVELOPER JIM HOFFMAN THE HOME OF HIS DREAMS

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LEFT: "We call this the Piano Room because my 1910 Mason & Hamlin takes up such a big chunk of the room," says homeowner Jim Hoffman. "This room projects into the front garden at the very front of the home."

BELOW: The home's guest house was once a two-level garage that now serves as an art studio, a pool cabana, and guest accommodations.



"What was once a porte-cochere was thoughtfully reimaged as the home's main entry porch," says Hoffman. "It's an area that creates a welcoming arrival with a porch swing and relaxed seating on the right side of the house."





"The dining room and the living room are open to one another, so the approach was to create a space that feels calm and inviting rather than overly formal," says Hoffman. "We wanted to encourage gathering and conversation, elegant but not precious."



LEFT: Homeowner Jim Hoffman is the principal of SBP Homes, a luxury house builder with offices in Palm Beach and Connecticut.

As one of the principals of SBP Homes, developer Jim Hoffman deals in beautiful properties on a daily basis, but even he is quick to admit that a 1925 renovated landmark in West Palm Beach's Prospect Park is rather special. It's his own house after all.

"I approached this property as I do all our projects, as a place we would eventually sell," says Hoffman. "But by the time it was complete, I realized it was exactly the kind of home I wanted to live in."

Much of that realization had to do with the work of Gengler Architects, Nievera Williams Landscape Architecture, Armstrong Landscape & Design, and interior designer Doron Sabag, Hoffman's partner at SBP, all of whom tackled the renovation in their respective categories.

The project was an arduous one to say the least. As with all historic renovations, this one had to follow endless rules as to what the

BELOW: Interior designer Doron Sabag established a transitional design style that feels timeless. Most of the living room's furniture is custom, except the area rug by RH and pillows from Hive. The floral composition above the fireplace is by Palm Beach artist Tom Mathieu.



JIM HOFFMAN PHOTO COURTESY OF SBP HOMES



ABOVE: In terms of landscaping, there were two firms involved. “We collaborated with Mario Nievera at Nievera Williams Landscape Architecture whose initial plan established a strong framework,” says Hoffman. “Then, designer Doron Sabag worked closely with our friends at Armstrong Landscape to develop and enrich the design. The goal was to create a layered, immersive garden experience.”

ABOVE: “We cook quite a bit, so the kitchen was designed to be highly functional,” says Hoffman. “The idea was to incorporate several workstations so that multiple people can prepare food at the same time.”

design team could or couldn't do. “Although the Landmark Commission did allow us to introduce more glass and add a double decker porch on the back of the house, changing the style of the exterior in any major way was out of the question,” says Hoffman. “What we did was honor the classic Mediterranean aesthetic of the house and restored the shell as much as possible.”

The interior was a completely different story. A complete gutting was performed to install all-new systems and finishes, address structural issues, and make way for a clean, transitional look. The kitchen, laundry room, staircase, and entire second floor felt choppy and outdated, so their layouts were reconfigured. Once the changes were addressed, Sabag and his team got to work. A palette was established: blue, gray, and white for a timeless and calming effect. Flooring was selected: terrazzo-style porcelain on the first level and white oak on the second. And furniture was purchased: lines from custom vendors in Connecticut and brands such as Natuzzi, Ligne Roset, RH, West Elm, and CB2.

Outside, the landscaping approach by Nievera Williams Landscape Architecture and Armstrong Landscape & Design is Palm Beach proper with hedges, palms, vines, planting beds, and ornamental trees. Beyond the main residence, a two-story guest house that serves as guest quarters and an art studio for Hoffman's life partner, Rick Treimanis, stays honest to Sabag's transitional design aesthetic.

“As I tell the story of how this place came to be, the series of events fits nicely into a few sentences, but I assure you the construction process was not tidy at all,” says Hoffman. “But all that is behind us. Today, it's our home, a place where Rick and I can relax and enjoy the connection between the house, the gardens, and the surrounding landscape.” *sbphomes.com*