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OCEAN HOMETM

The Luxury Coastal Lifestyle Magazine
JUNE + JULY 2024

SUMMER *place*

ON THE COVER
PSD Architects designs a
coastal New England cottage



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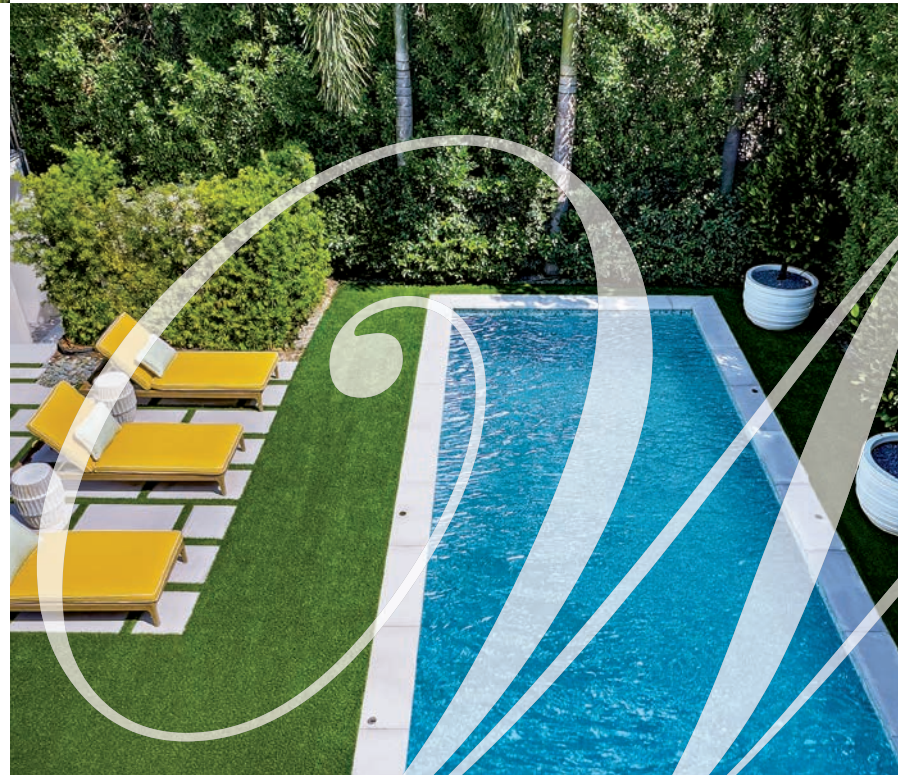


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editor's letter

NOTES FROM THE COAST



Landscape architect Dave Hawk and Doreve Nicholaeff of Nicholaeff Architecture + Design in Osterville collaborated on a master plan for a Cape Cod garden.

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NEW ENGLAND SUMMER

There is something quite magical about a New England summer. From the sandy shores of Cape Cod to the rocky Maine coastline, the region comes abuzz with activity. Boats are back in the water, summer cottages are opened up for another season of fun and family, and the beaches are flooded with swimmers, surfers, and sunbathers.

When I was a child, my parents, Pat and Frank, would pack the station wagon with coolers, beach chairs, and pails and shovels—and their eight children—and head to my Aunt Jen's cottages in Dennisport on Old Wharf Road. We would spend hours playing in the surf and sand with our cousins Nancy, Paula, and Paul Michael. I cherish these childhood memories.

When I was older, the sea called to me once again and I decided to purchase a home

on Cape Cod—an 1870 Queen Anne in the village of Yarmouthport. It has become a place where my siblings and their families come during the July and August. One of my favorite summer activities is watering the garden with Shea, my 5-year-old niece. She makes every day magical when she is here.

In this issue we feature other summer homes in New England, and beyond that are magical places for the owners and their families. Polhemus Savery DaSilva (PSD) designed a Cape Cod house inspired by 20th-century beach cottages that perfectly blends the classic and the contemporary. The welcoming property ties together the main house and guest house, and PSD also created a series of outdoor spaces that the family can enjoy in all types of weather.

Landscape architect Dave Hawk and Doreve Nicholaeff of Nicholaeff Architecture + Design in Osterville collaborated on a master plan for a Cape Cod garden. Nicholaeff designed the yoga studio—and the pool house inspired by its design—while Hawk designed the outdoor shower and pool area. The result is an oasis of tranquility by the water.

We hope you enjoy this issue celebrating coastal homes in New England and beyond, and we wish you a heavenly summer!

Nancy E. Berry, Editor
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contributors

MEET THE TEAM



JENNIE NUNN

Contributor Jennie Nunn is a former staff editor at magazines including *7x7*, *California Home+Design*, *C Magazine*, and *Sunset*. Her work has appeared in numerous publications including *AFAR*, *The San Francisco Chronicle*, *Condé Nast Traveler*, *Luxe Interiors+Design*, *The Denver Post*, *5280*, *Fodor's Travel*, and *Ocean Home*.



J. MICHAEL WELTON

As an architecture, art, and design writer, Welton's work has appeared in *The New York Times*, *The Washington Post*, and *Dwell* magazine. He is architecture critic for *The News & Observer* in Raleigh, North Carolina, and is author of *Drawing from Practice: Architects and the Meaning of Drawing Freehand* (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartisans.com.



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■ ARCHITECTURE

CHASING LO TYDE

PSD ARCHITECTS AND INTERIOR DESIGNER CAROLYN THAYER
CREATE A SUMMER BEACH HOME FOR A FAMILY ON CAPE COD.

BY NANCY A. RUHLING

PHOTOGRAPHS BY BRIAN VANDEN BRINK



The Cape Cod house was inspired by 20th-century beach cottages. The back of the house, which faces the waterfront, is a wall of windows and has twin towers.



The circular entrance court features a central green space. Bold columns announce the entry.

Below, The swimming pool, which overlooks the screened porch, has a spa. The columned pergola, off the guest house/garage/pool-changing room, features a seating area.

At the end of a long drive stands a Cape Cod house inspired by 20th-century beach cottages that perfectly blends the classic and the contemporary.

The front of the twin-tower house, for a family with three children who love the outdoors, is clad in larger Alaskan yellow cedar shingles and oversized windows to subtly and slightly reduce the home's scale. In the back, walls of glass, crowned by dainty muntins, a traditional and timeless touch, turn the waterfront into a real-time mural.

"The site was a diamond in the rough," says Aaron Polhemus, owner and CEO of Cape Cod-based Polhemus Savery DaSilva (PSD), a fully integrated architecture, landscape architecture, construction, and property services firm.

PSD helped the clients select the property and then designed and built a new house and accompanying landscape.

"We created a really special design for the home and the overall site that works well for the family," Polhemus says.



The property, which was overgrown with vegetation and covered with concrete slabs from its days as a landing field, was home to a 1957 two-bedroom ranch in questionable condition that was used as a rental.

It was the water views that sold the family. "They are beautiful here, and so are the sunsets," the homeowner says. "We wanted a house where you open the front door and see through to the water."

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Clockwise from top left, the dining room is off the kitchen. The seating area in the tower comes with a water view. The heart of the kitchen is the island.



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In addition to the main house, the property, which spreads across an acre, has a second structure that includes a two-car garage, a pool house/changing area with powder room, and a second-floor guest house.

To create a unified and welcoming property that ties together the main house and guest house, PSD also created a series of outdoor spaces that the family can enjoy in all types of weather.

“Having outdoor rooms with different exposures provides entertainment opportunities, whether you are looking to sunbathe, get out of the wind, enjoy the pool, or just relax under the pergola and enjoy the shade,” says Rob Calderaro, PSD’s senior landscape architect.

The classic-style poolside pergola is defined by columns, and the outdoor kitchen has a grill, a sink, a refrigerator, and two beer taps mounted in the granite-topped bar. The views are mostly enjoyed from the waterfront terrace, which has a fit pit.

The landscaping, in the traditional Cape Cod planting palette of yellow, blue, and white, includes hydrangeas, day lilies, native geraniums, and other perennials. The entry court, the only formal area, features a cobble-lined circle of greenery centered on the front





Clockwise from top left, The bunk beds for the boys' room, designed by Sharon DaSilva, have a built-in dresser and paneling that's similar to that around the first-floor fireplace. The guest suite in the tower has a seating area. The basement, which gets an ample amount of natural light from the windows in the staircase landing, has a TV room.

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door of the main house, which is framed by two large boxwoods.

Upon entering the house, there is a clear connection to the landscape and water views.

“Our goal was to bring in as much natural light as possible,” says PSD’s senior designer Sharon DaSilva. “The towers at the rear of the house play a pivotal role in flooding the interior spaces with sunlight from multiple directions, and we incorporated windows on the landings so that light floods down the stairs. We don’t get the opportunity to do that often.”

Every aspect of the house says family, starting with the name, Chasing Lo Tyde, which incorporates the names of the three children.

In the kitchen, for instance, there’s a porthole that allows the parents to unobtrusively check on them while they’re in the pool.

“We wanted everything to be functional, durable, and beautiful,” the homeowner says. “And there’s space for everybody.”

Taking cues from the views of water and sand, interior designer Carolyn Thayer of Carolyn Thayer Interiors selected a palette of mainly light colors and soft blues, with a neutral backdrop. Powder rooms, the guest room, and the pool house are where big pops of color can be found.

Knowing the home is enjoyed mostly in the summer months, Thayer made use of many textural elements that lend coastal style to transitional pieces. Some such pieces that catch the eye are woven window shades, seagrass stools, and a live-edge dining table with a rope chandelier above.

“This is primarily a summer home, but the family enjoys visits in the off-season and during the holidays,” Thayer says. “With that in mind, we want this home to feel light and fresh for summer but cozy for the fall and winter visits.”

