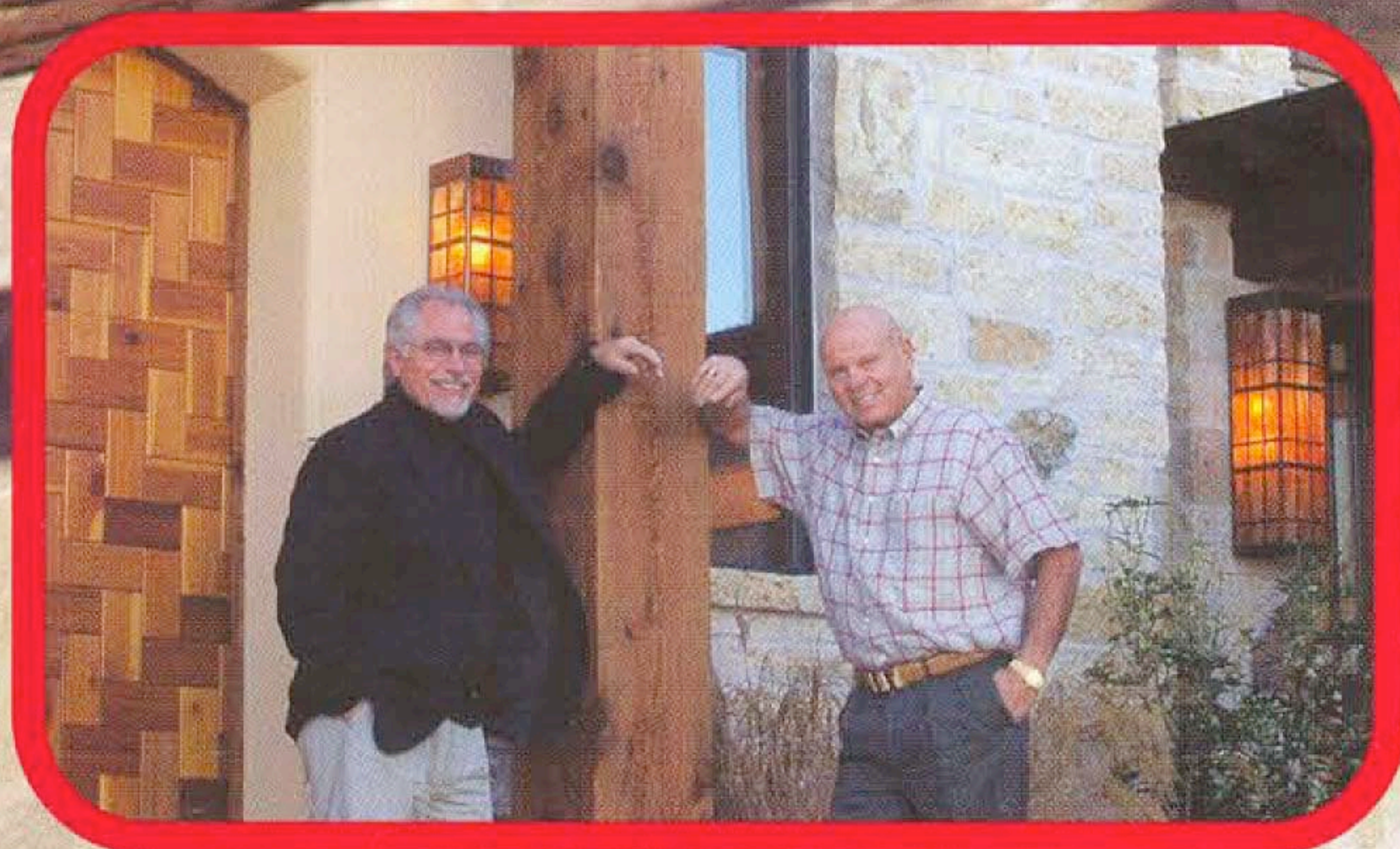


BUILDING **savvy**[®] MAGAZINE

Ken G. Martin & Marley Porter— Resolved to "Letting Architecture Take Charge"



Marley Porter & Ken G. Martin

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Remodeling Industry Enjoys Huge
Growth Opportunities
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Dealing with Mother Nature

