12 rooms, hundreds of ideas

With its eco-friendly construction and beach-chic feel, our Idea Cottage in I’On, South Carolina, shows how to live large in a small footprint.

The next big thing in architecture is right-size living. That means using money-saving, environmentally sound materials to build a smaller but smarter house in which no square inch is squandered yet luxuries still abound. I’On, the idyllic 11-year-old village between historic Charleston and nearby barrier islands, is leading the way once again with its new Jefferson Canal Courtyards neighborhood.

A collection of 13 houses (with an average of 2,400 square feet) separated by private outdoor courtyards, the little borough faces a kayak-friendly waterway that links two small lakes. Our 2009 Coastal Living Idea Cottage, the first home built in this neighborhood, showcases the best of modern vernacular architecture. Designed by Atlanta’s Historical Concepts, built to Gold LEED certified standards by the Structures Building Company, and filled with colorful coastal style inside by Charleston designer Angie Hranowsky and outside by Kerns Land Planning & Design, this house is loaded with inspiration.
THE BEST IDEAS FROM the living room

- Trading couch back cushions for an eclectic mix of throw pillows. It's a simple way to customize a sofa and add color and texture to a room.
- Mixing flea market and vintage finds with new upholstered pieces. We can't get enough of that midcentury rattan chair!
- Hanging two pendants instead of a chandelier. A single light would be off-center in the room, and a pair works better over the long table.
- Adding an organic element, like the rough-hewn fir mantel, to provide additional texture to the room.
- Using furniture and a statement-making rug to create a room within a room. Seating arrangements like this one add coziness to the wide, open space.
- Covering walls with creamy stucco yields a rich, layered look that will only improve with age.
THE BEST IDEAS FROM the stairwell

• Opting for stencil-painted walls as a creative alternative to wallpaper. Designer Angie Hranowsky had a local artist interpret a pricey paper’s design with shimmery gold palm fronds and leaves that enliven a coral background.

• Adding character to a new house with pickled white-oak floors and stair treads. They’re durable and don’t show dust.

ON THE HOUSE

STYLE classic Lowcountry relaxed with island ease

SPACE 2,400 square feet with open kitchen/living/dining room downstairs and two bedroom suites upstairs overlooking a central courtyard

SETTING the community of I’On, in Mount Pleasant, South Carolina, just over the bridge from Charleston and 10 minutes from the beaches. Shady, sidewalk-lined roads lead past a retail center, green spaces, lakes and canals, and even a rookery.

VIEW kayaks and paddleboats floating just outside the front door along the Jefferson Canal

SHOP THE LOOK

1. Palmas/Robin’s Egg, Raoul Textiles; 310/657-4931 or raoultex.com
2. Skye Linen, Osborne & Little; 203/359-1500 or osborneandlittle.com
3. Zephyr Multicolor, The Silk Trading Company; BIB/745-5302 or silkt.com

For sources of every paint color, fabric, rug, accessory, and more, see page 112.
THE BEST IDEAS FROM
the kitchen

- Tiling an entire wall, not just the backsplash. We love how this expanse of tile transforms the kitchen’s back wall into a textured mosaic.
- Concealing appliances like refrigerators and dishwashers with cabinetry panel fronts. They keep an open kitchen from looking too hardworking.
- Hanging task lighting in a simple square grid—a more stylish, vintage feel than ordinary can lights.
- Mixing metals: the oversize, brushed-bronze cabinetry hardware marries well with the fabulous brass pendant lamps.
- Installing a “waterfall” countertop. We love how the quartz surface extends to the cabinet’s baseboard on each side.

Natural Wicker
(OC-1), Benjamin Moore; benjaminmoore.com
- Paint cabinets with a protective lacquered finish.

THE BEST IDEAS FROM
the dining room

- Mixing in sculptural Bertoia wire chairs with soft, slipcovered chairs—dressy yet comfortable and inviting.
- Emphasizing the height of the space with a pair of extra-tall candlestick lamps. They draw the eye up.
- Adding a bold piece of art, like this portrait by Molly B. Right, fashioned entirely from bottle caps (even the eyes!). So intricate up close, so striking from afar.
- Pairing a mod, multifunctional sideboard with a handmade, rustic table. Sometimes opposites really do attract!
- Echoing the brass accents throughout the first floor with these gold-brushed pendant fixtures.
- Making a statement with a graphic rug, 10×10.