As a family home, selections were made with durability in mind. “The home is ready to withstand the activities of this busy family,” Thayer says. “We made use of many outdoor fabrics so that the family can really live in the home comfortably.”

The living room furniture, for example, is covered in outdoor fabrics, and rugs have been stain-treated.

Spaces were tailored to the individuals who live in them. The primary suite allows for working from home at a desk tucked into a scenic second-floor bay window, while the sons share a room with custom bunks and furnishings capturing nautical vibes. Not to be outdone, the daughter’s suite is vibrant with color and boasts a suspended rattan chair for lounging with a book.

The family loves—and makes great use of—the entire house. “I don’t have a favorite room because I love them all,” the homeowner says. “Starting with the first floor, everything is welcoming. You feel like you’re in a special spot.” ♦

FOR MORE INFORMATION, VISIT psdab.com; carolynthayerinteriors.com

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SUMMER HOURS

Soak up the sun with outdoor lounging and entertaining must-haves. **BY JENNIE NUNN**

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1. Architect Outdoor Swivel Chair in Natural and Charcoal, Coco Republic, cocorepublic.com.

2. Dory Bar Cart, Hudson Grace, hudsongracesf.com.

3. Rattan Abaca Straight Weave Votive Holder, Hudson Grace, hudsongracesf.com.

4. Striped Placemats, Set of Four, Hudson Grace, hudsongracesf.com.

5. Phuket Chaise Lounge, McGuire Resort Collection for McGuire Outdoor, mcguirefurniture.com.

6. Ripple Sconce in Black, In Common With, thefutureperfect.com.

7. Pouf in Starstruck in Green by Peter Dunham Textiles, Hollywood at Home, hollywoodathome.com.



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“Nestled at the edge of the property, the one-room space has a ceiling that slants upwards in two directions as you approach the water views. Large sliding glass doors open to the deck leading down to the dock during the summer months. A custom sectional sofa provides a cozy spot to lounge.”

—LeeAnn Baker, Principal, LeeAnn Baker Interiors; Prentiss Balance Wickline Architects Seattle, Washington



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WATER SENSE

A Seattle-based interior designer and local architecture firm overhaul a rundown boathouse adjacent to a family vacation home on Orcas Island, creating a serene, modern retreat for entertaining and relaxing.

BY JENNIE NUNN / DESIGNED BY LEEANN BAKER

1. Laguna Nesting Tables, Brownstone Furniture. “The clients previously purchased a glass-top coffee table that was challenging to navigate, so we found this metal-edged nesting table that provides more surface area, which comes in handy when entertaining.”

2. Two-piece Sectional Sofa, A. Rudin, (Based on sofa #2408 with a custom, raised base); Upholstered in “Smart Grey” 34730-106 Performance Essential Textures Collection

Indoor Upholstery Fabric, Kravet. “The clients wanted a comfortable, yet low-maintenance spot where they could curl up together with their dogs and look out at the water and enjoy the fireplace. To achieve this, we custom-designed a sofa we had used at their main house so that it would sit off the floor and allow more air through.”

3. Pillow Upholstered in #33637-84, Kravet. “The owner, not

afraid of a little color, selected these pillows to add a pop of color.”

4. Oona Alpaca Throw in Mustard by Fells Andes, Design Within Reach. “This luxurious throw adds a bit of color when taking a break on the built-in daybed.”

5. Womb Chair and Ottoman by Knoll, Design Within Reach; Upholstered in “Ferry” in Port, Knoll Textiles; Pillow Upholstered in “Flurries” in Citrine

by Thom Filicia, Kravet. “With lounging and relaxing high on their priority list, the architect suggested the statement womb chair and ottoman which works well for the owner and their dogs.”

6. Sandpiper painting, owner’s own collection. “This peaceful piece fits the area over the daybed just perfectly.”

7. 10 Wall Light by Claesson Koivisto Rune, Fontana Arte. “These adjustable wall lights were the perfect solution for casting light on the wall and art while also serving as reading lights for the daybed.”

8. Ceiling in Custom grey wash stain on

cedar siding. “The grey-washed wood tones down the brightness of the wood on the floors and ceilings yet still feels natural.”

9. Perch Swing Arm Floor Lamp, Sonneman. “With the absence of lights in the ceiling, the client wanted a light for reading when in the womb chair that would also illuminate the rest of the area at night. We loved this one because it has a shorter shade, which diffuses light without blocking so much of the view.”

10. Vintage Vase, Lander Street Vintage. “Always

looking for items that add more character, we keep an assortment of pieces on hand at LeeAnn Baker Interiors from local resources that can be incorporated when appropriate in various projects.”

11. Antique carved marble fish, Lander Street Vintage. “This heavy piece was not easy to get up to the island, but it adds whimsy to the space.”

12. “Petra” Throw in Midnight, Sferra. “This luxury lambswool throw blanket has the ideal combination of comfort and durability.”

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“We selected colors that resembled the color of the pool water and paired it with a terra cotta tile that can also be seen in the pottery around the yard. The goal was to create a focal point in the backyard, something that screamed grab a cocktail and take a dip.”

—Bianca Ecklund, Designer and Creative Director, Bianca Ecklund Design, Hermosa Beach, California



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RAISING THE BAR

With the help of a local designer, a once vacant and lifeless dirt lot adjacent to a primary residence in Manhattan Beach, California, is converted into a functional oasis for entertaining and relaxing.

BY JENNIE NUNN / BIANCA ECKLUND

For a recent project for a family in Manhattan Beach, California, interior designer Bianca Ecklund of her eponymous design firm wanted the backyard—replete with a pool house, bar, and accessory dwelling unit (or ADU)—to seamlessly blend with the main house. “When designing this space, we wanted it to feel like an

extension or mini version of the main house, but with a playful spin,” says the Hermosa Beach-based designer. “This home has a large lot for the area, so making the absolute most of the space was our top goal. We knew the entire indoor-outdoor space needs to be multifunctional. The bar is great for guests,

and even better for poolside entertaining.”

Ecklund explains that windows, doors, and flooring also played an important role in the overall design. “We needed this space to feel like a cabana, and the NanaWall doors and windows were key to achieving that open feel,” says Ecklund. “Ensuring the floor materials were consistent inside and out really makes the space feel like a continuation of the outdoors.”

Following the two-year-long transformation, the outdoor space—designed simultaneously with the

primary residence—was worth the wait. “Our clients will enjoy this space with their growing family for many years to come,” says Ecklund.

1. Light Earth Stone by Sapien Stone, battagliastile.com.

2. Amwell Bar Pull, topknoobs.com.

3. Custom cabinets, coastalcabinetsinc.com; Paint: “Grays Harbor” SW 6236, sherwin-williams.com.

4. Manhattan Seagrass Round Trays, biancaecklunddesign.com.

5. Tiles of Ezra, battagliastile.com.

6. Vintage Beach Framed Canvas Print, biancaecklunddesign.com.

7. Marie Petite Sconce in Brass, cedarandmoss.com.

8. Litze Bridge Faucet with Square Spout and Knurled Handle, brizo.com.

9. Leather vase, biancaecklunddesign.com.

10. Pocket window-slider, nanawall.com.

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ARCHITECTURE

TURNABOUT

A 1990S COLONIAL STYLE HOME IS NOW
A QUIET BACKDROP FOR A BUSTLING
CAPE COD WATERFRONT ESTATE.

BY J. MICHAEL WELTON
PHOTOGRAPHS BY MICHAEL J. LEE



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Doreve Nicholaeff of Nicholaeff
Architecture + Design in Osterville
joined landscape architect David
Hawk and the clients to create
a tranquil spaces on the coast.



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A husband and wife's quest for a more livable outdoor space and a place to store water sports equipment on their Cape Cod estate snowballed quickly into a full-blown redesign of their seven-and-a-half-acre site.

And the mid-1990s Colonial spec house that once dominated their North Bay locale?

It is now a muted backdrop for where the action is: a yoga studio atop the sunken storage space, a new swimming pool with expansive pool house, and a nautilus-shaped outdoor shower.

It all evolved from a preliminary series of site plans developed by landscape architect Dave Hawk, owner of the Sagamore, Massachusetts, firm that bears his name. Once his initial drawings were complete, Doreve Nicholaeff of Nicholaeff Architecture + Design in Osterville joined Hawk and the clients to collaborate further on the master plan. Nicholaeff would design the proposed yoga studio and the pool house inspired by its design, while



The pool house and yoga studio take on a Japanese aesthetic. The old pool was filled in and the new pool now sits in a desired spot between the two buildings.

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■ ARCHITECTURE

Hawk designed the outdoor shower.

“Doreve was instrumental in bringing good ideas to the table,” Hawk says. “I knew she was a great talent and would be good with this client.”

Their first decision was whether to match the look of the Colonial-style home, or set off in another direction altogether. The clients opted for something more forward-looking, something that created its own vocabulary among all the diverse elements in the master plan.

“They gave us creative license,” Nicholaeff says of her minimalist, Japanese design aesthetic. “They said, ‘Go for it!’”

The 20-foot-by-20-foot yoga studio—also referred to as the treehouse, because of a mature oak that pokes up through an opening in its deck—now hovers above the 20-by-40 storage center and overlooks the bay below. The treehouse/studio is a serene space, a private getaway, or a place to make a quiet phone call.

But it’s sustainable too. “When you look at the treehouse, underneath it is the concrete storage bunker so that during a storm, water passes through it to the bay,” she says. “The storage center goes down to grade, and then nine or 10 feet up, and the deck cantilevers out and embraces the oak tree.”

