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COASTAL LIVING[®]

THE
MAGAZINE
FOR PEOPLE
WHO LOVE
THE COAST

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COASTAL LIVING®



JEAN ALLSOPP

project team

- Six generations of the Riis family have spent holidays and summers at this Point Clear, Alabama, cottage. The well-loved house has survived hurricanes and once served as a Civil War hospital.
- Travel with us to the Bahamas to celebrate Junkanoo, the colorful New Year's festival of music, parades, and costumes.

from the editor

As I write this, the remnants of Hurricane Ike are crossing Michigan, leaving Houston in the dark and Galveston awash. I'm online, clicking through images of boats piled up at a Galveston marina and inland homes surrounded by seawater. At press time, the full impact of the storm in terms of lives and property lost is still unknown.

We do know that Hurricane Ike's eye passed directly over Beachtown, the Galveston community where our November Idea House—believe it or not—still stands.

On the Beachtown Web site, a note says, "As expected, the horrible force of this storm caused damage to the landscape. However, the fortified construction of the homes at Beachtown passed its first major test. All of [them] are standing and their integrity is intact."

As much as we write about responsible building on the coast and the precautions that must be taken to withstand the forces of nature, nothing puts our words to the test like a hurricane. Our Idea House was designed to exceed the strict requirements of the national "Fortified ... for safer living" program established by the Institute for Business and Home Safety. We paid special attention to choosing framing, shutters, siding, and roofing materials that would withstand hurricane-force winds and pounding rain. The first floor is also built 20 feet off of the ground to minimize flooding.

Attending to those details first, while maybe not as exciting as selecting kitchen cabinets or sofa fabric, gave us the freedom to then focus on the "pretty" part. Once we made sure the house could face storms like Ike, our designer took over and filled the rooms with furnishings and colors that define fresh seaside style. We've given you 36 pages of ideas (starting on page 47) for your own home, plus more images on our Web site, coastalliving.com.

We all know that building a house is a costly venture. But many of us find the dream of a new home—especially one on the coast—irresistible. The emotional pull of the sea and shore can be as strong as those hurricane-force winds. If you respond to that call, build safely and responsibly. Post-Ike, we can say with more authority than ever: You'll be glad you did.

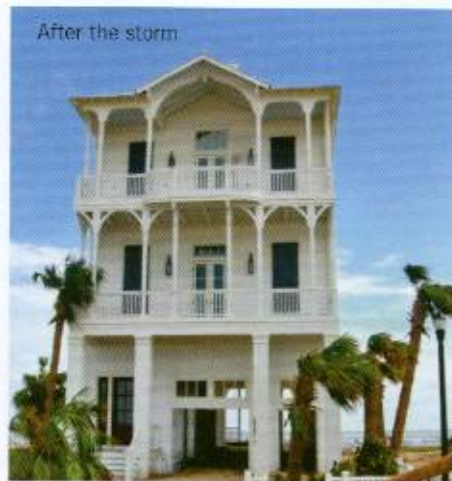


PHOTO: GUY BRAY

Kay A. Fuston
Editor in Chief



2008

furniture • paint • fabrics • appliances • floors • windows • roofing

idea house

Get inspired! Located in
Beachtown, on the sandy shore
of Galveston Island, our brand-
new Idea House has a timeless
style you'll love.

PRODUCED BY ELIZABETH RAINLS BEELE
TEXT BY ABIGAIL B. MILLWOOD | PHOTOGRAPHY BY JEAN ALLSOPP





living

How do you design a beach house that perfectly blends the charm of historical Galveston with modern-day conveniences? Just take a few cues from our tireless design team, who combined the latest in technology with the best of classic style to create a home that feels like a haven.

Developer Tofigh Shirazi of the Beachtown Galveston Corporation worked with Atlanta-based interior designer Susan Bozeman and San Antonio-based architects Michael Imber and Brandan Moss to forge a look that combines traditional and modern, highlighting the beauty of Galveston's architectural history and balancing it with light, fresh interiors.

