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ISSUE 004

July 2018

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P.O. Box 81, Round Top, Texas 78954
info@roundtop.com

ADVERTISING INQUIRIES
832-652-9950

PUBLISHERS
Katie Dickie Stavinoha &
Lorie A. Woodward

EDITOR
Lorie A. Woodward

ASSOCIATE EDITOR
Kurt Wilson

CREATIVE DIRECTOR &
GRAPHIC DESIGN
Jennifer West Pickard

PHOTOGRAPHERS
Anna Spencer Morse [Grace Photography]
Bernard Mendoza [Mendoza Photography]

ADVERTISING SALES
Katie Dickie Stavinoha
Korin Burnett

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ROUND TOP TEXAS

LIFE & STYLE

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// PUBLISHERS' LETTER // Howdy. Welcome. Jak se máš.

To interior designers, style editors, photographers, trendsetters and trend spotters, Round Top is much more than a map dot in Fayette County. Due in large part to the renowned bi-annual antiques show and the area's fine artisans, Round Top now means signature style—and a comfortable, casual way of life redolent with hospitality and creativity.

In this issue, we explore hospitality and signature style with tastemakers Julie Dodson, Katy Bader, Kristin Light, Sterling and Kaci Van Coutren, Matt White, Coryanne Ettiene, Anita Joyce and the Junk Gypsies. Our cover feature introduces the Texas Casual Cottages team's approach to making a dream become a welcoming home.

Want to experience Round Top's hospitable style for yourself? The upcoming fall Round Top Antiques Show is a stellar reason to come for a visit. Of course, anytime is the right time to savor a perfect moment on a quiet backroad or in the shade of a heritage live oak. Come enjoy life in a slower lane—and don't forget to wave. . . *Katie and Lorie*

ABOUT THE COVER

Brenham-based photographer Natalie Lacy Lange discovered her favorite medium about 20 years ago in a photography class at UT. The juxtaposition of rustic, modern, luxe and not-so-luxe that marked the Round Top Idea Cottage was a feast for guests' eyes and her camera. Her work has been published in *Country Living*, *Southern Lady* and *Houston House & Home*. For more of Natalie's work, see www.natalielacy.com.



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Texas Casual Cottages brings exacting city standards to the rolling hills of the Brazos River Valley service area, which stretches roughly from Waller County on the east to Bastrop County on the west and Brazos County on the north to Austin and Colorado counties on the south.

Because Partners in Building constructs 250 homes per year, Texas Casual Cottages' customers benefit from the team's high-production capacity without sacrificing personal service. High-volume, custom construction translates into no waiting lists and homes built from start to finish in a year or less.

"Our business is designed for volume, so we've got the capacity to meet customers' needs when they are ready to build," Lemming said. "When it comes to our sub-contractors, we have a deep bench of local and Houston-based talent, so we are able to build on a schedule dictated by the calendar not by the availability of craftsmen."

The pre-build phase, which includes site visits, plan design and interior design selections, takes about two months, and the construction phase lasts eight – 10 months with weather being the biggest variable.

"Our goal is to take all of the headaches and hassles out of the custom homebuilding process," Womack said. "Our clientele expects top-of-the-line, turn-key service—and that's what we deliver."

For instance, the Texas Casual Cottages' team will help clients select the optimum building site on their land. The team also arranges for the installation of utilities and infrastructure such as septic systems and roads, which is a step homeowners who have never built in rural areas may not anticipate.

The pre-build process also includes ongoing help from an interior design professional. Texas Casual Cottages' clients are assigned one from the company's group of interior designers who work from the company's 6,000-square-foot design center conveniently located off the Sam Houston Parkway in Houston.

"The designer will be accessible throughout the entire project but in the early stages will meet with the clients to help them select the color scheme, fixtures, flooring, cabinetry and countertops to

ensure that the clients have a personal expression of their style that is aesthetically pleasing and livable," Lemming said.

Features standard to Texas Casual Cottages are upgrades at many other builders. Some, such as the superior framing techniques and customized air-conditioning designs, are "invisible," while others, such as the granite in all of the wet areas and higher-grade flooring and metal roofing, are easy to see. Partners in Building is an Environments for Living Platinum building partner, so the energy efficiency built into each home is exceptional. Plus, each Texas Casual Cottage comes with a 10-year limited warranty.

Client choices are frontloaded into the process, so all materials can be ordered and available when the workmen are ready. Not only does this allow the company to maintain its progressive schedule, but it gives clients freedom during the build.

"Once we've had our initial site meetings, our clients don't have to come back to the build site unless they want to," Womack said. "They're busy people with full lives. They trust us to do what we know how to do."

Lemming cited two recent examples when clients went on six- and nine-month trips abroad during the construction phase and came back to completely finished homes.

"They made their selections, and we agreed on a plan," Lemming said. "When necessary, we communicated by Skype and shared photos along the way. Our plans, processes and experience provide peace of mind."

Peace of mind is the ultimate goal of country living.

"Our clients aren't building a home in the country on a whim," Womack said. "For years, many of them have pondered the question: 'What would I do in the country?' The home we build for them is the first part of the answer."

He continued, "Texas Casual Cottages is successful because we take time to understand individual dreams—and deliver them."



BY LORIE A. WOODWARD

PHOTOS COURTESY OF TEXAS CASUAL COTTAGES

TEXAS CASUAL COTTAGES

Texas Casual Cottages, a country original based just north of Round Top, is built on the 30-year-old foundation laid by its parent company, Partners in Building.

"The customized quality, service and efficiency customers across the state expect from a Partners in Building custom home are the cornerstones of a Texas Casual Cottage," said Paul Womack, vice president of marketing. "Thanks to our experienced teams and track record of success, dreams of country living come true without the nightmare of uncertainty."

As a fixed-price builder, Texas Casual Cottages removes the uncertainty of cost overruns.

"Before our clients sign a contract with us, they know exactly how much they are going to pay for their finished house," said Chris Lemming, area manager for Texas Casual Cottages. "No surprises."

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Building Community

The Texas Casual Cottages’ team not only builds country homes but a sense of community.

“We think the Brazos River Valley is a wonderful place to live, chock-full of interesting things and interesting people,” Lemming said. “We want to help our clients ‘get planted’ in this area.”

While every client is different, the team noticed some distinct commonalities. Many are Baby Boomers who have either retired or are working toward retirement and have a primary home in one of Houston’s established neighborhoods such as Tanglewood, Memorial, West U or River Oaks. Most have grandchildren and a desire to give their families a place to connect to nature and one another.

“Our clients’ country places are more than houses; they are places to build family memories,” Womack said. “They are where family traditions are born and bred.”

The Texas Casual Cottages team recognized the fertile common ground and created opportunities for connection. Each month the team hosts an event at the company’s model home park, two miles north of Round Top, as part of its on-going Back Porch series.

While every event features live music, food from local restaurants, adult libations and a chance to meet the neighbors, each is built around a different experience. Sometimes it’s a chance to learn from a beekeeper or a sommelier or view all the equipment that might be necessary to keep a country place in top shape. Other times it’s a chance to play games or even visit with Santa Claus.

In May the team launched a second series of social events under the umbrella of the Women’s Club. In talking with their female clients, it became apparent to the team that many of the women weren’t nearly as excited about spending their free time driving tractors or working on the property as their husbands were.

Each month the team organizes a women’s-only outing to a local restaurant, a shopping trip or a destination such as Round Top’s Festival Hill or the area’s Painted Churches. At the inaugural event, 26 women accepted the invitation to lunch at Feed & Firewater in Round Top. Many clients brought a neighbor or family member to enjoy the fun.

“Our female clients want to build their own network in the country,” Lemming said. “We provide the vehicle—and then stay out of the way so the networks can grow naturally.”



Modeling Superlative Features

In June the Texas Casual Cottages’ team put out the welcome mat at the completely renovated model home designed to showcase the company’s capability and inspire country dreams.

“We’ve had incredible response to our traditional farmhouse style embodied by the original model, but it didn’t do justice to all of the features we’ve added in the interim,” Womack said. “It was time for an update that would show everything available to our customers.”

Guests need to see the transformation from traditional farmhouse to modern farmhouse for themselves. Outside the team changed the front elevation, added a gable and a wraparound porch and installed new board-and-batten siding. The metal roof is now a deep charcoal, and different architectural features have been accented in black.