Opposite it, on the other side of the site, sits the new pool house that’s the center of activity for family and friends, especially for weekend parties and holidays. A former swimming pool was filled in, and a rundown pool house demolished. “We needed to resurface the pool and then thought: ‘You might as well build the pool you want and put it in the place you want it,’” the husband says.

“The pool house was decrepit and moldy, and nobody went in it,” his wife adds. “I said I’d like a place that’s still in the action and out of the sun.”

The new pool house is in use three seasons of the year, opened to the outdoors with coastal-grade NanaWalls and screens. A hangout area offers a pool table plus bar, bath, and kitchen. A pergola allows owners and guests to relax in either sun or shade.

The idea behind the pool house was to live outside during summer and fall. “You can close it up if it’s cool or windy and still get the feeling of being outside,” Nicholaeff says.



The yoga studio is also called the tree house and is the perfect spot to meditate or take a quiet phone call.

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The pool house has a kitchen with built-in shelving in a minimalist style. David Hawk designed the outdoor shower.

“And we were careful to recognize the trees.”

None of the clients’ friends refer to the structure as a pool house—to them, it’s for living and dining. “The best time is at Thanksgiving dinner, when it’s closed off and all the fall foliage is around us,” the wife says. “We put in a hot tub for people visiting that week—we host 20 to 25 people.”

Hawk’s carefully articulated master plan dealt with building on a coastal property that’s restricted by state and local conservation commission bylaws. The zone from zero to 50 feet up from the coastal bank is a no-disturb area. Farther up, the landscape architect worked to redesign the spaces that were 50 to 100 feet back from the bank. “You leave it in a naturalized condition, and then that opens avenues to the 50-to-100-foot area,” Hawk says.

The undulating shoreline is anything but a straight line. At different spots it curves and

drops off, and it defines the shape of the entire backyard. “It’s way out there with the tree house,” the wife says. “Before, we never went to that side of the yard, but now we use it all the time.”

Hawk stitched the landscape together with granite walkways and terraces descending from the Colonial home to the pool house. “You come out of the kitchen with your coffee and step down to the pool house terrace where the outdoor kitchen is,” he says. “There are rooms and terraces that sequence you to the pool area.”

Most important, though are the unimpaired sightlines across the property to the water. “Even when you’re looking at the treehouse, you’re looking through it,” the wife says.

And that storage space below that spurred the entire project?

It’s completely out of sight. ♦





Above, In the main living space, the water view takes precedence. Shots of strategic blue hues and lots of touch-me textures create a cozy, casual space to relax. Below, The table in the window of the family room is designed for board games. The two small paintings of the water act as additional windows.

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NANTUCKET BY DESIGN

KENNERKNECHT DESIGN GROUP CREATES A TIMELESS NEW ENGLAND AESTHETIC ON THIS SMALL ISLAND 30 MILES OUT TO SEA.

BY NANCY A. RUHLING
PHOTOGRAPHS BY GREG PREMUR

The New England-style cottage in

Siasconset, with its weathered shingles and white trim, was perfect.

Across from the beach, it was a short walk to the small-town center of things, making it an ideal second home for the Marblehead, Massachusetts, couple and their two children, who had been vacationing on Nantucket for years.

“When we viewed it online, we knew right away that it was the house for us,” the homeowners say. “We loved the ocean views of the open sitting, dining, and kitchen area.”

Although the cottage was in good shape structurally, it was unfurnished, so the couple commissioned interior designers Jayme Kennerknecht and Courtney Dana of Kennerknecht Design Group to design and

create relaxing spaces for family and guests.

“The walls of the first floor are shiplap, so it was a blank canvas for us to curate layered finishes,” says Kennerknecht. “It was a story about texture because the color of the ocean was already there.”

The resulting design evokes the beach and a traditional, timeless New England aesthetic that is casual and durable enough for sandy feet and wet bathing suits.

The project presented several challenges, which Kennerknecht and Dana say were fun and exciting.

First of all, the family wanted to move into the house by summer, which meant that the design team had only six months to ready the property.

Because the pandemic was in full swing,

supply-chain glitches forced the designers to be creative. And deliveries were an issue: Height restrictions on trucks meant that Kennerknecht and Dana sourced locally or loaded up their cars at their office and drove the items to the site, a trip that took nearly five hours. On one occasion, coffee tables had to be carried a half-mile to the house.

“We had to be nimble,” Kennerknecht says, adding that client consultations were via Zoom, and the actual setup was accomplished in only three days. “We had to work with what was available and add customized features, such as glass tops on coffee tables, and switch upholstery on chairs. But it was design without compromise.”

They let the ocean views guide their decisions.

“We wanted to feature and duplicate the view of the water,” Dana says. “We added layers of things that feel tactile with subtle and neutral coloring.”

This is most evident in the main living area, where a wall of windows frames the waves, creating a magnificent, meditative motion picture.

The sofa, upholstered in sandy, fade-into-the-background linen, is the same height as the windowsill so as not to obstruct the view. Two swivel chairs, upholstered in white,



Clockwise from left, A pair of circular mirrors, framed in ship's rope, were added to the guest bath. They match one in the main living space and were positioned opposite each other because there was no room for them over the sink. In the primary bedroom, a trio of paintings, a silver-blue rug, and throw pillows add discrete accents of beachy color. The mudroom's millwork is softened by throw pillows. The walls, like those in the rest of the home's first floor, are shiplap. The kitchen features white cabinetry and soapstone countertops in keeping with the New England cottage feel.



allow sitters to pivot toward the kitchen during gatherings.

The lamps, which have pale-blue translucent bases that complement the water's hue, conjure images of sea glass; atop minimalist side tables on each side of the sofa, they appear to float on the waves.

The knotwork coffee table echoes the circular oak dining table, which is appointed with rattan chairs. Other textural touches include a large-loop rug, a circular mirror framed with ship's rope, and a metal woven pendant in a white finish like the ceiling so it seems to disappear.

"The eye drifts to the water," Dana says. "It feels magical."

In the second living space, which is used as a family room, the design is more casual, with a subtle powder blue and white palette. The room has a flat-screen TV, a glass-topped coffee table, and a small round pedestal table positioned by the window that's ideal for board games.

On the wall by the window hangs a pair of small locally sourced, white-framed paintings of water hung one above the other that look like an extension of the view.

"Our layouts provide a lot of different seating opportunities, where you can sit with a laptop while working during the day or with a cup of tea at night," Kennerknecht says. "It's all about creating moments."

Although the house has four bedrooms, including two bunkbeds, the spaces are small and must multitask, expanding and contracting, depending on the number of guests.

"Throughout the house, there are many beautiful places to sit, but everything fits with the overall style and does not stand out when not being used," the homeowners say. "There are also accessories with dual

purposes; for example, the stools tucked under the console table or a soft ottoman in the media room can be footrests, seats, or tables. The sofas are very comfortable and allow people to gather but do not overwhelm the space."

To create a perfect arrival experience for the owners, Kennerknecht and Dana styled the cottage, supplying everything from beach towels to dishes.

"They arrived to a completed home a day after we left," Kennerknecht says. "It was such a gift for us to be able to deliver a house that felt layered and lived in." ♦

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The home designed by Jon Starr on Hermosa Beach offers contemporary interiors that open to the outdoor living spaces.

NO PAIN, NO GAIN

A NEW HOME IN HERMOSA BEACH OVERCOMES MULTIPLE HURDLES TO EMBRACE DRAMATIC PACIFIC VIEWS

BY J. MICHAEL WELTON

PHOTOGRAPHS BY MANOLO LANGIS

A slim lot, a 10-foot drop, and a series of local ordinances all worked mightily to influence the design of a new home in Hermosa Beach, California.

Like most lots there, this one's 30 feet wide and 100 feet long from the street to the alley at its rear. And it rises 10 feet along the way.

"So this is a skinny box," says architectural designer Jon Starr, owner of the local design firm that bears his name. He's worked on at least 130 homes in the Manhattan and Hermosa Beach areas since starting his company in 1998. By now, he knows the local players and the rules of engagement well.

For this project he drew on both, since Hermosa Beach home-height limits are tied to the topography. In this case, that meant the slope of the lot determined the home's maximum height of 30 feet.

"The rules are dictated by local municipal codes and zoning ordinances—setbacks, height restrictions, open-space requirements—and that all revolves around parking," he says. "The street elevation dictates where the garage is located, which dictates the floor below and the floor above."

"Digging into the front of the lot was the only code-compliant way to get the desired

square footage for the basement," says Chris Lombardi, founder and president of Lombardi Construction. "The basement's flush with the downhill side at the front of the building, and runs 53 feet back."

That required no small amount of engineering prowess. Lombardi shored up his excavation with steel beams and heavy, pressure-treated timber inserted between I-beam flanges, then dug down into pure sand. Now the basement foundation supports the entire building above.

Entry at the rear is at the second level, and the 75-foot-long first floor below tucks into the 10-foot slope, with the basement below that. Still, the designer and builder took full advantage of that below-grade space. "It gave us a basement with a wine room, a sauna, a gym, and a media room," Lombardi says. "And there's a stairwell that provides egress and light."

Its material palette, especially outside, was driven by the relentless oceanside climate and salt air. There, Starr called for board-formed



concrete, black-and-bronze sheet metal, wood siding, and stucco. Inside, it's warmer. He sandblasted the board-formed walls to reveal their wood grain, added white oak and walnut finishes, then laid limestone for floors and some walls. "The tiles and wallpaper are very colorful," says interior designer Rini Kundu, founder of her eponymous design firm. "It's textural, with sculptural elements on the walls."

The clients, a couple with a teenage daughter, were actively involved in design decisions. She's a graphic artist and he's a commercial real estate developer, so they knew more than a little about the look and feel of the spaces being created. "They wanted to explore concepts, which is a lovely thing for a designer," Kundu says. "They're open-minded, and they made some bold choices. They had the vision that paid off in a big way."

