

IN THE SHINGLE STYLE

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Art is getting so good at imitating life, what we think we see is not always what we get. Throw in scientific know-how and you have collusion that can fool the experts. Testing credulity, this dowager-like house sits prominently, appearing to have weathered many years on its Kiawah Island site in South Carolina. Like an old New England, shingle-style house, even its shingles show the resin streaks that come from age. And that was exactly what the owners, Warren and Donna Lasch, had in mind when they approached Steven Koenig to build a new house for them, one with a sense of timelessness and permanence.

On their unusual one-acre peninsular site surrounded by Willet Pond, the Ocean Golf Course and Atlantic Ocean beyond, the couple wanted a house that looked rooted

in time, and one that would take of spectacular 360-degree view windows and porches were much vacationed on the island through

and liked what they saw of Koenig-built homes, so they selected him as their builder. As with other collaborations, Koenig turned to award-winning architect Wayne Windham

to come up with a design that would meet client expectations. Interior designer and Steve's wife, Sharon Koenig, completed the triumvirate team whose synergistic successes

have made them a regular combination on several design-and-build projects. The three worked closely on special site considerations and interior detailing.



Designed in the Shingle Style of many old mansions, this new home appears to have weathered many years on its waterfront spot in South Carolina.



Coffered ceilings in the living room and dining room give definition to the areas and provide for lighting installations which highlight architectural features.

So sensitive is the waterfront site that particular care was required to meet environmental and design requirements on the island. For inspiration, the architect cleared out the center of the property, set up a tent and drawing board, then invited the review board out to see which of his ideas they felt most appropriate. Windham spent five months on the design, working out schedules to meet the needs outlined in the extensive questionnaire he had the Lasches complete. Early schematics worked out view lines so all rooms have the views they anticipated.

The configurations he planned allow for mass manipulation to take advantage of

views which look back to the Kiawah River and Bass Creek and toward the island. From his third floor office, Warren can watch waves break on the ocean or enjoy the pond view from this widow's walk perspective. Of the many covered decks and screened porches, one has become a special place from which to watch the sun setting, or to observe the light show that develops over the mainland with approaching storms.

Initially, the hospitable Lasches told the architect they wanted a great room to center the house since this was to be a vacation home in which to gather friends

in one large space. Then hard Midwestern winters convinced them to re-think this as their primary residence. Warren's business allows flexibility of location, so the move south became permanent. In this case, they decided they preferred more intimate spaces than the great room offered. Definition was added with coffered ceilings and a wall divider with Chippendale fretwork on top, the transom elements tying in with transom windows elsewhere. Finishes and materials became a little more traditional. They didn't want a beach house as such, yet they didn't want too formal or stuffy a house since this is, after all, still a vacation destination for



The idea of a great room was changed to give the owners smaller, more intimate spaces. A dividing wall topped with Chippendale fretwork repeats the transom idea which the architect designed for the many windows and doors.

many Americans. And Northern family and friends would visit with that attitude.

With 20 years' practice on the sea islands of Hilton Head and Kiawah, Windham has a feeling for coastal architecture, recently winning a design award from the Southeast Builders Council for a British West Indies-style project. Crediting the Robert Stern-designed island beach club with influencing a rekindled interest in the shingle style, Windham "loves the richness of the shingle materials, the porches, roof overhangs, and brackets." This house has 360 brackets and a flared "skirt" where siding meets stucco to minimize some of

the verticality of the mass. Approximately 9,200 square feet are under roof: 6,000 square feet in the three-storied main house, 1,800 in the two-storied guest house, and the balance in a three-car garage, covered decks, and porches.

The main house has entry, living area, dining room, kitchen and pantry, sun room, and media room downstairs. The master bedroom suite occupies over half the second floor space with room-sized closets, master bath, and deck. Two additional bedrooms share the second floor. Warren's study, an exercise room, and open deck are on the third floor.

Ample room sizes and ceiling heights (11 feet downstairs, 10 feet on the second floor and 9 feet on the third floor) create a sense of spaciousness, every inch of which can be filled with sound at the touch of a button. A self-proclaimed "gadget freak", Warren's media room and study are showcases for the latest in electronic equipment. When the T.V. is turned on in the media room, shades automatically close and the room is darkened. The sound system at full volume is thunderous enough to crack most plaster, yet, because of increased insulation and reinforcement, not a noise can be heard outside the room. CDs and AM/FM can be enjoyed individually or shared in several rooms.

Though the house is a throwback to the past, Warren's business requirements called for advanced security and electrical systems, and the latest in telecommunication technology. Totally automated, the house is equipped with 160 light circuits on three levels that are programmed and controlled by one central "brain" and operated with a simple touch of a key pad according to command. Mood lighting both inside and out is pre-set to operate automatically. Lighting schedules are also designed around the couple's daily routines.



