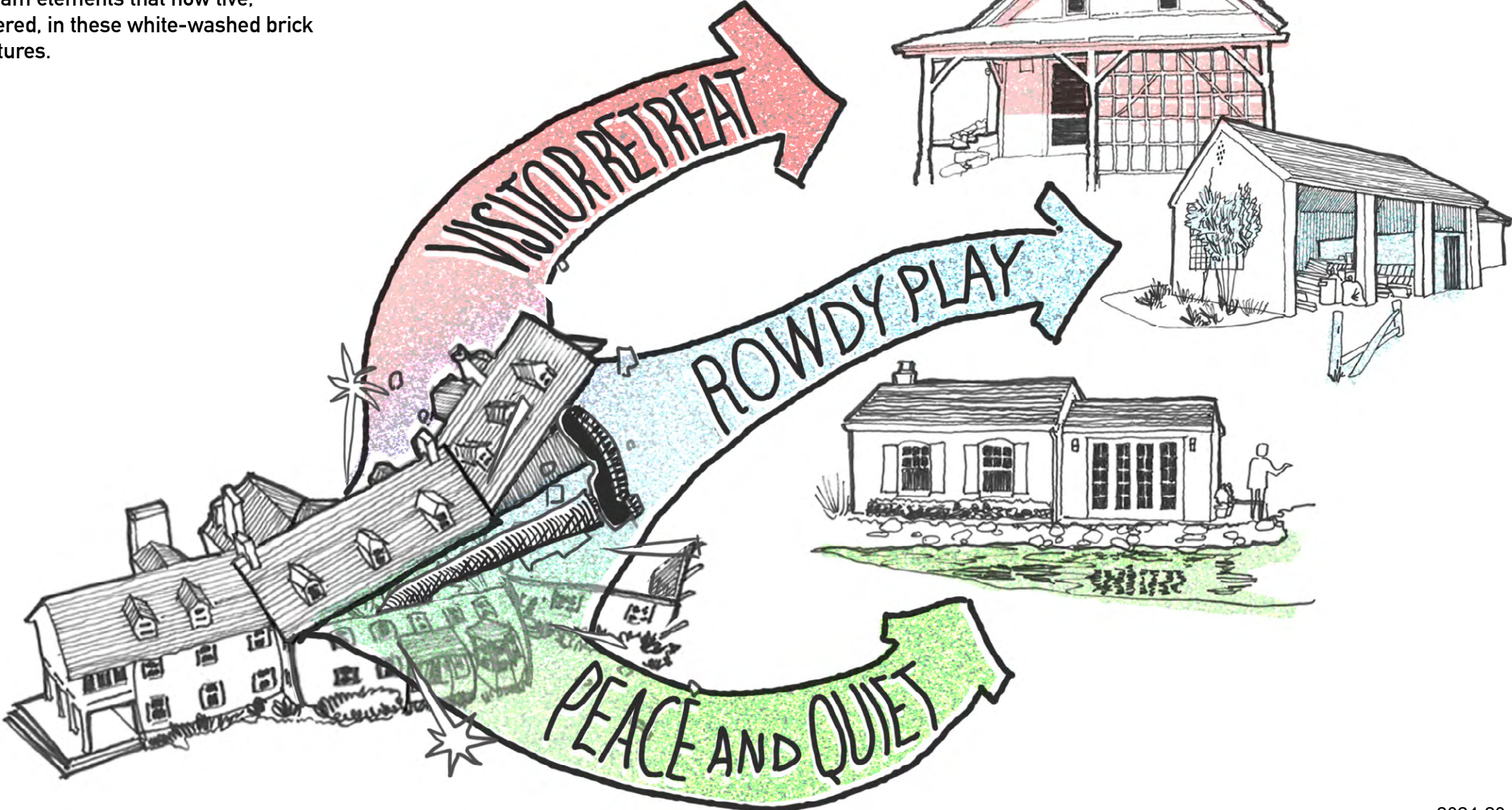


A growing family makes room for modern living
in a historic home by identifying key needs...
and then kicking them out.