There was no formal assignment from the clients to their designers. Instead, experiential questions arose from Starr and Kundu: "Tell us how you like to live—and how you feel about outdoor living and entertaining."

The couple wanted to inject energy into every space. In their basement area dedicated to the art of mixology, they chose the tile for the backsplash, as they did in other rooms. "It's a perfect wine-tasting and cocktail-making room—a feast for the eyes," Kundu says. "They wanted to make it fun throughout the home, and also be really functional."



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Above left, The home is made of black and bronze sheet metal and wood and stucco siding. The furnishings are contemporary and relaxed.

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Then, to satisfy a municipal requirement for at least 10 square feet of open space, Starr created a second-level courtyard that's 13 feet by 15-and-a-half, partially open to the sky. "It's a place to be private and quiet at the center of the home," he says.

It stands at the base of a bright, open stairwell that connects all levels of the house. Starr and Kundu agreed on pocket doors for three sides of the courtyard, to enhance indoor/outdoor living, and then used bold plantings and a water feature for visual intrigue inside. "Your eyes are drawn to the foliage, and that makes it more intimate and private," Kundu says.

The most expansive view—the one the clients wanted to maximize—is to the west, so their living area overlooks the Pacific. But the dramatic views are on the fourth level, where a roof deck opens up to a 180-degree vista of the ocean, plus Santa Monica and Malibu to the north and Palos Verdes to the south.

Sure, the lot's a slim one. And, yes, there was that 10-foot slope. Not to mention those pesky building ordinances.

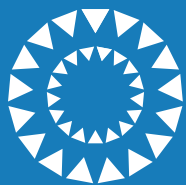
But in the end, they all added up to a reminder that hermosa is the Spanish word for "beautiful." ♦

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CONCRETE COASTAL

SASHYA THIND WARMS CONCRETE WITH WOOD, CREATING CONTEMPORARY INTERIORS THAT FEEL PERFECTLY AT HOME ON THE WATER.

BY MARNI ELYSE KATZ

PHOTOGRAPHS BY JARED KUZIA



Sashya Thind creates contemporary interiors in Marblehead using concrete as a backdrop. A double sided fireplace adds warmth and a structural element to the living spaces.

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Knowing that concrete floors were at the top of her clients' wish list, Sashya Thind kicked off the interior scheme for this 4,800-square-foot home in Marblehead, Massachusetts, by diving into finishes. "We started with concrete from a materiality perspective, then decided how and where to bring in warmth," she says.

Coming from a more traditional home in another part of town, the new owners of this waterfront property hired Taproot Design to create a contemporary replacement for the existing shingled dwelling. That said, they didn't want the house to feel stark. "They wanted the interior to reflect the attitudes and personality of their young family," Thind says. "They said 'casual' a lot." Other descriptors included minimal, modest, welcoming, and warm.

Not wanting the concrete floor to be a one-off, Thind devised key moments to showcase the material; namely, the double-sided fireplace, stairwell, and entry. To circumvent the challenges of building with concrete, Thind proposed facing such surfaces in large-format porcelain tiles that look and feel like concrete.

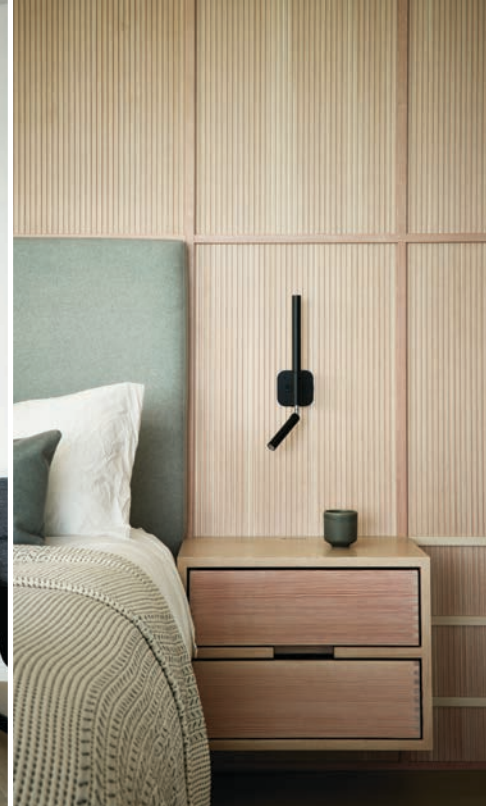
Wood planks line the ceiling in the living spaces, balancing the poured concrete floor that runs throughout the ground level. "We chose Douglas fir for its interesting grain and pink undertone," Thind explains. "The wood looks like weather-beaten boards, but the overall design still feels clean and contemporary." The combination also satisfied the couple's divergent tastes, as one

spouse preferred a more minimal aesthetic than the other.

Contemporary European furnishings take cues from the material pairings and don't distract from the magnificent views. In front of the concrete-style tile-clad fireplace in the living room, sophisticated Ligne Roset sofas with moveable back cushions sit atop a nubby rug. In the more casual family room on the flip side, a cushy modular leather sofa sits atop a felted wool rug with blue topstitching that is as plush as it is durable. "Gathering around the fireplace, whether it be when entertaining in the living room or

for family movie night in the family room, was very important to them," Thind shares.

The kitchen anchors the other end of the open-concept plan. Here, streamlined matte anthracite-colored cabinets frame a gleaming slab of black quartzite, all of which pops against the white walls and ceiling. "I wanted the stone to blend with the cabinetry, but also be a focal point," Thind says of the material, which she also used for the perimeter countertops. The quartzite drove the color of the Leicht cabinetry, although the owners knew they wanted a darker tone in there.



Above, Taproot Design incorporates a floating stair made with wood treads and a steel spine. A leather sectional adds texture and color to the informal living space.

sculptural ebonized wood chairs. The loop-de-loop of a linear chandelier playfully punctuates the top of the room, its swoops standing out against the kitchen cabinetry as well, especially at night.

The floating stair by Taproot Design comprises white oak treads on a steel spine with transparent glass panels and a polished tubular handrail on one side. Large expanses of the concrete-style tile stretch up the stairwell, where huge picture windows bathe the double-height space in light.

At the top of the stairs, a simple white oak door opens into the primary suite. As one would expect, the bed looks straight out to the water. Thind covered the entire headboard wall with scribed panels of Douglas fir, carefully organizing the grid to mask the joinery. An upholstered headboard adds softness, and integrated nightstands complete the textural tableau. “Beds these days are very low, so we custom-designed a bed so they can enjoy the view rather than stare at the balcony railing,” she says.

As for the balcony, it offers the owners a private spot to soak up the sun. Too chilly? Just beyond the foot of the bed, the architecture juts into the landscape allowing for windows on three sides; two lounge chairs are ready and waiting.

The en suite bath boasts a balcony too, as



Douglas fir was used throughout the spaces.

For visual interest and warmth, Thind clad the island in Douglas fir, then topped it with white quartz. “As we changed the material for the island, it made sense to introduce another crisp element into the palette,” she says. Cantilevering the top at one end elongated the island to nearly 13 feet, providing ample seating and serving space.

Black-ash stools with curved backrests inspired by Shinto shrines offer a pleasing contrast against the island. Likewise for the minimalist black-resin dining table and

well as a tub (and a toilet!) with a view. While each bathroom in the home has unique elements, all remain consistent in look and feel with Douglas fir juxtaposing large-format concrete- or terrazzo-like tile. In the primary bath, Thind graced the crisp white soaking tub with a quartzite backdrop for an extra-luxury touch that also ties it to the kitchen.

“The home is cohesive, with a dichotomy of rough-hewn and clean, polished finishes throughout,” Thind says. “The design is contemporary and warm without shouting waterfront; it has its own character.” ♦

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Bungalows Key
Largo

DESTINATION: FLORIDA

FAMILY AFFAIR

ONE MAN'S VISION FOR BUNGALOWS KEY LARGO REACHES BEYOND HIS RESORT—TO STAFF AND GUESTS ALIKE.

BY J. MICHAEL WELTON



Clockwise from above, The Bungalow Key Largo waterfront, Hemingway Bar, waterfront bungalows, yoga on the beach, and Zen Garden Spa

Hotelier Jerry Johnson had a singular vision for the resort he calls Bungalows Key Largo when it opened in 2019.

He knew the kind of people needed to run it—and the way he wanted to deal with them.

Like Cynthia Costa, its general manager from the get-go. She'd worked for Johnson when he owned the Cheeca Lodge in Islamorada, 18 miles south.

"They treat you like family," she says of Johnson and his nephew, Jeremy. "I have deep roots with them, and work as hard as I can because I have that much respect for them."

Once he'd bought his 12 acres on Buttonwood Bay, Johnson designed 135 identical bungalows himself. At the rear of each, he added outdoor seating, a shower, and a bathtub. Out front is a porch with Adirondack chairs, a ceiling fan, and a pair of bikes. And he laid them all out in a master plan worthy of any New Urbanist practicing today.

He also demonstrated a deft understanding of landscape design. He planted his property with native ferns, towering palms, and flowering bougainvillea. "He was responsible for every plant and tree," Costa says. "He knew where he wanted to put things."

The result? A sanctuary that's known as the only all-inclusive, adults-only resort in the Florida Keys—and a destination unto itself. "Everyone who goes through those gates has an 'Aha!' moment," she says. "They instantly become relaxed."



It happens well before they discover the three restaurants on site, all operating under the inventive eye of Chef Juan Maradiaga. He too has been at the Bungalows since it opened in early 2019, but left after a devastating fire that May. When the resort was rebuilt, the Johnsons called him back.

