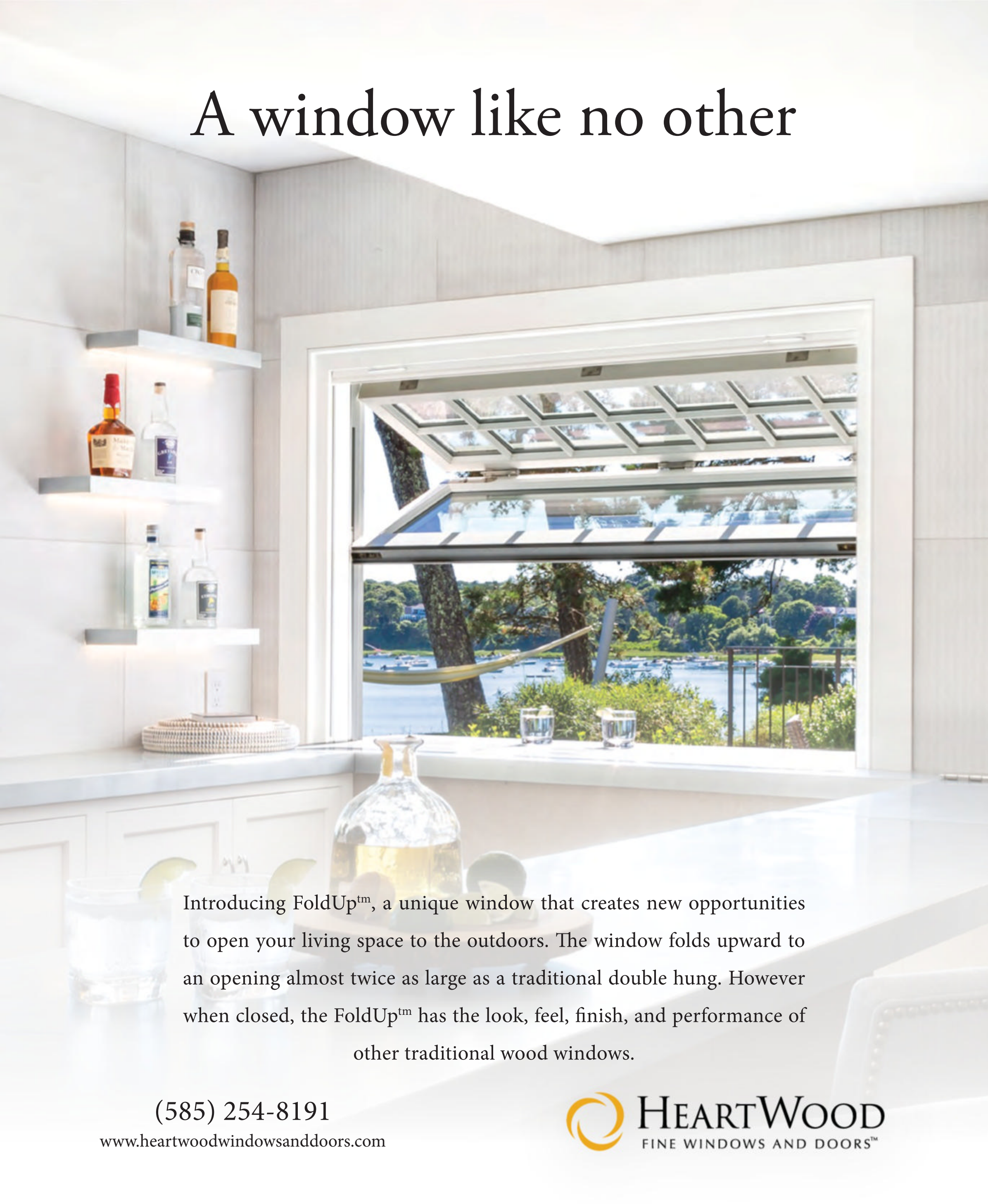


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PHOTOGRAPHS, CLOCKWISE FROM TOP LEFT, BY BRIAN VENCEN BRINK, BY NEIL LANDING, COURTESY OF THE MANUFACTURERS, COURTESY OF OCEAN EDGE RESORT, BY GREG PREMUR AND BY ERIC ROTH

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editor's letter

■ NOTES FROM THE COAST

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SUDDENLY SUMMER

If you live on the East Coast—in particular coastal New England—like I do, it seems that summer just one day appears from out of nowhere. Warm Atlantic sea breezes stir, the scent of honeysuckle wafts through the air, the marsh grass turns a deep green, pink *rosa rugosa* bloom along the dunes, and we head to our summer homes to make lasting memories with family and friends.

In this issue, we feature just a few of the talented architects, and interior and landscape designers who bring clients' visions of the perfect summer home to life.

Workshop/APD architect Andrew Kotchen's clients purchased a pie-shaped property with an old 1920s cottage overlooking Nantucket Harbor. The clients envisioned a home that would accommodate six-plus bedrooms, a guesthouse, an infinity pool, and outdoor entertaining areas. However, the 1.3-acre lot has a 20-foot grade change from the top of the property to the bottom of the hill. Kotchen brought in landscape designer Miroslava Ahern to collaborate on stepping the house and outbuildings down the hill. With outdoor spaces to relax and sophisticated yet comfortable interiors the clients' vision was fully realized.

Gary Brewer, a partner at Robert A.M. Stern Architects, designed a summer house on Virginia Beach that's a legacy not just for the clients, but for the resort town as well.



Robert A.M. Stern Architects Virginia Beach project.

Snugged into a tight, 100-by-150-foot space, it's a two-story, 7,000-square-foot structure that looks much smaller. The clients had a tall order—a home that would accommodate lots of guests, a swimming pool, a grill terrace, and patio along with a car court. In collaboration with landscape architect Ann Stokes, Brewer fulfilled his clients wishes for the perfect beach retreat.

Steven Harris Architects redesigned an existing house on the east end of Long Island to better suit his client's easy-going, connected-to-nature lifestyle. He not only moved the home closer to the water but also created a wall of operable windows facing the

ocean that stretch the length of the home blurring the line between indoors and outdoors. The home sits quietly in the dunes paying homage to the vast ocean that lies just beyond its walls.

We hope you enjoy this issue that is all about creating memories with family and friends at the perfect oceanside summer homes along the East Coast.

Nancy Berry

Nancy E. Berry, Editor
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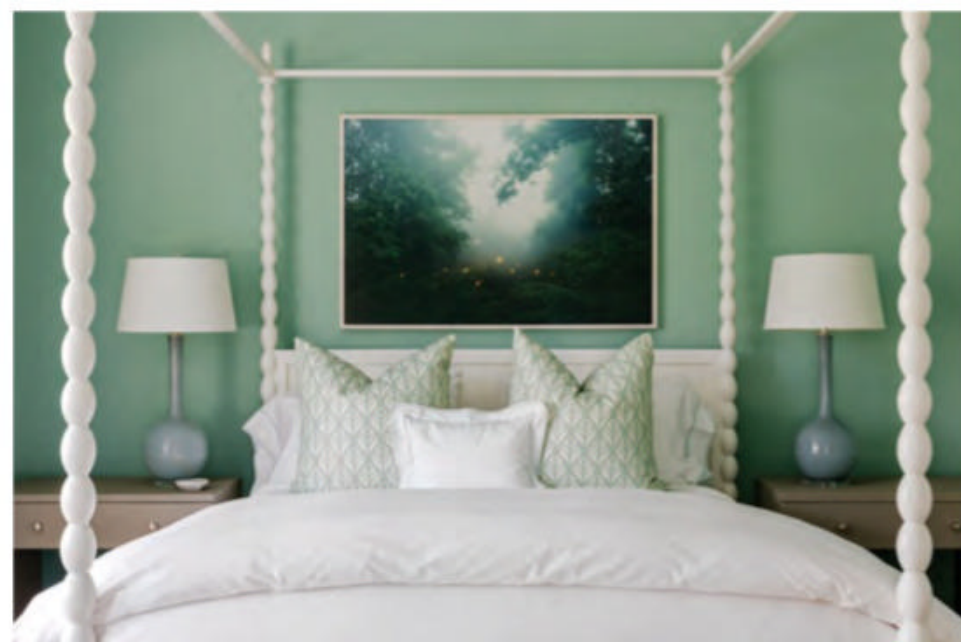
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An active family enlivens a modern Portsmouth, Rhode Island, home with all the perks of a bayside retreat. The home boasts tons of outdoor living space, floor-to-ceiling windows, an elevator, and a sleek, contemporary style.

HOW ART COMPLEMENTS A HAMPTONS SHINGLE-STYLE SUMMER HOME

An art collection for a Shingle-style summer retreat in Quogue, New York, enhances simple yet sophisticated décor. With pieces that are playful, refined, and clean, Katharine Earnhardt of Mason Lane Art Advisory selects artwork that works in harmony with the design of each room.



CURRENTLY LISTED: Restored Historical Cape Cod Beach Home

"Sea Goddess" stays true to its charming 20th-century Cape Cod roots, while creating a luxurious backdrop for summer memory-making. Built circa 1900, the residence includes a private beach and incomparable ocean views. Completely refurbished in 2018, the home is now a peaceful luxury estate.

BOSTON HARBOR HOTEL AND MODERN RELIK COLLABORATE FOR HOME AT ROWES WHARF

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contributors

■ MEET THE TEAM



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Danna Lorch is a freelance writer based in Brookline, Massachusetts. Her work centers around art, design, and parenting and has appeared in publications including *The New York Times*, *Architectural Digest*, and *The Art Newspaper*. Previously, she covered contemporary Arab art and culture in Dubai for many years.



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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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A plunge pool and terraced landscaping tie Eagle's Nest to the waterside as the fanciful copper weathervane eagle heads skyward with his catch.



■ ARCHITECTURE

EAGLE'S NEST

A MODERN TAKE ON NEW ENGLAND'S ICONIC SHINGLE STYLE.

BY JENNIFER SPERRY

PHOTOGRAPHS BY BRIAN VANDEN BRINK

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A classic bench seat emerges from the shingled wall at the mudroom door. The windows wrap around the corner between adjacent living spaces for panoramic views.



Longtime Duxbury, Massachusetts, residents Bill and Lynn Rice knew they wanted to live by the water when they downsized from their in-town residence. Fortune smiled on them when the ideal solution became available: a property right next to their son's home on Eagle's Nest Cove in South Duxbury. "It was all about location, location, location," recalls Bill. "Three out of four sides have spectacular views of cove, bay, and marsh."

Their next move was building a home that suited their newly pared-down lifestyle and the neighborhood's character: Eagle's Nest is a vintage summer colony, reachable only by boat or bridge. "We had our eye on Polhemus Savery DaSilva for a while; their homes are always so creative, so clever," says Lynn. "I fell in love with the interesting roofline on one of their projects and knew I wanted something similar. We also wanted our living spaces centered on one floor," she adds.

"Our clients envisioned a special home that was thoughtfully designed to fit their needs and the exceptional waterfront site," recalls Aaron Polhemus, owner and CEO of Polhemus Savery DaSilva Architects Builders (PSD), which handled the architecture, landscape architecture, and overall project construction. "Our charge was to deliver a home that was

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classic in its design but with distinct features and detailing.”

