

IMAGINATION MAKES US ORIGINAL. CREATION MAKES US EXTRAORDINARY.

## ISSUE 3

02  
It's an RH World

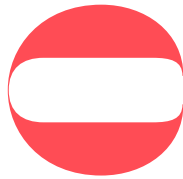
11  
Hermès Goes Vegan

14  
The Visionary Behind the  
Brick-and-Mortar Beauty  
of CHANEL

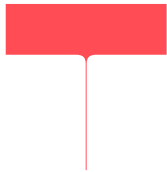
24  
Gucci Comes Home

38  
Thinking Outside the Blue Box





Scan here to enjoy the full online experience, including exclusive video content.

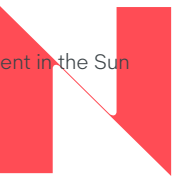


CONTENTS

- 02 It's an RH World
- 07 Property Spotlight: Tysons Galleria
- 11 Hermès Goes Vegan
- 14 The Visionary Behind the Brick-and-Mortar Beauty of CHANEL
- 19 Property Spotlight: Pioneer Place
- 23 Pioneer Painter: Maude I. Kerns
- 24 Gucci Comes Home
- 31 Property Spotlight: The Shops at The Bravern



- 35 Solitary Bees are Having Their Moment in the Sun
- 36 Amuse-Bouche
- 38 Thinking Outside the Blue Box
- 41 Property Spotlight: The Shops at La Cantera
- 45 Farm-to-Fork, Garden-to-Glass
- 46 How This Cult Beauty Brand Stays True to its Artisanal Roots
- 48 The Power of Three: A Tribute
- 52 About the Iconic Collection



EDITOR'S NOTE

As we step into spring, a brick-and-mortar renaissance is underway. Nowhere is that more apparent than at RH, where CEO and retail revolutionary Gary Friedman is leading the brand into a future that includes branded luxury hotels, homes, and even spas. “We enter 2022 with optimism and confidence that our efforts will continue to elevate and amplify the RH brand,” Friedman says in “It’s an RH World.” “Our ecosystem inspires customers to dream, design, dine, travel, and live in a world thoughtfully curated by RH, creating an emotional connection unlike any other brand in the world.”

Meanwhile, the world’s most celebrated retail store designer, Peter Marino, recently caught up with us to discuss his new book, “Peter Marino: The Architecture of Chanel.” In “The Visionary Behind the Brick-and-Mortar Beauty of CHANEL,” Marino highlights some of his notable CHANEL projects, each one reflecting his modern architectural vision while also celebrating the spirit and legacy of CHANEL.



KIRSTEN LEE  
EVP, LUXURY  
BROOKFIELD PROPERTIES

Speaking of honoring the past, after recently acquiring beloved luxury jewelry brand Tiffany & Co., French luxury

conglomerate LVMH is now charged with preserving Tiffany & Co.’s unique place in American culture while propelling it forward for a global consumer. “Thinking Outside the Blue Box” explores the ways LVMH plans to modernize and glamorize this iconic brand.

Italian luxury brand Gucci is honoring its own heritage with a new archive recently unveiled in Florence, where it was founded in 1921. “My task was to bring many objects back home, virtually helping them return to the family, to a place which ostensibly preserves the past, but which is actually a bridge to the contemporary,” explains Gucci Creative Director Alessandro Michele in “Gucci Comes Home.”

Another luxury label with its eye on the zeitgeist, Hermès recently partnered with California-based MycoWorks to create an eco-friendly version of its classic Victoria travel bag using an innovative lab-grown mushroom leather. “Hermès Goes Vegan” explores the shift toward sustainable fashion. “We are on the ground floor of what is possible with this material,” said MycoWorks Co-Founder and Chief of Culture Sophia Wang. “The potential is limitless.”

A new era of luxury has arrived, and with it a golden age of brick-and-mortar. Join us as we celebrate some of our most iconic properties and shine the spotlight on how luxury brands are evolving for a new generation.



EDITORIAL KATIE BOOGHER ASHLEY HEATON KERRIE KENNEDY KIRSTEN LEE MODERN LUXURY EMILY STONE  
CREATIVE ANDREW BARTON NICK FOCHTMAN AIMÉE GUZMÁN MODERN LUXURY TINA ZABEL  
COVER ART “CALM HOPE 3” BY OREST DUBAY, PHOTO COURTESY OF SAATCHI ART





# It's an RH World

KERRIE KENNEDY AND HOLLY MARTINEZ

As he leads his luxury brand into a new era as global tastemaker, retail revolutionary Gary Friedman shares his vision.

As physical retail continues to flex its muscle in a post-pandemic landscape, RH Chief Executive Officer Gary Friedman is ushering in a new brick-and-mortar chapter for the luxury home furnishings company by expanding the brand's reach into the lifestyle and hospitality industries.

This year will see the launch of the World of RH, a new digital portal featuring the entire RH ecosystem—including product lines RH Interiors, RH Beach House, and RH Baby & Child. This new portal will also offer experiences through RH Places, which include RH Galleries, RH Guesthouses, RH Bath Houses & Spas, RH Residences, and RH Restaurants.

"Our hospitality efforts will continue to elevate the RH brand as we extend beyond the four walls of our Galleries into RH Guesthouses, where our goal is to create a new market for travelers seeking privacy and luxury in the \$200 billion North American hotel industry," said Friedman.

The first RH Guesthouse—a pool-topped, 14-room boutique hotel in New York's Meatpacking District—is set to open this spring, and in 2023, RH will open its second Guesthouse in Aspen, where the first RH Residences will also be unveiled.

The full scope of the RH Aspen community will include a new RH Gallery, the brand's first RH Bath House & Spa, and several residential developments. The RH Residences at the historic Boomerang Lodge will include five fully furnished, four-bedroom custom homes and the RH Residence on Red Mountain, which will feature a six-bedroom home with an infinity pool and scenic views. Buyers will receive membership to the RH Bath House & Spa, along with priority reservations at the brand's restaurants and private dining venues.

Pushing beyond the North American market, RH is becoming a worldwide brand with the launch of its Global Expansion. RH England, The Gallery at the Historic Aynhoe Park, a 73-acre estate designed in 1615 by the legendary English architect Sir John Soane, is set to open this spring.



LEFT: RH ONE, PHOTO CREDIT GREG WILSON  
TOP: RH GALLERY NEW YORK  
RIGHT: RH GALLERY OAKBROOK CENTER



PHOTOS COURTESY OF RH





"Our ecosystem inspires customers to dream, design, dine, travel, and live in a world thoughtfully curated by RH, creating an emotional connection unlike any other brand in the world."

—RH CHIEF EXECUTIVE OFFICER, GARY FRIEDMAN

RH Gallery locations have also been secured in London, Paris, Munich, and Dusseldorf, and RH is currently in lease or purchase negotiations for Galleries in Milan, Madrid, and Brussels.

Although all RH offerings can be described as experiences, the brand is creating bespoke adventures with RH Yountville, an integration of food, wine, art, and design in Napa Valley; the brand's private jets; and a luxury yacht for charter in the Caribbean and Mediterranean seas. "These immersive experiences expose new and existing customers to our evolving authority in architecture design and landscape architecture," Friedman explained.

As the brand expands, retail will always be at RH's core, proven by what Friedman calls "the most meaningful new product launch in our history." This spring, RH will introduce RH Contemporary, a new collection that bridges the gap between RH Interiors and RH Modern. "I believe RH Contemporary has the potential to attract

the most sophisticated customers and interior designers and open up an entirely new market for the RH brand," Friedman added.

The brand will further expand its reach by offering several new services. RH Couture Upholstery and RH Bespoke Furniture are both set to launch in 2023, and RH In-Your-Home—a high-touch delivery experience—will expand to extend the selling experience into clients' homes, with furniture ambassadors guiding every detail of the process.

With an ambitious vision of real-life immersive experiences that transcend RH from being a place to shop to an all-encompassing arbiter of taste, Friedman envisions a stylish future where the RH aesthetic will reign.

"Our ecosystem inspires customers to dream, design, dine, travel, and live in a world thoughtfully curated by RH, creating an emotional connection unlike any other brand in the world."

Five RH Galleries are located within the Brookfield Properties portfolio, including Iconic Collection destinations Oakbrook Center in Oak Brook, IL; The Shops at La Cantera in San Antonio, TX; and Tysons Galleria in McLean, VA.

RH Galleries at  
Brookfield Properties'  
Iconic Collection












CLOCKWISE FROM TOP:  
RH GALLERY OAKBROOK CENTER  
ART INSTALLATION BY ALISON  
BERGER, RH GALLERY NEW YORK  
CENTRAL ATRIUM AND GLASS  
ELEVATOR, RH GALLERY NEW YORK

PHOTOS COURTESY OF RH

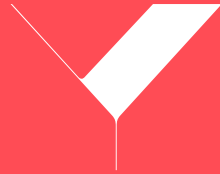
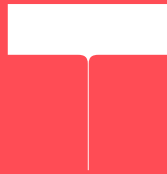


