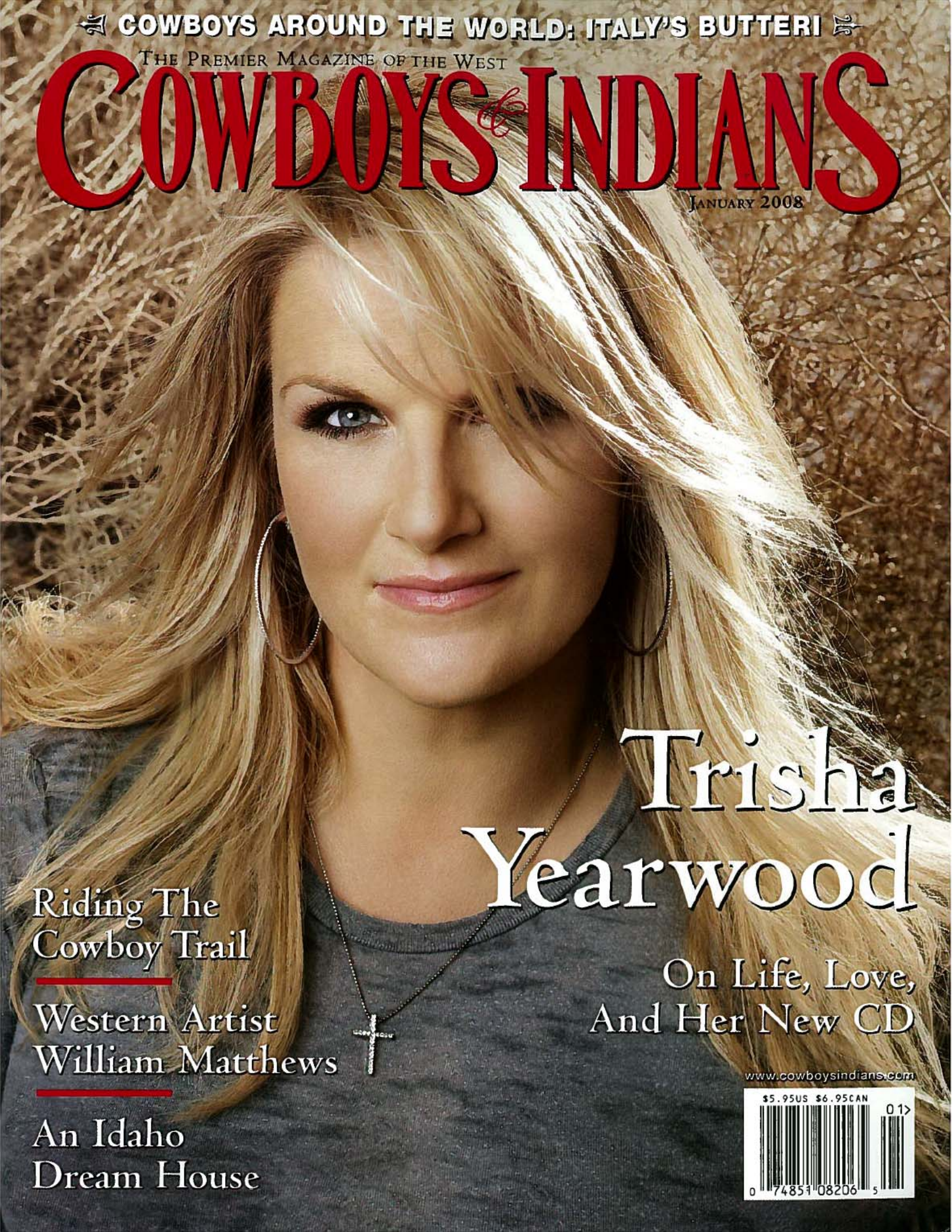


COWBOYS AROUND THE WORLD: ITALY'S BUTTERI

THE PREMIER MAGAZINE OF THE WEST

COWBOYS & INDIANS

JANUARY 2008



Trisha Yearwood

Riding The
Cowboy Trail

Western Artist
William Matthews

An Idaho
Dream House

On Life, Love,
And Her New CD

www.cowboysindians.com

\$5.95US \$6.95CAN 01>

0 74851 08206 5

Prefab Pride

WELL-MADE, STYLISH, AND ECO-CONSCIOUS — A WHOLE NEW KIND OF PREFABRICATED HOME IS ON THE RISE.



Quick. In the next three seconds, what images do the words *prefab house* conjure up? A mobile home? A cottage-in-a-kit? A treehouse-in-a-bag? A geodesic dome in a field? A yurt in the woods? A huge box on the front lawn with an IKEA Allen wrench and a sheaf of indecipherable instructions inside? Or perhaps something else equally cheap, expedient, and function-over-form?

Chances are the prefabs that biased you were nowhere as stylish, eco-conscious, and groundbreaking as the ones that are making news in design and shelter circles these days. Witness the first completed work by LivingHomes, a California-based developer of modern, sustainable prefabricated houses by world-renowned architects. Geared toward a new generation of discriminating, environmentally aware, aesthetically demanding home buyers, this—and the growing number of entries in the field—clearly isn't your dad's prefab.

