

Project Title

Project Title, as it should appear:
buildingOUT

Project Data

Building area: (Gross Square Feet)
8,315 S.F.

Cost per Square Foot:
withheld at owner's request

Construction Cost:
withheld at owner's request

Date of Substantial Completion:
October, 2021

Location of Project:
Long Island, NY

Is the project in Rochester city limits?
No

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 takes a disused stable and modernizes its interior, promoting year-round active recreation and use of the structure. As important as recreation, other elements such as the garden and native landscape elements provide opportunities for the family to cook using freshly picked herbs and vegetables. 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” means that fitness is built in.

Design for Integration:

The big idea? 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. 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 new heating driven by a ground source heat pump to be powered by a solar PV installation. The landscape design began first as a response to extreme rain events. Lushly-planted dry creekbeds become the organizing design armature, capturing stormwater that had been causing severe flooding. Paving is largely removed and 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, with 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 within, for a family of seven.

AIA Rochester Community Impact Award

Community Impact Award summary:

The property is listed on the state historic register and is a local treasure; one of the earliest homes, and with an addition by Stanford White, a native son of the locale. The house and its outbuildings exemplify architectural interventions spanning five centuries. Exterior changes were done in close consultation with the community via its Architectural Review Board. The conversation was always about contemporary living in a historic setting that honors past and present. Thus, buildingOUT can now be held as precedent within the community as a path forward.

Meanwhile, extreme climate events impact coastal sites like this with increasing frequency. Habitat loss, flooding, shoreline erosion, property damage, and migration disruption are some of the consequences. Given the intertwined architectural and site interventions and the landscape solutions forwarded in buildingOUT, the adaptations on display here demonstrate stewardship and smart responses. The sloped site is now criss-crossed with dry creek beds that can fill during severe rain events and divert water away from the home. Along with reduced hardscape, the design 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 haha 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 to inspire design innovation throughout this small, coastal town.

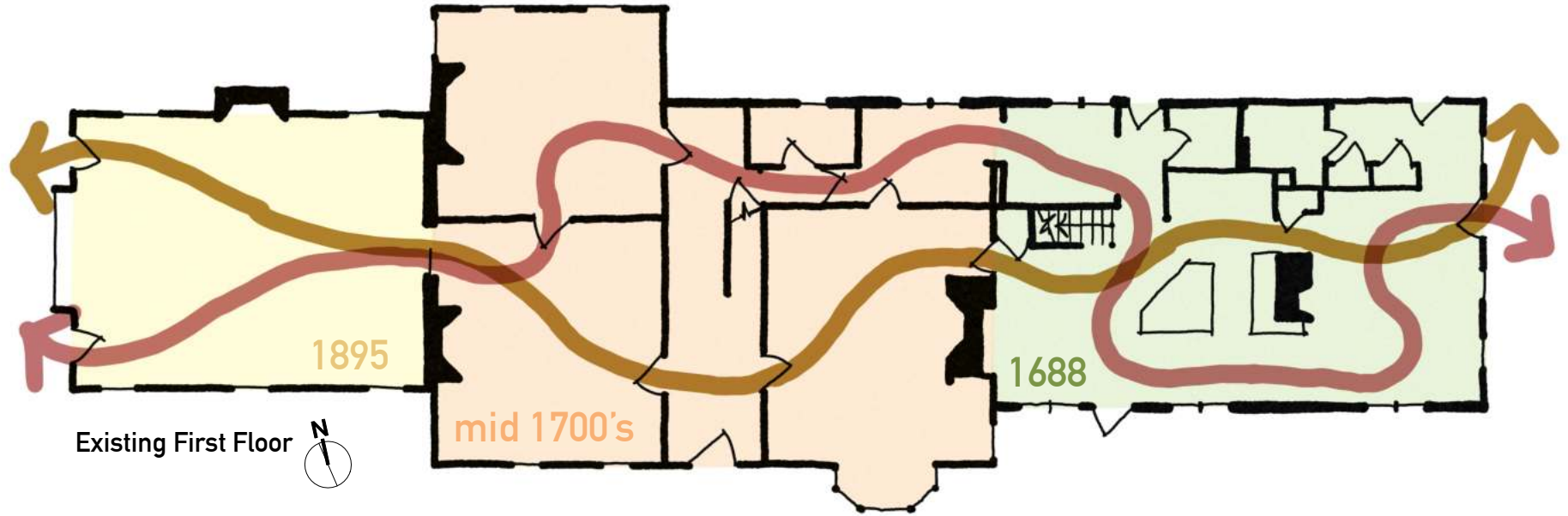
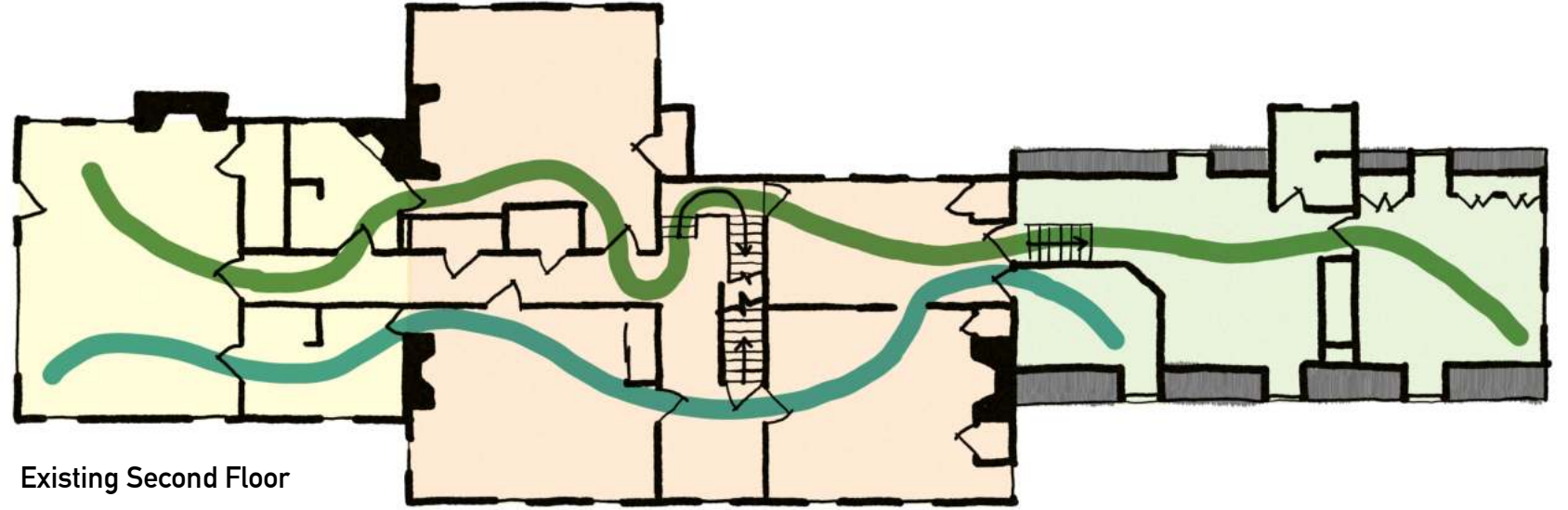
A growing family makes room for modern living in a historic home by identifying key needs... and then kicking them out.