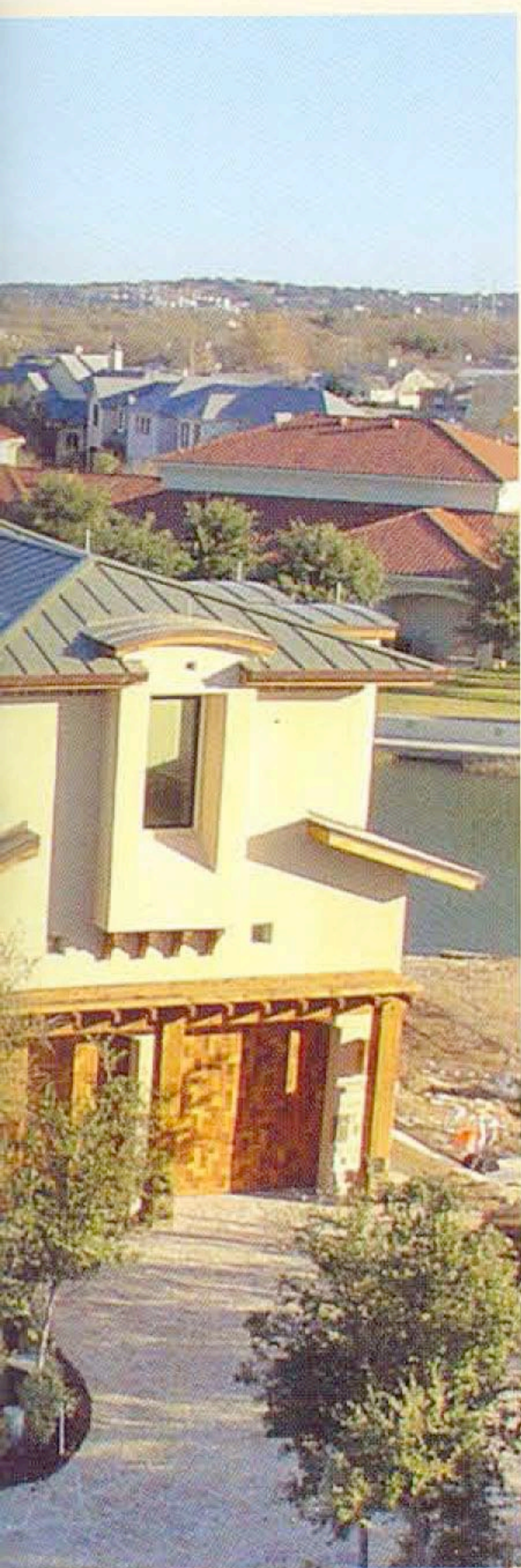


Adding Icing on the Cake, One Home at a Time to Horseshoe Bay's Prosperity

by Beverly Smirnis

Since moving to the area in 1992 after a 30-year career as an independent oil man in New Orleans, Ken's mission has become to share with others what he has discovered as an extraordinary combination of geographic desirability with corresponding investment potential. After establishing LBJ Lakefront, Inc. and acquiring 60 percent of Horseshoe Bay's remaining full-size, undeveloped lakefront lots, Ken's next step was to align with the area's best talent to assist him in systematically developing each of his 32 unique lots.

He soon discovered Marley Porter, the lead architect for a number of notable commercial projects underway in the Horseshoe Bay-Marble Falls area, including La Ventana, the Bella Vista Thanksgiving Mountain project, Marble Falls' Riverwalk project, the new Waterford golf course community just east of Marble Falls, and the Castle Rock project. In Austin, Marley's firm, Living Architecture, is best known for its continuing work on the Old World Theatre, which has received numerous accolades for sustainable development in an environmentally sensitive area. The firm has recently



been hired to reconstruct Lake Travis' famed Oasis restaurant. Marley's award-winning home designs have been profiled in numerous national print magazines.

Recognized as one of "America's Top 10 Green Architects," Marley is often a featured lecturer at Green Building conferences around the world. He attributes a three-year mission as Chief Architect for the Navajo Nation for uncovering his focused desire to find true meaning in architecture. He taught at Arizona State University's School of Architecture for 12 years, and became a devoted practitioner of Meaningful Design and the Intuitive School of Feng Shui before settling in Austin and ultimately now in Horseshoe Bay.

