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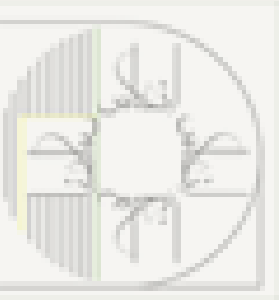
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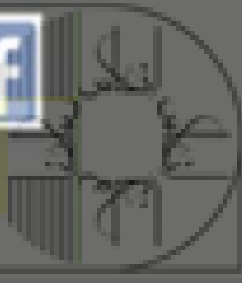
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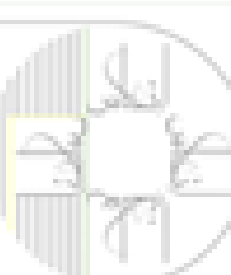
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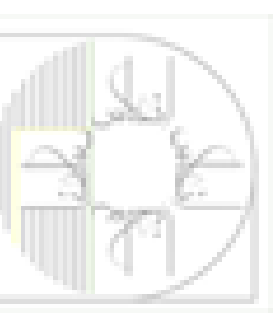


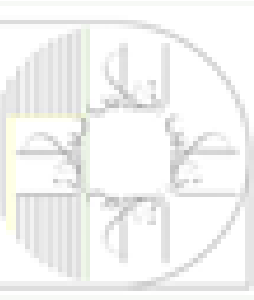
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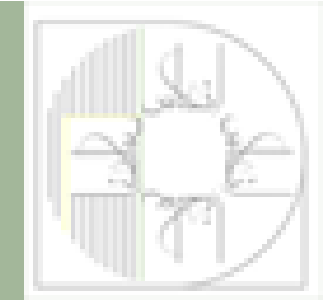


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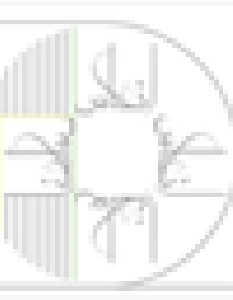
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When selecting projects for each issue, I try to group together distinctly different styles to appeal to our broad market around Austin, San Antonio and the Hill Country. I'd like to say I am clever in discovering common threads that connect the projects in a composed way. I'm usually not, but seek and you shall find. Trends come and go; the latest technology certainly holds a place; and classics simply withstand the test of time. One commonality that seems to remain constant is the need/want/desire to collect. It's the goal of designers and architects to recognize these things, and as McKinney York's client put it when referring to her architect's suggestion of highlighting her love of reading, "What was most incredible to me is that it was the first thing that taught me what architectural design actually is."

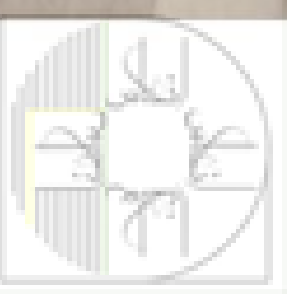
Finding the right professionals to assist in your selections is always the first and most important step in building or remodeling the home of your dreams. I hope this issue inspires you and directs you to your home mentor.

Trisha

Trisha Doucette
Editor

ON THE COVER:

The essential role of the new foyer, with a built-in library and grand staircase, is to support and direct the natural flow of the newly remodeled home. McKinney York Architects. Page 36. Photography by Andrea Calo.



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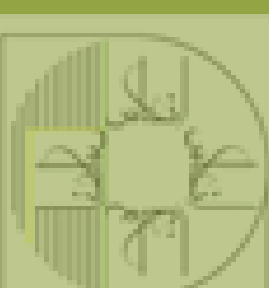
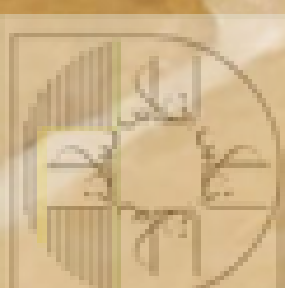
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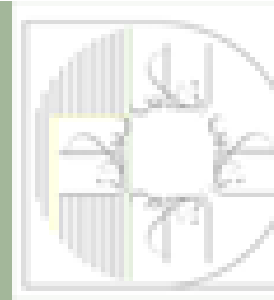
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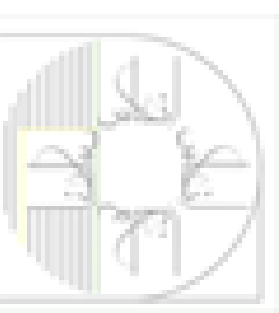


FRENCH FORWARD

BY ALEXA M. JOHNSTON | PHOTOGRAPHY BY JENNIFER SIU-RIVERA

WARMTH RADIATES THROUGHOUT THE REMODELED KITCHEN, BALANCED WITH A STATELY PRESENCE, REMINISCENT OF A FRENCH MANOR THAT HAS BEEN ESTABLISHED FOR A HUNDRED YEARS. FOR A MOMENT, ONE COULD EASILY FORGET THEY'RE STILL IN SAN ANTONIO, TEXAS AND THINK THEY HAVE BEEN WHISKED AWAY TO A KITCHEN IN THE FRENCH COUNTRYSIDE.

Natural light floods the breakfast nook with the Hooker Furniture round table at the center, surrounded by World Market chairs, providing an idyllic space for the family to gather for a meal or the kids to pore over their homework. Hand-beaded French antique chandeliers cascade down from the ceiling, allowing the light to catch.





When principal designer from Yunique Designs, Shea Pumarejo, began this kitchen remodel project, she prioritized the functionality first, knowing just how vital the space was. The homeowner has two young children and makes most of the family's meals from scratch, so it was imperative that this space served as an asset for efficiency rather than a hindrance, while exuding elegance. Drawing from other components in the home, particularly the hardwood floors throughout the house, led to the design inspiration of a French farmhouse.

Before a single design element was chosen, Shea conducted thorough research, as she does with all of her clients. First, she met with the homeowners for an extensive interview to help better understand how the space is used, including what type of cooking is done, how often and any specific needs. From there, the aesthetics of the space were discussed — not only how a particular material looks but also its durability and longevity to determine what would work best.

"I never want to design a space that is not fluid with the architecture of the home, or remove any elements original to the home that add value to replace them with the latest trend," Shea said. "I am always looking to advise my clients as to how to retain and add value to a property."

The stone vent hood anchors the room, with the GE Monogram professional gas range top adding the finishing touch. The hand-carved wooden light sconces add another layer of texture against the brick veneer backdrop, with the cabinets in Revere Pewter from Benjamin Moore® maintaining a fresh vibrancy without losing any warmth. The hardware is Jeffrey Alexander Belcastel in gun metal. Extending the rustic theme, the slightly uneven granite countertops in absolute black from Mother Earth have been leathered to intentionally provide a worn-in look, while the Currey and Company chandeliers, situated above the island, add a polished finish.



As the kitchen was reinvented, each appliance was able to be examined and rethought. Before the stovetop sat front and center, its original station was in a corner without adequate counter space. The sink was moved to overlook a window, which was enlarged so that the homeowner could gaze at the newly planted herb garden that the designer added. All members of the family were taken into consideration when reimagining the space, including the homeowners' two young children. The drawers in the bottom cabinets were intentionally designed, not only for convenient storage but accessibility for the kids.

"This space was just a great footprint with lots of natural light to begin with," Shea said. "I loved all the windows, and the height of the ceilings allowed for me to design the detail of the beams that draw your eye up, giving the illusion that they are structural and have always been there. Some spaces are definitely more of a challenge to design than others, but this one was just a beautiful shell to begin with."

The finished product resulted in an exquisite space, specific to the homeowners' style, showcasing a sophisticated French countryside charm, all while serving the family's

needs for years to come. It's a place for the family of four to gather, whether for a homemade meal, a place to study or just to share in good company.

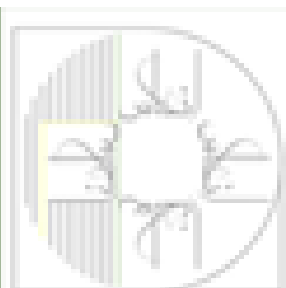
"We are deeply rooted in learning our clients' unique way of living within their space," Shea said of the design firm. "And then we create thoughtful, well-planned work zones and storage solutions that anticipate every need." ♦

YOUNIQUE DESIGNS

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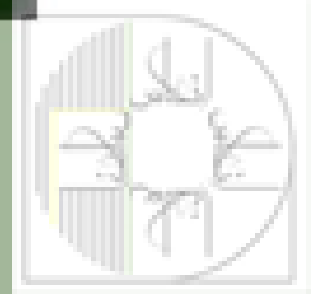
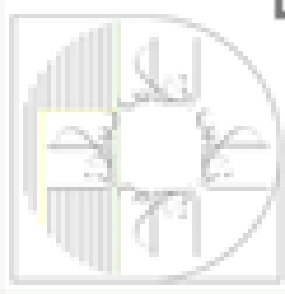
The walnut parquet floors, which were original to the home and run throughout most of the house, sparked the inspiration for the French farmhouse design, with Shea especially appreciating them for "their warmth and formality." The handmade brick veneer backsplash from Arto complements the hardwood floors, allowing for the stone farm sink to shine, while the bridge faucet in a gun metal finish played into the rustic feeling.