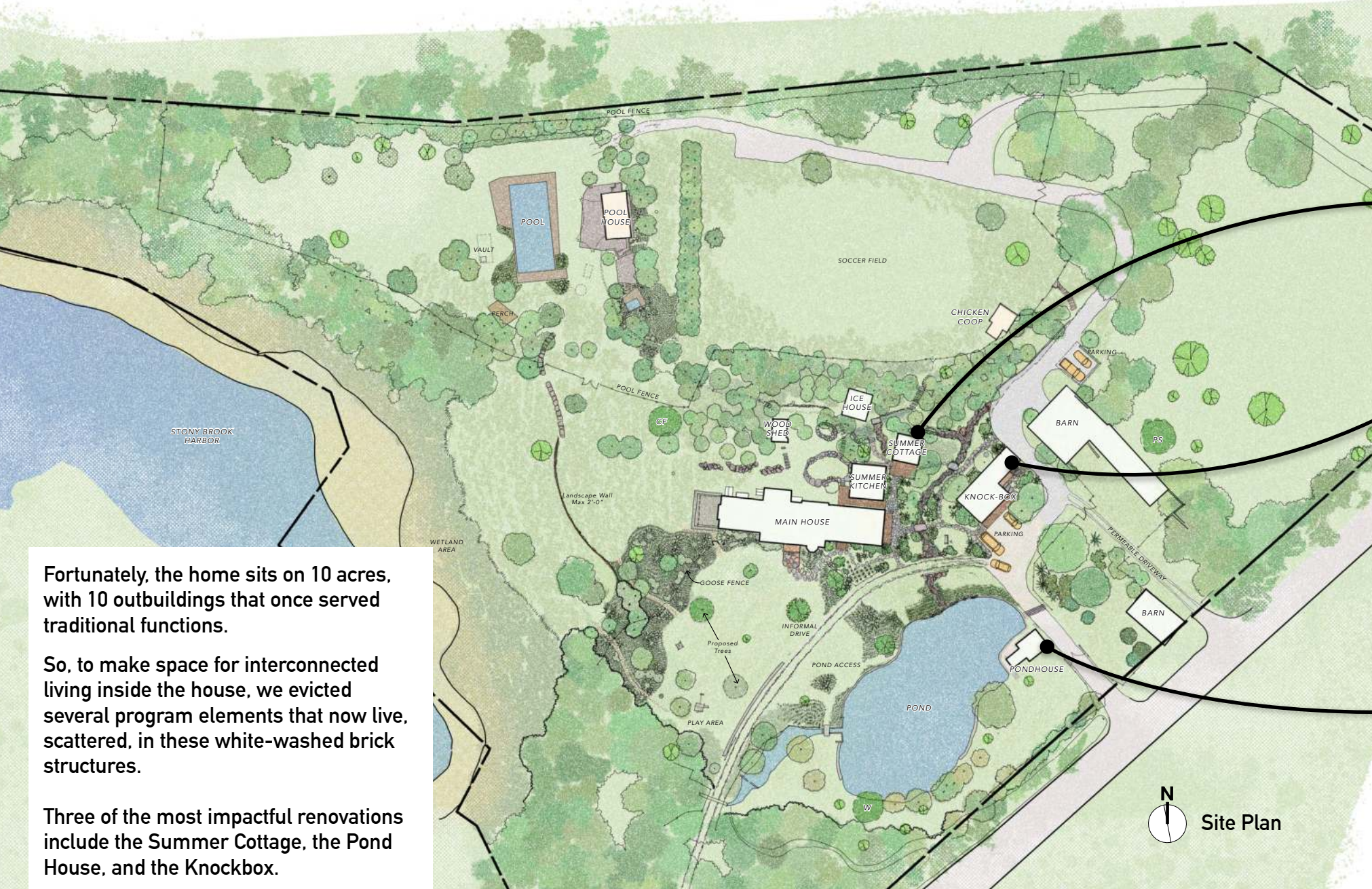
building
OUT





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.





SUMMER COTTAGE



STABLES



POND HOUSE

Fortunately, the home sits on 10 acres, with 10 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.

Three of the most impactful renovations include the Summer Cottage, the Pond House, and the Knockbox.

OUTbuildings



Near the kitchen door, the tiny white-washed summer 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

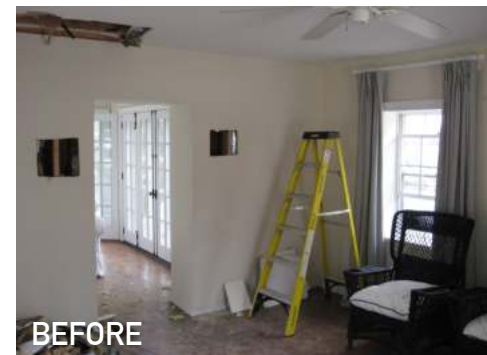


BEFORE



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





BEFORE

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



N
Site Plan

FAMILY CAMPUS



AFTER



The landscape knits dispersed functions together.