Camden Bamboo,
Lee Industries: 866/882-2130 or leeindustries.com

Nottingham
Honeycomb ceramic tile (AS8975) in Veil, Ann Sacks: 800/278-8453 or annsacks.com
DESIGNER TRICK
This canopy is deceptively simple. Angie had a plywood "top" wrapped with fabric. A skirt, the back panel, and corner panels simply drape from the top. The entire thing hangs from the ceiling with chains that Angie covered with ruched sleeves.
THE BEST IDEAS FROM the master bedroom

- Tenting a simple bed and headboard with two fabulous fabrics by hanging a draping canopy from the ceiling—like sleeping in a luxe tent.
- Lining a canopy fashioned from a hand-blocked printed linen with high-sheen silk.
- Dressing down all that silk with a vintage rattan headboard—it’s all about creating a high-low mix.
- Adding two hits of dark brown with the lamps provides good contrast to the blue fabric and picks up the chocolate tones in the print.
- Accessorizing with dog-friendly throws in an indoor/outdoor fabric!

SHOP THE LOOK

1. C02090 wallpaper, York Wallcoverings; 717/846-4456 or yorkwall.com
2. Rajmata/Pink, Peter Dunham Textiles; 323/848-9900 or peterdunham.com
3. Lanka/Oyster Linen (JFL 624-53), John Robshaw Textiles; 212/594-6006 or johnrobshaw.com
4. Skye Linen, Osborne & Little; 203/359-1500 or osborneandlittle.com
5. Blue/Gray Silk, GDC Home; 843/571-5142 or gdcchome.com

THE BEST IDEAS FROM the guest bedroom

- Using one fabric for every major soft surface. A single application of this leafy tropical print just wouldn’t be enough to get its full Old Florida effect.
- Going skirtless and opting for a bedspread that kisses the floor—so ’50s, so chic!
- Pairing the punchy fabric with a warm mocha paint color. The neutral hue makes the yellow, turquoise, and magenta tones pop—and it’s a more modern, less expected backdrop than a color pulled from the fabric would have been.
- Using a Saarinens-style side table—one of a few modern pieces that goes with everything.
- Taming the tropical pattern with a chunky-weave jute rug.
- Adjusting the height of a vintage lamp with books.

SHOP THE LOOK

6. Nevis Sea, Lee Industries; 800/892-7150 or leeinustries.com
7. Patton Aloe, Lee Industries; 800/892-7150 or leevinustries.com
8. Martini in Rita, Lulu DK; 212/223-4234 or luludk.com>
LEED THE WAY: BUILDING A GOOD GREEN HOUSE

In 2000, the United States Green Building Council created the Leadership in Energy and Environmental Design (LEED) initiative to showcase responsible building. This Idea Cottage was built to achieve Gold LEED certified status thanks to a host of attributes.

- Site-wide environmental stewardship
  To offset water runoff, a grid of permeable pavers in the courtyard allows rainwater to pass through an underlying sand and gravel bed, then to the nearby canals.

- Sustainable building materials
  Low-maintenance cement-fiber siding and trim reduced the amount of wood for construction. What little was required was harvested from a managed forest of Mayan mahogany.

- Energy efficiency
  Aerated (porous) concrete blocking is self-insulating and slashes utility bills. Aluminum clad, insulated doors and windows prevent air from escaping while a metal roof reflects solar heat.

- Indoor air quality
  Aerated concrete blocks in appliances fueled by clean propane, and low-VOC paints emit fewer toxins.

- Water-conservation efforts, like low-flow toilets and faucets.

For more information on LEED, visit usgbc.org/leed.
THE BEST IDEAS FROM the den

- Painting every surface—walls, trim, and bookcases—one rich color like this dark eggplant for a seamless look.
- Edging the bottom of an all-white sofa in a subtle, wave-patterned trim. Little details can have a huge impact.
- Covering furnishings with washable slipcovers. They make white much more user-friendly.
- Transforming an extra closet into a chic nap nook with a built-in twin bed, reading sconces, and drapery partitions.
- Amping up the color and pattern in a small space, like the nap nook.
- Using funky art, like an African folk art wall hanging made of straw and beads (right of window), as inspiration for a room’s palette.
- Mounting a single Roman shade to a double or triple window for a clean look that really shows off a bold fabric.

