

AUSTIN HOME

Austin & The Hill Country

HOUSE PARTY
Dreamy Dwellings
on the AIA Austin
Homes Tour

SCREEN GEM
A High-Tech Garage
Inspired by *Ferris
Bueller's Day Off*





Let There Be Light

RAYS OF
SUNSHINE
ILLUMINATE
THIS STUNNING
ROSEWOOD
HOME AND
ITS GARAGE
APARTMENT

When

envisioning his new home in East Austin, Royce

Flournoy pictured something that would fit in—but also stand out. Having lived in a bungalow-style house in years past, the Texas Construction Company owner hired architect Elizabeth Baird and her team to build a home for him and his partner that had a fresh take on the classic architectural style.

The two-bedroom, two-bathroom house she designed seamlessly blends in with the newer, more modern dwellings in the ever-changing area of town as well as the older homes. “We wanted something that fit the context of the neighborhood, something not too modern, but that would have a good home feel and be a timeless piece of architecture,” Flournoy says.

The land, which has been in his family for decades, had previously had a home on it, but the house was demolished after becoming unfit for occupancy. In addition to his new bungalow, he asked Baird to design a two-story garage with a one-bedroom, one-bath apartment above it that would function as a rental and help offset his rising property taxes.

“Either space, we could be willing to live in,” he says. “We were actually living in a garage apartment as we built this house, so we really learned through that what you need for them to be functional. We wanted two separate units, and we didn’t want to build a duplex.”

When it came time to plan the near-1,700-square-foot main house, the goal was to re-envision the design of the classic bungalow structure, which the homeowner and his partner found “homey and comfortable to live in,” while eliminating some problems that arise in that style of home.

The front of the Rosewood bungalow is white with blue-green accents on the door and window trim.



“The whole project was built on a budget, and thus we did some really simple moves to make the home feel special,” Baird says.



Opposite page, from top: the master bed has a custom pillow that was purchased at the East Austin Studio Tour; the living room overlooks the rear landscape and garage screen. This page: the master bathroom features graphic patterned tile designed by Elizabeth Baird.

“I was already working on old existing bungalow projects, doing major renovations, and [when Flournoy came to me], I thought about the complaints my clients had, which included no connection to the outdoors, poor storage, and a choppy floor plan,” Baird says.

The architect took some creative liberties when it came to ceiling heights, windows, outdoor spaces, and pulling apart the floor plan to modernize it.

“Her opinion was that bungalows seemed dark in the middle, and she questioned how we could solve it,” Flournoy says. “So, we played with it and lifted the ceiling heights in the main spaces and created this back-window wall with a view onto the yard. It was something Elizabeth really guided us toward.”

The result is a home filled with natural light and impeccable style. The hallways are laid out so that light easily flows through, while the kitchen and living spaces are open concept, and covered porches flank the home. The walls and finishes are nearly all white, with the exception of the kitchen countertops, cabinets, and pendant lights.

For the floors, Baird chose pine painted in a rich blue-green color. That color also appears on the front door, window trim, and decorative accents. The architect designed one-of-a-kind graphic patterned tile using basic tile from Daltile for each of the two bathrooms in the main house and the bathroom in the garage apartment—the first time she had taken on such an endeavor.

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For the interiors, Baird worked with the couple to make sure the architectural style flowed effortlessly with their furnishing choices and that it had plenty of space for storage. Each bedroom has spacious closets, while shelving and storage cabinets are situated throughout the rest of the house.

When designing the garage apartment, Baird mimicked the style of the main house but went with an army green color on the kitchen cabinetry for the wow factor. With a small yet functional kitchenette, oversized balcony, spacious bedroom, plenty of storage, and crisp pine flooring, the 550-square-foot garage apartment that Flournoy has rented out to a friend seems much larger than it is.

Window and porch placement were an important aspect of both the main home and the garage apartment. To ensure privacy, the windows in the garage apartment are placed high enough to where the apartment tenant can't see inside the main house, and vice versa. The main house's covered porches face north, south, and west, while the garage apartment's balcony faces east toward the trees.

"Because there aren't shared walls, it's like having a roommate to a degree, but with much more privacy," Flournoy says of the two living spaces. "We didn't want to have to be looking at each other all the time."

Below the garage apartment, Baird designed a concealed garage encased with wooden screening that allows light to enter and doesn't interfere with the beauty of both buildings. The backyard space, landscaped by Shademaker Studio, features a common area with plants such as thornless prickly pear and palo verde.

Completed last fall, the home shows how small, budget-friendly design choices such as paint and tile can make a big difference. For Flournoy, the Rosewood project turned out even better than he'd envisioned, thanks to Baird's smart and tasteful design. "Her detailed craftsmanship, and the respect that the project had for the neighborhood, are my favorite elements," he says. 🍷



Opposite page, from top: a butterfly chair in the living room; the kitchen overlooks the inset dining porch. This page: Shademaker Studio landscaped the front and back of the property with plants such as thornless prickly pear, palo verde, silver saw palmetto, and Japanese silver grass.