From "Wake Up" to "Nitelite", their regular destinations are covered. Vehicle detection devices trigger house and pathway lights in the evening. A screen in Warren's office provides readings taken from the weather station mounted atop the office roof. The room is also wired for computer networking and video conferencing. From hook up with his laptop computer, Warren can conduct face-to-face conversations with his management team hundreds of miles away.



Originally planned as a breakfast "nook", the pleasant sun room grew to

larger proportions. It still accommodates informal dining as well as additional seating groups.



The center island in the spacious kitchen is a favorite gathering spot for friends and family. Floors are of 120-year-old heartpine wood recycled from the old Sears Building in Chicago.

Donna's special kitchen is the control center, the place where everyone gathers, and from which she captains the ship. Its shape, five sides of an octagon, juts prow-like out from the rectangle of the house's footprint, and is surrounded by views of the lagoon, marsh, and ocean. Its shape repeats the octagon of the poolside gazebo. Outfitted with two dishwashers, warming oven, large wine cellar, a commercial-size barbecue on the porch outside, and a large lazy Susan on the granite-topped center island, everything is geared to convenience and comfort. Guests gravitate to kitchen barstools or rocking chairs in the adjacent sun room, a room that grew from breakfast "nook" status to its own space with an informal eating area. The brick floor is inlaid with tubing to radiate heat when necessary.

Though the house is set back from the marsh and far enough from the ocean to avoid extreme exposure, footings were buried three feet deeper than many to avoid any sea scouring action. All framing was beefed up and floor trusses were designed to get bounce-free and column-free space over the wide expanse of the public areas. Using the accessible water tables to their advantage, Koenig Construction installed an efficient water source heat pump for heating and cooling by drilling wells with a loop pipe system which extracts heating or cooling from the earth. Water table water is 56 degrees, whereas the exterior temperature can vary greatly. Winner of "Custom Builder of the Year" award, Steve Koenig welcomes clients like the Lasches who were open to innovative approaches.

When the concept of the house changed from "vacation" to "year-round," the design/build team got more serious about finishes and details. They determined a trim package and how it impacted lighting and placement of furniture. Coffers in the ceiling proved particularly difficult since complete floor scaffolding had to be erected in the living room and dining rooms to accommodate the men working there. Working with a lighting consultant from Cameron & Barkley, designer Sharon Koenig determined that many of the architectural features would be highlighted and the lighting expert suggested many possibilities. Low voltage up lights add drama to the columns. Low voltage cove lighting was used in Warren's study to complement the mural and chandelier there. Low voltage recessed lighting was strategically placed to



Focal impact in the third floor office comes from the elongated octagon shape with clipped corners in the recessed ceiling and in the granite-topped conference table which echoes the shape.

emphasize artwork. As a past president of the Carolinas Chapter of ASID, Sharon Koenig sees an advancement in the industry of which she's been a part for over 20 years. "Designers need to be more knowledgeable about electrical and mechanical systems, as well as aesthetic considerations, since advanced technology is so much a part of today's homes," she concluded.

Though space-age communications are an essential part of this house, the owners wanted a place in which to escape where there are no phones....the nearby gazebo, nestled 'midst a cluster of oak trees. The adjoining pool adds yet another water feature to the site, completing this tranquil oasis. With their penchant for "state of the art," the owners called upon Aqua Blue Pools to provide them with

the latest in luxury in the computer-controlled pool and spa. The raised spa creates a waterfall effect as it spills down to the pool level. The pool has a quartz interior finish and a built-in cleaning system with pop-up cleaning heads which are out of sight when not at work. Built about four feet above grade, the elevation keeps yard debris from blowing in. Fiberoptic pool lighting is automatically set to provide nighttime drama for this inviting outdoor entertaining spot. The patio is textured concrete finished to resemble stonework, with saw cuts for expansion joints. Mexican limestone was used at the front entry and for the walkways to the back pool, the raised deck off the kitchen, and the stairs down to the pool and to grade level.

An important part of the "old" appearance of the new house were the concrete shingles which were chosen because they're fireproof, hold stain longer, and hold sound. Painting contractor Jack Strauchon applied a light faux finish on the painted exterior "shingles" to replicate age and tannin bleed. "I used Sherwin William's acrylic super paint in flat for its weatherability factor and mildew resistance. The interior dry walls and ceilings received 140 gallons of primer coat applied 1/8-inch thick like a plaster skim coat to remove any imperfections. All trim was lacquer undercoated and spray finished like cabinets so no brush strokes are visible," he added.