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Together, Ken and Marley have spent the last two years constructing the finest, most expensive and largest custom home ever built on a speculative basis in Horseshoe Bay. Located inside the gated Matern Island and surrounded by some of the area's most prestigious homes, the spec home represents both Ken's vision for a casual lakeside residence built in a timeless, elegant fashion, and Marley's dedication to green building, sustainable architecture and Feng Shui. Ken is confident it will double in value in five years.

"Ken is singularly the best builder I've built with," said Marley. "His willingness to follow architectural philosophy to the 'nth' degree without compromise represents the true philosophy of what Living Architecture is."

Ken visited some 30 quarries and stone dealers over the course of nearly four months before selecting the ancient limestone used for siding and landscape boulders and the multi-colored flagstone used to deck the lakeside pool, spa, patio, sidewalks and driveways. Underneath the soffits and above the stucco around the home's entire perimeter stands a single row of stone soldiers from Arkansas' Ozark Mountains that were hand-sawn on site over a 13-week period. The entire main-level floor is honed Mexican limestone tile. More than 500 square feet of South American polished granite was also hand-selected for use throughout the home.

Wood used throughout the home was selected with equal attention to detail. Spanish Cedar was the material of choice for exterior doors, transoms and lakeside level cabinets. Tightly knotted Western Cedar was used for soffits and fascia. Main floor cabinets and interior doors are knotty alder. Vaulted ceilings on the upper level are lined with