For good reason. Maradiaga had been trained at Miami's Le Cordon Bleu of Culinary Arts, and worked at the Diplomat Resort in Hollywood Beach. From there, his career took off. "I opened the W Hotel in South Beach and the Fontainebleau Miami Beach," he says. "I was at the Biltmore Coral Gables for two years, and that gave me a background in French cooking and styles."

When he returned to the Bungalows after the fire, he was dispatched to the company's Wyoming resort to absorb its philosophy of food and hospitality. Back in Key Largo, he discovered a completely rebuilt kitchen, and started as a sous chef. Soon enough, he was named executive chef.

Johnson gave him a staff 55, along with carte blanche over menus for an on-site Mexican restaurant, a Mediterranean café, and a steakhouse called Bogie & Bacall's. "Ultimately, it's up to us to find what the guests want, and go above and beyond that," he says. "I try to keep on budget, but my seafood has to be fresh and my standards can't drop—it's a luxury for me, and not every chef has that opportunity."

For fresh local options, Maradiaga deals daily with farms in nearby Homestead. On days off, he scouts the competition, looking for the ideas du jour. On vacations to places like Cancun, he looks for new techniques. "I'm not a chef who stays in the 1990s, the 2000s, or the 2010s," he says. "I get involved in what's trending."

Some of those trends extend to food and beverage on excursions out to Buttonwood Bay. The resort may have started in 2019 with just two tiki boats and a 55-foot catamaran, but its fleet has expanded across the board since then. There are now daily excursions on three different boats—two more than 50 feet—and each with a separate itinerary. A 21-foot Starcraft pontoon boat is also available for private use.



The hotel has a fleet of catamarans.

Above, outdoor dining at the resort.

The hands-down favorite excursion, though, is aboard the World Cat, a luxury, 28-foot, dual-console, powered catamaran. "It's a private charter that can accommodate up to six passengers, with an itinerary that can be customized to your liking," says Katie Wilson, property operations manager for Red Hospitality, the firm that contracts on-the-water excursions. "Our watersports concierge will assist you with curating the trip of a lifetime."

Options include snorkeling on a coral reef, lounging lazily on a sandbar, bar-hopping, or something called "Being a Local for a Day." A six-pack of beer or two bottles of

wine are included in the half-day trip, with lunch available.

Other excursions include "Largo Larry's Half-Day Snorkel" on Hen & Chickens Reef & Banana Patch at the Florida Reef—with a picnic lunch including beer, wine, or Champagne—and daily sunset cruises aboard the 52-foot *Lady B* and 65-foot *Island Time*, both sailing catamarans.

On the water, in a bungalow, or at a restaurant, every guest is treated the same way Johnson treats his staff of 270. "It's like you're family coming to visit," Costa says.

And it's a welcome that trickles down from the top echelons of this resort. ♦

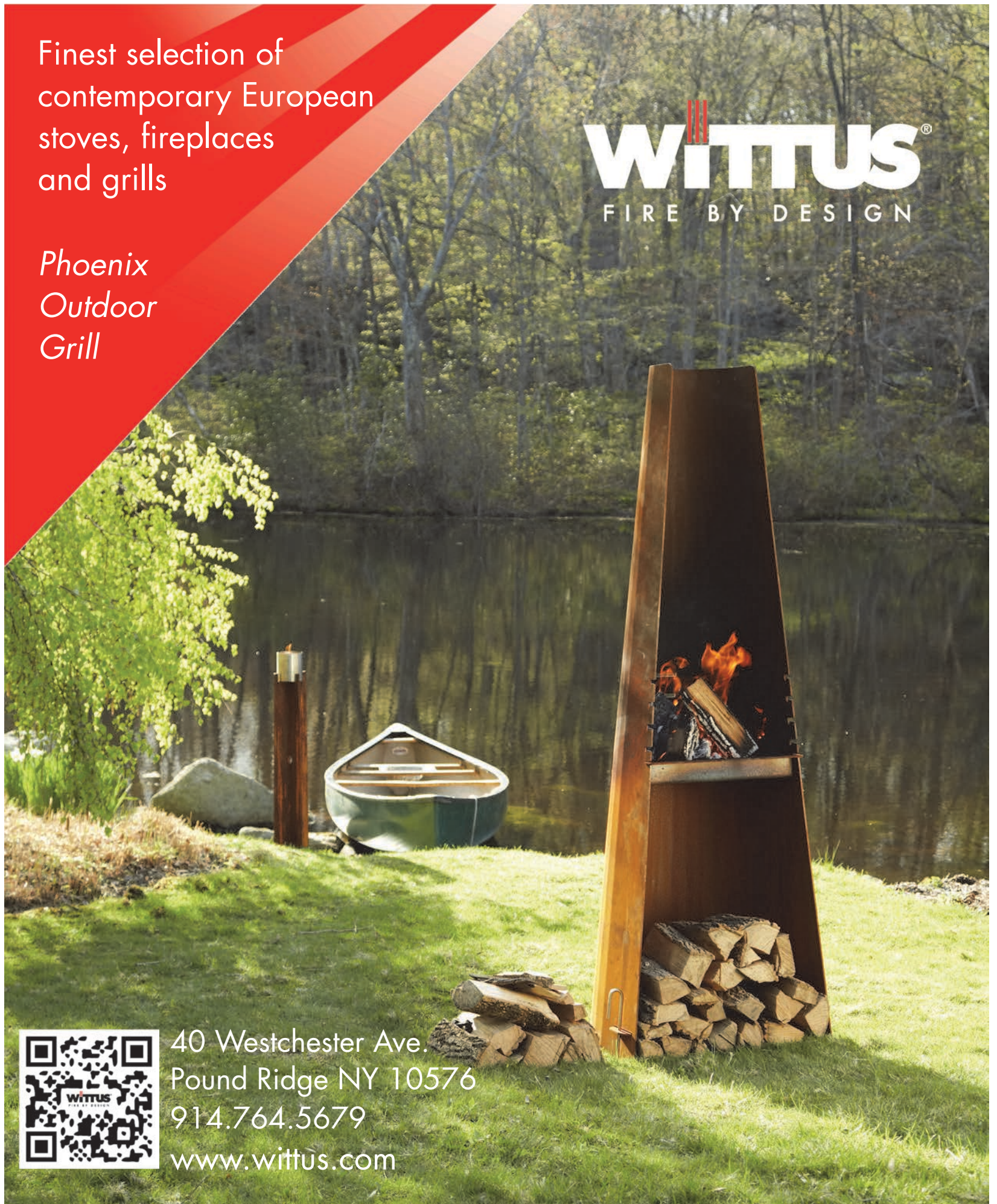
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WATERFRONT LUXURY UNVEILED

The latest in coastal real estate and resorts **BY MELISSA C. GILLESPIE**

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PAGANI RESIDENCES, MIAMI, FLORIDA Pagani, the Italian luxury hypercar brand, in collaboration with Miami-based Riviera Horizons, is launching the world's first Pagani Residences in Miami's North Bay Village, with completion expected in 2027. This 28-story boutique residence offers 70 waterfront homes designed by Revuelta Architecture International, featuring interiors by Pagani Arte. Homes range from 2,000 to more than 3,300 square feet, with expansive terraces and a starting price of \$2.4 million. Amenities include

a 240-foot waterfront boardwalk, private boat slips, a rooftop pool, wellness facilities, and 24/7 concierge service. paganiresidences.com

ALBA PALM BEACH, WEST PALM BEACH, FLORIDA Alba Palm Beach delivers a collection of 55 boutique luxury residences starting at \$2.85 million, including a limited collection of four two- and three-story townhomes, each with unobstructed views of the serene Intracoastal Waterway. Alba Palm Beach's amenities include its day dock with slips

available for residents to its sunrise and sunset pool decks and expansive water views from the Technogym fitness room that includes a yoga studio and Pilates Reformer. Alba Palm Beach owners receive a one-year complimentary membership to the Palm Beach Yacht Club as a buyer gift. albapalmbeach.com

ST. REGIS COSTA MUJERES, CANCUN, MEXICO St. Regis Costa Mujeres, a new luxury development by AB Living, is set to open in late 2025 adjacent to SHA Mexico. Designed by



St. Regis Costa Mujeres, Cancun, Mexico



The Cove Residences, Yerba Buena Island, California

THE COVE RESIDENCES, YERBA BUENA ISLAND, CALIFORNIA

The new townhomes within **The Cove Residences** on Yerba Buena Island in San Francisco, designed by Hart Howerton, offer a sustainable urban living option with overwater sunrise and sunset views. These townhomes, ranging from 1,956 to 4,034 square feet, come in two-, three-, and four-bedroom layouts priced from \$2.85 million. Each home features large bay windows, expansive terraces, private entrances, attached garages, and state-of-the-art amenities designed for seamless indoor-outdoor living. yerbabuenaissf.com

Sordo Madaleno, the property will offer 160 rooms and 84 private residences, featuring amenities like restaurants, a spa, and a beach club. Residences are priced between \$2 and \$7+ million. This development is part of

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RH PETERSON

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In premium homes, an outdoor living area is no longer just a trend, but rather an expectation, especially in coastal homes where the outdoor experience is so important to homeowner lifestyles.

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In these homes, a hardware store grill simply isn't adequate. Homeowners expect a fully self-sufficient outdoor kitchen with a luxury grill and complementary side cookers, refrigeration, storage, sinks, and more.

After 20 years designing and building multi-million-dollar outdoor living spaces, Ryan Hughes of Ryan Hughes Design+Build has settled on a single brand for outdoor kitchens.

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A LEAP

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OF FAITH

TRUST IS THE THEME FOR A CLIENT'S NEW HOME ON THE OCEAN IN NEWPORT BEACH—AND FOR ITS ARCHITECT.

