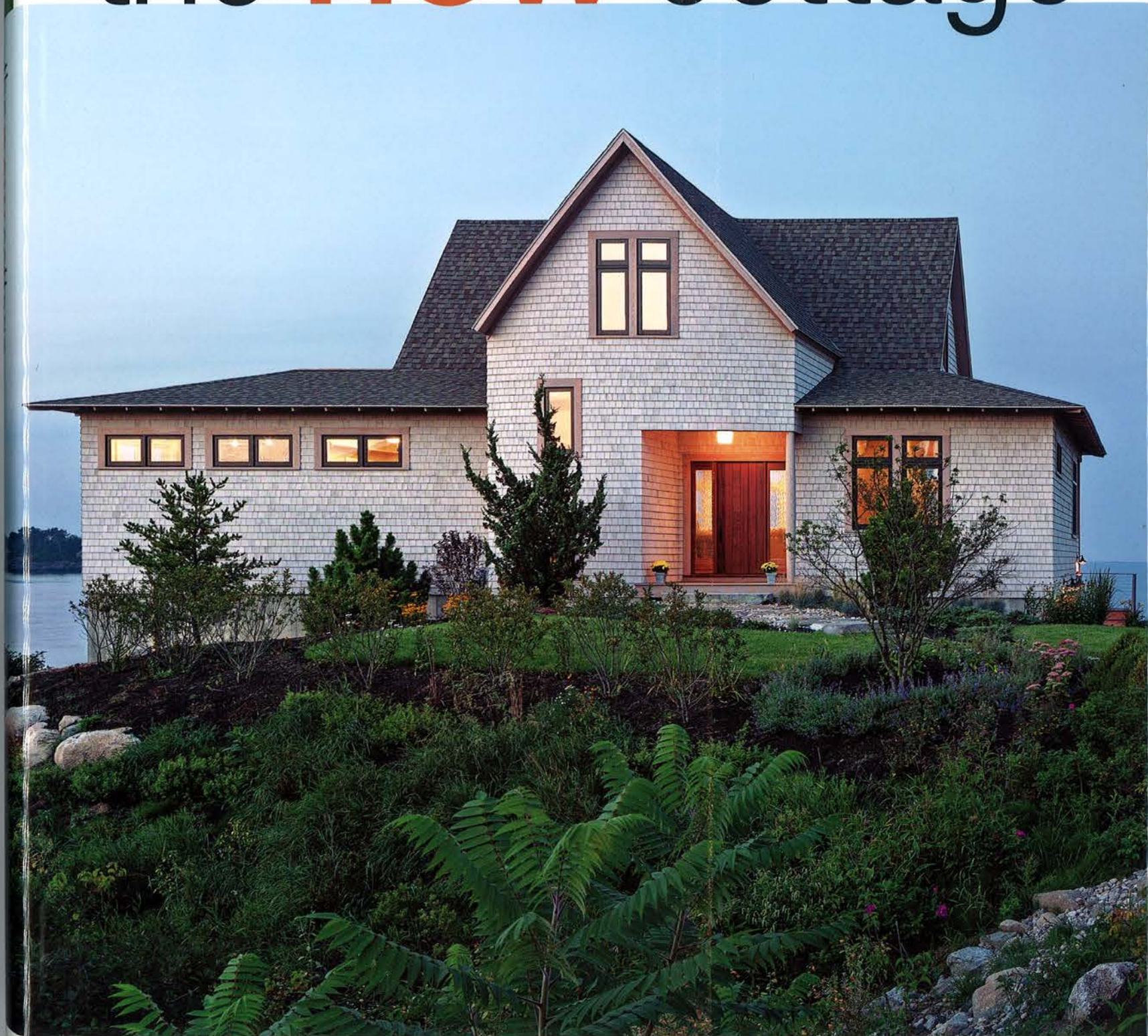


INSPIRATION FOR AMERICA'S FAVORITE HOME

the **new** cottage



KATIE HUTCHISON

TWIN GABLES



ENGAGED WITH SITE



HUMAN SCALE



SIMPLE MASSING



SHELTERING ROOF



ECONOMY OF MEANS



INFORMALITY



SUNNY DISPOSITION



OPPOSITE COMPLEMENTS



WABI SABI



CRAFTED DETAIL

IT HELPS TO HAVE A SPECTACULAR SITE with a view direction and street orientation that are in sync with daylighting and backyard privacy. The front street side of Molly and Bill Donovan's property faces northwest, and the back overlooks a broad view of tidal marshes, the mouth of the Spurwink River, and Higgins Beach beyond to the southeast. It's in a much less crowded neighborhood than where Molly and Bill used to have a cottage in nearby, densely packed Higgins Beach. Still there are neighbors on both sides.

