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Greater Houston Edition

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Dialogue with a Designer -
Blue Jay Interiors

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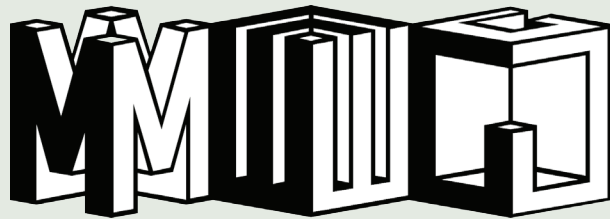


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THE METROPOLITAN BUILDER

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PUBLISHER'S NOTE

Giselle Bernard
Publisher

It's Hot - Be Safe!

Heat illness becomes a special concern of mine, this time of year since I've experienced heat exhaustion before – a pretty scary situation, to say the least. I'm not much on drinking a lot of water and found out first hand that working or playing in the sun's heat while not hydrating is a recipe for heat-related illnesses. I was lucky!

It's been abnormally hot this year with temperatures setting historical levels and we still have the months

of August and September to endure the heat. Please remember when working or playing outside, there are three major forms of heat illnesses: heat cramps, heat exhaustion, and heat stroke, with heat stroke being a life-threatening condition. It's important that we protect ourselves, our family and our employees from heat related illnesses.

HEAT STROKE
INFOGRAPHIC ELEMENTS

SYMPTOMS

- 104 F+ **AVOID THE SUN**
dolor sit amet consai
lorem ipsum ectetur
- RAPID HEARTBEAT**
- NO SWEATING
HOT / RED SKIN**
- DIZZINESS & HEADACHE**
- UNCONSCIOUSNESS**
- VOMITING**

PREVENTION

- NO ALCOHOL**
- DON'T WEAR THE THICK CLOTHES**
- LIMIT OUTDOOR TIME**
- WEAR PROTECTION**
- USE A SUNSCREEN
USE A UMBRELLA**
- DRINK ENOUGH WATER**
- COOL SHOWERING**

THE DANGER OF WORKING OUT IN THE HOT WEATHER



Southern Green Builders Today's Luxury Home Builder and Remodeler

By Mary Lynn Mabray, ASID

When I first met Sam Seidel, one of three partners that comprise Southern Green Builders, the word “authentic” immediately came to mind. These partners, Drew Ondrey and Aaron Davis, former classmates of Texas A&M and members of the Corps of Cadets truly believe in their mission to build amazing homes for their clients and ensure that their clients’ experience is both efficient and enjoyable.

“Build with integrity and collaborate with all team members, from the architect to the interior designer and most importantly, the client, because it is the key to a successful custom build or remodels.”

With more than 20 years of experience in new constructions, home additions, and historic renovations, SGB has honed

its methods into a finely tuned machine that is highly responsive, efficient, and accommodating. They do this by retaining a larger team than most custom builders. This gives them a distinct advantage and enables the team to uphold core values, organization, communication, and quality.

The partners believe it is the role of the builder to keep the project flowing smoothly and to ensure each phase meets expectations. Southern Green Builders hosts weekly meetings with all team members, including the client, the architect, and the designer, to address any concerns during the design phase and follow through in each subsequent phase of design.

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Each team member is provided a procurement workbook that lists materials, finishes, paint, and flooring for every room. The goal is to create a framework based on the stability of prior team decisions that have been approved through every design and construction phase.

Southern Green Builders enjoys a positive reputation among Houston architects because the architectural community realizes that this builder is committed to assisting and completing their vision, not altering it. The Southern Green Builder team focuses on the core values of good organization, open communication, and unmatched quality. This builder believes a custom home should be a joy to live in, and the construction process should be equally positive.

SGB forms a collaborative and effectual relationship with the client's architect. They are dependable and transparent, which is why architects love working with them. From choosing each team member to having permits and getting started, SGB uses a master checklist to keep everything and everyone organized. An easy-to-read and easy-to-use master checklist keeps the project moving forward by keeping everyone knowledgeable concerning what has been accomplished and what still needs to be done. The checklist avoids the miscommunication that creates endless redrawing, change orders, and being in

the dark about materials costs and availability. SGB is well versed in various styles such as Modern, Minimalist, Historic Bungalow, French Country, Acadian, Craftsman, Contemporary, and Farmhouse Chic. They provide idea books early on that spur the imagination and help the client see the potential of their various projects.

