

S.A. LIFE

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DESIGN



Photos by Stephen Karlisch for House Beautiful

1 HOME, 8 VISIONS

Fredericksburg show house offers a room for every mood

By **Richard A. Marini**
STAFF WRITER

FREDERICKSBURG – Texans will be able to get a firsthand look at the new House Beautiful concept house – well, houses actually. The Craftsman-style farmhouse complex features a newly built two-bedroom main home and a two-bedroom guesthouse in the Hidden Springs subdivision.

It will be open to the public Thursdays through Sundays from Oct. 2-23.



House Beautiful 2021 Whole Home Concept House Tour

The home, 120 Fabelhaft Circle in Fredericksburg, will be open to the public Thursdays through Sundays from 10 a.m. to 4 p.m. Oct. 2-23.

Tickets, \$25, can be purchased through Eventbrite.com (search “2021 Whole Home Concept House”).

The complex has multiple personalities – not in a “Sybil” sort of way, but in the way of eight different designers each decorating one room. Yet, somehow, it all works. **Concept continues on E8**

The work of eight designers come together as a whole in the Craftsman-style farmhouse. In the kitchen, Stephanie Sabbe of Nashville chose a wooden dining table rather than an island; leaf-motif wallpaper; and classic blue-green cabinets and trim.

10 style trends from Kips Bay’s Dallas showpiece

By **Diane Cowen**
STAFF WRITER

Visiting a show home is like flipping through the pages of the Neiman Marcus Christmas catalog – a magical wish list for the home.

Kips Bay Decorator Show Houses are the cream of the crop, drawing top designers from around the country who know their goal is to pull out all the stops.

This year’s iteration in Dallas – open now through Oct. 24 – is a lesson in what will be trending for the next several years. There’s no all-white kitchen or light neutral room in the entire 11,000-square-foot, Georgian-



Julie Soefer

The Moulin Rouge media room, by Houston interior designer Courtney Elias, is heavy on cherry red and textures.

style home.

Looking at this show house for ideas, here are the top take-aways:

1. Color

The first thing you’ll notice are the bold, daring colors in every room: deep rich reds, blues, greens and even browns. In a morning room, Dennis Brackeen of Moxie Interiors in Houston blanketed the walls and windows in a print with a bright yellow background, New York interior designer Alexa Hampton swathed a primary bedroom in garnet red, and Courtney Elias of Creative Tonic in Houston chose cherry red and apple green for her “Moulin Rouge”

media room.

2. Maximalism

Minimalist approaches to design help calm minds in tumultuous times, but we’re about to enter a significant period of maximalism. New York designer Corey Damen Jenkins – an avowed and proud maximalist – was assigned the dining room, and used sapphire blue, emerald green and canary yellow throughout. He covered the walls, windows and ceiling in some 450 yards of fabric.

3. Pattern

Solid colors for both soft and hard finishes are easier to select, **trends continues on E3**

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CONCEPT

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with the individual parts mostly melding to create something both exciting and unique.

Finished in August following a five-month build, the project will be featured as the 2021 House Beautiful Whole Home Concept House on the cover of the October/November issue of the magazine. That is also the 125th anniversary issue of the publication, which, like the Express-News, is owned by Hearst.

The property also will be featured on “Blank Slate,” House Beautiful’s new home renovation series on YouTube.

Each year the magazine selects a market in which to build a Whole Home Concept House. The Fredericksburg project was constructed by Johnson City-based Agave Custom Homes and is already under contract for \$2.2 million without the furnishings.

For Agave owner Tyler O’Brien, coordinating the efforts of eight different designers was, at times, a trial.

“All the designers cared about was their one room, because they were all competing to get the magazine editors to choose their room for the cover,” he said. “But I was building the house, so I had to take all their designs, lay them out, and see if the result was going to be consistent and flow right.”

That sometimes meant telling them no.

One designer, for example, wanted to do a pink ceiling. But the house already had so much color, O’Brien said, he vetoed the idea. Ultimately, he had to be able to sell the house, and he didn’t want to turn off any potential buyers by having it look like a bag of Skittles.

