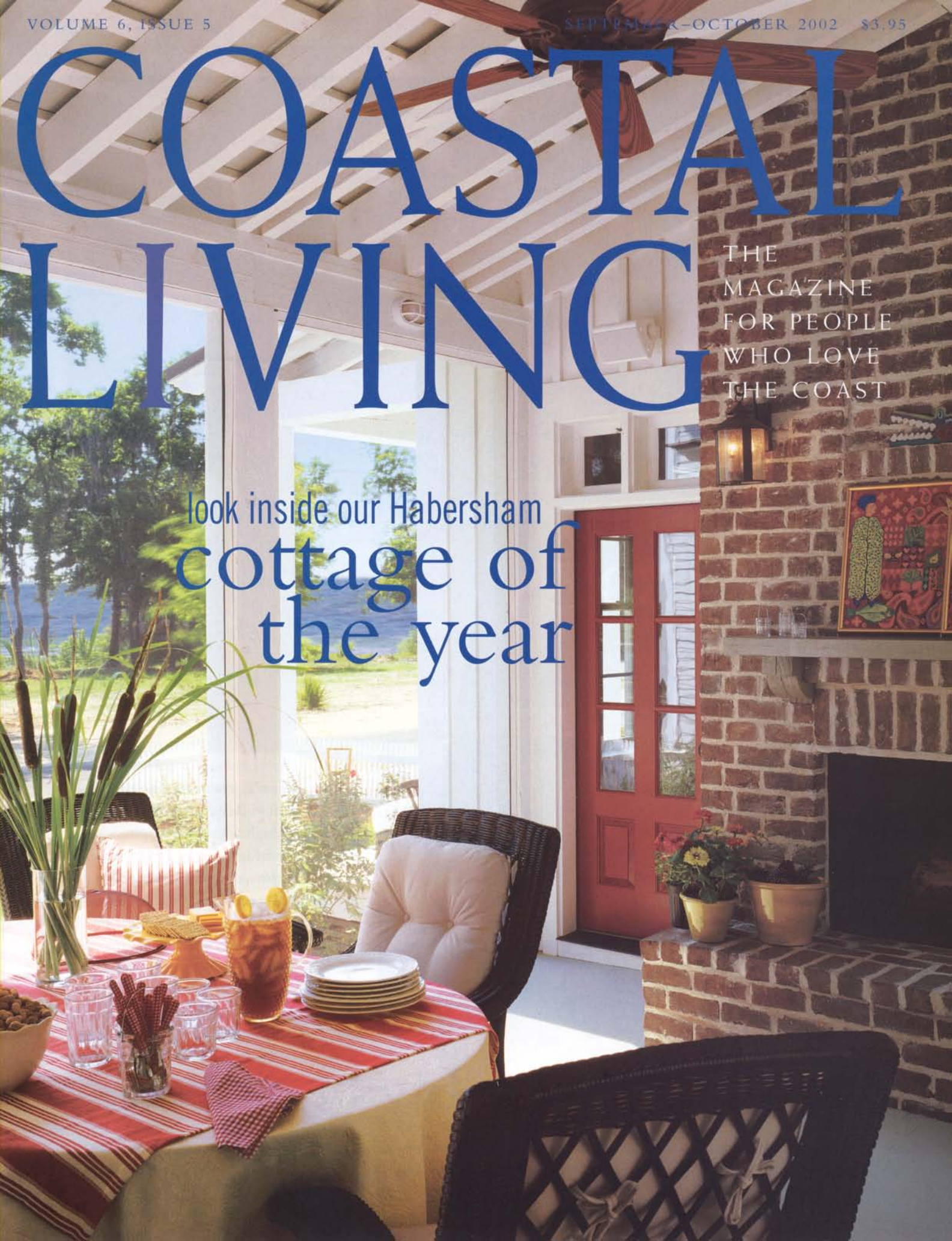