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



BEFORE

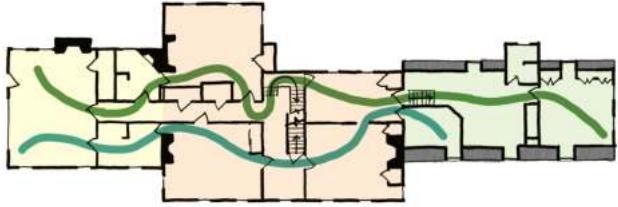


BEFORE

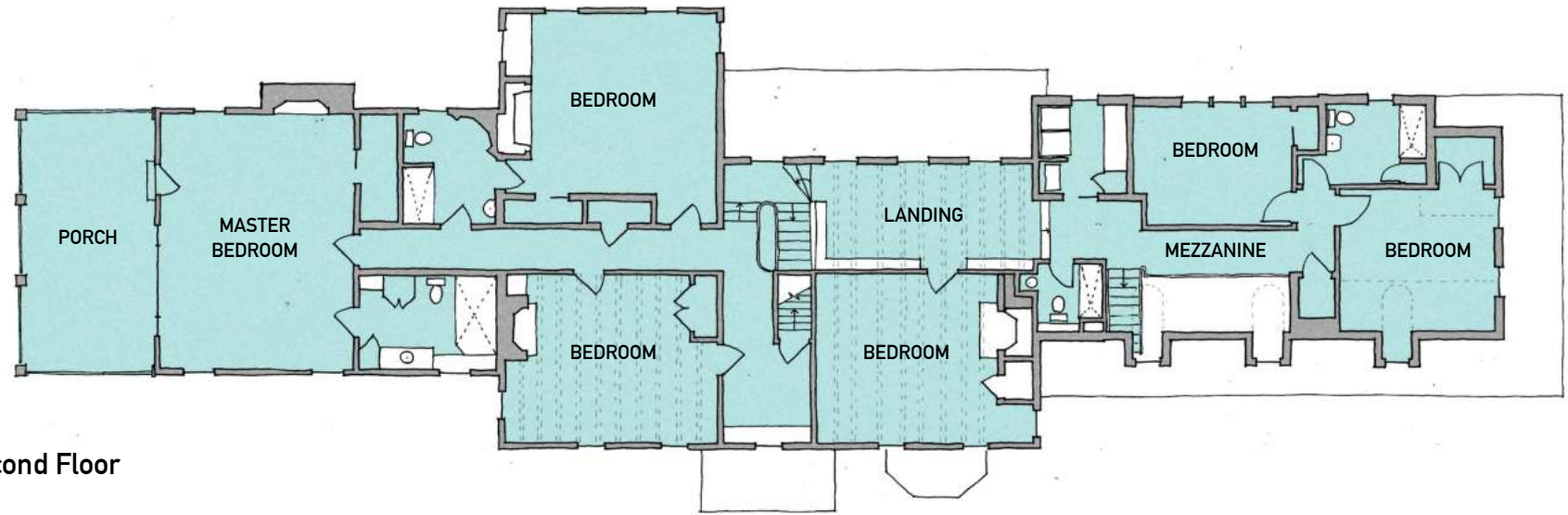




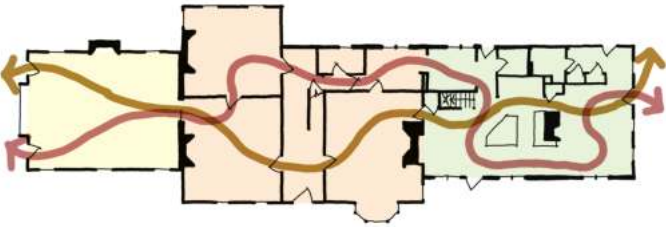
De-paving,
paths,
footbridges,
patios
and gardens
link destinations,
facilitating
indoor-outdoor living.