What does the company's 11-module steel-frame 2,480-square-foot prefab model home in Santa Monica have that the traditional "stick-built" house doesn't? From a green standpoint, just about everything: a photovoltaic system to produce the home's energy; solar water and radiant flooring systems for more efficient, healthful heating; a 3,500-gallon cistern and gray-water recycling system to divert sink and shower water for irrigation; a 175 CFM garage fan to automatically exhaust carbon monoxide; double-paned windows with polycarbonate fenestration that are three times as efficient as regular glass. In all, a structure that touts itself to be 80 percent more energy-efficient than an equal-size conventional house.

And 800 percent more eco- and design-conscious than yesterday's prefab. Think Energy Star appliances from Bosch, LED lights from Permlight, fixtures by Kohler, furnishings by Design Within Reach, a spa by Jacuzzi, a rooftop garden with a firepit, Forest Stewardship Council-certified lumber by Eco-Lumber Co-op, moveable walls, changeable millwork, extensive natural light (the house is more than 70 percent glass), and

The LivingHomes goal was to create a home that minimized impact on health and the environment: zero energy, zero water, zero emissions, zero waste, zero carbon, zero ignorance. They got very close,



an iconic architect behind it all—Southern California Institute of Architecture founder Ray Kappe. You get the picture. Green. Comfortable. Aesthetically satisfying. A prefab you can be proud of.

"I've always been influenced by developers and architects who care about the aesthetic, environmental, and community implications of their work," says LivingHomes founder and CEO Steve Glenn. "The idea behind LivingHomes is to focus on people who share those same values but who currently can't buy homes that reflect them. That's really what we're trying to change here."

In other words, to serve the market of folks who want an affordable home that incorporates great design and as little ecological footprint as possible.

"We had six general goals to try and create a home that really minimized the impact on health and the environment," says Glenn. "Zero energy, zero water, zero emissions, zero waste, zero carbon, and zero ignorance—the last goal focusing on educating homeowners as much as possible as to how to best use a home like this. We knew we wouldn't achieve these goals, but the point was to get as close to them as possible. And we think we've gotten very close on all of them."

So does the U.S. Green Building Council (USGBC), which recently awarded

LivingHomes' model home the country's first residential Platinum rating, in accordance with the organization's green-building rating system, LEED for Homes.

Like we said, not your dad's prefab. And not your dad's budget either. Currently, the company's semi-custom projects have ranged from 650 square feet to 6,000 square feet at an estimated cost of \$250 per square foot on a flat lot (factor in another \$70–\$90 per square foot for permit fees, transportation, installation, and foundation)...well, you can do the math.

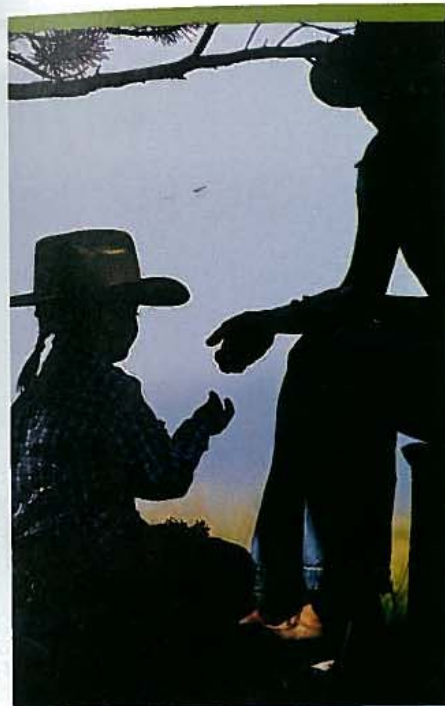
On the flip side, LivingHomes claims to offer a 20- to 40-percent reduction in cost from a similarly constructed "stick-built" steel-frame home with floor-to-ceiling glass, decking, environmental energy systems, and a top architect at the helm.

"Some people come in thinking they're going to get a modern green home for a mobile-home price," says Glenn, who currently has several LivingHomes in various stages of development throughout California. "But most of our clientele tend to be 'cultural creative' types—they shop at Whole Foods, drive Priuses, read *Dwell* magazine, that sort of thing—and they definitely get what we're doing in the area of prefab."

Which is putting the *fab* in prefab. **U**

—Jordan Rane

For more information, and a time-lapse video of LivingHome's Santa Monica model home construction, visit www.livinghomes.net. (310) 581-8500.



Creating Western Traditions For Generations



Enjoy horseback riding, fly fishing, and fine dining within the shadow of the majestic Teton Range. One visit and you'll understand – a Gros Ventre River Ranch vacation creates your own western traditions.



GROS VENTRE RIVER RANCH

The Premiere Guest Ranch
in Jackson Hole

PO Box 151 — Moose, WY — 83012
T/307.733.4138 — F/307.733.4272
www.grosventreriverranch.com