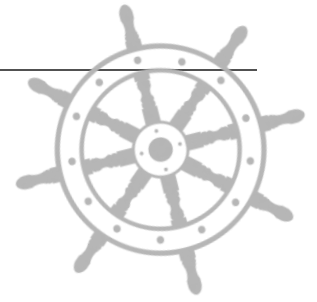




365 Lincoln Street, Lunenburg

FOUR FATHOMS



Price \$ 529,000.00

Design brief

This house was built for a fisherman's family, the Walters, in 1892. It was built with the intent of having a larger footprint than the small cape house originally on the lot, at the expense of the more ornate and elaborate finishes that can be found in many Old Town homes. It was built as a "double house" with one family living on each side of the house sharing a common staircase and bathroom. Each family had a kitchen in the lower level, dining and living rooms for each were on the middle/main level and each family had two bedrooms on the upper floor with a shared bathroom located on the end of the hall at the rear of the building (in what is now the tub room).

When the house was purchased, the goal was to both stabilize and update the house, which had been virtually untouched since it was built. We wanted to make it a home that was safe and fun to entertain in, while giving guests and ourselves privacy. We wanted to adhere to the original simplicity and feel of the home. As much as possible, materials salvaged from the opening of walls were recycled back into the reconstruction.

The home has had a number of design elements incorporated to allow for different buyers with different needs, to use the house in different ways.

During the Town's Heritage Recognition Ceremony in June 2019, the Mayor awarded us with a certificate recognizing a porch design "that successfully contributes to the original structure".

Layout:

MAIN FLOOR

There is an entry off a large porch that is level with the rear driveway for easy accessibility, a central staircase, kitchen/dining room open to the hallway, a media/living room, large coat closet, walk-in pantry and 2 piece bath w/custom vanity. The powder room is designed to allow for the addition of a shower absorbing space from the pantry to make a full bath if needed.

A small dog nook by the back door gives space for leashes, dog coats and other dog-related or owner paraphernalia.

UPPER FLOOR

There are two separate bedroom suites each with ensuite baths which have tiled-in-place showers with glass doors and custom-built vanities.

Off the west suite there is a room that can be used as a third bedroom (sized for a single bed) accessible off the hallway. It can also be used as a large walk in closet or as a nursery or as it is now - an office off the hallway.

The suite on the east side of the house has a good view of the harbour, with a 3-room ensuite bath configuration - one room is a vanity/toilet, one is a shower room and one has a freestanding tub (the hall window in the tub room is removable with two screws to allow large items to make the corner coming up the stairs). The ensuite is designed to be accessible for the attic if/when it might be finished as additional bedroom, living space, studio or office. Having the ensuite separated into three spaces allows multiple users at the same time, thus not tying up the bathroom. There is a separate but integrated linen storage.

LOWER LINCOLN STREET LEVEL

A three room guest suite takes up the majority of this level which has its own driveway and entrance from Lincoln St. There is a walk-in closet off the bedroom. The ensuite bath has in-floor heat and a “waterfall” shower tile design with an oversized shower curb to prevent any water getting on to the floor. There is a separate living/galley room with tv, bar fridge, sit-up bar, butcher block countertops and a daybed with storage. The original kitchen sideboards were restored in their original locations in what became the bedroom and living/galley rooms.

A separate laundry space and utility/workshop is accessible to both the lower unit and the main house with further access to the Lincoln Street driveway for convenience.

ATTIC

There is full staircase access and an excellent harbour view from the dormer. Ceiling height is $\pm 12'$ under the truncated peak. New spruce flooring was installed and one section of the original hemlock floor was refinished. New awning windows were installed in the harbour-facing dormer. The roof shingles were totally replaced in 2016 and three larger roof vents installed at that time. Electrical lines were run to the attic. This space is now ready for walls/ceiling to create additional living space if desired.

Features:

- ❄ The home is 34' x 29' with 2722 total finished square footage over three floors. This does not include the attic area of 739 sq. ft with 5' – 12' height (total storage attic footprint is 986 sq ft), nor the finished main floor porch which is approx. 8' x 26' or 208 sq. ft. The back porch is divided into two spaces - an entry from the driveway off Kempt St and a separate area for the heat pump.
- ❄ 3 Bedrooms + office or 4 bedrooms (with potential for another 1 or 2 bedrooms in the attic).
- ❄ Living room has a built-in wall propane fireplace with beach stone + fire log setting, Sony 49" television with Bose sound bar and subwoofer (all included). Technology nook between living room and hall closet gives lots of room for routers/hubs and sound equipment.
- ❄ Kitchen installed with double Blanco Silgranit sink, granite countertops including sit-up bar area, built-in bench, appliance garage inset, many drawers for storage, base cabinet pullout drawer for baked goods, refrigerator with French doors & freezer drawer, very quiet dishwasher, lots of storage space, vented fan over a propane cooktop/oven and open shelving made with reclaimed hemlock. The kitchen design allows one to see the boats come and go as you do the dishes. A cleverly hidden TV allows guests to keep an eye on the big game from the kitchen stools. A pantry space is provided only steps away.
- ❄ Structural improvements - The lower level guest suite on Lincoln St was dug out, drainage tile & plumbing installed with an insulated concrete slab poured along with an all new floor system. The two main structural walls had new concrete footings placed underneath, with engineer-approved jacks installed. The floors are still "antique" uneven throughout the home and are all structurally sound. Both upper suites had partial walls added to provide extra support (not required but we felt it helped for longevity) using recycled hemlock from walls removed on the main floor. This created usable headboards for lighting and switches, and closet space. It is interesting to note that the hemlock floor joists span the entire depth of the house and that the addition of the headboard walls removed floor deflection and many antique squeaks. Additional support was installed for the main staircase and a custom stainless railing added for additional safety (again, none of this was required, just *old-house helpful*).
- ❄ 200 amp electrical service with completely new wiring from the street was installed in (2013/14).
- ❄ All new plumbing, with 3 full baths and a main floor powder room, as well as a recirculating hot water supply pump giving instant hot water to the kitchen and upper bathrooms. Toilets are all comfort height. Bathrooms have quiet, high capacity fans on timers. There is a cold water sediment filter at the main water supply entry to protect from possible particle blockage in the new plumbing & faucet/shower cartridges. Counter tops in upper bathrooms are Carrera marble with quartz used in the main floor powder room.

