

RIGHT ANGLES

INTERIOR DESIGNER ERIN SANDER FASHIONS A SERENE OASIS
FOR A YOUNG DALLAS FAMILY.

By Elizabeth Harper Photographed by Nathan Schroder



This new-construction Preston Hollow house is the work of Erin Sander Design, SHM Architects, Ellerman Homes and Archiverde.

The home's entrance is discreet. Rather than being placed front and center on the facade, it's tucked in an alcove with concrete benches and a fire pit. The result is an intimate, warm welcome into this modern abode.



From left: McGuire chairs accompany a custom sofa; the centerpiece of the wine cellar is the Ingo Maurer Zettel's chandelier; the backyard features plentiful living space with an emphasis on shaded areas.

When Dallas couple Kevin and Nida Kia and their young children left Uptown for Preston Hollow, they had one thing in mind: space. Paired with clean lines, modern furnishings, abundant natural light and a soft, muted palette, their new sanctuary, designed by Erin Sander of namesake Erin Sander Design (erinsanderdesign.com), is a masterwork.

For this new build, the beauty was in the blank canvas—a large, grassy slice of prime Dallas real estate. And a vision. “We have some great alliances here with architects in Dallas,” says Sander, whose firm, as fate would have it, specializes in ground-up construction and full furnishings for new builds. Enter the dream team: architecture courtesy of Mark Hoesterey of SHM Architects (shmarchitects.com), Ellerman Homes (ellermanhomes.com) manning the construction, Archiverde (archiverde-us.com) masterplanning the landscape and Sander, of course, on the interiors. “We have a really strong advantage in being able to work with architects to create more dynamic spaces,” she adds, “where the interiors would complement the architecture and have a bit more elevated style.” And this home reads as an ode to that practice.

From the entrance to the backyard pool, the passion behind this project is evident—matching craft with the homeowners’ needs. “Architecturally,” Sander says, “the approach to the house is unique.” Forgoing a traditional, expected front door centered on the facade, the threshold here isn’t in plain sight. Rather, it’s thoughtfully placed in a cozy alcove of sorts, with a fire pit and concrete benches. “You experience the home unfolding as you arrive,” she explains. “You approach the front door and the house opens up from there.”

Across the threshold, the home does exactly that. The large glass-and-steel windows are met by rich walnut paneling and a custom concrete console that open into the living spaces. While the aesthetic by definition is minimalist, the art of the design is in the nuanced layering—bring warm wood tones to offset the more stark steel and concrete accents. “On the interiors,” Sander says, “there is a very streamlined, layered, textured aesthetic, with just an air of masculinity to the furnishings, but with some very dynamic architectural elements. ... Introducing these components of concrete was the way we really set a lot of strength and masculine element.”



Yet the design remains practical for a busy family of four—suited to their needs and interests. In the kitchen and wine cellar, Kevin, an accomplished amateur chef and wine connoisseur, was particular with his requests. Culinary-world appliances such as a BlueStar range and a 40-inch pizza oven (an eleventh-hour request) find a home in the kitchen, where the Kias often entertain visiting family and teach their children to cook. “The wine cellar, specifically, was a very fun element to plan,” says Sander. On a wall, a cheeky chalkboard mural depicts the chemistry of wine, and overhead an intriguing light fixture, which is covered in pieces of blank paper, catches the eye. “Over time you can make notes on your different favorite memories of bottles of wines, experiences you’ve had with friends, where you found [the wine]—kind of like a living, breathing log for the cellar, which I think is really fantastic,” she says.

Other rooms of note for the homeowners include the master suite and, especially, the closet. “Their priorities were to have a very serene environment, where they could have a little time away from the children and away from the hecticness,” Sander says. “They are both very busy and they run a very busy household, so having a quieter suite with some subtle layered neutrals was the top priority for them.” As was the ultimate custom



closet, which, the designer recalls, has special-height compartments for Kevin's pants to hang exactly according to his preferences and precise storage for Nida's shoes.

The backyard was also of importance to Kevin. A dermatologist by trade, it was critical the pool be set in an area with plenty of shade. In accordance, the showstopper of a pool was installed toward the back of the property. "I would say that was the biggest challenge," Sander recalls, "achieving proper shade structure for the Texas heat to meet the needs of a professional dermatologist." Other outdoor living amenities include a full built-in exterior kitchen, granite grill, dining and sitting areas, and a bocce court.

Much like the rest of the home, the draw of the backyard retreat is in its layered simplicity. "It is extensive and beautiful," Sander concludes.



In the dining area of the light-filled kitchen, a Sonneman fixture hangs over a Ted Boerner table and Blu Dot chairs. Opposite page, clockwise from top left: Porter Teleo wallpaper, a Moooi pendant and McGuire bookcases add intrigue to an otherwise muted palette; the master bed is custom; a serene bathroom with a soaking tub and shower.