

TILTING THE
PLAYING FIELD

SCULLY SURPRISED MOST WITH
HER ABRUPT RESIGNATION

YOUR TAX
STRUCTURE MAY
NEED A REMODEL

Building Savvy

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James Kissling, left, and
brother John

THE KISSLING CONNECTION

*Architect James and Builder Brother
John Form an Unbeatable Team*

A HOMEBUILDING INDUSTRY PUBLICATION



PHOTO BY JASON ROBERTS

[savvy architect]



ARCHITECT JAMES KISSLING

Continues to Turn Heads With Innovative Designs





James Kissling is a problem-solver. Homebuyers and other clients come to him wanting comfort, ease, simplicity, convenience, functionality and enough of that “wow” factor that makes their friends jealous. And Jim, using his creative skills as a designer and architect, usually rises to the challenge.



Kissling lives on a beautiful, working ranch in the Hill Country, a few peaceful minutes north of Loop 1604 out Blanco Road. And he also works there, in a separate office he built 18 years ago. The architectural firm consists of Ashley Powell, Carrie Simacher, Juan Zazar, Toni Trevino, Javier Sandoval, and Carlos Menendez. Since the office is somewhat remote, Kissling implemented a four-day workweek and allows for employees to work remotely if need be.

In addition to designing homes in the area, their other projects have included the San Antonio Foodbank complex, Retama Park Racetrack Backstretch, La Gloria at the Pearl, Navigation District Offices in Rockport along with over 30 projects in Cinnamon Shores on Mustang Island which includes the 2015 *Coastal Living Magazine* show house.

James has more than 30 years of experience in the architectural and construction industries. He draws upon a vast knowledge base of using various elements and building systems to help meet the clients' goals of cost, design aesthetic, energy efficiency, sustainability and function.

“I was born and raised here in San Antonio, attending St. Gerard’s Catholic School and then graduating from Thomas Edison High School. This is where I discovered drafting in my junior year, and it really struck a chord within me.

“I started in the architectural industry in September of 1980 as a draftsman for John Speegle, Architect in San Antonio, TX. This was the time before computers, and everything was hand-drafted.”

Kissling went on to work for William Hablinski Architecture who specialized in high-end residential and commercial projects, building models and working as a draftsman. Upon graduation from the fledgling UTSA Architecture School in 1988, he worked with local firms which included Louis Jargeui Architect/builder, Joe Stubblefield and Richard Mogas (Stubblefield /Mogas) and Overland Partners.

In 1993 James received both his architectural and interior designer licenses. Then three years later joined HEB as a corporate architect designing new stores and prototypes. In March of 2000, he decided it was time to hang out his own shingle and established Kissling

Architecture in Bulverde Texas. The firm specializes in custom residential, ranch compounds, commercial infill projects, retail and hospitality architecture. Their current projects include a mixed-use project on Main Street in Downtown Boerne, Old Fitzhugh Road mixed-use project in the historic district of Dripping Springs, TX, renovation of Del Rio High School, a townhome project in Cinnamon Shores, Mustang Island and numerous high-end residences in the Hill Country and along the Texas coast line.

His architectural designs are shaped by the natural attributes of the site and the man-made additions that impact its use. Each design is uniquely tailored to each site and never a one-size-fits-all approach. Each piece of architecture, according to James, should be timeless with the final product a true collaboration between the client and the architect. He believes that architecture is not meant to be a monument to the architect.

"We recently participated in the 2018 AIA home tour that showcased a project by Kissling Design Build, which was one of two projects completed last year by my brother John and I. I've worked with a variety of builders over the years, and when I get to work with John it's special. I know I'll always get top-shelf results when we're working together."

James has been married to Kimberly (Clark) Kissling for 23 years and live on the same working ranch as the office – a true Texas Live/Work environment. Their children, Gretchen and Cameron are the next generation of the Architecture/Agricultural legacy at the ranch. ▼



Here's what some of James' business associates have said about working with his firm:

"He was my first employee. Brilliant student. Both Jim and his brother John are great guys who do excellent work."

- Craig Blount- Professor- UTSA School of Architecture

"I worked with Jim back in the '80s, and I know he's grown a lot and become very successful. Jim is a very talented designer and good practitioner in residential."

- Bill Hablinski, Architect

"They've been great to work with, both Jim and John. Jim and I teamed up on a large school-district project and worked really well together as partners."

- Toby Cargyle, American Roofing

"He's our favorite architect to work with. His designs are excellent. Jim is very good at accommodating our clients' needs (and sometimes they are very unusual) and incorporating them into the plans."

- Pete Waggoner, Waggoner Construction

"James is very organized and detail-oriented. We've worked well with him for years – all over the state. He's very picky about the quality of materials he uses."

- Bobby Garcia, BMC

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