



# LUXURY HOME

quarterly

AUSTIN, TEXAS *Modernizing traditional Texas design in preparation for a housing-market boom* p.66

1706 RITTENHOUSE SQUARE STREET *Philadelphia's newest condos raise the bar with luxury design and amenities* p.61

**GLENN GUTNAYER CONSTRUCTION, INC.** *Building beautiful, award-winning residences with focus on aesthetics* p.102

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### FEATURES

*1706 Rittenhouse Square Street* is the newest addition to one of Philadelphia's premier neighborhoods and the pinnacle of luxury living in the city. With customizable, full-floor units and a state-of-the-art parking system, this high-rise offers residents a stunning, new way of life. [page 61](#)

#### Regional Focus:

#### The Austin Custom-Home Market

Despite a downturn in luxurious living, Austin, Texas' custom-home market is still booming with innovative takes on traditional residences. Local architects, builders, and designers discuss the latest trends in a city oozing with opportunity. [page 66](#)

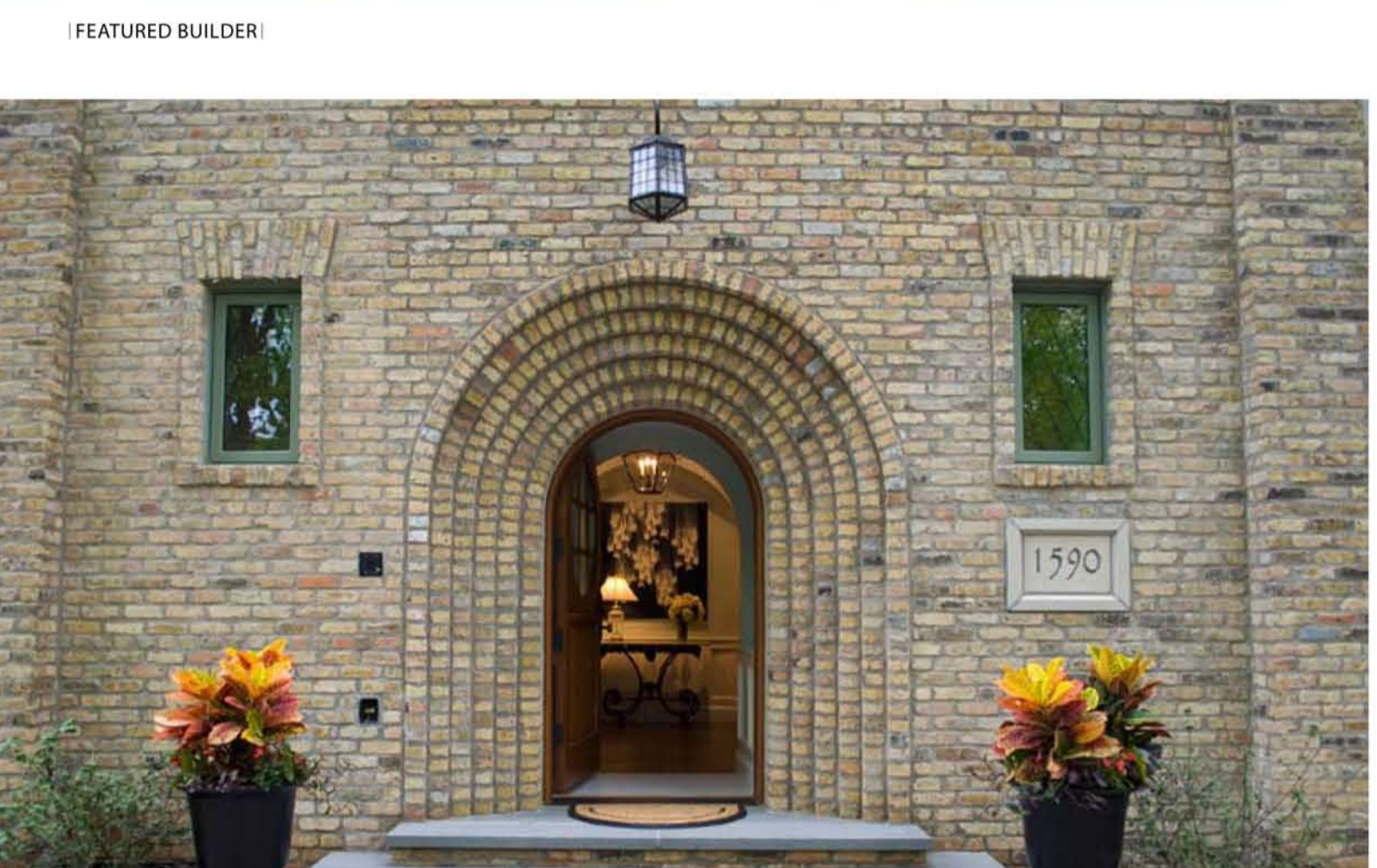
*The Enlightened* burgeoning technology in lighting design is giving custom-home professionals more opportunities than ever to create dream homes for their clients. American Lighting Association education consultant Joe Rey-Barreau shares his top tips for staying abreast of the latest trends in lighting design and applying these emerging technologies effectively. Plus, a compilation of the latest cutting-edge products from renowned light-fixture designers. [page 90](#)