What was once a blank wall now serves as an extension to the kitchen, providing additional storage for the homeowner's cookbooks, as well as a place to tuck away pet food. The bottom drawer not only stores the dog's bowls but is easily accessible for feeding. The wire mesh on the cabinet doors adds yet another layer of texture, with the cremone bolt tying in another touch of French farmhouse.





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In its inaugural year, 46 total projects from local architecture firms were submitted in five categories:

ANCILLARY STRUCTURE: any detached supporting structure to a home such as a guest house, pool cabana, potting shed or garage;

MODERN HOME: any ground-up or comprehensively remodeled (repurposed structures included) modern home;

MULTI-FAMILY STRUCTURE: any residential structure(s) accommodating more than one dwelling on a single piece of property;

REMODELED HOME: any updated space such as a kitchen or any addition to an existing home such as a master wing (projects that do not comprehensively alter an existing home);

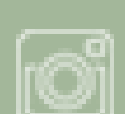
TRADITIONAL HOME: any ground-up or comprehensively remodeled (repurposed structures included) traditional home.

The projects were juried by three leading Chicago residential architects: Thomas Shafer, AIA, founder of AIA Chicago's CRAN Network and Principal of Thomas Shafer Architects; Joy Meek, AIA with Wheeler Kearns Architects and James Baird, FAIA, Design Principal Emeritus of Holabird & Root and an Adjunct Professor, Illinois Institute of Technology.

In each category three finalist projects were selected by the jury from which the winning entry was announced.

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For additional information, contact Torrey Stanley Carleton, Executive Director of AIA San Antonio, 210-316-8073, AIASA.org.





MAGNOLIA HILL FOLLY



BLUE LAKE PAVILION



BACKYARD PAVILION

ANCILLARY STRUCTURE: MAGNOLIA HILL FOLLY BY MICHAEL G. IMBER ARCHITECTS

The Folly at the Magnolia Hill residence was designed as the focal point of the new grounds and garden, and as a petite reflection of architect John Staub's original Palladian design. It was selected for its beautiful presentation and well-executed renderings.

Finalists: Blue Lake Pavilion by Overland ♦ Backyard Pavilion by Greg Papay, FAIA



GOAT SHEDS



RIVERBEND



THE OUTPOST

MODERN HOME: GOAT SHEDS BY IGNACIO SALAS-HUMARA ARCHITECT

The project, an homage to the early goat farming sheds on the historic family ranch on which it is located, is "of the earth" — somewhat primitive, elemental and calm, and offers a clear and orderly site strategy.

Finalists: Riverbend by Lake|Flato Architects ♦ The Outpost by Ignacio Salas-Humara Architect

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BOSTON COMMONS



SOJO NEIGHBORHOOD



MOBUS MODERN BUNGALOWS

MULTI-FAMILY STRUCTURE: BOSTON COMMONS BY COTTON ESTES ARCHITECT AND ASSETS & ARCHITECTS

Cited as an effective plan within a traditionally underserved neighborhood facing rapid gentrification, and within a city that faces a housing crisis, the project offers all residents access to green space, individual as well as shared, so there is a balance of privacy and community. The design encourages civic engagement, human connectedness and a sense of belonging among its inhabitants.

Finalists: Sojo Neighborhood by Alamo Architects ♦ Mobus Modern Bungalows by Ziga Architecture Studio



WATERGLASS



MISSION HOUSE

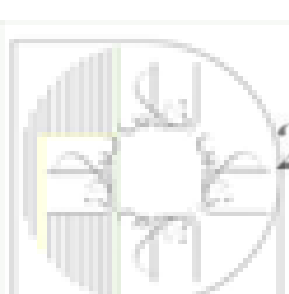


CLIFFSIDE

REMODELED HOME: WATERGLASS BY JOHN GRABLE ARCHITECTS

The jury admired the outstanding craftsmanship and a light touch in execution with sensitivity and respect for the original architecture, adding the home's well-designed courtyard complete with a pool as a standout feature.

Finalists: Mission House by Candid Works ♦ Cliffside by Craig McMahon Architects





CASA BODA



RANCHO SABINO GRANDE



THE POOL HOUSE

TRADITIONAL HOME: CASA BODA BY TOBIN SMITH ARCHITECT

Situated on a limestone plinth exposed by the falling grade, Casa Boda positions itself above neighborhood traffic while harmonizing with the established scale of the neighborhood. An entry porch along the south face of the great room shades the arrival axis and large windows. Flanking the porch, a two-story gabled wing and a projecting flat-roofed one-story stone mass counterbalance one another.

The strong design effectively connects the interior and exterior spaces.

Finalists: Rancho Sabino Grande by Michael G. Imber Architects ♦ The Pool House by Craig McMahon Architects

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JOSH HUSKIN

BY CLAUDIA ALARCÓN | PHOTOGRAPHY COURTESY OF CURED AND LANDRACE

SAN ANTONIO FOOD LOVERS ARE WELL ACQUAINTED WITH CHEF STEVE MCHUGH. KNOWN FOR PAYING TRIBUTE TO OUR REGION WITH INDIGENOUS, LOCAL INGREDIENTS, THE SIX-TIME FINALIST FOR THE JAMES BEARD AWARD FOR BEST CHEF IN TEXAS IS A SERIAL INNOVATOR WITH DEEP ROOTS IN THE COMMUNITY.

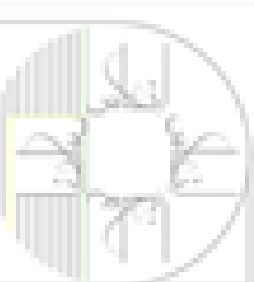
His first restaurant, Cured, is a Pearl favorite. Ask anyone, and they'll say Cured is on their top list for best happy hour in town. The award-winning gastropub is named in tribute to his recovery from non-Hodgkin's Lymphoma, showcasing the chef's love for cured meats and sustainable philosophy. In 2020 he opened his second restaurant — Landrace at the Thompson Hotel — a high-end, open-fire kitchen that focuses on ingredients native to Texas with inventive preparations and presentations. The cocktail program at both restaurants shares this local, sustainable philosophy, imbued with personal touches from McHugh's own journey.

Hailing from a small farm in Wisconsin, McHugh has long understood the importance of honoring the land and its bounty. Growing up, he was able to observe and appreciate the natural gifts that came from his family's soil. Experiencing the farm-to-table cooking style within his household, he developed a love and respect for the purity of regional ingredients that come directly from the Earth.

At Landrace, the kitchen uses the finest seasonal ingredients to honor the rediscovered tastes and flavors of Texas. The word landrace describes plants and animals that have evolved in a specific place, adapting to their current environment to thrive. For McHugh, there is no other word that can best describe the direction of this new endeavor.

McHugh crafts menus distinct to each restaurant, but they share a celebration of the local soil's natural gifts. At Landrace, particularly, the cuisine focuses on the beauty of foods that can be traced back to the land where they are naturally shepherded over time, with seasonal menus that celebrate regional Texas ingredients and heritage growers close to his kitchen door.

Here, McHugh and his team partner with heritage growers close to home, sourcing from 20 local producers and farmers who cultivate the earliest indigenous ingredients of the region. For instance, the Spiced Bandera Sausage with Strawberry Mostarda and savory Butter Pecan Granola features quail sourced from the nearby Broken Arrow





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CURED BY SCOTT MARTIN



VERONICA LUNA



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Ranch. This family-owned business works with wildlife ecologists to identify over-populated herds on private land across Texas, utilizing selective harvesting to improve the health of the herd and land — an approach consistent with McHugh's own high standards and commitment to respecting the environment.

A leader of culinary sustainability, McHugh is passionate about offering resources to empower meaningful changes. As a result of his efforts, he is one of only three chefs in Texas recognized as a Leader in the James Beard Foundation's Smart Catch Program and a proud member of the Food Policy Council of San Antonio.