A backyard of tidal cove delivered all of the coastal atmosphere desired; however, the site had its challenges in terms of setbacks and permitting. “There wasn’t a lot of buildable upland,” says PSD design principal John DaSilva. DaSilva’s response was a compact rectangular layout that presents as a one-story home on the street side and then expands up to two stories of view-embracing windows on the two water sides.

“For the most part, the home is a simple rectangle, but it packs a lot in,” continues the architect, whose inspired design strokes always defy banality. The roof purposefully peels up toward the water, making room for the emerging second story. A fish-snagging eagle weathervane—an homage to the location, designed by PSD and custom crafted out of copper—tops the cupola. “It’s oversized,” DaSilva notes. “We scaled it more to the bay than the home, so you can actually see its profile from a distance.”

A unique barrel dormer over the front door generates the wow factor the Rices desired in their home’s entry sequence. Outside, the dormer breaks up the cedar roof expanse; inside, it’s a dramatic vaulted space with



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A home office affords water views.



A corner fireplace adds warmth to the space.

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grooved paneling and decorative ribs. “We got the idea from the Grill Room in the New York Yacht Club, which looks like the inverted hull of a ship,” says Bill. “When you’re inside looking out, the semicircle window frames additional marsh views in the distance.”

To the right of the entry is the garage, set within the home’s mass but hidden from public view on the non-water side. To the left is the master suite. A central corridor between these two wings culminates in the home’s headliner axis: the main living spaces



Bedrooms are painted in soothing hues.

stretching across the water side in one long, open, modern arrangement.

Under the guidance of interior designer Barbara O’Rourke, the interior is light and bright, with mostly new furnishings plus some favored antiques carried over from their previous residence. “It’s a little eclectic, a little nautical, but mostly we call it ‘modern Cape,’ ” describes Lynn. “It’s the complete opposite of our 1803 sea captain’s house and we love the different feel.”

A gourmet who loves to cook and entertain, Lynn opted for a clean white kitchen designed by Hyannis-based Classic Kitchens & Interiors. Contemporary features, including a steam oven in the island (steamed oysters are now the norm), blend with traditional details like a built-in hutch. On the way to the mudroom behind the kitchen is a butler’s pantry/wet bar with a wine fridge and a backsplash of mercury glass.

To differentiate each destination in the expanse, DaSilva incorporated unique ceiling shapes, the largest of which is the living room’s checkerboard grid. “The paneling alternates so there is no dominant directionality,” says the architect. “It’s a little more interesting than having all the grooves arranged in one direction.” A storage and display built-in on the room’s TV wall showcases PSD’s millwork capabilities, with

each reveal and curve carefully scaled and executed. The corner gas fireplace—a request of Lynn’s—shares its warmth with the adjoining dining room.

The Rices’ master bedroom receives natural light from three directions thanks to strategically positioned windows. Light is always a foremost consideration on DaSilva’s mind: “The more directions of direct sunlight you can introduce into a room, the nicer that space will feel,” he contends. Marble tile gives the master bath a luxurious, spa-like vibe, and a dedicated makeup counter with an upholstered bench adds to the glamour and functionality. An office with his and hers desks plus a dressing room complete the expansive suite.

With two guest bedrooms on the second floor, the Rices have plenty of room for visitors, but when it’s just the two of them, they don’t have to leave the ground floor. They often find themselves by the terrace’s fire pit, sipping cognac while the sun sets. Lynn loves her kitchen, of course, but also her plunge pool.

There’s a lot to love about their new home: it’s on the water, right next to family, and perfectly sized with modern conveniences. Bill and Lynn have lived in Duxbury for 48 years—now they’re enjoying their hometown from a whole new angle. ♦

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“Since this home had a panoramic view of the ocean, we wanted the exterior to capture the essence of the water, but keep the warmth of the interior elements. We wanted to accentuate the built-in bar with a fun, printed tile to make it really pop and make it a statement piece.”

— Robin Strickler, Design Works Home



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RAISING THE BAR

A playful tile pattern acts as artwork and brings life to an outdoor bar in Newport Coast, California.

BY JENNIE NUNN

STYLED BY ROBIN STRICKLER

1. “Rawley” barstool, Made Goods, “These weatherproof chairs checked all the boxes for outdoor seating [contemporary coastal with white, woven faux rattan against the cool grey wood base], but they are able to withstand all of the elements from the ocean,” Strickler explains.

2. Enchante Moderno 8”x8” matte porcelain decorative tile in Moderno, Bedrosians Tile & Stone, “We loved how this tile was designed to replicate hand-painted cement tiles, but it’s actually super low-maintenance and durable, which was important to our clients,” Strickler says. “We didn’t want anything too busy or loud that might lose its luster over time, so this felt like a classic and timeless choice.”

3. “Peregrine” industrial LED ceiling fan, Rejuvenation, “Even though it never

gets too hot here in SoCal, it was important to incorporate a fan for those unseasonably warm spring and summer days,” Strickler says. “We liked how the warm wood looked against the brushed nickel, and it doesn’t take away from the gorgeous views.”

4. “Absolute Zimbabwe” black 2cm brushed tile, Walker Zanger, “The countertops, paired with the dark grey, black, and white decorative tile, make a combo that will never go out of style,” Strickler says. “And, the counters can stand up to ring stains, grease, and oils.”

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BACKYARD GOALS

Modern furnishings and accessories set the tone outside.

STYLED BY JENNIE NUNN

1. Couper Backless Bench, McKinnon and Harris, mckinnonharris.com

2. Ball pendant, James De Wulf, jamesdewolf.com

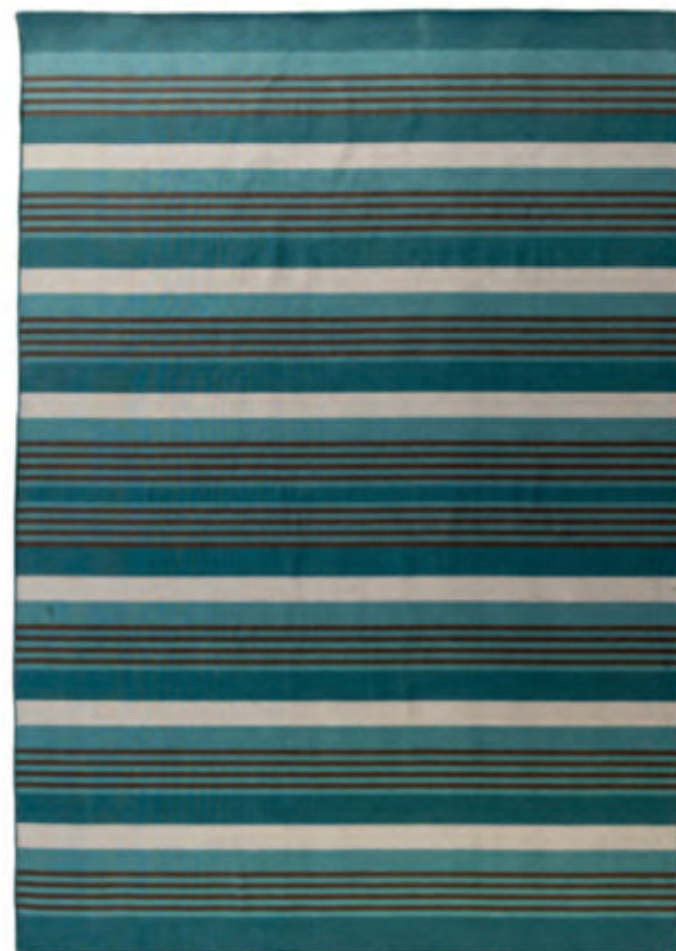
3. Herculenum Tapis Rug, Roche Bobois, roche-bobois.com

4. Bertolia Molded Shell Outdoor Side Chair, Knoll, knoll.com

5. Rocket cocktail table by Nathanaël Désormeaux & Damien Carrette for Roche Bobois, roche-bobois.com

6. Reflect Embroidered Sunbrella Pillow in Denim, Mitchell Gold+Bob Williams, mgbwhome.com

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“The client’s love of Jackie O-style inspired a casually chic environment by the sea for her family.”

— Lisa Tharp, Lisa Tharp Design



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QUIET HOURS

Paying homage to a beloved style icon, an international designer creates a tranquil living room awash in soft, soothing hues for a waterfront home in Chatham. **BY JENNIE NUNN**

For a newly-built home situated along the ocean in Chatham, Massachusetts, Lisa Tharp, founder of eponymous design firm, added architectural character in the living room such as paneled doors, a beamed ceiling, and fireplace paneling. “Comfortable custom furnishings and curated finds create a classically stylish backdrop for breezy barefoot living,” says Tharp of the space framed by the ocean and appointed with a custom wool rug by Merida, an organic wicker floor lamp by Celerie Kemble for Arteriors Home, and vintage brass nesting tables. The calming palette can be recreated with paint from her collection, Lisa Tharp Colors for Ecos Paints.

+ Color Swatches



1. “Chatham Door 1614” Lisa Tharp Colors, non-toxic Ecos Paints, colors.ecospaints.net/ltc
2. Walls, millwork, ceiling “Gallery White 1502” Lisa Tharp Colors non-toxic Ecos Paints, colors.ecospaints.net/ltc
3. Fireplace “Fluting 1506” Lisa Tharp non-toxic Ecos Paints, colors.ecospaints.net/ltc
4. “Streamlined Daybed,” Lisa Tharp Collection, lisatharp.com
5. “Terrace” floor lamp, Celerie Kemble for Arteriors Home, arteriorshome.com
6. “Double-Stitched Ottoman,” Lisa Tharp Collection, lisatharp.com

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PALM BEACH INSPIRATION, MARTHA'S
VINEYARD LANDSCAPE

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■ LANDSCAPE DESIGN

OUTSIDE THE BOX

LANDSCAPE ARCHITECT GREGORY LOMBARDI MAKES
A BOLD STATEMENT IN HIS PROVINCETOWN GARDEN.

BY DANNA LORCH

PHOTOGRAPHS BY ERIC ROTH



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Gregory Lombardi creates
an unexpected landscape
design in Provincetown.



Top to bottom, Lombardi planted a pollinator garden in the front yard. A Japanese maple offers shade on the front porch. Ornamental grasses and roses grow along the backyard walls.

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When Greg Lombardi drives to his weekend home in Provincetown, Massachusetts, on Friday nights, he pauses on the front porch to listen to the billowing song of the plants swaying in the darkness. Sometimes he is so eager to see what has grown or changed in his absence that he inspects the garden with a flashlight. Lombardi, a noted landscape architect, and his partner, Kent Newton, bought the home in 2017 “as an escape hatch” from their fast-paced Boston lives.

They first came across the historic 1960s home when a friend booked it as a vacation property for a group getaway. “I pulled up in front of this forlorn house and felt heartbroken,” Lombardi remembers. “I thought, How am I going to spend a week in this place?” But it grew on him almost immediately. The home is perched on a hill with large windows boasting views of the Long Point Lighthouse and is situated on one of the seaside town’s busiest drags. The design doesn’t fit in with the neighbors’ classic beach cottages, and that’s precisely what won Lombardi over. “We get to be Bohemian pirates here,” he laughs.

The couple purchased the home in 2017 and, amazingly, the renovation plans passed the Provincetown Historic

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Velaria sliding panels, Eos shelves.