The design nods to the cottages of the Higgins Beach community.



Maximizing the buildable footprint within the simple massing of peaked gables interrupted by a glass-enclosed stairwell, the front of the cottage greets those arriving with a modest porch. Eastern white-cedar shingles with a bleaching-oil finish and steeply pitched gables offer cottage curb appeal.



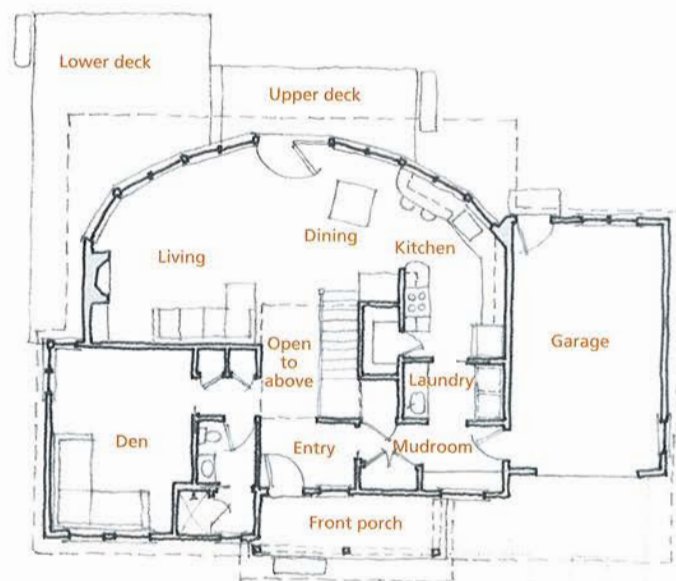
The water side of the cottage boasts a large radial wall of glass, brimmed with a shed roof that not only provides shade from harsh sunlight when the sun is high in the sky but also helps bring the overall scale of the cottage down. Barely visible in this shot, solar panels above the guest room shed dormer and gable (to the left) provide most of the electrical power required by the house.



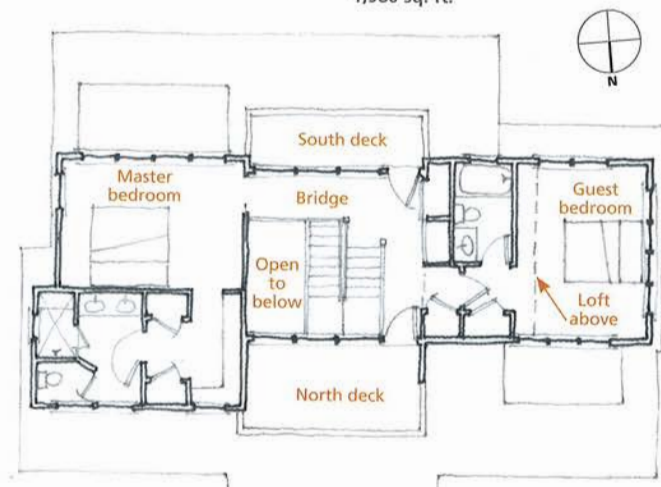
The rear deck extends living space toward the layered view. Up above, the Douglas fir board soffit of the shed roof extension lends a porch-like feel and provides human-scaled shelter at the corner of the radial wall.



Just inside the low-ceiling entryway, light spilling from above into the stair hall straight ahead entices those arriving toward the view beyond the French doors. Bill notes that when those doors are open, "You could not feel like you're living more outside when you're inside."



FIRST FLOOR



SECOND FLOOR



Architect: Winkelman
 Architecture: Will Winkelman
 Scarborough, Maine
 1,980 sq. ft.



