

## CUTTING-EDGE ARCHITECTURE MEETS GREEN BUILDING IN KESSLER WOODS

BY AMANDA FLATTEN • PHOTOGRAPHY BY TERRI GLANGER  
FLORAL ARRANGEMENTS BY THE URBAN BLOSSOM

The ingenious modern architectural style of the homes in Kessler Woods, combined with the friendly community and beautiful topography, appeal to Joey Brock and partner John Hasty. When they decided to build a home in the area, they liked the idea of introducing “green” elements into their house. Working with green builder Don Ferrier of Ferrier Custom Homes, they achieved their goals of creating an energy-efficient, modern space with an indoor, outdoor feel.

**ABOVE:** The master bedroom has an amazing view of the rest of the home and the pool below. Window treatments are by Lancaster & Associates. The oil painting, *Napoleon*, was purchased from Inessa Stewart’s Antiques.

**OPPOSITE PAGE:** View from the master bedroom: One of the most striking architectural elements in the home is the circular cutout in the roof above the patio and deck.

### THE COMMUNITY

Brock and Hasty like the Kessler Woods community for a number of reasons. “First and foremost, we love the architecture,” says Brock, an executive assistant at Goldman Sachs, and artist at heart. “It’s a very planned community. All the homes are very different, but they all go together like a puzzle.”

The abundant trees, greenery and hills are another plus. Perhaps even more rewarding is the sense of community they feel in neighborhood. “There is a sense of community with very like minded people with a design sense,” Brock says. “We have met just about everyone that is living or building out here. They are really great people.”

“It’s definitely a community where every body gets to know every one and there are functions every week,” adds Hasty, an account manager for GE Healthcare.

### BUILDING WITH GREEN ELEMENTS

At first Brock and Hasty searched for an existing home to buy in the area, but they couldn’t find a home that had all of the qualities they wanted. They heard about the modern community being built in Kessler Woods and were drawn to the architectural style and vision of the community. They looked at the architectural plans for a lot that was available and liked what they saw, so they purchased it and got to work. “Don Ferrier, hands down, did extremely high-quality work and came very well recommended,” Hasty says.

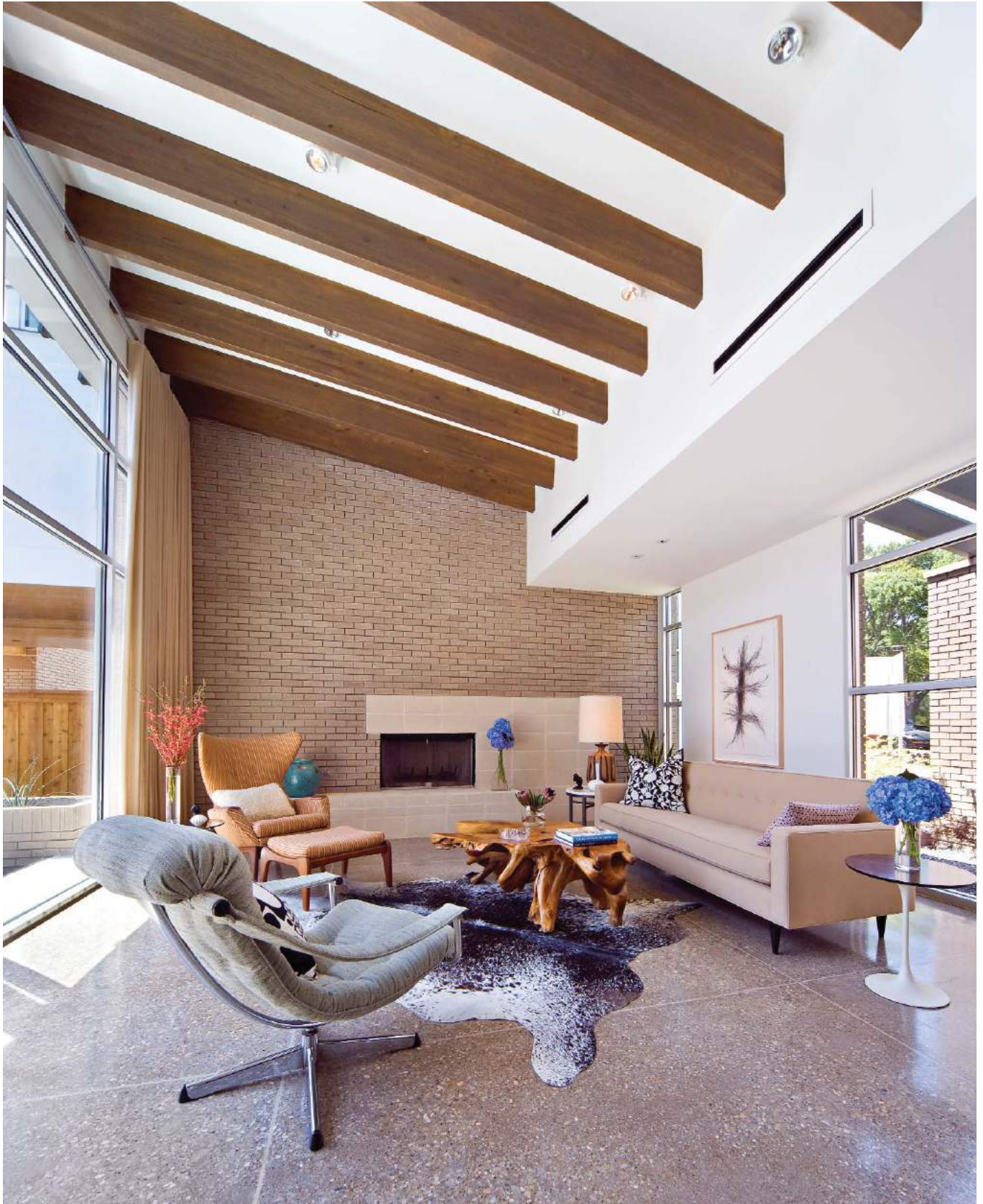
Ferrier’s award-winning custom home business has been incorporating green elements into residential home building in



