

HOMEOWNER'S ENHANCEMENT GUIDE

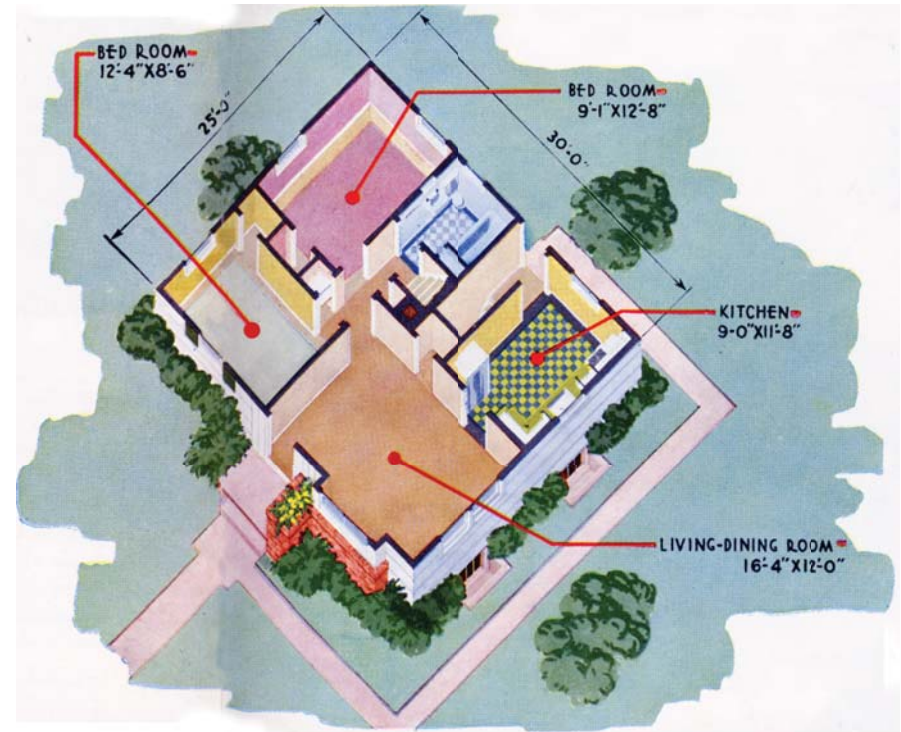
Chapter 3: The Cape Cod



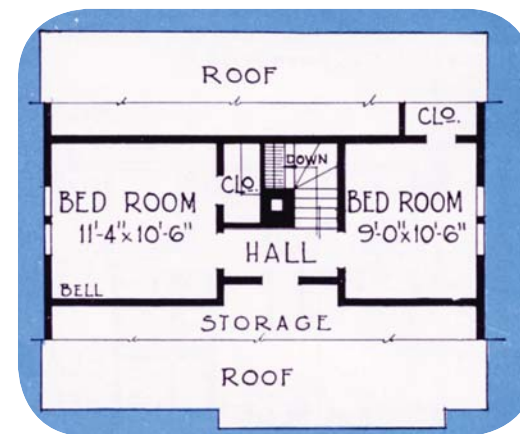
## CAPE COD BACKGROUND



The Cape Cod is loosely based on the homes of this country's early settlers in eastern Massachusetts. Small, affordable, and traditional, these one and one-half story houses were most popular between 1920 and 1960 and are of a timeless design. Built as starter houses, many original designs included plans for additions to be made later. The steep pitch to the roof and end gable windows allowed expansion into the attic space. These houses were originally constructed both with and without dormers and are found with varying levels of Colonial Revival details. The largest concentration of Cape Cod houses, usually of brick construction, occurs in the northern and western parts of the County.



A birds-eye view of the 1949 National Bell shows the floor plan and room dimensions.



A plan for possible expansion into the attic of the 1949 National Bell accommodates two additional bedrooms.

