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Our 2019
Idea House
in Crane
Island, FL

AUGUST 2019

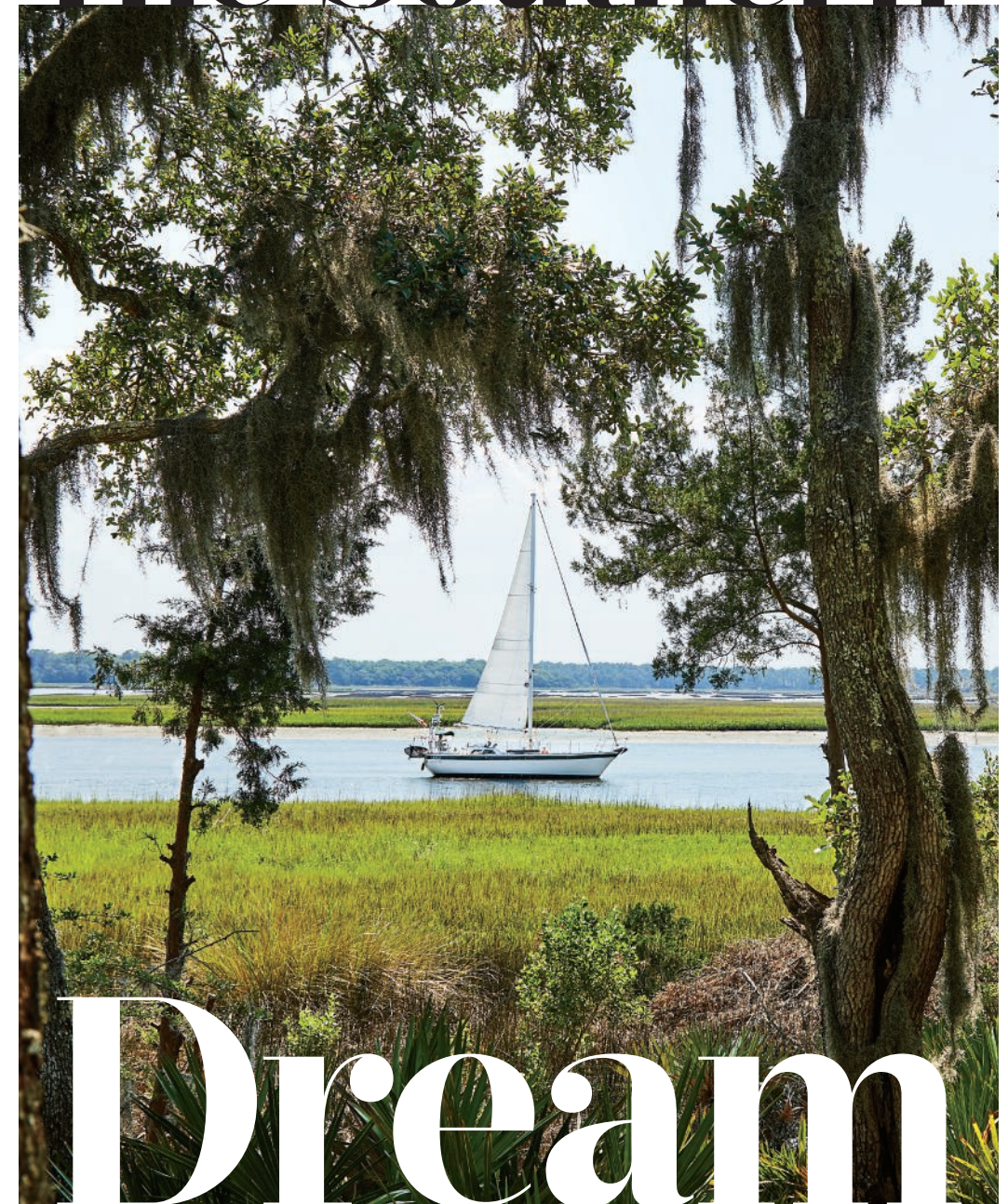
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The Southern



Dream

Our 2019 Idea House, a grand, new-old home set on the water in Crane Island, Florida, is filled with inspiration around every corner

by ZOË GOWEN • photographs by LAUREY W. GLENN • styling by LIZ STRONG



Easy Come, Easy Go

The entire back wall opens to the porch courtesy of Ultimate Bi-Fold Doors; marvin.com.