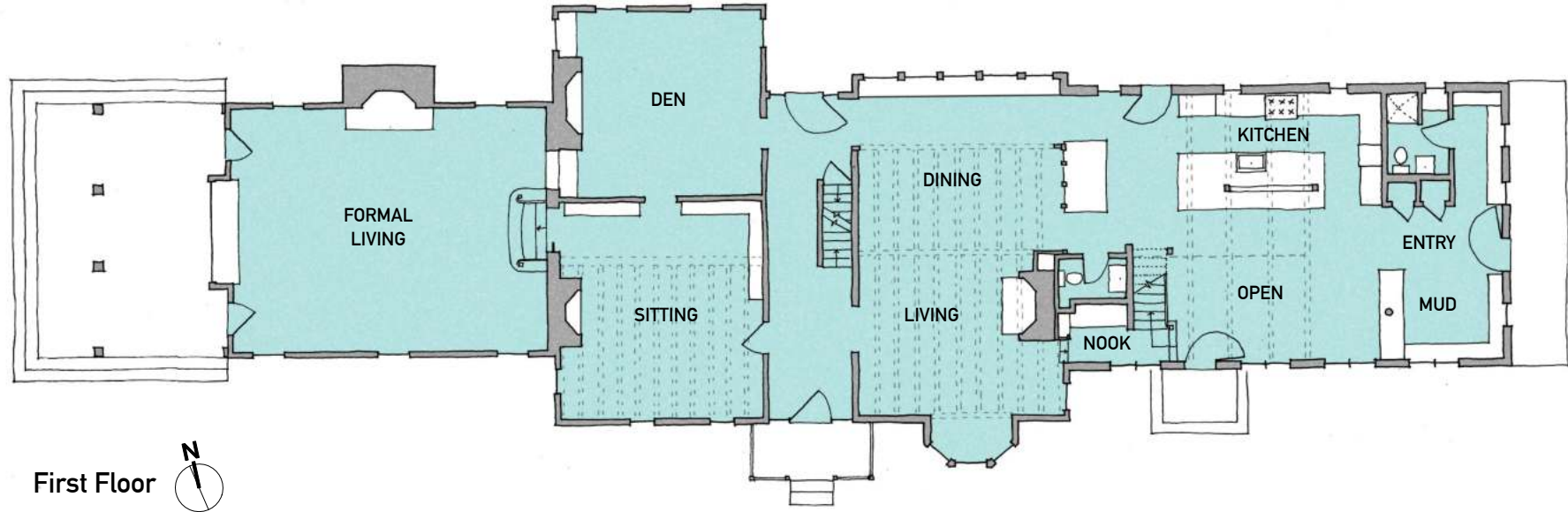
Existing Second Floor



Second Floor



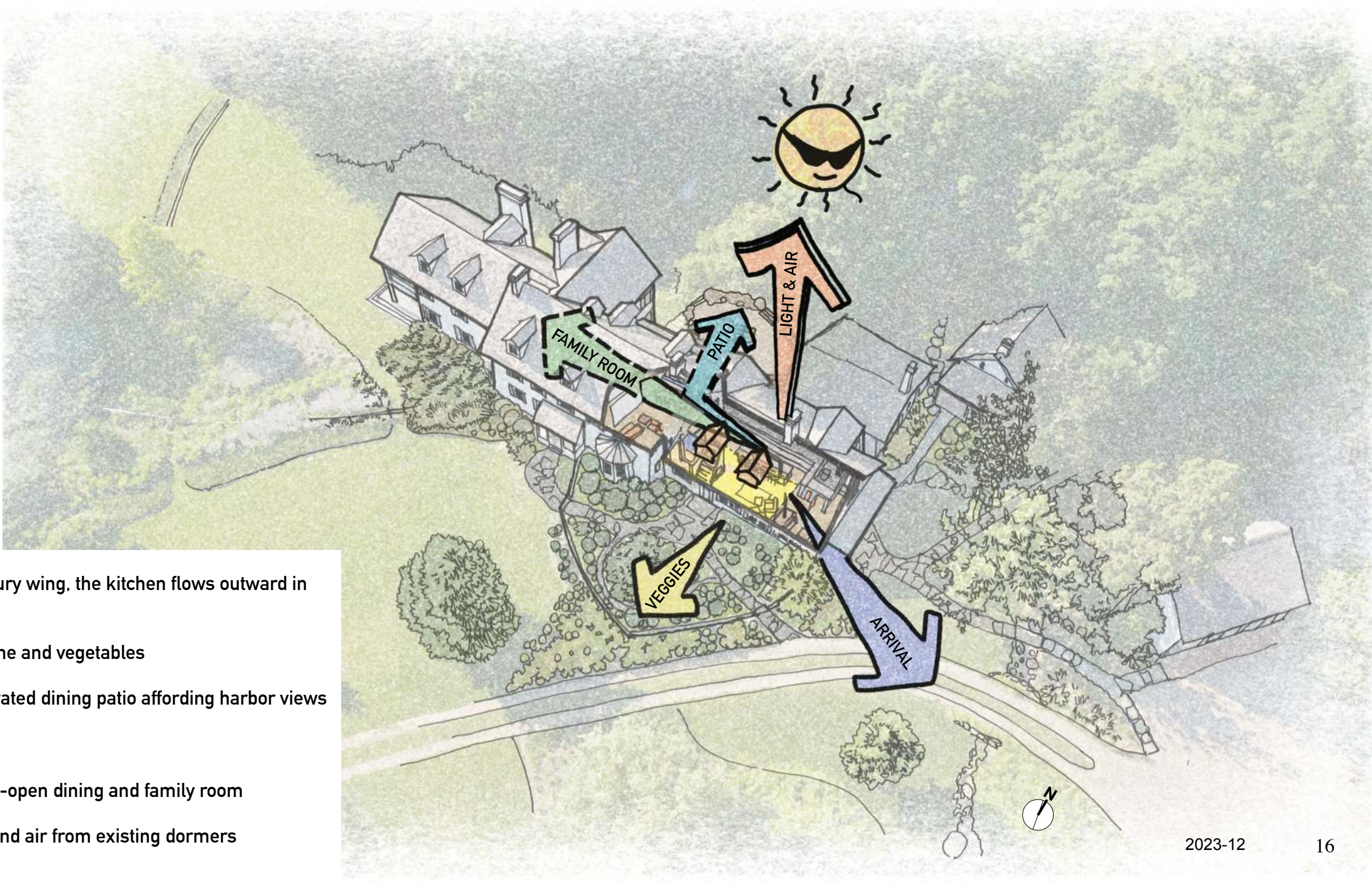
Existing First Floor



First Floor

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

inside → OUT



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



BEFORE



VIEW EAST TOWARD ENTRY



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







Throughout, precise modern craft, material and detailing showcase 300-year old timbers, penning the next chapter on this storied property...



...written in water, stone, steel, wood, and sun.