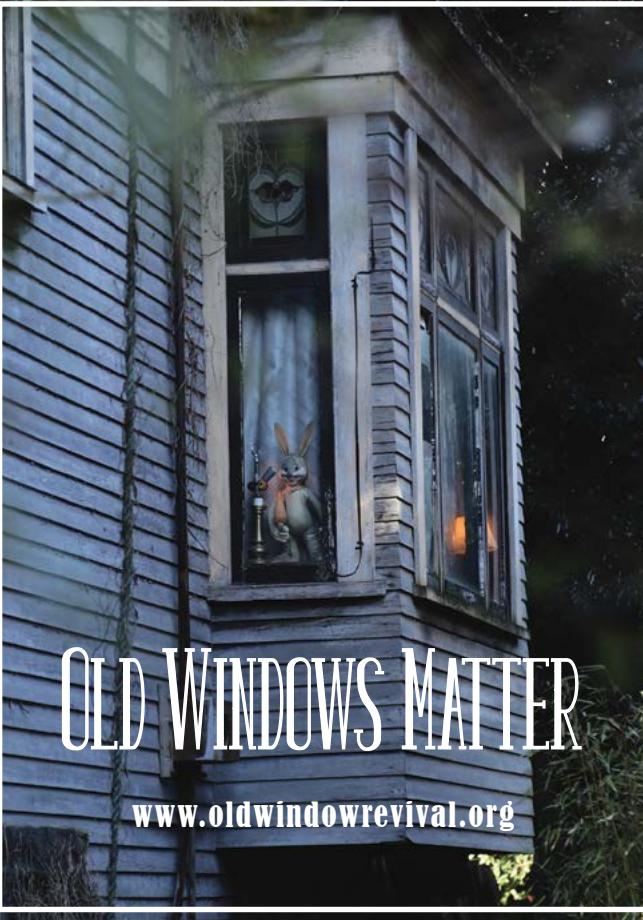
“The house now makes a much more dramatic statement,” Lemming said. “It still looks as if it were born to the area, but now it catches your eye in many different ways.”

Improvements continued inside where the team took the existing interior down to the studs and replaced everything from floor to ceiling to create a fresh, new feel that highlights the overall quality of the materials that come standard with a Texas Casual Cottage.

“Our model homes are the starting point for conversations about what people really envision for their land,” Womack said.


And for those people who envision something other than a modern farmhouse, Texas Casual Cottages is equipped to build those. Currently, they offer several styles as part of the custom ranch home line that range from Mountain Craftsman to Texas Hill Country Modern. The team also tackles smaller-scale projects such as guest houses for family and friends and family compounds or homes for ranch managers or other employees.

“Our clients bring a high-level of construction sophistication with them to their life in the country,” Lemming said. “They expect choices. As a custom builder, we not only deliver choices but a consistently high level of quality and design that will satisfy for years to come.”



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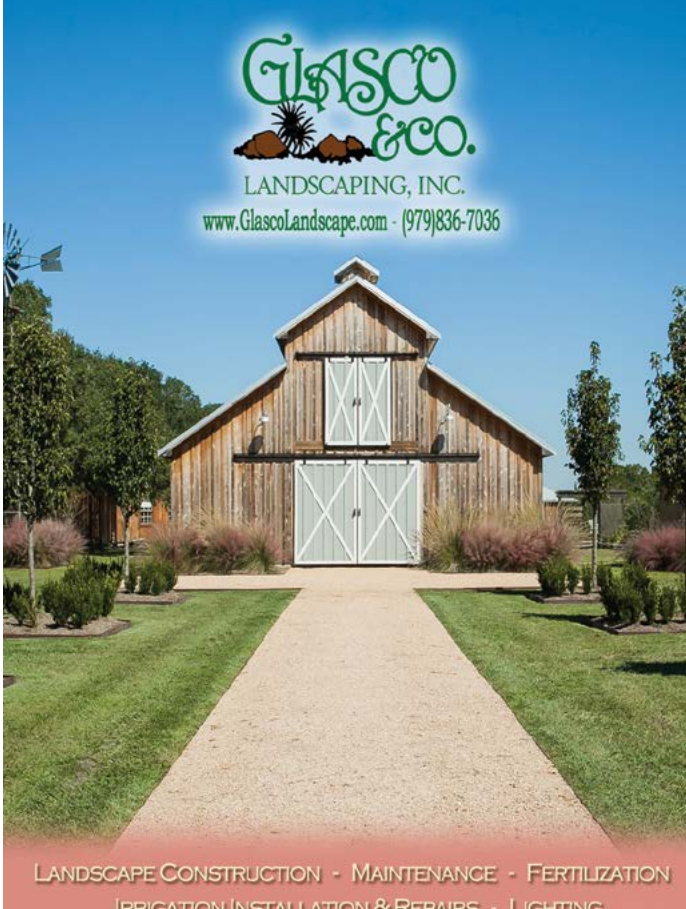
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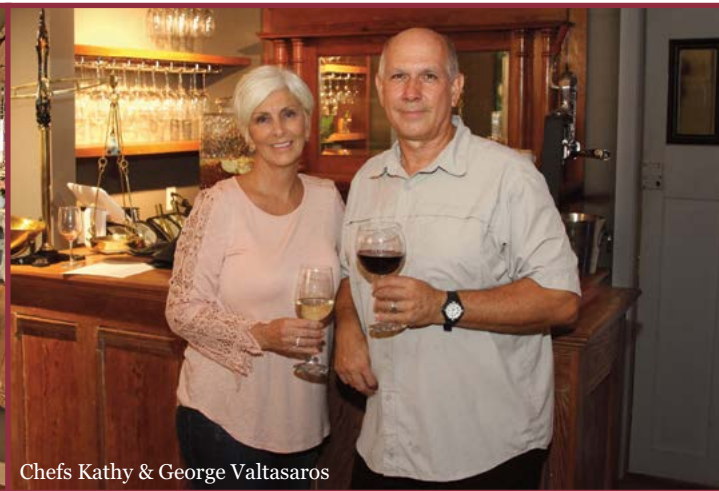
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WHILE FARMHOUSE STYLE IS HARD TO DEFINE, IT'S EASY TO ENJOY.

"FARMHOUSE STYLE MEANS SOMETHING DIFFERENT TO EVERYONE," SAID JULIE DODSON, OWNER OF DODSON INTERIORS IN HOUSTON. "TO ME, IT'S A RELAXED, EASY WAY OF LIVING THAT BRINGS PEOPLE TOGETHER."

WHILE IT HAS SURGED IN POPULARITY, POPPING UP ON CITY STREETS AS WELL AS RURAL FARM-TO-MARKET ROADS, THE STYLE IS AN ENDURING AMERICAN CLASSIC.



"FARMHOUSE STYLE ALLOWS PEOPLE TO BE THEMSELVES—AND TO EXPRESS THEMSELVES. IT'S A LIVABLE STYLE THAT ENCOURAGES PEOPLE TO SURROUND THEMSELVES WITH THINGS THEY LOVE."—Julie Dodson

"The canvas offered by farmhouse style is timeless," Dodson, whose family owns a cottage in Burton, said. "It is about warmth and connection. When a home is designed well, in a way that a family can live comfortably, it is enduring."

The comfortable, lived in feel is achieved by mixing and matching pieces of different styles, eras and origins, which translates into a personal expression of taste.

"Farmhouse style allows people to be themselves—and to express themselves," Dodson said. "It's a livable style that encourages people to surround themselves with things they love."

And the style is inherently charming, especially when it is applied to vintage farmhouses and cottages.

"I love new construction, but there is something innately charming about vintage farmhouses and farm cottages," Dodson said. "They bring back an earlier time when families accommodated more people in less space, so they lived more intimately. Those small homes reinforced connection."

The interior designer put her interpretation of the timeless style on display as the Round Top Idea Cottage, a 620-square foot circa 1920s farm cottage that was moved to The Compound in Round

Top from Warrenton. Dodson, along with Mark Massy, owner of The Compound, and Kathy Johnston, antiques production director of The Compound, tag-teamed the project designed to showcase the shopping opportunities of the bi-annual Round Top Antiques Show while benefiting local animal shelters.

"I'm passionate about Round Top, rescue animals and strong design," Dodson said. "The Idea Cottage was a way for me to bring my passions into a single focus—hopefully giving people ideas while giving back to the community."

• Oh, Hell No! •

Massey, who developed Round Top's Henkel Square and Rummel Square as well as The Compound, found the cottage and invited Dodson to take a look.

"My first reaction was, 'Oh, hell no!'" Dodson said laughing at the memory. "The cottage was abandoned and dilapidated. Wild animals had taken up residence. The porch was falling off, and I wasn't even sure we could go inside or that I wanted to."

She managed to go inside, and initially the interior brought little comfort.



Elements of Farmhouse Style

FARMHOUSE STYLE IS A CANVAS OF PERSONAL EXPRESSION, BUT IT DRAWS ON THE ELEMENTS BELOW

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"There was filthy, shaggy yellow-green carpet everywhere," Dodson said. "When I was finally able to look past the dirt and neglect, I saw good bones and potential."

A deal was struck. The cottage was transplanted. And Dodson began working with Lewis Tindall, owner of Tindall General Contractors based in La Grange, to restore the little home. They had four months before opening day.

Because the team knew the cottage eventually would be sold and moved off-site where the new owners would likely add some additional square footage, they opted to remove the downstairs bathroom and reconfigure that space into a kitchenette sans plumbing to simplify transport. They also chose to close off access to the second story, which was an unfinished space, and converted that entry into a pantry. They ripped up the "scary" carpet to

reveal wood floors that only needed to be patched instead of replaced.

"We put our efforts into renewing, restoring and reinvigorating," Dodson said.

While farmhouse style is a classic, it is also popular enough to border on trendy. As is her trademark, Dodson's design choices were driven by the space not the trends.

"In my opinion, the goal, whether you are a professional designer or homeowner, is creating a place where a family can live for years," Dodson said. "Trends come and go, but good design lasts. It is possible to have a home that is fresh and on-point without being trendy."

