

# Private Residence

**Primary Service:** Architecture  
**Type:** Residential  
**Owner/Client:** Thomas & Judith Milnamow  
**Location:** Newport, Vermont  
**Cost:** \$240,000  
**Square Footage:** 1,820 sf  
**Completion Date:** 2006 (Phase I) 2010 (Phase II)  
**Contact:** Thomas and Judith Milnamow  
Homeowner  
(845) 986 - 1062  
**Project Manager:** Matthew Milnamow, AIA, LEED® AP  
**Project Number:** 4.1046.1

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View of the side elevation of the garage with guest cottage above.



A conceptual rendering of the entire residence.



A close up view of the decorative rafter tails.

## Project Scope:

As the first phase, of a two-phase master plan for a client's retirement home, LAN designed a two story, (2) car garage with a second floor living space. The design of the guest cottage and garage required developing a master plan for the primary residence. The built project fused traditional materials, splashes of luxury and familiar design elements to form a sensible aesthetic that functions as well as it looks. Energy efficiency, durability and low maintenance materials became a very important design premise that was embraced by the general contractor. The general contractor worked with Efficiency Vermont to construct an EPA Energy Star rated residence with a Hers index rating of 64. The finished cottage meets stringent guidelines regulated by Efficiency Vermont to become a "Vermont Energy Star Home".

Since the completion of this project, the second phase has started construction.

## Services Performed:

- Master Planning
- Architectural & Engineering Design
- Construction Documents
- Life Cycle & Cost Analysis
- Product Specification
- Construction Administration & Observation

## Program Highlights:

- New Construction
- EPA Energy Star Rated
- Vermont Energy Star Home
- Custom Furniture Design
- Featured in April 10th, Vermont Edition of "Builder/ Architect" Magazine