*Glenn Gutnayer Construction* crafts each new project as a work of art, emphasizing details, craftsmanship, unique materials, and superior construction techniques into an artistic approach. [page 102](#)



**ON THE COVER**  
Jauregui, Inc.'s Benthaven Lakehouse exemplifies the lakeside-living trend in Austin, Texas' custom-home market. Featuring casual lines, comfortable seating, and classic accents, the home's great room offers a warm welcome for visitors and residents alike.

**p.90** **GLARE-FREE ILLUMINATION**  
Designer Louis Poulson's Tolboid Glass Pendants have been designed according to the PH ellipse reflector, providing concentrated downward illumination that is soft, uniform, and glare free.



## Glenn Gutnayer Construction

BUILDING BEAUTIFUL, AWARD-WINNING RESIDENCES WITH A FOCUS ON AESTHETICS

by Julie Edwards

PHOTO OF A HAVEN WITHIN: The interior of this lake house, built by Glenn Gutnayer Construction, is a blend of classic materials and modern finishes. The custom kitchen features a white island with a 24-inch cast-iron range hood, a 24-inch stainless steel sink, and a 24-inch stainless steel oven. The island is finished with a white quartz countertop and a white subway tile backsplash. The island is lit by three pendant lights. The island is a perfect example of the company's focus on aesthetics and craftsmanship.

### (FEATURED BUILDER)



### Home of Distinction

Named "Home of Distinction" by Coldwell Banker and awarded "Best of New Construction" by the City of Highland Park, IL, this Glenn Gutnayer Construction home (which is currently for sale) offers a design inspired by Harry T. Lindberg, the master architect of numerous renowned American estates, including the Owensia Club and the J. O. Armour Estate in Lake Forest, IL. The home, built with bricks manufactured in the 1940s, abounds with character and yet blends seamlessly with the historic homes of the neighborhood. English Tudor in style, the crescent shape of the home welcomes you as you drive up the U-shaped driveway lined with old oak trees.

**F**ew builders have that "special something" that truly sets them apart from a crowded field of peers. But Glenn Gutnayer has it. And the "it" is his company's artistic approach to each and every project.

"I think what separates me from other builders is my extensive background in the arts," says Glenn Gutnayer, president of Highland Park, Illinois-based Glenn Gutnayer Construction. "When I was growing up, my family frequently traveled to Europe, where we would visit museums and art dealers. I have maintained my love of the fine arts, as an art-history student while in school and as an avid follower today. As a result, I bring an artistic approach to the design, construction, and staging of each house I build."