BY J. MICHAEL WELTON / PHOTOGRAPHS BY MOLLY ROSE PRODUCTIONS





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THE CALIFORNIA CLIENT SAID SHE WANTED A MYKONOS BEACH HOUSE.

The architect pulled out a book of Ibiza houses by Rolph Blakstad, its pages tweaked and earmarked.

It wasn't Greece, but it was Mediterranean. Besides, this architect could intuit what the client wanted with ease.

To hire him meant a leap of faith. And she thought: "Why not?" After all, a friend had said, "If you hire anyone, hire Bob White, and whatever he does, just let him do it."

So she and her husband made that leap. Her husband was on board because White projected the epitome of California cool. And she liked him because he reminded her of a surfer. "He's a laid-back dude with long hair, super-nice and soft-spoken," she says.

Their children were grown, graduated from college and living in New York. So the couple was ready for a Newport Beach house, not the 6,500-square-foot home they'd lived in for years in Corona del Mar.

"We said: 'Let's go somewhere smaller, and

Architect Bob White designs a Mediterranean-style house on Newport Beach.







A wall of windows above the kitchen counter allows for natural light to flood the space. The interiors are clean and minimal. Right top, Interior windows are used in the master bath to take in views of the water.



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travel,” she says. “And there was this lot available—on one stretch of beach seven blocks long with no traffic.”

So they bought it. Sure, its existing, worn-out duplex had to come down. And, yes, there was the neighbor just six feet to the east. But there was also a wide-open street on the west, with the opportunity for plenty of natural, southwestern light. Best of all, just steps away lay the sand and surf of the Pacific Ocean.

Bob White’s been designing residences for 40 years now, many in Newport Beach. He’s known for walking the talk of smaller homes—living in a tiny Laguna Beach bungalow from the 1930s, just 1,200 square feet. “To me, the way a house feels is more important than the way it looks,” he says. “That’s where trust and the leap of faith come in. It’ll tell you what to feel.”

His clients’ 2,500-square-foot house on Newport Beach came with lot restraints affecting its form, scale, and proportion. Its site was a typical 30 by 75 feet, and its height was restricted to 29 feet. A common solution there is two stories of habitable space, with a third for outdoor living and extra room for a bedroom, office, or fitness area.

“Here, we have sleeping space, a bath and lounge area outside, and it’s open to the sky with a sundeck and view of the surf,” White says.

Zoning restrictions established roof pitches and the building’s bulk where the third floor meets either side. “It softens the building’s impact,” says architect of record, Ron Ritner of the Ritner Group in Newport Beach. “When you decide to go three stories, it’s like a layer cake.”

An open courtyard on the ground floor allows natural light in, and is the highlight of the entry sequence. “There’s the street, the gate, and then you bring light into the space with a little landscaping and greenery,” he says. “It’s an arrival sequence into a very compact plane.”

The architects sacrificed ceiling heights on the second-floor bedroom level, to about eight feet. That gave the home a more expansive first-floor height. “In the great



room, we forewent the floor joists, but used real structural beams and tongue-and-groove above,” White says. “So it feels even higher—we got rid of the insulation for the height.”

Much of the home is light-filled, thanks to the fenestration on the western elevation. The light is punched up further with white-plastered walls and cabinets, a consistent theme in Ibiza houses that are plastered outside and in. “We drew some inspiration from that and interpreted it our own way and then ran it through the whole house,” he says. “You see it in the kitchen: plaster frames, white oak drawers and doors—and it’s repeated in the bathrooms throughout.”

Outside, he selected a material palette that aims for endurance in a harsh, salt-filled and windy environment. Plaster is complemented by stone accents, and windows and doors on the oceanfront are

galvanized, hot-dipped steel products. Materials that weather favorably, including wire-brushed cedar siding and trim, were used everywhere else.

Atop the roof deck, filtered light flows down through a roof of willow branches. “There’s one view across the terrace under it, looking across the sand and the water, and it feels like it could be anywhere in the world,” White says. “The client had to take a leap of faith on that, and that defined her as a client.”

That means she fell in love with the process. “There’s magic in this house because of her,” he says.

But the architect delivered his own brand of magic too. After all, he walked away from a huge practice in 2003 to create his one-man firm called Forest Studio.

It was, he says, his own leap of faith. ♦

Patrick Ahearn
Architects renovates
a historic home
on the coast of
Massachusetts.

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Reinterpreting *THE PAST*



Saved from demolition, the once-grand Myles Standish Hotel—revived by architect Patrick Ahearn—is now a family home.

By Janice Randall Rohlf / photographs by TAYLOR ALLEGRINI

G

ood architects design nice buildings. Better architects tap into their vision and imagination. Curious, they delve beyond the nuts and bolts of a project, seeking not only to create or recreate a house but also to consider the intangible elements that endow a structure with a personality all its own. In the case of renovating an old structure with a prominent past, the challenge is to weave its history into its rejuvenation, as architect Patrick Ahearn did with the Myles Standish Hotel when he transformed the late 19th-century structure in Duxbury, Massachusetts, a quintessential coastal town, into a grande dame seaside estate.

For Ahearn, a widely recognized classical architect who focuses on historically inspired residences in New England, this was an “opportunity to hold hands with history while moving toward the future.” His clients lived in a relatively new Shingle Style house next door to the hotel and bought the historic property as a precaution against any potential spec builders. They approached Ahearn to reimagine the hotel as a private residence, but not for themselves. “About halfway through the process,” says Ahearn, “they fell in love with it so much they sold their house and moved into this one instead.”

In its heyday, the Myles Standish Hotel was a destination for well-heeled guests from Boston and New York. There were elegant balls and spirited regattas. The resort bottled its own ginger ale and seltzers, using water from a natural spring on the site touted for its healing qualities. But time and a serious fire diminished the hotel, whose final summer season was in 1914. By the time Ahearn undertook the project, it was essentially only half a hotel, one of two brothers having moved the other half off the property.

Faced with the vestiges of former splendor, Ahearn says the undertaking “required significant rehabilitation, reimagination, and reinterpretation.” As with all his projects (including renovations of the Equinox Resort in Vermont and Boston’s Faneuil Hall and Quincy Market), he set out to develop a distinct narrative for the property. “We asked ourselves, What if there hadn’t been a fire? What if it hadn’t been split apart? What could the hotel have been?” says the architect. “We used this singular theme as a guide to

In its heyday the Myles Standish Hotel in Duxbury was a summer destination by the sea. Ahearn created a narrative for the property to recreate it into a summer residence. The pool, outdoor fireplace, and patio are all new to the property.









The interiors are kept in a traditional yet casual design.

Opposite, The dining area offers striking views of the water through French doors.

develop the new design.” A notable boon to the assignment was access to the hotel’s extensive archives, including numerous period photographs, along with the cooperation of the local historical commission.

While exact restoration was unattainable, Ahearn still wanted to create the new home using some parts of the existing structure. At the same time, it was important to meet his clients’ desire for a functional long-term home that would accommodate aging in place, visiting children and grandchildren, two offices, and space for entertaining. Capitalizing on long views of Duxbury Bay was critical to the program.

Recalling how the Myles Standish Hotel in its prime would likely have welcomed visitors, Ahearn designed a new arrival sequence with a cobblestone-bordered pea stone drive leading to a motor court and a new street-facing front door. Once only at the rear, a prominent covered porch was also added at the front. This ensemble was completed with a flourish: “We created the notion that there could have been a carriage house associated with the property,” says Ahearn. The carriage house, which gives the appearance of having been a boat shed



This page, Above the kitchen island two lanterns hang. Exposed beams and wood flooring warm the space.

Opposite, Walls are painted a crisp white throughout the living spaces.



attached to the main house over time, links to the house via a connector wing.

Inside, what was once a maze of closed-off rooms on the first floor was completely transformed to meet the modern-day needs and lifestyle of the new owners. Large windows, French doors, and ceilings reaching nearly 11 feet feature in a seamless flow from the kitchen to the dining and living areas. Views from the newly added foyer and from a wall of glass in the kitchen look directly out to the bay.

On the second floor, where six dark

bedrooms with minuscule closets once stood, a sunlit family retreat consists of an array of en-suite bedrooms and several balconies, one extending from an expansive bathroom. The third floor's two tight bedrooms and a bathroom tucked under the eaves were reimagined into an open-plan office space, enhanced further by the addition of a Nantucket dormer for enjoying sunrises over the bay.

Ahearn explains that on the entire rear portion of the main house he “revived the porch as it was originally intended, as an

unobstructed place to enjoy the magnificence of the bay.” A bayfront pool, cabana, screened porch, rear terrace, and an outdoor fireplace—all new—offer opportunities for outdoor living year-round, yet don’t detract from the view nor encroach on the spacious back lawn.

In his body of work, Ahearn exhibits a singular reverence for history combined with a deft and experienced hand. Here, they reinforce the narrative of this home as a magnificent resort of yesteryear while keeping with how people enjoy living today. ♦




Young *at* Heart

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Architect Eric Stine designs a home for a family in West Point Grey, one of Vancouver's oldest seaside neighborhoods.





A tightknit family upgrades its Vancouver lifestyle
with a legacy home overlooking English Bay.

By Jennifer Sperry
Photographs by Ema Peter

For this client, family comes first. With two girls and four boys ranging in ages from 5 to 17, home life is busy and marked by constant comings and goings for school and sports and activities.

The couple loved living in West Point Grey, one of Vancouver's oldest, most prestigious oceanside neighborhoods. Just across the street is a city park, which prefaces the sparkling blue water of English Bay and the mountains beyond.