When architect Will Winkelman laid out the year-round cottage, he lengthened it parallel to the view to maximize visual access and bolstered the east side with a more contained den and the west side with a one-car garage to secure privacy from the adjacent neighbors. Then to the southeast he introduced a dramatic, faceted wall of transom-topped glass doors and windows—like an amped up bay—to fully engage the stunning site. "I always feel as though to address a view, you want to be reasonably square to it," explains Will. Recognizing that you also want to be protected from direct, harsh daylight when the sun is high in the sky, he incorporated a porch-like, sheltering shed-roof brim over the top of the transom windows. The brim is just deep enough to









  A gas fireplace picture-framed with a fresh-water, pearled-granite surround adds a contemporary cozy touch to the faceted wall of glass oriented toward the sweeping view. An oil painting on canvas of Maine lobster boats by Jill Hoy hangs over the fireplace.





provide late afternoon shade in the temperate seasons but not so deep as to block low daylight from entering in the winter.

One potential risk of a longer house is that the middle can be relatively dark. But an advantage is that spaces at either end can have greater privacy from each other. To address the potential risk and rewards of a longer footprint, Will introduced a prominent stair in the middle to act as a light well and to reinforce the second-floor privacy between a master suite on the east end and a guest suite on the west end. First visible from the entryway, which has a lower ceiling than the main living area, the stairwell draws those entering toward its taller volume and the light flooding down from above, as well as the view beyond it out the radial window wall. The soaring space of the open stairwell effectively complements the compressed entry space, which makes a memorable entry sequence for such a small cottage.



    The simple palette of Douglas fir board walls with Monocoat finish wraps the kitchen and stairs, visually tying them together. Engineered oak floors and oak guardrail elements, also with a Monocoat finish, similarly unify the multipurpose space.



    The kitchen breakfast bar boasts a stellar view. Full overlay cabinetry, which is typically associated with a contemporary design, is teamed here with legs, a more traditional detail. The result is a

transitional look that's reinforced by the cabinet doors' wide stiles and rails. The white of the cabinets and quartz countertops suit the palette of clean white ceilings and trim.

Second-floor decks on both the front and back off the stair hall are accessed by glass doors within considerable window runs. Together, the decks and glazing further strengthen the connection between indoors and out and provide daylight to the center of the cottage on both levels. “The design of the decks . . . gives us that flexibility to be where we wanted to be outdoors,” notes Bill. “We follow the sun,” adds Molly. The glassy stair hall is capped with a low-sloped gable roof that connects the taller twin gables of the bedrooms, resulting in legible, simple massing.

The first-floor semi-open plan cleverly tucks the main working portion of the kitchen around the corner toward the garage, out of sight of the living area. An informal breakfast bar counter extends along the faceted window wall toward the open dining area, which is flexible enough to comfortably accommodate a round table—for four when the Donovans are entertaining another couple—or the oval table it becomes, which seats eight to ten. The nearby den offers a more private space to tuck away and watch TV. In the future, if need be, it could serve as a first-floor master bedroom suite.

A board-wall treatment wraps much of the first floor and continues up the stairs to the second-floor stair hall, helping one flow into the other with an economy of means. Composed of Douglas fir with nickel-thickness gaps between the boards and a Rubio Monocoat finish that lends it a driftwood appearance, it warms the interior, adds texture, and contributes to a cottage feel. A white-oak guardrail system similarly treated with a muted Monocoat finish includes cable wires that offer an informal nautical touch that is echoed in the red-cedar and cable-wire guardrail on the decks. Radiant-heated floors topped with engineered white oak, also treated with a Monocoat finish, can be found throughout the cottage.

It was important to Molly and Bill that their small home’s design nods to the cottages of the Higgins Beach community while reflecting more how the Donovans like to live now. Molly notes, “It does look pretty cottagey, but modern at the same time.” Bill agrees.



During a site visit while the cottage was being constructed, the design team observed that there would be room for a small loft above the guest bedroom. Molly and Bill loved the idea. It’s become a favorite play and nap spot for their grandkids.



Though the master bedroom footprint is modest, the volume of the raised 12-ft. 6-in. ceiling lends it spaciousness. Double-hung windows, with two lites over two lites, are a nod to the cottage tradition of divided lites, but with a less busy pattern.



The patina of the rough driftwood-like finish of the wide Douglas fir boards installed with a crisp nickel-thickness gap between them demonstrates how opposites can complement each other in a material treatment and its installation. The finely crafted guardrails on the stairs and decks share the same design to help further blur the line between inside and outside.