According to Dodson, the best way to achieve a current but classic look is by mixing it up. She considers her personal style transitional, which is a seamless blending of different styles. In the Idea Cottage, modern met rustic softened by hints of plushness and elegance.

"For me as a designer, it's fun to juxtapose modern art against rustic wooden furniture and blend in beautiful white-on-white linen embroidered curtains," Dodson said. "For the residents and their guests, it's fun to discover the unexpected."

Walls were painted either a cool white or a light blue-gray with green undertones. Ceilings were treated with white paint to create airiness or outfitted with salvaged wood and beams lightly treated with gray-blue-brown deck stain for a contrast that picked up the unfinished floor's tones and textures. Green from kitchen



"MY BEST ADVICE? DON'T BE AFRAID TO TAKE A RISK. THE BIG VISUAL REWARDS IN DESIGN, LIKE SO MANY THINGS IN LIFE, RESULT FROM THE BIGGEST RISKS. WHEN IT ALL WORKS, THE OUTCOME IS UNEXPECTEDLY COOL AND CLASSIC."—Julie Dodson

glassware, backsplash tile and plants, pink showcased in a lone pillow, artwork and a screen door, and aquamarine in a metal chairs, pillows and architectural remnants popped in the serene space.

"I like to introduce color through the accents and accessories," Dodson said. "It's an easy way to enliven a space without the color becoming overwhelming."

When it comes to accessories, Dodson restrains herself.

"I go with the theory 'less is more,' but that's just me," Dodson said. "For some people, 'more is more'—and there's nothing wrong with that. It's a matter of personal taste. I lean toward clean instead of cluttered."

Her transitional style was evident throughout the home. In the living room, Dodson paired a straight-lined sofa covered in linen (the only piece in the house not sourced in Round Top) and large-scale modern art with an imperfect, rusty-hinged desk. A brass and crystal chandelier and gilded mirror bring a little shine while dark metal arm chairs resembling the willow chairs on the front porch deliver the outdoors inside.

The breakfast room featured an expected farmhouse table paired with unexpected aquamarine chairs for color and whimsy. A crystal chandelier illuminated the space. The breakfast room bench, which converts to a bed, was her favorite Round Top find.

"It came from a time when everything had to do double-duty to make the most of the space and of people's budgets," Dodson said. "We don't live like that anymore, but it prompted me to wonder about life then—and the people who lived it."

The bedroom was anchored by a worn metal bed bedecked in touchable linen topped off with a velvet-like throw. A mid-century style armchair was placed next to a wrought iron floor lamp and wooden milking stool. An aquamarine bell jar light fixture highlighted by stenciled scrolls that also graced the ceilings perimeter served as a charming focal point.

In the kitchenette, which Dodson identified as her favorite design solution, the small space made a big impact. Green-gray geometric tile donated by Walker Zanger was a central eye-catching focus while open shelving served as storage and display.

"The space needed to stay open, so I opted for open shelving," Dodson said. "Cabinets would have dominated the space."



The simple white marble counter didn't intrude, and the curtains used in lieu of doors added texture and softness.

"People often ask me how to mix and match elements for a signature style," Dodson said. "There's no secret formula other than trial and error. Your eye improves over time."

"My best advice? Don't be afraid to take a risk. The big visual rewards in design, like so many things in life, result from the biggest risks. When it all works, the outcome is unexpectedly cool and classic."

• Epilogue •

Ticket sales from the Idea Cottage tour raised more than \$10,000.

The Idea Cottage sold quickly. It was moved from The Compound to serve as a getaway near Round Top. In the tradition of farmhouses throughout the ages, the new owners are putting their own stamp on it. The old cottage that was given new life once again will surround family, friends and guests with personalized comfort and welcoming warmth.

The success of the initial Idea Cottage has inspired the creators to collaborate again. While it's too early to announce the details, Dodson said plans are in the works for another design-driven fundraising project sometime in the near future.

"I can't tell you what it is yet, but I can tell you it will be very different than what we did before," Dodson said. "Stay tuned—just stay tuned to be inspired by the possibilities of Round Top." ★

Designer Dream Spree

The 3rd Annual Designer Dream Spree is set for Sept. 24 -26. The event brings the country's top design professionals to Round Top to experience the Round Top Antiques Show for themselves—and share their expertise while they're in town.

"Round Top is a one-of-a-kind destination that people have to experience to understand," Dodson, who launched the event in 2016, said. "In one place, albeit a sprawling one, you can find things from every era in every style at every price point from \$10 finds to fine antiques worth thousands. And the experience is as wide-ranging as the merchandise from treasure hunting in the fields to shopping in highly curated venues with air-conditioned comfort. What's not to love?"

Designer luminaries include: Jeffrey Bilhuber, Michelle Nussbaumer, Thom Filica and Susan Ferrier.

On Sept. 25, the designers will participate in "Exceptional Discoveries," a panel discussion moderated by television personality Carson Kressley and VERANDA magazine's design editor Carolyn Englefield. The discussion, which is slated to begin at 4 p.m. at The Compound, is open to the public with proceeds from the \$35 tickets going to support local animal shelters. See www.designerdreamspree.com for more information.

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Here in the South

AMIE SIKES AND JOLIE SIKES
A.K.A. THE JUNK GYPSIES

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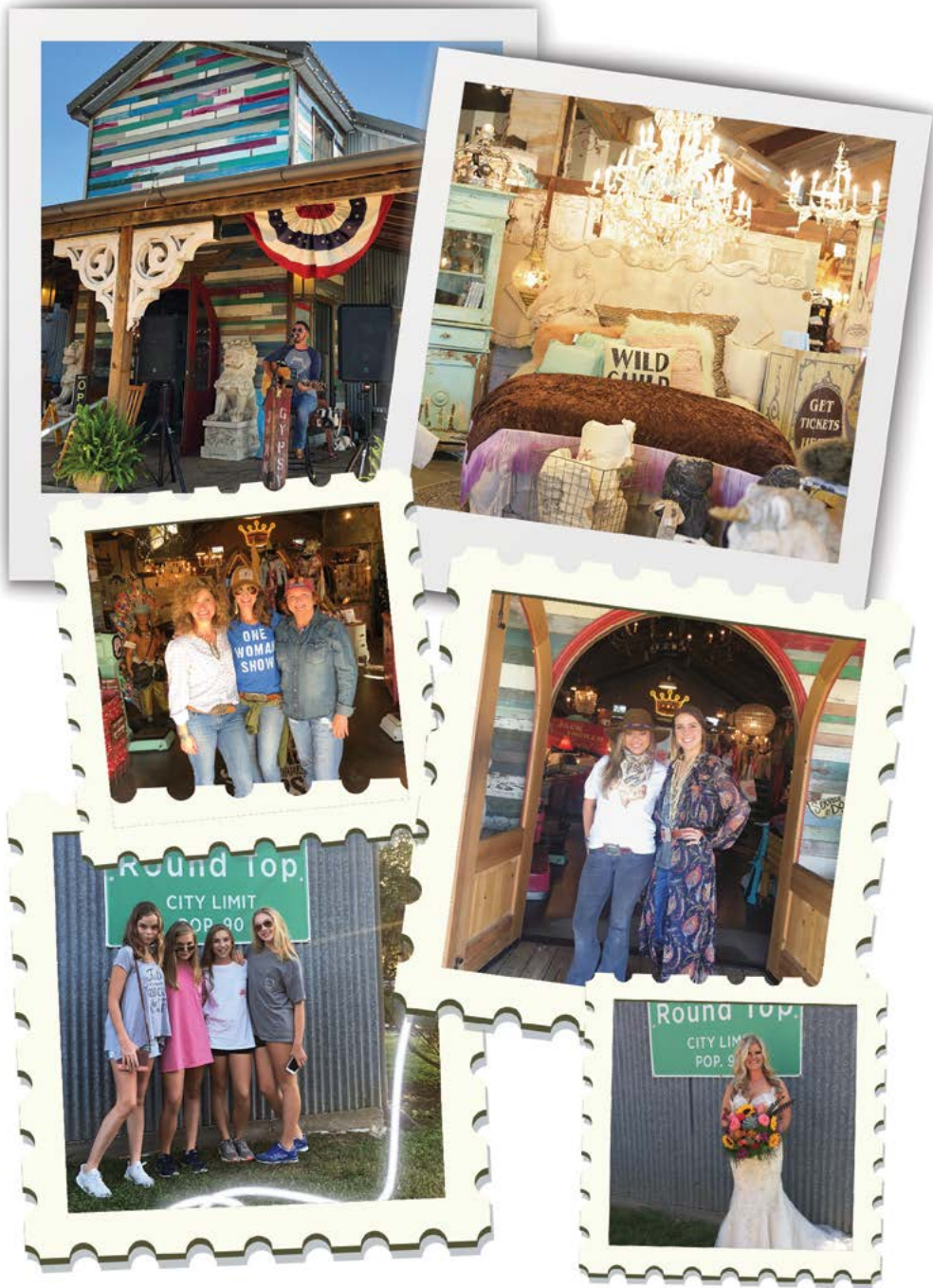
Photo courtesy HGTV

Here in the south, there’s a little something called southern hospitality. And it’s more than just offering someone a glass of iced tea or a seat in your front porch swing (although both of those are nice too...throw in a piece of meringue pie and it couldn’t get much better) .