Expect Visitors

Anchored by a 110-inch-long Lee Industries sofa, the room seats 11.

A Wide-Open Welcome

Since the back of the house faces the water, "We oriented every room for the view, and a proper foyer would have closed it off," says Clay who devised a "column screen" to separate the front hall from the living room. Heather defined the space with lanterns, which are "appropriate for the Lowcountry," she says. "Mercury glass feels old and a little fancy too." (Lorford Smoke Bell Lantern; circaighting.com)



Double the Charm Heather painted both sides of the Vintage Doors' front door with Sherwin-Williams' Blustery Sky (SW 9140).



MEET THE DESIGNER

HEATHER CHADDUCK HILLEGAS

Birmingham, Alabama; heatherchaddock.com

HER SOUTHERN SPIRIT

Raised in both Virginia and Arkansas, she moved to Texas after college. There, she worked for decorators before moving to Birmingham as a Style Editor with *Cottage Living* and eventually rising to Style Director for *Southern Living*.

HER FRESH APPROACH

Today, Heather runs her decorating firm and fabric line (Heather Chaddock Textiles), which launched in 2016. The ideas for her seven prints were sparked by a combination of botany and "doodling."

HER INSPIRING ADVENTURES

Traveling with her husband, photographer David Hillegas, fuels her creativity. "From the local houses and markets to the flora and fauna, everything I see has an impact on my design processes," she says.

W

HEN IT COMES TO IDEA Houses, we've given you lots of inspiration for ways to live over the years, from suburban fixer-uppers to mountain farmhouses. For 2019, we went big on a fantasy: a home built from the ground up on a slice of the Florida coast with a rich history, sweeping oak trees, and breathtaking water views. Crane Island, Florida, is a new development that prides itself as much on vernacular building as it does on preserving its wetlands. Named for the bevy of cranes that flock here, it sits 4 miles from the center of Fernandina Beach, a small town with big claims to

fame. It was settled in 1562, and the flags of eight countries have waved over it—the most of any city in the U.S. At the turn of the 20th century, the area's boatbuilders showed off their booming industry (and carpentry skills) through their own finely detailed Victorian homes around downtown. We complemented the setting with an equally extraordinary team: new-old house masters, Historical Concepts' Jim Strickland and Clay Rokicki; our former *Southern Living* Style Director turned decorator Heather Chaddock Hillegas (with her assistant, Mackin Thompson); and Riverside Custom Homes, who helmed the construction. Together, they poured their visions and expertise into a house filled with tried-and-true decorating ideas that will stand the test of time.

PORTRAIT: PETER FRANK EDWARDS



Refined Ease

The expansive living room feels extra comfortable because of wood ceiling beams (faux painted to look old), a simple decorative molded mantel, and the V-groove wall paneling. "It all makes the house seem playful," says Jim. As an ode to the location, Heather assembled an art wall that she calls "Cranes and Other Odd Birds," suspended on a brass picture-hanging system. The skirted table's fabric, Galbraith & Paul's Seville Medallion, was the "road map" for the home's classic blue-and-white palette.

Light-Filled Dining

"It would have been easy to have done giant picture windows with no grids, but we wanted to keep the old Fernandina Beach vernacular, so we stuck with giant operable, double-hung windows," says Clay (Ultimate Double Hung G2; marvin.com). Heather kept the room simple but furnished to scale with a 42-inch vintage, frond-topped lantern; a 72-inch round table; and chairs skirted in her own Petite Frond in China-Blue. "The leafy print echoes the light fixture," she says.