The intricate roof is covered with snap lock aluminum standing seam panels to resist



The large master suite makes for a tranquil retreat with panoramic views, fireplace, spacious master bath, and oversized, built-in closets. A mural over the fireplace depicts a ground-level view of the marshes. Stuffed animals are on stand-by for visiting grandchildren.

corrosion in the salt environment. Puzzle-like in its design, one plate height of the roof dictated the height of another and called for job-site fabrication to custom lengths due to its complexity. Installation was done by Darin Lanoix and his crew from Dixie Sheet Metal who specialize in complicated roofing systems. The panels have a durable, 20-year factory-applied finish in a dark green to match the color of the windows the owners selected.

Builder Koenig selected long lasting ipewood which has a teak appearance for decking. He used stainless steel screws and nails for installation to prevent corrosion. The 360 corbels used under the roof

overhangs required precision planning to fit the corners. With his own cabinet shop, the builder produced the corbels as well as the cabinetry in the library.

For the interiors, the Lasches wanted a somewhat casual feeling in the decor, using low luster natural fabrics. They brought some pieces with them from their Midwestern home which needed to be incorporated into the design. Designers Sharon Koenig and Jennifer Rhodes set an interior scheme of warm colors drawn from a fabric they found which pleased the owners. Living room and dining room window treatments, accent pillows and two dining room

chairs sport the cotton sateen fabric in hues of coral, sage green and sienna. Combined with light neutrals, the palette is replayed in varying versions in the kitchen and sun room.

The custom area rug in the living room is from Stark and features coral floral designs that coordinate with club chair fabric from Decorators Walk. The fireside seating group includes a loveseat from Charles Stewart upholstered in Kravet fabric, joined by striped upholstered armchairs from Classic Gallery. Heart pine floors downstairs are of 120-year-old wood recycled from the old Sears Building in Chicago.

A luscious shade of coral on walls in the dining room restates the living room scheme with punch. The custom area rug from Lacey-Champion echoes the floral theme in the living room rug, but in a larger, bolder manner. Dining room arm chairs are from Emerson et Cie with fabric from H. Lynn White. Side chairs are upholstered in fabric from Stroheim & Romann. China cabinet is from Fremarc Designs, mirror from Dauphin.

Relaxed seating arrangements in the sun room bloom with yet another floral pattern, creating a cheery ambiance. Console table and end tables are from Swaim Designs. The woven chair frames are from Bernhardt's Flair Collection with fabric from Pindler and Pindler. A large, round dining table from Lorts encourages informal dining with views of the outside. A flare of palm fronds tops the stylish chandelier from Hart Associates.

Silhouette window shades were used for light control on the ocean side, room darkening shades in the bedrooms, with simple top treatments over them to keep

intrusion on the views to a minimum. The designers also determined that the shape of recessed ceiling in the study should reflect the shape of the conference table around it. Custom designed for its spot, it's a elongated octagon with clipped corners that restates the architectural theme. The conference table is topped with a custom piece of granite from Hard Tops. The recessed ceiling was given a wash like a sunset to suggest a sky effect for this third floor space.

Materials were chosen to reinforce the sense that this is a permanent home. Hand and through wide use in today's luxury homes has resulted in a broader selection of marbles and granites that come in an array of colors and offer choices to complement



Positioned in a large bay of the master bath, the raised tub offers luxurious bathing with a view. Faucets are gold plated. Paradiso marble with crema marfil insets and border strips add additional touches of luxe.

any fabric or background. The living room fireplace surround and bar top are of verde (dark green) lavrus marble. The kitchen island is surfaced in ubatuba granite from Brazil. The third floor office table, credenza, and wet bar are covered in Brazilian black granite. Paradiso marble with crema marfil insets and border strips were used in the master bathroom. Vanity tops are also of crema marfil marble and the master fireplace is faced with paradiso marble. All marble and granite are from Hard Tops in Charleston. Plumbing fixtures are gold plated.

A large, room-size walk-in closet adjoins the master suite, complete with built-ins for everything. Reflecting the trend in today's

luxury homes, closets, sumptuous suites, and luxurious baths are making big statements. The canopy bed and nightstands selected for this tranquil retreat are from Bernhardt. Window treatment and bedskirt fabric is from Schumacher.

Considerable additional storage is located in the attic which the owners find makes up for their lack of a basement like "up North," perhaps, the only thing the transplanted Midwesterners miss.

Happily ensconced, Donna and Warren Lasch enthusiastically share the joys of their new home with all who visit, their warm welcome guaranteeing that this home will always be full.



Escape from contact with the outside world is offered by the phone-free gazebo nestled under the oak trees, a guaranteed oasis of peacefulness with pool privileges. The soft sounds of water spilling from spa to pool are conducive to catnaps on one of the cushy sofas inside or outside the gazebo.

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