

Transitional Trends



for larger windows and spacious floor plans that bring the outside in-- a cornerstone of MTBH's design philosophy.

This niche has become ever popular with a younger clientele coming to St. Petersburg from urban centers around the country. Most of these "movers and shakers" can live anywhere, and are finding St. Pete but not finding the homes that fit their lifestyle. Homes have also been built for clients living in one of the most beautiful classics of the 20's in St Petersburg, who became fatigued of the constant upkeep and energy inefficiencies of an older home.



This infusion of new people and new life into older neighborhoods is reflective of the growth in St. Pete, and the blending of old with new is part of the revitalization that attracts so many families and businesses to the ever-changing landscape of a burgeoning city. Some people find this an affront to the status quo. MTBH and their clients embrace this shift in a community that is evolving and built around the arts. The result is building a piece of art that they can live in. 🏡



"The challenge for any builder who cares about aesthetics is to design a home that is distinctive and striking, but still looks like it belongs there. Our homes are not separate from their environment – they are part of it, and their designs reflect that."

The demand for contemporary homes is on the rise, and Modern Tampa Bay Homes has long been a leader in designing and building striking contemporary homes throughout Tampa Bay. What people may not know is Richard McGinniss, president of MTBH with origins in Boston, is an experienced Historic Preservationist who has restored multiple homes dating back into the 18th Century for his family homes, as well as a history of joint ventures with conservation and preservationist groups.

When moving to Tampa, he purchased and painstakingly restored one of grand dames of the 1920's boom that also served as an original model home on the water in Beach Park for his family home. When deciding to get back into the business of building single family homes, after running some of the largest development programs in the southeast, McGinniss

came to the conclusion that the traditional homes being offered in the market were incongruent with the climate and lifestyle of Florida (Who needs a pitched roof without snow and tiny windows to keep the cold out?). So he formed MTBH and was the first builder to offer contemporary homes in this market.

With his historic building background and with community concerns about "fitting in" with historic neighborhoods, he decided to offer homes that integrated classic, historically inspired architectural exteriors simultaneously integrating more fashionable contemporary interior and exterior living areas. Clients that appreciate the history of an area, but want new construction are going modern with a nod to existing architecture in a neighborhood. The results are designs that stand out, yet fit in.

These one-of-a-kind homes are carefully crafted with scale to the neighborhood, using only the finest components. Nothing is fake. Sensitivity in craftsmanship is reflected in real materials. Classic architecture paired with contemporary interiors allows