Southern Green Builders builds high-end custom homes within budget and on time by investing more energy and effort in the preconstruction process. This method differs from other builders and is what makes Southern Green Builders special. As the design process moves forward, the construction team can also use their time to ready the job site and obtain the necessary permits. Over the years, SGB has gained a solid reputation for delivering custom homes built with quality and efficiency at the forefront. You'll find homes under construction in the Heights, Garden Oaks/Oak Forest, Montrose, Memorial, Spring Branch, Bellaire, Meyerland, Afton Oaks, and Timbergrove.

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Modern Wood Services Excel In European Style Cabinetry

By Mary Lynn Mabray, ASID

When Shilpa Amaram and Candy Eliserio, two former colleagues, met for lunch neither imagined they would create the bones for a new company. Shilpa and Candy had worked together for years at Brochsteins, a nationally recognized historic architectural millwork company based in Houston. They knew each other's style and strengths, and also knew there was a gap in the woodworking business that needed to be filled, specifically after-market services.

Shilpa, being the strategy gal with an MBA from Rice

University, and Candy being the engineer, detail-oriented, and concept guy with over 2 decades of experience in the industry, didn't let any grass grow under their feet. In a short time, Modern Wood Services was officially ready for business. At any one time, Candy and Shilpa both wore all the hats it takes to run a business from estimating, marketing, sales, purchasing, and invoicing.

The business was slowly growing and then Harvey hit Houston and changed the dynamics and mission of the company. Residential areas in Houston were hit hard.



Instead of focusing on commercial work, residential projects began to come their way, specifically an enormous home that had been destroyed by flood waters.

That job alone shifted their clientele base and Modern Wood Services became a millwork and cabinet shop specializing in custom European-style cabinetry. Today, the partners and their team enjoy 95% of residential jobs working with architects, interior designers, and builders.

The team has grown from two to 14, all highly skilled

craftsmen. Their collective years of experience are 100 plus. They specialize in residential projects focusing on custom cabinetry and wood interiors that showcase the best of modern and transitional styles with clean lines, frameless cabinet boxes, and soft close doors and drawers with European hardware, all fabricated in-house in their 16,000 sqft facility. Each team upholds the values of the company and delivers a high-quality product. Kitchens, baths, and entertaining areas are the mainstay of the company but they

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Refresh Your Project With Updated Hardware And Fixture Options In Chic Gold Tones

By Linda Jennings

Whether you're renovating or just looking for a fresh update, adding new hardware inside and out is a great way to get an instant refresh. From modern and farmhouse styles to contemporary cottages, today's new gold-toned finishes add a glamour factor of luxury and

sophistication! Updating knobs, pulls, entry hardware, faucets, fixtures and even house numbers is a great way to increase the style factor in any home. Modernizing hardware is economical and an easy task for do-it-yourselfers. Check this off your to-do list!



Isenberg Serie 260 in Satin Brass

Brass finishes are back in a big way, but not the flashy way that was popular during the 80s. Today's preferred brass is Satin Brass, a dramatic yet refined look that brings a warm glow to any surroundings and has a lovely matte finish that naturally hides water spots and fingerprints. Satin brass is soft with a hint of sparkle and goes well with many backgrounds, from traditional white to darker colors. Isenberg has recently introduced a Satin Brass option for their Serie 260 Collections of faucets and fixtures for basins, tubs, showers and bidets. The rounded base of the faucet and flat lines of the spout create a nice contrast that pairs well with the gleam of Satin Brass. The full range of components in the collection makes it simple to outfit a beautifully cohesive bathroom. All Isenberg fixtures are made with solid premium brass, meticulously finished and backed by a Limited Lifetime Warranty.

Another clever way to introduce Satin Brass into the bathroom is through furnishings. The Furniture Guild creates heirloom-quality vanities with a variety of metal trimmings, from beautiful inlays to sturdy bases. Their latest offering is a decorative metal banding that wraps the edges of vanity doors and drawers in a solid brass trim. The effect is very elegant, a small yet opulent detail that



The Furniture Guild's Lylah with Band I trim and IIRBAR pulls in Satin Brass

makes the bathroom feel rich and luxurious. Only a hint of metal trim is visible when doors and drawers are closed for a subtly refined look. The Furniture Guild achieves a beautiful Satin Brass finish by first polishing the brass, then applying a soft texture by hand and coating with a urethane topcoat for impressive durability.

One of today's most popular finishes in home décor is Matte Gold, and this is spilling over to the front door.



Modern House Numbers by Emtek from MyKnobs.com

Gold-toned house numbers look particularly dramatic when set against a white or black background and add a touch of luxury and sophistication. A great example is the Emtex Modern Collection available on MyKnobs.com. Browse a variety of styles and select the Gold Matte finish, then choose new door hardware to match. It is a simple update that will make any house the centerpiece of the neighborhood.

