



All photos courtesy of Tarkka Homes Inc.

LAKE HOME MAKEOVER: FROM SIMPLE COTTAGE TO GRAND RETREAT

After years of harsh weather and neglect, this lake house was showing its age. When the new owners purchased the property, they envisioned a grand lakefront home with outdoor spaces to take in the views and with a durable, yet elegant, look of timelessness. What they had was a 1920s cottage sided with a grooved plywood (T-111) and painted a drab gray. Although the rear of the home sat prominently on Lake Sunapee, there was only a tiny pressure-treated deck with no space to sit. The sunroom that enjoyed the lake views was plain and unadorned. The master bedroom was cramped, and there was no space for a home office. Drainage issues were evident, and we worried about what we would find for rot and other issues.

Working with a design plan developed by Criterium-Turner Engineers, in Goffstown, NH, we produced a project budget and timeline workable for the client. To minimize downtime for the client, much



This plain and neglected cottage, built in the 1920s, needed an overhaul both inside and out so that the new occupants could realize their dream of a grand lakefront home.

of the project took place over the winter months of 2009/2010 while the building was unoccupied. This was a second home, and we worked diligently to have it ready for spring occupancy.

The client was interested in a vintage look and selected white cedar shingles for the siding with plenty of copper-flashing details. The trim boards were made from PVC material for longevity and rot resistance.

Windows were sized to maximize light and views, while adding insulation value through upgraded glazing.

After removing the old decks and trims, we discovered rot in many places where the surrounding ground fill covered the old siding. Repairs to these areas included the use of pressure-treated lumber, sheets of PVC, and crushed stone backfill with pipes to relieve groundwater. The siding was installed over a rainscreen material called Home Slicker and manufactured by Typar. Criterium-Turner specified this rainscreen to provide drainage and better drying behind the siding during heavy, wind-driven rain storms.

A much larger first-floor deck replaced the tiny one. The sunroom roof was rebuilt with a flat rubber roof material. Above that, we added a very large second-floor viewing deck to create the outdoor space that the old home lacked. The two decks were then connected with a stainless-steel spiral staircase.



The transformed home has beautiful large windows to maximize light and views, two large decks connected by a spiral staircase, an updated sunroom covered by a flat rubber roof material, and a walkout basement featuring manufactured stone.

We selected a natural IPE wood deck material to provide an authentic look. IPE, also known as Ironwood, is one of the hardest woods known to man and makes an exceptional decking material. The boards were screwed into “sleepers” above the rubber roof, and the deck was surrounded with a PVC deck rail system that requires no maintenance. Tapered support columns atop shingled bases with copper trims support part of the second-floor deck.

The walkout basement area features a manufactured stone to complement and contrast with the cedar shingles. The stone was softened with a circular window as well as with a custom-made archedtop “hobbit” door to the basement space.

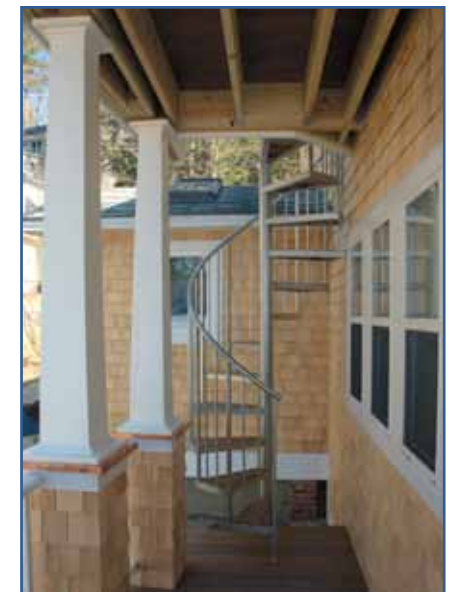
To take advantage of the magnificent views of the lake, we also remodeled the rear interior spaces of the home. A master suite incorporates an adjacent office space,

and both the office and the master bedroom access the grand second-floor deck through separate patio doors. We installed pine hardwood floors to match other existing floors in the house.

This project is located within the protected area of the Comprehensive Shoreland Protection Act (CSPA), requiring careful coordination with state regulations. The CSPA is intended to protect the lakes and rivers from stormwater runoff that can carry pollutants. Contractors who ignore or violate the CSPA requirements can cause great harm for their clients and incur severe penalties.

We completed the renovation for less than \$150,000 and transformed this property into a beautiful retreat for entertaining or just getting away. Tarkka Homes Inc. was proud to be recommended by Criterium-Turner Engineers for this wonderful project.

Call us today at 603 529-6678 for a no-



obligation appointment if you would like to explore the possibilities for your home. Building fine homes, custom remodeling and renovations are what we have done since 1990. Enjoy the NH Home Show!



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