- ❄ The whole house had the plaster restored, except for newly added walls and three ceilings which could not be restored (dining room and both front rooms in lower suite).
- ❄ The whole original house is hemlock-framed which makes it very water/rot resistant.
- ❄ Original softwood floors painted throughout upper two floors. Solid wood flooring installed in front rooms of lower suite with tile in the bathroom.
- ❄ New windows 2014-2018 except for original round-topped windows in front of house in main & upper floor hallways.
- ❄ Fujitsu heat pump ductless heads on main floor and upper bedroom level provide heat, air conditioning and humidity control - a true comfort!
- ❄ Electric baseboards throughout fulfill code and insurance requirements.
- ❄ Propane fireplace installed in living/media room provides secondary heat source in case of power outage. Propane kitchen stovetop can also be lit for use during power outages.
- ❄ Front door on Lincoln St is a custom oak two-piece door built by Tony Chaplik of the Lunenburg Furniture Company.
- ❄ Two driveways provide total parking for 3 cars. The driveway off Kempt was designed to provide level access to the main floor of the house which makes a huge difference in loading/unloading vehicles or for entrance by a physically-impaired person. This area previously had about a 5' drop from the road where water pooled. To amend this, trenches were dug along the side of the rear driveway around to the front driveway with drainage pipe & gravel installed below ground level to divert any water away from the house. All this extra drainage has helped the basement to stay dry.
- ❄ Attic floor and basement walls were foam insulated. In the attic, extra fibreglass batts were added before the new flooring was laid. Fibreglass batting was also added over the spray foamed stone foundation walls behind the wainscoting in the front rooms of the Lincoln level guest suite.
- ❄ Basement workshop/storage has an outside entrance onto the Lincoln St driveway.
- ❄ As per current code, piping for radon extraction was roughed-in below the new slab in lower level guest suite.
- ❄ There are two separate sewer lines out of the house. The sewer line exit out to Kempt St existed when the home was purchased and serves the top two floors as well as the washer in the basement laundry room. At some point in time the Kempt St sewer line was an upgrade done by the Town from the original sewer line which exited the house on the Lincoln St side. When we dug up the basement floors in the front 2 rooms we uncovered the original sewer line from the home out to Lincoln St. The Town Engineer came, ran a dye test and approved it for use, so we were able to run all the lower level drain/waste plumbing lines for the new bathroom, set tub and galley sink to the

Lincoln St sewer line without the need for noisy and high-maintenance ejection pumps! The new Lincoln St sewer line is protected with a backwater check valve and there are 2 inspection portals with clean outs installed in the front bedroom and closet floor.

- ❄ Along with the new drain/waste lines for the lower level plumbing, we installed Big O drainage piping under the cement slab in each area of the basement leading into the sewer line exiting to Lincoln St.
- ❄ Private fenced & gated garden sitting area. No need to own a mower or whipper snipper. The full lot is landscaped with minimal maintenance in mind. There is a hose bib for the sitting garden & front driveway, which also supplies a separate 3-season hose bib on the side of the shed for the rear driveway & Kempt St gardens. It has a supply line with one quick disconnect to drain it for winter and one quick connect in the spring to turn it back on.
- ❄ There is a new (2017) shed for boat/bike/recreational gear with storage for tires and garden tools. The double curved windows were recycled from the tub room on the second floor when it was replaced with a new wood window. Shed is electrically wired & lighted. Sliding shed door allows car to be unloaded directly into shed without the room needed to swing a door.
- ❄ A new back porch (2017) was added to allow for heat pump protection and on grade entrance from car/street to kitchen. Within the 2-door entry portion of the porch there is room for table/sitting area, a shelving unit, and there is a sliding window to allow access for BBQ'ing year round. A BBQ propane line is plumbed from the main propane tank so there is no need to refill a smaller propane tank and there is even a storage unit for BBQ tools within the porch. Also, behind a 2nd sliding window there is a small clothes line across the heat pump space which can be used even in inclement weather. There is a separate outside door to a protected storage/work space where the heat pump is located. The porch has many custom-made louvers, lattice covers and metal grilles to supply air to the heat pump. Just outside, behind the BBQ, there is an area for garbage cans.

Contractors:

Carpentry - Terry Mood, Redwood Construction, Brookside

Structural Engineering - Andre Veniot, ABLE Engineering, Chester

Electrical - Mike Knock, A+ Electrical, Lunenburg

Plumbing - Corey Mood formerly with Roode & Rose in Halifax as well as (Jake) Masons Plumbing in Lunenburg

Insulation - Mitton Brothers (Spray Foam) from Liverpool and Terry Mood (Batt)

Heat Pump - Jeff Feindel, Feindel's Refrigeration & Air Conditioning Inc, Italy Cross

Windows - North Air, Cape Breton

Design work - Faune Creaser