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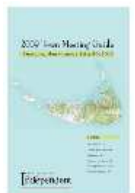
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## Nantucket's first high-end pre-fab house goes up in Tetawkimmo

BY PETER B. BRACE INDEPENDENT WRITER



**PHOTO BY ROB BENCHLEY** Ben and Carline Champoux's new pre-fab guest house is being pieced together.

Tetawkimmo, a rural subdivision off Milestone Road on the edge of the moors, is not where one would expect to find modular houses.

Nantucketers who can afford to build in this development abutting the largest undeveloped portion of the island's wilderness are mostly building the traditional way.

Ben and Caroline Champoux went the traditional route with their main house at 8 Upper Tawpawshaw Road. In 2006 the couple decided they needed a guesthouse, one they could afford on Ben's landscaper pay and what Caroline made as a real estate broker. Constrained by their limited budget and Tetawkimmo's design requirements, including allwood roofs, cottage corners and roof planes with multiple pitches, this young Nantucket couple needed a practical, yet stylish alternative.

"We knew we had to do something that would satisfy those requirements. We were looking at stick-built, and we just really couldn't afford it. At the time when we started thinking about this, we were really in a big building boom here, and things were starting at around \$350 a square foot," said Ben Champoux.

Enter Andrew Kotchen of the architectural design firm workspace/apd of New York City and Nantucket, a business friend of the Champouxes' and designer of Harbor View Place on Commercial Street and many private residences around the island. The Champouxes had seen his work and liked his elegant, yet utilitarian eye.

"I had worked with Andrew on a couple of jobs and I just loved his style," said Ben. "It was like sort of classic Nantucket shingle style — and he would almost agree with us — but really more modern, like the feel of a New York loft, which really struck me as something cool and different, and different from anything that was going on here."

Kotchen and partner, Matthew Herman, had been honored that year as the winners of Green Global USA's Green Global competition to design sustainable, affordable housing to help fill the housing void in the wake of Hurricane Katrina in New Orleans. Their "GreenNOLA" design of six houses and two multifamily buildings utilizes recycled building materials, solar power and energy-efficient appliances, and offers childcare and a community garden. Their design also reduces pollution and operating costs by 50 to 60 percent.

For the Champouxes, who bought a 1,400-square-foot u-shaped building from Excel

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