Design Giuseppe Bavuso

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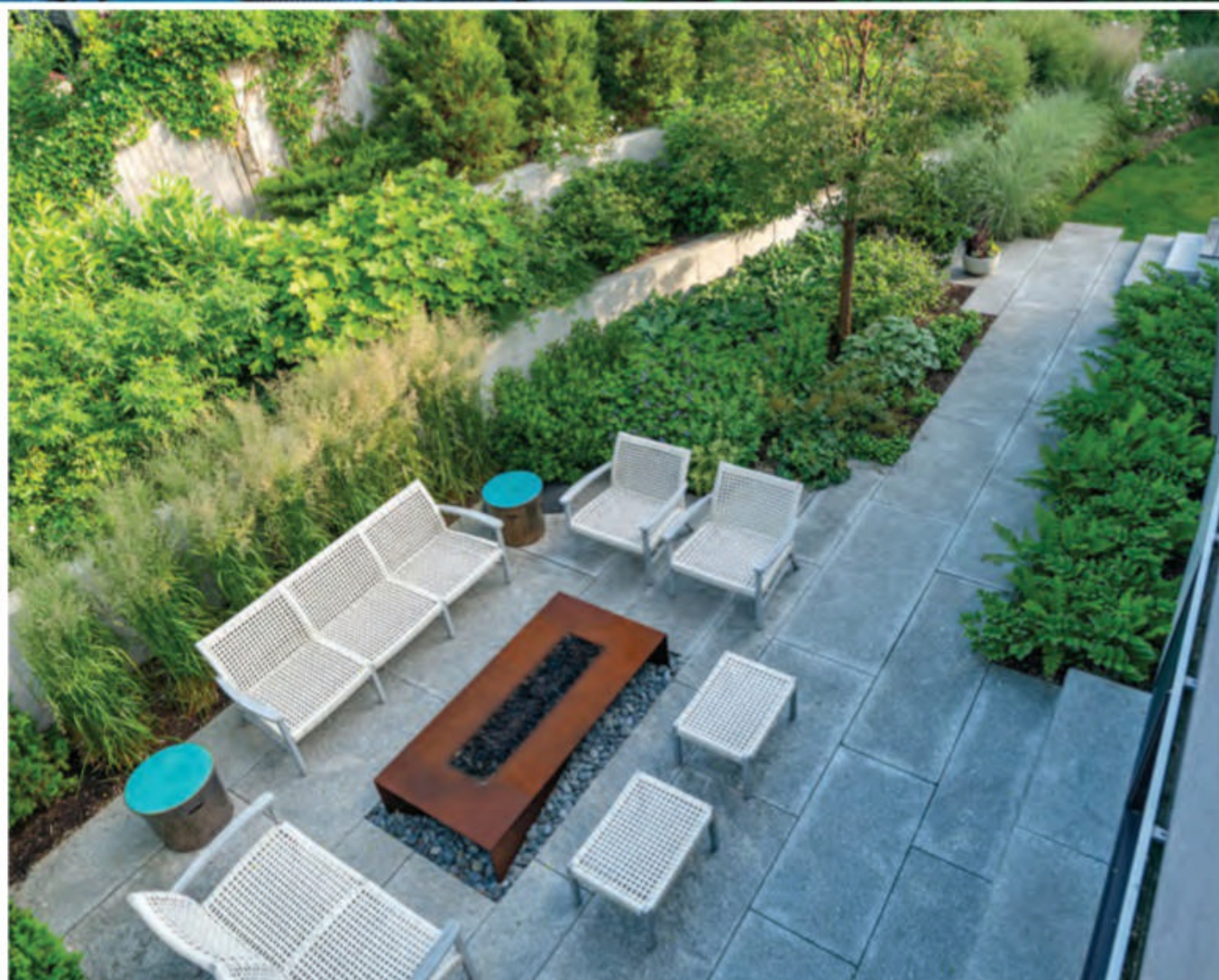




The home has an upper deck and awning. A stone terrace with a rusted steel Paloform firepit is the perfect spot to entertain guests.

Commission's vote on the first go-round. With the help of LDA Architects, the couple moved the kitchen to the second floor, and that shift led to a total reimagining of the house, with a sleek front porch, and shiplap, and cedar board-and-batten awakening the exterior. The project was completed in 2019, just in time to hold a family gathering for Thanksgiving before it became a haven during the pandemic.

Reached by stone steps, a pollinator garden on the front slope attracts monarch butterflies, goldfinches, and bumblebees, all interacting with milkweed that seeded over from an adjacent property and Lombardi welcomed happily. The wide swath of driveway was repaved in reclaimed Chinese planks supplied by Stone Curators in Newburyport, and Lombardi sips his coffee there in the mornings with his two pugs, greeting neighbors passing by on strolls and jogs. "For better or worse, it's a very exposed public site and there's a fair amount of traffic





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on the street,” he says. Tourists and townspeople parading down the main stretch often roll their car windows down to comment on the unusual home and introduce themselves. The lack of privacy can be overwhelming but is made up for by the genuine warmth of the community.

When it came to the garden, “I wanted it to be a little impolite,” confesses Lombardi. “Because it doesn’t necessarily fit with the neighbors, it became an announcement of thinking outside the box.” This free-spirited banquet of chromatic opposites is a far cry from the traditional hydrangeas one would expect to find at a seaside retreat. Color guard yucca (*yucca filamentosa*) in variegated yellows, purple irises, little geums in Totally Tangerine, and even a stalky South African variety fittingly named “Red Hot Poker” (*Kniphofia uvaria*) add a bold palette that doesn’t take itself too seriously and plays off the front door painted Naples Blue by Benjamin Moore. A Japanese maple (*Acer palmatum*) with leaves the color of ripening plums is what remains of the original foliage, while various sages add overall textural interest.

The backyard posed an unexpected challenge early on when a steep slope hemmed in by old retaining walls began to collapse. Fearing that the land would quickly become a mud pit if they didn’t take immediate action, Lombardi quickly put in two poured concrete retaining walls and then scrambled to design away from the Brutalist mood created by their stark, functional presence. “In that moment, I became as over-committed to the landscape as my own client,” he recalls. Altogether, an overwhelming 1,000 plants were included in the landscape design.

Schumacher Companies achieved the hardscape, while R.P. Marzilli & Company did the planting installation, and Parterre Garden Services supplied plant material.

Ultimately, Lombardi believes, “For vacation homes, you have to find a way to be alone together. If you don’t, it can feel very crowded and people get agitated. Everyone needs space, so I thought hard about how to break up different centers of gravity on this property.” To that end, there is a balcony on the second floor shaded by a custom canopy



and featuring a bar that cozies up to folding windows for a versatile inside/outside entertaining element. Expansive grass below welcomes children, while a fireplace table seating area adds an outdoor lounge space

for the grownups. Around the side of the house, a wild bamboo grove channels Bali holidays, with a path leading to an outdoor shower for rinsing beach sand off before cocktail hour inevitably starts up. ♦

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A New Jersey summer home gets a fun Palm Beach aesthetic in its design.

IN LIVING COLOR

BLAKELY INTERIOR DESIGN'S NO-HOLDS-BARRED APPROACH TO STATEMENT HUES FINDS EXPRESSION AT THE SHORE.

BY JANICE RANDALL ROHLF
PHOTOGRAPHS BY GREG PREMUR

When a New Jersey couple chose to base their vacation home's color scheme on a hand-painted malachite wall, they were unaware that in metaphysics the mineral is known as the "stone of transformation." That was just a happy coincidence. What they were drawn to was the intense green color and stunning concentric banding that characterize polished malachite, an agate-like gemstone that has been carved into

ornaments and worn as jewelry for thousands of years. Aptly, the decision to make this one-of-a-kind wall the focal point of their family room marked an aesthetic shift for them, from safe to daring.

"Our beach houses have always been on the white side," says the wife, who with her husband looked to no avail for an interior designer in their area whose vision meshed with theirs. It wasn't until the couple was

250 miles from home, in Newport, Rhode Island, that they serendipitously learned of Janelle Blakely Photopoulos, who would steer their home's concept and color palette 180 degrees away from neutral.

"Live Vibrantly" is the tagline of Blakely Interior Design, based in North Kingstown, Rhode Island, not far from Newport. "Color is at the core of everything we do," says Photopoulos, the firm's president and creative director. "I encourage my clients to embrace color and push them just slightly beyond their comfort zone." Trust in the process is all she asks in return. "It takes someone quite brave to do some of the things we did in this home."

With six bedrooms, seven bathrooms (plus two powder rooms), and several public spaces, the new Shingle-style house in the

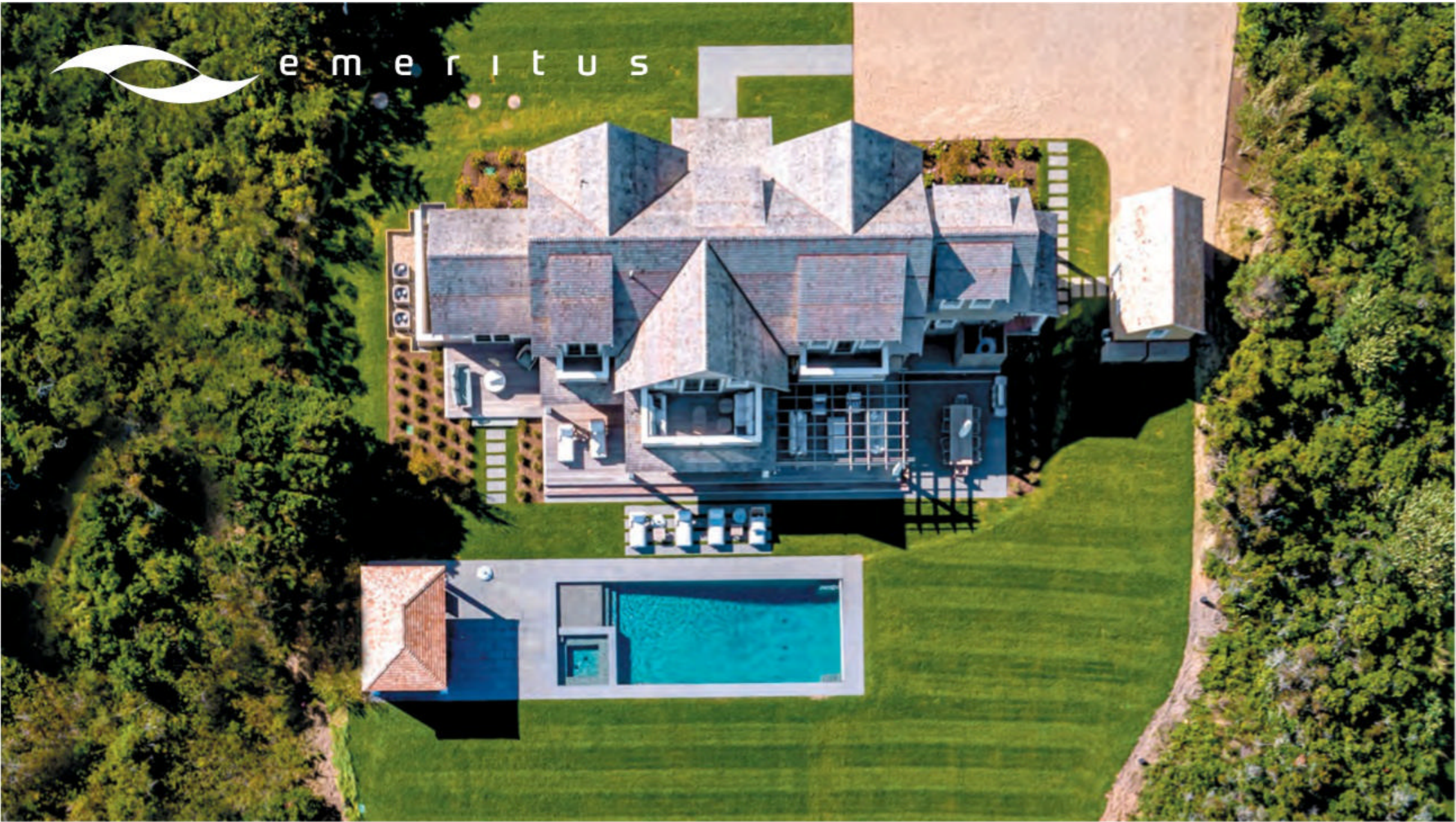


Photo: Yellow Productions

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town of Mantoloking was fortuitously in its early, framing stage when Photopoulos got involved. “I’m proud of the fact that we were able to influence every single design decision,” she says. In addition to space planning and décor, the designer had input on details like multilayer crown molding, coffered ceilings, and custom mullions in glass cabinetry.