In the living room, Susan created layers of texture with sheer draperies, wicker furniture, and a metal table. "I wanted the house to look more 'evolved' than 'decorated,'" she says. "This room has a great mix of old and new with the contemporary paintings and slick rope chair, and then the crusty shell box [pictured on page 50]. It reads as collected rather than stylized."

storm safety To combat Galveston's sometimes tumultuous weather, the building team selected impact-resistant glass specifically tested for hurricane conditions. In September, the windows got a serious trial run during Hurricane Ike. To read about how the house fared in the storm, turn to page 10.

■ Floors: BR-111. Rugs: Elizabeth Eakins Inc. Louvered shutters: Hunter Douglas. Windows and doors: JELD-WEN. Furniture: Lexington Home Brands. Drapery fabric: sunbrella. Paint: Valspar.

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■ (Page 47) Lighting: Bevolo Gas and Electric Lights. Floors: BR-111.



Susan anchored the living room with slipcovered furniture and plaid rugs that unite all of the colors, then added accents such as a cork table and custom pillows appliquéd with sea life. “We used sand tones, soft blues and greens, and a little pop of aqua on the lamps for con-

trast, so everything didn’t seem the same,” Susan says. “I didn’t want any one thing to stand out and be too strong. I wanted it all to flow. At the beach, you don’t want your vision to stop anywhere. It should go straight through to that fabulous view off the porch.”

■ Rug: Elizabeth Eakins Inc. Louvered shutters: Hunter Douglas. Windows: JELD-WEN. Upholstered furniture: Lexington Home Brands. Drapery fabric: Sunbrella. Paint: Valspar.



porch

durable decking Positioned right on the ocean, our Beachtown Idea House required building materials that could withstand the humid weather and harsh coastal elements. Because prime outdoor living space was a must, the team selected a decking product made of cellular PVC. Though it has the look and grain of real wood, the material resists mold, scratches, and even wine and food spills. The trim on the house is composed of the same PVC-based material.

Off the living room, a porch overlooking the dunes and Gulf of Mexico invites visitors to gather. “It’s so fabulous, because you’re right there on the beach,” Susan says. “It’s a great place for the whole family to hang out.”

She selected a teak sectional with creamy-white cushions, and then introduced playful blues in the welting, throw pillows, and outdoor rug. A rustic

coffee table crafted from driftwood and metal looks light and beachy, but has the weight to stay put despite strong winds off the ocean. “This is an intimate seating area where you can have your cocktail before serving dinner at the table,” Susan says.

■ Decking and trim: AZEK. Furniture: Gloster. Fabric: Sunbrella.



In the kitchen, the team focused on details to achieve a classic beach cottage look, choosing a farmhouse sink, beaded-board accents, vintage-style pendant lights, and engineered wood floors with an authentic hand-scraped appearance. Streamlined white cabinetry, with a mix of solid and glass-front doors and open shelving, enhances the cottage appeal and makes items easily accessible. Plus, "the glass visually expands the kitchen," Susan says.

Not everything was meant to appear old. Susan selected chic natural quartz countertops that mimic

polished concrete, and cutting-edge stainless steel appliances. On the kitchen island, a sleek, flat, gas-through-glass cooktop is just 16 inches deep, allowing for more counter space while still offering full cooking capacity.

Susan carried the kitchen's clean, simple palette into the dining room, where she paired a faded wood table with feminine slipcovered chairs. "I love how the table's color connects to the driftwood mirror, and I think round is a wonderful shape because the room is almost square," she says. "The slipcovers

▣ Floors: BR-111, Microwave: DCS, Refrigerator and cooktop: Fisher & Paykel, Louvered shutters: Hunter Douglas, Windows: JELD-WEN, Teakettle and frying pan: Le Creuset, Faucet: Kohler, Cabinetry: KraftMaid, Paint: Valspar



make the room feel more relaxed and inviting." She also continued the theme of mixing old and new, adding a narrow, distressed console and a modern glass centerpiece. "It gives the room a bit of sparkle and makes it a little more contemporary," Susan says.