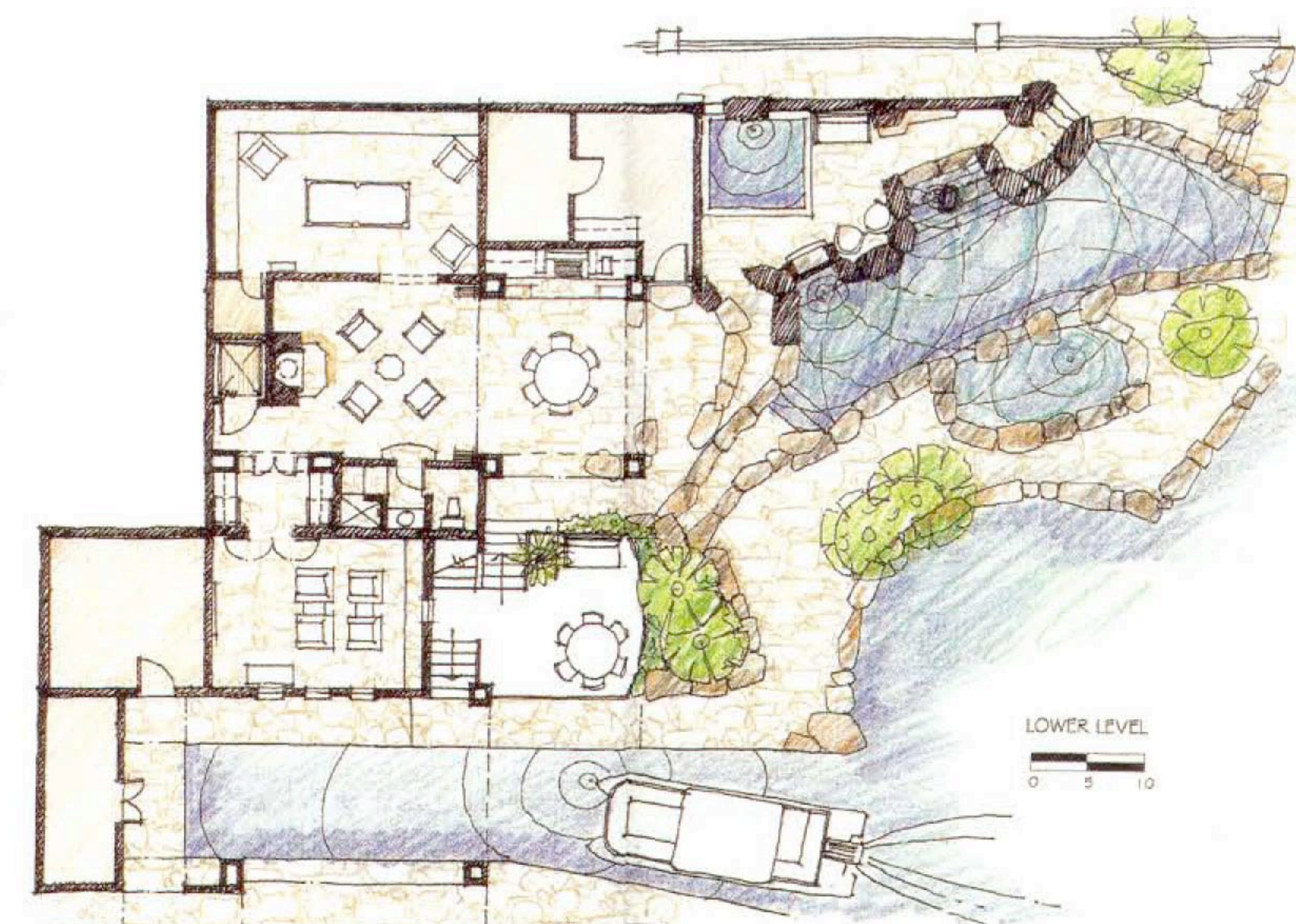
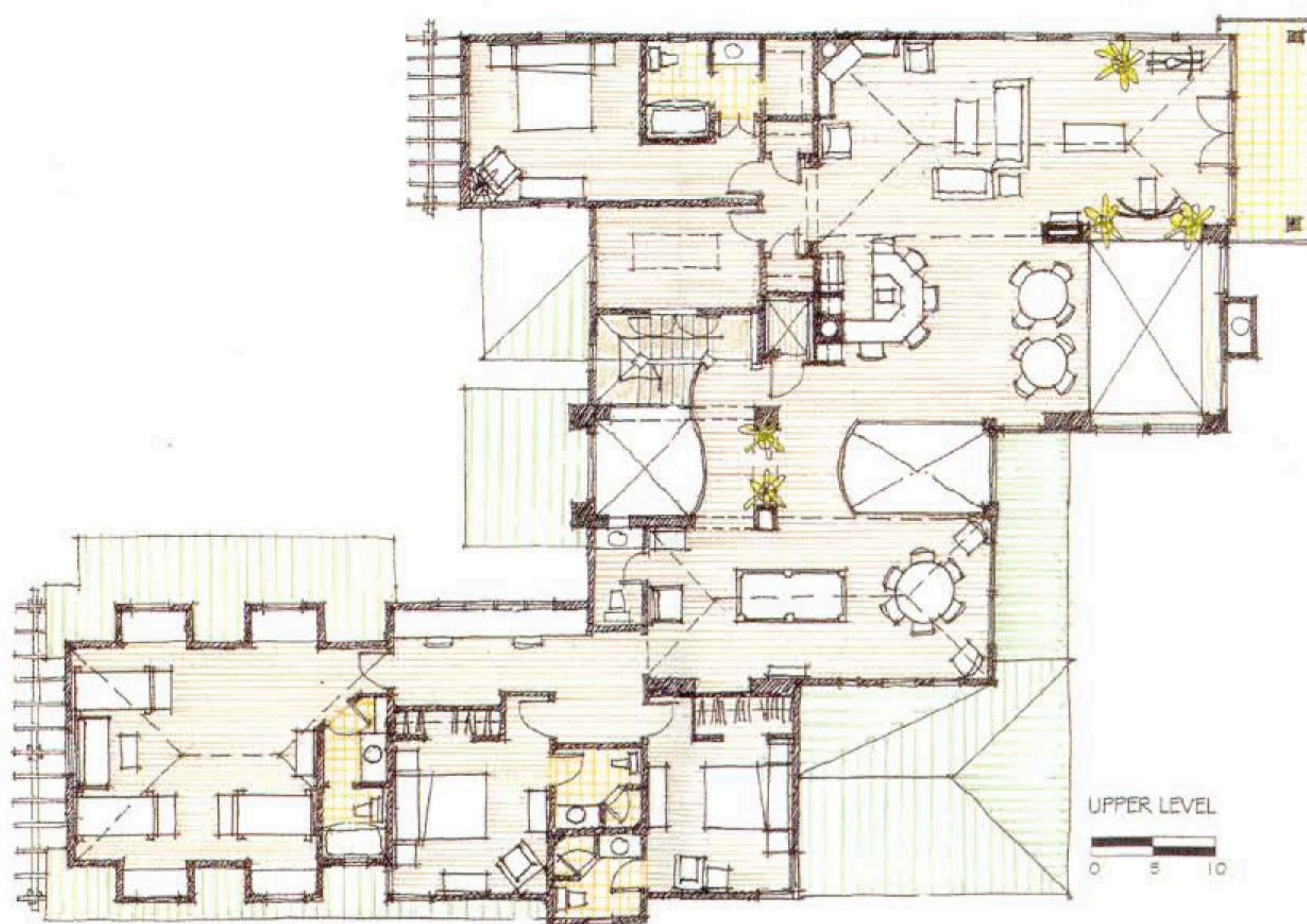
100-year-old, long-leaf pine, while lakeside ceilings are covered with cypress. Bull mesquite, featuring thicker, longer and wider planks, was used for the winding stairway and upper floor.

