

COASTAL LIVING

THE
MAGAZINE
FOR PEOPLE
WHO LOVE
THE COAST

our 2002

idea house
at habersham



sea island Cottage

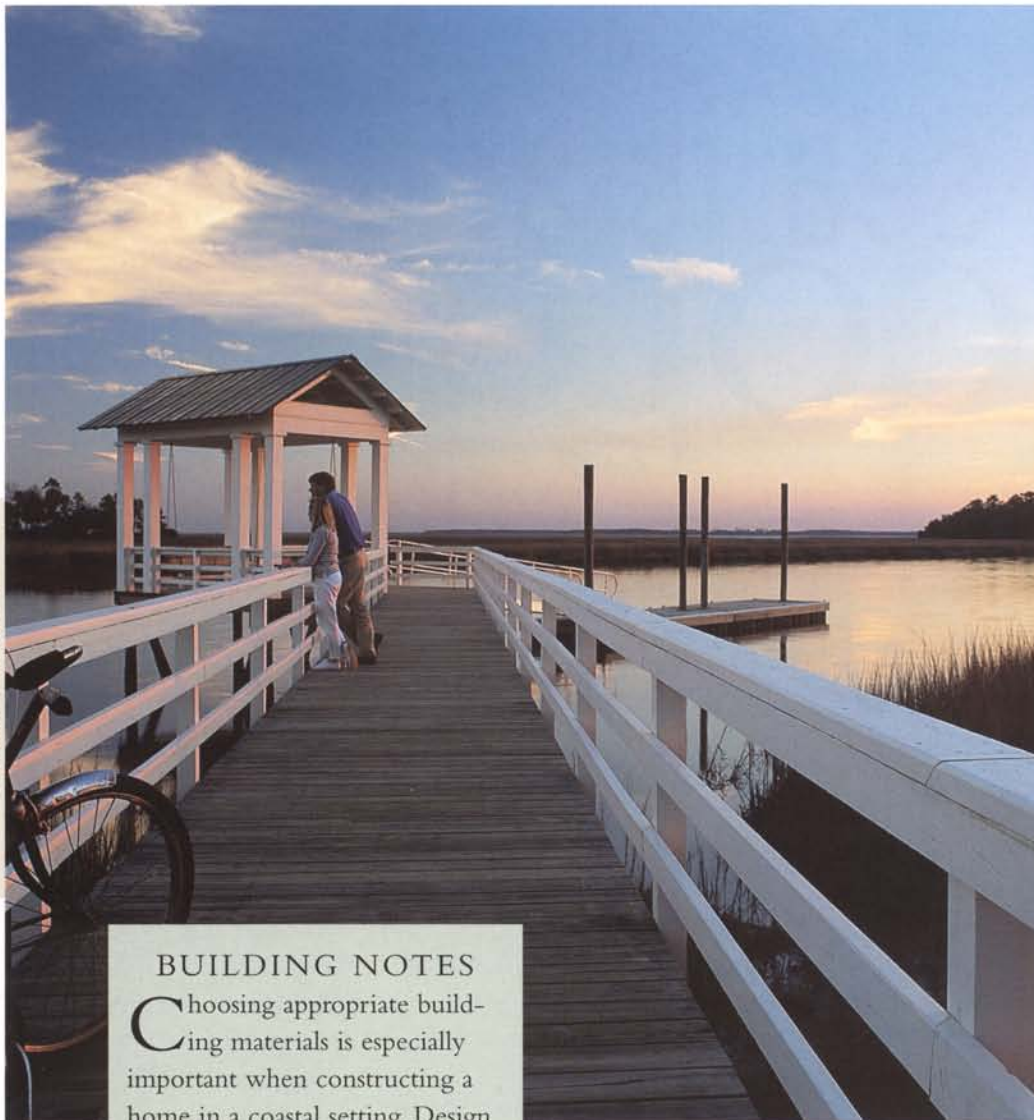
Step inside our Sea Island Cottage in Habersham, South Carolina, where classic design and modern amenities combine for elegant yet relaxed family living. Our design team offers building, architectural, and decorating ideas appropriate for today's construction on any coast.