RH GALLERY, OAKBROOK CENTER  
OAK BROOK, IL



<h2>Meet the Design Talent Behind the RH Brand</h2>		<p>RH has long been known for attracting some of the best designers and artisans in the industry. “Connecting with great talents gets you great things,” CEO Gary Friedman told Architectural Digest back in 2016. Now, as it continues to evolve from a luxury home furnishings brand into a luxury lifestyle brand, RH has enlisted some of the world’s most influential designers to bring its vision to life.</p>
 <p><b>Alison Berger</b></p> <p>Los Angeles-based glass designer and artist Berger blurs the line between lighting and sculpture in her designs, using age-old glass blowing techniques to create innovative lighting concepts that transcend time and place. “For me, light is time,” Berger says.</p> <p><b>RH COLLECTIONS:</b> Rain, Fulcrum, and Pearl Lighting Collections, Ice Table Occasional Furniture Collection, and Aperture Mirror Collection</p> <p><b>SIGNATURE STYLE:</b> Seductive and Hypnotic</p>	 <p><b>Jonathan Browning</b></p> <p>With a focus on both style and quality, lighting designer Browning draws inspiration from residential architecture built between 1880 and 1920. “For me, to be modern, I don’t go forward, I go back,” Browning says.</p> <p><b>RH COLLECTIONS:</b> Machinist Glass Cloche Collection, Boule de Cristal Clear Glass Lighting Collection, Marignan Tiered Lighting Collection</p> <p><b>SIGNATURE STYLE:</b> Form Follows Beauty</p>	 <p><b>Nicholas &amp; Harrison Condos</b></p> <p>From their Sydney design studio Harbour Outdoor, the Australian Condos brothers bring their love of the great outdoors to their minimalist designs. Using materials like powder-coated aluminum, sustainable harvested teak, and mildew-resistant upholstery, their furniture withstands a variety of climates.</p> <p><b>RH COLLECTIONS:</b> Davos Collection, Balmain Outdoor Collection, Navaro Outdoor Collection</p> <p><b>SIGNATURE STYLE:</b> Coastal Cool</p>
 <p><b>Julie Lawrence</b></p> <p>Virginia-based Lawrence—daughter of RH collaborator Rudy van Thiel—tapped into her love of sculpture to create an occasional collection that feels at once luxurious and rustic, using Italian Carrara marble, hand-hammered metal, and other organic textures to bring her pieces to life.</p> <p><b>RH COLLECTION:</b> The Thaddeus Collection</p> <p><b>SIGNATURE STYLE:</b> Classic Meets Contemporary</p>	 <p><b>Paola Navone</b></p> <p>Milan-based furniture designer and architect Navone brings an eclectic ethos and avant-garde aesthetic to her sofas and chairs. Crafted in Italy by master upholsterers, Navone’s contemporary designs exude a refined European sense of comfort.</p> <p><b>RH COLLECTIONS:</b> Navone Modular Sofa Collection, Torino Modular Sofa Collection, Vida Modular Sofa Collection</p> <p><b>SIGNATURE STYLE:</b> Ephemeral and Poetic</p>	 <p><b>Timothy Oulton</b></p> <p>London-based Oulton designed the groundbreaking modular Cloud Sofa as something that could be customized according to the way people live, fit in any space, and offer so much comfort it would be possible to spend an entire weekend on it without ever leaving.</p> <p><b>RH COLLECTION:</b> Cloud Sofa Collection</p> <p><b>SIGNATURE STYLE:</b> Minimalist Design, Maximalist Comfort</p>
 <p><b>Mario Ruiz</b></p> <p>Barcelona-based designer Ruiz pays homage to midcentury Scandinavian design with his outdoor furniture collections, using materials like sustainably harvested teak, hand-woven wicker, and hand-crafted aluminum to form architectural compositions that feel at one with nature.</p> <p><b>RH COLLECTIONS:</b> Marino Outdoor Collection, Miramar Outdoor Collection, Isla Outdoor Collection</p> <p><b>SIGNATURE STYLE:</b> Pure Architectural Lines</p>	 <p><b>The Van Thiels</b></p> <p>Netherlands natives Rudy van Thiel and his sons Rudy Jr. and Frederik channel European classical design for their elegantly artful collections of rustic white oak cabinets, tables, and chairs.</p> <p><b>RH COLLECTIONS:</b> French Contemporary Collection, The Cayden Campaign Collection</p> <p><b>SIGNATURE STYLE:</b> Rustic and Refined</p>	 <p><b>Ann Marie Vering</b></p> <p>Los Angeles-based furniture designer and trained architectural engineer Vering draws inspiration from other places and times. In her Greystone outdoor furniture collection, Vering reinterprets the sophisticated latticework found in European Neoclassical Garden furniture.</p> <p><b>RH COLLECTIONS:</b> Greystone Outdoor Collection, Pavona Outdoor Collection</p> <p><b>SIGNATURE STYLE:</b> Timeless Sophistication</p>

PHOTOS COURTESY OF RH



Tyson's  
Galleria







# Property Spotlight: Tysons Galleria

MCLEAN, VA (WASHINGTON, D.C.)

Tysons Galleria is located in one of the largest trade areas in the country and serves the nation's highest concentration of high net worth households. With an overwhelming concentration of millionaires flooding the market, the area's projected market affluence is expected to grow more than 10%, giving rise to a new class of super rich.

Tysons Galleria recently unveiled its new 200,000-square-foot wing to high praise. Addressing the evolving role of shopping centers and the changing needs of the modern consumer, the new wing brings experiential lifestyle brands, a state of the art theater, 42,000 square feet of small-shop retail and restaurant space, and 20,000 square feet of furnished community gathering space designed to provide a welcoming environment for the luxury consumer.

TOP:  
COMMUNITY  
GATHERING  
SPACE IN THE  
NEW WING  
AT TYSONS  
GALLERIA

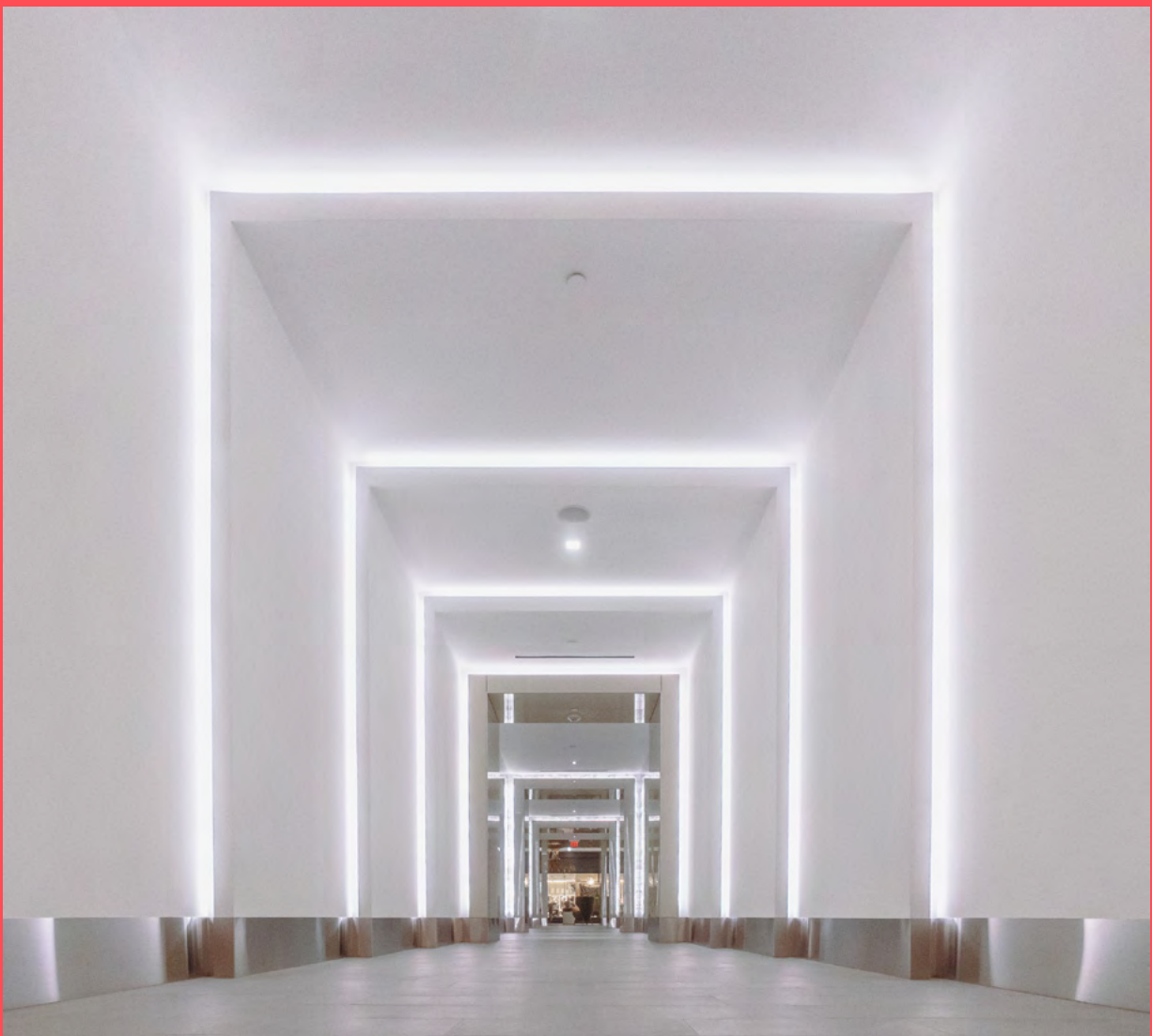
PHOTO COURTESY  
OF ALBERT TING

# Artist Spotlight: Thia Path

"GIALLO, MAGENTA, ARANCIO"

Italian artist Thia Path describes color as the protagonists of her paintings. Through abstract color field paintings, Path summons up memories of childhood and travel, from the Andes to the Mediterranean. Using a combination of oil, ink, and watercolor, Path pushes color to its expressive potential, much in the vein of Mark Rothko. Path has lived and worked in Argentina, the United Kingdom, and Italy, where she is now based. Her works are held in collections around the world, and she has been honored with numerous solo exhibitions throughout Italy.

PHOTO COURTESY OF SAATCHI ART



ENTRANCE TO THE NEW WING AT TYSONS GALLERIA  
PHOTO COURTESY OF ALBERT TING



TYSONS  
GALLERIA

BALENCIAGA

BOTTEGA VENETA

BURBERRY

*Cartier*

CELINE

CHANEL

GUCCI

LAFAYETTE 148  
NEW YORK

LOUIS VUITTON

*Neiman Marcus*

Ω  
OMEGA

PRADA

RH

SAINT LAURENT

*Saks Fifth Avenue*



Van Cleef & Arpels

VERSACE





# Hermès Goes Vegan

BY HOLLY MARTINEZ

In collaboration with MycoWorks, luxury label Hermès has reimaged its classic travel bag using lab-grown mushroom leather.

Hermès bags don't grow on trees, but the brand's newest must-have bag is made from an unlikely source found in nature: fungi.

Responding to increased consumer demand for sustainable luxury, Hermès—a brand that began as a supplier of saddling and equestrian equipment—has introduced a new eco-friendly version of its classic Victoria travel bag. This one is produced using a new lab-grown material that imitates the properties of leather. The vegan leather—called Sylvania and made with Fine Mycelium—was developed in partnership with San Francisco startup MycoWorks, which created a patented process to turn threads from the root structure of mushrooms into a leather-like substitute.

“MycoWorks' vision and values echo those of Hermès: a strong fascination with natural raw material and its transformation, a quest for excellence with the aim of ensuring that objects are put to their best use and that their longevity is maximized,” said Hermès Artistic Director Pierre-Alexis Dumas in a statement. “With Sylvania,

Hermès is at the heart of what it has always been: innovation in the making.”

This innovation answers a demand from consumers who desire both increased transparency and sustainability practices. “Consumers and brands alike are requiring transparency in supply chains and prioritizing how to sustainably integrate new materials,” said MycoWorks Co-Founder and Chief of Culture Sophia Wang. “Fine Mycelium offers a solution that not only meets these demands, but also enhances the product design process by offering brands the unprecedented freedom to customize a natural material.”

