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HOME PLAN IDEAS

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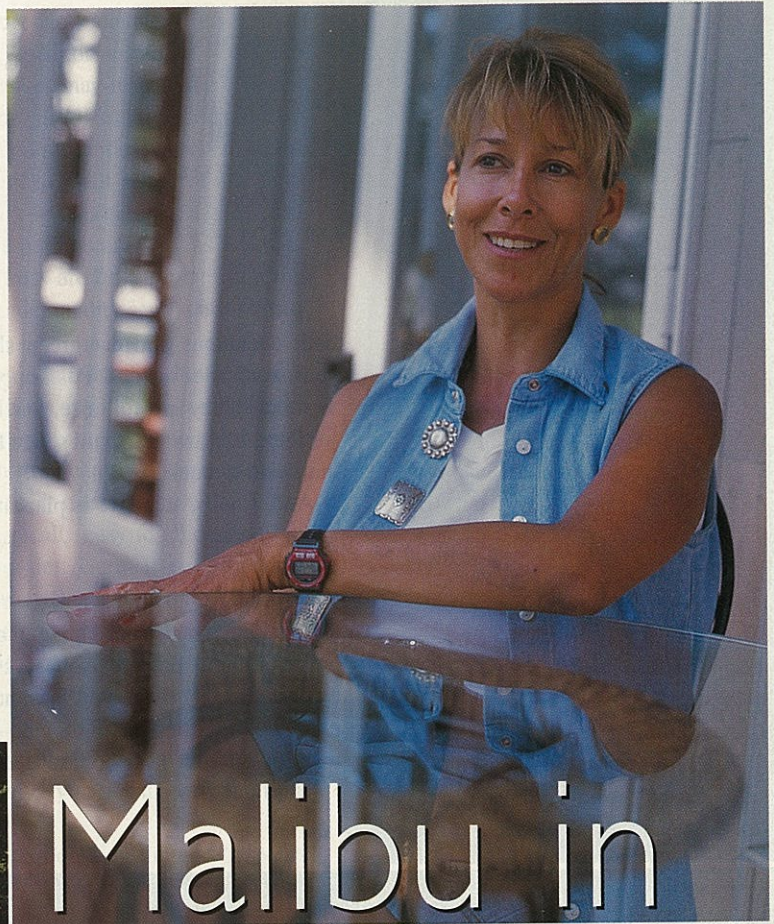
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DREAMING OF
CALIFORNIA, ONE
COUPLE CREATED A
MODERN LAKESIDE
RETREAT WHERE
SUNSHINE STREAMS
INTO EVERY NOOK.
OPEN SPANS AND
ABUNDANT REAR
WINDOWS ALLOW
UNOBSTRUCTED VIEWS
TO ITS STUNNING
NATURAL VISTAS.