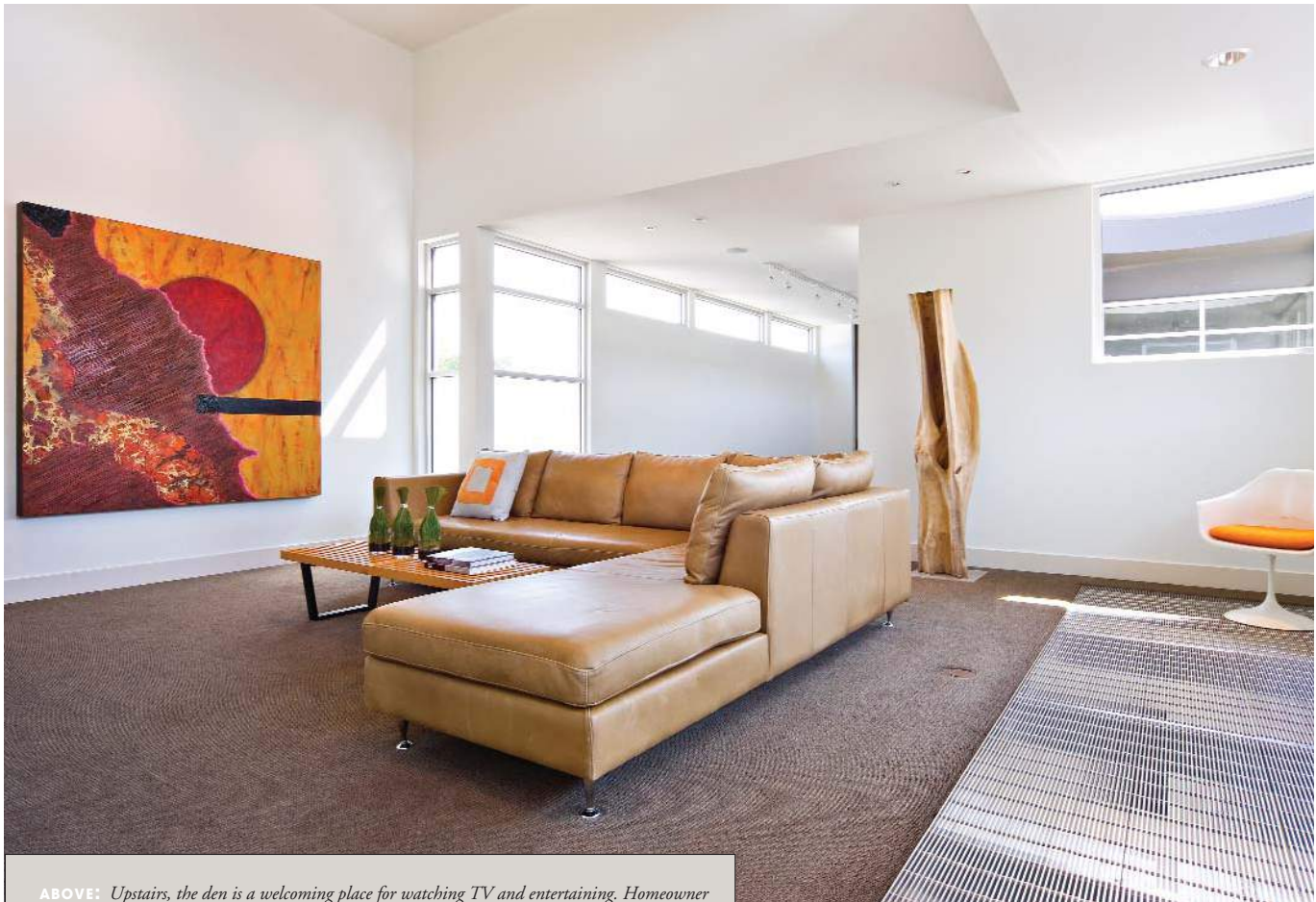












**ABOVE:** Upstairs, the den is a welcoming place for watching TV and entertaining. Homeowner Joey Brock's 72-inch by 72-inch painting, *Karmic Ascendance*, infuses bursts of bright color into the room. The coffee table — *Platform Bench* by George Nelson — is a reproduction from *Modernica*. The Tamarind wood sculpture is from Big Mango Trading Company.

**RIGHT:** Situated in the great room between the kitchen and living room, the dining room features a table from Legacy Trading Company and Vitra Louis 20 chairs by Philippe Starck.

**OPPOSITE:** This main entertaining space is flooded with natural light and mid-century modern details such as wooden beams on the ceiling, a neutral brick wall and concrete blocks surrounding the fireplace. It is the perfect backdrop for the owners' eclectic modern furnishings.

north Texas long before it was popular. "The bottom line of the sustainability green movement is we've got limited resources and we are just trying to sustain those longer and make them go farther," he says.

For the Brock-Hasty project, the goal was to make the home as air tight as possible and to make intelligent choices on interior materials. Ferrier used Demilec spray foam for maximum insulation. "It's common when we use foam instead of fiberglass insulation to see 30 to 40 percent savings on energy," Ferrier says.

Low volatile organic compound (VOC) Sherwin-Williams Harmony interior paint was used throughout the home, ensuring better indoor air quality. They installed a Seasonal Energy Efficiency Rating air conditioner, which takes less energy to heat and cool the home. Air ducts were built inside the air-conditioned space. The low-sloped roof is another benefit, as air is not trapped in hot attic space. "We have been surprised that our electric bill last month was cheaper than John's electric bill for his previous, smaller home."

