

HOMEL

the remodeling and decorating magazine

**RENOVATE:
OLD PLACE,
MORE SPACE**

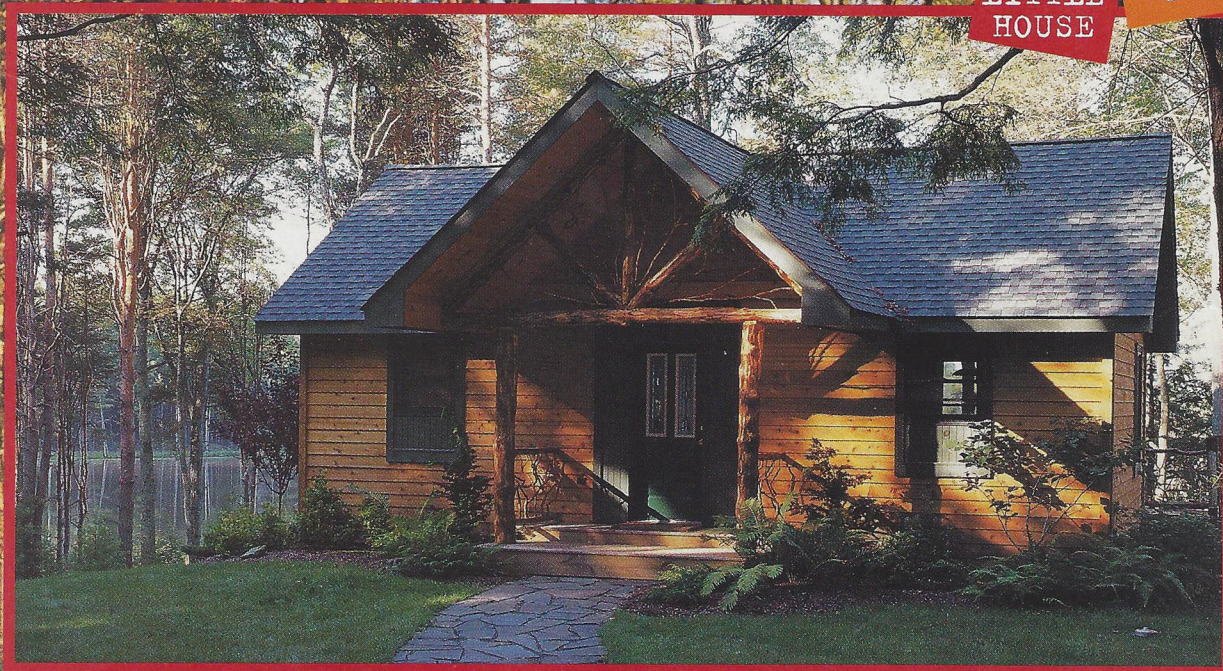
**KITCHEN
MAKEOVERS:
BEFORE
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THE
BEST
LITTLE
HOUSE

#39



COZY COTTAGE

Despite just 900 square feet of living space, this efficiently planned rustic guest house nestled beside a lake in the Catskill Mountains of New York manages to welcome up to six guests comfortably.

In the living room, a stylish mix of Arts and Crafts-inspired furniture maximizes coziness and enables easy rearranging, while taking up minimal space with its streamlined contours.

SOON AFTER THEY BUILT THEIR DREAM GETAWAY HOME five years ago on eight acres overlooking two lakes in upstate New York, a high-powered executive couple—he in the entertainment industry, she in banking—found that both they and their frequent weekend visitors were in need of some privacy. So the homeowners bought the neighboring eight acres with the express goal of adding a guest house for family and friends that would be just a two-minute stroll away on a sloping lake-view site.

The couple offered the father-and-son team of Steve and Marc Dubrovsky of Woodstone Development Corp. the challenge of designing and building a cottage that, despite its scant 900 square feet of living space, evokes the warmth and grandeur of an early-20th-century mountain lodge. The secret behind this architectural *trompe l'oeil*, explains Steve Dubrovsky, lies in the way his son's plan tucks the two-story cottage cozily into a hillside, making it appear to be only one story on its entry side, *previous page*. Just as important, he says, is its handcrafted nature. With exterior supports of peeled red-pine logs cut on-site and thick cedar clapboards milled in the Adirondacks, the house looks as if it has stood on the land for almost a century. Other carefully conceived exterior details add to the house's abundant natural charms. Moss green trimwork echoes the surrounding foliage, while a porch post hand-carved by sculptor Paul Stark celebrates the woodpeckers that live nearby.

The cottage's compact interiors called for the same thoughtful attention, including the selection of furnishings that would cater to their guests' comfort and needs without taking up too much precious space. With some helpful

guidance from interior designer Charles Riley, the homeowners chose several pieces from Lexington Furniture Industries' American Mix collection, which combines casual, contemporary lines and finishes with Arts and Crafts styling perfectly attuned to the cottage's design.

In the top-floor living room, for example, they selected armchairs, an ottoman, and a metal-based cocktail table that offer guests maximum flexibility, as well as comfort. At the end of a day spent in hiking through the woods or fishing on the lake, they are free to rearrange the space as they like and pull closer to a



small-scale fireplace, *inset*. Its surround, designed by Marc Dubrovsky, has a gray-painted, troweled-on surface of Portland cement and joint compound that gives it, says Steve Dubrovsky, "a rustic feeling without using up a lot of space."

The pine floor, its boards held in place by hand-forged, square-headed penny nails, was designed to look all the better as it gets worn, scuffed, and scratched. The chairs' high backs, meanwhile, suit the loftiness of the room's 18-foot vaulted ceiling. Against the far wall, under the window, a writing desk, *opposite*, does double duty as a casual dining table.