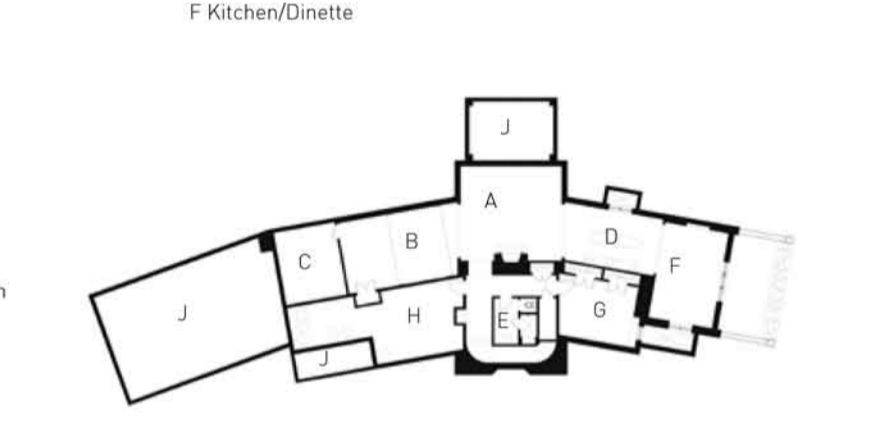
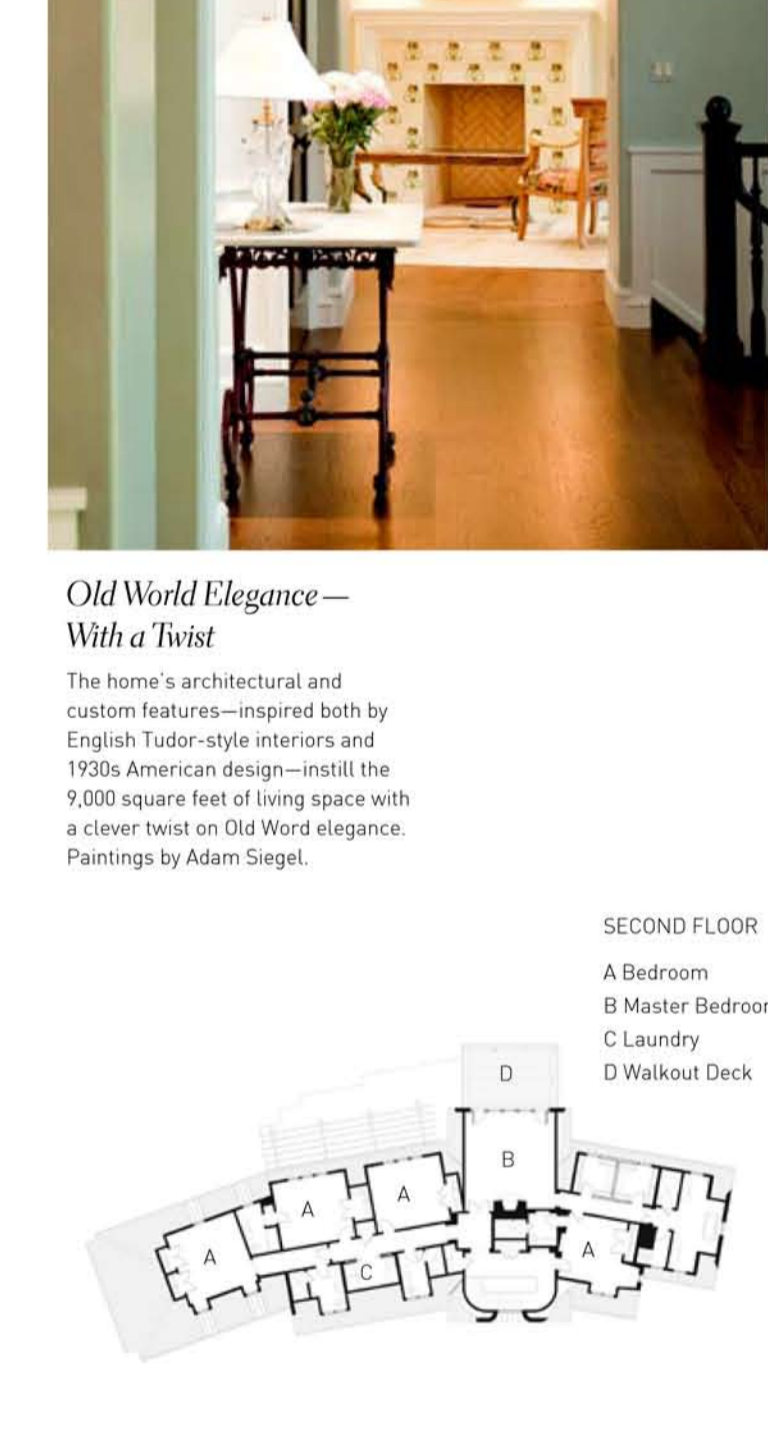
Gutnayer highlights a dozen aesthetic aspects of the building process, from creating texture and form, to the interplay and contrast of vintage and modern materials, to the selection of finishes and the use of tactile materials that encourage the sense of touch.