South Carolina reveres its coastal tidal rivers, its history, and its architecture. Homes that respond to the Lowcountry's distinctive climate and landscape have long been passed from one generation to the next. With this in mind, Jim Strickland, Dave Bryant, and Aaron Daily of Historical Concepts designed this house to be a family legacy.

Traditionally, houses in this region were set on piers and featured deep porches to capture breezes. From first glimpse, our Sea Island Cottage possesses a reassuringly familiar stance with its wraparound porch, refined proportions, simple carpenter-detailed pillars and railing, and standing-seam metal roof. Inside and out, this gracious home reflects inventiveness within a framework of historical design.



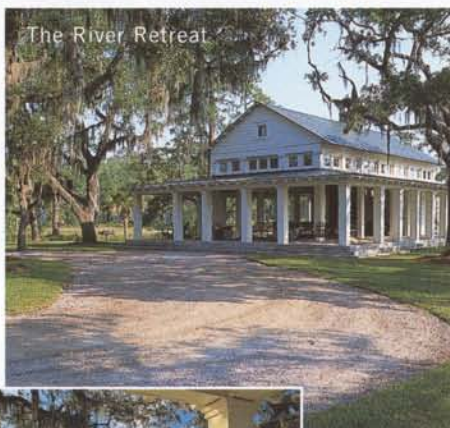
The symmetrical front elevation instills formality, while wide steps graciously beckon visitors to the front porch and entrance. Simple square pillars lend the porches an air of permanence. Three large corner porches anchor the deep wraparound veranda.



BUILDING NOTES

Choosing appropriate building materials is especially important when constructing a home in a coastal setting. Design codes at Habersham encourage materials and finishes that withstand the salt marsh environment. This version of the Sea Island Cottage is no exception—it will look good for years to come with minimal maintenance.

“There are many new synthetic materials that are much more resistant to decay, pests, and the elements of nature,” says developer Robert Turner of Habersham Land Company, Inc. “In recent years, these synthetic materials have been refined with historically accurate proportion and scale to fit traditional design.”



Habersham is blessed with a lush Lowcountry landscape defined by tidal creeks, forests filled with pecan trees, and mature live oaks dripping with Spanish moss. Just outside of Beaufort and less than an hour from Hilton Head Island, the 283-acre community faces Habersham Creek and the Broad River.

Designed by Duany Plater-Zyberk & Co. architects and modeled after small Southern towns of the last half of the 19th century, Habersham features a gently curving grid of tree-lined streets, a plan that is deliberately less urban than many of the group’s other neighborhood developments. Numerous parks and walking paths along the marsh respect the natural landscape.

“People go to Charleston to experience a city and to Hilton Head for a resort,” says developer Robert Turner. “They come to Beaufort for a real home town.”

Habersham developers worked with great conscience to preserve the natural environment yet meet the needs of homeowners. A community dock (top) provides access to the Habersham Creek and the Broad River beyond. A riverside meeting house (middle) and a pool are designed with neighborhood gatherings in mind. For more information, see the Web site habershamsc.com.

The floor plan of our two-story Sea Island Cottage combines time-tested elements of good design with the best aspects of a contemporary, open plan. Historically accurate architectural details—such as exposed beams, archways, and generous framed doorways that enhance flow—define the home's rooms. The foyer, living room, and dining room are arranged as sequential spaces in one large area—a grand gesture that affords an engaging openness. French doors connect to the wide porches, allowing the house to live much larger than its actual square footage.

THE HOUSE PLAN: Working drawings may be ordered by calling 800/755-1122. Costs: single set \$545; five sets \$645; eight sets \$735; reproducible sets \$1,100. Postage, handling, and applicable taxes will apply.

A REMINDER: Site conditions vary by location, so we recommend consulting a local architect and/or engineer before starting construction. Plans do not include fully engineered framing plans, heating and plumbing plans, or material quantity lists.

*All plans are copyrighted.