Directly or tangentially, all of the home’s color concepts flowed from the malachite wall, a custom mural by Rhode Island artist Deb Sabo. “Green—ranging from soft aqua to bright emerald—is repeated in several areas of the home as a common color to pull it all together,” shares Photopoulos, noting a lacquered Kelly-green custom vanity in one daughter’s bathroom, green-and-white cane-patterned wallpaper in the master bedroom, and leafy “Mille Feuilles” Christopher Farr fabric on the host chairs that anchor each end of an exquisite Dunes & Duchess dining table. Depending on the space, accent colors for accessories, throw pillows, and artwork include vibrant coral, soft pink, yellows, and blues.

Blakely Interior Design’s penchant for using exuberant color is complemented by its technique of layering in a variety of fabrics and patterns. “We use a lot of

Color is a big driver in Blakey Interior Design’s approach to interiors.

different textiles to complete the palette,” notes Photopoulos. Further, she says, “We’re very big on details, so we’ll use trim, contrasting welts, and accent fabrics that really tell a full color story within a space.” For example, the bathroom with the Kelly-green vanity also has festive cabana-striped wallpaper in the water closet, and Roman shades with pops of hot pink in the fabric and jaunty pompom trim.

But the eye also needs relief from punchy color combinations. “As we’re designing, we think through systematically where we are putting color and how we balance that throughout the space,” explains Photopoulos, who goes on to explain the strategy behind the restrained palette in the kitchen, located adjacent to the malachite wall: “Coming out of a room with such



boldness, we wanted to keep the kitchen classic, timeless,” she says. Against white cabinetry and countertops, an island and custom range hood in Sherwin Williams “Iron Ore,” the designer’s favorite almost-black shade, offer depth while still maintaining a neutral aesthetic. Brass chandeliers, hardware, and hood trim pull in the gold tones favored elsewhere in the house.

“They pushed me outside my envelope, and I trusted them,” says the wife, adding that she “would use Janelle and her team again in a minute.” The husband, who rallied for the malachite wall, stands behind that and other gutsy decisions. “We embrace living vibrantly in this house,” he says with a nod to Blakely Interior Design’s tagline and an unmistakable smile in his voice. ♦

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ISLAND TIME

A CLEAN, CLASSIC LANDSCAPE DESIGNED FOR EASY, BREEZY VINEYARD SUMMERS.

BY JENNIFER SPERRY

PHOTOGRAPHS BY NEIL LANDINO

From its high perch on the bluffs of Martha's Vineyard, this coveted parcel delivers big views due east over Nantucket Sound. Dubbed "Big Bluff," the home sits near the tip of East Chop, the northernmost head of land in the town of Oak Bluffs. East Chop Lighthouse is just down the street, and East Chop Drive—popular with walkers, joggers, and bicyclists for its stunning scenery—winds around the property's outer edge.

The lot's original home was a beloved fixture in the historic neighborhood; however, it ultimately succumbed to lack of upkeep and weather exposure. When the property changed hands in 2017, the new owners tasked island-based Hutker Architects with designing a Shingle-style structure honoring the original's character. Meanwhile, they turned to Dan Gordon Landscape Architects to develop a landscape befitting the prominent site.

"It's a unique situation in that the residence is actually comprised of two buildings: a main home on the shore and a guest house to the rear," explains principal Dan Gordon, who collaborated with senior associate Patrick Taylor on the project. "Our job was to provide circulation between the parcels and tie them together with a connecting vocabulary," Gordon relates.

In between the main dwelling and guest home (called, you guessed it, "Little Bluff") is a low-use town road that presented a unique challenge to the designers' unification efforts. Their response was to create a strong central axis: a bluestone walkway that stretches from the guest home, to the rear of the main home, and lastly

across the front yard to the outer hedge. The only breaks in the walkway's continuity are the road and the main home's mass.

Alternating the width of the bluestone steppers created a wavelike pattern, a subtle nod to the seaside atmosphere. "We pushed and pulled the edges; it's a little playful, a little different," says Gordon. "Our goal was to strike that balance between a clean, classic look and something a little more contemporary and fun."

Twin arbor structures—crafted from western red cedar and placed on either side of the town road—further reinforce

the connection between the two lots.

"They act as gateways to their respective houses," explains Taylor, "and their character complements the prevailing Shingle-style architecture."

For the main home, the landscape architects decided against elaborate foundation plantings, keeping the outline clean and uncluttered with a stone skirt. Then, open lawn sweeps out toward a neat viburnum hedge. On this coastal side, where the property is more visible, Gordon and Taylor came up with the idea of a secret garden, a surprise treat for passersby.



Landscape architect Dan Gordon alternates the width of the bluestone steppers to create a wavelike affect.





The owners wanted the landscape to reflect the beauty of the island, complete with cutting gardens and vegetable beds.



“We extended the hedge so that it spirals around a flagpole marking the lot’s northernmost point,” notes Taylor. Within the hedge outline, repeating riffs of Endless Summer hydrangeas, Russian sage, and Karl Foerster grasses form a classic summer palette. “It’s such an exposed site that it really lends itself to summer plantings,” he adds.

One of the clients’ special requests was to have gardens for cut flowers and veggies close at hand. The architects tucked these functional beds along the property line on the home’s more private side. Three beds with bluestone banding feature cutting-friendly perennials like Russian sage, *Verbena bonariensis*, and *Agastache ‘Blue Fortune’*, plus extra room for annuals of the clients’ choosing. Closer to the house are three vegetable beds, complete with a custom red cedar support for tomatoes and peas.

When the clients asked for plenty of bike storage, the architects delivered a custom bike stand: a large slab of bluestone with notches to stabilize the front tires. Sited at the base of the main home’s arbor, the bike rack reads as part of the hardscape, fitting in aesthetically while delivering practicality. “Downtown Oak Bluffs is just a short cycle away. The kids ride around on summer evenings; it’s very much a biking community,” notes Gordon.

Passing ferries, fresh veggies, colorful blooms, lawn games, sunsets, and relaxing on the front porch to take in the view—this coastal property is now an ode to summer living. It’s quintessential Martha’s Vineyard. ♦

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The Next Level

A family retreat on Nantucket steps down a steep hill with grace, supported by well-integrated, outdoor living spaces.

By MARNI ELYSE KATZ

Photographs by DONNA DOTAN





Opposite, The team added a loft in the living space to create a more proportioned central zone. They also designed the coffee table with a bisected stone top. PSLab suspension lights have gilded interiors that offer a pop when you look up.

The low-slung sofa under the loft is a take on a midcentury modern daybed.



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The property doesn't have a formal cabana. Instead, two living spaces, the media room (top) and the guest house living space (bottom) connect to the pool.





For the pool walls, Ahern used Vermont green granite capped with bluestone.



The driveway veers left to the below grade garage under the guest house or straight up to a parking court in front of the main house.

Seeking a home on Nantucket Harbor with an exceptional view, Andrew Kotchen's clients purchased a sloping, pie-shaped property with a crumbling cottage from the late 1920s. While 1.3 acres would normally be able to easily accommodate the seven-plus bedrooms, guest house, infinity pool, and outdoor entertaining areas that the Connecticut family of five had in mind, this particular lot presented a challenge. "There's a 20-foot grade change

from the top of the hill to the bottom of the property," the founding principal of Workshop/APD explains. "They said, 'Design us the best house you can on the site.'"

Bringing in landscape designer Miroslava Ahern at the start was key. The two collaborated on a plan that allowed Kotchen to step the 7,000-plus-square-foot main house seamlessly down the hill. Outside, Ahern designed a collection of terraces that hug the dwelling and unite it with the guest house, then wrapped it all with a ribbon of lush lawn, "We re-worked the grading to make the 20-foot difference in height feel natural and intentional," Ahern says.

Architecturally, Kotchen broke up the house into three volumes. The understated front façade with a wraparound porch covered by low-slung eaves is the central volume. Walking through the door is like stepping into a bright, faceted box. Soaring ceilings offer all sorts of angles and the stair's white oak treads float between transparent glass panels and an 18-inch-thick, board-formed concrete wall. "People think of concrete as cold, but this is soft and textural with a coastal feel," Kotchen says.

Circulation flows around both sides of the three-story, concrete core into the warm, contemporary kitchen with white oak cabinetry and a black granite-topped, geometric island. The adjacent dining space is simple and crisp with a live edge wood

table and French doors that open to a patio for dinner parties. “These spaces are about beautiful, architectural shapes,” Kotchen says. They’re also absolutely kid-friendly.

A gracious connector with a dark stone floor offers two paths from the kitchen to the double-height living room volume, four steps up. The light-filled space with vaulted ceiling and four dormers was the property’s original saltbox cottage, though it’s been almost entirely rebuilt. “The Nantucket Historical Association required us to preserve the integrity of the historic structure,” Kotchen says. “That always makes for a more interesting final product.”

Concrete repeats on the room’s chimney, for which the owners acquired an abstract painting by Kenzo Okada from Christie’s. Michael Ellison, an associate and the firm’s interiors director, describes their choice as kismet, as its soft hues aligned exactly with his vision. “Ocean colors would be typical, but as the saltbox structure was pulled apart, I saw the greens and barks outside,” he says. “I thought a palette of spring growth and revival would be a more poetic approach.” Furnishings with a mid-century modern bent bridge the concept of old and new.

Like the living room, the third volume also feeds off the central core. At the end of the entry hall, marked by a sculptural blown glass installation by Ann Gardner, three steps lead down to a den and the primary suite. Here, a white oak-paneled partition divides the dreamy bedroom with a private balcony from the dressing room and the white oak-lined bath. Again, the progression between volumes is subtle and smooth. “Moving through the different elevations has the feel of traversing a dune,” Kotchen says.

Back in the entry, the main stair ascends to three bedrooms for the kids and descends to two guest rooms and a bunk room for sleepovers on the lower level. The main attraction is the media room with three TVs. “If you’re going to create a media space, make it an immersive one,” Koetchen says. The geometric, Nepalese rug atop the polished concrete floor was Ellison’s starting point for the sophisticated yet spunky lounge. Bifold doors open to an ipe deck where a pergola provides shade for the dining table, beyond which chaise lounges



The trough in the island holds ice for a party.