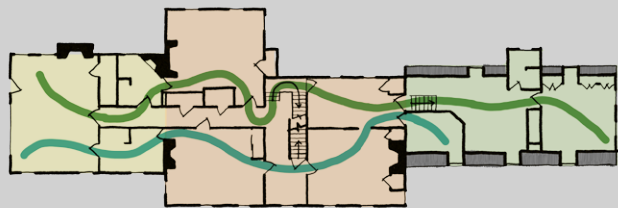
building
OUT



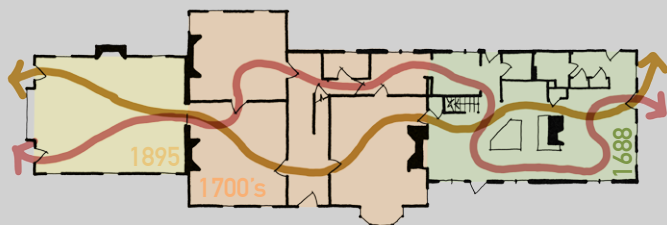
To make space for interconnected living inside the house, we evicted several program elements that now live, scattered, in these white-washed brick structures.



Over the centuries, two structurally distinct additions to the original 1688 house resulted in segmentation and squirreliness, leaving three quarters of the home rarely used.

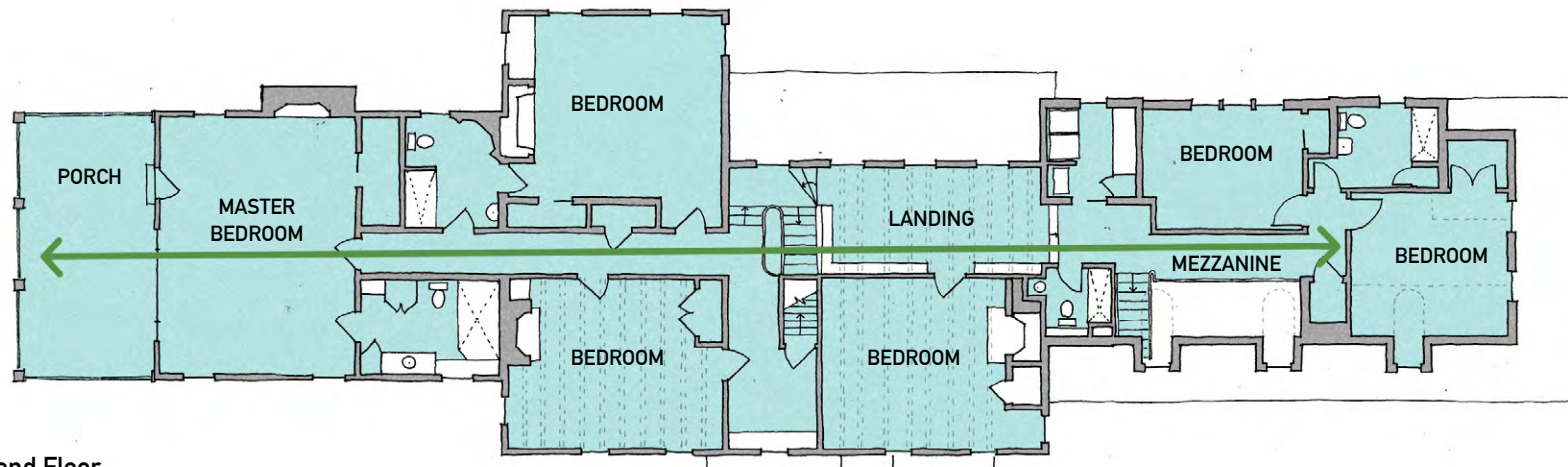


Squirrely Existing Second Floor

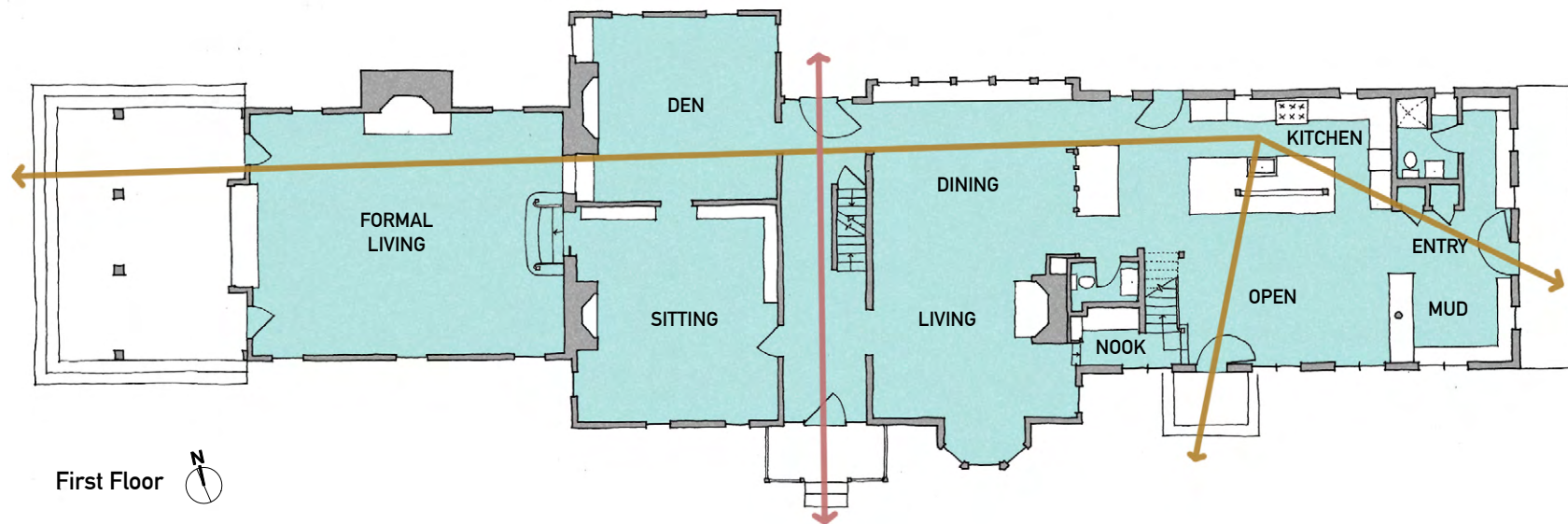


Squirrely Existing First Floor

The out-ing of so many elements allowed us elbow room to integrate the three parts of the home.