It’s a way of making folks feel at home. . .which has always been our biggest goal here at the Junk Gypsy World Headquarters. It’s the biggest compliment to us when people tell us they love coming here because they just feel like it’s “home.” And thankfully, we hear that quite a bit.

It’s more than a store. It’s more than a town. Our yard is more than a front yard and our porch is more than a front porch. It’s all part of the Round Top and the Junk Gypsy experience.

It’s about slowing down. It’s about seeing the longhorns in the pasture adjacent to our parking lot. It’s about sitting under the tin roof on our front porch in the wooden rocking chairs and making friends with the old-timer waiting on his wife that’s sitting next to ya. Hearing his stories, all the while remembering where you came from and why you love this moment so much.



It’s about walking through our front doors and knowing this place ain’t no museum, this place is meant to be experienced. The music (meticulously curated by yours truly), the smells (all of our favorite incense), the energy of the people coming and going, the junk (oh, the glorious junk!) all combine to create a harmonious symphony that we hope feeds your soul. This is our gift of southern hospitality to you.

Somewhere along the way, you forgot to slow down. You forgot to notice things like wildflowers and wild spirits. You forgot that the best feeling is the feeling free of calendars and conference calls and soccer games and board meetings. We are here to help you remember. Round Top is here to help you slow down. We only have one flashing red light, and somehow that’s enough. Come on, y’all. Come to Round Top. Come to our front porch. . .it’s time. Time to slow down in Round Top.

Now about that iced tea. . . .

Cast Iron Cinnamon Roll Biscuits

BY THE JUNK GYPSY KITCHEN CREW

Because nothing is more hospitable than sharing sweet goodness warm from the oven. . .



INGREDIENTS:

- 2 packages of Gypsy Dad’s buttermilk biscuit mix*
- 1 ¾ cups buttermilk
- 2 tablespoons softened butter + 1 tablespoon melted butter
- 1 teaspoon cinnamon
- ¼ cup sugar
- 1/3 cup raisins, optional

HONEY BUTTER ICING:

- 2 cups confectioners sugar
- 2 tablespoons milk
- 2 tablespoons melted butter
- 1 teaspoon honey
- 1 teaspoon vanilla

1. Combine biscuit mix and buttermilk. Turn onto a floured surface and knead. Roll the dough into a 12” x 10” rectangle. Brush with melted butter. Combine sugar, softened butter and raisins and spread over melted butter.
2. Roll up from the long side and pinch seam to seal. Cut into 10-12 slices. Place in buttered cast iron skillet. Bake at 450° F for 12–14 minutes or until the edges start to brown.
3. Spread icing over cooked cinnamon rolls. Serve warm.

*available at gypsyville.com



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My parents never hosted parties. My mom was in college when I was in elementary school. Then she went to work, at a time when married women didn’t work. There were many benefits to her job, mostly financial including a second car, but there were also downsides.

We never hosted parties, and for an extrovert like me, that was a travesty. On the rare occasion we had dinner guests, there certainly weren’t enough people to call it a party. My dad would set out our only party accoutrement—a Lazy Susan candy dish. When dad started pouring M&M’s—plain and peanut—and cashews into the dish, we knew someone was coming. I hung around the living room for the candy, and then if kids were visiting, we took off for a more “relaxed” visit, which translated as rambunctious and rowdy.

Then I married into a more sophisticated family. My mother-in-law planned the board of visitors and board of regents dinners for a major hospital system in Houston. My father-in-law was a minister and a former seminary dean. Parties were a way of life for them. Here was a world of appetizers, crystal stems, fancy china, linen napkins and real silver. When I entered this world, I knew I never wanted to leave.



I paid close attention, soaked up everything I could, and soon I was hosting my own parties. I would host a party for just about any reason. You got a raise? Let’s have a party. New house? Party. Great week? Party. Nothing made me happier than throwing a big party—the more guests the better.

I spent weeks getting everything ready then I would literally cook and bake for a week beforehand. I didn’t mind the dishes that piled up later. I love dishes and enjoyed holding the dishes I only saw when we had parties.

One time I hosted a party for my in-laws’ 50th wedding anniversary. Because I needed so many dishes for the crowd,

people asked if I borrowed from my in-laws. If they’d known the truth about me, they would’ve realized they were asking a silly question. I just smiled and said no. There was no need to borrow anything. I had hundreds of dishes, silverware and glasses at my disposal.

Now our life is so busy that we usually claim weekends for resting. We still entertain, but less frequently and more manageably. I often opt to serve dessert only or enjoy just one couple at a time. Now I often cater at least part of the meal.

If you want guests to feel special with minimal effort, here are some ideas for you.

START WITH COMFY CHAIRS

If you want guests to linger at the table, be sure your chairs are comfortable. If they don’t have cushions, think about adding them. My Parisian bistro-looking chairs are very comfortable without cushions, so they work well.

ENTERTAIN OUTDOORS

The outdoors, with cooperating weather, is a great place to entertain because everyone loves being outside. (Well, my mother-in-law didn’t like being outdoors, so maybe not everyone, but most people. . .).

SELF-SERVICE DRINK BAR

Whether or not you’re serving adult beverages, guests don’t like to ask for a drink or a refill. If it’s self-serve, they’re not usually shy about helping themselves. I love to leave out limes, lemons or orange slices, so they can add them to sparkling water or other drinks.

PREPARE AHEAD OF TIME

As much as possible, I try to have all the cooking done before any guests arrive. I like it to appear effortless, even though it rarely is, because I want my guests to enjoy their visit, and I want to enjoy their company. If I’m in the kitchen most of the time, I won’t get to be part of the party.

GO WITH A SIMPLE MENU

I like for the tables to be beautiful, but I make the cooking as simple as possible. As a seasoned cook, I realize I can spend an entire day making something delicious or I can spend an hour making something equally delicious. Use your time wisely. Buying fantastic bread uses my time better than making it from scratch. I prefer fresh, local and simple over just about anything else. Simply prepared fresh fruits and vegetables make me happy.

USE REAL DISHES

I’ve had many wonderful meals on a paper plate. Your choice of dishware isn’t the most important thing about entertaining; paper plates don’t make an event a bad one—and sometimes they are the best option. For me, though, I prefer (and recommend) using real dishes when you can. It will make your guests feel special. Worried about breaking a plate? Then you’ll have a good excuse to buy more! ★

NOTHING MADE
ME HAPPIER THAN
THROWING A BIG
PARTY—THE MORE
GUESTS THE BETTER.



Anita Joyce has a city house in Houston, a country house near Shelby and a flair for French style. The former engineer is a wife and mother as well as a self-taught photographer, interior designer, blogger and online entrepreneur who founded cedarhillfarmhouse.com in 2011. Today that site alone has 80,000 unique visitors per month.

LOIS SHANKS ORR

Lois Shanks Orr has been a real estate agent since 2009. She has been in the Real Estate business since 1980 in many additional arenas in addition to Real Estate Sales. She has worked as a client relations liaison in a Real Estate Law Firm, managed a title operation in Houston, TX, and served as a mortgage banking operation marketing specialist. She worked private banking in Houston and Mississippi prior to this. Lois formed a local farm and ranch real estate company with a partner in New Ulm in January, 2009. She has knowledge of many areas of real estate due to her past working experiences and is well qualified to help clients with all of their real estate needs. Lois resides in Brenham, TX with her husband, Michael Orr and their horses and dogs. She loves competing in the cutting horse industry and has raised and owned many outstanding horses.

Born: Castroville, TX
 Raised: Pontotoc, MS
 Education: University of Mississippi
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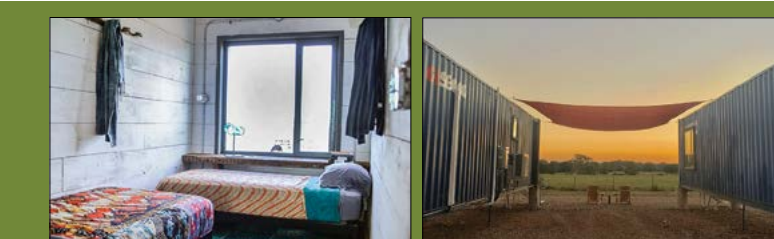


Photo by Brandon Aguilar

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THE FRENCHIE



FLOPHOUZE (Since 2016)
Round Top, Texas
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Host: Matt White
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total maximum capacity: 25

FLOPHOUZE
photos courtesy of Flophouze

Flophouze, Texas' first container hotel, opened in 2016 with three units built using repurposed cargo containers. Three more units were added a year later. While the layouts and capacity are slightly different, each unit contains a kitchenette, a living room, one bedroom and a Hollywood bath. They were styled to showcase architectural salvage finds in their original and reimagined states. Flophouze is edgy with luxe touches such as superlative linens and in-unit Chemex® coffee makers, grinders and top-notch whole beans, record players with ever-rotating vinyl from Matt White's 600+ album collection and WiFi.

