

contents

ACKNOWLEDGMENTS viii

FOREWORD ix

INTRODUCTION x

PART ONE re•duce 1

Determining Need and Designing New Homes

1. Quit Jonesing 3

How did the Joneses get here? / Close your eyes / The joy of nonconformity / What if you *are* the Joneses? / *Homo economicus* or *Homo socialus*? / The proper schools / Mind the gap / Friends in common / Remember the monk.

2. Choose What You Need 21

Build as big as you can? / What's in your closets? / Cherish the gift / Stop the flow at your doorstep / The long-term storage commitment / The trip / Practice your dream / A home to fit your life.

3. Build a Glove, Not a Warehouse 37

Hear, taste, smell, touch / Think 3D and 4D / Detail and pattern / Alcoves / Levels / Ceiling shape and height / Floor life / Doors / Windows / Wheelchair accessibility / Wall texture, color, thickness / Kitchen / Storage / Genkan / The built-ins vs. the movables / Woodstoves / Open plan? / The whole / Shape / Setting / Slowing down.

4. Pay Off Your Debts 55

The death note / Why do houses cost so much? / Beat the bank / Making our land (a little more) free / Lowering construction costs / Building to live vs. building to sell / Do you live in a bank? / Social security.

5. Go Outside 77

Our friend, the sun / Freezing? / Turning indoor air into outdoor air / The porch / A room with a view to the sky / Sleep under the stars / Bathe in the sun / The patio plan / Outdoors, up high / Down to earth.

PART TWO re•think 94

Remodeling Existing Housing and Living Better Right Where You Are

6. Make Friends with the Past 97

Why *not* build / Constructing marital harmony / How did 5.3 people manage to live in 1,000 square feet? / The comfort of traditional hovels / De-gente-fication / Empty houses / Move a house / The hermit crab home / Salvage the past.

7. Live at Home 117

A brief history of how we left home / How important is your résumé? / The discipline of multiuse / Focus and balance / Work at home, work alone / Hire a boss / Trade with a neighbor / Time for Sabbath.

8. Give Up Your Loneliness 133

The lonely American / Coming back together / Sharing with a partner / Three generations under one roof / Making it legal / Cohousing / The unexpected pleasures of apartment-complex living / Is Manhattan an eco-village?

9. Reclaim the Commons 153

When society is not our friend / Making common space common / The silent neighborhood / Finding common ground / Go where the wild things are / Take to the streets / Tear down the fence / The busyness of multi-use commons.

PART THREE re•lax 173

The Less Tangible Outer and Inner Forces that Shape Our Experience of the Domestic Environment

10. Know the Codes 175

Are large houses the rule? / Living below the radar / Becoming part of the radar / Variances / "Form-based" / "Inclusionary zoning" / The mandate to legalize granny's flat / Cottage housing ordinances / Banning McMansions.

11. Love Your Children 193

What do children really want? / Stay here, mommy, daddy / The family bed / A child's room of her own? / Sharing rooms / Children's shrinking range / The teen-built house / Is TV a human right? / The delicate dance of need and greed.

12. Make a Room of Your Own 215

When walls make a space larger / Shall we run away? / A corner of the garden / Retreat inside / Is beauty a human right? / The compartmentalized family life / The friendly creation of sacred space / Pamper your guests.

13. Remember the World 231

Keeping up with the Lees / The equalization of condition / Popping population / Where will all these people live? / Envy / Back home / The nature of construction.

ENDNOTES 252

GLOSSARY 259

INDEX 261