"A chef not only has the responsibility of his restaurant and staff, but also to create a food system which is respectful to the enhancement of all persons in the industry as well as the environment in order to create a sustainable food space, continuing into the future," said McHugh.

Recently, in recognition of his commitment to fresh ingredients, McHugh was one of nine chefs and foodser-

vice professionals representing an array of culinary styles and backgrounds, to earn a 2022 Produce Excellence in Foodservice Award from the International Fresh Produce Association. Sponsored by FreshEdge, the program pays special tribute to chefs and foodservice operations for their produce innovation, creativity and all-around excellence in the use of fresh produce in the culinary arts.

One of McHugh's most meaningful initiatives has been his work on the Food Policy Council of San Antonio and its Padre Park Food Forest Project. The Food Forest, situated along the Mission Reach of the San Antonio River Walk, is a four-acre space designed and maintained by the San Antonio community. By transforming this Southside park into an urban food forest and edible gardens, McHugh and the team hope to provide a teachable example of how growing our own food in public spaces is the path towards a more sustainable future.

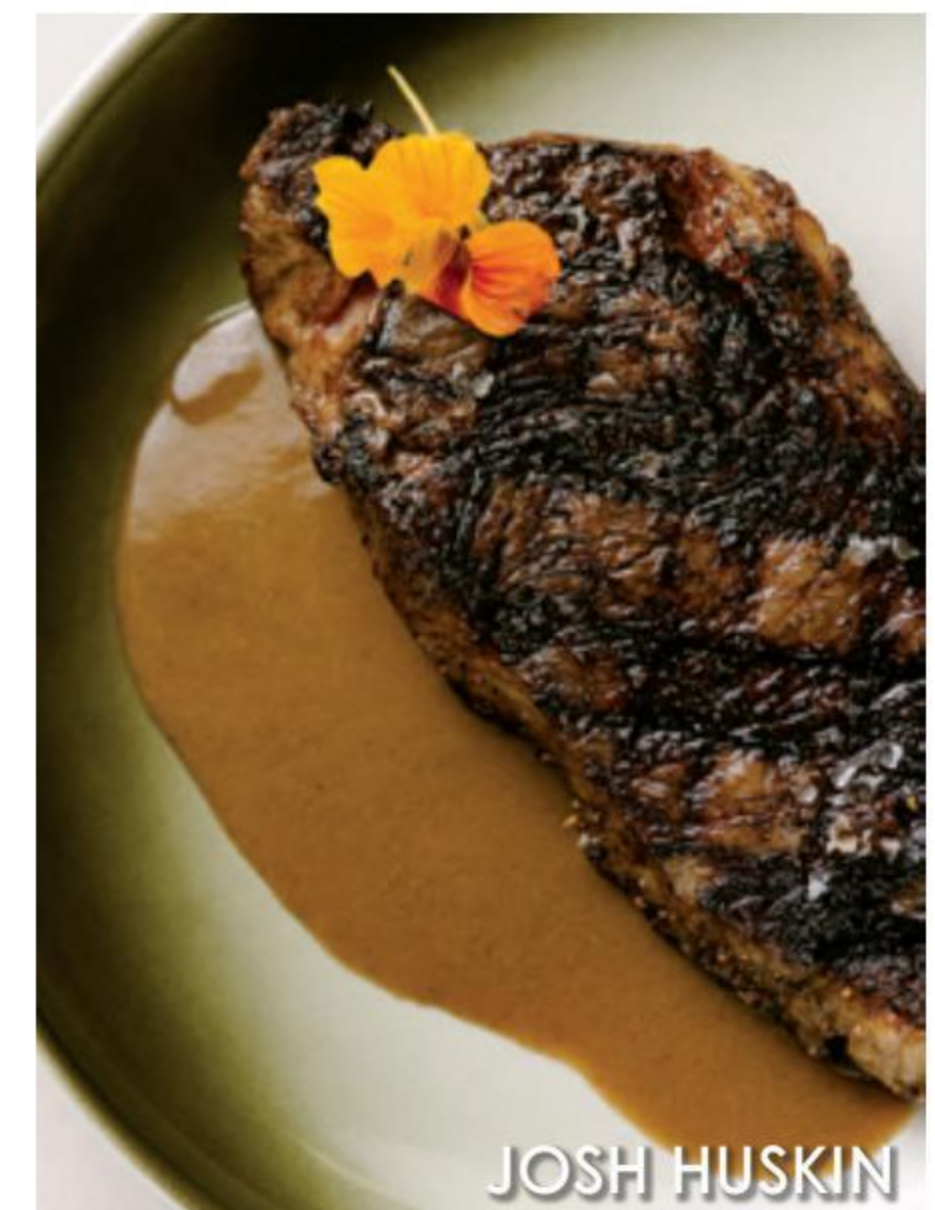
As the only chef on the park's development sub-committee, McHugh was thrilled to be instrumental in the progress of this project, with the goal of growing an increasingly self-



LANDRACE BY KATHY TRAN



KATHY TRAN



JOSH HUSKIN



KATHY TRAN



COURTESY OF LANDRACE

sustainable society. The food forest will share an abundance of food, available to passersby, including peaches, pecans, plums, papaws and persimmons.

“When I was a young boy, my mom and dad planted an orchard on our farm,” said the chef. “They planted apples, cherries and pears, all things that do well in Wisconsin. My brothers and I would get yelled at for climbing the cherry trees and eating up the fruit before they could make pies and cobblers. My dad also planted a couple of plums and peaches. The trees survived, but never produced fruit due to the harsh Wisconsin winters. I always wanted to see fruit on those trees, but it never happened. I think that is why I have such a deep appreciation for plums and peaches.”

For McHugh, who has a passion for the use of native Texas ingredients, this project is particularly meaningful. The Padre Park was once used by Native Americans and Spanish colonists to harvest food. In keeping with San Antonio’s long agricultural history, the Food Policy Council consulted archaeologists and the Texas Historical Commission prior to using the land for the food forest.

“My involvement in the Tamōx Talōm Food Forest is a small one, but one that I am proud of,” said McHugh. I am working with a group of likeminded individuals who are thinking about the future of the planet 30-40 years from now. A food forest will take care of itself and produce food for those living in the area for years to come. And, unlike an urban farm, it will not need constant attention.”

The next project for McHugh will bring his talents to Austin for the first time, where he will helm the all-day ground-floor restaurant at the soon-to-open Hyatt Centric Congress Avenue, Luminaire. Featuring an indoor and outdoor space with a casual atmosphere, Luminaire’s cuisine will showcase what the chef does best — seasonal Texas fare and charcuterie — with a bar offering classic cocktails, craft beers and new world wines. He will also look after Las Bis, a bar located on the 8th floor featuring an outdoor terrace with a select menu of playfully plated conservas, craft cocktails and biodynamic wines.

“I am thrilled to be overseeing such an exciting new venture,” said McHugh. “To now have a presence in Austin is something quite meaningful for me. At Luminaire, I will continue with my philosophy of incorporating and honoring Texas’ diversity of local and seasonal ingredients, working closely with farmers and ensuring sustainability is a top priority.” ♦

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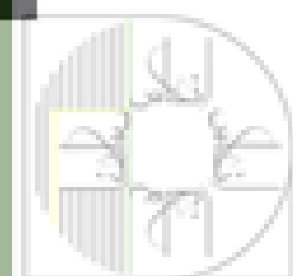
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THE COASTAL GRANDMOTHER LIFESTYLE

BY KIMBERLY SUTA



PHOTO COURTESY WATERSTONE FAUCETS AT FERGUSON BATH, KITCHEN & LIGHTING GALLERY

ONE OF THE LATEST STYLE TRENDS TO SURFACE FROM TIKTOK IS “COASTAL GRANDMOTHER,” ALTHOUGH THE LOOK AND LIFESTYLE WERE ORIGINALLY INSPIRED BY NANCY MEYERS MOVIES LIKE *SOMETHING’S GOT TO GIVE* AND *IT’S COMPLICATED*. THINK OF A BEIGE TURTLE NECK-CLAD DIANE KEATON BEING ROMANCED BY A DEBONAIR JACK NICHOLSON — SOPHISTICATED YET RELAXED — AND YOU’RE GETTING IN RANGE.

Martha Stewart described the aesthetic as “Grand Millennial style’s elegant aunt” and claims to have been loving this look for years. So, what is it really? It’s casual, it’s beachy and cozy, yet fashionable. Imagine a capsule wardrobe with an often-neutral color palette or blues and greens mixed with cable knits and linen. It’s a lifestyle built on enjoying simple but finer things in life: nice bedding, fresh flowers, bottles of wine in the afternoon, gourmet dinners made from farmstand finds.