While the leather might be vegan, Hermès is applying the same level of craftsmanship it's known for to its sustainable products. After the material is produced in the MycoWorks facility, it is then passed to Hermès expert tanners in France to refine its strength and durability. As with all Hermès bags, a sustainable Victoria bag is made by one person, from start to finish, at Les Atelier Hermès just outside of Paris. The entire process for a Hermès craftsman to create one

hand-stitched, beeswax-coated bag takes up to 48 hours.

In many ways, sustainability is nothing new for Hermès. At Les Ateliers Hermès, waste from leather cutting is recycled or transformed into new pieces. And a handbag's longevity is an important consideration. Hermès' team of artisans help customers retain the original beauty of their leather objects for many years.

Whether Hermès will launch vegan versions of other classic bags like the Birkin or create an entirely new line of products made exclusively from Sylvania remains to be seen. But one thing is clear: demand for high-end alternatives to animal skins and for sustainable production practices will continue to rise.

Hermès' collaboration with MycoWorks is a glimpse into a new era of sustainable innovation in fashion. “We are on the ground floor of what is possible with this material,” says Wang. “The potential is limitless.” The future is fungi, indeed.

Three Hermès stores are located within the Brookfield Properties portfolio, in Iconic Collection destinations Ala Moana Center in Honolulu, HI; Miami Design District in Miami, FL; and The Shops at The Bravern in Bellevue, WA.



PHOTO COURTESY OF HERMÈS

THE TOOLS OF THE TRADE AT HERMÈS ATELIER





VEGAN LEATHER  
MADE WITH  
FINE MYCELIUM

"We are on the ground floor of  
what is possible with this material.  
The potential is limitless."

—MYCOWORKS CO-FOUNDER AND CHIEF OF CULTURE SOPHIA WANG



ALL BAGS ARE ENTIRELY HAND-STITCHED, AND THE LEATHER  
ELEMENTS ARE SEWN TOGETHER USING SADDLE STITCH,  
HERMÈS' TRADITIONAL HARNESS-MAKING TECHNIQUE



HERMÈS APPLIES  
THE SAME LEVEL OF  
CRAFTSMANSHIP IT'S  
KNOWN FOR TO ITS  
SUSTAINABLE PRODUCTS



SCAN HERE  
FOR EXCLUSIVE  
VIDEO CONTENT

Hermès at  
Brookfield Properties'  
Iconic Collection



ALA MOANA  
CENTER



MIAMI DESIGN  
DISTRICT



THE SHOPS AT  
THE BRAVERN

PHOTOS COURTESY OF HERMÈS



HERMÈS VICTORIA BAG



## The Visionary Behind the Brick-and-Mortar Beauty of CHANEL

LAURIE BROOKINS

Architect Peter Marino reflects on his longtime collaboration with the French fashion house.

He's conjured luxurious boutiques around the globe for Louis Vuitton, Dior, Fendi, and others, but if architect and interior designer Peter Marino maintains a special relationship with any status brand, it's undeniably CHANEL.

For more than two decades Marino has partnered with the legendary French house to create retail environments that are equal parts chic and forward-thinking, provide a beautiful backdrop for CHANEL merchandise, and employ elements that honor the DNA of the brand.

Marino is celebrating this longtime collaboration with a just-released book, "Peter Marino: The Architecture of Chanel" (published by Phaidon), which explores 16 notable boutiques that reflect both his architectural and interior-design visions—from a location on Chicago's Oak Street and a recently debuted store in Brookfield Properties' Miami's Design District to his modernist takes in Hong Kong, Istanbul, and Seoul.

In addition to discussing his process and how he invents—in at least one instance quite literally—new ways to celebrate the aesthetic of CHANEL through architecture, Marino also reveals how he worked with his friend and longtime colleague, CHANEL creative director Karl Lagerfeld, who passed away in 2019. As he relates in his new book, "Karl and I had a deal: I'm so not talking about that skirt, and you're so not talking about this chair."

Marino took a few moments to discuss the book, how he approaches each project, and the CHANEL boutique design he ranks high among his favorites.



Why was now the right time to release a book about your work with CHANEL?

Originally, I was going to call the book Chanel No. 12, because I've done 12 freestanding boutiques with them, amid 400 design projects over the years, and I wanted to call attention to the fact that this wonderful brand had given me 12 architectural commissions. You can't name another brand that has done that sort of thing: 12 buildings over 20 years with the same architect. There's an incredible closeness to that, and ultimately, I wanted to commemorate it, because it means a lot to me.

How do you approach the design of each CHANEL boutique, so it feels unique while still honoring the brand?

I like to say that I'm Gemini rising—I have two sides. One side is the architect who's always thinking about how to create an exterior that feels modern and compelling, while the other side is pure decoration. Also, I went to Cornell, a school that's known for its culinary studies, so often I think like a chef: I gather many samples as the ingredients, and I start mixing everything together to see what works. Whether it's many different takes on black and white or elements related to tweeds, I can bring together 50 samples before I start making decisions.

Commissioned art that connects to the codes of CHANEL is key to your interior design work. Tell us a little bit about that.

We have a lot of fun working with incredible artists all over the globe to create these pieces. For CHANEL on 57th Street [in New York

City], the 60-foot pearl necklace is by Jean-Michel Othoniel, who just concluded his own marvelous show at the Petit Palais in Paris. He's going to speak at my art foundation in August. [In June 2021, Marino opened an art foundation in Southampton, New York, to create public access to his considerable art collection, which includes works by Andy Warhol, Jean-Michel Basquiat, Damien Hirst, and Eugène Delacroix.]

How do we see that approach in your latest project, the boutique in Miami Design District, which opened in December during Art Basel?

In addition to works by Chris Succo and Vera Lutter, I love the three pieces we commissioned from [Berlin-based artist] Gregor Hildebrandt; they're positioned against a towering staircase and are all made from film tapes that he's applied to canvas. Mademoiselle Chanel loved cinema and had her own history with cinema in the 1930s, and these pieces honor that.

The Miami Design District boutique is also an example of a CHANEL project that combined both architecture and interior design for you.

Those [projects] really are my favorite, to conceptualize both the building and the interior. Before I started, I walked around Miami Design District to see how we could create something that truly felt unique to the neighborhood. CHANEL was the last brand to join this selection of stores, and I thought, I'm going to do a white cube: the same height, the same width, same everything, on all sides, with a few black glass windows. And then I'm going to put all the drama on the inside. We're the last boutique to arrive, and I think it's the cleanest

PHOTOS COURTESY OF PETER MARINO

and the simplest, and perhaps the one people can relate to the most.

What are the upcoming projects that excite you the most?

I've been working on CHANEL's Rodeo Drive boutique, which will open in the latter half of 2022 and will be just spectacular. And then there's La Pausa, the villa she [Coco Chanel] built for herself and the Duke of Westminster in the 1930s, which I never knew existed. It's all white stucco with three simple arches—a nod to her convent upbringing—located in Roquebrune-Cap-Martin, 20 minutes to the north of Monaco. CHANEL has given me La Pausa to rebuild and restore, and I'm incredibly excited about that.

Among your many collaborations with CHANEL, do you have a favorite?

The two CHANEL towers in Tokyo are off the effing charts, in terms of total identity of a brand and being able to do things that had never been done before. We invented a new type of glass for those buildings; we worked with engineers in Austria, where they craft crystals partly because the water is so clear. I've decided I want that on my tombstone: "He invented a new type of glass." But to get a brand that's willing to partner with you to achieve that, it feels incredibly good.

It also conveys an incredible amount of trust.

Because it just doesn't happen anywhere. CHANEL gave it to Karl, and they've given it to me.

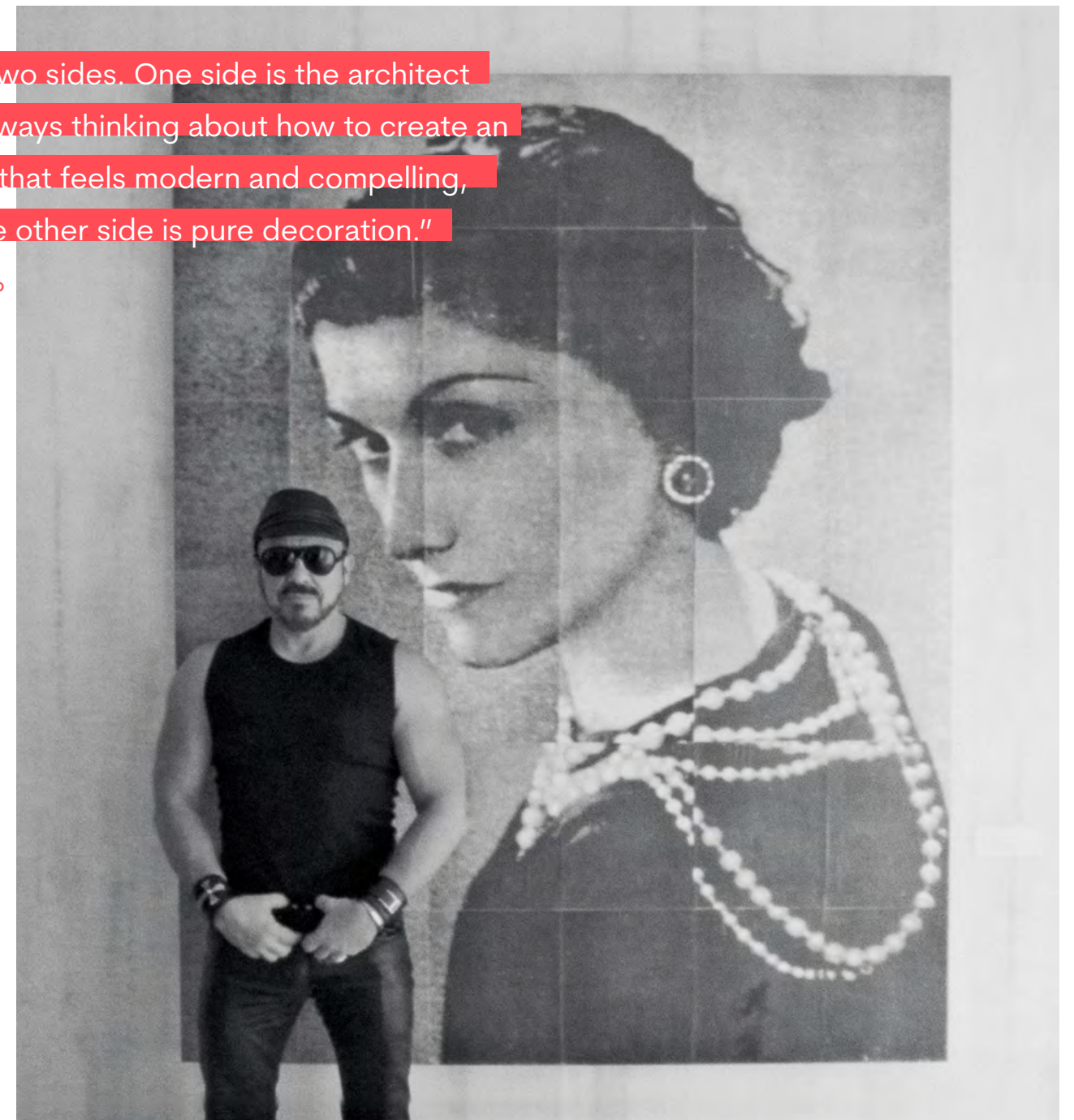
Three CHANEL stores are located within the Brookfield Properties portfolio, including Iconic Collection destinations Ala Moana Center in Honolulu, HI; Miami Design District in Miami, FL; and Tysons Galleria in McLean, VA. Future locations include a CHANEL Fragrance and Beauty at The Shaps at La Cantera in San Antonio, TX and at Oakbrook Center in Oak Brook, IL

"I have two sides. One side is the architect who's always thinking about how to create an exterior that feels modern and compelling, while the other side is pure decoration."