A transparent glass hanging sculpture by Ann Gardner, a frosted glass chandelier by Shakuff, and a photograph by Vik Muniz mark the start of the suite off the entry.

look across the harbor to town.

The decking abuts the infinity pool and melds with the bluestone patio with sunken ipe seating in front of the guest house cabana, successfully tying together the two structures and corresponding terraces. The sloping topography is a benefit in this instance, creating opportunity for the pool’s infinity edge. The water flows into a two-foot-deep receiving pool—a favorite spot for

little ones. It’s also the backdrop for a small patio with a fire table that sits flush with the lower lawn. Finally, we’re at the bottom of the property, not counting the private beach.

“Developing the site with Andrew was like working on a puzzle,” Ahern says. “At the end of the day you can just have a set of stairs, but this is layered, stacked, and tucked into the landscape. It looks like it belongs here.” ♦



Clockwise from top left, The white oak, blackened steel, and glass staircase makes a statement against the board-formed concrete wall. The team conducted multiple experiments on the dining table and upholstery fabrics. The Usona swing chair on the living room loft is a favorite resting spot. A custom upholstered bed graces the bedroom.

BREATH OF **FRESH AIR**

52

Calming ocean views are the backdrop to the rituals of daily life, which unfold in the airy spaces populated with a mix of custom and iconic mid-century furniture by Rees Roberts + Partners.



Maximizing opportunities for indoor-outdoor living, Steven Harris Architects recreates a Long Island retreat that celebrates the ease of life at the beach.

BY JANICE RANDALL ROHLF // PHOTOGRAPHS BY SCOTT FRANCES/OTTO



IN

architect Steven Harris's opinion, there are two schools of thought when it comes to living at the beach. "Some people do exactly what they would have done in town," he says. "They may never even step foot on the beach." On the other hand, and more in line with Harris's ethos, there are those who wholeheartedly embrace their proximity to the ocean, the more relaxed rhythm of their days, and a laid-back approach to entertaining. This would describe the clients for whom he redesigned an existing house on the east end of Long Island to better suit their easy-going, connected-to-nature lifestyle.

First, Harris and his team at Steven Harris Architects moved the house closer to the ocean and reoriented its parallel to the shoreline. Under the direction of landscape designer David Kelly of Rees Roberts + Partners, they added a stunning zero-edge pool and refurbished the landscape so that the house appears nestled into the dunes amid native plantings. Hollies, oaks, serviceberries and other newly planted indigenous shrubs camouflage the piles, which were built to raise the original house after flooding in 2012. "We used this extra height to our advantage and designed a new house within the existing shell," says Harris.

Like many houses in this area of Long Island, the layout is upside-down from what we are traditionally used to, with all the bedrooms but the master at ground level and the public rooms—communal living, dining, and kitchen—on the second floor, situated up high to capture the views of sea and dunes. The only interruption to the open-concept space is a single floating partition between the breakfast room and the living room that, unless you utilize its pocket doors, still allows easy circulation in that important gathering area. From here, large sliding doors open directly onto an all-weather screened porch along the east, ocean-facing side of the building. And making the ultimate connection between the living area, the porch, and the outdoors, 14 folding windows from HeartWood Fine Windows and Doors stretch horizontally end to end. When folded upward, the window openings are almost twice as large as traditional double-hung. The notable absence





The inside-outside separation melts away to give the entire house an ethereal feeling of being one with nature.

Knoll chaise lounges punctuate the deck along the zero-edge pool, the color of which was carefully customized to match that of the ocean. Right, HeartWood folding interior partitions establish a breezy and open space that easily flows outdoors.



A custom David Weeks Studio light fixture and pair of Goccia Teardrop Pendants by Fedele Papagni provide sculptural contrast to the neutral wood walls and tile backsplash by Heath Ceramics in the stair hall and kitchen, respectively.



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of mullions makes the inside-outside separation melt away. As a result, says Harris, “It’s a screened porch when the windows are open, an enclosed room when they’re closed.”

On the lower level, an identical screened porch with a band of windows echoing those directly above them has doors that open to the deck and pool, areas designed spatially to achieve a trompe l’oeil effect between where the water of the pool ends and the ocean begins. Not only is the pool water in the same plane as the deck, it is also as close in color to the ocean as Kelly’s team could get it, using a Wet Edge finish of ground-down pebbles. “We wanted the colors to be similar, so your eye skips across the pool water, across the dune, and then out to the ocean,” says Kelly.

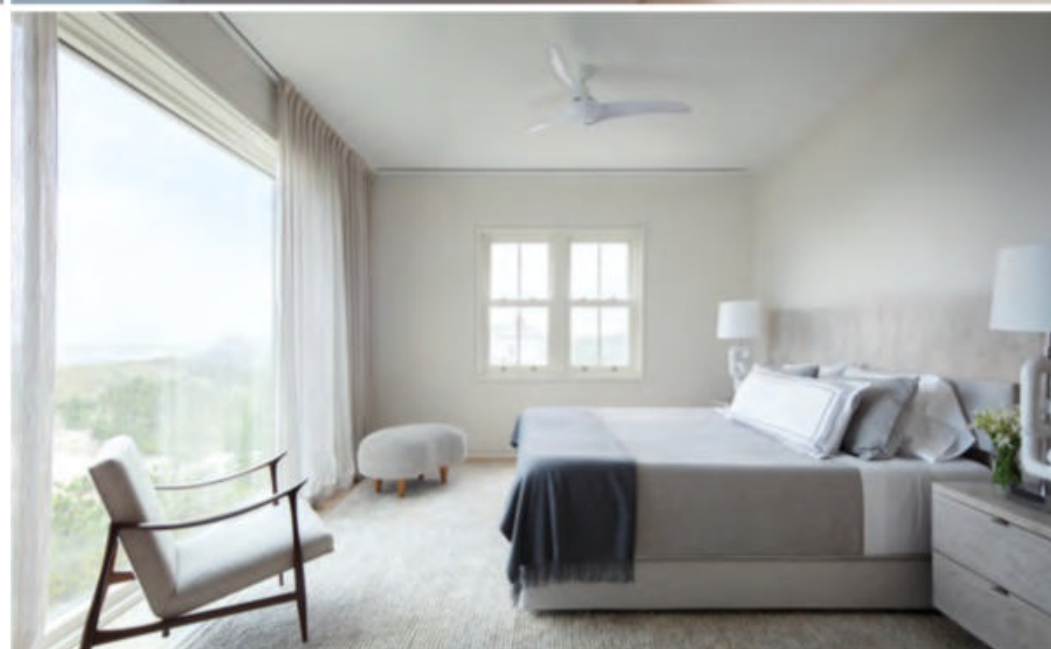
Engaging with the pool and deck at this level are five bedrooms, each with its own bathroom. “One of the great joys of living at the beach is sleeping on the porch and hearing the ocean,” says Harris, who, having grown up in a large, extended family that enjoyed a seaside house in Florida, knows of which he speaks. “With this house, we wanted the rooms on the lower floor to have that opportunity.”



No matter where you choose to be—inside or outside the house, or on one of the porches—there are no “secondhand spaces,” says Harris. “Every room in the house is desirable and has a really wonderful use.” His goal, he adds, was “to make it a house that would accommodate the everyday rituals of life at the beach”—entertaining and eating outside or inside, having a drink on the rooftop terrace with pizza from the wood-fired oven, swimming for recreation or exercise, playing tennis, sitting by the fireplace and watching a movie. “There’s very little hierarchy in terms of what is a formal space and what is an informal space. It’s all pretty continuous and intended to be used equally.”

The same unifying philosophy and deference to the view underly the interiors of the house, designed by Lucien Rees Roberts. “The palette is very restrained and quiet because essentially you have a 70-foot-long painting of the ocean on one side and you don’t want to detract from that,” says Harris. The color palette is complementary to the tones found in nature along the dunes, and rich, comfortable, and durable materials like

With a study, bath, and closet, the master suite becomes its own private oasis on the second floor. The palette is very restrained and quiet so as not to detract from the view. Inspiration came from the soft beige of the dunes, the crisp and shimmering ocean, and the frequent and poetic coastal fog.



wood and stone are used liberally in the classically modern home.

“We chose many pieces for their timeless, casual sensibility,” says Rees Roberts. “The client wanted people to be able to sit in any chair in a wet bathing suit and not worry. All fabrics we selected needed to meet this requirement, and the wonderful exterior-grade fabrics now available allowed us to do

this. An Eames chair, for example, is covered in a soft, durable Perennials fabric.”

Applying his firsthand understanding of how to live your best life at the beach, Harris has achieved a goal that is near and dear to him. “You want your house to be simple, comfortable, obliging,” he says. “The ability of a house to allow that kind of ease is really important.” ♦

FOR MORE INFORMATION, VISIT stevenharrisarchitects.com; reesroberts.com; heartwoodwd.com

DISAPPEARING
ACT

Gary Brewer designs
a traditional Shingle
style house on
the Virginia coast.

59

A Virginia Beach home by Robert A. M. Stern
Architects recedes into its site—for scale and privacy.

BY J. MICHAEL WELTON
PHOTOGRAPHS BY ERIC PIASECKI



When a couple with strong family ties to Virginia Beach began looking at architects to design their new oceanfront home, finding the right local firm proved to be a challenge.

Luckily, there were family ties to New York too. “Her father said: ‘I know Bob Stern!’ and made the introduction,” says Gary Brewer, a partner in Robert A.M. Stern Architects’ Park Avenue office.

The result is a design for a home on the Atlantic that’s a legacy not just for the clients, but for the resort town as well. Snugged into a tight, 100-by-150-foot, double lot one block east of Atlantic Avenue, it’s a two-story, 7,000-square-foot affair that looks much smaller.

That’s because of a smart and sensitive architectural sleight-of-hand from Brewer and his design team. “When you look at the house from both sides—the ocean and the street—it looks like a one-story house with a roof on top with rooms in it,” he says. “The reason we did that is not only aesthetic, but

also to bring the scale down to fit with the neighbors.”

Those neighbors to the south include a 1960s-era cottage with a future as a likely tear-down. To the north is public beach access, and another house 100 feet away. Both views presented challenges to the architects, the clients, and the neighbors.

“It’s visible to the neighbors, so we had to devise ways to make it appear smaller,” he says. “The massing looks like a smaller house with a wing, and it’s chock-a-block full of wonderful detailing that helps to bring it down and nestle it into the neighborhood.”

The architects so successfully slipped the new Shingle style home into its site that people thought it had been around forever. “A passing couple asked the contractor when he’d started restoring the old house,” he says.

Their assignment from the clients was to come up with a floor plan that was livable for a large family when college-aged children were visiting, but also just the two of them. The ocean played a big role in all of that. “With a site like that on the water, the client was dreaming of being on the ocean, and wanted the beach to be part of their lives, not just when they’re outside, but when they’re inside,” he says. “There are large windows and doors to take advantage of the view from the inside.”

Landscape architect Ann Stokes, principal in the Norfolk, Virginia, firm that bears her name, worked overtime to make those views possible, and shield the owners from unwanted eyes. “Our mandate was to make it fit in that tight lot next to public access—to make it comfortable and be sure the client has plenty of privacy,” she says.

