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BUILDER

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New Home 2000

MANAGING CUSTOMIZATION

HOW TO GIVE YOUR
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BUILDING UPSCALE

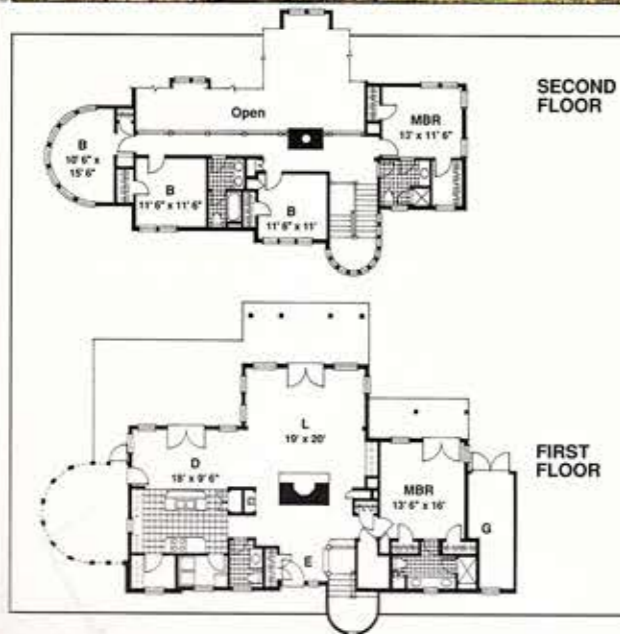
Exposed timbers, vaulted ceilings, woodwork, and plaster give the interior a finished, but rustic, appeal. Exterior design features give the house an older feel; note the shingled siding, exposed rafter tails, and curved porch (below). See page 160 for construction details.



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Lakefront Custom

MOULTONBORO, N.H.—The challenges were clear. Take a rocky New England lakefront site, protect the existing trees and natural features, build a custom home designed to look like it had been there a long time, and stay on budget.

"The biggest challenge was the budget," says builder John Robinson. But by working together to define cost-effective details and identify savings, he and architect John Battle were able to achieve all of the goals. "The architect was really good to work with," Robinson says. "He was open to my suggestions and didn't hold a gun to my head."

The site was the second biggest challenge. The vacation house is built on the shore of a wooded island on New Hampshire's Lake Winnepesaukee. The foundation hole was a bear to dig due to large rocks, and Robinson's crew had to work around the existing trees that ring the house. The septic system leach field had to be located away from the shoreline, which meant pumping leachate uphill. And because of the island's large un-



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hunted deer population, landscape architect Tim Jordan had to choose ornamental plants that deer wouldn't eat.

The 3,800-square-foot house sits on two acres at the end of a long gravel driveway, set back from the water's edge. With its natural cedar shingle siding, green trim, flared walls, exposed rafter tails, and screened porches, the design is reminiscent of an old Adirondack camp, a departure from the contemporary lakefront homes built during the 1980s. Curved walls and conical roofs add to the traditional styling.

High ceilings and wood finishes set the tone inside. Exposed posts, beams, joists, and rafters frame portions of the structure, while the rest is stick built with 2 by 6s. V-grooved hardwood floors match the custom ash cabinetry. And pine wainscoting lines the walls below plaster finishes. Everywhere, window combinations light the interior, and glass doors lead to patios and porches.

"The house feels like an old cottage, and looks like it's been there for 100 years," says Robinson. "It was fun to build, and we did some things there that I would like to do again." But after beating out six bidders to get the job, he adds, "I wouldn't do it again for the same price." Selling price is \$475,000.—R.S.

Project
Private residence
Moultonboro, N.H.

Size
3,800 square feet

Labor/Material cost
\$125 per square foot

Builder
Wood & Clay, Inc.
Meredith, N.H.

Architect
Battle Associates,
Architects
Boston

Landscape architect
Hawk & Jordan
Laconia, N.H.

Interior designer
Owners

IDEAS

■ The architect drew plans on the same CAD program that the builder uses. The builder got a 3-D view of the house, as well as take-offs for estimating. His electrician and HVAC subs also planned and estimated on their own CAD programs.

■ The builder saved money by using flexible trim instead of custom millwork, framing exposed joists and rafters with native hemlock (instead of Douglas fir), and using wainscot-height beaded pine instead of wall-height beaded cedar.

■ Changing from crawl space to slab saved money and addressed the high water table.

■ Though the stairs rise through a curved turret, the area is used as a landing, dividing the stairs into two straight runs.

■ The shallow "Rumford" fireplace gives off more heat than do deeper designs.

■ Exposed 4 by 6 rafter tails were cut into 4-foot lengths and scabbled onto structural rafters, making them easier to shape on a band saw, and making eaves look timbered, even where timber rafters weren't used.

■ Deer-resistant plantings include green and red barberry, mountain andromeda, and potentilla.