

Dutch Colonial Cottage

New House. Project Description

This is a new house, built for a retired couple. They purchased the old house with the intent to remodel the kitchen and add an elevator. They loved the location and character of the 1910 cottage but could no longer tolerate going up and down stairs.

During the design process the project scope increased to include the following:

- New heating and cooling systems
- Improve insulation
- Replace all old drafty windows
- Level all crooked floors
- Increase ceiling height in basement (existing was 5'-8")
- New siding
- New roofing

We realized it would be less costly to replace the entire house. A portion of the old house foundation was able to be re-used. The new house has the same footprint as the old house, except for a 6x8 addition at the back. The layout of the new house is similar to the layout of the old house.

We tried to ensure the new house would be a good neighbor:

- Clapboard siding with exposure similar to original house
- Dutch Colonial rooflines reduce the scale of the 2-story structure
- Gutters drain into rain garden

The homeowners designed and built the fence to have privacy at the back where their yard is narrowest. The fence opens up at the south and west to allow views of their flower gardens.