



SECOND CHANCE

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*Twice-built guest house
worth the wait
for homeowners*

A 60,000-SQUARE-FOOT WOODED LOT on a Cape Cod lake was the ideal location for a guest house for the property owners who owned a summer home nearby. A tiny cottage that was basically "uninhabitable" would be razed and replaced with a larger, new build.

"We initially discussed replacing the cottage within its existing footprint," said SV Design architect Katelyn Manfredo. "However, the home sat only about 25 feet from the water, which would have made the Conservation Commission approval process more challenging. After reviewing options with the clients, we decided to move the new house further up the hill. This shift not only aligned with the commission's recommended 100-foot buffer, but also allowed the design to capture the best views of the lake."

Construction began in fall 2020, with the home nearing completion by early 2022. However, in March of that year, just weeks before the homeowners were scheduled to move in, the project experienced a significant setback when a fire caused extensive damage to the nearly finished house.

The hilltop location gives a commanding view of the pond for this home designed by SV Design.



"Much of the home was impacted," recalled Manfredo. "The fire didn't burn everything, but there was significant smoke and water damage throughout. It was a disheartening time for everyone involved. The clients were overwhelmingly positive and patient as the team put together a plan to rebuild as quickly as possible."

The garage and the back deck were salvageable, but the main portion of the house had to be rebuilt from foundation up. It would be spring 2024 before Treasure Cove would see its first guests.

SITE CHALLENGES

The hilltop location presented some challenges for Mather & Page Landscape Architects, who designed the site plan.

Although the waterfront setback was easily addressed, the property sloped to the water and drainage was an issue. During construction, washout was a constant problem.

"The house was located mid-slope and the garage and driveway were below, so we had both uphill and downhill drainage and grading issues," explained Charlie Page, a landscape architect with Mather & Page.

The spacious deck offers a tranquil retreat with picturesque views of the lake, designed for seamless outdoor living.



Vaulted ceilings and clean lines define this living room, allowing natural light and stunning views to take center stage.



Above: The woody setting inspired the design for the home, which is a departure from a typical Cape Cod summer home with its dark exterior. **At Right:** The back of the house features a spacious porch that stretches across the entire length, providing an inviting outdoor space perfect for relaxation and taking in the beautiful surroundings.

The drainage issues were addressed mainly through grading and the use of traditional catch basins, but Page said careful engineering was done in the event of a worst-case scenario where the catch basins failed, directing water into the garage and driveway. "We were able to achieve enough pitch so the water drained around the garage and driveway," Page said.

The homeowners, he said, wanted the landscaping to be low maintenance, simple and rustic while still maintaining an aesthetically pleasing look. The lake front house is surrounded by trees and native plantings, including grasses, fitting effortlessly into the hillside.

DESIGN SCOPE

In terms of the design, the clients sought a house that was a departure from their traditional Cape Cod coastal summer home. Inspiration was taken from the woody, lakeside setting for a moodier feel. To achieve this, a semi-solid stain in Jamaican Pepper was chosen for the exterior siding, and the windows were bronze metal with an exterior trim to match.



A loft space above the entryway serves as a cozy hideaway and seems perched within the trees.





Inside, the one-story home contains two master suites, a kitchen-dining area, family room with sweeping view of the pond, and a bunk room above a two-car garage. Additionally, a loft space sits atop the front entryway, serving as a cozy hideaway and a feeling that you are perched within the trees.

Cathedral ceilings add drama to the modern interior, particularly in the family room, where a massive chandelier anchors two simple white sofas and a large sliding glass window that drinks in the beautiful view. White oak floors flow throughout the house and the decor is intentionally understated and neutral in keeping with the contemporary design.

The hilltop location affords sweeping views of the lake from every room. The homeowner's friend was an interior designer and worked closely with her on the interior design.

The kitchen was designed by Classic Kitchens & Interiors, which strived for a "clean" look from cabinetry to countertops. The devastating fire created an opportunity for a few changes from the original design.

"We went with flat slab maple cabinet fronts painted Sail White, instead of the original Shaker-style, to give a more modern look," noted designer Ishelle Collins. "Previously, there were floating shelves, replaced with upper cabinets with glass-front doors."

Classic Kitchens & Interiors created a clean look from cabinetry to countertops in the kitchen.