**LIKES:**

- Easy to transform
- Timeless, sensible design
- Affordable
- Room to expand into attic
- First floor bedroom
- Mature plantings

**DISLIKES:**

- Needs more light
- Kitchen too small and isolated
- Lacks space for kids to play
- No informal entertaining space
- Need space for a home office
- Not enough room for storage
- Only one bathroom
- No entry hall
- Lacks deck or rear porch to connect to backyard
- Maintenance issues with some original materials



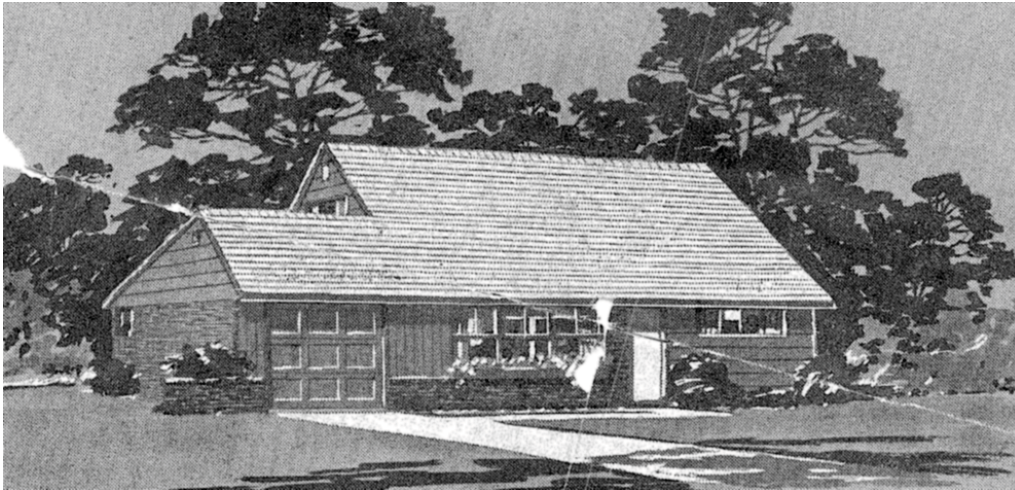
The 1949 National Bell offered a variety of exterior choices with the same interior plan.



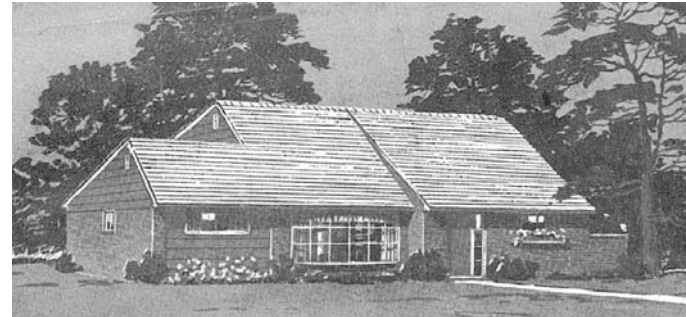
In some Henrico County neighborhoods, there is a modern version of the cape. It has a very steep roof, an attached garage, and a modern design for windows and entry. The appearance of this house style is similar to known Levitt designs. There were six Levitt house designs built in large subdivisions throughout the eastern United States. They were advertised as “the most perfectly planned communities in America” and were integral to providing affordable housing to returning veterans.

# *This is Farmington!*

*Richmond's Newest, Most Beautiful Community of*  
**“FANTABULOUS” Homes**



A 1957 advertisement for the Farmington subdivision advertised “the Special” (pictured above) available to veterans for \$300 down and \$75.50 a month. These images and accompanying text appeared as an “Announcement in Richmond Newspapers” on June 30, 1957.



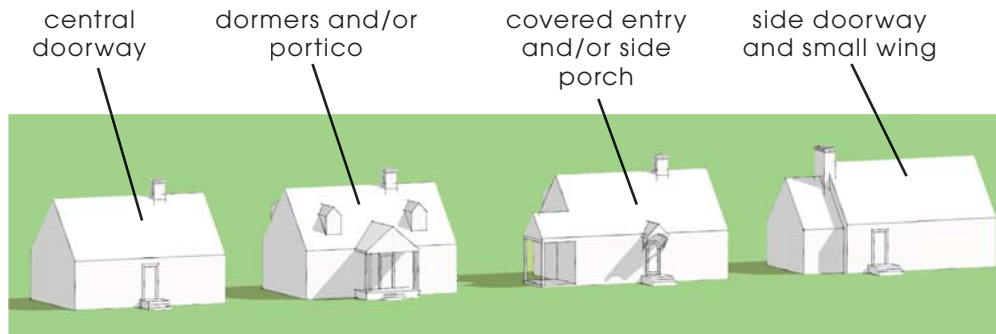
“The Regent” was another model available in the Farmington subdivision.