**SHOP THE LOOK**

1. David Hicks Hippie Beads, Lee Jofa; 888/533-5632 or leejofa.com
2. Andaluz/Viola, Carolina Irving Textiles; 646/688-3365 or carolinairving.com
3. Inca Gold in Tinted Cotton/Linen, Quadrille; 212/793-2995 or quadrillefabrics.com
4. Ikat/Pasha, Peter Dunham Textiles; 323/848-9900 or peterdunham.com
THE BEST IDEAS FROM
the baths

- Painting PVC pipes to mimic the color of copper pipes when they're visible, as they are in the bath off the den (right).
- Mounting a single sconce over the mirror, rather than two alongside. It casts a softer glow and makes room for a larger mirror.
- Wallpapering a small bath with a subtle print, like a tan-and-cream cow parsley pattern, lends warmth.
- Opting for a chest-style sink console in the guest bath (bottom right) so it looks like a converted antique.
- Tiling the shower with iridescent blue glass adds a soothing, watery feel.
- Echoing the white-wash of the floors on the two vanities shown at right gives the new baths instant character. ☯

SPONSORS

LIGHTING Circa Lighting
FRAMEWORK Sixta
HEAT Anastasia Concrete
WINDOWS JELD-WEN
DEN AND GUEST BATH VANITIES
J. Tumble Antiques
PROSIST FOR WATER HEATER
Proprietary Education & Research Council

DESIGNER TRICK
Create a gilded mirror by having mirrored glass cut to fit a frame coated in metallic paint.

LE Antilles
Sea Foam, Color Wheel by Lord & Evans Paints; 843/722-6028 or lordandevans.com
THE BEST IDEAS FROM the exterior

- Taking a cue from West Indies architecture and designing a second-story porch that juts out a bit over the first story.
- Combining stucco and fiber-cement planked siding (not-resistant—a must on the coast). High style and low maintenance!
- Installing architectural raised beds that are packed with resilient native plants—a smart way to add curb appeal with little upkeep.
- Adding a permeable strip of creeping jasmine, a harder groundcover than grass, to the tabby-paved driveways to absorb rainwater and reduce runoff.
- Planting drought-resistant flora like crape myrtles, boxwoods, and palms.

What we love about the floor plan

The orientation
Having the front door open onto the community walkway promotes pedestrianism and moves the cars to rear streets. It also makes for a much better view out the front.

The entry
At the coast, the loggia is the new foyer!

The central courtyard garden
It brings light and fresh breezes into the center of the house, and with space for a crowd, it’s a great spot to entertain.

The openness downstairs
The architects knew that because the kitchen is the most used room in the house, it needed to figure centrally into the living space.

The privacy upstairs
placed at either end of the central courtyard, the two bedroom suites have plenty of distance between them.

The porches and balconies
Every bedroom overlooks the garden.

SPONSORS
WINDOWS & EXTERIOR
DOORS ALL-WEATHER
FRAMEWORK Peter Hebel
AmeriCants Colours
PROPANE FOR LIGHTING
Propane Education & Research Council

The street front

HIDE TRASH BEHIND A CHARMING PICKET FENCE PEN.
MEET OUR
dream team
Get to know the amazing
talent behind our latest Idea Cottage

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As architects, planners, and
place-makers, Historical Concepts
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and planning. The group's design
philosophy embraces classical scale
and proportion, vernacular ideology,
and historical precedent. Founded in
1982, the firm is based in Atlanta.
770/487-8041 or historicalconcepts.com

Left to right: Daniel Osborne,
Kevin P. Clark, AIA, LEED AP (project
architect). Jim Strickland (president),
and Rebecca Pendley

ANGIE HRANOWSKY
DESIGN STUDIO
Angie Hranowsky came on the scene in
2004 after adding interiors to her
already accomplished career in graphic
design. Her deep knowledge of design
and color theory, combined with her
bold use of simple, clean lines, brings
substance and style to her spaces.
843/810-3286 or angiehranowsky.com

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landscape architecture, planning, and urban
design into a collaborative practice that creates
meaningful outdoor spaces. Designing with a
sense of a place in mind, they follow
a process that incorporates analysis of existing natural systems and the
indigenous landscape.
828/255-2650 or kernslandstudio.com

Left to right: Hutch Kerns, Pete Wall,
and Tamara Graham

OUTREACH
Proceeds from Idea Cottage tours,
which cost $10 and run through
October 11, benefit East Cooper
Habitats for Humanity and the
East Cooper Montessori School.

JW
The stimulus package federal
tax credits for home improve-
ments are in effect, and it's the perfect
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