**COZY
COTTAGE**





A compact-but-flexible floor plan allows the cottage's cooking, dining, living, and sleeping spaces to coexist comfortably, their boundaries shifting as different needs arise.

UNDER IDEAL CIRCUMSTANCES, FAMILY AND FRIENDS who stay in this Catskills guest getaway take most meals with their hosts in the main house. "But sometimes, they come up to stay when we're not here," says their hostess. "So we wanted them to have a fully functional kitchen." That meant providing a cooking space complete with a cooktop and oven, a microwave, a full complement of pots and pans and utensils, and dishes enough to serve a meal for as many guests as the cottage can hold.

Fitting so many amenities into a mere five-by-eight-foot space was no mean achievement. Much of the credit for making the room work goes to the custom cabinetry designed and built by Woodstone Development Corp. in a classic Shaker style that harmonizes well with the honey-stained tongue-and-groove pine ceiling and the other surrounding details. Cupboards with glass doors help the kitchen appear more open. "The cabinetry includes lots of little compartments for hiding things and gives them more than enough storage space," says Steve Dubrovsky. Equally ingenious is the kitchen's sturdy convertible bar counter, *opposite*. Measuring only 16 inches deep, it flips up to form a casual dining surface for breakfasts, snacks, or meals on the run. Metal stools with 27½-inch-high upholstered seats, part of Lexington's American

it isn't needed, the counter unlatches and swings down flush with the board-and-batten wainscoting of the kitchen peninsula, effectively adding more than a foot of precious space to the adjacent living area.



But the bar counter isn't the only dining option guests have. In addition to using the living room's coffee table and desk, *previous page*, for setting down plates or drinks, the owners have also transformed into a dining room, *above*, the bedroom that, along with a small bath, completes the upper floor. An American Mix dining table from Lexington, with its antique-bronzed metal base and its five-foot-diameter top of oak and tempered glass, perfectly suits the room. Upholstered side chairs from the same collection provide comfortable seating without taking up too much space, while a curio cabinet puts favorite serving pieces on display and within easy reach. "The room is so beautiful," says the hostess, "that sometimes we even do some entertaining here."

COZY COTTAGE

With compact but comfy bedrooms and generous outdoor living areas, the house gains a sense of spaciousness by always turning its gaze toward the great outdoors.

FROM THE COTTAGE'S MAIN LIVING spaces on the upper floor, a circular staircase descends to its lower level, which features two bedrooms, a lounge or play area, and another bath. Although one long side of this floor tucks into the sloping site, there is no feeling of living underground, because the entire opposite wall is punctuated by generous

of practical and attractive features. A lingerie chest provides just the right amount of storage for a short-but-sweet stay.

Not that guests are likely to spend very much time inside with so many natural enticements to lure them from the indoors. "This is a very outdoorsy place," says their host. "During the day, you're either on the lake or hiking in the woods. Or you're sitting on the deck reading." With that latter pursuit in mind, Marc and Steve Dubrovsky gave their clients generous water-facing outdoor living space, *left*, for the compact-but-comfortable cottage. On both upper and lower levels, a five-foot-deep deck runs the entire 32-foot length of the structure; the one on the top floor includes a safety railing made by interweaving twisted



windows that look directly at the lake. Indeed, guests relaxing in the master bedroom's queen-sized, Arts and Crafts-style oak bed from Lexington's American Mix collection, *right*, don't even see the flagstone patio or the green lawn just beyond the floor-to-ceiling glass sliders. "You look out," says their host, "and feel like you're right on the water. That's the whole trick of the space." Adding to the room's warmth, the wall behind the bed's headboard is decorated with a selection from the wife's personal collection of antique quilts. The rest of the furnishings offer an equally appealing mix

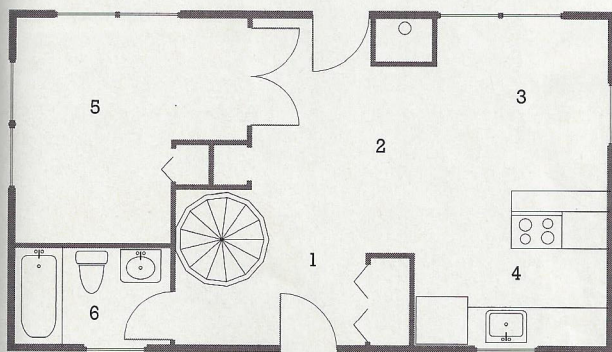
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See *Shopping Resources* for details.

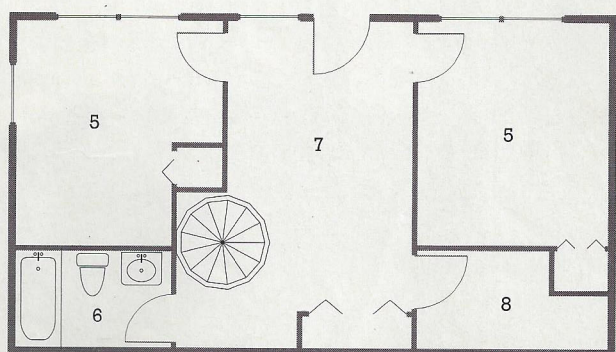
COZY COTTAGE



1. FOYER
2. GREAT ROOM
3. DINING AREA
4. KITCHEN
5. BEDROOM
6. BATHROOM
7. REC AREA
8. UTILITY



UPPER LEVEL



LOWER LEVEL