

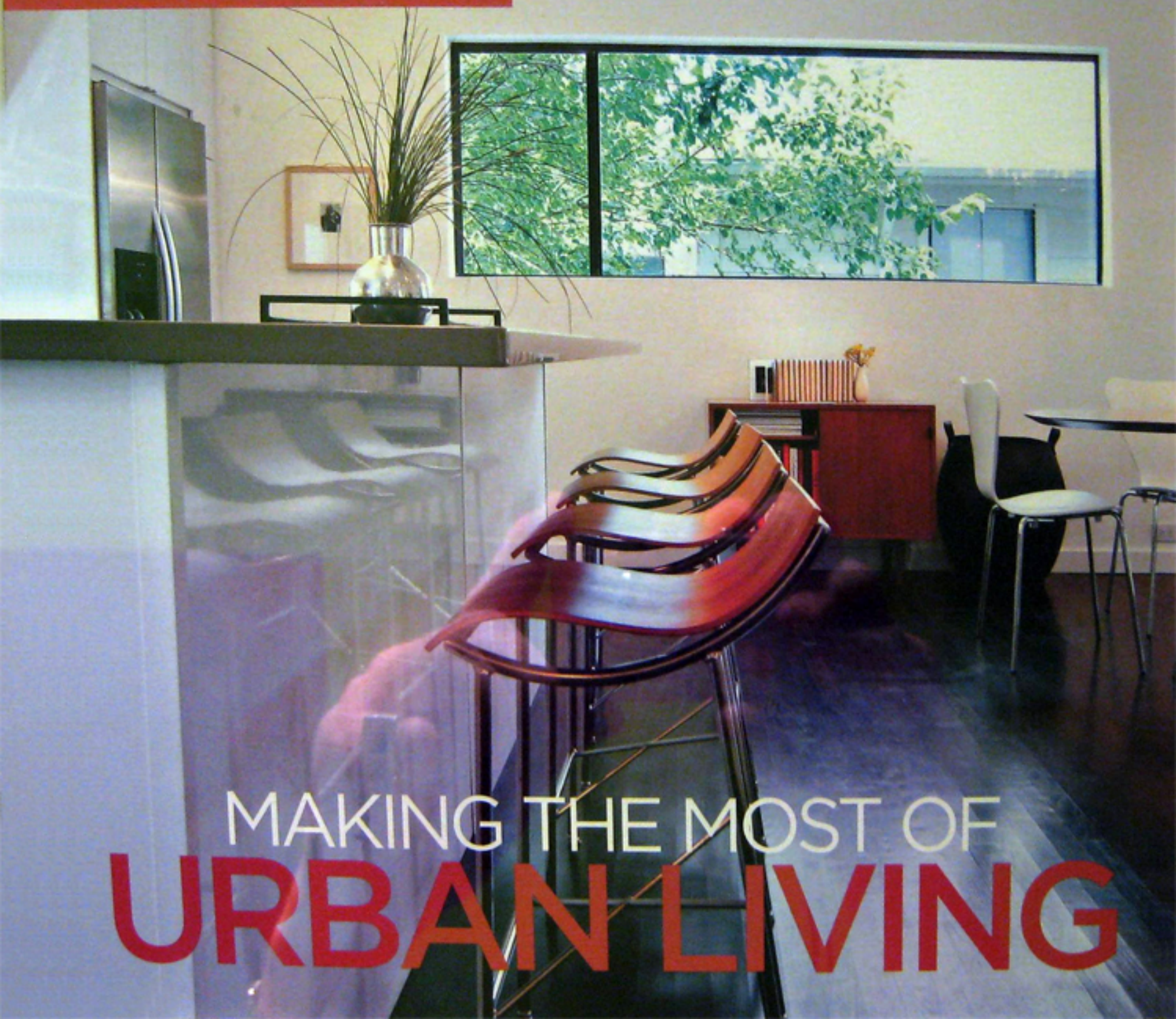
DALLAS
**HOME
DESIGN**

September/October 2007

WHAT'S NEXT FOR
DALLAS DEVELOPMENT?

CREATE A
BALCONY GARDEN

STYLING TIPS
FROM A PRO



MAKING THE MOST OF
URBAN LIVING



Urban

REVIVAL

BUILDER TAKES A SLEEK APPROACH,
SETTING HIS SIGHTS ON BROADENING
BOUNDARIES AND ENLIVENING
NEIGHBORHOODS

WRITER NANCY MYERS
PHOTOGRAPHER TERRI GLANGER

Ingrained in Alan Kagan's building philosophy is the resolve to design each of his residences as if he might live in it himself. Faithfully following this credo, he has settled into his niche — that of offering sleek, affordable townhomes in East Dallas — quite literally, residing at one of his own properties. What better way to remain committed to the refined art of offering reasonably priced style, comfort and space? And rarely has affordability been so appealing as in these spaces that showcase Kagan's distinctively modern design techniques and flair for clean lines.

Kagan launched The Kagan Corporation in 1995, and while in the process of buying, renovating and selling homes over the years, he noticed that much of the urban development taking place reflected soaring prices and what he felt was a lack of quality modern design. His determination to strike a better balance between caliber and cost eventually spawned Dwellings, a Kagan Company. The three Dwellings properties, which include Deere, where Kagan currently lives; Munger Place; and the still-under-

LEFT: Adams' boxer, Kishka, guards her posh, modern pad.





construction Haskell development, all range from 2,100 to 2,400 square feet. While his approach is straightforward, there's nothing simplistic about Kagan's architectural inventiveness.

"I spend a lot of my time focusing on the design and what is important to the homeowner," says Kagan. "It starts with an open floor plan." Once you open the front door, it's important to be drawn into the home. I always make sure that we have a large entry with wide hallways. In so many of the townhomes today, when you walk in the front door you are immediately met with the stairs; you can't wait to go upstairs to get some breathing room."

Not the case with his designs, where the main living areas have an open flow. Kagan usually offers two living spaces, so the homeowner has options for dining and living, and the master bedroom and adjoining bath are generously proportioned.

The closet space was a big selling point for Munger Place resident Amy Adams, who revels in no longer having to store her coveted Blahniks in the pantry. A creative director at Neiman Marcus, she describes her design theme as "the Bond girl next door," and says her townhome lends credence to the old "good things come to those who wait" adage.

Having sold her house in Lakewood in July 2005, she assumed it would be a mat-

ABOVE: Witty touches throughout the house, such as this "Protect Me From What I Want" postcard make the sleek, minimalistic townhome inviting.

OPPOSITE: Adams' commissioned an airbrush artist to paint a beach sunset on the TV cabinet in her living room, personalizing the piece.