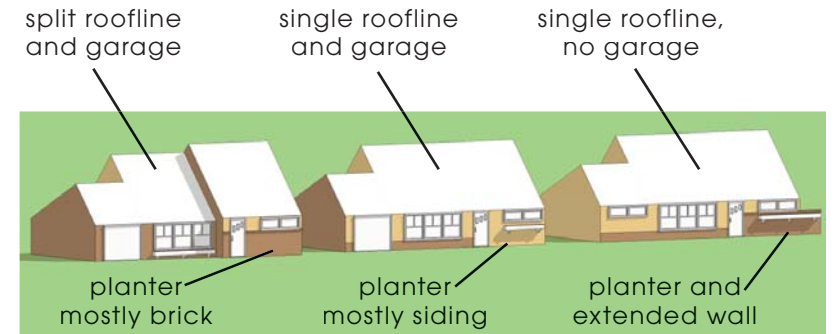
## CAPE COD HOUSE PARTS AND VARIATIONS



### TRADITIONAL CAPE COD MASSING VARIATIONS



### MODERN CAPE COD MASSING VARIATIONS



## CREATING CURB APPEAL



Before



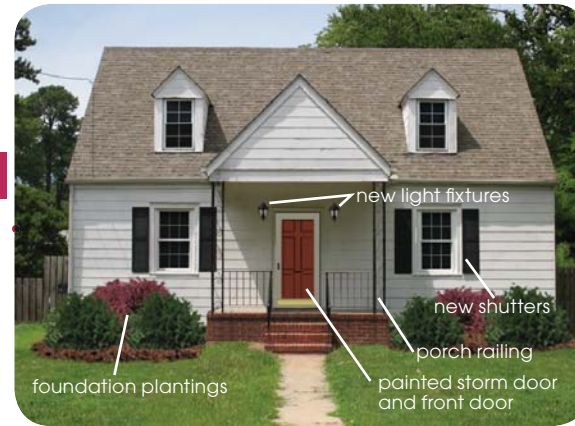
Plantings soften the foundation, a railing helps to enclose the entry porch and Colonial style light fixtures provide light by the front door. Painting the front door a traditional accent color and adding dark shutters provides an inexpensive update.



Paint the siding a warm color that coordinates with the new shutters and painted door. A new brick walk is accented with plantings and window boxes provide additional color.



The final step includes enlarging the first floor windows and new shutters. The iron porch railings and supports are replaced with wood or a composite material and painted the same color as the trim. Dentil cornice moldings accent the eave. The roof covering is replaced with new darker shingles.





Before



Plant flowers in the window box for seasonal color. Add new foundation plantings under windows.



Replace the roof with a darker color that will show less dirt and debris from the site trees. Paint the window box, front door and garage door an updated accent trim color. Add a front walk and enlarge the front stoop to create an outdoor seating area.



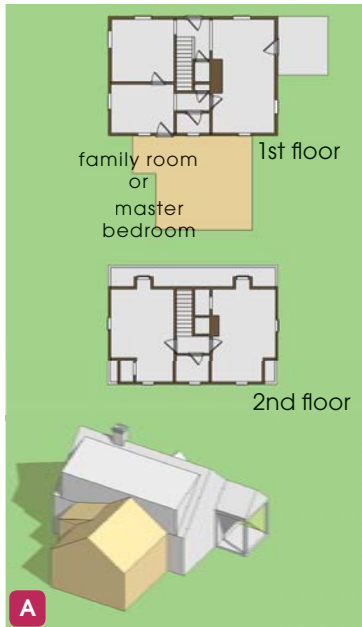
Add dormers to provide additional light on the second floor. Replace the main bank of windows with three grouped double-hung sash windows with small panes. Use a similar pane size when replacing other windows.