Secret Pantry

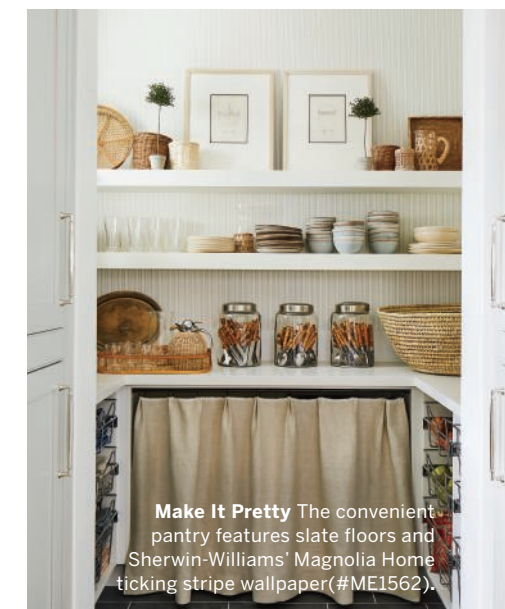
Designed to match the cabinet panels, these doors actually open into the walk-in pantry (shown below).



Revive an Old Finish A Venetian plaster treatment over the hood coordinates with the wallpaper and cabinets painted with Sherwin-Williams' Tinsmith (SW 7657).

A Time for Modern Concessions

Jim is adamant that kitchens should adapt to today. "The person cooking shouldn't be shut off from the entertaining," he says. Conceding the home's best views to the dining and living rooms, he and Clay configured an adjacent L-shaped kitchen that's windowless but still bright. "People want storage and a place to hide the coffee maker," says Clay, who obliged with cabinet-front appliances and a hidden pantry. Heather created a focal point with a tropical-themed, sepia-toned Gracie wallpaper over the range.



Make It Pretty The convenient pantry features slate floors and Sherwin-Williams' Magnolia Home ticking stripe wallpaper (#ME1562).

Heather Designs Top to Bottom

IN A GOOD LIGHT

A grid of eight pendants (Clarkson Lighting's Urban Renewal Mini Pendants), rather than the ubiquitous pair, hangs above the kitchen's pathways. "They look as elegant and sophisticated as the panels of wallpaper," she says.

FANCY FLOOR WORK

"Floors are often missed opportunities for decorating," says Heather, who saw a checkerboard motif used at design icon Bunny Mellon's Antigua home and had a decorative painter create a similar look in the dining room.

Night Vision
Clarkson Lighting's Westminster 3 Light Pendant makes the bed's canopy glow in the evening.



Statement Piece
We color matched this Cheviot Balmoral tub to Sherwin-Williams' Rookwood Dark Green (SW 2816).



Like a True Sleeping Porch

Exposed bracing on the walls reinforces the idea that this room was once a porch but has been enclosed. A handmade mahogany Reid Classics bed "carries the tradition of the architecture into the room," notes Heather, who topped it with a mosquito netting-like canopy made of her own Grande Frond in Olive.

Heather's Bed Essentials

ROUND MIRROR
"Beds are usually placed against solid walls, so a Federal-style mirror helps reflect light around the space," explains Heather.

BOLSTER PILLOWS
"My husband calls this my RPS (round pillow syndrome)," she says. "But pillows are typically rectangular, so a different shape is fun."

SIMPLE LINENS
"I like an easy-to-clean solid quilt or coverlet, like this one from Dillard's," she says. The crisp duvet adds a "little bit of luxury."

A Space for Each

The bath features a freestanding tub between two vanities. "Giving a couple their own separate sinks with storage beneath is a game changer," says Heather.

Bring "Haint Blue" Inside

A subtle painted ceiling (Sherwin-Williams' Sea Salt, SW 6204) offers a slight contrast to the white crown molding and walls.



Old Southern Classics

"I love a room with painted trim. It reminds me of Colonial Williamsburg houses," says Virginia-born Heather. She covered this bedroom's windows and baseboards in a deep bottle blue green, Sherwin-Williams' Jasper Stone (SW 9133). Heather's own Lillieberrie fabric (in Aloe) is used as a valance hanging over the antique bed as well as on the bed skirt.



Showstopping Details

"Express your wild side in smaller spaces," suggests Heather, who papered the guest bedroom's adjoining bath with a splashy blue-and-white pattern (Soane Britain's Dianthus Chintz in Lapis) and lined the inside of the window shade with a coordinating fabric that shows through.

Feminine Flair

A pair of Reid Classics twin beds topped with full testers keep guests feeling snug in the 11-foot-tall room.