The exquisite Stella Crystal Knob by Viaggio Hardware makes a memorable first impression in a Satin Brass finish. The Stella knob is perfect for interior doors too and elevates any design space with luxurious sophistication. The contemporary, one-of-a-kind Stella Crystal Knob is exclusive to Viaggio and cannot be found anywhere else. The lead-free crystal knobs are perfectly clear and blemish-free. Each is meticulously shaped and polished with sculptural arcs and angles that add visual and tactile interest. Built on a base of solid forged brass, the hardware sets are carefully constructed with no visible fasteners. The company's signature Concealed Screw Mechanism (CSM) neatly hides all installation apparatus, creating a sleek and clean finished look. All these thoughtful touches help set the Viaggio brand apart from competitors in the market. The difference is obvious at first touch, with the heft and density of each piece easily felt by hand.



Viaggio Hardware's Stella Crystal Knob with Circolo Linen Rosette in Satin Brass

Marble Rails, a beautiful new option that brings the opulence of marble to the bathroom and pairs it with the brand's signature brassware. These brilliant rails efficiently radiate heat to gently warm towels. The new Marble Rails feature the same dry line heating cables that Sterlingham towel warmers have used for more than 30 years. Their products are made and sourced in England, combining advanced technology and time-honored techniques to produce remarkable brassware of lasting beauty and reliable performance. As part of the popular Cascades Collection, Marble Rails feature a sleek, space-saving design that consumes less wall area than traditional warmers. The single rails may be hung alone or stacked and arranged in nearly any formation. Measuring nearly 24" long, the rails are cleverly installed with hidden wall mounts for a seamless look. They are offered in a selection

of five distinctive marbles: Nero Marquina, Bardiglio Nuvolato, Bianco Carrara Venatino, Calacatta Gold Calo-Bett, and Giallo Sienna and available in the brand's stunning line-up of sixteen modern finishes.



Sterlingham Company's Marble Rails in Polished Gold finish

To find out more about the freestanding tubs mentioned here, visit their websites:
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Dialogue with a Designer

Blue Jay Interiors

BATHS OF AMERICA opened its doors in January 2005 when brothers Ali and Zeeshan Sultanali decided to start selling plumbing and tiles to the Houston market. Baths of America focuses on customer service and partners only with brands offering quality products and customer service. In addition to plumbing, Baths of America now offers door and cabinet hardware, major appliances, cabinetry, and countertops. It has turned into a one-stop shop for designers, builders, and architects, offering the latest designs and trends in the market.

This month BATHS OF AMERICA Speaks with Carly R Filbin, RID. Carly, Co-Owner and Principal Designer of Blue Jay Interiors, and her partner Stephanie Jones launched their successful full-service Interior Design Firm in 2020 after their client relationship transitioned from a friendship to the launch of their business. Carly is a Registered Interior Designer with more than a decade of experience, spanning multiple disciplines, including residential interior design, luxury residential project management, as well as commercial natural stone and tile expertise. Her experience results in extensive knowledge of the industry.

BATHS OF AMERICA: *What motivated you to go into the interior design field?*

Carly: As a young girl I loved to sketch different family members' homes. I recently found some of these sketches and the details I noted in each were pretty impressive! Long story short I took one Interior Design class in my 2nd semester of college and I was hooked. I knew this is what I wanted to do, and I haven't looked back.

BATHS OF AMERICA: *How has the field of interior design changed since you graduated?*

Carly: Wow, well the short answer would be the Title Act. When I was in school the goal was to get licensed so that I could use the title "Interior Designer". While I was in school that was dissolved. For designers who went to school to set themselves apart, we now use the appellation RID behind our name. This means we passed the NCIDQ Exam and keep up with 12 Continuing Education classes per year, which help us stay abreast of the latest and greatest in the industry.

BATHS OF AMERICA: *How can an experienced interior designer help a custom home builder or a remodeling contractor with their building or remodeling projects?*

Carly: At Blue Jay Interiors our goal is to create a “dream team” alongside the client and builder or remodeler. Our goal is to work together seamlessly to bring the client’s expectations and dreams to life. The best way to start the process is early!

BATHS OF AMERICA: *What sets you apart from other designers?*

Carly: Our goal is to make the process enjoyable. We love design and want the client to enjoy the design process, as well as the end result.

BATHS OF AMERICA: *What has been your most challenging project and why? This is a hard one... I think that all design projects have their challenges.*

Carly: Today I think design takes patience. If I could tell clients one thing, it would be that “the wait will be worth it”. Whether that is pertaining to waiting on the right builder, the right trades for a remodel job, or the right piece of furniture. Good design is thoughtful and planned out, it is not hurried or rushed.

