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The Structures design-build team kept this 4,200-square-foot home in scale with its historic setting by lowering the roofline on the wing closest to the street. The harbor-front location provides panoramic views from nearly every living space.

ROOMS WITH A VIEW





A collaborative effort results in a home with historic presence—and views all round

BY M.S. LAWRENCE | PHOTOGRAPHY BY HOLGER OBENAU

Steve Kendrick is an expert matchmaker. The founder of Structures Building Company, he has a knack for listening to and understanding what homeowners want and then pairing them, based on style and personality, with exactly the right architect. Happily ever after is his average.

That's why he knew Jim Henshaw of Herlong & Associates would be a great fit for the couple looking to build their retirement home in Mount Pleasant's Old Village neighborhood. "Sometimes clients have a plan. Usually they have photos," he says. "These clients contacted us after driving around and admiring homes Herlong had designed on Sullivan's Island."

"Steve gave us a lot of personal attention to figure us out; I believe this allowed him to match us with the architect and project manager who suited us best," says the homeowner.

Learning they wanted an old farmhouse style appropriate to the historic part of the Old Village, and knowing it would be a complicated demolition project involving the town's Historic District Commission, Kendrick turned to Henshaw, whom he knew had expertise in those areas.

"This was not your run-of-the-mill project in a new subdivision," says Kendrick. "It was a tear-down involving asbestos and requiring historic and waterfront approvals."

There were many requirements, agrees Henshaw. "The scale of homes in that area is low, so even though we had to build the house up to accommodate the flood zone, we had to keep the mass and proportions low to fit the neighborhood.

The clients had requirements of their own, too. Off the bat, they expressed a desire to see the water from the front door. In fact, they wanted the harbor-front property's panoramic views to be the highlight of every living space.

LEFT: Trim details, including a custom newel post, wood wainscoting and shiplap ceiling, add architectural elegance to the private stairway that leads to the master suite.

BELOW: The sunroom makes unique use of space off the living room. With built-in seating and a custom wrap mantel, it's a favorite spot for reading and enjoying views of the water.





Shiplap walls and ceilings, antique heart pine floors, wide French doors and lots of windows give the living room a crisp and classic, yet relaxed coastal style.





A true chef's kitchen, this key gathering spot includes a custom island that almost feels like a stage, with deep counter space and built-in cabinets that create a "separation" between the workspace and guests.

RIGHT: Even in the guest bathroom, the views are the shining star. Sconces and shiplap walls and ceilings that nod to the outdoors create a beach cottage vibe.



It was clear that these homeowners meant to soak up as much of the view as often as possible. "The home has waterfront views from almost every room, and the kitchen, dining, living and sunroom all open to a deep, full-length screened porch," says Kendrick. "It has one of the premier views in Mount Pleasant." Together, the team crafted a plan for a four-bedroom, five-and-a-half-bath home to suit the homeowners' specific needs.

Even in the master suite, which spans the second floor of the main wing, Henshaw included a low decorative wall so the couple's bed could be strategically placed for full-on views of the harbor.

Of utmost importance to the husband, a former chef and restaurant owner, was the kitchen design. Accustomed to being the "master of his domain" in his restaurant, he wanted a space where he could be in control yet still entertain with style. An open layout, wet bar, plenty of storage and ample counter space allow him to prep meals and run the show in the kitchen; a cleverly designed island gives guests a sense of intimacy with full view of the excitement.

For extra privacy, Henshaw designed a separate guest wing with three suites accessed by a second staircase. "The home has two second levels, one exclusively devoted to the homeowners, the other to guests," says Henshaw. "The homeowners' section 'lives much



ABOVE: Wide French doors and elegant restaurant-style chairs create a sophisticated yet comfortable dining room—a must for a professional chef and his guests. RIGHT: His-and-hers master baths overlook Sullivan’s Island and downtown Charleston. The wife’s luxurious version is wrapped in marble and includes a freestanding tub where she can soak up the views.

smaller’ due to the separate wing. The rooms in the guest area are smaller, with built-in dressers and bookcases similar to a beach cottage.”

Scheduling was also a factor, because the homeowners had experienced delays in previous planning. Structures’ unique collaborative design-build approach helped shorten times and prevent delays.

“We were able to keep the process moving by staging certain parts of the design as we attained approval and permits,” says Kendrick. “The interior architecture followed the construction documents, allowing us to overlap instead of waiting on permits for the interiors. That definitely saved time.”

Communication was especially important since the homeowners lived out of town and traveled back and forth. “Because we were in a different state, being able to set up productive appointments with Structures to select finishes, plumbing and lighting made a huge difference,” says the homeowner. “It allowed us time to gather and communicate our ideas so we didn’t waste time when we arrived to town to make our final selections.”

“What a great project this was for everyone,” says Kendrick. “It represents the best of what our ‘design-build’ service was created for: to provide a collaborative experience that’s creative, fun and efficient. It’s what we love to do.”

FOR MORE INFORMATION

Structures Building Company
843-856-6901
structures.net

Herlong & Associates, LLC
843-883-9190
herlongarchitects.com

Currents Home & Design
843-235-0456
currentshome.com

M.S. Lawrence is a freelance writer based in Charleston.