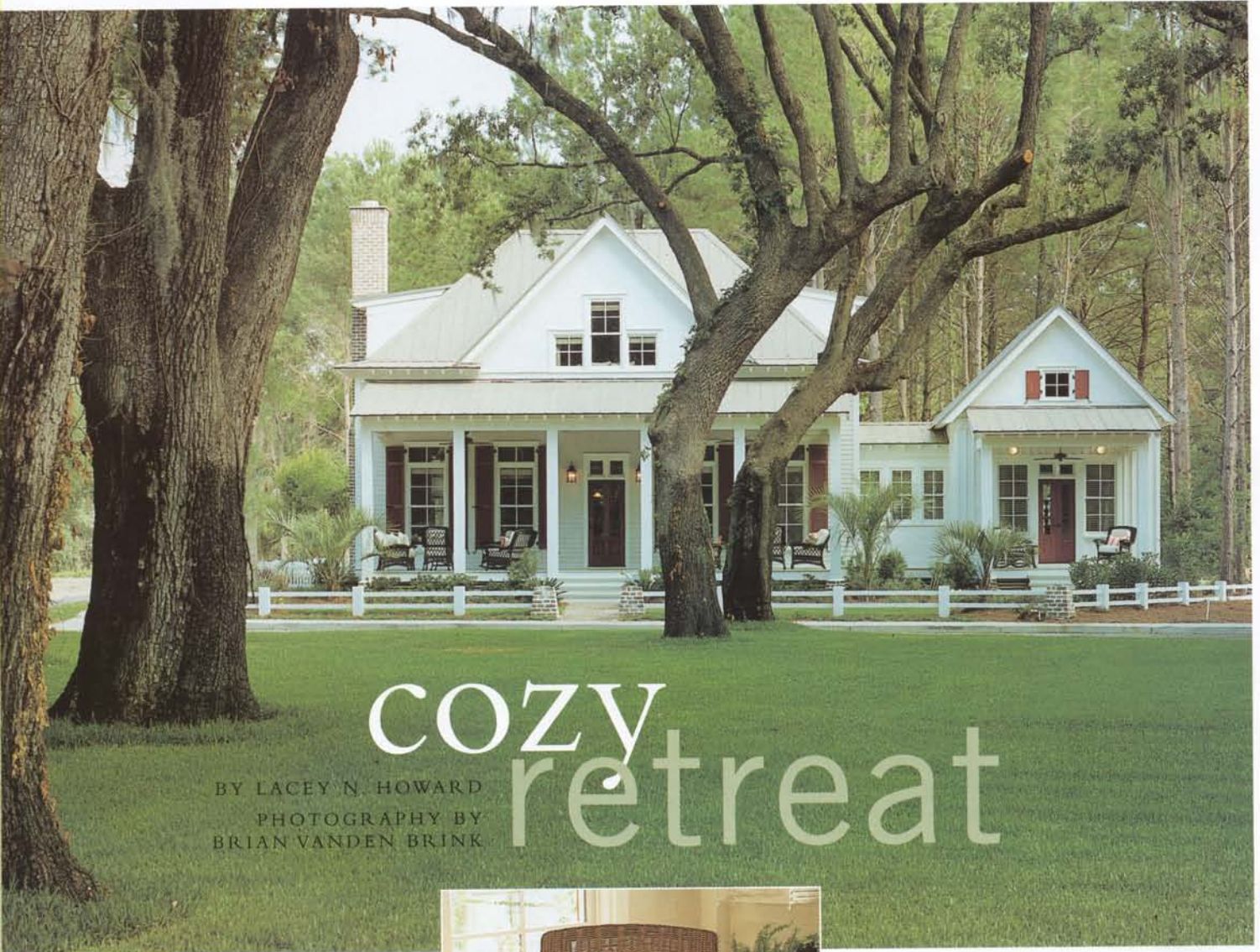