BATHS OF AMERICA: *How do you begin the materials selection process when working with builders’ and remodelers’ clients?*

Carly: I typically begin by asking if they have a vision for the space. Every client is different and some have very specific design goals, while others are unsure, but they know they do not like what they have. We start with discovery questions regarding function, form, and who will be using the space.

BATHS OF AMERICA: *What are some common mistakes made by builders and homeowners?*

Carly: Something that I see often is when a homeowner does not explain the level of materials they are looking for in a job. Material choices can change an entire budget. When you hire a designer early we can help you identify the materials you are looking for so that these can be budgeted/ planned for accordingly.

BATHS OF AMERICA: *Speaking about staying current, how do you keep yourself up to date with all the design trends happening in the industry today?*

Carly: As I mentioned above I have to complete 12 hours per year of continuing education, this helps me stay up on topics of my choice within the industry. As well as taking any opportunity to tour different facilities that build or design products we specify.

BATHS OF AMERICA: *What is your favorite design style?*

Carly: When clients ask me this I always say, it does not matter what my style is- what is YOUR design style? I

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pride myself on being able to achieve any design aesthetic that the client is looking for. I truly enjoy being able to move from style to style through each design project, it keeps my ideas fresh and my approach unique.

BATHS OF AMERICA: *What fascinates you and how have you incorporated that into your designs.*

Carly: I think it is more about what fascinates the client. Is it a collection from their travels? Is it unique lighting or a quirky entry table? How can we use that and create a beautiful space?

BATHS OF AMERICA: *How would you characterize your personal style?*

Carly: My style is eclectic. I adore Mid-Century Modern and have made it a goal of mine to see as many Frank Lloyd Wright buildings as possible! You can also find family antiques, lots of colors, and anything with caning/ rattan in my house.

BATHS OF AMERICA: *What would be your recommendation for “what to do first” in a decorating project when working with the builders and/or homeowners?*

Carly: The earlier we can get involved the better (did I say that already?) If we can do a blueprint review before the plans are finalized, this is the best way to start with a new build. With a remodel, bringing us in to see the existing space is helpful. We will start by asking what in the space is not functioning how you need it to? This leads to other questions regarding budget, timeline, and desired aesthetic.

BATHS OF AMERICA: *Any last thoughts, or comments?*

Carly: We want to say thank you to Jeff Steiner and Baths of America for making this article possible. We would love to hear about your design project and how we can help! Please reach out via our website, Instagram or Facebook. We look forward to hearing from you and helping your design dreams come to life!



For more information contact:

Blue Jay Interiors

Phone:

281-731-5431

Email:

info@bluejayinteriors.com

Website:

www.bluejayinteriors.com



Stephanie Jones and Carly Filbin

Continued from page 9

also do specialty paneling, slat walls, doors, closets, and furniture.

Purely custom work is also an important aspect of the business. True custom work means there are no “standard” modules or sizes. Everything is made to order and there are infinite design and finish options in wood veneer, opaque solid colors, and laminates. They have a distinct advantage over European lines that are manufactured overseas in Houston.

Modern Wood Services’ product is designed and built in the city. Everything is finished at their facility for a true factory finish that’s more durable than on-site painting. Lead times are generally shorter and progress can easily be reviewed by the clients or their designers and architects. Being local, their team works closely with the builders to coordinate the best installation sequence and is also available for after-care repairs, touchups, or add-ons.

For more information call
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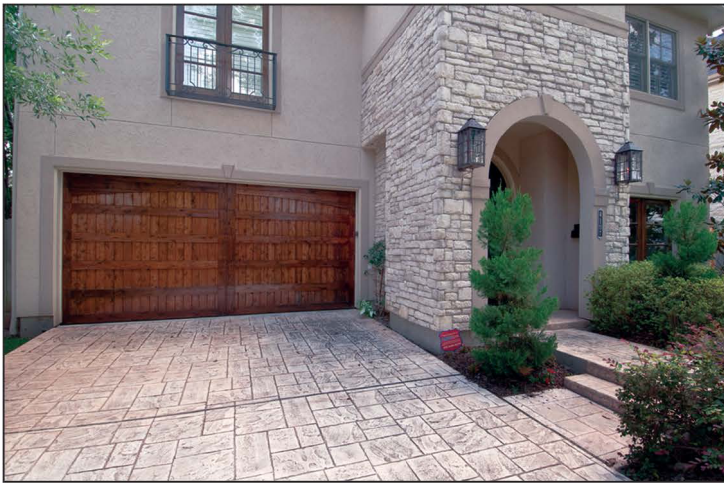
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