

BAYVIEW COTTAGE



Bayview Cottage is part of a cottage community overlooking Nantucket Sound. The cottages are built in clusters around common areas, creating the opportunity for smaller “neighborhoods within the neighborhood,” a characteristic of traditional seaside seasonal communities. Developer Rob Brennan comments that in building Cape Cod’s first oceanfront cottage colony in more than 50 years, “We focused as much on community fabric as we did on our cottage architecture. Porches face common greens, and walkways connect neighbors with one another . . . and [become] the setting for coffee drop-ins and spontaneous evening gatherings.” The cottages share a private 650-ft. beach, mooring, pool, gym, and clubhouse on eight acres.

Small but spacious

Like all five models built in the 63-cottage community, the Bayview Cottage feels spacious despite its small footprint. The efficient use of space includes minimal hallways and a shiplike use of traditionally “leftover” spaces for bookcases, nooks, and small closets.

High ceilings are another significant feature that allows the homes to live larger than their footprints suggest. “The living spaces were carefully designed to be comfortable but not bigger than needed to be functional,” according to architect Douglas Kallfelz. “I think people are surprised by how livable these cottages are . . . even though,

Beach ready. Porches on ground level and off the upstairs front bedroom provide places to enjoy the beach environment and casual interaction with neighbors. The permeable crushed-shell walkways allow water to seep back into the ground. Cedar-shingle siding creates an attractive New England appearance.

Cozy and comfortable. Windows on all sides allow a good deal of light into the living area. On cool days, the gas fireplace supplements the heating system. Ottomans under the windows can be rolled out into the living space for extra seating.



Pretty catch-all. A small oak table in a niche just off the mudroom is the perfect spot to drop off the car keys (so owners and guests can switch to their bikes when they arrive). The basket is there to catch sandy towels after lazy afternoons on the neighborhood beach.

by the numbers, the rooms are significantly smaller than they are used to seeing. It is very gratifying to see people come around to the notion that they can live with less than they expected . . . and it isn’t really a compromise.”

Building prefab

Kallfelz and the development team were convinced that this project was a perfect opportunity to leverage the value of prefabricated construction. Building the components in a fully controlled interior environment would help to ensure that the quality of the construction would be high. It would also minimize the impact the building process would have on the environment of this exposed coastal site. In addition, because the site was very tight, prefab construction was a good solution since there was limited need for the extensive staging and material storage areas that are typically required during on-site construction.

Once delivered, the prefabricated modules for each cottage are set quickly (typically in a single afternoon), so disturbance to the existing residents is minimal when a new home is erected. Kallfelz points out that in addition to the other advantages, the carrying costs for the construction are much lower than in





The old and the new. The cottage was designed to give potential buyers the opportunity to visualize mixing treasured family pieces with new items. The chandelier in the dining room is from a consignment shop and was given a new look with a fresh coat of white paint. The chest, repurposed from a local vintage furniture dealer, was chosen to provide additional storage for table linens and candles.

View from the master bedroom. The master-bedroom windows and French door open onto a view of the ocean. An air-source heat pump both heats and cools the house.

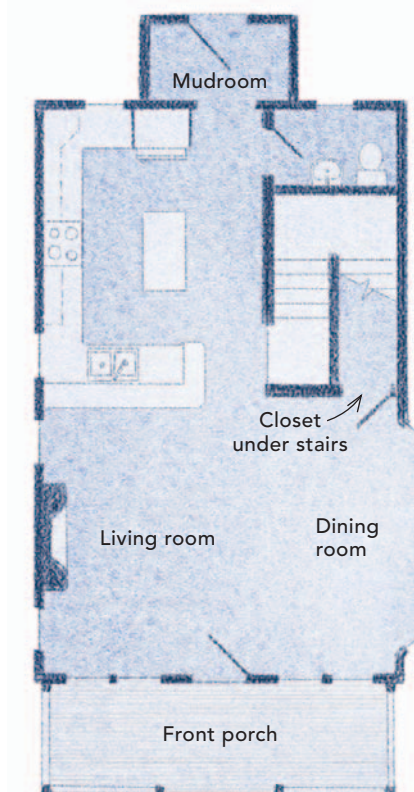


Cottage colony. The community sits directly on Nantucket Sound in Dennis Port, a village where some of Cape Cod's first "cottage colonies" evolved from army tent compounds starting in the 1930s. The Bayview Cottage is one of several models offered.