INSIDER'S INFO

The BeachHouze—formerly White's personal residence—located near Ex-Cess in Warrenton is now available as a rental. The house, which is on stilts and features "a badass wraparound deck up in the trees," sleeps eight and gives guests access to 10 acres of privacy that include a stocked pond and nature trails.

MORE INSIDE INFO

Flophouze will soon be home to a Modpool, an 8' x 12' Jacuzzi pool housed in a converted cargo container outfitted with a window, so "you can see the mermaids swim by." Want one? As a representative of Canadian-based Modpools, the team behind Flophouze can hook you up.

ONE LAST SCOOP

As a guest you can "test drive" a Flophouze—and, then, thanks to the newly launched BYOF (Build Your Own Flophouze) program buy your own customized version. BYOF offers turn-key construction, delivery and setup.

ROAD TO ROUND TOP

In 1998, White, who specializes in architectural salvage, took the advice of his friend Mark Dooley, owner of Ex-Cess in Warrenton, and came to Round Top.

by Lorie A. Woodward

People come for relaxation and stay for inspiration.

When trendsetting purveyors of antiques and other vintage treasures turn their attention to the lodging business, the result is hospitality served up with signature style.

Don't believe us? Wait until you see the Flophouze created by Matt White, owner of Recycling the Past in Warrenton; Glamp Inn created by Sterling and Kaci VanCoutren, owners of Lone Star Gallery in Warrenton; Wander Inn created by Amie and Jolie Sikes, owners of Junk Gypsy World Headquarters in Round Top; and The Frenchie, created by Katy Bader, owner of Bader Ranch in Round Top, and designer Kristin Light.

Two common threads bind these diverse guest accommodations together. First, the creative forces behind the hospitality havens all got their start in the antiques and vintage goods business. Second, these lodging hot spots are destinations in and of themselves. People come for the relaxation and discover interior design inspiration.



“I brought a half-box truck and set up in the mud,” White said.

After that first trip he was hooked. For 16 years White made the trek between the headquarters of Recycling the Past in Barnegat, New Jersey and Round Top. In 2014, he opened Recycling the Past’s second location, which does double-duty as an event center dubbed The Round Top Ballroom.

The 12,000–square-foot facility and adjoining grounds are chockfull of architectural salvage items ranging from doors, windows and reclaimed wood to gems, kiln glass and petrified wood to airplane parts, industrial fixtures, furniture and architectural antiques.

“They don’t make stuff like this anymore, so people who choose salvaged items enjoy quality—and are able to make a strong, personal style statement,” White said.

ROLLING OUT THE WELCOME MAT

Flophouze existed in White’s imagination—and on airline napkins—for decades.

“Flophouze is a completely pre-meditated result of dreams I’ve had for a long-time,” said White, who has a collection of sketches that date back for years. “Texas allowed me to do what I’ve always wanted to do.”

The container hotel showcases White’s ever-growing, ever-changing inventory of architectural salvage materials.

“My goal was creating a unique, habitable space that inspires people,” White said. “Plus, I wanted folks to have a chance to stay in a badass joint.”

The joint is one of the world-traveler’s favorite places.

“This is my personal spot to unwind,” White, who hasn’t had a TV in seven years, said. “I wanted people to have the same chance . . . to talk to the person next to them, to drink really good coffee and watch the sunrise or sip wine and watch it set, to draw a deep, deep breath, exhale and just be.”

THE “ANTIQUE” AESTHETIC

“In the early years of Recycling the Past, my team and I turned everything we found into something else, but over time our finds started outpacing our production. We had a surplus of really cool stuff, so we started selling salvage pieces as well as repurposed

“My goal was creating a unique, habitable space that inspires people. Plus, I wanted folks to have a chance to stay in a badass joint.”—MATT WHITE

pieces. Our clients are designers, hoteliers, restaurateurs, retailers such as Nordstrom’s, Urban Outfitters and Double RL, boutiques as well as private clients.

My guys and I use salvage materials in a way most people haven’t seen before. These days I provide eyes and ideas, and my team provides craftsmanship. There’s no formula to what we do, just the goal of making people stop and say, ‘Damn, that’s cool!’

We use kind of a ‘52 card pick up approach’. We throw a lot of stuff up in the air, pick out the things we like best and put them where they work. Flophouze is a place where high design meets rustic—and Mid-Century modern, nautical, industrial—and it’s all salvaged, repurposed and eco chic. . . .”

IN A WORD

“Only cookie cutter places can be described in one word. This ain’t no cookie cutter.” – Matt White

UNIQUENESS

Flophouze completes White’s architectural salvage trifecta that includes Recycling the Past and the Round Top Ballroom. The three businesses are located on the same property by design.

“I wanted to let people experience it all in one spot. Recycling the Past is a collection of architectural finds from across the country and around the world. We feature them on the grounds and in the building that is home to the Round Top Ballroom, so it’s a funky eclectic space set up to host everything from wedding receptions to photo shoots. We can supply all your prop needs. Flophouze lets you stay in the middle of it all. You can get up in the morning, grab a cup of coffee, wander through the stuff—and watch the neighbors’ cows. For some people it’s sensory overload. For us it’s the good life—and what sets us apart.” – Matt White

KNOW THIS

“Stay tuned. We’re always on the move. You don’t ever know what will pop up next or where it’s going to be. . . .” – Matt White

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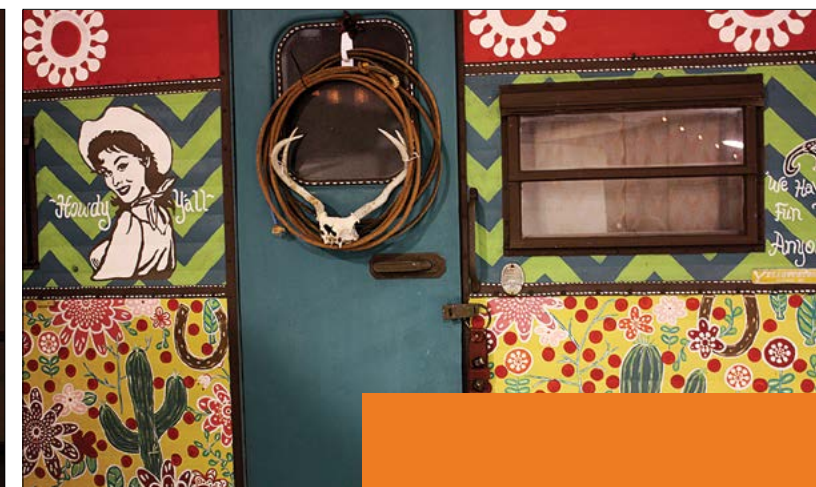
GLAMP INN (Since 2016)

Warrenton, Texas

lonestarglampinn.com • 512-797-9815

Hosts: Sterling and Kaci VanCoutren

Capacity: nine campers and eight yurts; total capacity: 34



GLAMP INN

photos courtesy of Glamp Inn

ROAD TO ROUND TOP

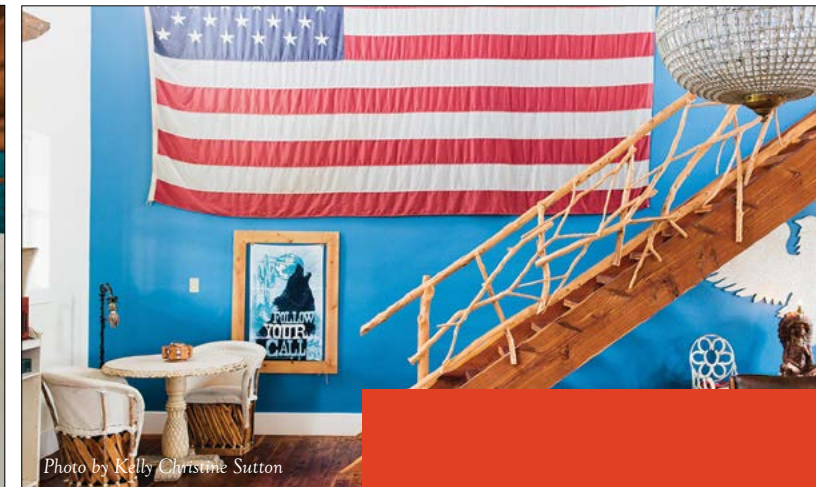
Sterling VanCoutren has been a regular in Round Top since his childhood when his family would visit his uncle Sterling McCall at his area ranch. Soon after his marriage to Kaci, life took the young couple to South Carolina, but the pull of Round Top remained strong. In 2004, the couple renewed their vows in the tiny town.

A few years after renewing their vows, Sterling and Kaci returned to Texas. About the same time, McCall, an avid car collector, decided to dismantle his auto museum housed in Warrenton. He began looking for someone to buy the property, which included 33,000 square feet of display space. McCall and the VanCoutrens struck a deal. In 2013, the VanCoutrens acquired the Lone Star Gallery right in the heart of Warrenton’s famed fields rich with antiques, vintage rarities and junker’s junk.

“We found ourselves with a whole lot of space, a major financial commitment and a strong need to make it pay for itself,” Sterling said. “Desperation spurs prayers—and creativity.”