Michael and Brandan separated the dining area from the living room with columns rather than walls to keep the space light and airy. "[The columns] give the house rhythm and structure but open it up for modern living," Michael says. "And they open up views from one space to another."

window dressing To soften the space and to stay consistent with the color scheme in the adjoining living area, Susan hung paisley draperies in soft blue, green, and sand tones. But because the room gets ample natural light, she also installed woven shades to filter the early-morning sun. "The different textures relate well to each other and make the room feel cozy," she says.

■ Floors: BR-111; Drapery fabric and rug: Elizabeth Eakins Inc.; Shades: Hunter Douglas; Windows: JELD-WEN; Chairs: Lexington Home Brands; Paint: Valspar



master suite

High ceilings call for high design, so Susan suspended luxurious draperies around the master bed. For a nautical touch, she used ropes to hang the canopy. "I wanted to make the bed enveloping and cozy," she says. The mattress is designed for ultimate comfort, featuring an allergen-free organic cotton cover and foam support system.

Touches of elegance also make their way into the master bath. Though the board walls, small white tiles, and antique-style faucet say vintage, the spa tub speaks of modern luxury.

■ Floors: BR-111. Drapery fabric and rugs: Elizabeth Eakins Inc. Shades: Hunter Douglas. Windows: JELD-WEN. Bathtub and fixtures: Kohler. Furniture: Lexington Home Brands. Mattress: Serta. Canopy fabric: Sunbrella. Paint: Valspar.





master porch

strong support Inside each of these graceful columns lies a core of stainless steel, lending the home the look of historic Galveston with the strength to survive a hurricane such as September's Ike, which pummeled the island. In addition to the steel portals, the house is built on concrete pillars that won't deteriorate in the coastal climate the way wood pilings do. "What we're doing here goes above and beyond the coastal fortification requirements to give our owners peace of mind," says developer Tofiqh Shirazi. "Not just with this house, but in every house at Beachtown."

Playing off the bedroom's neutral color palette, Susan chose a rich, chocolate scheme for the adjoining balcony, which soars high above the shoreline. A deep-brown shade gives the wicker-style furniture a more updated look and ties in with the outdoor rug. The galvanized coffee table makes the perfect spot for a newspaper and propped-up feet, and vibrant throw pillows finish the space.

Because connectivity to the street level is an important element in this traditional neighborhood, the team placed palms and other plants around the porch to further unite it with the ground below.

■ Woven furniture: Agio. Decking and trim: AZEK. Cushion fabric: Sunbrella.



guest room

The blue-and-green vine-pattern fabric inspired this room's sophisticated look. "The colors were just so soft and pretty—I thought they would make for a wonderful guest room," Susan says. She had the headboard upholstered in the fabric and made a bed skirt to match, then had linens custom made with borders in corresponding colors.

Susan filled the room with dainty, feminine details, including curvy bedside tables and lamp

shades trimmed with glass beads. On the windows, she "kept the curtains unlined and flowy," combining blue gingham draperies (edged in a green version of the same pattern) with white twill Roman shades.

■ Fabrics and rug: Elizabeth Eakins Inc. Shades: Hunter Douglas. Windows: JELD-WEN. Side tables: Lexington Home Brands. Mattress: Serta. Paint: Valspar.



laundry

For a retro look, Susan outfitted the laundry room with beaded-board walls, sturdy cabinetry, a deep cast-iron utility sink, and a vintage-style faucet. She used saturated colors here, painting the back of the hanging cabinet a rich blue to contrast the marshy green. “We wanted it to look like a found object,” she says.

The appliances, on the other hand, are anything but dated. The washer features 19 specialty cycles, including several for specific types of stains. And both it and the dryer are Energy Star rated for ultimate efficiency.

■ Washer and dryer: Fisher & Paykel. Cabinetry: J. Tribble Antiques. Faucet and sink: Kohler. Doorknob: Schlage. Paint: Valspar.

bunk suite



The finely appointed bunk room is as stylish as it is fun. Board walls and marine-style light fixtures give this space a lighthearted feel, while navy houndstooth fabric puts a polished spin on the nautical motif. "It feels like you've just gone below deck," Susan says.