For the vanity, Heather used Clay McLaurin Studio's Santiago in Sand fabric and wallpaper to give the space an old-fashioned, ladylike air, while the modern Skirted Sled Chair (Lee Industries' 7551-01) is akin to a throne.



Shop Like Heather

Find a complete list of all the home's paint colors, fabrics, furnishings, and even the kitchen sink at southernliving.com/ideahouse.



Grab a Seat

The warm rattan-and-bamboo Sanibel Arm Chair from the Coastal Living Universal Furniture collection is light and comfy.



Heather's No-Fail Hosting Tips

BE READY AND RELAXED

Whether the visit is planned or unexpected, "always keep beds made, and try to have fresh flowers in the house. If you're organized and at ease, then your company will be too," she says.

STOCK UP ON SURPRISES

Once you've mastered the basics, copy from Heather's party playbook: "Fire starters, extra wood, and s'mores fixings are always a good idea."

GIVE PEOPLE SPACE

If possible, separate the master suite from the rest of the house so that "overnight guests feel free to congregate as they please," she advises.

A Playroom for Everyone

Homes with constant activity need a made-for-all-ages lounge. Heather pulled together this fun space with L-shaped banquettes from Lee Industries. "They don't need as much fluffing or maintenance as sofas," she notes. The Oomph Home game tables come with acrylic tops, so they can work for playing or dining.

For Extended Stays

Above the garage is a mother-in-law suite for guests who like to avoid the fray. Its serene design was inspired by David Hillegas' fine art beach photo that hangs over the bed. Heather completed the cozy space with Birch Lane's Berkey Canopy Bed, which she painted white and layered with quilts.



Sleep Tight
Heather topped the beds with throws, beaded accent pillows, and inserts from *Southern Living* for Dillard's.



Open-Ended Slumber Party

A closet-size space (about 8 feet by 10 feet) sleeps four guests comfortably with two sets of built-in bunk beds. Each boasts two crucial amenities: an individual night-light and a luggage compartment (not shown) at the foot of every bed with “room for a pair of tote bags,” says Heather. Curtains made from Schumacher’s Santa Barbara Ikat provide privacy, and she used the matching wallpaper on the ceiling. Outside in the hall bath, four hooks accommodate a towel for each bunkmate.



Jim Strickland

MEET THE ARCHITECTS

HISTORICAL CONCEPTS

Jim Strickland (founder) and Clay Rokicki (project architect), Atlanta; historicalconcepts.com

FIRM FOUNDATIONS

Jim started Historical Concepts in 1982 with a vision to build classic Southern homes, which the company continues to do today along with civic and community planning.

HOME-BUILDING ADVICE

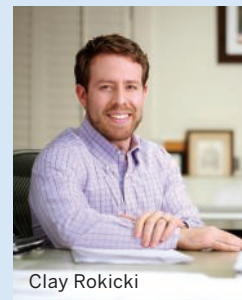
Jim: Put together an image board. There is no such thing as a bad picture.

Clay: Find your area’s best home in the local, vernacular style for inspiration.

GREAT HOMES HAVE...

Jim: Good proportions

Clay: A fabulous front door and hardware, which will bring you joy every day



Clay Rokicki

Smart Shade

The busier the stripe, the more dirt it hides. This SunSetter Platinum Awning is in Sunbrella's Navy/Taupe Fancy fabric.



Bask in the Scenery

Nearly 1,400 square feet of outdoor living space encircles the home from top to bottom. The largest stretch of porch was carved into three distinct sections: an open-air lounging zone off the living room; a spot for eating, with dimensions and a furniture setup similar to the indoor dining room; and—tucked behind that—a screened area with a fireplace. Upstairs a “swinging porch” (shown at right) opens off the game room. To ensure that the home’s outdoor spaces are enjoyed as much as possible, the team put Zuri Premium Decking (which feels like a hardwood floor) underfoot, lit the space with Carolina Lanterns, and added a glare-blocking retractable awning from SunSetter.



Stay Awhile (top) Wrought iron furnishings (Provence Patio Sofas and Club Chairs; birchlane.com) dress up the main seating area of the porch.

Made for Each Other (above) Birch Lane’s Lakeshore Teak Dining Table and Oriana Dining Chairs are the exact same scale as the indoor dining setup.