Visitors enter the home to a narrow foyer with a cement floor.

“I hate how in a lot of houses you walk through the front door and you’re right there in the family room,” O’Brien said. “So we built this small foyer separated by a cased opening to give you a point of entry into the rest of the house.”

The entry was designed by by Emilie Munroe of Studio Munroe in San Francisco, who also de-



The entryway and living room, designed by Emilie Munroe of Studio Munroe in San Francisco, features a 22-foot vaulted ceiling, black brick fireplace and multicolored wallcoverings.

signed the living room, with a 22-foot-high vaulted ceiling of cedar and pine, and a wall of glass doors looking out to the rolling hills beyond.

One end of the room is dominated by a massive brick fireplace painted an inky black and flanked by custom-made wallpaper depicting clouds at sunrise. The room’s palette is further expanded via pops of color from rich blue walls, purple side tables and a yellow coffee table.

The master bedroom, by Virginia Toledo and Jessica Geller of Toledo Geller in Franklin Lakes, N.J., is surprisingly calming, with a mustard-colored linen-and-paper wallcovering that contains

subtle hints of brown, cream and pink, and a vaulted ceiling of lightly whitewashed shiplap with darker beams for contrast.

“People want vaulted ceilings for the drama and because it makes a smaller room seem larger,” O’Brien said. “This master bedroom is only about 15 by 15, but the high ceiling makes it feel bigger and gives it that wow factor.”

In the Toledo Geller-designed master bathroom, the striking flooring is made up of large black, white and Carrara marble squares. The vanity was built to look like a piece of furniture, with white oak cabinetry, inset doors, a quartz countertop and

wall-mounted faucets.

Down a short hallway is the owners’ den, a room that also can serve as a spare bedroom because of the en suite. The room, by New York designer Mikel Welch, has another vaulted ceiling, this one about 14 feet high, a brick accent wall and custom grasscloth wallpaper in plaid.

In the kitchen, Stephanie Sabbe of Sabbe Interior Design in Nashville eschewed the traditional stone-topped island for a large wooden table that seats six. The room has an English country house vibe with brick flooring, yellow leaf-patterned wallpaper, blue-green cabinets and pine

beams running perpendicular to a bead board ceiling.

Between the main house, the three-car garage and the guesthouse, what was planned as a simple breezeway was re-conceived by Jean Liu of Dallas-based Jean Liu Design as an outdoor dining area with a view of the nearby hills. Motorized retractable screens at both ends can be lowered easily to keep bothersome bugs out while allowing the breeze to pass through.

Liu also designed the small lounge area that opens to the media room and office in the guesthouse. It has a comfortable banquette and a custom wine cabinet made of brass dowels and burgundy leather for displaying almost 24 bottles. A small laundry closet is hidden behind the cabinet.

The office, which graces the magazine’s cover, is by Baltimore designer Laura Hodges of Laura Hodges Studio. It is the ultimate in flex space, with a desk that can be easily transformed into aerobic steps for working out.

“The vision for this room was functionality,” O’Brien said. “You can use it to work and then relieve stress by working out, meditating, whatever.”

The room also has a vaulted ceiling and large windows flanked by built-in shelving.

The other room, decorated to be a media room by Heather and Matt French of French & French Interiors in Santa Fe, N.M., features deep green, high-gloss walls and ceilings, and bold patterns and textures, such as the latticework-fronted cabinets. There’s even a curtained trundle bed for when the room needs to be used for overnight guests.

Out back, the pool area provides a whole other living space. The 30-by-44-foot pool has a tanning ledge with bubblers. The well-equipped outdoor kitchen, by Los Angeles designer Linda Hayslett of LH.Designs, features a gas grill, a sink, a double freezer, a Kegerator, beverage and wine refrigerators, and a beer cooler.

From the party persona of the pool area to the restful retreat of the master suite, there’s a room for every mood.

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