—PETER MARINO

OPPOSITE PAGE:  
A SPREAD  
FROM "PETER  
MARINO: THE  
ARCHITECTURE  
OF CHANEL"

RIGHT:  
PETER MARINO  
AND A PHOTO OF  
COCO CHANEL







"You can't name another brand that has done that sort of thing: 12 buildings over 20 years with the same architect."

—PETER MARINO

CHANEL ISTANBUL, COMPLETED IN 2018

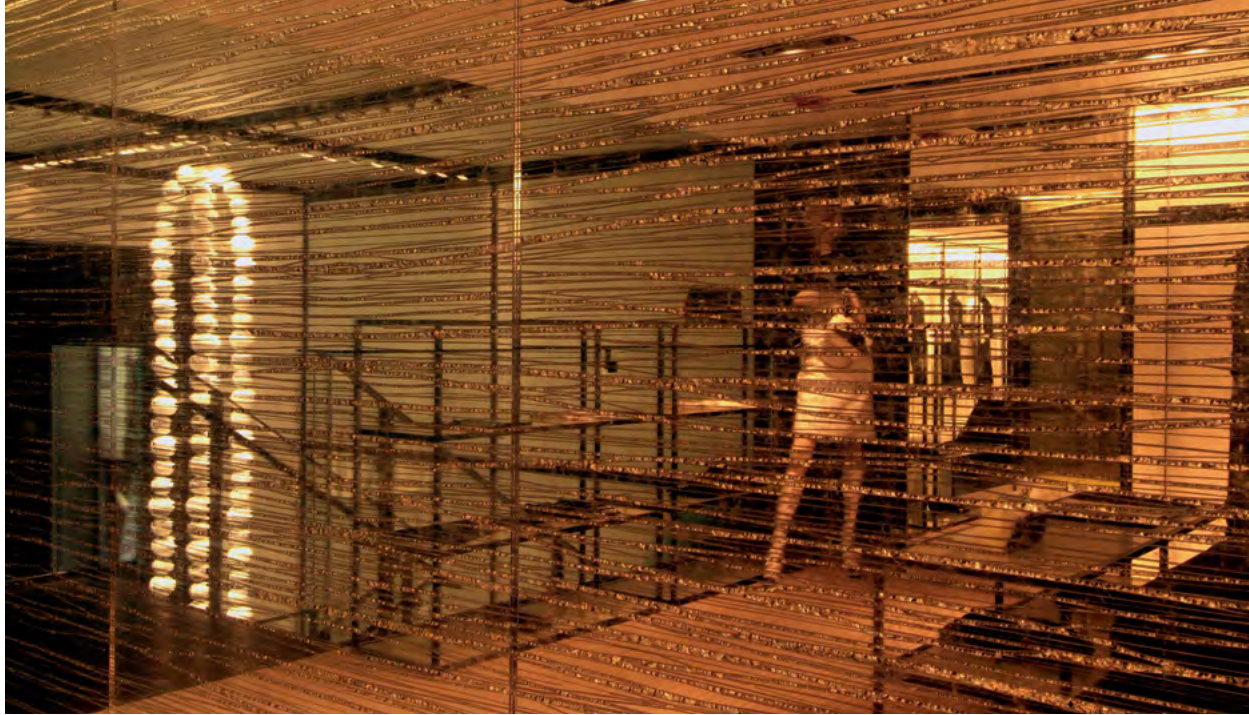
MARINO USED BLACK GLASS AND LAVA STONE FOR THE EXTERIOR OF CHANEL'S SEOUL FLAGSHIP



PHOTOS COURTESY OF PETER MARINO



FOR CHANEL'S FLAGSHIP  
IN HONG KONG, MARINO  
WRAPPED THE BUILDING  
FACADE IN A LED SKIN



"Fashion is architecture: it is a matter of proportions."

—COCO CHANEL

CHANEL'S TOKYO  
GINZA STORE  
FEATURES A  
10-STORY HIGH  
MEDIA WALL



"PETER MARINO: THE  
ARCHITECTURE OF CHANEL"  
BY PETER MARINO



CHANEL at  
Brookfield Properties'  
Iconic Collection



ALA MOANA  
CENTER



MIAMI DESIGN  
DISTRICT



TYSONS  
GALLERIA

Future Locations of CHANEL  
Fragrance and Beauty

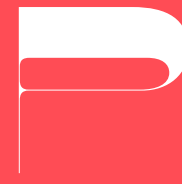


THE SHOPS AT  
LA CANTERA

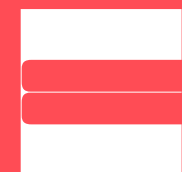


OAKBROOK  
CENTER

PHOTOS COURTESY OF PETER MARINO



Pioneer  
Place







## Property Spotlight: Pioneer Place

PORTLAND, OR

In the heart of the Willamette Valley, Portland, Oregon is home to more than 2.5 million residents and hosts nearly 9 million tourists annually. Pioneer Place is strategically located downtown, near Pioneer Square and Nordstrom. The center offers luxury retailers access to wealthy, fashionable residents as well as tourists.

For the region's luxury-forward residents and visitors, Pioneer Place delivers an outstanding experience. Home to an iconic 35,000-square-foot flagship Apple store, the center also features a distinct collection of market-exclusive luxury retailers, fashionable boutiques, and one-of-a-kind shops and eateries.

## Artist Spotlight: Maude I. Kerns

"UNTITLED"

This is an untitled and unsigned oil on cardboard painting, consisting of overlapping abstract forms. The piece has belonged to the family of Maude I. Kerns since Maude's death in 1965. It was first in the possession of Maude's great niece, Leslie Brockelbank—a patron of Maude Kerns Art Center—and then Leslie's daughter, Mary Jane Griffiths, gifted it, along with other works on paper, to the Maude Kerns Art Center in 2020. The Art Center displayed it in an exhibition titled "New Acquisitions: The Work of Maude I. Kerns" in September 2020.

PHOTO COURTESY OF MAUDE KERNS ART CENTER



PIONEER  
PLACE



鼎泰豐  
DIN TAI FUNG  
(OPENING 2023)



GOLDEN GOOSE DELUXE BRAND  
VENEZIA

GUCCI

LOUIS VUITTON

SAINT LAURENT



SCOTCH & SODA  
AMSTERDAM COUTURE

TIFFANY & CO.



TORY BURCH

TUMI



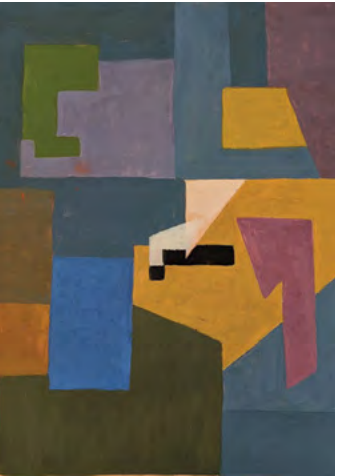


# Pioneer Painter

KERRIE KENNEDY

The daughter of Oregon pioneers, Maude I. Kerns blazed her own trail as an abstract artist and educator.

“UNTITLED” BY  
MAUDE I. KERNS.  
20" X 16" OIL ON  
CARDBOARD



It stands 20 inches high and 16 inches wide, an untitled oil on cardboard painting of overlapping abstract forms awash in tones of magenta, gold, sage, and dusty blue—colors inspired by the rugged, lush, and coastal landscapes of Oregon.

Located in the aptly named Pioneer Place in Portland, the unsigned painting is the work of the late avant-garde American artist Maude I. Kerns (1876 – 1965), a singular woman whose independent spirit defined her as much as her unorthodox approach to art.

“As the only woman in the Pacific Northwest to be active in the non-objective art movement, we feel very privileged to display her piece here,” said Jessica Curtis, general manager at Pioneer Place. “From the Rick Bartow Sculpture ready to greet guests at SW: Fifth and Taylor, to the William Stafford poetry that flows through the concourse level of the center, the newly acquired Maude Kerns is a welcomed addition to the family of notable artists that can be found at Pioneer Place.”

Raised by parents who migrated to Oregon in 1852—a year marked by illness and death among the estimated 10,000 pioneers who made their way across the Oregon trail—in many ways Kerns followed in their footsteps. “She was fearless,” said Michael Fisher, executive director of the Maude Kerns Art Center in Eugene, Oregon. “Here at the Art Center, we’re primarily a school, and I always like to tell people that Maude was doing some of her best work when she was in her 60s.

She was never afraid to try new things, new mediums, and new techniques.”

After moving to New York City in 1904 to attend Columbia University, where she earned a Bachelor of Science in art education, Kerns established herself in the abstract art scene, exhibiting her modernist landscapes at the Museum of Non-Objective Painting, now known as the Guggenheim Museum.

It was Kerns’ interest in spirituality that first drew her into the non-objective art movement, which focuses on a harmonious arrangement of geometric shapes. “Non-objective art allowed Maude to express her higher ideals by putting the spiritual above the material,” Fisher said. “She often left her work untitled, so people could bring their own experiences to that work and see things that mean something to them.”

The only woman in the Pacific Northwest to become an internationally recognized artist in the non-objective art movement, Kerns was also a visionary educator, serving as the first head of the Art Education Department at the University of Oregon. Well-traveled and never married, Kerns was said to have advised her female students to be “more than baby-making machines” if they wanted to have a career in art.

“She may not have self-identified as a feminist, that but that was certainly part of her legacy,” Fisher said. “She persevered in a male-dominated profession, even when she received less enthusiasm than her male peers.”

Yet Kern’s career was ultimately held back by parental care obligations, keeping her in Oregon instead of New York City, where her work was better received. And even though she taught at the University of Oregon for more than 25 years, she never attained the rank of full professor.