INSIDER’S INFO

During the Round Top Antiques Show, the trailers and yurts are rented individually. The rest of the year Glamp Inn can be rented for small or large group events. For small groups there is a four-unit/two-night minimum. Larger groups can rent half the building or the entire building.






WANDER INN (Since 2018)
 Round Top, Texas • gypsyville.com/wander-inn
 979-249-JUNK (5865)
Hosts: Amie Sikes and Jolie Sikes
aka the Junk Gypsies
Capacity: Two houses, eight rooms
 and 13 beds

WANDER INN

*photos courtesy of Wander Inn
and the Junk Gypsies*

ROLLING OUT THE WELCOME MAT

The VanCoutrens started with the most obvious solution, which was hosting antiques dealers during the bi-annual show. They soon discovered just how big 33,000 square feet is.

“It takes a lot of dealers to fill 33,000 square feet, so we began brainstorming about what else we could offer,” Kaci said. “We thought lodging was in short supply.”

From the outset the couple avoided run-of-the-mill. They had kicked around a number of options with friends and were on their way to building a series of tiny houses in their space. Then inspiration struck in the midst of an antiques show.

“Let’s be clear here, ‘Vintage campers’ were all my idea,” Sterling said, laughing.

According to Kaci that may or may not be true. One of their dealers, Debra Dunham, remembered a conversation they’d had with her about Airstream trailers. The dealer sold a watering can to a shopper from Louisiana who specialized in Airstream trailers and had colleagues who were outfitting the vintage trailers for “glamping.”

“Debra found me and said, ‘You have to talk to this man,’” Kaci said.

It was a fateful conversation. Not only did he have access to vintage trailers in quantity, he introduced the Van Coutrens to the folks at Glitzy Glamper, a design firm specializing in one-of-a-kind vintage trailers.

“Once the lightbulb went off, everything just fell into place,” Sterling said.

THE “ANTIQUE” AESTHETIC

Because they needed so many campers so quickly, the VanCoutrens turned to Skip and Angela Leachman of Glitzy Glamper for the Glamp Inn’s signature trailer park style. Because they too are regulars at the Round Top Antiques Show, they knew exactly the style the VanCoutrens were going for. Glitzy Glamper completed five of the nine campers, and later Mike and Michele Amoroso from California designed two more, and two others were

purchased from Punkie’s Place, a Warrenton dealer known for a signature style.

“We did one ourselves. It is now our sign on top of the building,” Sterling deadpanned. “Refurbishing and outfitting the trailers took more time than Kaci and I had.”

The couple was busy building the infrastructure necessary to bring outdoor trailers inside.

When they added yurts to the mix, the VanCoutrens designed those spaces with items they sourced from area antiques and vintage shows.

IN A WORD

“Fun—with two exclamation points!!”

UNIQUENESS

“Most of the time when people travel they are excited about what they’re going to do, not necessarily where they’re going to stay because a hotel is a hotel. At the Glamp Inn, the lodging is often *the* event. There’s a cool and funky factor to staying at the nation’s only indoor trailer park that makes a great story—and great pictures—all by itself.” – Sterling VanCoutren



Wander Inn consists of two, two-story cedar houses completely renovated and redesigned by the Junk Gypsies. The houses sit side-by-side behind Junk Gypsy World Headquarters and feature expansive porches on both levels that are perfect for sitting in the rockers and taking in the country scenery and the black velvet, star-studded sky. Each room features an adjoining private bath. Common areas in both houses are designed as places where kindred spirits can gather. Guests can rent individual rooms, an entire house or the entire property. Reservations are being taken now.

INSIDER’S INFO

Plans to double the Wander Inn’s capacity within the next year are off the sketchbook and on the move. An original Sears® kit house, Amie’s Airstream and her little pink house—providing at least 12 more beds in total—are being redesigned and outfitted to accommodate additional guests.

ROAD TO ROUND TOP

The Sikes family stumbled on Round Top for the first time about 18 years ago. They came for the bi-annual Round Top Antiques Show and eventually stayed for the magic. According to family lore, the dust (and glitter) of the inspiration-inducing junking experience clung to their boots, and the little town of 90 claimed their hearts. Eventually and improbably, Round Top became home to their family and Junk Gypsy, a business that had grown to include television opportunities, celebrity clients and creative corporate partnerships complete with branded product lines.

“We knew we didn’t just want to be in the country, we HAD to be in the country,” said Amie Sikes, one of the two Junk Gypsy sisters. “We wanted our family to be in the country—and we wanted Junk Gypsy to be in the country where she belonged.”



Photo by April Pizana



Photo by Jolie Sikes



Photo by April Pizana



ROLLING OUT THE WELCOME MAT

The Junk Gypsies didn’t find the Wander Inn; it found them.

“We never had any intention of opening a hotel, but we have,” Amie said. “Wander Inn is the thing we never knew we needed because it allows us to tell the full story of Gypsyville the way it should be told.”

Gypsyville’s story begins when the junk-loving ramblers decided to put down roots. A close friend whose real estate specialty was locating and negotiating properties volunteered to help. Together, he and the family traveled all over Texas searching for *the* spot to no avail. Then one Saturday morning Amie got an unexpected phone call.

“Our friend said, ‘I’m standing on the property that you and your family are supposed to have. Can you get to Round Top today?’” Amie said.

Amie and her parents loaded up her then-infant daughter and high-tailed it to Round Top. It was love at first sight, but the perfect property was being sold as a single tract—and it was a budget buster. The family took the practical view and declined.

Their friend took a longer view.

He said, “God was property shopping for you today. It’s going to be yours someday, mark my words.”

Their friend turned out to be right.

Several years later the property reappeared on the market—one perfectly sized piece at a time. First came the 10 acres that became Junk Gypsy World Headquarters. Then, as the family wrapped up construction on the store, the remainder—and future home to Wander Inn—became available at a price that worked.

In 2013 on the Sunday concluding their first week of business at the store, which also coincided with the closing of the Round Top Antiques Show, the Junk Gypsy tribe gathered at the fence dividing the two properties. Together they cut the barbed wire, cried happy tears and consolidated their dream.

“This is much more than a place to make money,” Amie said. “It’s a place of our hearts that we’ve chosen to share.”

THE “ANTIQUE” AESTHETIC

“Through the years we ended up with a collection of treasures from the road because we loved them so much we simply couldn’t turn them loose—and many of them ended up in Wander Inn. Wander Inn is a personal showcase of what we do and how we do it. It’s Junk Gypsy set in motion. It’s us and this special place that is our home. We drew from Round Top and how it makes us feel. It’s Americana with some rock n’ roll and cowboy mixed in with the nostalgic feel of a motor court.” – Amie Sikes

IN A WORD

“Wander Inn, in a word, really!?! Do you know us? We don’t do anything in a single word.” – Amie Sikes

UNIQUENESS

“If you love Junk Gypsy, then Wander Inn is the place for you. We tried to put something quirky, fun and unexpected in every room that will make you stop, look really hard and smile.” – Amie Sikes

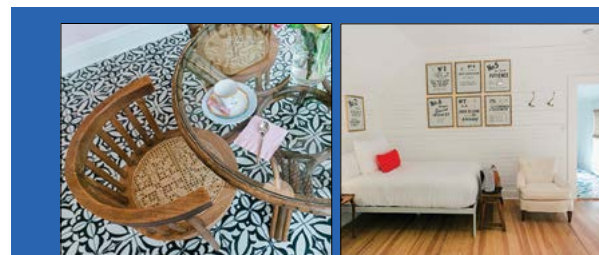
(For the record, Wander Inn features a decoupaged Donnie Osmond desk that stopped this writer, a former *Tiger Beat* subscriber, in her tracks.)

HOME AWAY FROM HOME

“We’re not experienced hoteliers, but Jolie and I have stayed in a lot of places through the years, so we know what we like and what we don’t. We like style and quality but not pretense. We like comfortable beds, but I personally don’t like having to make them. We like nice linens. We like music and books, so there’s a record player and albums in every room and books from our personal collection are scattered all over. Unlike very formal places, Wander Inn is attainable—put your feet up and stay awhile attainable. We want our guests to feel like they’re at home here, even if they wouldn’t have decorated their homes exactly this way.” – Amie Sikes

THE ROUNDTOPOLIS™ “DON’T MISS”

“Sitting on the porch and getting to know the people next to you. We purposely don’t have television—and fought getting WiFi—at the Wander Inn because we wanted your time in Round Top to be spent with ‘less signal and more connection.’” – Amie Sikes



THE FRENCHIE (Since 2018)
Round Top, Texas • 979-966-3052
www.thefrenchieguesthouses.com
Host: Katy Bader • **Designer:** Kristin Light
Capacity: Main House (six bedrooms sleep 14 total); Art Studio (three private suites sleep 10 total); Garden Cottage (rented as a single unit sleeps four).



THE
FRENCHIE
photos by Kristin Light Photography

The Frenchie is composed of three buildings: a circa 1890s farmhouse, a cottage of the same vintage and an art studio built in recent years in the style of an earlier time. The property also features a potting shed that is older than the farmhouse; it serves as a lounge available to all guests. The main house also includes a kitchen, coffee bar and wine bar that are used as common spaces. While The Frenchie is located within easy walking distance of downtown Round Top, it backs up to an open pasture providing country views and privacy. Guests may rent individual rooms, individual suites or any combination thereof. The Garden Cottage is rented as a single unit only. Call for reservations.