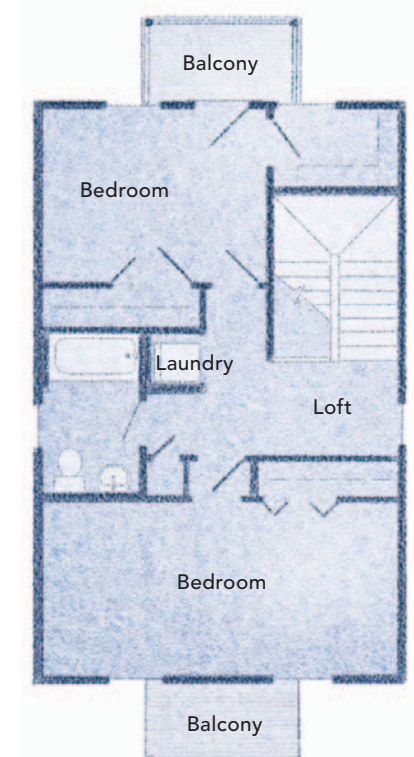
Quick build. The modular sections of the house were built in Maine and took just 15 weeks to put together on-site. By contrast, a typical site-built house would probably take about a year to build and be far less efficient in terms of materials and energy.

BAYVIEW COTTAGE

First floor



Second floor



GREEN FEATURES

- Small footprint
- Composite decking with recycled content
- Low-VOC carpeting
- Hurricane-rated windows
- Impact-resistant glass
- House exceeds 110-mph wind-zone provisions
- Permeable crushed-shell walkways
- Bluestone gravel driveways
- Locally sourced materials
- Modular construction to minimize product waste



conventional construction. This is an important cost saver, since the time span from the owner's decision to buy until move-in day is significantly shorter than in a conventional stick-built construction process.

Built to handle the elements

We've all seen the damage wrought by hurricanes and other coastal storms. The cottages in this community were designed and built to exceed the 110-mph wind-zone provisions of the Massachusetts Building Code and FEMA's *Coastal Construction Manual*.

Windows are hurricane rated and even pass Florida's "large missile" impact test, which simulates the damage of wind-borne debris by using a 6-ft.-long 2x4 fired from a pneumatic cannon. As an added benefit, the same windows that stand up to hurricane-force winds also provide significant sound-proofing against both occasional howling gales and spirited games of beach volleyball.

Cedar shingles on the exterior not only maintain the Cape Cod tradition but also hold up well and keep their natural insulation properties in saltwater environments.

The asphalt roof shingles were chosen for their high wind rating.

The houses in the community were built according to the Seasonal Resort Community zoning bylaw, which was drafted by Dennis, Mass., town planner Daniel Fortier with input from landowners, developers, neighboring residents, and local businesses. The group's objective was to craft zoning regulations that would offer an alternative to oceanfront McMansions on one-acre lots by allowing higher-density development of smaller-scale second homes in the same way

that many families have called Dennis Port oceanfront cottages their "place on the Cape" for generations.

The bylaw allows owners to occupy their cottages from April 1 to October 31, as well as four days per month throughout the winter. This bolsters the local economy but avoids overpopulating local schools. Cottages at Heritage Sands range from one to three bedrooms and are priced from \$400,000 to \$900,000. For additional information about the Heritage Sands community, visit their website (heritagesands.com).

ENERGY-EFFICIENT FEATURES

- High-efficiency air-source heat pump for heating and cooling
- Dense-pack cellulose insulation
- LED and CFL lighting
- Energy Star-rated appliances
- Energy Star-rated tankless water heater