According to Austin designer, Claire Zinnecker of Claire Zinnecker Design, who has a flair for clean, affordable design, “You can be a Coastal Grandmother without being on the coast or being a grandmother. My own interpretation of the Coastal Grandmother trend is ‘comfort meets style.’ You don’t have to be frumpy to be comfortable. Think hats, oversized button ups and neutrals. We don’t care to conform to men’s style of beauty but choose to be chic with a curated ‘thrown together’ look. Mixing and matching is easy with Coastal Grandmother pieces — tex-



PHOTO COURTESY OF DELTA AT
FERGUSON BATH, KITCHEN & LIGHTING GALLERY

tures, cozy, soft, warmth. Quality not quantity. Sometimes I call it my ‘stick of butter’ look.”

This makes sense, as when reading about Coastal Grandmother, you might also spot references to Ina Garten recipes, so sticks of butter are joyfully encouraged, making this trend even more appealing. Now, the challenge is how to translate this lifestyle trend into a design motif that you can easily bring to life in your own home.

“Think layers and textures, such as linens, knits, natural woods, plaster — the beach meets wabi-sabi,” explained Claire — wabi-sabi being the Japanese philosophy on the acceptance of imperfection and life’s transient nature. It’s also been called an elevated farmhouse style, but a bit more modern and minimalist than crafty kitschy.

“Focus on light, neutral color schemes and textured layers. Fill that antique vase with some fresh cut flowers, lay down a woven rug, add some pillows and turn on some French music!” suggested Claire. You might add a plate of fresh-baked scones with homemade raspberry jam, mimosas and some blue and white linen napkins to the breakfast nook, but that’s only necessary if you have guests or a photo shoot.

One of the key aspects of this emerging trend is sustainability and repurposing — a hot topic in this current climate. Consider meshing heirloom pieces with simple yet beautiful and one-of-a-kind found or vintage objects, created pieces and local artwork that speak to you.

Working with a neutral palette can give you a lot of room to play and adapt. Starting with a white wall, for example, gives you an optimal canvas for building layers and textures in a space. Dare to add a dash of color here and there. Besides blue, carefully integrated greens or even black have been recommended by experts.

Next, consider adding classic-looking window coverings and seating made from either linen or cotton. Then you can introduce some natural elements with interesting textures and lines, like a white oak coffee table with a live edge, hand-woven rugs and well-crafted



PHOTO COURTESY OF SIGNATURE HARDWARE AT FERGUSON BATH, KITCHEN & LIGHTING GALLERY

“YOU CAN BE A COASTAL GRANDMOTHER WITHOUT BEING ON THE COAST OR BEING A GRANDMOTHER. MY OWN INTERPRETATION OF THE COASTAL GRANDMOTHER TREND IS ‘COMFORT MEETS STYLE.’ YOU DON’T HAVE TO BE FRUMPY TO BE COMFORTABLE.” – CLAIRE ZINNECKER

baskets filled with dried flowers, dog-eared books or even seashells (if you must) you have collected on treasured explorations. Just be careful not to overdo it as quality over quantity wins the day. In truth, the beauty of this aesthetic is that once you’re ready for something new, the neutral palette allows you to transform without a lot of effort.

If you are wondering how Coastal Grandmother differs from the Grand Millennial style, Claire offers some superb insight. “The Grand Millennial style is more French country sophistication, such as heavy patterns, rich colors, ruf-

fles and more ornate furniture,” she said. This past trend is associated with florals, chintz and pastel palettes that are fun and vibrate while Coastal Grandmother highlights a less complex, monochrome look that still celebrates timeless elegance.

Lean towards simplicity to be safe, but keep in mind that Coastal Grandmother is more about a feeling than anything else — the way you feel in your environment. It’s a rejuvenating, light, airy, calm yet blissful vibe. It’s the feeling of coming home and being home and never wanting to leave. ♦



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REPURPOSED POSSESSIONS FOR POTTED PLANTS

BY JOHN G. BLOODSWORTH



THE OLD ADAGE, “IF YOU CAN’T STAND THE HEAT, STAY OUT OF THE KITCHEN” CERTAINLY DOES NOT APPLY TO TRUE TEXAS GARDENERS. THE URGE TO DIG IN THE DIRT IS A PRIMAL INSTINCT. AND A LITTLE HEAT WON’T WILT THE WILL TO POT UP SOME BLOOMING BEGONIAS OR SUN-LOVING SUCCULENTS AND SAVOR THE BEAUTY OF NATURE’S CREATIONS.

Inspiration for bringing a little bit of nature and recycled relics into harmonious conversion came from spending summers with my maternal grandmother in Northeast Texas. The term *hotter than blue blazes* was surely coined for that far corner of the state that borders Arkansas, Oklahoma and

Louisiana. The heat, humidity and storms that whip up out of thin air are legendary. So, the early mornings were for watering the flower garden and the evenings were for deadheading, pruning and selecting specimens that would fill repurposed possessions throughout my grandmother’s eclectic home. The heat of the day was for jumping in an old air-conditioned station wagon and hitting the vintage stores for garden ware.

An appreciation of well-worn objects — utilitarian items that were restored to lengthen their longevity — gain garden status when put to use as planters. Discarded metal colanders used for washing fruits and vegetables were lined with sphagnum moss and planted with summer herbs and greens. Holding court on a wooden kitchen table with fresh picked vegetables, a sprig was just a pinch away from adding zest to summer salads.

Resources are almost endless. Vintage items are found in flea markets, thrift stores and often in your own home. On a recent trek to uncover hidden treasures, fantastic finds sprouted up at a local charity thrift store. An assortment of rusted wire baskets was lined with sphagnum moss and filled with potting soil to serve as a succulent sanctuary for a sunny spot on the patio. A rusty industrial lampshade was turned upside down to hold succulents.

Tips For GROWING SUCCULENTS



Succulents make up a very large collection of plants identified as Sedum, Sempervivum, Echeveria, Aeonium and Crassula. Succulent plants are typically drought-resistant and have leaves, stems or roots that become unusually fleshy because they store water in their tissues. This gives us a hint to their care. Even though these hardy plants are drought-resistant, they do need a drink every once in a while. And in our Texas heat, more often than not.

When first planting your succulents, water them until the soil is damp. If your container has a hole for drainage, make sure it completely drains. If your container does not have a hole for drainage, such as old crockery pitchers and bowls, my method is to fill the container holding the succulent with water from the kitchen faucet. Turning the planter upside down over the kitchen sink, hold it with both hands while your fingers keep the soil (moss in the container is even better and holds in moisture) and the plant in place, allowing the excess water to completely drain from the plant. This gives the plant a thorough watering without drowning the roots, a major cause of houseplant demise.

Find a bright, sunny indoor spot or an outdoor setting that gets a few hours of sun. Remember that all succulents do not come from the same family and some may require more or less sun than others. Plants that aren't getting enough sun will get leggy. Plants that are getting too much sun will get scorched leaves. And even the hardiest of succulents will have difficulty tolerating our 100-plus degree summers.



A rusty wok found at a garage sale holds a miniature garden of succulents nestled into the former cooking vessel. The wok sits on a wreath made of drift wood. Another cooking vessel that once served up heaping pots of pinto beans was turned into a vessel for a verdant crop of ornamental peppers.

A vintage wooden dough bowl was snatched up at a local auction along with a mix-matched array of kitchen utensils. Lined with Spanish moss and topped with an African seed pod found at a garden store, it now hosts a collection of Tillandsia — air plants — that are found growing on woody surfaces of other plants in sub-tropical

regions. For those with thumbs that are far from green, the *plant de jour* that almost guarantees success are air plants. These hardy specimens naturally grow on shady forest floors or attach to trees in tropical regions. With very little care, they can grow with no soil, little light and just an occasional misting. Perfect for small containers, vintage pot metal loving cups sprouting air plants are now prized possessions.

Found objects and garage sale finds are often put into service. A mismatched set of Mexican blown-glass drinking glasses was purchased for twenty-five cents apiece, a bargain for eight at \$2 total. The drinking glasses were filled with potting soil holding orange marigolds, hot pink kalanchoe and bright orange goldfish plants picked up at the local nursery. Spanish moss covered the tops of the plantings. A table setting for a Fiesta-themed dinner party, the plants were repurposed to the garden to be enjoyed all summer long.