"For me, our residences are three-dimensional sculptures to be lived in," Gutnayer says. "When you enter one of our homes, there is a strong sense of quality, but the impression of quality isn't just visual—I encourage clients to touch the walls, to feel the moldings and countertops, and to experience the 'Zen' that comes from the curved walls, barrel-vaulted ceilings, and the sophisticated paint colors and techniques."

Gutnayer's love for building began in the late 1970s, when he apprenticed with his father, Josef Marion. Gutnayer, a noted architect, builder, and developer in the North Shore suburbs of Chicago who designed and built single-family homes, multifamily apartment buildings, and high-rises in Illinois and its surrounding states.

In 1994, due to his father's advancing age, Gutnayer formed his own company in the Chicagoland area, carrying with him his father's passion and artistic vision. Currently, Gutnayer's company focuses mainly on building luxury-spec and custom homes, primarily in Chicago's historic North Shore neighborhoods.

### (FEATURED BUILDER)



#### FIRST FLOOR

- A Living Room
- B Family Room
- C Study
- D Entry Hall
- E Dining Room
- F Kitchen/Dinette
- G Dining Room
- H Mud Room
- I Screened Porch
- J 3-Car Garage
- K Pantry



#### SECOND FLOOR

- A Bedroom
- B Master Bedroom
- C Laundry
- D Walkout Deck

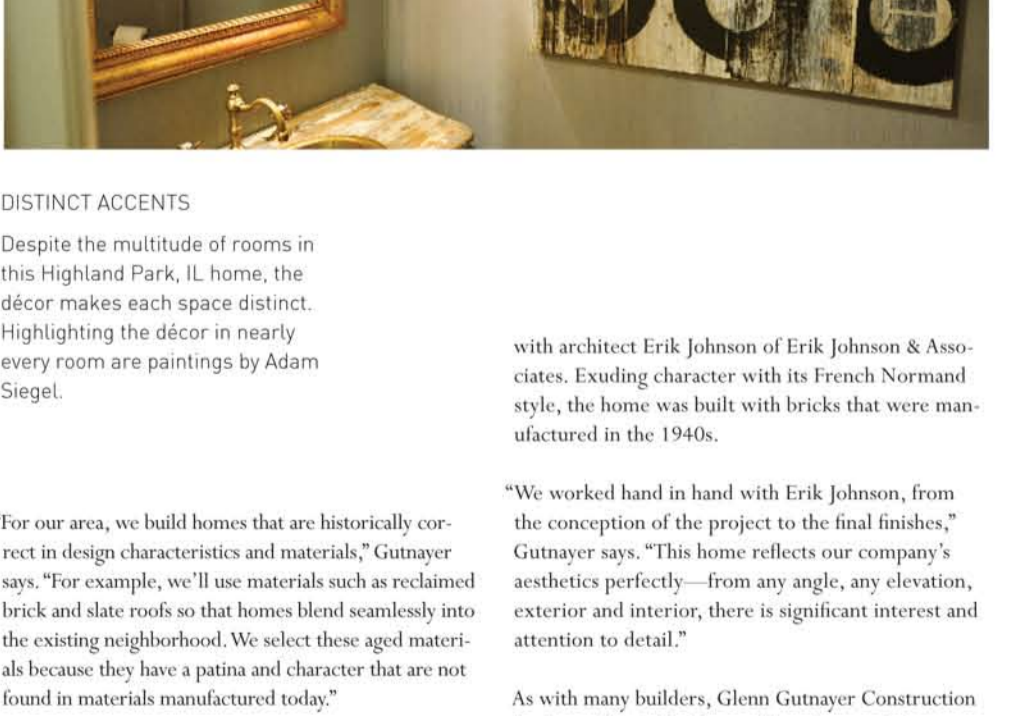
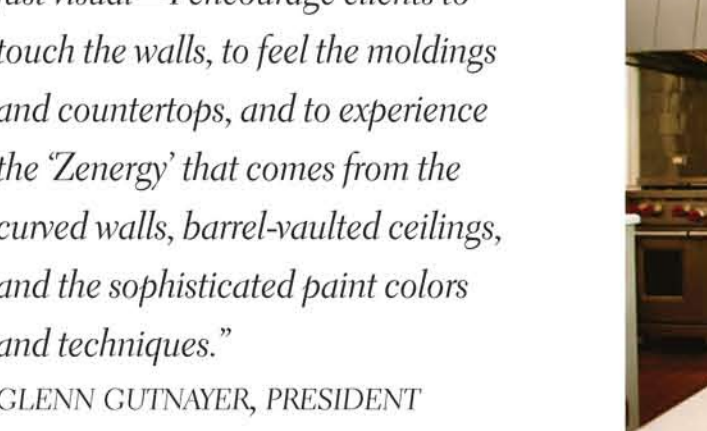
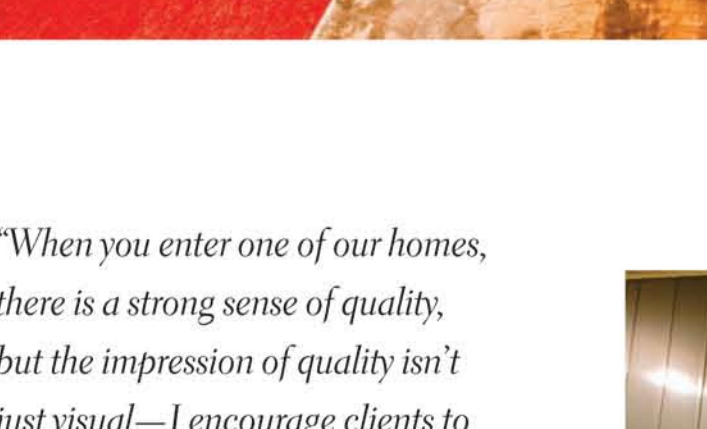
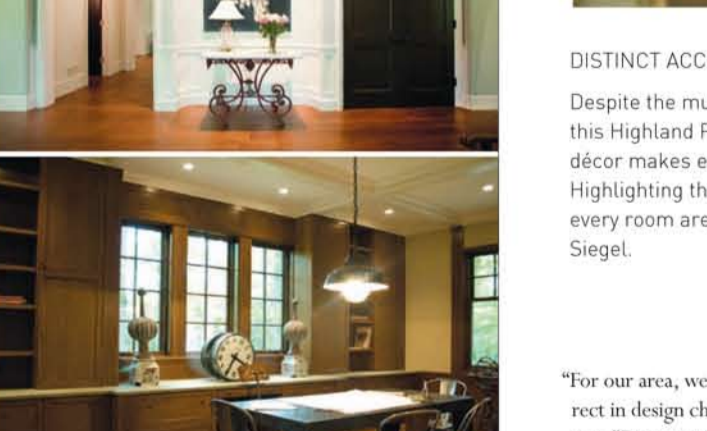