Malibu in MAINE



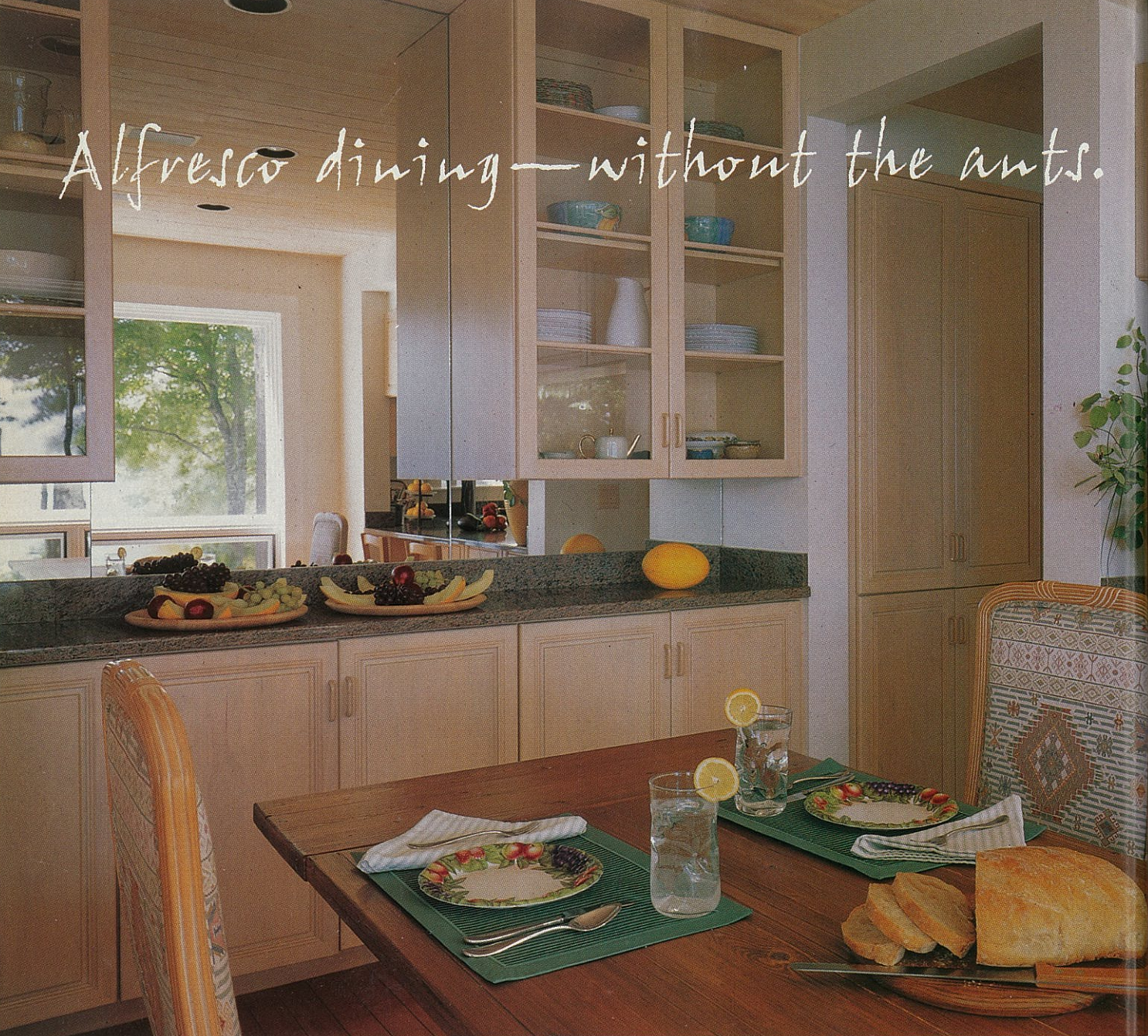
Water, sky, and mountains

WRITTEN BY JOE HAWKINS

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BUILDER GREG SHINBERG & STEVE SEWELL, SEWELL ASSOCIATES PHOTO STYLIST ISABEL SMILES



visible from every room.



Alfresco dining—without the ants.

Site obstacles can be opportunities

Before hiring architect James A. Sterling, Scott and Julie Isdaner had chosen their breathtaking lakeside building site.

There was one major catch, however: Any home built on the site had to use a crawlspace foundation already in place, requiring the structure to conform to

that existing footprint. Rather than seeing the site limitation as a negative, Sterling saw it as an opportunity.

"A previous owner of the land had built the foundation before more restrictive land-use policies were put in place in Maine," Sterling explains. That allowed the

Isdaners to build on the property through a grandfather clause in the law, but the foundation's dimensions could not be altered.

"Because of setback restrictions under the new laws, there would be no way to build a house on that site now without being grandfathered," Sterling says. Setbacks of 100 feet

are required under the newer regulations.

"Now, no part of the house is more than 100 feet from the lake," Scott says, which makes the family feel as if they live on a small island.

Despite the site limitations, Sterling admits that the location couldn't help but inspire him. "The site was great," he says. "You couldn't miss."



You would never confuse Long Lake, Maine, with Malibu Beach, California. However, the home that Scott and Julie Isdaner built on the lake would look welcome on a homesite at either location.

Scott has spent vacations at the lake for 40 years, first in his parents' cabin, and more recently in this home, which is built on a peninsula that juts into the lake. The site provides fantastic water views on almost all sides, and mountain views to the rear.

A lifetime of memories influenced his decision to build on the lake, but the greatest impact on the home's design came from a stint of living on the West Coast. "He had lived in California, and they wanted light everywhere," says the Isdaners' architect, James A. Sterling of Portland, Maine.

"We told him we wanted a California beach house that would look like it belonged in Malibu, while still fitting in with the spectacular natural setting," Scott says.

The Isdaners had clipped pictures from books and magazines to show Sterling the effect they wanted, but they didn't have a specific architectural style in mind. "We had some very definite ideas about what we didn't want," Scott says. "We

Previous page: Nothing interferes with lake views at the back of this house—just as owners Julie and Scott Isdaner requested.

The dining area left, handles large dinner parties or a casual get-together. A pass-through to the kitchen increase the room's functionality.

Large windows in the kitchen below and in an adjacent dining area allow great views of the lake. Using the kitchen island for storage allows wall space for windows.





Woodwork glows in the sunshine.

Post-and-beam construction in the rear portion of the home allows large, open spans in the living room and in the upper-level master bedroom. Built-in cabinets flank a large stone fireplace in the living room. Fir floors and birch paneling in the ceiling add to the room's cozy, natural feel.

brought him hundreds of pictures, and we said, 'This is the type of kitchen we don't like, and this is what we do like. This is the type of stairway we like, and this we don't.' The key thing we wanted was to be able to see the lake from every room."