COASTAL LIVING

THE
MAGAZINE
FOR PEOPLE
WHO LOVE
THE COAST

look inside our Habersham
cottage of
the year





COZY retreat

BY LACEY N. HOWARD
PHOTOGRAPHY BY
BRIAN VANDEN BRINK

Welcome to our
Coastal Living
Cottage of the Year,
nestled among live oaks
in South Carolina.
This home offers ideas
in seaside architecture,
interior design, and
salt-marsh landscaping.



Live oaks dripping in Spanish moss dominate the Lowcountry landscape. “We designed around the major trees to preserve the natural environment,” says developer Bob Turner. Roads curve around the sprawling giants.

In late afternoon, the community of Habersham in Beaufort, South Carolina, welcomes high tide. Water ripples where a few hours earlier there was only puddled marsh, and the sun casts a golden path on the choppy Broad River. Pelicans fish for dinner in tall grasses rising above the water’s surface, and boats meander through narrow channels that define the river’s junction with Habersham Creek.

At 24 River Place, the sun also brings a warm glow to our cottage’s great room and screened porch. Plush furniture and throw pillows—each with a punch of yellow or red—beckon visitors to relax. “A cottage is comfortable and warm, laid-back,” says Linda Woodrum, interior designer for the



Sitting Area

Eight-foot-tall windows bring an abundance of natural light into the great room. Four windows line the front of the house, opening onto the porch. Other great room windows offer salt-marsh and water views. Habersham incorporates many natural common areas into its footprint. “Of the 283 total acres in the project, there are about 73 acres of shared space,” Bob says. It consists of parks, ponds, a dock, walking trails, and a pool and pavilion for gatherings. • Furniture: Lane Home Furnishings. Books: Country Homes & Gardens.



2002 *Coastal Living* cottage. “This place doesn’t take itself too seriously.”

“We wanted to blend urban and natural areas using old towns and Southern villages as models,” says Bob Turner, codeveloper with Stephen Davis of Habersham, the 5-year-old community. Eventually, he says, it will be an independent town with a school and commercial area.

GREAT ROOM

“Lots of living is going to happen in this room,” says Linda of the great room. The first floor of the main cottage encompasses three distinct living spaces: sitting, dining, and living areas. Linda tied them together by keeping the basic decor and color scheme consistent. She painted the yellow-pine plank walls a diluted version of the glossy white on the trim and ceiling. Antique heart-pine floors add an heirloom quality, while bright hues enliven interiors.

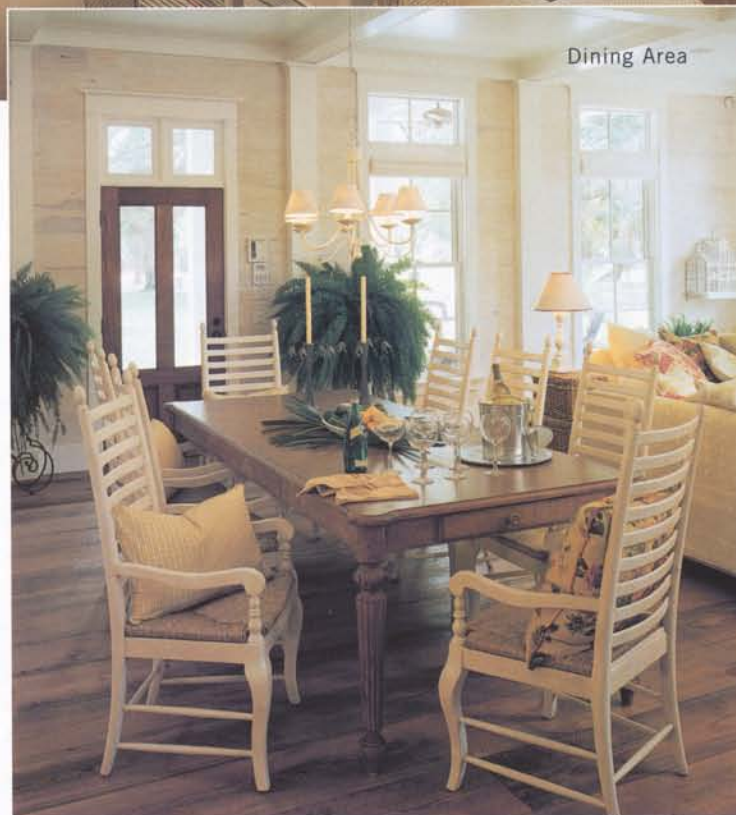
The sitting area holds oversize red and yellow leather chairs that make a perfect couple—one with metal tacks and matching ottoman, the other a petite recliner. Shelves displaying art and books flank the stair landing. Splashes of color come from the same rug, lamp, and skirted table that are in the living area.