Once cherished heirlooms can become creative green-scapes. A vintage milk glass compote, dented silver goblets or a cracked crockery bowl planted with barrel cacti are conversation starters. It may not be your grandmother's garden, but with vintage finds and bountiful blossoms to be found, you might create a little piece of repurposed paradise in your home. ♦

DESIGN SPOTLIGHT



Blair Austin Studio Announces New Partnership

Principal Architect Tim Brown, AIA and Interior Designer Lindsay Todd recently merged their companies to form Blair Austin Studio, an integrated architecture and design practice with the goal to help clients take their dream spaces from concept to curated home. Blair Austin Studio's approach to design is thoughtful and holistic, taking into account the region, the land and the client's way of life. The partners glean on their decades of experience to create heirloom homes that transcend generations. BlairAustinStudio.com

Gourdeous Glass Pumpkin Patch At Wimberley Glassworks September 17, 11:00am to 2:00pm



It's time for Wimberley Glasswork's annual Pumpkin Patch with hundreds of glass pumpkins to feast your eyes upon! Take your pick of the patch now through October, and visit on September 17 between 11:00am and 2:00pm for a fall festival of Hot Glass and Cold Brew! Cool down and enjoy Roughhouse Beer and Cider out on the patio under the oaks, a fall mix of Bluegrass and Spanish guitar by Randal Robledo, and glass-blowing by their team of artisans creating massive glass pumpkins with their twisty stems in live demonstrations. Make your own pumpkin, too. This year they are sharing the arts by supporting children's enrichment activities by CASA of San Marcos. RSVP at WGW.com/pages/pumpkins.

Development Pays Homage To Site's Original Farm



StoryBuilt, an urban residential and commercial community developer, announced the groundbreaking of its newest community, Ellie May at 755 Springdale Road, the site of the original Springdale Farm. The development will bring over 76,500 square feet of office space along with 84 condominiums and a farm-to-table restaurant. The entire project was designed around an urban farm and beautiful heritage oaks

throughout the property. The name Ellie May came from the beloved dog who greeted guests at Springdale Farms. StoryBuilt's projects are typically named after rescue animals or employee pets. EllieMay.StoryBuilt.com

AIA Austin Homes Tour Announces Architect & Home Lineup October 22-23, 2022



STUDIO STEINBOMER,
PHOTO BY LEONID FURMANSKY

Showcasing design excellence, the beloved autumn Austin event is a self-guided tour of both new and newly renovated homes designed by local architects. The nationally recognized Homes Tour returns to its popular in-person format this year following virtual and hybrid tours in 2020 and 2021. The architects chosen for this year's tour are: Cuppett Kilpatrick Architects, Candace Wong Architecture + Design; Dick Clark + Associates, Erica Heroy Architecture and Design, Lake | Flato, Forge Craft Architecture + Design with Hugh Jefferson Randolph Architects, Furman + Keil Architects, Lemmo Architecture and Design and Studio Steinbomer. Special Early Bird pricing of \$40 for general admission tickets is available through September 10. After that, general admission tickets will be \$45 and \$50 on the days of the tour. VIP tickets, with access to a VIP party and swag bag, are available for \$95. All tickets will be available for purchase at AIAAustinHomesTour.com.



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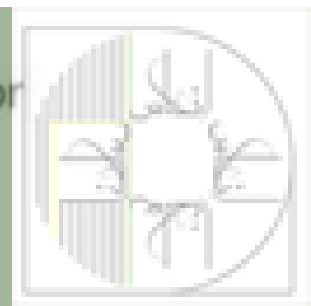
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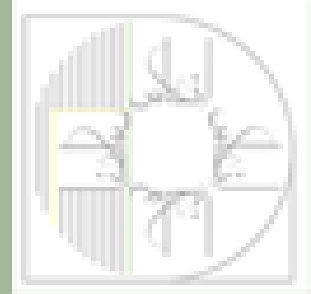
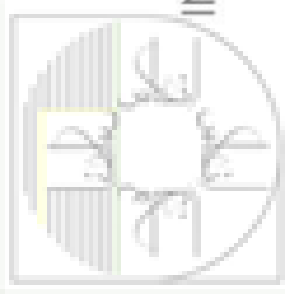
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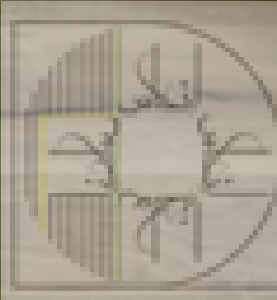




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GRAND OPENING

BY KIMBERLY SUTA | PHOTOGRAPHY BY ANDREA CALO



MCKINNEY YORK ARCHITECTS, BASED IN AUSTIN, TEXAS, WITH A SATELLITE OFFICE IN SAN ANTONIO, RECENTLY COMPLETED AN EXTENSIVE HOME RENOVATION IN SOUTH AUSTIN, PROVING IT IS POSSIBLE TO TRANSFORM ANY HOUSE INTO A DREAM HOME.

The home's new transitional look features a steel entry door and windows by Rehme, courtyard cylinder sconces by BK Lighting and additional exterior doors by Loewen. The new courtyard wall provides privacy at the home's entrance while being just low enough for homeowners to interact with passing neighbors.

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“A LOT OF PEOPLE FEEL RESIDENTIAL WORK IS maybe the most personal work you do. Obviously, the clients are strongly engaged. We find that it’s really important for us to be thinking about engagement and belonging,” shared Heather McKinney, FAIA, RID, McKinney York Architects’ founder. “These clients hadn’t had a lot of experience working with architects, but they were very intuitive and really understood what was happening with the transformation of the house.”

The homeowners have lived in and raised their children in this 1980s house in a neighborhood just north of Barton Creek Mall for many years, but the home’s galley kitchen was in need of an update and choppy ceiling planes throughout hampered an easy, natural flow between spaces.

The library entry is the centerpiece of the house, drawing the eye with a striking turquoise color on the back of the bookshelves called Vardo by Farrow & Ball that is illuminated by an elegant pendant light fixture by Bocci. The gorgeous, curved staircase is streamlined with a custom carved white oak rail, steel pickets and plaster.





“There were two reasons we decided to do the renovation – one was the kitchen and we also wanted to create a grown-up space which had room for our daughter,” explained the homeowner. “The most stunning and unexpected result for us is the way we can now move through our house and how beautiful the interior views are.”

McKinney York determined that the home needed a full-house redesign focused on releasing the energy of the house to allow it to flow fluidly. To begin, the former formal dining room was eliminated and the space was divided to create a foyer where there was not one before and expand the kitchen’s footprint.

The grand foyer, which also includes the home library and a sweeping curved staircase, became the fulcrum of the

The bright and airy kitchen, ideal for cooking while guests enjoy a front row seat on chic wood and bronze stools, showcases beautiful Artemis quartzite countertops, island and pendant lighting by Restoration Hardware, a backsplash by Heath Tile and cabinet paint by Farrow & Ball. Also notable is the white oak flooring, which can be seen throughout the entire home.

The dining room, with its unique, show-stopping ceiling, cleverly opens up to the second story where new enlarged windows on either side bring in natural light during the day. In the evenings, the guileless pendant lighting by Restoration Hardware takes over.





remodeled home and links all the spaces together. Downstairs, the living room, kitchen, laundry room and guest wing radiate from the open entry area, while upstairs, the primary suite, the daughter's suite and a balcony flow from the staircase opening. Windows were added to illuminate the dramatically reorganized ceiling planes, which now define the gathering and circulating spaces, creating an open, airy feel.

"I have to say that this is my favorite space in the house," confided Heather of the newly designed foyer, and she's not alone. It just so happens to be the owners' German Shepherd's favorite spot as well. "The homeowners love the connection to four different spaces from the library. It is one relatively small space, which makes all the other spaces feel bigger."

The secret spiral staircase by Paragon is easily the highlight of the guest bedroom. However, the modern guest bathroom is a close second, featuring the refined mottled blue penny wall tile by BPI that serves as an ideal backdrop to the lovely white cabinetry.

The star of the upstairs bathroom is the simple yet playful black and white shower tile with stylized flowers and patterns by Arizona Tile, which is perfectly offset by the hexagonal honed black marble floor tile from Materials Marketing.



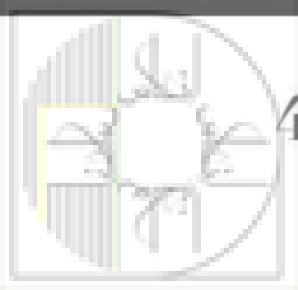


Heather also notes that the magnificent library serves to offer guests clues about the owners. “It’s full of books and things they really love. Even picking the paint color for the back of the shelves was a really fun thing that pops and enriches the space,” she added. The homeowner concurred, “I loved the concept of the library in the entryway as soon as Heather suggested it. What was most incredible to me is that it was the first thing that taught me what architectural design actually is. Heather noticed that we love books and decided to make books a center of our home. In that way what I saw was Heather striving to make our house a reflection of us. She showed us things about ourselves we might not have so quickly identified.”