## IDEAS FOR ADDITIONS - TRADITIONAL CAPE



EXISTING PLAN



one-story hip-roofed rear addition



EXISTING REAR VIEW



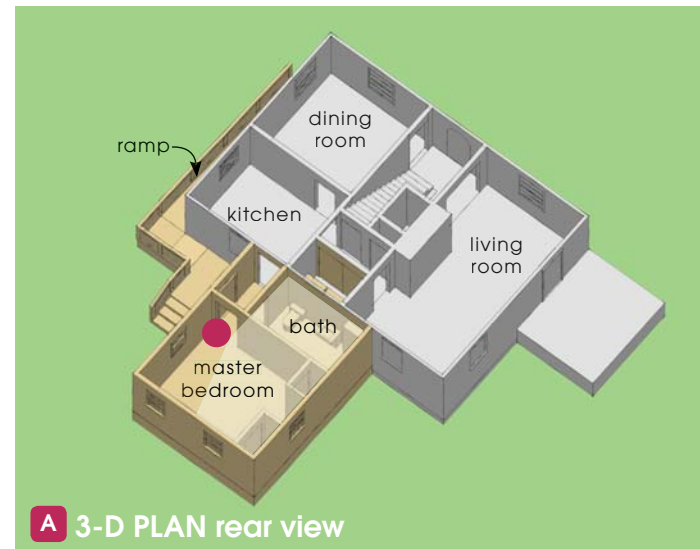
**A** REAR VIEW with addition



**A** REAR VIEW with addition & site enhancements



EXISTING FRONT VIEW



**A** 3-D PLAN rear view

The footprint of the one-story, hipped roof rear addition provides space for a master bedroom or family room and an additional bathroom for the house.





MORE IDEAS FOR ADDITIONS - TRADITIONAL CAPE



A INTERIOR VIEW

A new master bedroom and bathroom addition viewed from the location of the dot in the 3-D plan rear view provides one-story living for the homeowner. A new ramp along the side of the house leads to a handicap accessible side entry. The bathroom features a five-foot turning radius, grab bars and a shower with no curb. In the bedroom, the flat screen television mounted to the wall leaves floor space open for maneuverability. By including universal design items in a remodeling plan, costly retrofits can be avoided if needed at a later time.

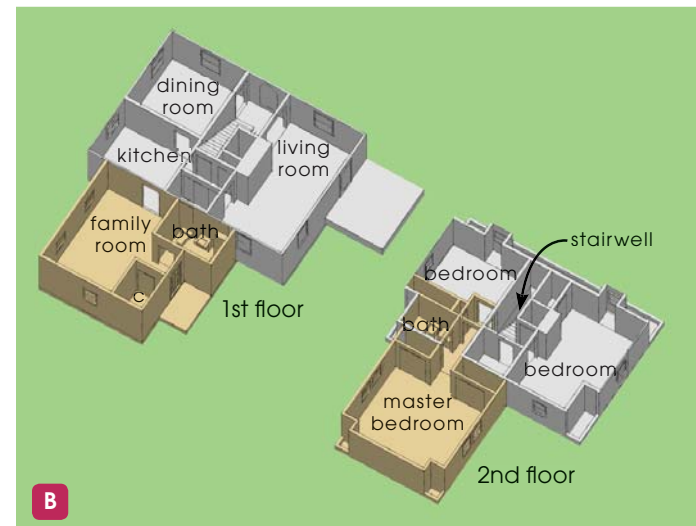
See Chapter 10  Aging In Place for more ideas.

**“I never thought I could love this HOUSE  
as much as I do since we added on”**



B

two-story, gable-roofed rear addition with side porch



B

This two-story addition has a footprint similar to the one-story master bedroom addition **A** but exchanges one-story living for a family room. The new master bedroom suite is located on the second floor. By including a closet and full bath, the family room may later be converted to a first-floor bedroom.

