

ARCHITECTURAL &
CONSTRUCTION
P R O F E S S I O N A L
SPECIAL SECTION



*Allen Associates
Built to Ship
homes bring
quality, comfort,
healthy living
& affordability
to remote sites*



Allen Associates: Built to Ship Homes

*Division provides quality, comfort,
affordability, and healthy designs*

Finished homes on Maui (previous page, top) and Bay St. Louis, Mississippi (previous page, bottom) are part of Allen Associates new Built to Ship Division. Above, left, Built to Ship homes are popular in Hawaii and other remote areas. Lower right, Built to Ship homes are constructed using Allen Associates' "green building" philosophy. (Photos courtesy Allen Associates, Santa Barbara, CA.)

Do you own property on an Hawaiian island or in a remote canyon in Santa Barbara, San Luis Obispo or Ventura counties? Are you interested in building an affordable vacation home, a guest house, an artist's study, or a home for your mother-in-law or one of your employees? Are you looking for a design that is affordable, attractive, and environmentally-friendly? If you answered "yes" to any or all of these questions, then you need to talk to Ian Cronshaw of Allen Associates about the company's Built to Ship homes.

Ian, one of the partners at Allen Associates – a Santa Barbara building firm focusing on residential and light commercial construction throughout the South/Central Coast – developed the idea for Built to Ship based on his own experience while building a family vacation home on the island of Kauai. Finding that

building materials were expensive and, in many cases, not readily available – since hardware stores are few and far between on the islands – Ian ended up shipping much of the material to build his home from California to Hawaii in pre-built sections in large cargo containers. He also found that the designs for affordable homes in the area had little character and did not reflect the cultural heritage of the islands. And, since he was concerned about the health and comfort of his family, he wanted his home to be built using earth- and people-friendly, and energy efficient techniques.

For his own home, Ian researched the historical architectural styles of the islands and chose a traditional Plantation style design with covered verandas that connect the indoor and outdoor environments and affordable, recycled content corrugated metal roofs. The home also is elevated off the ground to allow cool trade

winds to circulate below. Once the prebuilt sections arrived in Hawaii from California, their two-bedroom, two-bath home took just 60 days to erect from foundation to finish and cost much less than a traditionally built home. After this experience, Ian, with the help of Allen Associates, decided to offer his knowledge and expertise to others needing homes in remote areas.

As an added bonus, the Built to Ship division of Allen Associates has carried the firm's "green building" philosophy into its line of homes, working with clients to educate them about the range of "green building" options available. Allen Associates is a company committed to environmentally friendly building, making every effort to build homes that generate energy rather than consume it, produce zero waste, and have healthy indoor air environments. Standard "green" features on the Built to Ship homes:

- small building footprints;
- on-demand water heating systems;
- non-volatile organic compound (VOC) paints and finishes to improve indoor air quality;
- Energy Star appliances;
- non-outgassing, sustainable kitchen cabinets;
- dual-flush, water efficient toilets;
- operable windows;
- ceiling fans to help create a cooler indoor feel;

- and limited use of concrete (a significant contributor to global warming).

Other green options include passive solar water heating, photovoltaic systems to provide all or a portion of the client's electrical needs, and grey water collection systems.

Ranging in size from 500 to 2,000 square feet, the cost to construct the Built to Ship units falls between \$185 to \$220 per square – depending on the choice of finishes. This price does not include the price of the land on which the house sits. With the cost to build an average home in many areas of the country starting at \$250 to \$300 per square foot, the Built to Ship approach makes the units more affordable.

"The bottom line," Ian says, "these are homes that are simple yet high-end in terms of quality, appearance, personal health, and the environment."

Today, the company has built a number of plantation-style homes on Kauai, Maui, Molokai and the Big Island; homes in the canyons and back country of Santa Barbara County; early California-style adobe homes on some of the rural ranches in the state; and cottage-style dwellings in Northern California.

Built to Ship dwellings can be used as guest houses, pool cabanas, mother-in-law units, or artist studios. The concept is to provide an affordable, well-

"These are homes that are simple yet high-end in terms of quality, appearance, personal health, and the environment. We have found that there is a large market out there for something like this."





designed structure that can be adapted to meet the client's particular needs. The units come in six basic styles – Craftsman, Cottage, Ranch, Spanish/Mediterranean, Pacific Island Plantation, and Asian Meditation.

Whether it's lots of windows and lighting or cabinet space and designer flooring, entertainment/kitchen areas in Built to Ship homes, top left, have an inviting aura. Below, built off the ground, the Built to Ship homes in Hawaii allow the cool ocean air to circulate around the structure. (Photos courtesy Allen Associates, Santa Barbara, CA.)



Interior living spaces in Built to Ship homes, right, top and bottom, include rooms that flow to give a wide, open feeling as well as plenty of floor and wall space for furniture and wall hangings. (Photos courtesy Allen Associates, Santa Barbara, CA.)



They have great potential for people purchasing undeveloped properties, because they can be designed and constructed in a short time span. The Built to Ship unit can be the owner's temporary dwelling while they wait for their dream home to be designed, permitted and built.

During the fall of 2005, Allen Associates responded to the Hurricane Katrina natural disaster with a Built to Ship home. Over a three-month period, Allen Associates worked together with many in the Santa Barbara community to design, build and send a home to one of the displaced families in the Mississippi area.





The home was constructed in a Creole style to respect and help reinstate the area's tradition and culture. Allen Associates staff built and oversaw volunteers in the hurricane area to install the home. Because of its regionally appropriate design, short time to erect, and its durable features, the Built to Ship unit was a good fit for the Hurricane Katrina area.



Ian Cronshaw

And, it was a healthy home – made with “green building” materials, which means it will use less water and energy than a typical home.

Thompson Naylor Architects designed the Creole-style home. The Santa Barbara Chapter of Habitat for Humanity and Crane Country Day School in Montecito helped provide the

funding and labor needed to build Katrina House. A number of local suppliers provided donations of materials and labor to help with the project including Angeles Roofing, Avalon Door & Window, AC Ramirez Flooring, D&Z Engineering, Economy Supply, Doug Hagensen, Hayward Lumber, LLG Painting, Lomeli Drywall, Marborg Industries, Judd McClimon, Newton Supply, Radis Electric, Santa Barbara Insulation, and Vista Paint.

Above, a home constructed in the Santa Barbara area by the Allen Associates Built to Ship Division. (Photo courtesy Allen Associates, Santa Barbara, CA.)

Ian invites those interested in Built to Ship homes to visit the company's web site at www.builttoship.com and call him at 805-844-8777 for an appointment. ACP



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