The newly expanded kitchen is also a cherished space, providing ample room for family and friends to gather – cooking, chatting, having a glass of wine, all at the same time. What was once a galley kitchen with only one way in and out, is now nearly double in size and connects with the entry, living, dining and both front and back gardens. “The function of it is the most incredible part of it. Everything is right where we need it. What’s amazing about this kitchen is we even like cleaning it up,” the homeowner laughed.

Other highlights include the removal of a former bar and the original staircase, allowing McKinney York to create a new dining room and turn a small guest room into an







in-law suite of sorts with its own secret spiral staircase leading up to a TV room, bathroom and porch that can function independently from the rest of the house.

Now, the newly remodeled home can be classified as transitional in style, falling somewhere between modern and traditional. “It’s very spare, understated and tailored. The clients are very tailored. It’s edited, but there’s not a lot of fussiness to it,” explained Heather. “It allows for all kinds of art in the space as well as antique furniture that blends with the more modern pieces. In the living room, for example, are chesterfields and beautiful antiques, including a grandfather clock.”

The redesign also created opportunities for new fresh air spaces, such as a screened porch, living room balcony and a semi-private streetside courtyard that the owners adore. The courtyard is sheltered by a finely calibrated garden wall, which allows neighbors to see the tops of the homeowners’ heads as they sit in the evening shade, encouraging friendly conversation. “They’ve found they like to be out there when it’s hot and the sun is to the west. It’s a really shady space and when the neighbors walk by, they come over and say hi, so all of a sudden, they have developed a camaraderie with their neighbors. They say it’s so much more fun now for them where before they never went outside the front of the house,” said Heather.

The homeowners, who have exceptionally busy lives, truly wanted to create a home that was peaceful and found the perfect partnership to bring that intention to fruition. “We like being home now because it feels so good to be home. Sometimes we’re not sure where to be because it’s so much fun to be everywhere. We ended up with a house that feels like a retreat,” shared the homeowner. ♦

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A spacious new screened porch sits just below a series of upper-level balconies that can be accessed from different areas of the home. All overlook the pool, lush landscaping and mature trees.


LOCAL AND GLOBAL

BY CLAUDIA ALARCÓN | PHOTOGRAPHY BY KATIE JAMESON



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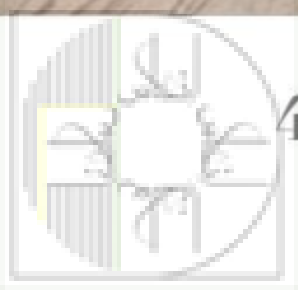
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FOR INTERIOR DESIGNER SHANNON EDDINGS, THE AIM OF EVERY PROJECT IS TO INTEGRATE ELEMENTS BOTH OLD AND NEW, VINTAGE AND CONTEMPORARY, SENTIMENTAL AND SOPHISTICATED. WORKING WITH ARCHITECT SARAH MCINTYRE TO RENOVATE THE HOME OF JESSICA HONEGGER, CO-CEO AND FOUNDER OF NOONDAY COLLECTION, SHANNON COMBINED LOCAL AND GLOBAL INSPIRATION TO MAKE EACH ROOM FEEL BOTH PERSONAL AND POLISHED.





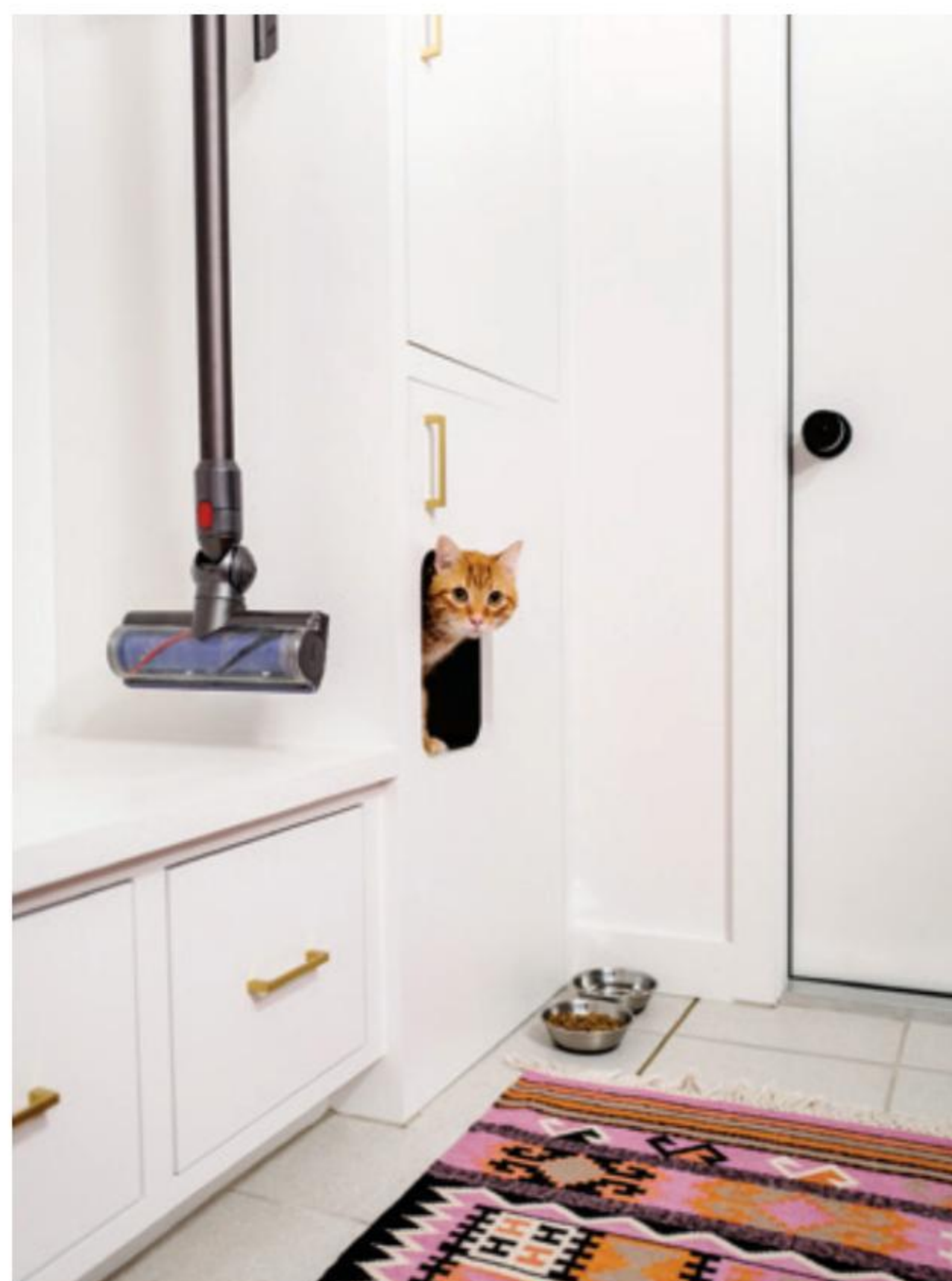


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THE ONE-STORY, RANCH-STYLE HOME WAS BUILT IN THE 1960S, FEATURING three bedrooms and two bathrooms. After the remodel, which was completed in two stages, it is now a four-bedroom, four-bathroom abode, divided into two separate wings. Phase one transformed a very large guest room into a pool room and bedrooms for the couple's three children. "They wanted a pool room with a bathroom for their kids to spend time — and drip pool water when coming in from the pool — and also to use for family movie nights," said Shannon. The second phase was a more elaborate remodel, which included the entryway, kitchen, dining room, mud room/laundry, the homeowner's colorful aqua office and their primary bedroom and bathroom. "Jessica, who runs a successful business, needed a fun, inspirational but restful space for her to work and read. The aqua room with the built-in shelves and fun paper on the ceiling achieved this. She also wanted a big closet with an island for

packing. She travels a lot, so this was a must have," Shannon added.

To maximize the flow between rooms, Sarah transformed what was a small family room and office into that beautiful aqua room and master bedroom closet. She vaulted the ceilings and created an open floor plan, breaking up the space only to create specific areas. For example, she closed one side of the walkaround fireplace in the living room, which gave her the space to cre-



Repurposed lanterns that once hung in Jessica's childhood home were used to create a custom copper light fixture hanging over the island, and set the tone for the warm, organic kitchen redesign.





ate the main bathroom and office. With Jessica's husband, Joe, working as general contractor, the project became a rare collaboration among homeowner, architect, designer and contractor.