Stokes’ team designed the hardscape and landscape from the base of the house out, including the entry court, the garage, the grill terrace, the swimming pool and the plantings. They created a welcoming environment that doesn’t overwhelm the



Brewer brought the scale of the house down to fit with the existing neighbors. The porch with doric columns by Chadsworth overlooks the water.







Manuel de Santaren designed the traditional yet relaxed interiors.



client with maintenance issues, and provides them experiences in their garden and landscape year-round.

“We were very mindful of having walls that are fairly tall, but have them step down, with lower walls and fence mitigating the scale,” she says. “The parking court provides a layer of separation between the public sphere of the street and the private sphere.”

The walkway to the house is an intentional layering of hardscape and four layers of salt- and wind-resistant plantings between the street and the house. “On the north side, there’s no fence for that section of the front wall,” she says. “Then there’s a low wall and cedar fence between piers.”

Inside, Boston-based interior designer Manuel de Santaren—who’d worked on four projects for the family over the years—was basically given carte blanche. “I approached it sensibly, knowing it was a year-round house and not just for the summer or weekends,” he says. “I created an environment that’s casual but elegant—they can entertain with a barbecue in the backyard overlooking the beach, or host a formal dinner party.”

He created a procession from room to room, for an easy flow from one space to the next. “It was important that every bit of space speaks to each other,” he says. “You open the pocket doors from the kitchen to the family room, and there’s a consistency in tone and color and texture—nothing feels out of place.”

The landscape drove his choice of colors,

with the living room, dining room, and kitchen picking up changing tones in water and sand outside. “It’s creamy white, not bright white, with varying shades of blue to pull it all together,” he says.

Blended into its environment, nestled into its site, and built for privacy and views, this home benefitted from a dream team of designers—inside and out. ♦

DESIGN RULES

ON NANTUCKET, AN ARCHITECT LEARNS HIS LESSONS
FROM HISTORY-AND THE ARCHITECTURAL REVIEW BOARD.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY READ MCKENDREE / JBSA

STYLING BY DORETTA SPERDUTO



Stairs in an upper sitting area lead to the roof walk.

IF DESIGNER MATT MACEACHERN

has learned anything about creating homes on Nantucket Island, it's to respect history—and the rules of the architectural review board.

He's been practicing there since first visiting in 2000. He fell in love with the place—and promptly bought some land. “I quit my job to build a house there,” he says. “While I was building, I was doing some residential design work to help pay the bills.”

Later, he would learn first-hand about the review board when he served on it from 2002 to 2004. “It was a great experience because I came to understand the board from a regulatory point of view,” he says. “Anytime you're in a creative process and involved with a committee that's part of the design team, you have to get used to it.”

So when his recent clients, a Florida-based couple with two college-age children, interviewed him about designing a home overlooking Nantucket Harbor, they knew they'd found their architect. Their home

was to be in the Shingle style favored by the town—and MacEachern knew it well, inside and out.

“We looked at a number of his homes, and we liked what he'd designed

previously, and his use of interior spaces,” his client says. “He added the roofline and the design of exterior spaces too.”

The big idea? To maximize the water views in the home's public spaces. “There



Matt MacEachern designs a Nantucket home that honors the island's history. Below, The kitchen was designed by Elisa H. Allen.





The interiors are kept open and contemporary while still reflecting Nantucket's aesthetic.

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are good views from the first floor, but they're spectacular from the second floor," MacEachern says. "There are views of the Atlantic there."

The home's ground-floor footprint is 2,700 square feet, with the same amount above and below. "There are seven bedrooms altogether, with two in the basement—one's a bunkroom for future grandkids," the client says. "There's a master that flows out to an outdoor porch on the ground floor."

Outside, the siding is the island's required white cedar shingles, which eventually will turn silvery gray with age. Gutters and window casings are primed cedar, as are doors that were custom-made locally.

Inside are more natural finishes to keep it coastal, like rattan, and layers of linens, metals, and wood selected by interior designer Valerie Grant. "The great room side tables are beautiful oak," she says. "The dining room table is teak—the owner selected it because its base creates two

"X's" to complement artwork that has an 'X' in its detail."

This was a client with ideas of his own, and one who sought to be hands-on in certain areas—like the roof walk and the interior staircase, sans risers. He wanted a home that was light and open—with a modern flair that wasn't too stark. "You come in the front door, and light from the front of the house goes through the staircase," he says. "Matt was very thoughtful about the ambient light—the floating staircase allows it to flow throughout the home."

The residence is sited on an idyllic part of the island that's private and secluded, but still near the water. "We're boaters, and we paddleboard on the harbor," he says. "There's the ease of being able to walk down there."

The site was not without its challenges. First, an existing cottage-style home from the 1950s had to be demo'd. Then the client acquired a neighboring lot next



door, added 15,000 square feet of it to his site, and sold the remainder. That gave his architect room for a home, a pool, a guest house, and a pool house.

Then there’s the uphill shift from Monomoy Road to the highest point on the property—a six-to-seven-foot ascent. “Navigating that elevation change was a challenge, so we worked with a landscape architect on that,” MacEachern says. “To the back, it drops down again and creates a valley—we had to deal with how the exterior living area was integrated with the inside of the home.”

Executed improperly, the outdoor living

spaces would have been disconnected from the home’s interiors. “We dealt with it with elevated decks and pergolas,” the architect says. “The guest house is level with the pool area that’s four to five feet lower than the main house.”

As MacEachern designed this house, he applied everything he’d soaked up about Nantucket design over the past 20 years. “I learned by working here and learning the language in such a tight paradigm—and obsessing over the details,” he says. “Nantucket

might look all the same, but different parts of the island are just phenomenal.”

Nothing, he says, looks like it doesn’t belong. “You respect and admire that,” he says. “Some of the older neoclassical work is the most beautiful—it’s well-proportioned, with trim detail done by the builder, because there was no architect at the time.”

Now there’s one who can work with the island’s rules and precedents—and make them sing. ♦

FOR MORE INFORMATION, VISIT emeritusltd.com; ahernllc.com; valeriegrantinteriors.com; elisahallendesign.com



The pool house offers a small seating and dining area.



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The lawn at Ocean
Edge Resort
in Brewster,
Massachusetts

■ DESTINATION: EAST COAST

MAKING MEMORIES

A CAPE COD FAMILY-FRIENDLY RESORT OFFERS ALL THE INGREDIENTS FOR A PERFECT SUMMER VACATION.

BY NANCY E. BERRY

The Cape Cod town of Brewster, Massachusetts, has always held a special place in my heart. My parents would take my family to this bayside oasis every summer as children. We would fly kites on the Brewster flats, pick wild blueberries in the woodlands, buy penny candy at the Brewster General Store, and go to summer festivals on the lawn of La Salette House, a 1907 Italianate mansion run by La Salette Missionaries from 1944 to the 1980s. The grand villa was built by wealthy merchant Roland Nickerson and has been a Brewster landmark for decades.

I treasure the memories of running on the grand lawn of the estate with my brothers—and we once sneaked inside. A grand staircase, carved mahogany walls, and decorative plaster ceilings, and marble fireplaces welcomed us, the nuns not so much. We were in awe of the beauty of this commanding house, and I would imagine, as a little girl, coming and dining in one of these opulent rooms.

This past May, I got my wish when I took my mother back to this beautiful spot—now the Ocean Edge Resort. We ate lunch in the formal

Roscommon Room in the original mansion before we checked in. We chose a seat in an open window to look out over the vast beauty of the bay. The sea air mingled with the wood-burning fireplace—intoxicating.

Today this iconic estate still caters to the discerning guest as it did at the turn of the last century. Ocean Edge is a luxury resort that offers all the summer pastime activities of childhood and so much more. Situated on 429 acres, the resort boasts Brewster's only 18-hole, Jack Nicklaus–designed golf course, the private Bay Pines Beach, nine tennis courts, multiple indoor and outdoor pools, a fitness center, and the Beach House Spa, as well as award-winning dining.

The rooms in the mansion are the ultimate in comfort; many offer balconies with bay views. The down bedding and soaking tubs are the perfect touch of luxury. Opt to book at the Mansion or the Presidential Bay Collection Villas to ensure you have access to the private beach with its own bar and food service.

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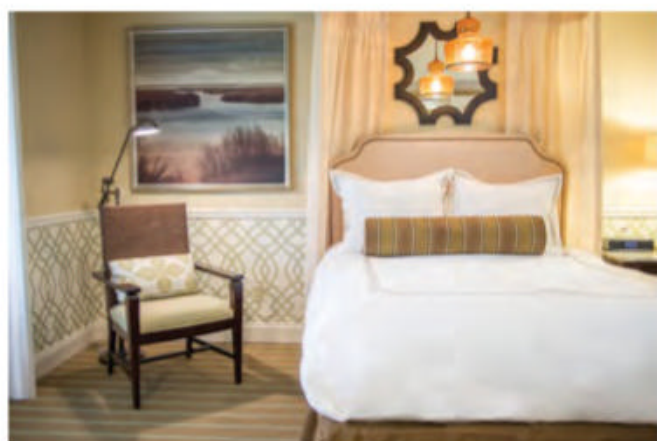
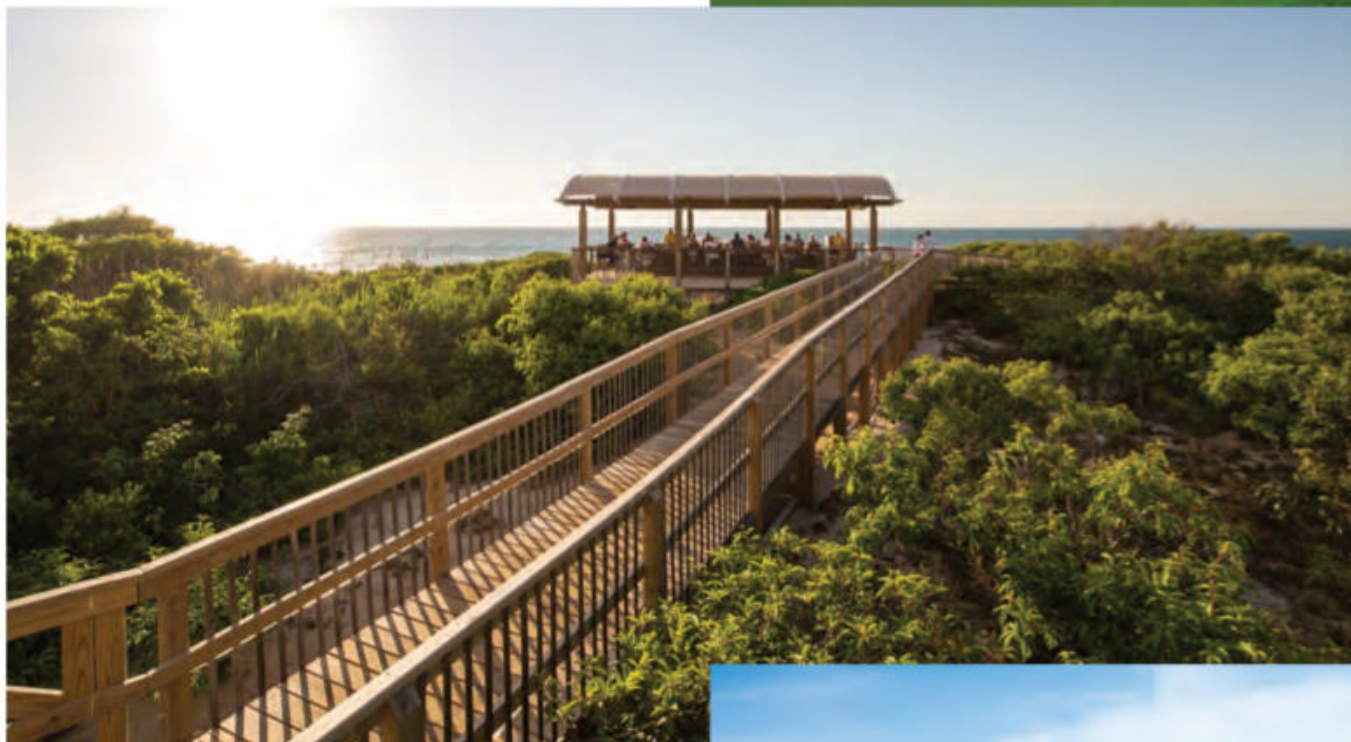


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There are loads of activities at the resort such as golf, biking, oyster bed tours, tennis, and more.