There, a brightly striped, woven rug defines a traditional family room. Around



Living Area

In the great room, reclaimed heart-pine floors show off their natural color. Linda chose to paint the standard pine flooring throughout the rest of the home. She says, "When you have beautiful antique heart pine, contrast it with paint and it'll look even better." • Heart-pine floors: Vintage Lumber Sales, Inc.



Dining Area

a brick fireplace are sofas in soft yellow chenille and a pair of rattan armchairs separated by a skirted round table. A generous coffee table displays a shell collection.

Inside the front door, in place of a traditional foyer, a long pine dining table invites guests into the cottage. With two 18-inch leaves, the table stretches more than 8 feet, easily accommodating eight ladder-back armchairs. A low-hung chandelier brings intimate lighting to the table. If a party's in the works, the chairs can be pulled away and the table becomes a perfect buffet.



KITCHEN

The hardworking kitchen is equipped for a big family or lots of guests, and the cottage's open floor plan allows hosts to participate in the party. "I love the way the kitchen is integrated into the living area," Linda says, noting the cook's ability to pass samples over the island.

A cooktop with a nonstick grill and self-ventilation system and a combination oven and drop-down-door microwave make preparing dinner a breeze. "It's a great workspace," Linda says. Long-lasting titanium cookware helps the cause. A stainless-finish refrigerator has ample room for leftovers, while the large-capacity dishwasher keeps cleanup to a minimum. Two under-mount sinks featuring goosenecked faucets complete the kitchen. One sits in the pine-topped island; the other looks across the property to the water.

Plump tomatoes ripen on a window ledge above the kitchen sink, with water views beyond. Open shelving brings an airy feel to the room. One wall displays a white pitcher collection, while cookbooks below are within easy reach. The cream-colored cupboards echo living room tones. An adjacent laundry room makes chores convenient. • Appliances: Whirlpool. Cabinets: Home Depot. Cookware: Anolon.



MASTER SUITE

The master quarters, separated from the main house by a vestibule, offer a retreat. A black bed with posts resembling oversize chess pieces commands attention. Luxurious linens, a quilted coverlet, and down-filled pillows and comforter soften the large frame. Overhead, exposed beams add texture, while a whisper-quiet, 52-inch ceiling fan circulates incoming breezes. The bed's black-and-white theme carries over to other areas of the room with checked fabric—a soft throw, a chair cushion, and ribbon tabs topping window sheers. Beyond red double doors, a private porch awaits.

The master bath looks out to a lush courtyard. “Each component of the house has a spectacular view,” says residential designer Eric Moser.



A sunny vestibule (right) connects the main house and master bedroom, giving the suite extra privacy. Linda outfitted the small room with a desk and chairs. “If someone is asleep in the bedroom, you can sneak out and read in here,” she says. Eric asks, “Why make a hallway when you can have a space you can use?” In the bath, a deep window ledge framing three sides of the tub holds glass votives for mood lighting. Built-in cabinets, drawers, and twin walk-in closets provide more than enough storage. • Bed linens and pillows: Charisma. Ceiling fan: Hunter.





GIRL'S ROOM

Warm, brown walls and ceiling and glossy white trim bring a crisp, classic look to the upstairs girl's room. "I love the contrast," Linda says. "It's very light and girly—without being gooey." To complete the feminine feel, Linda chose all white furnishings: a queen-size bed, round side table, and small-scale armoire with a cedar-lined closet and glass-front drawers. For color, two floral throw pillows, a shade darker than the walls, and a red plaid bolster dress the bed's quilted coverlet and down comforter. A child's vivid artwork finds a home atop the armoire, adding height and interest.