Second Floor



First Floor

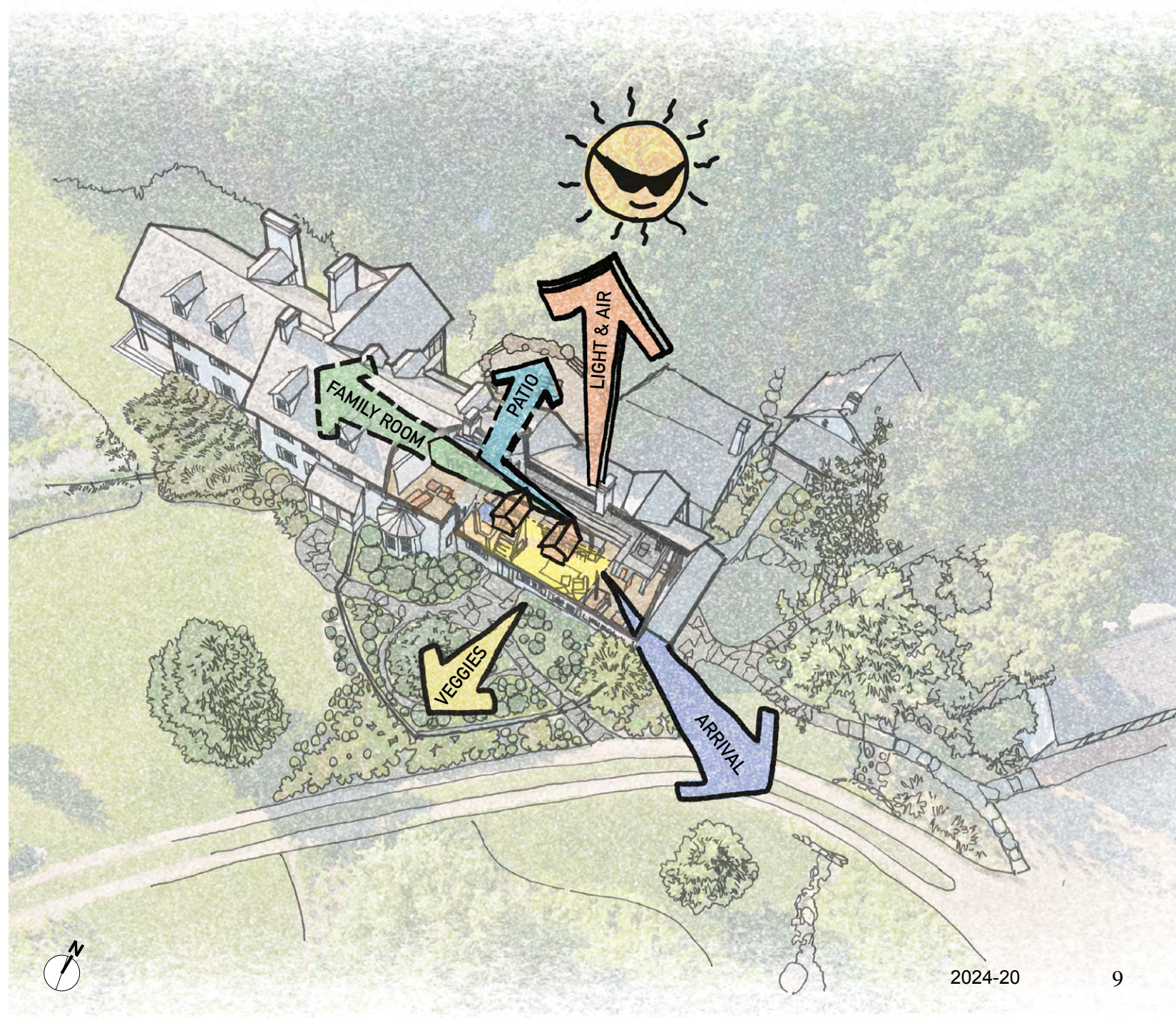


De-squirreled. Contemporary living in a historic setting that honors past and present.

The resulting openness unlocked the potential for modern, open, informal living within this 240-year old space.

From the 17th-century wing, the kitchen flows outward in all directions:

- ▶ SOUTH to sunshine and vegetables
- ▶ NORTH to an elevated dining patio affording harbor views
- ▶ EAST to arrival
- ▶ WEST into a wide-open dining and family room
- ▶ UP to grab light and air from existing dormers





The 1688 kitchen, reimagined.
Up to borrow light from second floor dormers;
south (left) to access the garden; north to outdoor
patio; west to wide open dining and family rooms.