Sink In (right) Salt Cottage Home’s Parrot Cay Club Sofa and Chairs flesh out this seating area.



Light It Up

Heather selected oversized copper gaslight styles from Carolina Lanterns for the exterior.

Tonal Contrast
Two colors of Zuri Premium Decking (Weathered Gray and Chestnut) make a maintenance-free striped floor.

**Even More
Photos Online!**

Visit southernliving.com/ideahouse for never-before-seen photographs and design ideas.

Hardworking Laundry

When you're in a home that has nine beds and is near the ocean, sheets and towels pile up. The design team chose a stackable washer and dryer, set off with a handsome integrated farmhouse sink and slate counter that match the floor. Heather says, "There's such a softness to the look, and it hides dirt well."



Jewel Box Powder Room

"It's okay to be a bit louder in here as long as it relates to the rest of the house," advises Heather, who went for cerulean (Sherwin-Williams' Refuge, SW 6228) on the wainscot and bold wallpaper (Meg Braff Designs' Little Egypt in Iznik) above it. "The wainscot reduces the amount of wallpaper needed." The brass-legged vanity is Birch Lane's Templeton.

A Treat for Dogs

"Pets live well in my house," says Heather proudly. In the mudroom, she plumbed in a pot filler for easy water-bowl refills and topped the storage bench with a soft cushion. Hooks hold leashes, sun hats, and beach towels.



IDEA HOUSE 2019

Match Point (right) The exterior's white paint, Sherwin-Williams' Drift of Mist (SW 9166), echoes the oystershell paths. **Copy That** (below) The porch's star detailing was "borrowed" from a Fernandina Beach home.



Pull Right In Clopay's Canyon Ridge garage doors maintain the charm in the front.

A Natural Evolution

Several things drove the plans for the house: "The water, incorporating parts of old Fernandina Beach, and being sympathetic to the trees," Jim says. "We didn't lose a single live oak." Landscape architect Don Hooten (hootenlnddesign.com) enhanced the front with a sweep of shrubs and grasses from the *Southern Living* Plant Collection. Historical Concepts balanced touches of Victorian architecture, like the double-height porches and ornamental millwork, with a quintessentially Southern gable roof. A mix of rot-resistant lap siding, smooth siding, and board-and-batten from the Aspyre Collection by James Hardie creates a built-over-time effect.

MEET THE BUILDERS RIVERSIDE HOMES

Jacksonville, Florida;
www.riversidehome.com

LOVES A CHALLENGE
The Idea House broke ground the week before Thanksgiving and was move-in ready just six months later.

CONSTRUCTION IS A MAJOR COLLABORATION
"Look for a builder that you enjoy working with," says principle Chris Wood. "Think of it like a marriage. Your personalities should mesh, and you need trust and confidence."

STAY FOCUSED ON THE BIG THINGS
"We advise our clients to prioritize what they can't easily change in a few years," says Chris.



Standing: Matt Birdwell, director of custom homes; Jarrod Knox, superintendent. Seated: Matt Roberts, principle; Chris Wood, principle

Heather's Signature Style Moves

This former photo stylist shares her tricks for turning little details into big standouts



Tassels “Dangle them from a skeleton key, hang them on china cabinet doors, and loop them around lamps.”



A Fully Stocked Bar “Every home should have a celebration station.” Her setup? A vintage tray, mixers, a bowl of citrus, and a julep cup with fresh mint.



Quirky Piece “It’s always nice to throw an oddball into the mix. A chair is a good option in a hallway. It can hold a stack of laundry or a stray handbag.”



Fresh Clippings “I prefer using cuttings from the yard over formal arrangements.” She advises picking fronds and ferns with woody stems that hold up.



Unexpected Pairings “Ticking stripe is a simple fabric, but here it’s a fancy window treatment with bead fringe hanging from a plain bamboo rod.”



A Touch of Patina “Have at least one antique in every room. It brings so much character into a space.”

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Keep Going The three bays of the upstairs hall ceiling repeat the rhythm of the front hall below it. **Add Fabric** A skirted sink incorporates a little frill into the bunk-room bath.

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