Both upstairs bedrooms have a private dressing and lavatory area leading to the shared bath. Here, a footed tub is outfitted with a rain-style showerhead and a chrome-finished shower system with thermostat. Windows look out to native palms, live oaks, and the river. A high chair rail displaying shells wraps the room, while window seat-style ledges on either side of the tub hold bubble bath, soap, and other niceties.

Painted white floors pull together the main house's second level—consisting of two bedrooms joined by a common bath. Transoms and vaulted ceilings, both classic architectural elements, are traditional cottage features. • Paint: Ace Hardware. Shower: Hansgrohe, Inc.





BOY'S ROOM

The boy's room is dressed in sailor-uniform blues. "We started with the striped fabric," Linda says of the window treatments and pillows. "It has a nautical feel, so we built around that." She continued the blue stripe with a natural fiber rug and a bed skirt she fashioned from two star-patterned, twin-size quilts. Completing the maritime theme are tin boat rental signs and extra pillows bearing a sailing motif.

In the corner, a rocking chair provides an ideal spot for bedtime stories. A tray-topped table inspires day-time art projects. Toys and treasures wait for playtime in woven baskets that line a bookcase. Adding the visual motion of waves, scalloped details run throughout the room's furniture.

Large windows open to the park below, and a web of live oak branches acts as a virtual headboard for the twin-size bed—turned

sideways to open up floorspace. "The placement of the bed makes it almost like a window seat," Linda says. Roman shades with individual safety tassels echo the natural woven texture of the rug and easily lower to shield sleepyheads from morning light.

Windows used in the cottage are constructed of a wood core and PVC exterior. The design promises long-lasting and maintenance-free windows in the humid Southern climate. "The paint stays and there's no rotting," says builder Ken Troupe, adding, "These windows are well suited for this type of architecture." Right: A group of three windows follows the slope of the ceiling and makes an impact above the bed. "We gave the gable ends a little detail," Ken says. • Blinds: Hunter Douglas Window Fashions. Windows: Windsor Windows.





COTTAGE COLOR

Designer Linda Woodrum's neutral color scheme allows artwork to pop.

Ace Elk Point 196-E Latex Flat	EXTERIOR Siding
Ace Milky Way 196-G Latex Satin	EXTERIOR Trim, soffits, columns
Ace Realto 88-B Latex Satin	SHUTTERS
Ace Eagle Ridge 165-B Latex Flat	GUEST COTTAGE INTERIOR Walls
Ace Woven Basket 43-E	KITCHEN Ceiling
Ace Café Latte 124-D	GIRL'S ROOM Walls, ceiling
Ace Dried Hydrangea 124-E Latex Flat	MASTER SUITE AND BOY'S ROOM Walls, ceiling in boy's room



GUESTHOUSE

Connected to the main house by a screened porch, the cottage's guesthouse can stand alone as a studio apartment. With a small kitchenette, bath, and living area, the structure could function any number of ways. "You could even build the guesthouse first, and let the [main house] come as money and necessity allow," Eric says.

The interior plays off a backdrop of natural plank walls. Here, the planks are painted a handsome half-strength gray. Linda contrasted the pale wash with a red leather love seat and bold artwork. Martha Worthy lets nature inspire her paintings, conveying botanical elements in rich, intense colors. "The guesthouse is more earthy than the rest of the house, not as sweet," Linda says. Stairs lead to a sleeping loft, just big enough for two. The open loft makes the small house feel more spacious.

The guesthouse has its own porch. Here in the Carolina Lowcountry, porches are a way of life, a sign of Southern hospitality.



OUTDOOR LIVING

A wide porch stretches across the cottage's face, welcoming passersby. "Part of a cottage community is sitting on the porch and chatting," Linda says. The master suite and guest cottage each have a porch, too, in addition to the screened dining porch. To tie all four together, Linda furnished them with classic wicker from one collection, topped with water-resistant canvas cushions.

Behind the house, a bricked patio connects the living units. "You look out and it draws you there," says builder Ken Troupe. "The front porch is public; the courtyard is a place to relax and not be on display."

