

BLUE LAKE PAVILION

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LOCATED ON THE BANKS BESIDE THE TRANQUIL WATERS OF LAKE LBJ, A PAVILION, DESIGNED BY FOUNDING PARTNER TIM BLONKVIST, FAIA OF OVERLAND, OFFERS AMAZING VIEWS AND SPACE FOR RELAXATION, RECREATION AND ENTERTAINING.





“WE HAVE ALWAYS WORKED CLOSELY WITH OUR CLIENTS TO create inspired residential design that is curated to their vision and lifestyle. Especially designing family homes where generations are gathering to spend time together, we’ve had to think differently about how families share space. Though the pavilion was completed before the pandemic, the desire and interest from our clients for more recreational and outdoor space has never been greater,” said Tim.

In this case, the family wanted a recreational pavilion built next to the main house that would be separate but connect aesthetically and functionally, serving as an ideal space for the family to spend time together and enjoy each other. Being separate from the main house also allows for flexibility. Highlighting the natural elements and connection between indoor and outdoor space was key to the design. Views celebrate the Texas Hill Country landscape that is inhabited by an abundance of wildlife and native plant species, and all the existing trees were maintained in the site design on this project to provide shade and comfort for outdoor living, recreation and entertaining.

This pavilion is positioned to take advantage of the east-west orientation opening up to the north and south, toward the lake, as well as the stunning outdoor dining terrace, fire pit and pool on the south side. Located on the shadier north side, the pavilion features a volleyball and/or pickleball court, which is set down into a sunken garden with a low landscape stepped wall to provide privacy and protection from the street side. Note: Here you can see how the architect chose to match the new material of brick, glass and painted steel to the existing house to give the compound a cohesive look and feel.

On either side of the pavilion, Western Window Systems sliding doors create a Texas dogtrot, which allows for natural ventilation by capturing breezes off the lake.



The pavilion features a kitchenette, dining area, living and TV area, restroom and a big walk-in storage area that can eventually be transformed into a bedroom. “All the doors and windows can open up like a Texas dog trot, allowing for natural ventilation,” explained Tim.

On the street side of the pavilion is a pickleball® and/or volleyball court, along with a walled garden; the lake side features an outdoor patio for dining, firepit, jacuzzi and pool.

Although the main house was built decades ago, Tim and his team at Overland wanted to ensure the project was cohesive. With this in mind, they matched all of the elemental pieces of the home, including the exact brick, color of the steel and railing used on the house to create the pavilion.

“We pushed beyond contemporary to a little more modern, inspired by the work of Mies van der Rohe (a German-American architect) known for designing very clean, simple, sleek buildings, such as the Seagram building in Chicago and the Barcelona Pavilion,” he noted.

This interior great room provides ample space for ping pong, movie nights and dining with family and friends, all with open views to both the north and south sides of lake, volleyball and garden area. The natural light, both from clerestories above and large sliding glass doors by Western Window Systems, create an inviting and relaxing indoor/outdoor space, encouraging activities to flit through this light-filled space.

The kitchen, which conveniently doubles as a bar with a dining area, showcases Big Ass Fans® to keep the air circulating. Air conditioning ducts are located in the ceiling with supply running continuously down both sides, creating an air curtain. When the doors open, the A/C stops and the Big Ass Fans help move the breeze through the pavilion, much like the original Texas dogtrot houses — reimagined for the 21st century. The architect notes that the deep covered patios serve to protect the large glass openings to the south from the blazing Texas sun while allowing the magnificent view.

The entry hall closest to the existing house and across from the bathroom currently provides lots of storage for games, crafts or whatever else is needed for family time.





“He’s known for saying, ‘God is in the details,’ and ‘less is more.’ He influenced me and, as a result, when I thought about this project, I wanted it to be a simple, yet elegant design.”

Currently, the homeowners have commissioned Overland to remodel the interior of the existing house and construct a glass link to the pavilion.

“Although the family loves the pavilion, they wanted to be able to walk across from the main house in the evening, without having to go outside,” said Tim. “In fact, I strategically located the pavilion for this very purpose.”

This project is just another stellar example of Overland’s ability to bring their clients’ visions to life. “Our clients are important to us, and we have a responsibility to draw out of our clients their hopes and dreams and bring those to fruition,” he said.

Overland just celebrated its 35th anniversary as a company. To date, they have worked in 30 states and 24 countries around the world with offices currently in San

Antonio, Dallas and Denver. The breadth of their design work includes museums, cultural institutions, universities, research facilities, hospitals, commercial buildings, resort hotels and residential projects, such as the Blue Lake Pavilion.

“We really enjoy the intimate relationships we get to build with our residential clients. It’s different than commercial work but a very focused part of our practice now that ties very nicely to inspire this other body of work,” shared Tim. ♦

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Situated between the main house and the new pool pavilion is a barbecue and outdoor sitting area, ideal for home happy hour or “chillin’ and grillin’!” A glass link is currently being added to connect the pavilion to the main house in this location, to the left of outdoor barbecue area.