However, the family of eight quickly began pushing the boundaries of their existing home, built in 2012. To avoid a disruptive move, and to address the newish structure's lack of history, they decided to acquire the property next door and commissioned architect Eric Stine to dream up a more expansive forever home.

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The intricacies of preserving the original home near the ocean presented challenges, with restricted excavation depth and lower-floor ceiling heights. "It was truly an engineering feat," recalls interior designer Kelly Deck, principal of Kelly Deck Design, of the transformation. "Eric kept half of the original home, but the scale of the addition is much larger than the original. It's really like new construction," she adds.

While Stine deftly achieved a seamless 8,000-square-foot new-old home with seven bedrooms and eight baths in the Craftsman style, Deck and her team tackled the couple's aesthetic goals while considering their needs, present and future. Meanwhile, landscape architect Paul Sangha refreshed the exterior with a poolscape and various outdoor-living destinations.

"This project promised to be a perfect match for my team's strengths and the client's vision of relaxed, stylish living," summarizes Deck. The wife hails from Eastern Canada and likes blending antiques with modern elements, while the husband, a Vancouver native, focuses more on architectural details and top-quality finishes.



The home office is painted a deep blue to warm the space.



The kitchen island plays off the color of the stove. The room is light-filled and airy.

“They make a really good pair,” adds the designer. “They envisioned something different from what you typically see in Vancouver. They wanted traditional bones; they wanted to play with more contemporary furniture pieces and artwork. They wanted something lasting.”

The home’s proximity to Royal Vancouver Yacht Club prompted the interior’s narrative of coastal elegance. Similarly, Deck and her team derived inspiration from a visit to the Hamptons, where the comfortable, unpretentious style of a friend’s historic house left a positive impression. The designer and her team even referenced pictures of Jacqueline Kennedy Onassis on sailing trips or at the beach. “We wanted the home to have the same chic, restrained feel,” she explains of the icon’s influence.

With a base palette of white and blue, and by layering rugs and mixing antiques and modern finds, Deck created an airy, lighthearted, youthful atmosphere. The

intentional use of finish carpentry throughout gave the home an older, more established feel. Stained glass windows—studded with six light-blue diamonds representing their six children—instill extra charm into the paneled stairwell, finished off with a double-height gallery of family photos in antique frames.

Not surprisingly, the new kitchen hums with activity on any given day. “We wanted a big island so my clients can feed the kids quickly, and the banquette is perfect for family dinners. It’s also where the kids can read or lounge or do their homework. It’s a hangout space,” says Deck. The café-style banquette table, crafted from solid white oak, rests on thick plinths for easy sliding in and out.

Matching the island cabinet finish to the Le Cornue range’s cheerful provincial blue “just seemed like the right choice,” says Deck. An artful arrangement of blue and white china plates (“We looked all over to make this collection happen,” she recalls) by

the banquette adds fresh pops of blue. Bronze pendants from Urban Electric over the island evoke the feel of historic lanterns but with a modern interpretation.

Just off the kitchen is the entryway, punctuated by a central draper’s table, sourced from the UK and augmented with a lower marble shelf for extra storage. “While I was staying at a French château in the Loire Valley, there was a long wood table covered in books and arrangements right when you walked in. I fell in love with it,” says Deck of the European flourish. “The owners can create different vignettes depending on the season,” she adds.

In the great room, Deck and her team compiled a variety of seating vignettes to fill the long, rectangular space. A custom sofa by Kelly Deck Design is centered on the fireplace, finished with a limestone surround from Jamb in London. Cushy armchairs invite lingering and gauze drapery lets light pass through.

Nods to life by the sea are subtly

A box beam ceiling adds formality to the room.



“Adapting to the evolving needs and tastes of this family was both a challenge and an opportunity.”

—KELLY DECK

intertwined into the interior design: The hardware, plumbing, and lighting are a mix of unlacquered and aged brass, evoking the look of a classic wooden sailboat. The husband’s office—outfitted with navy millwork and grasscloth walls, a rope motif incorporated into the moldings, and cognac leather accents—leans nautical and feels masculine.

“Adapting to the evolving needs and tastes of this family was both a challenge and an opportunity,” says Deck, adding that the older teens moved their bedrooms to the lower levels, closer to the “hangout room.” This recreational space is paneled in whitewashed oak, with blue-and-copper wallpaper between the ceiling beams. “It was intended to feel richer and more intimate than the upper floors,” notes the designer.

Each of the children’s rooms has its own personality. Two standouts are the underwater bedroom, complete with matching wallpaper and draperies sourced from Paris, and another with a color scheme evoking the iconic Beverly Hills Hotel. The primary bedroom, in comparison, is serene, awash in white, linen, and blue toile. A pale sky blue on the ceiling brings the outdoors in.

At the start, Deck and her team strove to achieve the look and feel of a historic home that had been standing for generations without sacrificing youthfulness or freshness or fun. The result is an interior that engages the senses with interesting details at every turn. “The home is inviting from the moment you walk in,” she says. “You immediately feel relaxed.” ♦



The lighting, hardware, and plumbing are all unlaquered and aged brass that evoke the look of a classic sailboat. Above, bedrooms take in dramatic view of the water.

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NEW SEABURY \$1,785,000 Meticulously maintained 4BR/4.5BA luxury condominium home overlooking the 10th hole of Championship golf course. This end unit offers privacy, a small yard, and a 3 car garage.

Cass Costa | 508.843.2985



MASHPEE \$3,200,000 Large 3 bedroom colonial on cul-de-sac with bonus room, outdoor shower, and fenced backyard.

Catherine Baran | 781.264.0269



WEST FALMOUTH \$11,000,000

Coastal living at its finest in this spectacular oceanfront residence overlooking Buzzards Bay with 360 degree water vistas and 900 feet of private sandy beach.

Robert B. Kinlin | 508.648.2739



OSTERVILLE \$10,900,000

Magnificent 5.98 acre waterfront estate overlooking West Bay, featuring stunning water views, 4,896 sf main house, carriage house, private beach and deep water dock.

Robert B. Kinlin | 508.648.2739



MARION \$9,750,000

Sunset ocean views over Buzzard's Bay!

Anne Bramhall | 508.763.2236



EAST DENNIS \$3,600,000

Exclusive 2.6 acre Cape Cod retreat with private beach.

Cindy Harrington | 508.776.8181

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Waterfront Luxury Properties



HINGHAM, MA | 2 BEACH LANE

Stunning WATERFRONT home with over 5100 sq.ft. of living space and unobstructed views of the Boston Skyline. Walls of windows that flood the home with beautiful natural light afford maximum views. Just 3 years young this state of the art home features a gorgeous Chef's Kitchen, 5 bedrooms, 6 baths, and impressive decks to enjoy the jaw dropping views and sunsets!



Tara Coveney
617.823.9781
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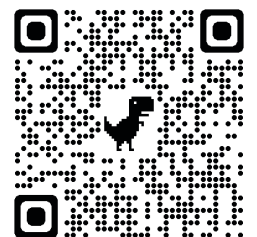
On Boston's South Coast



HINGHAM, MA | 5 BARE COVE LANE

Exceptional WATERFRONT ESTATE with 2.29 acres of land, a dock, gunite pool, and 200 feet of frontage on Hingham Harbor, just 30 minutes to downtown Boston. Designed by acclaimed architect, Tom Catalano, known for his creation of homes representative of a by-gone era, yet suited for modern living. The views are spectacular, the finishes and mill work are masterful. Rarely does a home of this caliber become available.

TC
TARA COVENEY
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Truly Paradise

& 2023 Gold Nugget
Award Winner for

Best One-of-a-Kind Home

213 KAALAWAI PLACE | HONOLULU, HAWAII
\$26,995,000

Remarkable sophistication and elegance blend in this brand new beachfront contemporary Hawaiian home showcasing exquisite craftsmanship and cutting-edge design. This modern residence, only 1 of 23 stand alone direct beach access homes in the exclusive Cove Area of Diamond Head. The award winning home offers over 7,465 square feet of living with 4 bedrooms, library, office, game room, 6 bathrooms, powder room, and pool bath.

The stunning interior includes spacious living spaces that maximize spectacular views, a dramatic floating staircase with glass railing, and a modern glass-enclosed wine wall.

Technology is state-of-the-art with whole house automation, audio system, security system, and elevator. The dream kitchen features professional series appliances, dramatic porcelain Italian wrapped island, handcrafted cabinetry, and butler's pantry. His/her master bath steam units add luxury to the already spa-like master suite. Relax in the infinity edge pool and spa surrounded by Tiki torches. The gorgeous outdoor entertainment area includes a lounge with full outdoor kitchen, professional landscaping, and convenient surfboard and outrigger storage.

Located directly with the sandy beach and beautiful Pacific Ocean as your playground in a wind-protected cove, great surfing at "Cromwell's", and walking distance to Waikiki and Diamond Head hiking paths, this exclusive luxury beachfront home is truly paradise. The home has been developed by luxury home builder Nicholson Companies a master home builder from Newport Beach, California who has built over 20 homes here in the Diamond Head/Kahala area.

Awards won: Pacific Coast Builders Conference Gold Nugget Award of Merit for Best One-of-a-Kind Home. National Association of Home Builders Best in American Living Gold Winner for Detached Home Over 4,500 S.F.



