

**GOLD**  
**COMMUNITY**

**HERITAGE SANDS**  
 Dennisport, Mass.

**ENTRANT/ARCHITECT:**  
 Union Studio | Architecture & Community Design

**BUILDER:** MS Ocean View

**DEVELOPER:** CapeBuilt Development

**PHOTOGRAPHER:** Alison Caron

**SIZE:** 63 units; 900–1,300 sf/unit

**HARD COST:** \$210/sf; unit sale price  
 \$460,000–\$1.2 million

**COMPLETION:** June 2016



**T**his project faced the ultimate challenge: Local zoning laws disallowed small seasonal cottage communities, requiring homes to be built on larger lots. Robert L. Brennan, president of CapeBuilt Development, in Amesbury, Mass., worked with the town of Dennisport to write a new zoning law for this type of development, which harks back to a time when there were “small seasonal neighborhoods by the water,” says Douglas Kallfelz, principal at Union Studio | Architecture & Community Design, in Providence, RI.

Judges responded warmly to that idea, commenting that the community is “pedestrian-centric and looks as if it’s been there for 100 years.” The cottages are clustered around common greens to create smaller pocket neighborhoods. Crushed-shell paths lead to a private beach.

The one-, two-, and three-bedroom cottages, which range from 900 to 1,300 square feet depending on the number of stories, were built using modules prefabricated in a factory in Maine. The modules were delivered with cabinets, toilets, tile, drywall—“everything,” says Kallfelz—and then assembled on site. The exterior finishes, porches, trim, details, and other interior work was all completed on site by local contractors.

“They’ve done something here that I’ve been trying to do for years,” said one judge. “It’s harmonious and together but not monotonous.” The small cottages are clustered in “neighborhoods” around green spaces, and, by breaking down the community into smaller ones, they “achieve an intimate feel,” noted the judges, who also commented on the “thoughtful use of green space and thoughtful use of community.” —S.F.