#### BASEMENT

- A Family Room
- B Media Room
- C Flex Room
- D Wet Bar
- E Bath
- F Exercise/Play Room
- G Office
- H Storage
- I Sunken Garden
- J Unexcavated

### Old World Elegance—With a Twist

The home's architectural and custom features—inspired both by English Tudor-style interiors and 1930s American design—instill the 9,000 square feet of living space with a clever twist on Old World elegance. Paintings by Adam Siegel.



### DISTINCT ACCENTS

Despite the multitude of rooms in this Highland Park, IL home, the décor makes each space distinct. Highlighting the décor in nearly every room are paintings by Adam Siegel.

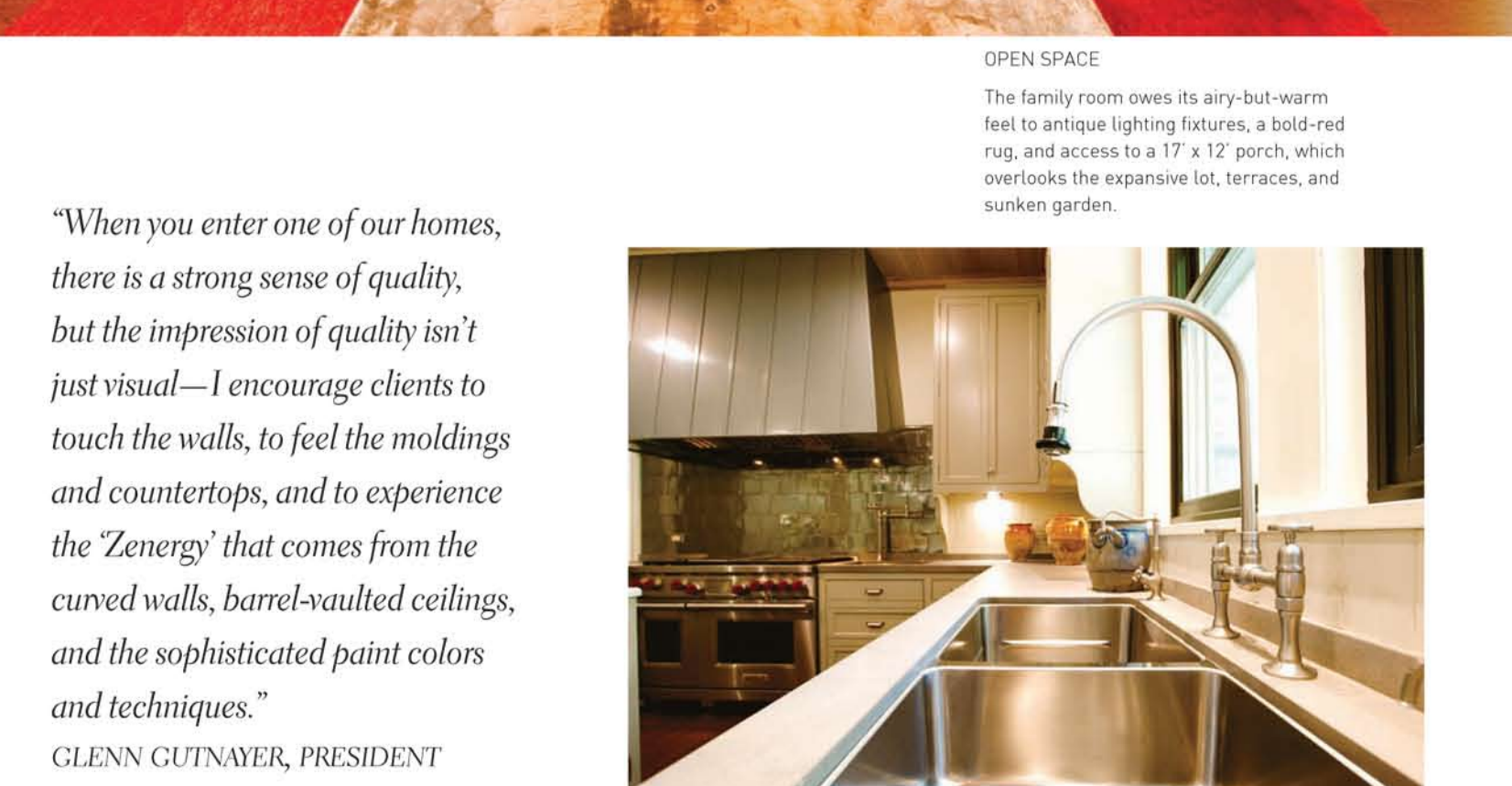
"For our area, we build homes that are historically correct in design characteristics and materials," Gutnayer says. "For example, we'll use materials such as reclaimed brick and slate roofs so that homes blend seamlessly into the existing neighborhood. We select these aged materials because they have a patina and character that are not found in materials manufactured today."

This dedication to detail has often translated into award-winning projects. In 2007 and 2009, Glenn Gutnayer Construction was awarded "Best of New Construction" by the Village of Highland Park, and in 2005 and 2007, the company received the "Best of New Construction" award from the Village of Glenview, Illinois. In 2009, one of the company's projects was honored as "The Home of Distinction" in Highland Park. The home was the result of collaboration

with architect Erik Johnson of Erik Johnson & Associates. Exuding character with its French Normand style, the home was built with bricks that were manufactured in the 1940s.

"We worked hand in hand with Erik Johnson, from the conception of the project to the final finishes," Gutnayer says. "This home reflects our company's aesthetics perfectly—from an angle, any elevation, exterior and interior, there is significant interest and attention to detail."

As with many builders, Glenn Gutnayer Construction has been affected by the weak housing market over the past few years. "In our market, I sense a pent-up demand from home buyers wanting to move up, but they either don't want to put their current residences on the market or their homes are on the market, but aren't selling," Gutnayer says. "However, even during trying economic times, I believe it is important to have at least one home on the market to use as a 'showroom' for the company and to keep communications open with the public." ■



### OPEN SPACE

The family room owes its airy-but-warm feel to antique lighting fixtures, a bold-red rug, and access to a 17' x 12' porch, which overlooks the expansive lot, terraces, and sunken garden.

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GLENN GUTNAYER, PRESIDENT