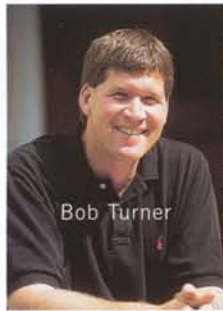
Ken's landscape staff created outdoor spaces with a lush, tropical feel. Plantings in front of the house are low-maintenance natives, such as palmettos, with verbena and daylilies for color. Containers simplify gardening in the courtyard.

Durable composite decking in 3-inch tongue-and-groove planks gives all of the porches an old-fashioned feel. But this modern material won't rot, warp, or crack. • Decking: Tendura.

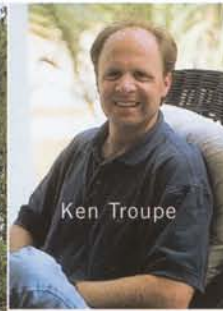


A dining porch (left) off the kitchen connects the main house to the guest cottage and courtyard. With a fireplace for chilly evenings and a ceiling fan to move humid air on hot days, the covered screened porch fits the bill for casual gatherings year-round. • Outdoor furniture: Laneventure. Bug-free environment: Mosquito Magnet.

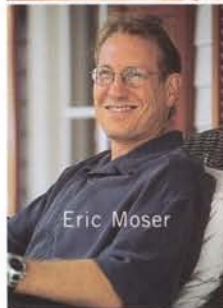




Bob Turner



Ken Troupe



Eric Moser



Linda Woodrum

BUILDING NOTES

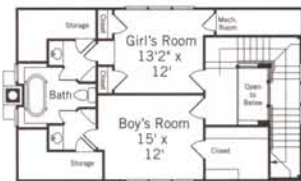
In coastal South Carolina, where humidity and salt-marsh air can rust, warp, and split building materials, choosing durable materials is a priority. “There are a tremendous number of great products on the market that look great and will maintain over time,” says residential designer Eric Moser.

During construction, Ken chose a house wrap to combat moisture. “The wrap acts as a rain barrier and breathes, pushing unwanted air and humidity out,” he explains. Though the look of the siding changes from the main cottage to the additions, he says that the brand was chosen for its durability and low maintenance. The shutters, custom manufactured from composite materials, close and lock to offer protection from storms. A matte-gray metal roof tops the house. “We wanted the roof to look old,” Ken says.

To build a new structure that appears aged, Ken concentrated on the details. He advises, “First, keep it simple. If you don’t get all the



SECOND FLOOR (584 Sq. Ft.)



The design team simulated an evolved look with a variety of materials and styles. The main house has lap siding, while the master addition and guesthouse boast board-and-batten planks. The shutter designs also change from louver to panel. For the cottage facade, consistency in paint colors keeps the three buildings from looking disjointed. • Siding: James Hardie Siding Products. House wrap: DuPont Tyvek. Shutters: Atlantic Shutter Systems.

little stuff right, the big picture doesn’t come together.”

Eric took inspiration for the cottage from summer camps and family compounds that expanded as needed. The group used post-and-beam construction as a guide for developing the design. “A cottage speaks of diverse use—a family of four could live here full time or you could sleep 10,” Eric explains.

Although the *Coastal Living* cottage was built all at once, its plan is flexible; for instance, the guest cottage could come before the master addition. “Each unit stands alone very comfortably,” Eric says.

More info: page 154
Virtual tour and planting list: coastalliving.com

Our *Coastal Living* Cottage of the Year editorial team would like to extend a special thank you to Greg Taylor of Grand Fond Furniture, Judi Boisson, David Fuller, and Martha Worthy for their generosity. Their products add a distinctive touch to this project.

COTTAGE *of the* YEAR



COASTAL LIVING COTTAGE OF THE YEAR
AT HABERSHAM



Post Office Box 365,
Beaufort, SC 29901
Toll Free: (877)-542-2377
Phone: (843) 846-1000
Fax: (843) 846-1114
www.habershamsc.com