3 BEDROOMS, 4 BATHS
HEATED AREA:

2,738 square feet

FIRST FLOOR:

1,584 square feet

SECOND FLOOR:

1,154 square feet

PORCHES:

1,097 square feet

TOTAL SQUARE FEET,

INCLUDING PORCHES:

3,835

CEILING HEIGHT:

10 feet first floor,

9 feet second floor

TOTAL HEIGHT:

Approximately 32 feet

WIDTH:

65 feet

DEPTH:

44 feet

FOUNDATION:

Crawlspace



Accessories	
Seasons South	843-785-6280
The Picket Fence	843-522-2791
Alarm Systems	
InterLogix	800-777-1415
Artwork	
Bay Street Gallery	843-522-9210
Audio System	
Genisystems	843-470-0700
Baldwin Hardware	
Bird Hardware	843-815-5625
Bedding	
Dewoolfson Down	843-815-5979
Blind Installation	
Blind Ambitions Window Fashions	843-815-7750
Catering	
Celebration Events	843-689-PLAN
Cellulose Insulation	
Advanced Insulation	843-522-8090
Ceramic Tile	
Vincent Coats Tile	843-846-8046
Concrete Footings	
Brown Construction	843-986-6816
Contractor	
Seaway Development Corp.	843-522-4020
Corian Counters	
Athena Marble	843-525-0559
Daltile Ceramic Tile	
Sea Island Tile	843-524-5359
Exterior Trim	
Spencer Construction	843-846-8965
Exterior Windows Installation	
Builders First Source	843-987-0810
Fire Magic Gas Grill	
Triangle Gas	843-522-4026
GPI Joists	
Espy Lumber	843-785-3821
Gypsum Drywall	
Southern Drywall	843-757-3815
HB&G Columns	
Hedbloom & Associates	800-264-4424
Home Management Controls	
GE Smart	561-582-0474
In Ceiling Speakers	
SpeakerCraft	800-448-0976
Interior Doors, Pine Flooring, Interior Trim	
Grayco Home Center	843-522-9994
Interior Trim	
Wood Tectonics	843-524-4230
J & J Trim	803-625-9972
Isokern Vent Free Systems	
Jenkins Brick	843-815-2745
Landscape Architect	
Beaufort Panning Group	843-524-1141
Landscape Contractor	
Mother Earth Landscape	843-525-6665
Mattresses	
BedSmart/Furniture Warehouse	843-524-8695
Moving & Storage	
Intercept	843-815-3777
Painting, Plumbing, HVAC, Electric	
Beaver Services	843-342-2200
Plumbing Fixtures	
Ferguson Enterprises	843-524-5298
Roofing	
Palmetto Roofing	843-384-9966
Roofing Coil Stock	
Clad Tex Metal, Inc.	800-837-0606
Royal Wood Exterior Trim, Hardiplank®	
Norandex	912-748-1110
Structural Wiring	
Ustec	800-836-2312
Stucco	
White's Stucco	843-784-6778
Windsor Windows and Doors Installation	
Builders First Source	843-987-0810



Each corner porch measures 14 feet square, giving the house a distinctive appearance while providing outdoor living space. A small deck off the kitchen features a grill and seating area. Because it's exposed to the elements, the builders chose a synthetic decking material that won't rot, warp, or crack. • Outdoor furniture: Lloyd/Flanders; Siding: James Hardie Siding Products; Shutters: J&L Shutters; Decking: Trex Easy Care Decking.



Historical Concepts founder and president Jim Strickland defers to the scale and proportions of vernacular Lowcountry architecture for the Sea Island Cottage. "We were captivated by historic Sullivan's Island homes with great corner porches and fabulous views of the water," says Jim. "To maximize our corner site and the marsh views, we designed three neat porches to anchor three corners of the house."

These corner porches are large enough to serve as true outdoor rooms. Interior designer Linda Woodrum selected furnishings to instill each with a distinctive purpose and identity.

Off the keeping room—the casual sitting area by the kitchen—a skirted, round table surrounded by wicker chairs (at left) offers a space for enjoying everything from morning coffee to a casual seafood supper.

Another area (shown on page 127) anchors the most prominent front corner, outside the living room. Outdoor-friendly wicker furniture includes a loveseat, rocker, and armchair. Two ottomans pull up to a coffee table for extra seating.