Hasty and Brock chose terrazzo concrete floors, another sustainable choice. Bill Jansing with Lighting Consultants designed the lighting plan. "They use florescent and compact florescent light, which is Energy Star rated," Ferrier







says. “These lights typically last 10 times longer than incandescent lights and use a third of the energy.”

The homeowners also chose many Energy Star appliances. Sustainable choices also were used in the outdoor landscaping. In the back yard, the deck is made of recycled tires, and concrete pavers in the front and back yard allow water to percolate back down into the ground.

Brock and Hasty were very involved in the building process of their home, which was completed in April. “You have to be engaged in the project to get the product you want,” Brock says.

“It was a joy working with Joey and John,” Ferrier says. “They had a vision for what they wanted.”

#### MODERN DETAILS

The 3,111-square-foot, three bedroom, three bath home is a modern architecture lover’s dream. With many organic elements and an indoor, outdoor feel, the home is a “throwback to mid-century modern” design, according to Brock.

Downstairs, the great room is an open space incorporating the kitchen, dining and living room. A wall of floor-to-ceiling windows looks out on the back yard, which features a pool with an infinity edge fountain as a focal point. Materials in this space include wood beams and exposed brick. Featherlite standard concrete solid masonry

**ABOVE:** A striking architectural feature all its own, the staircase incorporates metal cables and floating walnut steps. The round porcelain sculpture is by Yuri Zatarain. The Phillip Shore sculpture hanging in the hallway to the left is from the Craighead-Green Gallery.