But her artistic legacy lives on in the permanent collections at the Guggenheim Museum, the Seattle Art Museum, The Portland Art Museum, and the Jordan Schnitzer Museum of Art, as well as in numerous private- and corporate-owned collections, including Brookfield Properties. More than 75 pieces of Kern’s artwork—including watercolors, prints, brush paintings, and oil canvases—are on display at the Maude Kerns Art Center, which recently celebrated its 72nd anniversary.

As Fisher gears up for an exhibition that will run in conjunction with the upcoming World Track & Field Championships in Eugene—a celebration of human potential and achievement—he’s reminded of Kern’s pioneering spirit.

“There’s a Teddy Roosevelt quote Maude would often repeat to her students—‘to be afraid of what is different or unfamiliar is to be afraid of life,’” Fisher said. “I think that’s the perfect example of the way she lived her life and how she approached her work. She was a pioneer who was always pushing boundaries and embracing change.”

MAUDE KERNS IN HER STUDIO  
AT THE UNIVERSITY, 1939-40



MAUDE KERNS ART CENTER TODAY



“UNTITLED” ON DISPLAY AT PIONEER PLACE



PHOTO COURTESY OF MAUDE KERNS ART CENTER



# Gucci Comes Home

BY HOLLY MARTINEZ

The fashion empire celebrates 100 years of style with its new archive collection in Florence.

Like candles on a birthday cake, Gucci's new home for its archive collection is a shining celebration. A milestone on the year of the brand's 100th anniversary, the archive—one of the most extensive in fashion history—opened on July 1, 2021, in Gucci's hometown of Florence, Italy.

Led by Gucci Creative Director Alessandro Michele, the new archive successfully preserves the House's glamorous history while also looking ahead to the future of luxury fashion. With an aesthetic that is at once uptown and downtown, masculine and feminine, youthful and mature, it's a dialogue this culturally relevant brand is uniquely poised to shape.

"My task was to bring many objects back home, virtually helping them return to the family, to a place which ostensibly preserves the past, but which is actually a bridge to the contemporary," Michele said. "An ancient building is a living thing, like fashion."

The archive is housed in Palazzo Settimanni, a 15th century building with historical ties to artisans and artists. Acquired by Gucci in 1953, Palazzo Settimanni has been an integral part of the brand ever since, first serving as a factory and later transforming into a workshop and a showroom. Its latest iteration, commissioned and designed by Michele to restore its original Renaissance beauty, proved the perfect place to orchestrate Gucci's archives.

Across Palazzo Settimanni's five floors, a team of local restoration specialists stripped away additions to the structures to reveal vestiges of 19th century decorations, 18th century trompe l'oeil, and late 17th century frescoes, as well as ornamentation from even earlier centuries.

"Palazzo Settimanni, now free of earlier additions, is transformed into a magical place to which I have restored a sense of porousness: You pass through it, air

gets in, you can walk through it as if it were a journey," Michele said. "I'm porous, absorbent, permeable. I have restored to the Palazzo a fairy-tale aura which, for instance, allows the small entrance hall to become a gateway to a dream dimension. I envisaged it as a sort of secret place within the House, an inner sanctum from where one sets out for Gucci's holy lands."

Every part of Gucci's archive, from the restoration itself to the more than 37,000 chosen products on display, was designed with immaculate attention.

Divided into themed rooms, the ground floor of the Gucci archive houses accessories, including small leather goods, timeless luggage pieces, and vintage handbags—like the iconic Bamboo bag designed in 1947 and the Jackie 1961 bag, known for its curved half-moon shape and defining piston hardware.

Upstairs, the mirrored Le Marché des Merveilles room highlights pieces from the brand's jewelry collections over the years—from the bold, gold, 80s-era designs worn by Lady Gaga in House of Gucci to the Victorian-inspired baubles from its current Le Marché des Merveilles line.

In the Serapis room, oversized cases lined with tufted pink velvet showcase Gucci gowns worn at red carpet events by celebrities such as Dakota Johnson, Bjork, Lana Del Rey, and Gucci muse Florence Welch.

The push and pull of design's past and future was intentionally created to make the archive a dynamic space. It is not a historical exhibit—instead, it is a vibrant testimony to the constant, evolving work of the "House of Gucci" and its enduring appeal. From its early days as a jet-set favorite in the 1960s to its overtly sexy era led by Tom Ford in the 1990s, the styles may change over time, but as the archive highlights, they will always remain markedly Gucci.

Eight Gucci stores are located within the Brookfield Properties portfolio, including Iconic Collection destinations Ala Moana Center in Honolulu, HI; Brookfield Place NY in Manhattan; Miami Design District in Miami, FL; Oakbrook Center in Oak Brook, IL; Pioneer Place in Portland, OR; Shops at Merrick Park in Coral Gables, FL; The Shops at The Bravern in Bellevue, WA; and Tysons Galleria in McLean, VA. A new Gucci store is set to open this fall at The Shops at La Cantera in San Antonio, TX.

Gucci at Brookfield Properties' Iconic Collection



ALA MOANA CENTER



OAKBROOK CENTER



THE SHOPS AT LA CANTERA (opening soon)



BROOKFIELD PLACE NY



PIONEER PLACE



MIAMI DESIGN DISTRICT



SHOPS AT MERRICK PARK



THE SHOPS AT THE BRAVERN



TYSONS GALLERIA

"I have restored to the Palazzo a fairy-tale aura which, for instance, allows the small entrance hall to become a gateway to a dream dimension."

—GUCCI CREATIVE DIRECTOR ALESSANDRO MICHELE

THE VAST GUCCI ARCHIVE IS HOUSED IN THE PALAZZO SETTIMANNI IN FLORENCE, ITALY

PHOTOS COURTESY OF GUCCI





THE GUCCI ARCHIVE SERAPIS ROOM





BAGS ON DISPLAY AT THE GUCCI ARCHIVE





THE PALAZZO SETTIMANNI IS ALSO THE HOME FOR GUCCI EDUCATION, THE COMPANY'S EMPLOYEE TRAINING PROGRAM

B

R

A

V

E

The Shops at  
The Bravern

R

N





## Property Spotlight: The Shops at The Bravern

SEATTLE, WA

At The Shops at The Bravern, small shops and luxury retail excel. The Shops are complemented by Microsoft's offices and 450 luxury residences in adjoining towers.

As one of the wealthiest communities in the region, Bellevue—just outside of Seattle—has a thriving technology sector and is frequently ranked as one of the best places to live and own a business in the United States. In the last few decades, Bellevue has transformed from a bedroom community with a small employment base into a business and retail epicenter.

## Artist Spotlight: Michelle Yap

"ONE MINUTE"

Inspired by modern-action painting as well as ink-painting traditions across Asia, Michelle Yap paints heavy and expressive brushstrokes on minimalist backgrounds to yield dynamic paintings. Based on Kuala Lumpur, Malaysia, Yap holds a bachelor's degree in graphic design from Central Saint Martins. She has exhibited her work at the Shanghai International Art Fair and The Other Art Fair in New York and Chicago. Her work is held in galleries, hotels, and private collections around the world, including in the United States, France, United Arab Emirates, and Singapore.

PHOTO COURTESY OF SAATCHI ART



HERMÈS, GUCCI, AND PRADA PHOTOS BY SALINAS HOLCOMB



THE SHOPS AT  
THE BRAVERN

BOTTEGA VENETA

GUCCI



LOUIS VUITTON



OLIVER PEOPLES



PRADA





# Solitary Bees are Having Their Moment in the Sun

LAURIE BROOKINS

Washington-based Rent Mason Bees is on a mission to deliver solitary bees—the latest trend in organic gardening—to farmers and gardeners across the country.



BEES IN ORCHARD

Forget everything you think you know about bees—Thyra McKelvie wants to shatter your misconceptions and take the sting out of any fear, all in the hope that spreading some education will result in a healthier, more abundant planet.

McKelvie oversees the pollination program at the Bothell, Washington-based Rent Mason Bees, located roughly 25 minutes northeast of Seattle. Rent Mason Bees is the only program of its kind in the U.S., connecting home gardeners and large-scale farmers alike with solitary bees, which are lesser known to the mainstream public than honeybees, though they're far friendlier, heartier, and more productive. "Solitary bees pollinate 95 percent of the flowers they land on, while honeybees pollinate only five percent," McKelvie explained. "Three or four mason bees can pollinate 2,000 blossoms each in a day—that's an entire apple tree."

Solitary bees—mason and leafcutter are among the most common varieties—are so named because, unlike honeybees, they don't live together in a hive, nor do they produce wax or that sweet substance made from a flower's nectar. But their mission is just as vital, and perhaps more so, McKelvie said. "We call them super pollinators, and they're critical to food production all over the U.S. Consider that one in every three bites of food you consume was made by a pollinator, and you start to understand the role of solitary bees in our ecosystem."

Mason bees are also quite simply adorable, she added. "The little hairs on which they collect pollen are located on their abdomens, so when they land on a blossom, they sort of belly flop onto it," McKelvie said. "They're really just the sweetest, friendliest little bees. The males don't

have stingers, and they're not protecting a hive or a queen, so you can simply watch them work. The females have a stinger, but it's the tiniest pinch, and for the most part they leave you alone. If you get stung, it's most likely because you stepped on one by mistake."

And make no mistake: solitary bees like masons or leafcutters are enjoying an incredible surge of interest. Between the always increasing demand for farm-to-table dining concepts, the rise of restaurant kitchen gardens, and the explosion of home gardening that sprouted during the COVID-19 pandemic, super pollinators are in high demand. "They've been waiting to have their moment, and I think their moment has finally arrived," McKelvie said.

Whether you're someone who maintains a container garden on a balcony, you're a chef who prefers to harvest his or her own microgreens grown in a greenhouse space, or you're a farmer whose organic products stock restaurants and grocery stores, the presence of solitary bees can only help you. That's why McKelvie's family-owned company created Rent Mason Bees, to make the process virtually effortless. Rather than owning a bee house that requires regular maintenance to ensure that predators and other elements don't cause more harm than good, Rent Mason Bees provides a kit in the spring that allows the renter—also known as "the host"—to hang the provided nesting block, which contains a tube of cocoons, in a south-facing location. The bees soon emerge from their cocoons and embark on their summer duties, which not only include pollination, but also laying eggs to create the next generation.

In the fall, both the house and nesting block are returned to Rent Mason Bees, where employees

extract the new cocoons, heat-treat and wash the nesting blocks to kill pollen mites and other predators, and finally place the cocoons in cold storage for their winter hibernation. "We want to make it as easy as possible, but by doing so, we're also ensuring the next generation of solitary bees has the best chance for success," McKelvie said.