The third porch, off the study (page 146), is the most private. Here, daybeds dressed with ample pillows are positioned for relaxing views of the sunset over the marsh.



Recalling the grace of an older home with its refined proportions, the spirit of our Sea Island Cottage unfolds as soon as you step inside.

Wide-plank floors of salvaged antique heart pine and white walls crafted of rough-hewn pine panels hung horizontally instill an immediate patina of age. Exposed beams enhance the 10-foot ceilings in the grand entry/living/dining room. Double-hung windows with transoms in the living and dining rooms—plus French doors going out to the porch—open to flood the space with natural light and fresh air.



Aligned with the front door, the stairway offers guests an elegant first impression. Because the architecture possesses such character, designer Linda Woodrum let it set the tone for the interiors. A round foyer table welcomes with white lilies. Details in the entry that announce the fine craftsmanship throughout the house include old wide-plank flooring as well as sidelights and a fanlight above the paneled wood front door. • Floors: Vintage Lumber Sales, Inc.; Heating and cooling: Lennox Industries, Inc.



The living and dining rooms are so warm and inviting, they didn't require a lot of adornments or decorations," says interior designer Linda Woodrum. "The architecture offers wonderful patterns, rhythms, and textures; it sets a tone of relaxed sophistication."

Throughout the house, the decor is simplified and restrained. Even in these most dressed-up spaces, Linda relaxes the mood and introduces surprises. Staggered

seating loosens up the alignment of the living area. A skirted round table anchors one end of the sofa; a rectangular table anchors the other.

With respect to the symmetry of the large combined room, Linda hung watercolors in like tones by New Hampshire artist Pamela Dulong Williams above each fireplace. Pairs of wrought iron sconces flanking the art mimic the gentle curves of the room's matching chandeliers.

Deep covered porches and tall windows provide a balance of diffused and direct sunlight in the living room. Traditional furnishings include upholstered pieces dressed in pale blues and off-whites. • Furniture: Lexington; Lighting: Georgia Lighting; Windows and doors: Windsor Windows; Fireplaces and chimneys: Isokern.



Doors on each side of the large sideboard ensure an easy traffic flow between the dining area and the kitchen/keeping room. An iron trellis atop the sideboard brings a focal point to the dining room end of the large combined space. Elegant stemware and dessert bowls the color of the sea are right at home.

• Tableware: Villeroy & Boch.

Family meals and entertaining have changed over the years—especially at the coast. Versatility is key. With that in mind, our dining space offers a refreshing play on convention. The round table, which easily seats six, has upholstered chairs that are equally as useful for pulling next to the fireplace for after-dinner conversation. The round, wooden foyer table, between the dining and living spaces, also serves dual purposes. It can become an additional dining table to accommodate extra guests, or it can be a secondary serving table to the sideboard.



Inside and out, our Sea Island Cottage comes across as a home that has been enlarged and adapted over the years. Changes in rooflines and a mix of cladding materials enliven the exterior, while the painted beaded-board ceiling and wood flooring of the porch continue inside the kitchen and adjoining keeping room.

“We wanted to create the illusion of an older home—one where a grandmother might have enclosed part of the porch for a new kitchen with the advent of electricity,” explains Jim Strickland.

Although such generational changes could make

older homes feel chopped up, our open kitchen and keeping room suit the way families live today. A two-level island with built-in grill/cooktop defines an efficient work area with attractive cabinets and convenient, modern appliances. The bar-height counter offers a spot for quick meals and helps screen cooking clutter from the keeping room (at right).

“We incorporated open shelving along the back wall for practical storage and display of attractive dishes and glassware,” says designer Linda Woodrum. Cabinets in the adjacent butler’s pantry provide extra storage.



In the kitchen and adjacent keeping room, the atmosphere is informal and inviting. Textured walls, a beaded-board ceiling, and architectural molding add character, while an efficient layout offers practicality. Having one undivided sink with an arched faucet accommodates large pots. • Cabinets: Schrock Cabinetry; Appliances and cookware: KitchenAid; Sink and faucet: Franke.