+ What To Do and See

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SEE THE SEALS

Monomoy Island Excursions, based out of Harwich Port, is a family-owned business that has ferried sightseers to watch Monomoy's seal population for over a decade.

RIDE A BIKE

Less than two miles from Ocean Edge, this 1,900-acre state park offers fishing, hiking, and freshwater swimming, and biking on the rail trail.

TAKE A HIKE

Go on a birding walk, take a beekeeping class, and learn about Massachusetts' natural environment at the Cape Cod Natural History Museum—Ocean Edge Resort guests receive complimentary admission.

SUPPORT THE ARTS

Explore seven galleries featuring artwork from Cape Cod's best artists and celebrating the unique artistic identity of the region at the Cape Cod Museum of Arts—Ocean Edge Resort guests receive complimentary admission.

CLIMB THE TOWER

Along with the Provincetown Museum, this soaring Pilgrim monument commemorates the landing of the Mayflower. You can climb to the top to take in endless views of the bay and beyond.

Cabana runners take care of your every seaside whim—from setting up beach chairs and umbrellas to delivering a fruity cocktail right to your beach towel.

The Presidential Bay Villas are made up of two- and three-bedroom townhouses that accommodate up to eight guests and offer all the creature comforts of home, including a kitchen, dining area, large living space and walkout deck to enjoy this seaside paradise during the best months on Cape Cod.

The resort offers a plethora of Cape Cod summertime activities—beachside bonfires, croquet on the lawn, seasonal oyster bed tours, kayak and paddle board rental, bike rentals, and a kid's program for times when parents need a little down time. And the perfect spot for some pampering is the

Beach House Spa—this tranquil space offers the ultimate in luxurious facials, massages, and mani/pedis to help you ease into vacation mode.

If you golf, don't miss lunch at Linx Tavern. The chef is doing elevated apps and sandwiches that offer deliciously unexpected flavors. The fried sea scallops and whole belly clams with smoked tomato salt are out of this world as is the roasted local zucchini

“guacamole.” The evening dining options are just as enjoyable. Head to the Ocean Terrace, the resort's signature fine dining restaurant overseen by executive chef Philip Flath. Indulge in Brewster oysters and champagne while watching the sun sink into the bay. I was happy to make these new memories at Ocean Edge where the salty air, warm breezes, and magnificent sunsets will keep me coming back year after year. ♦

FOR MORE INFORMATION, VISIT oceanedge.com



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Faraway is Nantucket's newest boutique hotel.



NOT SO NAUTICAL

A NEW BOUTIQUE HOTEL BRAND LAUNCHES ON NANTUCKET, DOING DESIGN A LITTLE BIT DIFFERENTLY. BY MARNI ELYSE KATZ

It's not that the partners of Blue Flag, a Boston-based real estate development company, don't appreciate shiplap and navy blue stripes; they're simply excited to do something different. "We're bringing a boutique lifestyle hotel like those we love in London, Paris, and New York, to the middle of downtown Nantucket," Jason Brown, a Blue Flag partner, says.

The inaugural season of Faraway Nantucket kicks off this June on the site of The Roberts Collection, an upscale inn that Blue Flag purchased in April 2019 with the intention of creating a more offbeat destination. The 62-key hotel inhabits the property's four buildings—a former 1880s Quaker meeting house, two historic homes, and an eight-year-old gatehouse—all

assembled around a brick courtyard.

Brown, who lived at the Soho Grand Hotel in Manhattan as an intern when it first opened in 1996, cites the quirkiness that Ian Schrager's of-the-moment establishments infused into the New York hotel scene in the 1980s as an influence. André Balazs also made an impression. A favorite spot is the hotelier's Chiltern Firehouse, a late 19th-century fire station turned boutique hotel in London. "The indoor/outdoor restaurant feels like a secret garden," Brown says.

Blue Flag fashioned a similar setup with Sister Ship, Faraway's 140-seat restaurant and bar that is slated to open in July. The eatery will serve lunch and dinner inside as well as on the covered porch and the courtyard patio where rattan chairs and fringed umbrellas feel

casually cool against the buildings' shingled and clapboard façades with fretwork balconies and privet hedges. "Sister Ship is the heartbeat of the property," Brown promises. "A true hotel lobby lounge and cocktail club tangled into one."

Faraway's aesthetic comes from a mythic mistress of the manor, a stowaway of sorts. "Faraway's inspiration is a young woman who grew up on the Island, stole away on a ship, and returned decades later with a pile of treasures," Brown says. "We designed the space to feel as though she dropped her haul in the center of this collection of old houses, then opened it to those looking for fun."

The hotel's maximalist schemes are about as far away from Nantucket nautical as one can imagine, though stained, checkerboard-patterned floors and millwork painted a stormy blue hue are historical nods to New England. A sepia-toned chinoiserie mural lines the walls of the lobby, where a harbor scene with old-time sailing ship and spouting whales hangs over a fireplace flanked by carved curule chairs with awning-stripe cushions.

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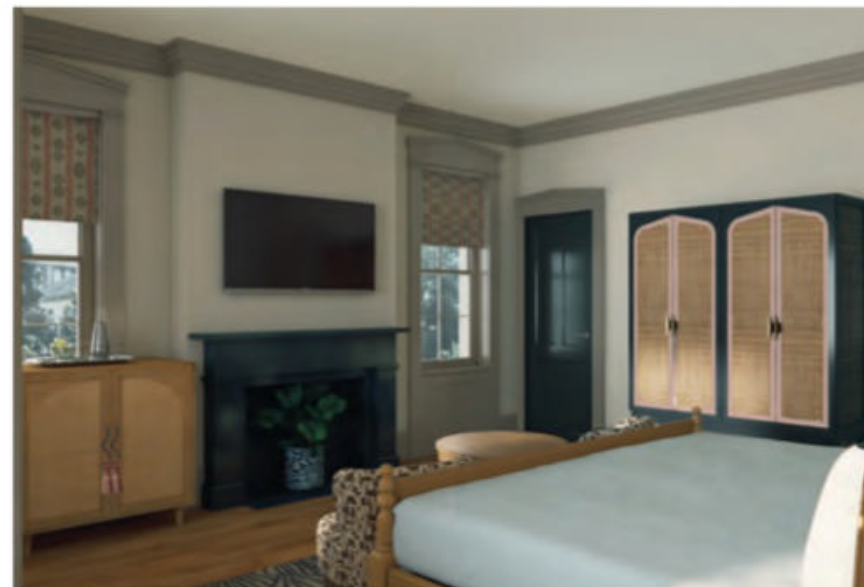
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■ DESTINATION: EAST COAST



The room designs are sophisticated and eclectic.

Inside the restaurant, global textiles, Japanese-style lanterns, and greenery in funky terracotta pots conjure a market vibe with a touch of Art Deco and Victoriana. A marble bust of a siren bedecked with seashells and semi-precious gems is mounted above the bar. “We selected artwork through the lens of what our fictional female captain would have collected on her travels,” Brad Gaudi, a Blue Flag partner, says.

Guest rooms are more sedate, done in pale neutrals, dusky blues, and natural materials. (Rattan, we’re still looking at you.) Custom wood and rope wall hangings hover over every bed. “Rooms are plush and comfortable, but not in the usual five-star way,” Brown says. Rather, they’re made to feel residential, as if you are indeed the bohemian doyenne’s guest. Brown says they expect visitors will find a room or two that become favorites over time. The quad bunk rooms will certainly be a hit with families. “We know from experience that it can be hard to travel to cool places with little kids,” Brown says. “Families will fit in here.” ♦

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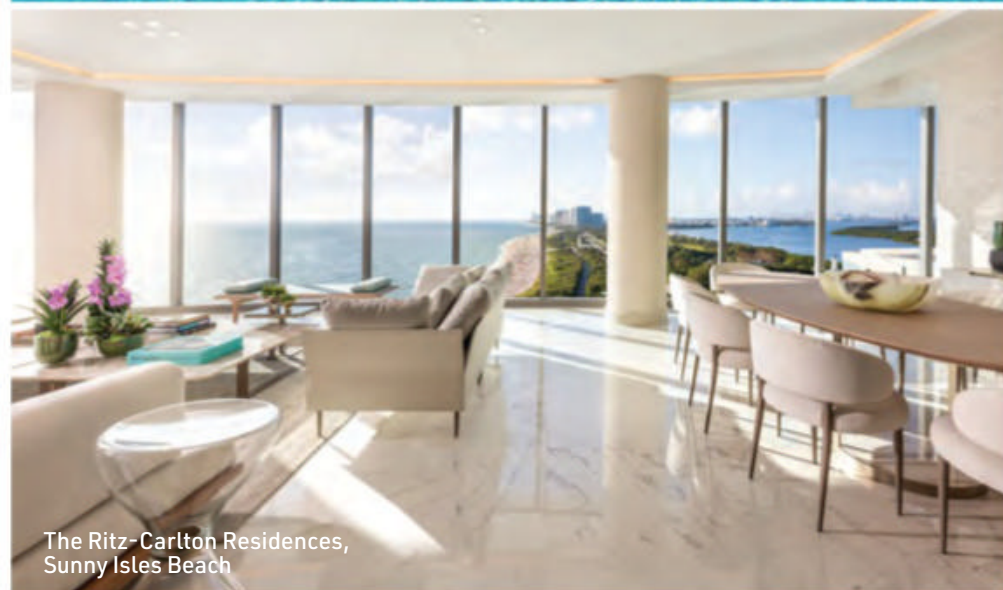
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DESTINATION OCEANFRONT

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

JUNE
+
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Peninsula Papagayo, Costa Rica's 1,400-acre resort and private club community, has released two new luxury residential ownership opportunities: Bahías Peninsula Papagayo and Andaz Costa Rica Residences. Each of Bahías' 13 bluff-side residences is designed by architect Antoine Predock with 8,500 to 10,500 square feet of combined indoor and outdoor living. The homes feature private infinity-edge pools, spas, and private garages, with prices starting in the low six-million-dollar range. The 25 wholly owned two- and three-bedroom Andaz Costa Rica Residences range from 2,400 to 3,400 square feet of indoor and outdoor living with pricing starting in the \$1 millions. All owners have membership in the Club at Peninsula Papagayo. peninsulapapagayo.com