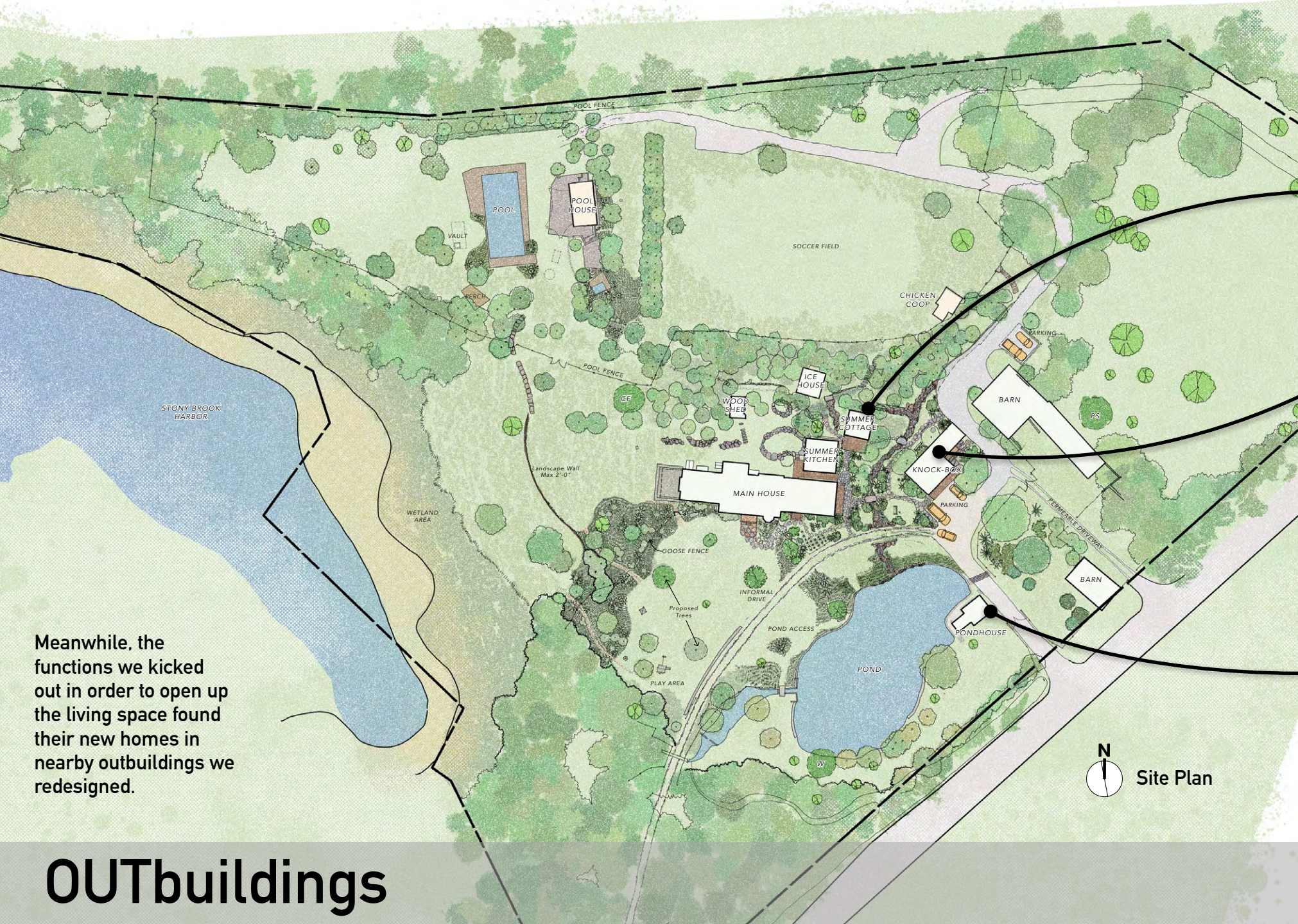
BEFORE



VIEW EAST TOWARD ENTRY



Throughout, precise modern craft, material and detailing showcase 300-year old timbers.



Meanwhile, the functions we kicked out in order to open up the living space found their new homes in nearby outbuildings we redesigned.



SUMMER COTTAGE



STABLES



POND HOUSE

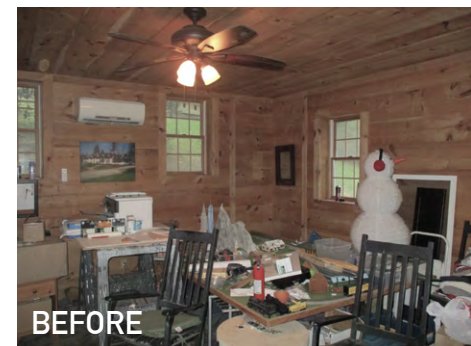
OUTbuildings



Near the kitchen door, the tiny white-washed cottage serves as a lofty, self-contained suite for visitors. The low ceiling was removed to create a light and airy space for guests.



SUMMER COTTAGE → GUEST COTTAGE

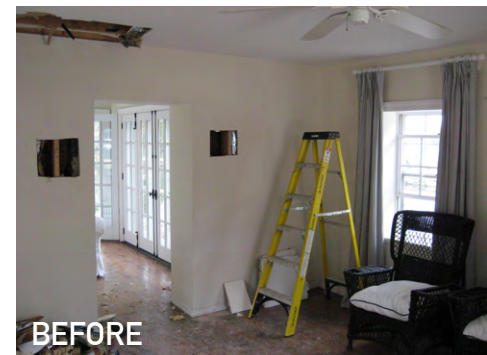


BEFORE



Where a milkman once kept his delivery cool in a flooded-floor pond house, we inserted a home office. An elevated, ventilated floor keeps things dry.

POND HOUSE → HOME OFFICE





The stables became a “knockbox,” an all-weather space where their five kids can let loose. Sliding barn doors conceal its purpose when not in use.

STABLES → KNOCKBOX





DESIGN ELEMENTS:

- A - Parking
- B - Big central tree
- C - Everyday parking
- D - Overflow parking
- E - Entry garden
- F - Bridge
- G - Creek bed for drainage
- H - Terrace
- I - Natural pond edge planting matrix
- J - Small lawn
- K - Patio and vegetable/herb garden
- L - Tall grasses strip
- M - Secret footpath to pond edge
- N - Platform and bird sanctuary



FAMILY CAMPUS

Our landscape design knits these dispersed functions together.



AFTER



Lushly planted creek beds become the organizing design armature, capturing stormwater that once caused flooding.



BEFORE



BEFORE





De-paving,
paths,
footbridges,
patios
and gardens
link destinations,
facilitating
indoor-outdoor living.



The landscape weaves together the narrative of this storied property written in water, stone, steel, wood, and sun.

Project Description/Narrative

buildingOUT

A growing family makes room for modern living in a historic home by identifying key needs... and then kicking them out.

Over the centuries, two structurally distinct additions to the original 1688 house resulted in segmentation and squirrelness, leaving three quarters of the home rarely used.

