



livable LUXURY

Project: Private Residence
Location: Dallas, TX
Builder: Phillip Jennings Custom Homes
Developer: Gehan Homes
Architect: BSB Design
Interior Designer: Furstenwerth+Bagley Design, Inc.
Photographer: Brad Taylor Photography

How do you make a custom home that's responsive to the client's particular needs while not too peculiar to appeal to a future buyer? You listen to clients and translate that to thoughtful, beautiful spaces.

That's what happened with this Dallas-area custom home: A tricky site and a client with specific requests led to a floor plan and finishes that work, no matter who the homeowner is.

The Site Constraints

An extra-long lot with a smattering of mature trees meant the house would have some constraints not present in a conventional lot.

The Client

Traditionalist with a modern bent, the client wanted a custom home that gave him the flexibility to entertain and swim. He was also unwavering in his commitment to orienting views from each room toward the yard.

The Solution

Floor plan and site became happy companions, thanks to a few key decisions, as demonstrated on the next pages.



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1) Flexibility and focal points are found throughout. At first glance, the spaces feel highly personal — and that’s a good thing. But look deeper and flexibility becomes more apparent: The front media room could easily turn into a guest room. The pool guesthouse becomes home to a boomerang child.

2) In addition, details throughout create visual points of interest that enhance the view, from the oversized soaking tub that looks into the backyard to an 8-foot-long metal fireplace. A highly curated collection of materials contrasts in both color and texture to pop and accent elements.

3) A number of effects layered in allows the house to keep revealing itself the deeper inside you go. For example, pulling into the courtyard and walking through the oversized pivot door reveals a public face to the home that establishes a welcome formality. Even so, after crossing that entry, the plan begins to open up — to shared living spaces and to exterior rooms too. As the owner and visitor work back through the house, they see the surprise of the yard and the pool house.

4) Proportions and views became key. The homeowner requested views out from every room except the master bedroom; those windows help to track the sun on its daily journey, too — from east and the entrance to west and the backyard. And although there’s a soaring feel to ceilings, the rooms have an intimate scale that’s warm and inviting. Trees helped to dictate shape — but provided benefits, too. That’s particularly apparent in the front courtyard, where a mature tree was saved but there was still room to weave in a three-car garage. The tree has the added benefit of orienting the view from inside the home’s formal dining room, too. ■



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