"It was a very personal project," said Shannon, a close friend of both Sarah and the Honeggers. "We all wanted to honor the age of the house, and Sarah does a great job of that when she re-creates spaces. She gets every square foot out of a home, and my job was just letting that shine."

Throughout the project, Shannon used meaningful heirloom objects from Honegger's Texan childhood and items she has collected through her world-traveling career as a starting point for each room. The key was finding just the right piece for every space, said Shannon. For instance, setting a modern lamp to offset an antique painting in the dining room, or adding a neutral palette to highlight colorful accessories. "We managed to pull everything together to reflect the very unique family that they are," she said.

"In everything we did, we hunted for the perfect way to blend style, color and scale," explained Shannon. "Jessica loves color, so we sought to embrace that and keep it balanced. Color composition matters if you want to create a

In the dining area, Shannon paired a table and a painting that belonged to Jessica's grandmother with modern elements such as velvet olive chairs from West Elm. The rattan chairs at the head of the table correspond with an antique European credenza. The bespoke light fixture by Brian Chilton Design and sculptural marble lamps ties together the mix of materials, shapes and styles.





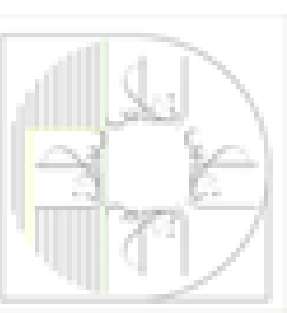
unified feel throughout the home, so each vignette must factor in what else is at play.” Upon arrival, this principle pops up immediately with the coral and aquamarine hues in the entryway’s Moroccan rug correlating to a sky-blue Georgia O’Keeffe print and orange inlaid ceramic tiles on a Currey & Company lamp.

Vignettes around the house may include African wooden sculptures, Guatemalan textiles, vintage ceramic lamps and live plants in whimsical pottery. “The word ‘global’ really has a big meaning in Jessica’s house, since she partners with women artisans from all over the world through Noonday Collection,” said Shannon, who also sources vintage finds

from Round Top, famous for its antique shops, and citywide vintage stores.

“Shopping vintage is a good way to minimize your footprint on the world, and plays into that element of supporting artisans,” she said. “We really like to support local and global independent artisans where possible.”

The Honeggers desired a beautiful, functional kitchen for cooking and entertaining, and Shannon and Sarah delivered. The custom copper fixture from Brian Chilton Design once hung as lanterns in Jessica’s childhood home. They were repurposed to create a statement piece over the island, which provided the springboard for the kitchen





White oak, leather, cane and pink and blue velvets match a painting by Austin artist Tyler Guinn, perched above the white brick fireplace. The custom coffee table and firewood holder were created by Jessica's husband, Joe.

Shannon created vignettes throughout the home, focusing on color composition and a creative mix of local and global, as in the coral and aquamarine hues in the entryway's Moroccan rug correlating to a sky-blue Georgia O'Keeffe print and orange inlaid ceramic tiles on a Currey & Company lamp.





redesign. Hovering over a waterfall quartzite countertop with white oak cabinets, the light fixture complements the kitchen's natural warmth and organic touches.

"Lights should be the room's eye candy," said Shannon. "You want to notice them without letting them compete with everything else for attention. In every room, I want people to linger without being overwhelmed." Shannon finished the kitchen backsplash in zellige tile, also used in the master bathroom for continuity.

Shannon found a bigger challenge in the living room, where she sought to effectively showcase Jessica's years of travel while still allowing the eye to rest. Here, the home's bright neutrals provide a blank canvas for vibrant artwork and accessories from around the world, showcasing an impressive mix of color and materials.

The main objective for the new breezeway addition between the lounge and master bedroom was to fuse beauty and function for Jessica's new office space. The room had to be inviting, equal parts cozy and invigorating. Shannon added more local treasures — vintage mustard chairs from Maufrais on South Congress and an antique secretary — but an abstract pendant draws the eye upward to the room's major highlight, a Matisse-inspired mural.

"I like to be unique with color rather than predictable. I like to pair things in unexpected ways," said Shannon, noting the departure from the neutral palette in the breezeway. "Jessica is a color girl. Although sometimes I had to reign her in, we intentionally went crazy in there and wanted that room transition moment to be totally awesome."

The master suite returns to neutral tones, creating a calm, peaceful place for rest. Over the bed, articulating sconces with rattan shades border a leather headboard from Citizenry, centered by an original textile print from Justina Blakeney. "You want to see a space and be drawn in," said Shannon. "No one thing should dominate, but something should make you want to stay."

The bathroom's zellige tile and quartzite countertops repeat elements from the kitchen to bring the whole project full circle, a nod to Shannon's subtle blend of new and old, local and global, and her desire to design in a way that supports sustainability and fair trade — a perfect match for the Honeggers' style. ♦

SHANNON EDDINGS INTERIORS

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SARAH BULLOCK MCINTYRE ARCHITECT

512-921-4224 | BullockMcIntyre.com

Reconfigured from an old sitting room and office, Jessica's new office includes vintage mustard chairs from Maufrais on South Congress and an antique secretary set against aqua walls and a Matisse-inspired mural overhead.

Next door, the serene, neutral bedroom is highlighted by a leather Citizenry headboard and an original textile print from Justina Blakeney.



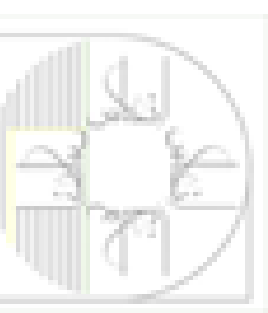
APPRECIATION OF CONTRAST

BY DREW HENRY | PHOTOGRAPHY BY MARK MENJIVAR



CANDID ROGERS' RENOVATION OF A 120-YEAR-OLD HOME
BLENDS NEW AND OLD, HONORING SAN ANTONIO'S HISTORY
WHILE LOOKING TO THE FUTURE OF SUSTAINABLE LIVING.

The period front house was well preserved and features the original local brick alongside restored Corinthian columns, trim work and oversized windows. A new standing seam metal roof replaces what could have been original wood shingles for an updated yet timeless look.







LOCATED ON A QUIET SAN ANTONIO STREET IN THE historic King William neighborhood is a home that contains more than 100 years of the city's architectural history. So, when Candid Rogers and the Candid Works Architecture team took on the job of renovating the home for a contemporary family, they knew they'd have to find a way to blend the old and new while preserving the authenticity of the build.

Candid Works is a small architecture and design studio in San Antonio, Texas. The team works on projects locally and internationally, giving clients personal attention and creating structures that work in tandem with their environments. When approaching the historical project, Candid knew there would be challenges to overcome. "Historic renovations typically come with two main obstacles," explained Candid. "First, the process often reveals unexpected challenges. Second, replicating original materials or blending in new suitable options can be difficult."



The main living and dining spaces feel connected yet defined with an original pocket door divider. Original moldings and hardwood floors have been restored to their luster and contrasted with modern light fixtures and furnishings. The original shiplap has been exposed, revealing the home's authenticity and warmth.







The kitchen sits in its original floor plan but has been upgraded into a sleek contemporary space fit for a gourmet chef. White, flat-paneled custom wood cabinetry brightens the room, and the clean look is complemented by white solid surface counters and a shiny stainless steel JennAir® appliance package.

The guest bathroom combines traditional elements, like beadboard wainscoting, exposed brick and an original clawfoot tub alongside a contemporary vanity. Charming black and white patterned tiles replicate what may have been there in the early 1900s.

Fortunately, many original features of this home were well preserved, including original trims, windows and brickwork. Throughout the home's 120-year history, it only had three owners and limited alterations — a rarity. Candid said, "Most of the home was original aside from an enclosed back porch, which we removed to make way for a more suitable 600-square-foot bedroom suite addition."

While Candid preserved the original moldings, wood floors and shiplap of the early 1900s home, the new addition feels distinctly modern yet seamlessly connected to the rest of the property. It is set back off the existing residence and connects sensitively with a windowed hall while maintaining the scale of the original house.

Candid explained that blending the new and old relies on staying authentic to the original structure. He goes on to say, "Part of the philosophy of our work is that we like the idea of preserving the integrity of history while introducing a more contemporary vision. There is this appreciation of contrast. With this contrast, you can see and admire the new and the old for their respective qualities — heightening their beauty."