**LEFT:** Walnut cabinetry by Dozier Cabinets creates a warm, organic look in the master bath. Terra Antica porcelain tile is on the floor. The Café Brown granite counter from Import Stone is accented by the Ann Sacks Luxor Grey Limestone Mosaic backsplash. Tile and granite work is by Classic Floors & Design.





**ABOVE:** Open to the rest of the great room, the kitchen blends a modern look with organic materials. Painted and walnut cabinets create a two-toned effect. Diamond cut terrazzo concrete floors, Delicatus granite countertops from Import Stone, Ann Sacks mosaic backsplash and energy-efficient appliances complete the sleek design. The painting is by Kat Fullilove of Asheville, N.C. (Gallery Minerva).

**BELOW:** This vintage Danish modern chair and ottoman was a Chicago Modernism Show find. To the left is an Indonesian concrete sculpture on a metal base pedestal.







blocks surround the fireplace. Eclectic modern furniture, such as a sofa by Design Within Reach, a vintage swivel chair, a Danish modern chair and ottoman, and a teak root coffee table complete the look.

In the kitchen, an aluminum grate on the ceiling allows light to shine in from the den above and adds to the open feeling. “We wanted it to be a warm but clean kitchen,” Brock says. “We didn’t want it to be so modern it felt cold and uninviting, so we tried to mix the materials with natural walnut and painted cabinets. We went with a real organic feel.”

The stairwell itself is a showpiece with steel cables and floating walnut stairs. “The metal fabricator did an ingenious job of having a very unique architectural design for the staircase,” Hasty says. Above hangs a brilliant chandelier: Magdalena designed by Bruno Rainaldi for Terzani.

Throughout the home, many of Brock’s own art pieces are showcased. The second floor houses a large den, a guest room and bath, a gallery space, and the master bedroom and bath. The master bedroom has a view of the patio, pool and great room below. “When you look down from the master at night, you can see the whole house and the pool lit up,” Brock says.

The architectural details continue outdoors. The highlight for Brock is the circular cutout on the roof over the patio area. “It frames the sky and the clouds as they float by,” Brock says.

Hasty finds the pool and water feature most relaxing. Red yucca in the pool planter, beaver grass on the lawn and a small palm in a circular planter accent the modern design. “You don’t feel like you are in Texas. You feel like you are in a home in California,” Brock adds.

**TRANQUILITY IN DESIGN**

A modern home with abundant natural light and mid-century modern details is just what Hasty and Brock wanted, and that is exactly what they got. “When you walk through the front door, the home has a tranquil, serene feeling, and you feel at ease,” Brock says.

Kessler Woods proved to be the perfect location for their modern build. “It’s nice to be a part of something that we know is such a landmark in Dallas for design,” Brock says.

**RESOURCES**

**Builder**  
**FERRIER CUSTOM HOMES**  
 11255 Camp Bowie West, Ste. 115  
 Fort Worth, Texas, 817.237.6262  
 www.ferriercustomhomes.com

Contact: Norio Tsuchiya  
 501 Second Ave., Ste. 1000-A  
 Dallas, Texas, 214.370.8100  
 www.hammerspartners.com

**Lighting Designer**  
**LIGHTING CONSULTANTS**  
 Contact: Bill Jansing  
 1617 Hi Line Dr., Ste. 400, Dallas, TX  
 214.742.6040

**Cabinetry** (kitchen, bathrooms and media cabinet):  
**DOZIER CABINETS**  
 2742 Milam Rd. E., Sanger, TX  
 940.566.5315

**Architect**  
**HAMMERS + PARTNERS:**  
**ARCHITECTURE INC.**

**Granite and Tile Work**  
**CLASSIC FLOORS & DESIGN**  
 1801 Royal Ln., Dallas, TX  
 972.263.0024

*ABOVE: Joey Brock and John Hasty love the Kessler Woods neighborhood and the modern architecture of the homes. Norio Tsuchiya of Hammers + Partners: Architecture Inc. designed the house.*

*LEFT: Furnishings in the living room include a teak root coffee table from Big Mango Trading Company, sofa from Design Within Reach and vintage lamp from Century Modern. The charcoal on paper artwork is by Rick Maxwell.*





*THIS PAGE: In the back yard, architectural details shine. The circular cutout frames the blue sky. The pool offers a relaxing oasis and soothing sounds of flowing water from the sheer descent water feature. The deck is made of recycled tires, and concrete pavers with river stone in between provide a space for entertaining guests.*