INSIDER’S INFO

Because it’s always the right time to enjoy great wine, The Frenchie boasts an honor system wine bar located in the main house. The wine list is built on The Frenchie team’s favorites; they also selected the antique crystal wine glasses that complete the experience.

ROAD TO ROUND TOP

Katy Bader, who lives in Uvalde, discovered Round Top years ago as a shopper. In spring 2017, she opened Bader Ranch at Round Top to showcase the European antiques of her long-time friend and business associate Sabine Geldhof, a dealer based in Belgium. Bader Ranch included a sit-down café that subsequently became *Oui Oui* Brasserie helmed by visiting chefs.

During that first hectic show, Kristin Light, also from Uvalde, came to help Bader (*pronounced Bodder*). The pair has been friends since their teenage years.



“I came to help out, but I ended up coming back again and again,” Light said. “Round Top does that to you.”

The next season, Light and her pop-up hat shop, *Le Zoute Style*, were part of the ever-growing mix of offerings at Bader Ranch.

“We work incredibly hard, but it feels right to work together . . . just like it did when we were 15 and cleaning guest cabins on the Frio River,” said Bader, who grew up as part of a family lodging business in Leakey.

ROLLING OUT THE WELCOME MAT

Believing Round Top real estate to be a sound investment, Bader asked local real estate broker Sandy Reed to be on the lookout for likely parcels. When the historic farmhouse and outbuildings within walking distance of downtown Round Top became available, Bader’s phone rang.

“When I asked Sandy what I could do with it, she suggested it was an ideal location for lodging,” Bader said. “I knew the lodging business and thought, ‘I can make this work.’”

They closed the deal—then Bader involved Light. They embarked on what Light thought was a girls’ trip to Round Top to see Bader’s new property.

“I’ve known her long enough to trick her with a clean conscious,” Bader laughingly said.

When they arrived, the contractor was waiting to do a walk-through to discuss the renovation. Bader stayed for a bit and announced she had a meeting in Austin.

“Kristin studied design in LA, and she’s insanely talented, but I knew she’d tell me no because she’d never tackled a project this big,” Bader said. “I just didn’t make ‘no’ an option.”

Once they started construction in December 2017, there was no stopping. The opening was set for March during the 2018 Spring Antiques Show. The morning of The Frenchie’s opening, the duo were in the fields filling in the last missing pieces.

“We got the bones of the house in shape knowing we’d have the biggest selection on earth right down the road,” Bader said. “It’s a true reflection of Round Top.”

IN A NAME

“We spent a whole lot of time talking about the name. We tried lots of variations of Badersomething to tie it into Katy’s antiques venue. I kept saying, ‘Let’s call it The Frenchie’ because I just liked the way it sounds. Katy was open to it. Once we figured out the name, it drove everything else,” Light said.

“We got the bones of the house in shape knowing we’d have the biggest selection on earth right down the road. It’s a true reflection of Round Top.”

—KATY BADER

THE “ANTIQUE” AESTHETIC

When they were creating the “elegant but modern eclectic farmhouse,” the friends set out to defy expectations.

“The exterior and the grounds are 100 percent 19th century farmhouse, which has people expecting one thing,” Bader said. “The only hint of what’s to come is the turquoise door on the front porch; we want that to be the portal to ‘wow!’”

To get to wow, Light mixed and matched with skillful abandon.

“We weren’t bound by any design rules,” Light said. “Instead, we focused on making it plush, elegant, fun and happy—and full of things we loved.”

The space is anchored by beautiful, statement making European antiques sourced from Geldhof juxtaposed against thoroughly modern touches such as Melinda Buie’s artwork and the bathrooms’ tilework. Sometimes old and new meet on the same piece. The reupholstered antique Italian sofas in the main house’s living room are now bright and bold.

“We chose everything for a specific place and specific purpose,” Bader said.

For the duo, the hospitality lies in the details they obsessed over. Killer coffee bar. Modern door knobs on 19th Century doors. Over-sized custom pillows. Bathtubs as well as showers and canisters of fluffy Q-tips in every bath.

“As a host, your job is to care for your guests,” Light said. “Hospitality is in the details. When they sense the attention you’ve put into every aspect of the space, they know they’re being well take care of.” ★



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Coryanne Ettiene: Embracing a Need to Feed

BY LORIE A. WOODWARD • PHOTOS COURTESY OF CORYANNE ETTIENE



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After a successful pop-up at the spring Round Top Antiques Show, Ettiene Market, the award-winning destination and culinary shop in historic downtown McKinney is coming to Round Top in September. It's our pleasure to introduce you to owner Coryanne Ettiene, who will be contributing a food and entertaining column we've dubbed "Tastemaker."

As a child of the '80s, Coryanne Ettiene fought domesticity tooth and nail.

"I grew up in the '80s with a working mom," Ettiene said. "My grandmother was the one tethered to the kitchen. As young girls we all wanted to live the in the 9 to 5 world of our mothers, not the homemaking world of our grandmothers."

Ettiene outpaced domesticity by traveling the globe during her 20s, earning her master's degree from Kings College in London during her 30s, and then climbing the corporate ladder as a management consultant. Domesticity was tenacious, though. Eventually Ettiene said, "I do," and became a wife. Soon after she had a growing family to feed.

"I was dragged into domesticity kicking and screaming," Ettiene said. "In my younger days, my refrigerator provided a home for take-away containers and my freezer chilled good vodka."

Despite her pronounced preference for London's nightlife over her own kitchen, Ettiene's curiosity kicked in. She embarked on a journey into the kitchen. Thanks to a steady trickle of small victories, she persevered in the face of occasional kitchen disasters.

"TO ME, ROUND TOP OFFERS THE QUINTESSENTIAL TEXAS LIFESTYLE. IT'S BLUEBONNETS, LONGHORNS, ROLLING HILLS, MASSIVE OAKS, SMALL TOWNS AND QUAIN T CHURCHES, BUT MOST IMPORTANTLY IT'S ABOUT THE PEOPLE—THE GENUINE, AUTHENTIC PEOPLE." — Coryanne Ettiene

"Little by little, after an awkward and extended courtship, I fell in love," Ettiene said. "In my heart, I'm a feeder. For me, feeding someone is one of life's greatest joys.

She continued, "If you come to my house and I don't have something prepared, you may just go home with a stick of butter in hand. My neighbors say, 'No Coryanne, we can't come in because we're not hungry.'"

Eventually she arrived at an unexpected, but passion-fueled, destination as a nationally recognized food and lifestyle expert. For nearly a decade she entertained TV audiences across the U.S. and wrote for *Better Homes and Gardens*, *More Magazine*, *Traditional Home*, *The Daily Meal*, *Huffington Post* and *The Dallas Morning News*.

In 2015, she left the lucrative security of her established career to open Ettiene Market in historic downtown McKinney, a former small town that is now part of the sprawling Dallas-Fort Worth Metroplex.

"I left a wildly successful life and took a huge risk to become a shopkeeper, especially since Ettiene Market is so personal," Ettiene

said. "The shop tells my story from the goods I've personally selected to my photos on the walls."

Ettiene Market, the result of her vision and her curation of well-loved ingredients and kitchenwares, has become an award-winning destination. In 2017, *Forbes* magazine designated the shop as one of the "Top 15 Main Street Stores in America," and *D Magazine* named it "The Best Kitchen Accessory Store" in Dallas.

"I get to be a shopkeeper because every day someone makes it a point to come and spend time in our store," Ettiene said. "For our part, intentionally or unintentionally, we've created a place where people can slow down and linger. It's always with great gratitude that we accept the honor of their presence and their purchases."

DISCOVERING ROUND TOP

Several years ago, Round Top, thanks to a *Better Homes and Gardens* assignment, was a destination for Ettiene. Her editors dispatched her to the fields near Warrenton during the bi-annual



antiques show to note trends in junking. Much to her chagrin, the tight deadline forced her to go home the day she arrived.

Ever the professional, she honored the deadline but stopped long enough to pick up a local real estate magazine. A few weeks later she brought her husband back to Round Top. They strolled in the post-show quiet, ate pie under the historic oaks, and succumbed to what is often described as “Round Top magic.”

“To me, Round Top offers the quintessential Texas lifestyle,” Ettiene said. “It’s bluebonnets, longhorns, rolling hills, massive oaks, small towns and quaint churches, but most importantly it’s about the people—the genuine, authentic people.”

This past spring, for the first time, Ettiene Market popped up in Round Top during the antiques show. The temporary shop was a success that Ettiene hopes to make permanent beginning in September.

“My wonderful landlord at the Round Top RV Park is currently constructing a new building especially for Ettiene Market Round Top, which we will open during the fall antiques show,” Ettiene said. The plan is to keep it open full-time for six months as a test drive for the long term.

While she is excited about the new store and the team she has assembled to run it, the hands-on, people-centric entrepreneur is nervous about dividing her time and attention between two shops and two customer bases.