Clean, warm style

Instead of making the plan mimic the old camp cabins or the more recent mini mansions that were popping up around the lake, the architect used contemporary lines to blend the home unobtrusively to its site. "There was a challenge to make it fit in without being campy," Sterling says. He describes the dwelling's exterior style as modernist, but he intentionally stayed away from having the house represent a specific textbook architectural style.

Orienting the house on an existing foundation (see "Site obstacles can be opportunities," page 90) so it would still take maximum advantage of lake views, Sterling fashioned a roughly T-shape structure. The more private rooms (bedrooms and the kitchen) are in the wider wing at the front of the house.

"The house is essentially two buildings inside one shell," Sterling says. The rear wing features 6x6-inch post-and-beam construction. The wide gaps between the framing members allowed Sterling to wrap the living room and master bedroom in windows. The rear portion facing the lake is almost completely translucent, allowing for great views

More conventional framing was used in front, a section designed to be visually impenetrable for greater privacy without sacrificing the sun.

Matching a home to its site

The architect of this home had to work under severe site limitations. Aside from square footage and natural light, consider these key factors if you're matching a house design to a site:

■ **Legal and natural limitations.** Look at setbacks and easements to determine the buildable area on the lot. Also, try to work existing dramatic ledges or big trees into your scheme.

■ **Natural light.** Orient the house so morning light will brighten the kitchen and bedrooms. If the land falls away from the back of the site, you may be able to get more light into the lower level, or include a walk-out basement.

■ **Orientation to views.** Plan rooms to take advantage of whatever

view or natural light is available to them. Include larger windows and French doors.

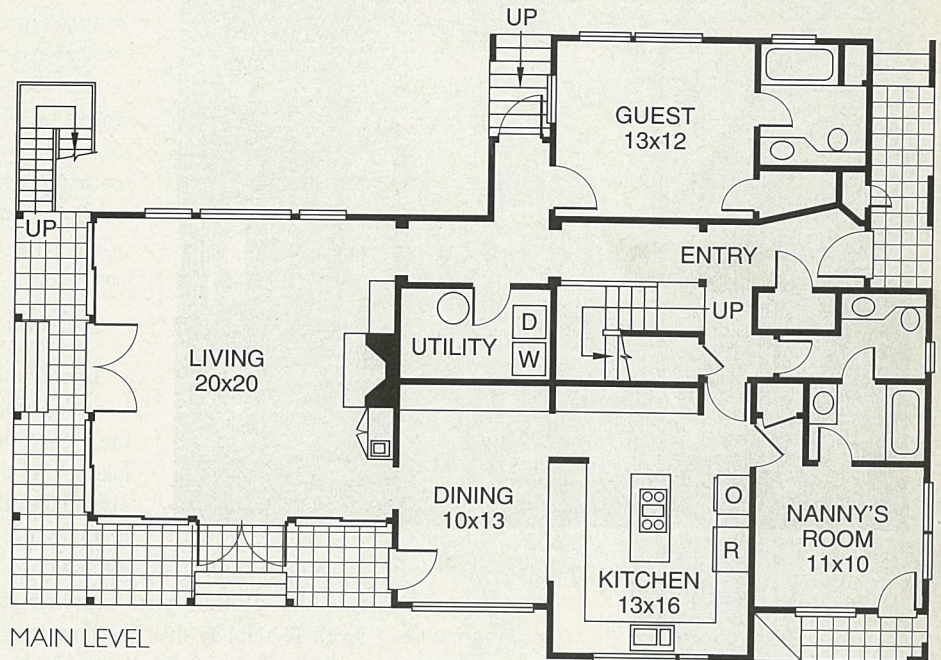
■ **Corner exposure.** Corner lots and those of this type typically have two or more dominant exposures. Avoid a plan with a windowless wall facing the side street. A

saltbox-style home's uniform configuration works well. Another solution is a wing facing the side street.