No garden or farm is too big or small to participate. McKelvie lives on Bainbridge Island, just west of Seattle in Puget Sound, and says the company has donated more than 60,000 bees to the island farmers that supply food to local restaurants. "We also work with Select Harvest U.S.A., one of the world's largest almond manufacturers; they use our mason bees to pollinate," McKelvie noted of the Turlock, California-based grower. "Almonds, apples, blueberries, pears, cherries—that's just the start of where you'll find our bees." A program also has been rolled out to cater to the growing number of schools that maintain gardens, McKelvie added. "We've created workbooks and worksheets, and we love the idea that we're creating a generation of backyard scientists who care about bees."

Ultimately Rent Mason Bees participants aren't only ensuring healthy pollination for their individual gardens or crops, they're also directly involved in enriching the overall environment. And chances are good they're also spreading the word about the power of solitary bees. "We consider our hosts not only essential to the process, they're also our advocates," McKelvie asserted. "Everybody can have a voice and teach others; in any campaign, any movement, the success comes when voices get louder." But there's one statement that resonates above all others, she said—"Our bees make your food."

Solitary bees are so named because, unlike honeybees, they don't live together in a hive, nor do they produce wax or that sweet substance made from a flower's nectar. But their mission is just as vital.



PHOTOS COURTESY OF RENT MASON BEES



# Amuse-Bouche

BY MICHAEL MCCARTHY

More than 40 years after launching The Inn at Little Washington, celebrated chef and master of epicurean delights Patrick O’Connell opens Patty O’s Cafe & Bakery.

To Patrick O’Connell, details are oxygen to a seriously good time, saving us from life’s banalities. And so, it shouldn’t surprise anyone who has frequented The Inn at Little Washington—O’Connell’s hospitality and culinary shrine in a small Shenandoah Valley village 90 minutes from D.C.—that his newest restaurant is special.

Patty O’s Cafe & Bakery isn’t grandiose, but its vision is just as outsize as the mother ship: The Inn at Little Washington. Call it gourmet comfort food in the Virginia hills, with an elevated bakery that wouldn’t feel out of place on Rue Jean-Pierre Timbaud in Paris.

O’Connell’s success over the years—he’s won a James Beard Lifetime Achievement Award, after all—has always stemmed from surprising his patrons. This is certainly true at Patty O’s, where there’s a stark contrast between the design of the country cafe and big city bakery. Architecturally, it’s a visual coup, as a hallway leads from one space to another (the cafe also has a separate street entrance). Cafe guests take in a bright exterior framed by exquisite landscaping, white painted brick, and a soft teal awning; outdoor seating invites leisurely meals on warmer days. Once inside the cafe, patrons see a barn-dance mural by William Woodward and dining spots include the bar or cozy tables adjacent to a hearth. And yes, the restaurant takes reservations, which, once word spreads, will be coveted.

Inspiration for Patty O’s, which is located across the street from The Inn at Little Washington and was once

a gas station (inconceivable, to see it now), comes from O’Connell’s many trips to France. The vision came together at the hands of French designer Pierre-Yves Rochon, who’s renowned for integrating iconic European hotels into their locations. “A cafe can become the living room of a small town. A passerby should be able to stop in for a drink or coffee anytime during the day and expect a fine meal at lunch and dinner,” O’Connell explains.

When O’Connell cut the cafe’s ribbon on a rainy evening in the fall of 2021, he told the assembled crowd that he wanted an unfussy place to eat with a menu of simple American classics reminiscent of his childhood. Chef Devin Bozkaya oversees the cafe’s kitchen, which offers lunch and dinner. Early dishes to adore include onion soup gratinée with perfumed Calvados; half-roasted chicken with Grand Marnier-glazed carrots and pureed potatoes; pan-roasted citrus lobster; and an Ovoka Farm half-pound burger with tomato jam, crispy onions, and comté cheese.

Christian Capo, who has been with The Inn at Little Washington for two years and previously worked at Michelin-starred Fiola and New York’s Dominique Ansel Kitchen and Bakery, leads the charge in the bakery at Patty O’s. The dreamy space produces freshly baked breads, croissants, and O’Connell’s famous granola, among other confections. Guests may order takeout, of course, but the best bet is to linger inside—sipping single-origin coffee or a custom-blended tea—and enjoy the little mercies offered by O’Connell and his team. It’s a culinary trip worth taking every time.



TOP:  
MEDALLIONS OF  
CHILLED LOBSTER WITH  
IMPERIAL OSETRA  
CAVIAR ON A RAFT OF  
GARDEN TOMATO WITH  
HORSERADISH CREAM

BOTTOM:  
CHEF PATRICK  
O’CONNELL



“A cafe can become the living room of a small town. A passerby should be able to stop in for a drink or coffee anytime during the day and expect a fine meal at lunch and dinner.”

—PATRICK O’CONNELL



CLOCKWISE FROM TOP:  
A BEAUTIFULLY APPOINTED ROOM AT THE  
INN AT LITTLE WASHINGTON  
“APPARENTLY A PEAR” TROMPE L’OEIL  
SCULPTED FROM CHEESECAKE AT THE INN  
AT LITTLE WASHINGTON  
PATTY O’S CAFE

PHOTOS COURTESY OF PATTY O’S CAFE AND THE INN AT LITTLE WASHINGTON





Thinking Outside  
the Blue Box

HOLLY MARTINEZ

LVMH is redefining the Tiffany & Co.  
brand for a new generation.

BEYONCÉ AND JAY-Z FOR THE TIFFANY & CO. "ABOUT LOVE"  
CAMPAIGN, PHOTOGRAPHED BY MASON POOLE





BEYONCÉ AND JAY-Z FOR THE TIFFANY & CO. "ABOUT LOVE" CAMPAIGN, PHOTOGRAPHED BY MASON POOLE

As LVMH looks to modernize and glamorize Tiffany & Co. for a new luxury buyer, the brand's place in American culture—from the Tiffany setting symbolizing everlasting love to the iconic blue box holding the promise of a special gift—will remain one of its greatest assets.

New York jeweler Tiffany & Co. entered a new era in 2021 when LVMH Moët Hennessy Louis Vuitton acquired the jewelry brand for \$15.8 billion. With a plan to bring more bling to the brand for a new global generation of luxury consumers, LVMH is hoping to preserve Tiffany & Co.'s unique legacy in American culture at the same time. After collecting some of LVMH's top talent, including Anthony Ledruas, Tiffany & Co.'s new CEO, and Alexandre Arnault—the 28-year-old son of LVMH's owner—as the new executive VP of product and communications, Tiffany & Co. looked outside the jewelry space to hire its first major artistic leader. Former Revlon senior vice president and creative director Ruba Abu-Nimah will drive the brand's creative vision as its new executive creative director.

For the expansion and decorative makeover of the 72-year-old Fifth Avenue flagship store—famously featured in the movie "Breakfast at Tiffany's"—LVMH turned to Peter Marino, the New York architect behind 17 Barneys New York department stores and 12 CHANEL boutiques, as well as flagship stores for Dior, Louis Vuitton, CELINE, and Guerlain, among others.

Honoring a brand's heritage while propelling it forward is a challenge many high-end houses grapple with—and the Tiffany & Co. rebrand will likely serve as a case study for other LVMH brands.

Showcasing this classic-meets-modern approach, Tiffany & Co.'s viral "About Love" campaign tapped Beyoncé and JAY-Z to sing a reimagined version of the Henry Mancini song "Moon River," originally performed by Audrey Hepburn in the

film "Breakfast at Tiffany's." Honoring the brand's heritage, Beyoncé wears an assortment of diamonds, including the classic Tiffany Diamond, while JAY-Z wears Jean Schlumberger's legendary Bird on a Rock brooch that Tiffany & Co. artisans redesigned as a pair of cufflinks.

Under LVMH, Tiffany & Co. is focusing on higher-end collections and precious metals and stones, which in many ways is a nod to its roots. It was founded in 1837 by jeweler Charles Lewis Tiffany and rose to prominence during America's Gilded Age. In 1887, Charles Tiffany made headlines by buying one third of the French Crown Jewels. But Tiffany & Co. didn't just shine a spotlight on existing gemstones. In the early 20th century, they introduced both the purplish-pink kunzite and the pinkish-orange gemstone morganite.

The "World's Fair Necklace," unveiled last year in Dubai, pays homage to the Tiffany & Co. necklace that was made for the World's Fair in 1939, which symbolized new beginnings and a sense of hope for brighter days ahead. This reimagined piece features 180 carats of diamonds set in platinum, with an 80-carat D color flawless diamond centerpiece. While Tiffany & Co. has not yet put a price on the necklace, industry experts estimate its value at between \$20 million and \$30 million.

But as LVMH looks to modernize and glamorize Tiffany & Co. for a new luxury buyer, the brand's place in American culture—from the Tiffany setting symbolizing everlasting love to the iconic blue box holding the promise of a special gift—will remain one of its greatest assets.

AUDREY HEPBURN AS HOLLY GOLIGHTLY IN THE FILM "BREAKFAST AT TIFFANY'S," PHOTO COURTESY OF PARAMOUNT PICTURES/GETTY IMAGES



Tiffany & Co. at Brookfield Properties' Iconic Collection



ALA MOANA CENTER



MIAMI DESIGN DISTRICT



OAKBROOK CENTER



PIONEER PLACE



SHOPS AT MERRICK PARK



THE SHOPS AT LA CANTERA



SCAN HERE FOR EXCLUSIVE VIDEO CONTENT

PHOTOS COURTESY OF TIFFANY & CO.



LEFT TO RIGHT:

TIFFANY KNOT BANGLES

TIFFANY KNOT DOUBLE ROW NECKLACE IN YELLOW GOLD WITH DIAMONDS

TIFFANY KNOT EARRINGS

The Shops at La Cantera





# Property Spotlight: The Shops at La Cantera

SAN ANTONIO, TX

The Shops at La Cantera boasts a unique open-air environment featuring specialty retailers, signature restaurants, and boutique-style office spaces. The center offers shoppers a spectacular streetscape with naturally landscaped garden courtyards, shaded pathways, and meandering water features.

With its award-winning design, commitment to partnering with market-exclusive retailers and restaurants, and ongoing mission to showcase local artists, The Shops at La Cantera is a truly iconic San Antonio destination.

# Artist Spotlight: Orest Dubay

"CALM HOPE 3"

The paintings by prominent Slovak artist Orest Dubay do not leave anyone cold. They are especially admired by cultured painting lovers, those who like the soft and gradual passage of one color to the second—a varied game of light, colors, and the harmony of shapes. From his paintings, he immediately senses how lovingly and sensitively he is painting and inserts all of his soul into them. Works by Orest Dubay are among the top paintings of contemporary, modern abstract, and op-art.