OUTbuildings

Fortunately, the home sits on ten acres, with ten outbuildings that once served traditional functions. So, to make space for interconnected living *inside* the house, we evicted several program elements that now live, scattered, in these white-washed brick structures:

- Where the milkman once kept his delivery cool in a flooded-floor pondhouse, we created a home office.
- A small, earth-sheltered icehouse now holds exercise equipment.
- Near the kitchen door, the tiny white-washed summer cottage serves as a lofty, self-contained suite for visitors.
- Finally, the stables became a “knockbox,” an all-weather space where their five kids can let loose. Sliding barn doors conceal its purpose when not in use.

Family CAMPUS

The landscape knits these dispersed functions together. Lushly-planted dry creekbeds become the organizing design armature, capturing stormwater that once caused flooding. De-paving, paths, footbridges, patios and gardens link destinations, facilitating indoor-outdoor living.

Inside—> OUT

The out-ing of so many elements allowed us elbow room to integrate the three parts of the home. From the 17th-century wing, the kitchen flows outward in all directions:

- south to sunshine and vegetable gardens;
- north to an elevated dining patio affording harbor views;
- east to arrival;
- west into a wide-open dining and family room; and
- up, via a removed ceiling, to grab light and air from existing dormers, while stairs climb to a mezzanine linking the sleeping spaces.

Throughout, precise modern craft, material and detailing showcase 300-year old timbers, penning the next chapter on this storied property, written in sun, stone, steel, water and wood.

AIA FRAMEWORK FOR DESIGN EXCELLENCE

Design for Wellness:

Our client is a very busy family of 7; a constant whirlwind of soccer tournaments, neighborhood campouts, business functions, and activity. The centuries-old home, despite its historic status and charm, had an outdated layout that impeded its use as a drag strip for Lego car-racing and practicing penalty kicks. To create a dedicated “rough and ready” play space, the Knockbox modernizes a disused stables, making space for year-round active recreation. The garden and native landscape elements provide freshly picked herbs and vegetables for the family to cook with. New wooden seating perches high on the hill allow for calm, quiet introspection during a busy soccer practice or a rainy summer shower. Through a campus approach to meeting programmatic goals, building “out” builds fitness in.

Design for Integration:

The big idea? Over the centuries, two structurally distinct additions to the original 1688 house resulted in segmentation and squirreline, leaving three quarters of the home rarely used. So, to make space for interconnected living *inside* the house, we evicted several program elements that now live, scattered, in several white-washed brick structures. The out-ing of so many elements allowed us elbow room to integrate the three parts of the home.

In addition to the deep sustainability of these design choices, the project included a structural overhaul and deep energy retrofit, including envelope improvements and a new solar-powered ground-source heat pump. The landscape design, organized by lushly-planted dry creekbeds, capture stormwater that was increasingly causing severe flooding. Paving is largely removed, replaced with masses of native plantings that allow rain to percolate.

Design for Change:

The property has been a farm, an arboretum, and a private residence for the past 330 years. In the decades since 1688, it has accumulated ten outbuildings, most of whose original purpose is obsolete. The design leverages the resiliency of these white-washed brick buildings by repurposing them, and shows how the main home’s historic character on the outside can be celebrated while inserting modern, open, fluid family living for seven within.

AIA Rochester Community Impact Award

Community Impact Award summary:

The property is a local treasure: one of the earliest homes, and with an addition by Stanford White, a native son of the locale. Listed on the state historic register, the house and its outbuildings exemplify architectural interventions spanning five centuries. Exterior changes were made in close consultation with the community's Architectural Review Board, creating a community precedent and a path forward for contemporary living in a historic setting that honors past and present.

Extreme climate events impact coastal sites like this one with increasing frequency, causing habitat loss, flooding, shoreline erosion, property damage, and migration disruption. Given the intertwined architectural and site interventions and the landscape solutions forwarded in buildingOUT, the adaptations on display here demonstrate stewardship and smart responses. Dry creek beds now criss-cross the site, filling during severe rain events to divert water away from the home. Reduced hardscape allows more infiltration to occur on-site. Passive wildlife mitigation techniques, such as dense native grasses and shrubs, are combined with more active techniques, such as rustic wood fencing that can be fit seasonally with taller deer fencing to protect vegetable gardens, and a clever goose ha-ha wall adapted from British precedent. As a result, gardens remained unharmed last growing season and the potential nuisance of the goose population was redirected. All these climate adaptations to a beloved and highly visible community treasure become demonstrations, inspiring design innovation throughout this small, coastal town.