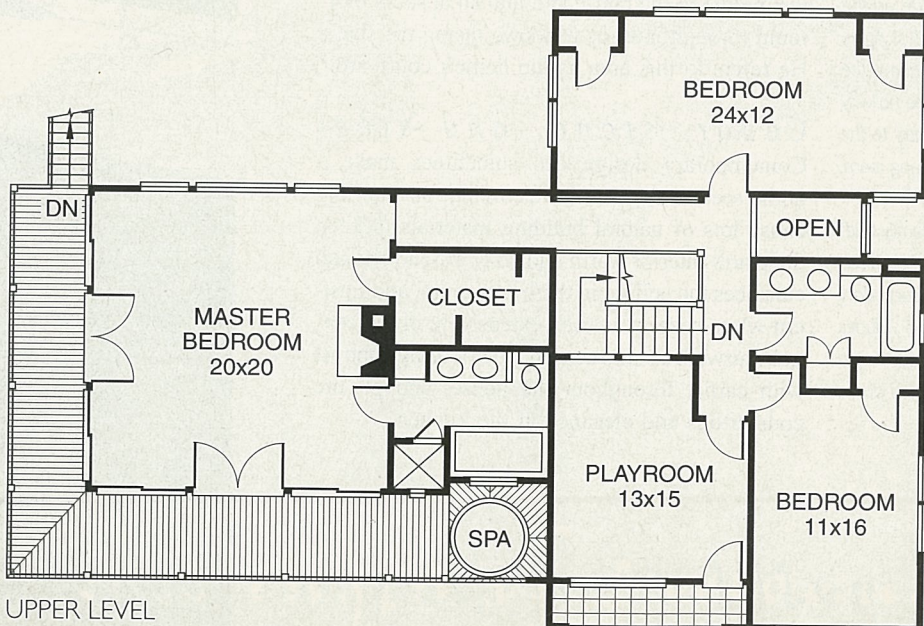
■ **Fixed approach.** If access to your house is from only one direction, such as down a long driveway, you may want to angle the house or

include an eye-catching entry.

■ **Garage.** Garages shouldn't compete with houses. On a narrow lot with a front-facing garage, drop the eaves line and the foundation at the garage.



MAIN LEVEL



UPPER LEVEL

Plan number 32123

Total Living Area:	3,191 sq. ft.
Main Level:	1,575 sq. ft.
Upper Level:	1,616 sq. ft.
Bedrooms:	5
Bathrooms:	4½
Exterior Wall Framing:	2x4, post and beam
To Order Plans:	Page 139
Blueprint Price Code:	E

Please note:

The photographed home may have been modified to suit homeowner preferences. If you order plans, have a builder or design professional check them against the photographs to confirm actual construction details.



Stunning views of water and treetops through French doors and floor-to-ceiling windows give the master bedroom right the feel of a tree house. A deck wraps two sides of the bedroom, making trips outdoors an easy way to start the morning.

“Even though the front seems opaque, it’s deceiving,” Sterling says. The lake views and light are also plentiful in this part of the house.

The only potentially gloomy area of the home was the central open stairwell to the upper level. To remedy this, Sterling designed a “glass roof” over the stairwell that drops sunlight into the middle of the house and into an upstairs playroom through interior windows facing the stairs. He refers to this area as the home’s courtyard.

Cedar, stone, and steel

Contemporary design can sometimes make a home seem stark and unwelcoming, but Sterling chose lots of natural building materials to keep the plan’s interior warm and cozy. Birch plywood enhances the ceiling in the living room, and Eastern white cedar was used extensively in the central stairwell. Fir and ceramic tile flooring contrast with carpet throughout the house, and granite countertops add elegance in the kitchen.

Light streams into the front portion of the house above via the central stairwell skylights and a cutout above the front door. The hallway joins the entry to the living room.

The upstairs family bath left is located between two secondary bedrooms and includes a two-sink vanity and a built-in linen closet.



Rugged posts and beams echo



the strength of surrounding trees.



Bunkmates swap tales at twilight.

One of the secondary bedrooms upstairs above is long enough to accommodate two sets of bunk beds and has two small walk-in closets. Windows on three walls and transoms on the fourth fill the space with light from all sides.

Outside, a standing-seam metal roof and cedar siding give the home the feel of an old farmhouse that's been updated for the next century. Beyond just lending the home a clean roofline, the metal roof can also last for years with minimal care—despite falling sap and leaves from surrounding trees. There's also the lessened chance of fire—no small comfort for a rural home.

A granite facing anchors the home at the foundation. Railings made of metal pipe and wire wrap the upper-level master suite and create clean lines that won't block views. The same railing graces the interior stairwell.

Natural materials inside are a friendly reminder of the sights, sounds, and smells of nature just outside. And from some of the rooms, such as the spectacular master bedroom, the distinctions

between indoors and outdoors are almost completely blurred, once again harking to the California beach-house concept, but in a setting of woods and blue water, not sand and surf.

“With all the windows on three sides, you can see the lake from anywhere in the room,” Scott says. “When we go to bed at night, we feel like we’re sleeping in a tree house.”

“The look I wanted for the house was light and airy,” Julie adds, “with high ceilings and lots of windows giving the illusion of great spaciousness. And that’s what we got.” □

RESOURCES INFORMATION ON PAGE 141.