



URBAN LIVING with KENTUCKY STYLE

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A Tribute to Kentucky Handcrafted by Bittners

Good design tells a story. Through its form and features, you are taken away to somewhere new, somewhere magical. For a moment, you are transported to a unique place and time, only to realize that moment will endure endlessly because you are not in a fantasy – this place is real. Good design welcomes you into the story, the narrative in which you are a live player, living in the spaces and textures that bring the inanimate to life.

Such is the case with this beautiful property off Lexington Road. Bittners designer Amy Cimba has cultivated the ultimate residential getaway, one that echoes the style and history of the Bluegrass State.

“The rolling lush greenery and these stone houses are indicative of the traditional Kentucky idealistic view,” describes Cimba. “We’ve used reclaimed lumber from old horse farms and barns for the floors and the ceilings and all kinds of different applications to pay tribute to the historical elements of this wonderful traditional Kentucky property.”

Artistic elements alluding to Kentucky’s horse farms can be seen weaving in and out of all of the buildings, most notably the Gate House. “The idea came from the big expansive horse farms in Kentucky, where they literally have a gate house,” Cimba relates. “This softens and sets the tone for what you’re getting ready to enter and experience without giving it away.”

While the color palette is natural, the features on which it falls tastefully jump out at you. The Gate House boasts a copper roof, shake siding, the aforementioned reclaimed wood and a stunning cupola at its apex. Cimba successfully sought to create a historic and weathered look with these design choices. Everyone involved wanted it to

feel like it had been on the property for decades.

The inside of the Gate House presents a recreational and entertaining space that’s fit for anyone and everyone to have a great time. A custom walnut pool table, handmade by Bittners master craftsmen, is ready for a game of 8 Ball. A lounge area awaits – complete with handsome plaid sofas, soft saddle leather seating and textural linen shades – next to a gorgeous grey-stone fireplace, hearth and impressive limestone mantle. A loft sits above, the perfect area for the kids and their sleepovers with friends. The bathroom has just as much panache as the rest of the building, with its dark slate, tile and leaded windows, the lattermost of which are completed with customized interior barn door shutters for when a little extra privacy is called for.

Natural light pours in from the cupola above, washing over the reclaimed wood lining the vaulted ceilings and flooding into the spaces below. It’s warm and worn, with iron and rough finishes seen throughout the interior. “Everything is natural and easy,” says Cimba. “We really wanted the space to feel like it had been there forever, paying tribute to Kentucky with a relaxed user-friendly feel for this family.”

This flavor rolls over to the pool house, an elegant and inviting destination just few short steps away that fits the culture of the homeowners. “This is a very comfortable entertaining space, and that’s exactly how they’ll use it,” asserts Cimba. “They will have friends and family here for everyone to enjoy.”

There’s a level of consistency easily seen here – in the exterior finishes, especially. The same copper roof, shake siding, slates, stones and reclaimed timbers are seen. The pool itself is a timeless rectangle with a dark-hued blue interior.









This creates a natural look that's soothing to the eye. The pool house also features a dressing room, laundry and bathroom. Outside, of course, is the pool deck and quaint sitting area featuring linen outdoor sofas and chairs. Adjacent is a fully functional kitchen, stone fireplace and full bar. Always solving any problem, Bittners ensured that the bar would be secure with a sophisticated pulley closing system and lock when not in use by the family owning the home.

Dotting the property are two 18th and 19th century springhouses. "I think these were the driving force to maintaining the very natural feel for this property ... They have such natural, old, historical charm," Cimba recounts. She sought to make the property feel like the new structures had been around as long as the springhouses. She skillfully succeeded.

Keeping with the spirit and style of the South is the best looking garage building you've ever seen, which triples as a "man cave" and guest suite. Black rocking chairs dot its covered porch, inviting anyone to have a seat, sit back, relax and sip some Southern sweet tea. "This was kind of a nod to Southern traditionalism and Charleston, more specifically," Cimba shares. The building contains a storage area on the first floor with the man cave and guest suite on the second, where you'll find a bedroom, bathroom, shower and another lounge area with a swanky bar. "Everything that this family does is so well thought out and well appointed," says Cimba.

Cimba loves how the natural elements of the property augment and inspired the work she and the Bittners team have done here: "Everything is so lush. It goes back to the Kentucky bluegrass and what makes properties like this so successful. The old trees and the expansive bluegrass and the lush greenery – it all feels very wooded. And that old stone! The interiors blend into the natural

landscape and help bring the beauty of this wonderful property inside."

Bittners always partners with the best when it comes to forming a team that turns design into reality. Tim Winters is lead architect of the project; Ben Page of Nashville's Page | Duke is overseeing landscape architecture; and Aaron Esposito is pulling it all together with his top-rated construction firm, Esposito Construction.

"We really wanted the space to be designed like it had been there forever, paying tribute to the beauty of Kentucky."

Amy Cimba, Designer

Cimba feels a personal connection to her clients, which motivates her ever more to deliver the best results she can. "It's been a very enjoyable journey with this family, and they only want the best involved. They want trusted architects, trusted landscapers, builders, designers, and so they really have put a lot of effort into selecting those people. And they are very devoted to us, and therefore, we are all very devoted to them. They are looking for people who understand them, their way of life, and are on-board for the long-term ... We very much love our clients. It's been a really great project for great people." 









