

Reinventing a 1912 garage as a cottage in a family compound

Location: Chatham, Massachusetts

Area: 2,000 sf

Budget: \$625,000

Completed: 2008

Lacking winterization, the sprawling Shingle-style main house—an 1840s structure joined to a newer one dating from the 1880s—has always been closed during off-season. The owners, a group of five family members spanning three generations, sought to use the property all year round. Now reconfigured, the garage is completely new, but with its gabled front, dormers, and white-cedar shingles, is right at home in the setting. By contrast, the handful of 21st-century touches inside enhance the structure's historical character.

Key details

- > Identified a way to simultaneously extend the compound's season and expand available guest space
- > Temporarily moved the garage to permit the construction of a modern foundation and partial cellar
- > Obtained approvals from four local agencies, including the Historic Commission and the Coastal Environmental Commission, for expansion of a grandfathered nonconforming structure
- > Eliminated moisture-and-mildew problems endemic to the area by installing radiant heat throughout