The element of contrast comes into play both inside and outside the home. On the exterior, the sleek metal addition with its clean lines juxtaposes 100-year-old brick while tying into the old house's standing seam roof. Inside, one can appreciate a modern dining room chan-





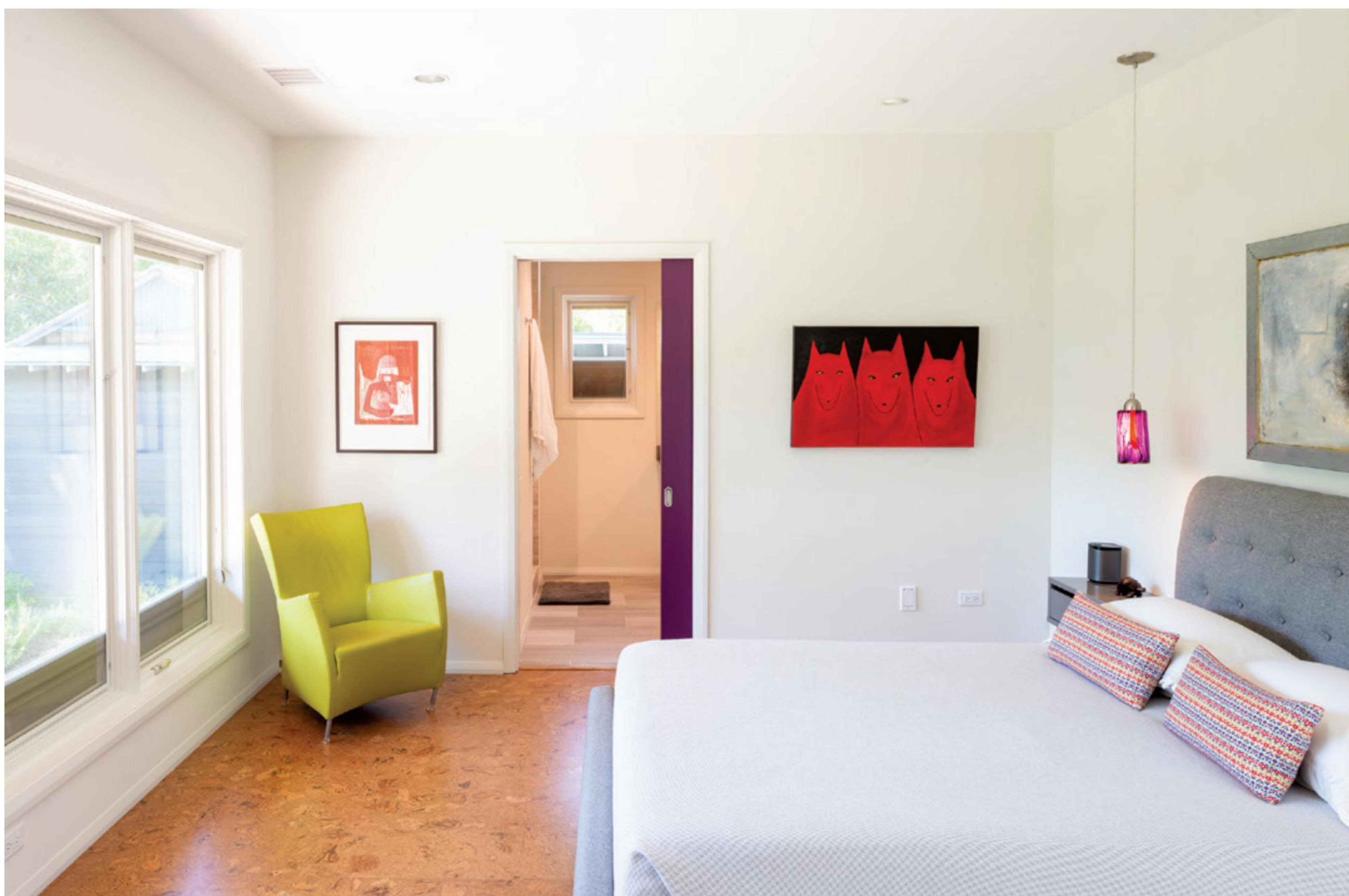
The new back addition contrasts the original 1900's style with a modern edge, but the scaled-down proportions allow the original structure to shine. The rear exterior is finished in the same standing seam metal to connect to the main home in a new way. Natural connections are brought in with exposed cedar soffits and wrap-around porches.

The team was able to move an existing shed to the back of the property, keeping it intact and renovating it as a casita that includes a bedroom and bathroom. Adjacent to the casita is a newly constructed carport.

delier adjacent to exposed shiplap, window transoms and intricately carved millwork.

In addition to creating a visual connection between the new and old, Candid and his team needed to find ways to make the home sustainable for modern living. "It is actually always more sustainable to work within an existing structure rather than starting from scratch," said Candid. "Additionally, old homes were designed to be efficient in their climates through elements like site orientation and high ceilings. We designed the addition to face away from the western sun to increase efficiency and sought to balance out less efficient parts of the old house with new elements. The old and new houses have their own controlled cooling systems since they have different needs."

Candid and his team also incorporated LED lighting, spray foam insulation, rainwater reclamation, an efficient tankless hot water system, passive cooling with proper window orientation, shading and native landscaping to create a sustainable design.



“When it comes to achieving authenticity in a historic renovation, you have to ask what is appropriate to preserve and what should be replaced,” said Candid. “At this home, we kept some of the home’s best original features while creating an enjoyable space to live.” ♦

CANDID WORKS ARCHITECTURE

210-444-1051 | Candid-Works.com

A window-lined hall leads to the cozy yet sleek bedroom suite in the new addition. The bright space features a wall of windows facing the eastern courtyard, quiet cork floors and colorful glass nightstand pendant lights. The large bathroom features luxurious tile and counters alongside functional storage options.



TEAMWORK MAKES THE DREAM WORK!



KRISTY CLOUD & LISA DORIS
BES BUILDER

I'd like to introduce you to Lisa Doris and Kristy Cloud, owners of Bes Builder, an award-winning, woman-owned professional remodeling company in the Austin area. They are also long-time sponsors of this column highlighting different aspects of residential remodeling in Central Texas.

WHAT'S YOUR SECRET? — Great companies, no matter the industry, have great leaders. When asked to describe the secret to Bes Builder, Lisa Doris explains, "Kristy and I worked together for another builder. We had a strong working relationship. I started Bes Builder with dreams of building a great construction company. I asked Kristy to partner with me in this dream, and was thrilled when she agreed to it."

WHAT'S YOUR SWEET SPOT? — Most remodelers and general contractors focus on certain areas of construction, but Bes Builder has an impressive range. According to Lisa, "We do lots of bathrooms and kitchens as well as additions and whole-house remodels. We can even build a new home

from the ground up! We offer in-house design services and we also work with outside architects and designers."

ANY UNUSUAL REQUESTS? — Bes Builder loves a challenge. In fact, Lisa says, "We've had some quirky requests, but we love it when our clients are daring and want to have fun! I think the most unusual project we did was to install metal beams into a vaulted ceiling to support a trapeze — it was an aerial dancer's living room!"

MARK YOUR CALENDAR! — To visit a Bes Builder project and meet the talented team, come to the NARI Tour of Homes, September 24-25, in Austin. Lisa says, "This was one of our first projects. It's a second-story addition in the Mueller neighborhood. Upstairs, we added two bedrooms and a bathroom. Downstairs, we opened up walls to create a gorgeous kitchen with a huge island, transformed a laundry room and remodeled the master bath into a spacious bathroom suite." ♦

To learn more about the tour and the National Association of the Remodeling Industry in Austin or San Antonio, please visit AustinNari.org or RemodelSanAntonio.org.



This column is courtesy of Wells Mason, Business Development Manager for Builders FirstSource in Central Texas. Builders FirstSource is a proud NARI member. This column is sponsored by Bes Builder.



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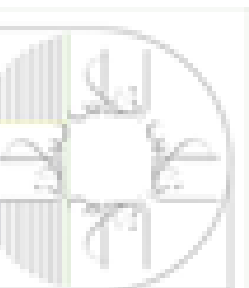
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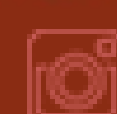
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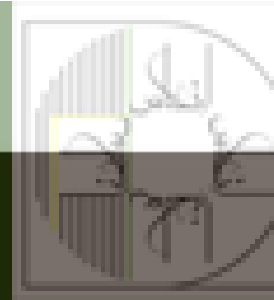
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