“As a shopkeeper, the thing I love best is the human connection,” Ettienne said. “I want to know our Round Top customers as well as I know our McKinney customers, but because I won’t be in the shop full time it may feel a bit like speed dating to them. People need to be prepared because I tend to go from a handshake to a hug in a nanosecond.” ★



Wine Slushies

Article and photos by Coryanne Ettiene

I’ll admit it; I’ve never been so thrilled with the cheap wine collection I’ve accumulated over the years as I am now. At some point in my spring cleaning, my inner red wine snob boxed all the cheapies and put them on the curb so they’d be waiting for some unsuspecting wine drinker to wander by and carry them home. Then, one by one, all of my social feeds were taken over by a rainbow-hued menagerie of sherbet- and gem-toned frozen concoctions, and I could no longer ignore my curiosity.

All it took to pull me into the world of wine slushies was a bright blue sky, a hot Sunday afternoon and a nagging thirst for something cold and boozy. With one sip I was hooked. Quickly coming to terms with my newfound respect for boxes filled with inexpensive Pinot Grigio, Rosé and Sauvignon Blanc, my imagination—and afternoon—were soon consumed by the endless flavor possibilities.

Fans of the Wine Slushy craze have Justin Sievers, Bar Primi’s general manager, to thank. A few years ago on a hot New York afternoon, he tossed caution to the wind, poured a bottle of Rosé into a slushy maker and served up an instant success he called Frosé. If you haven’t tried the trend, now is the time to uncork a bottle or tap into a box, rip open a bag of frozen fruit and plug in your blender.

Start with frozen wine cubes or frozen fruit, but not both—and avoid ice because it will dilute your drink. Wine slushies hardly warrant a recipe because after the first batch you’ll skip measuring and just eyeball it.

Single Peach Grigio Slushy

2 cups Pinot Grigio, chilled

1 cup frozen peaches

Put it all into a blender, pulse until blended and smooth, pour into a chilled glass and serve garnished with a fresh peach slice.

Single Berry Rosé Slushy

2 cups Rosé, chilled

1 cup frozen berries

Put it all into a blender, pulse until blended and smooth, pour into a chilled glass and serve garnished with a fresh berry.

Single Mixed Slushy

In a chilled glass, pour the berry Rosé slushy into 2/3rds of the glass and then top with the peachy Pinot Grigio slushy. Served garnished with a fresh peach slice.

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ROUND TOP

Fall 2018

Antiques Show

Welcome as a Cool Breeze

The only thing anticipated more than the arrival of autumn’s first cool breeze in Texas is the arrival of the Round Top Antiques Show. The 2018 fall show will blow through Round Top and surrounding communities Sept. 20 – Oct. 7. (Venues open and close on a staggered schedule during the show’s run, so some venues are not open the entire time.)

Shoppers, who have built their traditions around treks to the Original Round Top Antiques Fair at the Big Red Barn and Marburger Farm Antique Show, will again enjoy both venues during the same week. The Big Red Barn will open its doors Monday, Oct. 1, and Marburger Farm will open Tuesday, Oct. 2. Both will close Oct. 6.

The Junk Gypsy Prom, which is also a destination event for many attendees, is scheduled for Oct. 4 at Zapp Hall.

Roundtop.com, our website, is being updated as new schedule information becomes available. To stay in the know up to the show, text “RoundTop” to 345345 to receive a short weekly e-newsletter. To get a daily show schedule delivered via email during the show’s run, text “Schedule” to 345345.



On the Radar

The Round Top Antiques Show is known not only for exceptional shopping, but for memorable fun. At the time of publication, most special events were still in the planning stages. With that said, here are just a few things to keep on your radar as you’re planning your excursion.

3RD ANNUAL DESIGNER DREAM SPREE. At the invitation of Houston-based designer Julie Dodson, a galaxy of interior design stars will descend on Round Top Sept. 24-26 to shop, educate, entertain and inspire. The designers—Jeffrey Billhuber, Michelle Nussbaumer, Thom Filica and Susan Ferrier—will gather at The Compound Sept. 25 at 4 p.m. for “Exceptional Discoveries,” a panel discussion moderated by television personality Carson Kressley and VERANDA’s Design Editor Carolyn Englefield.

MUSIC, MUSIC AND MORE MUSIC. Musicians provide the soundtrack all over town. The Junk Gypsies traditionally host a Front Porch series as well as the Junk Gypsy Prom. Many antiques venues offer live performances. Local merchants, such as those at Bybee and Henkel Squares in Round Top, often sponsor intimate concerts. The Black Cat Choir, a Round Top-based band, performs all over the area.

FOOD, FOOD AND MORE FOOD. Pop-up dinners pop up. Rancho Pillow, The Compound and McLaren’s Antiques and Interiors have hosted dinners during previous shows. Keep an eye out for news from Oui Oui Brasserie at Bader Ranch and The Grill at Market Hill. Watch websites and Facebook pages of local favorites such as Royers Café, Lulu’s, Mandito’s and The Wine Bar at the Grand Fayette Hotel for special show hours or reservation policies.

THIS AND THAT. During the fall show a double-decker London bus will run a regular round-trip route from its home at McLaren’s Antiques and Interiors to The Compound and Zapp Hall. Passengers can hop on and off at those stops.

A little bird—no make that a bookworm—told us that Courtney of The French Country Cottage, along with her friends Rachel Ashwell and Karianne Wood of Thistlewood Farms, will be joining forces for a book signing. Details are pending, but definitely something to be aware of. ★

★

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SCHEDULE TO 345345

A First-Timer’s Primer

- 1

Book lodging now. Those in the know make their reservations for the next show when they CHECK IN. There are many, many options—from national chains to quaint inns to guest rooms and guest barns to repurposed containers, silos and campers. (See the special section beginning on page 36 for some memorable options.) Good lodging resources include: roundtop.com and area chambers of commerce in Round Top, Carmine, Brenham, Bellville, Burton, Chappell Hill, Columbus, Fayetteville, Giddings, La Grange, Schulenburg, Sealy and Smithville.
- 2

The show is BIG—20+ miles, 65+ venues and thousands of vendors big.
- 3

There is no central organizing body, and merchandise is not grouped by type. Experiences range from highly curated shows to treasure hunting in tents—and everything in between.
- 4

Decide what type of experience you want—and do some research to help you find it. (*The Round Top Antiques Show Guide* available in advance by subscription at *roundtop.com* or for pick up at newsstands throughout the area upon arrival is a good starting point.)
- 5

In some instances, particularly in Warrenton, it is possible to walk from field to field, but in most cases be prepared to drive from venue to venue.

- 6

Some of the venues are climate-controlled and indoors, but many are not. Dress in layers. Hats and comfortable, close-toed walking shoes are a must as is a stash of rain gear.
- 7

Cell service is improving but can still be spotty. Plan accordingly.
- 8

Cash is king—for negotiating and for navigating spotty cell service that sometimes leave card readers inoperable.
- 9

Food and drinks are plentiful throughout the show. Lines can get long at meal times.

A collage of five Roundtop.com products displayed on a wooden surface. From left to right: a red 'WELCOME' sign with a bell and 'HOME OF HOSPITALITY' text; a blue 'Cheers' sign with two beer mugs; a yellow 'LEFTOVER ANTIQUE' sign; a white 'ROUNDTOP' sign with a cow head; and a white 'ROUNDTOP' sign with a cow head and 'OLD GLORY TEXAS' text. Below the collage, the text 'ROUNDTOP.COM ★ THE DIGITAL HOME OF AUTHENTIC LIVING' is displayed.

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RENEE DIEHL
REALTOR® Associate
713.401.8958
Renee@roundtoprealestate.com



LILLA BLACKBURN
BROKER Associate/Co-Owner
713.301.3012
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ROUND TOP - 8456 Schuster

Almost 20 manicured acres with creek and pond. This 4700 sq.ft. home has a pool, guest quarters and barn with horse stalls.

\$848,000



LA GRANGE - 3660 Guenther

This private estate is on 6 acres overlooking a 12+ acre lake. The 4 bedroom home includes a cook's dream kitchen, formal living/dining, study and family room. Outside is a pool with a rock waterfall, outdoor kitchen and full bath.

\$1,350,000



ROUND TOP - 3151 Hills

This modern farmhouse is on 83 acres. The 3 bedroom, 4 1/2 bath home has floor to ceiling windows, shiplap and stone walls. A big storage barn, stables and a pond make this a great weekend escape or full-time home!

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DISCUSSION MODERATORS



CARSON KRESSLEY returns for the second year to Round Top as moderator. Emmy-Award winning TV personality, style expert, fashion designer and best-selling author are just a few of his credits.



CAROLYN ENGLEFIELD, Interiors Editor of VERANDA, is known and respected for her discerning editor's eye, love of beauty and passion for living. Her publishing career spans decades, mastheads, and continents.

DesignerDreamSpree.com



Homer and his dog Rusty were the inspiration for my photo-essay 'Mutt 'n Man.' They lived in Hugo, a small town on the plains of Colorado. I was first attracted to the sign, as it was hard to miss, when Homer and Rusty appeared and stopped to chat a while. The while turned into several hours as Homer unfolded his philosophy on life, and I left feeling that they probably could fix everything.

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