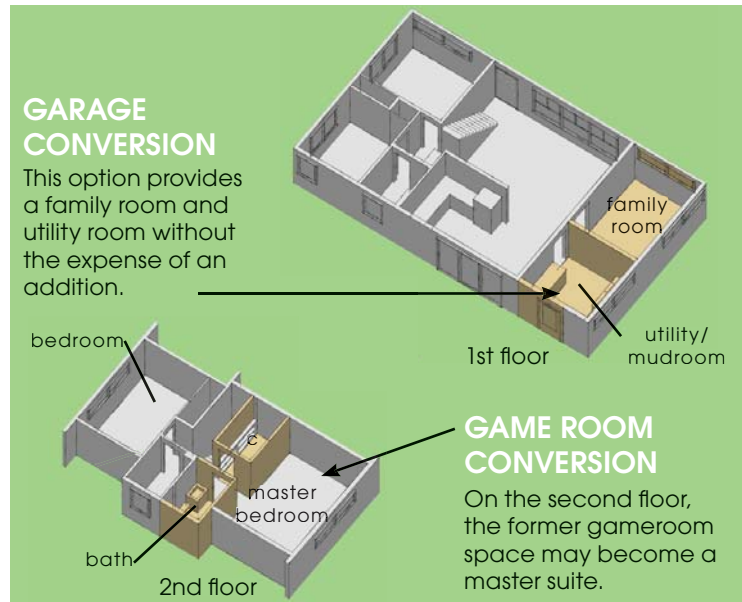


## IDEAS FOR ADDITIONS - MODERN CAPE

See page 32 for additional ideas **B C D**



EXISTING PLAN



EXISTING PLAN



EXISTING FRONT VIEW



EXISTING REAR VIEW



one-story, gable-roofed rear addition

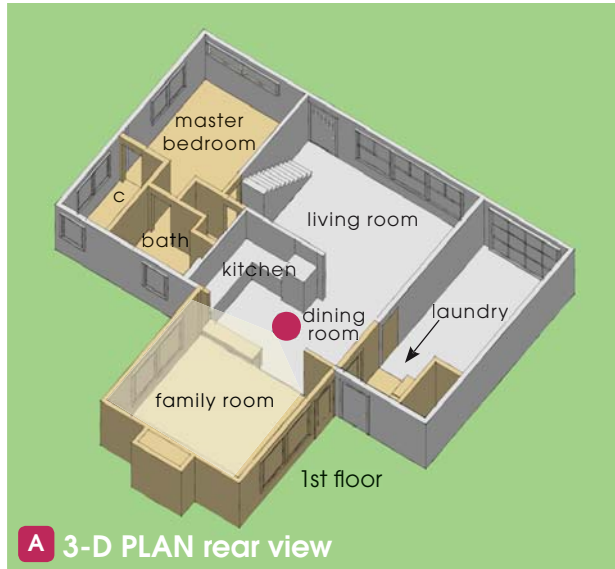


**A** REAR VIEW with addition



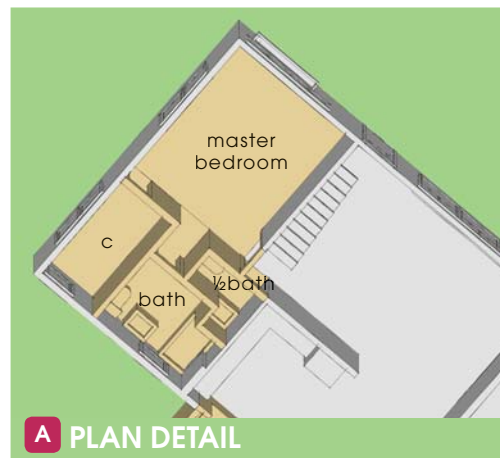
**A** REAR VIEW with addition & site enhancements





**A** 3-D PLAN rear view

The addition of a family room helps to open up the kitchen area and provides a connection to the backyard.



**A** PLAN DETAIL

This detail of the 3-D plan rear view above shows the two first-floor bedrooms combined into an accessible master suite and half-bath.



**A** INTERIOR VIEW OF ADDITION

The new family room addition is pictured here, from the dot location on the 3-D plan rear view, looking out from the newly opened-up kitchen. The fireplace is the focal point of the room although there is plenty of room for a television as well. The vaulted ceiling adds to the room's feeling of spaciousness.



Green/Energy Efficient elements in this plan include:

- Energy Star windows
- wood from renewable sources used for cabinetry
- woodwork made and installed by local carpenter
- recycled content/natural fiber carpet and upholstery
- natural light from windows reduces energy need

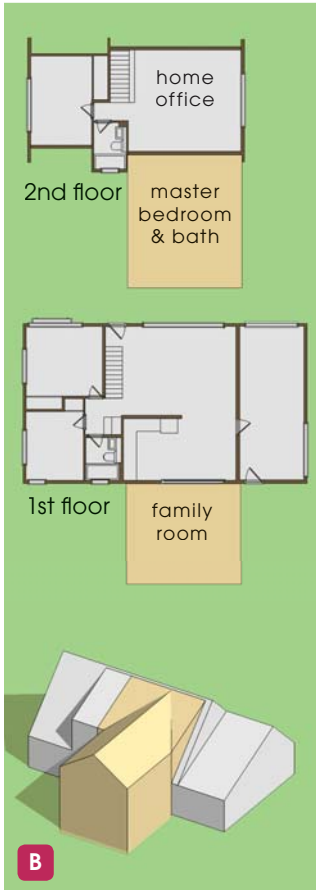
See Chapter 9  Going Green for more ideas.

**“Updating the FLOOR PLAN convinced us to stay in the house rather than move to a newer subdivision”**



## MORE IDEAS FOR ADDITIONS - MODERN CAPE

Continued from page 30.



two-story, gable-roofed rear addition



shed-roofed dormer doubled in size



single shed-roofed dormer expanded to full-width

