THE 2008

Green Builder Home of the Year Awards

1.

2.

Santa Barbara Breezehouse, Santa Barbara, Calif.

1. The 702-square-foot breezeway has retracting glass doors on two sides of the room that allow breezes through. Along with the clerestory windows over the doors, they allow light to fill the space. The breezeway is insulated with recycled content fiberglass insulation and a slate flooring that extends outside and serves as a thermal mass.

2. The landscaping includes permeable walkways and decking, reused sandstone found onsite, local drought-resistant plants, and recycled mulch. Some on the deck is set over standard framing on Dexstone (a rigid grid of recycled plastic used under the stone on the decks to allow water to pass).

3. The siding is Corten corrugated steel. The natural oxidizing finish gives it a rich color and texture, plus it never needs to be refinished. The LouvreTec adjustable aluminum louver shades provide year-round usable space.

John Swain Photography

This modular, prefabricated design is centered around a site-built glass-enclosed breezeway that provides light and ventilation to the main living and dining areas of the home while blurring the line between interior and exterior spaces.

While the judges note that this house wouldn't fit in many applications and is on the higher end of the price spectrum, they were "lured in by the fantastic spaces."

Veteran green builder Dennis Allen of Allen Associates had the job of working with the modular factory to marry modules with the site and while he found working with a factory-produced home "straightforward," noted that attention to detail was key.

3.

"We had to make sure everything on the plans was accurate and executed accurately. It was exacting."

To make way for the new house, the builder had to deconstruct a 1960s home. As much of the material was diverted from landfills through salvage, donation to Habitat for Humanity, and recycling.

The home celebrates indoor-outdoor living with its design and product choices, such as the Nano doors. Every room in the house offers views of the garden landscape. All the appliances are Energy Star, and the windows and doors are energy efficient, low-E glass.

The house has a 5.4 kW photovoltaic system, a hydronic radiant heating system for the breezeway, and a forced air system for the three modules that make up the house. A Trinity high-efficiency boiler heats all the domestic hot water.

"It's a fabulous house," says Allen. "It's as good as anything we've done—at the top." While Allen says he would build a green modular again, he offers advice to builders who are interested. "You have to know who you are dealing with. The partnership [with the factory producer] is important. The clients relied on us to fix anything that didn't function right, so you have to get the little things taken care of."

Builder: Allen Associates www.dennisallenassociates.com **Architect:** Michelle Kaufmann Designs www.mkd-arc.com **Landscape architect:** Margie Grace, Grace Design www.gracedesignassociates.com