



Design restraint

and clever use of space

turn an outdated

waterfront home into a

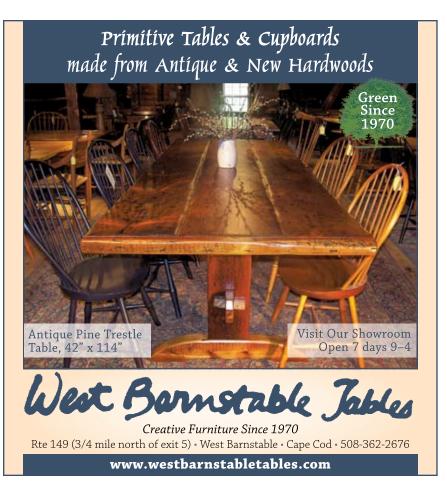
neighborhood gem

MADE TO FIT

By Janice Randall Rohlf

or anyone considering a substantial home renovation, a look at the before and after photos of John and Donna Keaney's Wings Neck house is illuminating. You can see at a glance how the original exterior lines of the 1,870-square-foot house remain - both in the front and back. In fact, so much of the original look was retained that it's hard to believe the late-'70s-era Cape-style house was razed to the first-floor line and rebuilt.

A "complete gut rehab" is what builder Brad Broderick of Falmouth calls the job he was asked to undertake by architect John Dvorsack, also of Falmouth, and the





COSMETIC AND FAMILY DENTISTRY DR. TRACY L. MURPHY, DMD

www.CosmeticAndFamilyDentistry.com

2 CONVENIENT LOCATIONS

41C Barlows Landing Road, Pocasset

508-564-6663

580 MacArthur Boulevard, Pocasset 508-563-5549

homeowners. The roof was removed, dormers were lowered and a porch screened in. The only modifications to the main house's original footprint were three minor additions, including a 4-foot-by-14-foot bump-out in the back, on the water side, above which a deck was built off the master bedroom.

"[My wife] Donna and I were really attuned to not overpowering the neighborhood of Cape-style houses," homeowner John Keaney says. "We didn't want to overpower the landscape either." They had lived in the house, last renovated in 1986, for

Working within the original footprint, Dvorsack more than doubled the number of bathrooms and increased the sleeping area exponentially when he raised the ridge of the attic roof above the garage.

two summers before deciding to remodel. Originally, they just wanted to add "a few front dormers," says John, but architect Dvorsack, who shared their concerns, had other ideas.

"He listened a lot and had enthusiasm for what the place could look like," says John Keaney of Dvorsack, whose portfolio is strong on waterfront, shingle-style homes. For the Keaneys, says the architect, he "completely reworked the roofline to give the house more space and in the process made it more in keeping with the Wings Neck neighborhood."

A 400-acre peninsula that extends into Buzzards Bay at the western entrance to the Cape Cod Canal, this hundred-yearold community — an easy commute from the Keaneys' home in Hingham - has a



A Nantucket dormer — two gable dormers connected by a shed dormer — transforms the front of the house and adds space upstairs.

private beach, tennis courts and an association dock. The Keaneys, who had been looking for a vacation property for about five years, were smitten by it.

Serendipity, they say, brought them to this out of the way pocket of Pocasset, a village of Bourne. Having rented in Wellfleet and Cotuit, where "mooring lists haven't taken a name for 20 years," says John Keaney, an avid boater, " they started to look closer to Buzzards Bay. What they found was an estate-sale house that had been on the market for two years. With its paneled walls, carpeting and old-style windows, it wasn't their dream house, but the location was ideal. They snapped it up.

"A current trend is people living with a lot smaller homes, but they want them updated, upgraded," says contractor Broderick, who often teams up with Dvorsack. "They say, 'Let's just fix this place up



The house's original breezeway now leads to an expanded deck and a brand-new firepit.

because we know we love the location."

Donna Keaney wanted the house to be very manageable to clean, both inside and out, and she and her husband agreed that they preferred a cottage look to "10-foot ceilings and big molding."

Working within the original footprint, Dvorsack more than doubled the number of bathrooms (from 2 to 4.5) and increased the sleeping area exponentially when he raised the ridge of the attic roof above the garage to create a nearly 500-square-foot bunk room. With a bathroom, two beds and a pull-out couch, this is a perfect guest suite and gives the Keanys' college-age son privacy when he's home. Another son has a bedroom and a bathroom in the main house.

"In terms of space, this was a very disorganized house," explains Dvorsack. For example, the single upstairs bathroom could be accessed only by walking through the master bedroom, and the traffic pattern downstairs was all wrong. The key to making a small house work, points out Dvorsack, is to "minimize the amount of circulation space." To this end he eliminated the central hallway and moved the traffic pattern against the water side of the house. This provides the circulation required and allows the kitchen to feel more spacious. "The space vacated by the original hallway enabled us to increase the size of the firstfloor guest room and add a private bath," says the architect.

But Dvorsack says that first-floor ceilings that had to remain 7 feet 4 inches high presented his biggest design challenge. By lining the wall facing the water with windows, one has "the illusion of space," says Dvorsack. "[The glass] expands the field of vision." Plus, the visual interest on that side of the house — the undulation of the wall — also makes a small space feel larger.

"I try to look at houses the way I'd like to live in them," says Dvorsack. "Details are important." ■



Master bedroom





Den











Comfort and Joy, Now at a Savings.

Save September 15 - December 15 on select Hunter Douglas window fashions.* What a wonderful way to fill your home with the beauty and warmth of the season.

HunterDouglas



WINDOW EXPRESS GOTCHA COVERED FABRIC

In Stock Fabric • Custom Bedding Draperies • Valances • Skylight Shades Slipcovers • Upholstery

800-777-2311 • 508-778-0708 Showroom located at: 91 Mid-Tech Dr., West Yarmouth

M-F 10-4:30; Sat & Sun by appt.

*Manufacturer's rebate offer valid for qualifying purchases made 9/15/12-12/15/12. Ask a sales representative for information on qualifying purchases. All rebates wil be issued in U.S. dollars, in the form of an American Express® Prepaid Reward Card, This rebate offer may not be combined with any other Hunter Douglas offer or promotion. ©2012 Hunter Douglas, All rights reserved, All trademarks used herein are the property of their respective owners,