The adjoining bath features a low cabinet positioned under the window and a well-worn galvanized bucket for a sink. Traditional white subway tiles in the shower and soft blue pennyrounds on the floor are classic choices that never go out of style.

■ Fabric: Elizabeth Eakins Inc. Windows: JELD-WEN. Sink base: J. Tribble Antiques. Faucet: Kohler. Paint: Valspar.



Galveston homes—particularly those built close to the water—are raised to avoid flood damage. Our team took advantage of the space below the house to create a fabulous spot for entertaining, with just the dunes separating it from the sandy beach.

The dining area includes a teak table and chairs, while the outdoor kitchen boasts more than just your average grill. “You can fix your entire

open air



kitchen convenience Cooking outdoors has never been so carefree. With a grill, several burners, and a prep sink, this stainless steel kitchen helps you elevate the outdoor dining experience from blasé to gourmet (or just make especially good hot dogs). Best of all, it's on rollers and separates into smaller units for storage.

meal and enjoy it outside,” Susan says. “You don’t have to go up and down the stairs 25 times to get things, because you can have it all right there.”

She also designed a cabana for de-sanding after a play day in the surf. “At the beach, everyone loves outdoor showers,” Susan says. “They’re fun, and it’s great not to bring all the sand inside.”

■ Pavers: Belgard. Outdoor kitchen: DCS. Furniture: Gloster. Cookware: Le Creuset. Cushion and cabana fabric: Sunbrella.



community

When Tofigh Shirazi decided to create a new community on one of Texas' most popular shores, he had one major goal: "to bring the beach to historic Galveston," he says. Surrounded by a nature preserve, the 260-acre property eventually will be home to almost 600 single-family homesites, 1,200 lofts and apartments, and two hotels—all inspired by the classic architecture and charm of the island's historic district. While Beachtown likely will be a hot spot for vacationers and second-home owners, Tofigh hopes locals will enjoy the area's many amenities, as well. "This project doesn't have any gates," he says. "It's open to the public, and we like it that way."

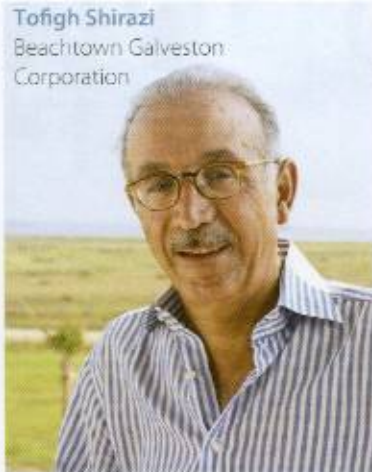
Planned by the acclaimed firm Duany Plater-Zyberk & Co., the traditional neighborhood focuses on establishing relationships among owners, their community, and nature. "We hope that when people get here, they'll leave the cars in the garage and bike or

walk instead," Tofigh says. Three neighborhood villages and a maze of green walkways reinforce that pedestrian-friendly philosophy.

Beachtown has also committed to creating hiking and bike paths, and preserving the natural lagoons and sand dunes, but the beach is the major draw. "We have the only accreting beach in Galveston," Tofigh says, which means that while other beaches face erosion, the shore on the east end of the island is growing 3 to 7 feet a year, guaranteeing fun in the sun for years to come.



Tofigh Shirazi
Beachtown Galveston
Corporation





Inspired by Galveston's rich architectural past, Michael and Brandan designed a Carpenter Gothic-style home, taking into consideration the necessary elevation requirements. "This isn't a typical house on stilts," Michael says. "We wanted to create a house that stays true to its style in scale while relating to the neighborhood."

The duo maximized the number of windows in the project, flooding the house with light and

ocean views. They also added a cupola, which brings light into the interiors and allows for natural ventilation when the doors and vents are open.

■ Trim and decking: AZEK. Lighting: Bevolo Gas and Electric Lights. Siding: James Hardie. Windows, doors, and garage doors: JELD-WEN. Shutters: J&L Shutters. Roof: Metal Roofing Alliance.