PHOTO COURTESY OF SAATCHI ART



THE SHOPS AT  
LA CANTERA



BOSS  
HUGO BOSS

CH

CAROLINA HERRERA

GUCCI  
(OPENING SOON)

JOHNNY WAS

LOUIS VUITTON

Neiman Marcus

NORDSTROM

Ω  
OMEGA

Perry's  
STEAKHOUSE & GRILLE  
HAVE A WELL-BORN

RH

TED BAKER®  
LONDON

TIFFANY & CO.



TORY BURCH

WHISKEY  
CAKE BOUTIQUE  
BOUTIQUE





# Farm-to-Fork, Garden-to-Glass

LAURIE BROOKINS

Delivering an elevated dining experience rooted in local sourcing and sustainability is Whiskey Cake Kitchen & Bar's recipe for success.

When you dine at Whiskey Cake Kitchen & Bar in San Antonio, you may not initially realize that the goat cheese used for its popular fondue is sourced from The Dapper Goat, a dairy roughly 90 minutes northeast of the restaurant's location at The Shops at La Cantera. Likewise, the honey in its signature Wabbit Smash cocktail is produced just 20 minutes down the road. But the Whiskey Cake team is all too happy to convey that behind-the-scenes information.

"We love offering the background that's true of so many of the items on our menu, and increasingly we see that guests are not only excited about it, but they're also looking for it," said Casey Covington, assistant general manager and spokesperson for Whiskey Cake at The Shops at La Cantera. "Our philosophy has always been rooted in local sourcing and sustainability, as well as programs that deepen our roots in the community. Sharing those details are part of the experience here."

At a time when consumers are increasingly looking for elevated dining experiences that embrace sustainability, Whiskey Cake—named after its signature sticky toffee cake with bourbon anglaise, spiced pecans, and house-made vanilla whipped cream—takes it a few steps further. In addition to providing a detailed list of the local resources used on its website, Whiskey Cake's buying strategy focuses on "local first" in almost every dish. From salad greens to olive oil and Whiskey Cake's private-label coffee, developing relationships with farmers and other vendors in the community isn't just a good story to tell, it's also been key to their success, Covington said. "Some of the owner-operators of the nearby farms hand-deliver their products to us, and that's always a pretty great feeling, because it's such a clear example of how these relationships benefit us both," he added.

Another local Texas farmer, the Celina-based A Bar N Ranch, provides Whiskey Cake with the Wagyu beef used in its chili, among the restaurant's most sought-after dishes. "It's an extra-flavorful beef that we also use in our pastrami," Covington noted. "We also do a great charcuterie board that includes sausage from a fantastic local sausage maker. You know, I've lived in San Antonio for 17 years, and before I started working here five years ago, I had no idea things like olive oil or sausage were made right down the road."

That eye on local sourcing doesn't stop with the menu. The aprons worn by servers are produced by an employee who's also an expert seamstress, and coffee mugs and other dishes are purchased from local second-hand and antique shops. "About 30 percent of all of my china is second-hand," Covington said. "Many restaurants pay for custom-designed dishes, but we'd rather buy something that already exists in the world. Guests get a big kick out of it, and sometimes you hear, 'My grandmother had dishes just like this!'"

Second-hand furniture—"pieces that have character and a little bit of history," Covington elaborated—likewise populates the six lounge areas throughout Whiskey Cake. But, if you're considering how thoroughly the restaurant chain incorporates its sustainability practices, look no further than their hand-cut cardboard coasters, sourced from the liquor boxes that arrive by the truckload on a regular basis. "We have a branding iron with our logo, and with that we're able to convert those boxes to create our own homemade coasters. Just consider how much paper we're not buying as a result, and how much money we're saving by not purchasing that one item," Covington added.

For Whiskey Cake team members, communicating those messages is accompanied by an education process that includes tours of local farms. "When we're able, we plan great outings for our staff to visit local farms and distilleries, where they can experience how a goat cheese is made or enjoy a whiskey tasting," Covington said. "We want our team members to share those stories, and it's easy to make those opportunities both fun and educational. Once they've held a baby goat and watched a farmer make the cheese, they can't wait to tell guests about it."

What's next for Whiskey Cake at The Shops at La Cantera? They're launching a partnership with San Antonio's Gardopia Gardens, a non-profit group that oversees a community garden. Gardopia will not only assist with the restaurant's own kitchen garden, they'll also sell herbs and vegetables from their own crops to the restaurant. The yield isn't enough to supply Whiskey Cake's regular menu, but that challenge sparked an idea. "Once a month we'll let our chefs go nuts and create a five-course tasting menu, paired with specialty cocktails by our bartenders," Covington explained. "We'll sell tickets, our chefs and bartenders get to stretch their creative wings, guests will experience a truly unique evening, and best of all, a community garden benefits. Everybody wins."



SCAN HERE FOR EXCLUSIVE VIDEO CONTENT

WHISKEY CAKE KITCHEN & BAR • THE SHOPS AT LA CANTERA • 15900 LA CANTERA PKWY SUITE 21200 • SAN ANTONIO, TX



RYES N SHINE



TURKEY BURGER



WHISKEY CAKE

PHOTOS COURTESY OF WHISKEY CAKE





“You are working with different elements, and you compose them into a unified entity with different, disparate bits, so, it’s a combination of the ingredients to create the sensation. And that, to me, is an art.”

— CULTUS ARTEM FOUNDER HOLLY TUPPER



SCAN HERE  
FOR EXCLUSIVE  
VIDEO CONTENT



## How This Cult Beauty Brand Stays True to its Artisanal Roots

HOLLY MARTINEZ

San Antonio atelier Cultus Artem elevates handcrafted, small-batch fragrance and skincare to a fine art.

There is nothing more intimate than the scents we wear on our skin—and the same can be said of crafting these products for a select few. “The sensuality of that experience to me is the art form,” explained Cultus Artem founder Holly Tupper, whose passion for her craft is deeply personal and drives her dedication to oversee every stage of her in-house production.

The philosophy behind the brand can be summed up by its name: “Cultus” is Latin for the practice of adornment and “Artem”—the root word for art—is the conscious arrangement of elements to affect the senses and emotions. “I wanted to create a name that really spoke to the complete essence of what I am about, why I am doing what I do, and how I am doing it,” said Tupper, who has over 30 years of global experience in the art, skincare, and fragrance industries.

Launched in 2015, the aptly named beauty brand is now carried by major retail partners like Bergdorf Goodman, Neiman Marcus, Beautyhabit, and Tokyo’s Ron Herman, but Tupper is keeping the artisanal aspect of her business front and center. All Cultus Artem products, including skincare, fragrance, and jewelry, are made by hand in small batches in a historic San Antonio atelier that’s also home to unique artifacts like a 19th century copper bathtub.

Focusing on all-natural, clean ingredients that stimulate all five senses, Cultus Artem merges old-world methods with modern approaches. “I use natural ingredients,” Tupper said. “I don’t use synthetic scent molecules.” The forward-thinking founder emphasizes that mindful sourcing must extend beyond the dining table. “I think we are what we eat,” she says. “What we put on our skin is also important.”

From touch to scent to everything in between, Cultus Artem products are crafted to be savored. Blending creativity with science-backed formulas to create botanically derived, cruelty-free, vegan products, Tupper’s collections are, at their core, works of art.

Tupper, who studied the science of fragrance in France and Thailand, sees similarities between fragrance-making and sculpting. “You are working with different elements, and you compose them into a unified entity with different, disparate bits,” she explained. “So, it’s a combination of the ingredients to create the sensation. And that, to me, is an art.”

Just like any great artist, Tupper is diligent about every step of the process. Items are made to order and every step—from a product’s inception to manufacturing and packing for shipping—takes place in-house at the atelier.

This gives Tupper the ability to shape the Cultus Artem experience from beginning to end, as well as focus on waste mitigation. For example, Cultus Artem product boxes are made to be reused, the skin care and fragrance bottles are made of glass, and the brand uses one pump atomizer for all skincare pumps, which cuts down on plastic consumption.

As the brand expands, Tupper continues to come up with ways to elevate the products. Later this year, Cultus Artem will launch a refill program for its skincare products, as well as offer them in travel-size options. Tupper also has an incense line in the works, collaborating with other artists to create the vessels. No matter what is to come, fans of Cultus Artem can expect Tupper to stay true to what her brand has always represented.

“The products really stand up to what they say they are,” she said. “They really are natural. They really have a low footprint. They are exquisite smelling and they really do feel amazing. We are creating something of great elegance.”



THIS PAGE: CULTUS ARTEM SKINCARE

OPPOSITE PAGE TOP: CULTUS ARTEM FOUNDER HOLLY TUPPER SAMPLES SCENTS

OPPOSITE PAGE BOTTOM: 19TH CENTURY COPPER BATHTUB IN THE BRAND’S HISTORIC SAN ANTONIO ATELIER

PHOTOS COURTESY OF CULTUS ARTEM



# The Power of Three: A Tribute

BY LAURIE BROOKINS

In just a few short months between November 2021 and January 2022, the fashion industry was rocked by the loss of three influential figures: Louis Vuitton menswear artistic director Virgil Abloh, legendary fashion editor André Leon Talley, and iconic designer Thierry Mugler. Here we explore their legacies.

## VIRGIL ABLOH

"I'm always trying to prove to my 17-year-old self that I can do creative things I thought weren't possible," Virgil Abloh said in a 2017 interview with W Magazine. Little did he know that in less than a year, he would be the artistic director of menswear for one of the world's most celebrated labels.

Abloh was 37 years old when he was named the creative head of menswear for Louis Vuitton, an ascension that was notable because he was the first Black man to hold the title. But the exceptional talent he already exhibited working for Kanye West—both individually as the rapper's creative director and in a collaborative internship at Fendi—and in his highly sought-after Off-White label made the high-wattage appointment seem almost inevitable.

Abloh's quote is even more poignant when you consider how brief his tenure was at Louis Vuitton, and the visionary designs he created within that time frame. In November 2021, Abloh died after a two-year battle with a rare form of cancer, only three years and eight months after he assumed the helm of the French house's menswear collections. "I'm not really into style," he told Billboard magazine in 2016. "I'm more into confidence or having something to say."

It's undeniable, though, that with his Off-White and Louis Vuitton collections, Abloh was creating looks that weren't just artful and forward-thinking, but also highly stylish. His adept hand in creating fashion that felt both wholly modern and audacious made Abloh highly popular with celebrities and athletes alike, an impressive list that included everyone from Rihanna and Pharrell Williams to LeBron James, Timothée Chalamet, Kaia Gerber, Beyoncé, Hailey and Justin Bieber, and Lenny Kravitz.