Designer Linda Woodrum (seated) and her assistant, Susan McKinlay Johnson, designed the interiors for all three Idea Houses.



Robert Turner, Stephen Davis, developers, Habersham Land Co.



From left: Larry Naylor, John Potter, Leo Gannon, John May, and Paul Berry
Seaway Development Corp.

Brad and Eliza Hill, Beaufort Planning Group



Mark Dixon, Mother Earth Landscape

PAINT COLORS*



Exterior
DOVER CLIFFS
165-F satin



Shutters
LAKE GENEVA
145-B satin



Keeping Room/Kitchen
OREGON TRAIL
165-C semigloss



Girl's Bedroom Walls
PEACOCK PLUME
100-E flat



Boy's Bedroom Walls
BLOOMING FLAX
63-E flat

*Ace Hardware/Royal Paints



The master bedroom and auxiliary spaces (see page 150) make for a charming and efficient suite. Crisp white painted floors and luxurious bed linens set a bright, welcoming tone.

A desk positioned against a bank of double-hung windows takes advantage of the second-floor's vista out to the salt marsh.



A palette of cool blues and whites establishes an airy elegance in the master bedroom. A mix of wicker, upholstered pieces, and painted white furniture lends the room a cheerful spirit.



With direct access off the master bedroom and the upstairs landing, the closet at right doubles as a convenient family laundry room.

- Closet: California Closets; Bath cabinets: Decorá Cabinetry; Faucets: Grohe.



In keeping with the light, crisp master bedroom, the master bath features classic white tile and cabinets. Fine craftsmanship makes the cabinets appear more like pieces of furniture than conventional built-ins.

Linda chose a flexible system to take full advantage of the oversize master closet. The space accommodates not only two wardrobes—with varied shelves, hanging storage, and built-in chests of drawers—but also a high-capacity washer and dryer and a wall-mounted ironing board.



Two playful children's bedrooms complete the upstairs. In the boy's room (above), primary colors, artwork, and accessories combine for a lively nautical theme. To personalize each twin bed, Linda used striped linens in two colorways: red and blue.

A white chest tucked between the beds offers extra clothes storage and display space for model boats and accessories. A series of nautical flags, painted by a 10-year-old, provides bold artwork. Even younger children could easily paint the

flags, each representing a letter of the alphabet, to spell a name or initials.

In the girl's room (right), white trim accents the fresh lavender walls. A hand-painted chest of drawers and cheerful linens establish a decidedly feminine tone.

The girl's bedroom is spacious enough to accommodate a reading corner. It lets a budding reader curl up with a classic story in a large overstuffed chair; a floor lamp provides illumination.

White painted floors throughout the upstairs tie together all three bedrooms.



Wispy lavender, yellows, and whites define the palette in the girl's room, while bolder primary colors define the boy's room. Plantation shutters adorn the wall of windows in the boy's room. • Paint: Ace Hardware/Royal Paints; Plantation shutters: Hunter Douglas Window Fashions.



Landscape architects Eliza and Brad Hill of Beaufort Planning Group, working alongside contractor Mark Dixon of Mother Earth Landscaping, designed a landscape to complement the home's traditional architecture and waterfront setting.

Because the house is on a prominent lot, Eliza and Brad created subtle boundaries to define both the public spaces and the private grounds.

"Our goal was to show off the house," says Eliza, "not hide it." For example, a fence of simple wood post and wire mesh is planted

with Carolina jessamine to screen the parking court from the side porch.

"These living fences give outdoor rooms a softer edge and fill the space with wonderful fragrances," says Mark. "This is much friendlier than a typical fence—and still provides privacy."

"We deliberately avoided a lot of texture and bold colors in our plantings," adds Eliza. "Instead, we used native plants such as Virginia sweetspire and confederate jasmine that thrive in the sandy soil." See some of the choices at right.



NATIVE LOWCOUNTRY COASTAL PLANTINGS

- *Viburnum suspensum*
- *Viburnum odoratissimum*
- *Loropetalum chinense*
- Southern indica azaleas
- *Camellia japonica*
- *Camellia sasanqua*