Beth Chang (R), RB-14022
VP & Luxury Home Advisor
808.478.7800
Beth@BethChang.com

FRANK NEER

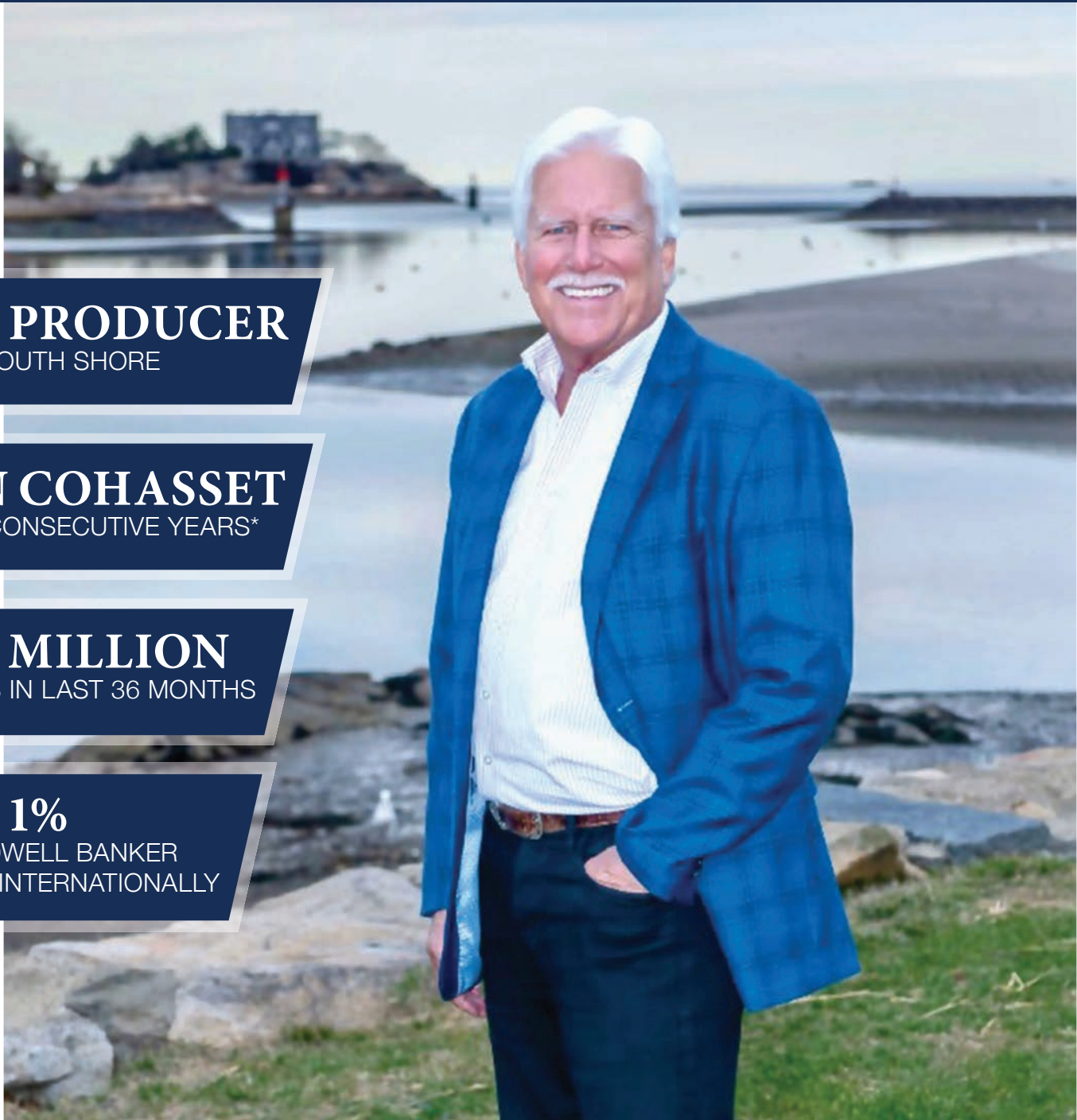
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Frank has helped us buy and sell six times in Cohasset over the last 15 years. As a lifelong resident, his local knowledge of properties, town history and way of living is always insightful, and his large network of contacts – both professional and personal – is unique. Most importantly, he sees almost every buyer and shares the market before others know what is going on for both the buy and sell side. He is a knowledgeable, honest and dedicated professional, and we would highly recommend him.”

– Jennifer Willms



FRANK NEER

Frank Neer | FrankNeer@comcast.net | 781.775.2482

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EXPLORE THE SOUTH SHORE



Cohasset, MA | 49 Margin Street | \$15,000,000



Situated on a private 9.41-acre peninsula, The Oaks boasts 1,800'± of ocean frontage and a protected 112' deep water dock, defining it as New England's premier waterfront estate. Just 25± miles south of Boston, this grand 20,000±sf Georgian Revival mansion has been impeccably maintained. Offering both grand reception rooms and cozy family living spaces including a home elevator. The panoramic water views grace almost every room and corner of the meticulously landscaped grounds. With an additional 4,000±sf of outbuildings, a tennis court, swimming pool, skating pond with pond house, and children's games lawn, this estate epitomizes family resort living at its finest. With only 3 owners, this was once home to Clarence W. Barron and family for 60± years, this historically significant property presents a rare opportunity for discerning buyers. Don't miss your chance to own this iconic estate—a true once-in-a-lifetime opportunity!

For more information call Frank Neer – 781.775.2482



Nantucket Island



14 LINCOLN CIRCLE, CLIFF

6 Bedrooms | 6 Full, 3 Half Bathrooms | \$23,750,000 | **Gary Winn, Broker**

Located in Nantucket's prestigious Cliff neighborhood, 14 Lincoln Circle is one of the most thoughtfully and meticulously restored homes on the island - not simply renovated, but returned to its original grandeur.



47 HULBERT AVENUE, BRANT POINT

6 Bedrooms | 5 Full, 1 Half Bathrooms | \$15,995,000 | **Gary Winn, Broker**

Positioned along esteemed Hulbert Avenue, Brant Point, this waterfront home has private beach access and outstanding water views! A calm water beach is yours to enjoy boating, swimming, or just gazing at the mesmerizing views. One step off the back deck and your toes are in the sand.

Nantucket Island



1 Smooth Hummocks Way & 1 Farmview Drive
 Cisco | \$11,995,000
 5 Bedrooms, 5.5 Bathrooms
 Gary Winn, Broker



32 Monomoy Road
 Monomoy | \$4,495,000
 6 Bedrooms, 5.5 Bathrooms
 Gary Winn, Broker & Morgan Winn, Sales Associate



17 Lily Street
 Town | \$4,495,000
 4 Bedrooms, 4.5 Bathrooms
 Gary Winn, Broker & Morgan Winn, Sales Associate



59 Orange Street
 Town | \$4,495,000
 5 Bedrooms, 5 Bathrooms
 Gary Winn, Broker & Morgan Winn, Sales Associate



36 Sheep Pond Road
 Madaket | \$2,995,000
 4 Bedrooms, 2 Bathrooms
 Gary Winn, Broker



9 Huntington Street
 Tom Nevers | \$2,595,000
 3 Bedrooms, 2 Bathrooms
 Gary Winn, Broker



14 Madequecham Valley Rd
 Madequecham | \$11,995,000
 6 Bedrooms, 6+ Bathrooms
 Gary Winn, Broker & Will Maier, Sales Associate



3 Skyline Drive
 Surfside | \$7,850,000
 7 Bedrooms, 7+ Bathrooms
 Gary Winn, Broker & Will Maier, Sales Associate



Gary Winn
 Broker/Owner
 Call 508.330.3069
 gary@maurypeople.com

Morgan Winn
 Sales Associate
 Call 508.332.9088
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101 Jungle Road, Palm Beach

Spectacular Oceanfront Estate situated on a fantastic .9 acre +/- lot with approximately 200' of ocean frontage. This elegant Neoclassical estate features 6BR/7.4BA, 13,000+/- total square feet, and lots of natural light throughout. High elevation with beautiful sweeping views from nearly all primary rooms. Gorgeous outdoor spaces with covered oceanfront loggia, large pool with poolside cabana, and beautiful, lush landscaping. Expansive Primary Suite with oceanfront balcony, office, morning bar, dual bathrooms, and large walk-in closets. Grand formal living room with stunning views and oversized library with custom built-ins. Excellent location in Palm Beach's Estate Section. | **Exclusive Offering**

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Christian J. Angle

C 561.629.3015

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cjangle@anglerealestate.com

179 Bradley Place, Palm Beach, Florida 33480





DUXBURY 341 King Caesar Road | NEW \$9,400,000

Rare estate on Duxbury Bay! Sprawling 1.67 ac with over 300 ft of direct waterfront including dock and float. Main residence offers 4 bedrooms and open living spaces. Elegant 1-bedroom guest house includes a kitchen and full bath. State-of-the-art pool and pool house equipped with outdoor cooking facilities and separate spa. This remarkable property offers breathtaking water views, spanning from Duxbury Beach and Harbor to the tranquil expanse of Clarks Island and beyond. Immerse yourself in the splendor of coastal living.



WILLIAM RAVEIS

LUXURY PROPERTIES



LYME | CONNECTICUT
MLS# 170623353 | \$15,000,000
Edward Hillyer, 860.235.3424



CAPE COD/CENTERVILLE | MASSACHUSETTS
MLS# 22303969 | \$9,900,000
Katie Clancy, 508.737.1248



LONGBOAT KEY | FLORIDA
MLS# A4604144 | \$8,500,000
Andrea Cohen, 786.773.0370



MARBLEHEAD | MASSACHUSETTS
MLS# 73124902 | \$7,950,000
Jack Attridge, 781.883.3200



BRANFORD | CONNECTICUT
MLS# 24014609 | \$2,750,000
Kiara Rusconi, 860.573.3382



POMPANO BEACH | FLORIDA
MLS# RX-10983328 | \$1,295,000
Dave Robertson, 561.299.6249

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NANTUCKET STYLE

Kennerknecht Desin Group takes its cues from Nantucket to create breathtaking interiors in this second home 30 miles out to sea.

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