At a showing of his final spring menswear collection during Art Basel Miami Beach in December, Louis Vuitton chairman and CEO Michael Burke summed up the designer's impact on both fashion and the cultural landscape. "He used the platform he had to break boundaries and to open doors, to shed light on his creative passions—art, design, music and, of course, fashion—so that everybody could see inside, not only to dream of being part of that world, but to also find ways to make that dream a reality," Burke said. "Virgil showed them the way."

## ANDRÉ LEON TALLEY

"Wearing clothes should be a personal narrative of emotion," André Leon Talley said in 2012 while he was preparing a fashion exhibition at the Savannah College of Art and Design, where he served on the board of trustees. "I always respond to fashion in an emotional way."

You only had to watch the revered fashion editor in the front row of a runway show to understand that he was driven by emotion when he witnessed something beautiful. Some editors appear to view a new collection with a passivity that may resemble disinterest, but never Talley. He clapped, he gestured, he smiled and made clear that he could feel transported by exceptional design.

Following Talley's passing in January 2022 from a heart attack complicated by COVID-19, designers, editors, and celebrities roundly agreed that his larger-than-life presence will be greatly missed. On Instagram, Michael Kors called Talley "a remarkable human being full of strength, style, smarts, and humor," while Tracee Ellis Ross called him "grand and glamorous, complex and marvelous."

Talley was once the wunderkind who kicked off his New York fashion career with an unpaid internship for Diana Vreeland after the legendary editor had departed Vogue and was serving as a consultant at the Metropolitan Museum of Art. Soon after, she introduced Talley to Andy Warhol, who offered him a job working for Interview magazine at his iconic Factory.

"Mrs. Vreeland and Andy made me feel important," Talley said during an interview for his second memoir, "The Chiffon Trenches: A Memoir," released in 2020. "People drank at the fountain of Vreeland. They drank in her words, her quotes, her very being. It gave me joy to watch her talk and be enthusiastic about a dress. I learned so much from her."

Stints at Women's Wear Daily, W, Ebony, and other publications ultimately led Talley to Vogue, where he first worked as fashion news director before becoming the magazine's first Black male creative director, a position he held from 1988 to 1995. While there, he championed the use of more Black models in magazines and on fashion-show runways and in 2008, he styled Michelle Obama for her first Vogue cover and introduced the soon-to-be First Lady to designer



Jason Wu, who would soon create several designs for her, including an inaugural gown.

At six-foot-six, Talley was hard to miss, and over the years his legendary style and dress often featured colorful custom capes and dramatic caftans.

By the time he released "The Chiffon Trenches: A Memoir," it was clear Talley was content to consider his own history. "The title is a wonderful metaphor for my life, because fashion is indeed a battle in the trenches, traveling to fashion shows four times a year and living in Paris for nine years of my life," he said during that book's tour. "And it's also about battles won and lost. But I liked the idea of 'chiffon' because it's a fabric that floats along but is also very strong, though it must be treated with great delicacy. You can't put a hot iron on chiffon; you must handle it with great care."

## THIERRY MUGLER

"I want my models to be bigger, stronger, and taller than common mortals. I need superwomen and supermen," French-born designer Thierry Mugler said at the height of his popularity in the 1980s. Viewing fashion as a sort of armor, Mugler's exaggerated silhouettes and inverse triangular couture structures helped define '80s power dressing.

One of the first designers to use celebrities as models, singer Grace Jones was among his original muses, Diana Ross walked in his spring/summer 1991 show, and in 2009, Mugler designed 58 costumes for Beyoncé's I Am... world tour. "The first time I saw her, I said, 'This girl has grace,'" Mugler said at the time. "She's a real star, like they used to be. And she's thoroughly honest about it, and she's enjoying every minute of it."

Cardi B likewise was a fan, garnering headlines when she wore Mugler's vintage "Venus" gown to the 2019 Grammys. In an Instagram post following Mugler's death in January 2022 at the age of 73, the rapper and songwriter noted that "he was one of the first designers to take a major chance on me ... [he was] a true inspiration for all of us."

Why were such powerful women drawn to Mugler's work? Perhaps it was because his theatrical fashion presentations portrayed women as nothing less than warriors in his architectural designs.

Mugler took a rather circuitous route to fashion, training as a ballet dancer in his early years before discovering both the skills and a style aesthetic that resonated within him, all rooted in the masculine-meets-feminine tailoring that stars like Joan Crawford and Lana Turner popularized in the 1940s. "I started inventing all these cuts—the body-conscious cut, where all the seams would follow the body," he said in 2009. "It was constraining. But it would make you look good."

Even as Mugler found himself more inspired by beauty than fashion in his later years—his perfume Angel, introduced in 1992, remains one of today's most popular fragrances—Hollywood and the music industry were only too eager to embrace his design talent. Demi Moore wore a black Mugler dress in 1993's "Indecent Proposal," a look that became widely copied after the film's release, while the year before, he collaborated with George Michael on the video for the singer's "Too Funky" single.

The send-up of what goes on both behind the scenes and on the runway of a fashion show not only showcased some of Mugler's most iconic designs—including the motorcycle bustier from his 1992 collection, which now resides in the Metropolitan Museum of Art— but the four-minute film also continues to rank high on the list of the 20th century's most celebrated videos. In 2016, celebrity hairstylist Danilo called the resulting visuals "a fashion show on steroids, Moulin Rouge meets Vegas meets this level of chic sophistication ... it was an amazing event. Those were the days. We were a family. We were the Muglers."

When asked about his legacy, Mugler eschewed thoughts of dressing superstars or producing the most sought-after fashion shows of the 1980s and early '90s. Instead, he said simply, "I have always tried to sublimate the body and to make people dream."



Opposite page: Virgil Abloh, photo courtesy of BFA

This page top: André Leon Talley at Tom Ford, photo courtesy of Billy Farrell/BFA

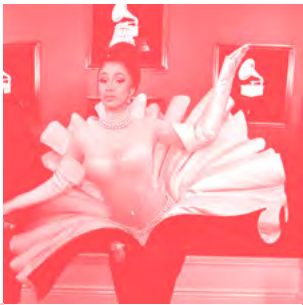
This page bottom: Thierry Mugler at his exhibition "Couturissime" at the Montreal Museum of Fine Arts, photo courtesy of Getty Images



# Through the Years: A Legacy of Three Fashion Icons



**ANNA WINTOUR** and André Leon Talley in the front row at the CHANEL Paris fashion show, 2007. Photo by Michel Dufour/WireImage.



**CARDI B** at the Annual GRAMMY Awards in 2019 in a dress designed by Thierry Mugler. Photo by Jon Kopaloff.



**ANDRÉ LEON TALLEY** and Kristen McMenamy during fashion week in New York, mid 1990s. Photo by Catherine McGann/Getty Images



**LV TRAINER ANKLE SNEAKERS** by Louis Vuitton X Virgil Abloh, at Quai De La Megisserie in 2021. Photo by Edward Berthelot.



**LADY GAGA** at the Interscope, Geffen, and A&M Records Official American Music Awards After Party in 2008 in a dress designed by Thierry Mugler. Photo by Chelsea Lauren/WireImage.



**VIRGIL ABLOH** at the 2021 Met Gala. Photo by John Shearer/WireImage.



**VUITTON PETITE MALLE BAGS** by Louis Vuitton X Virgil Abloh, at Quai De La Megisserie in 2021. Photo by Edward Berthelot.



**THIERRY MUGLER** with Andy Warhol in 1986. Photo by Patrick McMullan.

PHOTOS COURTESY OF GETTY IMAGES

# Rising Stars: Three New Forces on the Fashion Stage



**EDWARD ENNINFUL**

The editor-in-chief of British Vogue paid tribute to Talley in an Instagram post following the icon's death: "Without you, there would be no me," he said. "Thank you for paving the way." Born in Ghana, Enninful assumed the top job at Britain's most powerful fashion magazine in 2017. Ever since, he's won raves for his dedication to messages of female empowerment—often through the women on his covers—a stellar list that has included everyone from Oprah Winfrey and Rihanna to Stella Tennant and Adwoa Aboah.



**AURORA JAMES**

The Brooklyn based creative director of accessories collection Brother Vellies not only creates luxury pieces that celebrate a cultural heritage, she also has her eye on leveling the playing field in the industry. In 2020, James founded the Fifteen Percent Pledge, a non-profit organization that encourages retailers to devote 15 percent of their selling space to Black designers. The number equals the estimated population of Black Americans in the U.S.

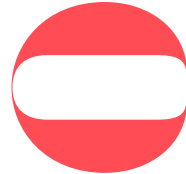


**CHRISTOPHER JOHN ROGERS**

Also based in Brooklyn, Rogers founded his eponymous label in 2016, and in less than six years he has vaulted into the stratosphere of the world's most high-wattage designers. His love of bold colors has attracted a fan base that includes Zendaya, Lady Gaga, Michelle Obama, and Vice President Kamala Harris, who wore his purple coat and dress for the 2021 inauguration. In 2021, Rogers achieved the industry's top prize when the Council of Fashion Designers of America named him American Womenswear Designer of the Year at its annual CFDA Awards.

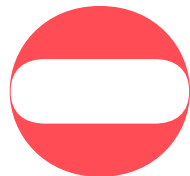
PHOTOS COURTESY OF BFA





Our Iconic Collection properties exemplify the cutting-edge approach we're taking to reimagine the shopper experience through innovation, strategic thinking, community partnerships, advanced sustainability initiatives, and unparalleled activations. These destinations are alive with an energy that engages our guests and creates truly unique experiences.

We have transformed our centers into destinations for the next generation of consumers. Our gathering places are paradigms of modern luxury and accessibility—providing visitors with high-profile retailers and eclectic culinary and cultural concepts in inspiring settings.



ALA MOANA  
CENTER



GRAND CANAL  
SHOPPES



TYSONS  
GALLERIA



MIAMI DESIGN  
DISTRICT



THE SHOPS AT  
THE BRAVERN



OAKBROOK  
CENTER



THE SHOPS AT  
LA CANTERA



PIONEER  
PLACE



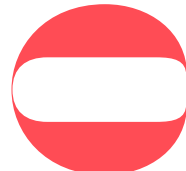
SHOPS AT  
MERRICK PARK



BROOKFIELD  
PLACE NY



CROWN  
BUILDING





# ICONIC *collection*

ALA MOANA CENTER

GRAND CANAL SHOPPES

TYSONS GALLERIA

MIAMI DESIGN DISTRICT

THE SHOPS AT THE BRAVERN

OAKBROOK CENTER

THE SHOPS AT LA CANTERA

PIONEER PLACE

SHOPS AT MERRICK PARK

BROOKFIELD PLACE NY

CROWN BUILDING

A BROOKFIELD PROPERTIES PUBLICATION  
ICONICCOLLECTION.COM

**Brookfield**  
Properties