A list of outstanding details includes beautifully plastered walls throughout, premium Loewen windows, a standing seam galvalum roof, antiqued copper gutters and downspouts, an unvented attic, and state-of-the-art stainless steel appliances. In addition, the home features Sun Valley bronze hardware, hammered nickel-silver lavatory sinks, custom made lighting fixtures in antiqued copper and mica, and hammered copper barrel vaults on the main level and lakeside ceilings. It also includes linear accent lighting, an elevator, a reverse osmosis drinking water filtration system, central vac and an automatic irrigation system. The home automation system contains over 110 miles of separate data and voltage pathways, making it the most electronically advanced residential system ever installed.



The latest in energy efficient and environmentally smart products are incorporated throughout, including Icynene spray-foam insulation. To further assure comfort, floor pathways throughout the master bedroom, bath and closets are electronically heated. By using colorized plaster for interior walls and natural materials for staining the wood surfaces, the home is virtually free of VOCs.

Fifteen palm trees provide a surround for the home's spectacular lakeside entertainment oasis, which includes a large reflecting pool with two huge waterfalls cascading nine feet and moving 20,000 gallons per hour into the lakeside swimming pool below. A cave-like grotto spa featuring the latest in hydrotherapy and chromotherapy is hidden behind the two waterfalls and includes an HDTV and stereo sound system. The lower lakeside floor, accessed by elevator or stairs, features a barrel-vaulted wine cellar, a home theater that also serves as a wine-tasting room and storm shelter, a gameroom, air conditioned workshop, covered summer





The ultimate in home entertainment opportunities are found throughout the home. View the game from the hot tub in the Grotto Spa or from one of the multiple indoor living areas. Cook like a pro inside or out on the latest top-of-the-line appliances.

kitchen with wood-burning fireplace and full bath including a 10-jet Body Spa shower. An oversized covered boathouse, four floating Jet Ski ramps, a floating trampoline, a propane-fueled fire pit and fishing piers complete the "residential water park." In all, the rear patio consists of nine entertainment areas on five levels, all offering a broad, open, and unimpeded view of the lake.

Far more impressive than its second-to-none list of materials and amenities, and its location in such a desirable setting, there's something more about this home. Marley helped explain it.

"The main floor spaces are given an uplifting feeling because they are organized around a three-story entry foyer. Humans are attracted to the bilateral symmetry of towers. Look at the architecture of all the world's cathedrals!" he explained, adding by lining up doors and windows in a certain manner, the home's energy and the visitors eye were intentionally directed to certain areas.

"When practicing Feng Shui, the location of the bed is always specified in the master suite," added Marley, pointing out the three small windows over the bed and another single glass block over the tub, used to evoke certain responses.

Marley summarized, "When you're in charge of the architecture, it's not as good as when the architecture is in charge of you."

415 Matern Island truly is the result of architecture in charge, directing two gifted visionaries who have only just begun to make their mark on Horseshoe Bay.

For more information on Ken Martin and LBJ Lakefront, Inc., visit www.HorseshoeBayWaterfront.com. To learn more about Marley Porter and his firm Living Architecture, visit www.livingarchitecture.com.

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