ANANTARA KIHAVAH MALDIVES VILLAS

Anantara Kihavah Maldives Villas has launched its collection of the largest private pool residences in the world with the renovation completion of the resort's two-bedroom over-water pool residences. This collection of seven Maldivian accommodation experiences is the pinnacle of seclusion, ideally suited for

multigenerational vacations and larger group travel. Perched over a calm lagoon and offering views of the Indian Ocean, both units of Anantara Kihavah's two-bedroom over-water pool residences were completed in early 2021. They feature infinity pools, couples' spa treatment room, and fully equipped gym. The property also redesigned its four-, three-,

and two-bedroom beach pool residences in early 2020. Rates start at \$9,000 per night. anantara.com/en/kihavah-maldives

THE RITZ-CARLTON RESIDENCES, SUNNY ISLES BEACH

Comprising of 209 residences and eight guest suites, reserved exclusively for residents, **The Ritz-Carlton Residences, Sunny Isles Beach**,

opened in 2020 and is almost sold out. The luxury Ritz-Carlton-managed property was developed by Fortune International Group and Château Group, designed by Bernardo Fort-Brescia of Arquitectonica, with interiors by Michele Bönan. The Residences, which have no hotel on the premises, are situated on 250 feet of beachfront. Each home has a private entrance, living and master bedrooms with direct oceanfront views, and walk-in closets. Amenities include a private club level on the

33rd floor, beach restaurant, pool deck, kids club, full-service spa, and wellness centers. Pricing starts at \$2.25 million. theresidencessunnyislesbeach.com

HAPUNA BEACH RESIDENCES, WAIMEA, HAWAII

Unveiled in December 2020, **Hapuna Beach Residences** are the latest addition to Mauna Kea Residences, a portfolio of homes, condos, and luxury vacation rentals that welcome guests for extended stays. Featuring 68 island-infused oceanfront residences, crafted by

architecture firm deReus and design firm Philpotts Interiors, each offers modern living spaces and a seamless indoor-outdoor lifestyle. Situated within The Westin Hapuna Beach Resort, these one- to four-bedroom residences range from 670 to 3,500 square feet. Owner and guest amenities include exclusive access to two pools, seaside tennis club, fitness centers, two golf courses, and several restaurants, as well as The Mauna Kea Spa by Mandara. Prices start at \$1,000 per night. maunakearesidences.com



Hapuna Beach Residences,
Waimea, Hawaii

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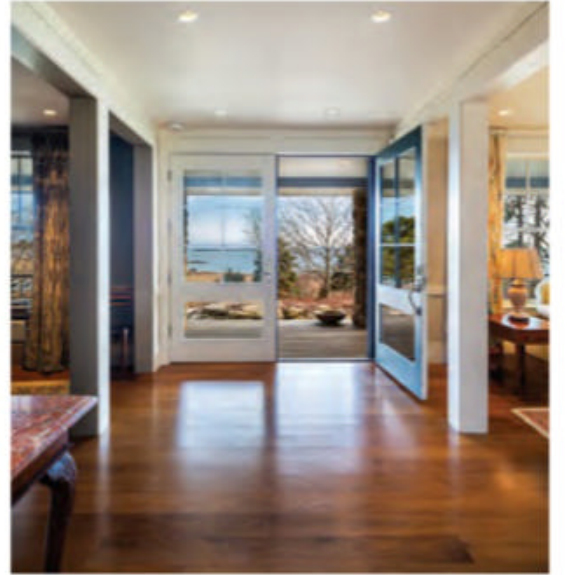
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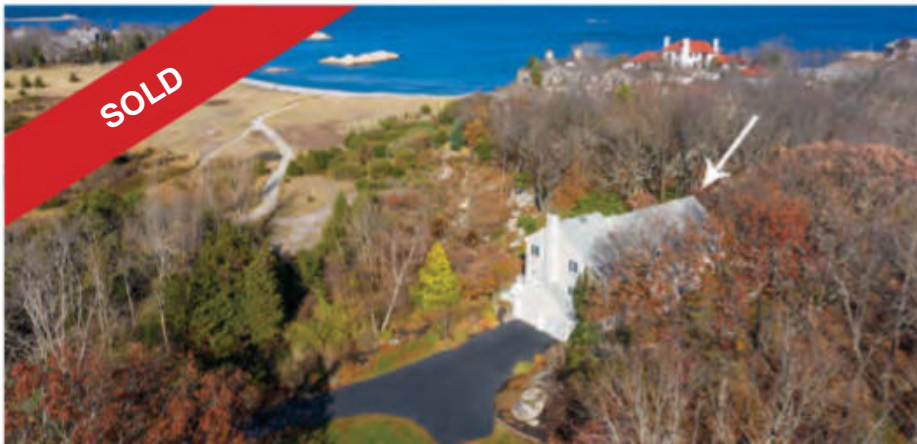
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Direct Oceanfront on exclusive private Sandy Cove, this spectacular custom built home designed by prestigious LDA Architects. Built in 2008 and recently completely renovated, this 7000 sq ft exquisite home boasts an open floor plan with stunning ocean views. An amazing state of the art kitchen. Above the 3 plus garage is a finished in-law suite with full kitchen. A 25 yard lap pool, built-in grill, fire pit, expansive deck makes for a wonderful outdoor entertaining play space.



Cohasset | 80 Black Horse Ln | \$3,500,000

To be built! Magnificent architectural masterpiece waterfront home on The Gulf River awaits you in one of the most beautiful seaside towns in MA. Local acclaimed builder Art Avila is ready to build your dream home. 11 rooms, 4 bedrooms with a sprawling master suite, 3.5 baths, Summers can be spent kayaking, paddle boarding on the river. Approved for a pool and possibility of a dock also includes part ownership and exclusive use of Supper Island. Walk to The Village.



Cohasset | 83 Atlantic Avenue. | \$3,395,000

Direct Ocean front property on private Sandy Cove. Rare opportunity to acquire an Atlantic Avenue property with deeded access to Cohasset's beautiful Sandy Cove. This home is above the flood zone and protected by a rugged coastline. Surrounded by scenic ocean-side estates this home is tucked away with 2.23 acres and offers great privacy. This four bedroom home has a great open floor plan. The first floor opens to an oversized deck with spectacular views. Enjoy four seasons in this beach property that offers a lifestyle perfect for entertaining and family living.



Cohasset | 26 Little Harbor | \$2,495,000

Fabulous location with views of Little Harbor and the ocean beyond right off Jerusalem Road, in a private, highly sought after neighborhood. This newly renovated home has 10 rooms, 4 bedrooms, and 2 full baths and 2 half baths. Open floor plan with walk-out lower level family room. New siding, roof, copper gutters. Propane fueled generator, new electrical, plumbing, radiant heat in bathrooms. Surround sound home theater. Easy walk to Sandy Beach.



Cohasset | 134 Border Street | \$4,390,000

New price! Spectacular classic waterfront colonial which sits majestically on nearly 2 acres of waterfront property with new private dock and direct access to Cohasset Harbor and the ocean beyond. This home was gutted to the studs in the year 2000 and fully updated in 2016, resulting in a remarkable transformation of high quality finishes, state-of-the art kitchen and incredible outdoor gardens, fire pit area & pool that blend naturally with the coastal landscape. Some of the recent upgrades include a new roof, generator, heating system and integrated indoor/outdoor media system. Located a short walk to the Cohasset Village. A Must See!



Cohasset | 129 Nichols Road | \$3,100,000

Dramatic views of Minot's Light and Sandy Beach from nearly every room. This Celeste Cooper-designed luxury home features a gourmet kitchen and butler's pantry with English Sycamore diamond inlay cabinetry. Thermador range and double ovens. The first floor master suite is a dream with a private seating area with a fireplace, bath, double closet, steam shower and full size. An ocean-view paradise!

FRANKNEER.COM

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WILLIAM RAVEIS

LUXURY PROPERTIES



WEST HYANNISPORT, MA | \$22,500,000
MLS#21801395 | Jonathan Matel, 508.221.1770



WESTPORT, CT | \$10,900,000 | MLS# 170344485
Al Filippone Associates, 203.258.1595



JAMESTOWN, RI | \$6,000,000 | MLS#1260911
Patsy Ewenson, 401.862.5512



MARBLEHEAD, MA | \$4,995,000 | MLS#72797649
Steven White, 781.690.6433



CHATHAM, MA | \$4,200,000 | MLS#22101746
Harry Cutts, 508.237.9558



NORWELL, MA | \$3,995,000 | MLS#72735059
Stephani Dromeshauser, 617.413.6122/John Volpe



MARSHFIELD, MA | \$3,950,000 | MLS#72784595
Marcy Richardson, 617.513.2242



ORLEANS, MA | \$3,650,000 | MLS#22007584
Nikki Carter, 508.410.0558



BRANFORD, CT | \$3,500,000 | MLS#170351107
Vicky & Company: Lindsay Greenberg, 203.675.7492



FALMOUTH, MA | \$3,250,000 | MLS#22007283
Pam Peters/Nick Fish, 508.221.7760



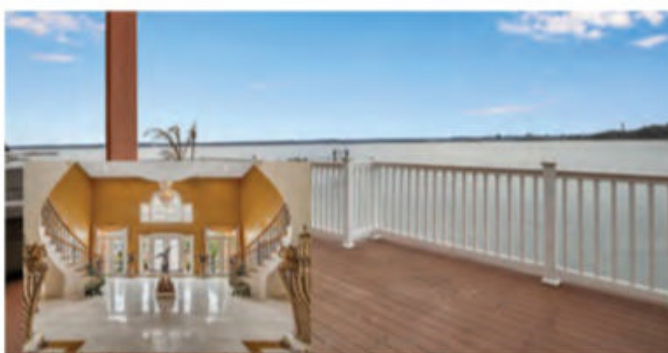
PORTSMOUTH, RI | \$2,995,000 | MLS#1266426
Karen King, 401.330.7667



TRURO, MA | \$2,375,000 | MLS#22007716
Gabby Hanna, 917.696.8952



OLD LYME, CT | \$2,200,000 | MLS#170350517
Linda Nolf, 860.227.8028



NEW HAVEN, CT | \$1,770,000 | MLS#170369067
One & Company: Ryan Casey, 401.316.8346



MARSHFIELD, MA | \$1,499,000 | MLS#72791057
Ellen Evensen, 617.797.7950



CHRISTIAN ANGLE REAL ESTATE



180 Sunset Avenue, Palm Beach

Gorgeous townhome built in 2016 with stunning details throughout. Fantastic In-Town location on the ocean block of Sunset Avenue. Highlights include elevator, private pool, grand library and 2 car garage.

Beautiful entertaining spaces with large living room with fireplace, chef's kitchen overlooking family room and dining, and oversized covered loggia with outdoor fireplace. Owner's suite features dual baths and large walk-in closets. Two spacious guest suites with en-suites. | **Exclusive - \$10,500,000**

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**179 Bradley Place
Palm Beach, Florida 33480**

Though information is assumed to be correct, offerings are subject to verification, errors, omissions, prior sale, and withdrawal without notice. All material herein is intended for informational purposes only and has been compiled from sources deemed reliable.





SEASIDE SANCTUARY

**227 Bridge Street
Osterville, Massachusetts**

Timeless family estate on Little Island set on nearly 4 acres with 2 deep water docks, 2 separate lots (#198 and #227) and 2 private sandy beaches. Main residence hosts 6 bedrooms with a detached 2 bedroom guest house, studio apartment, and refurbished antique shanty. Embrace the quiet serenity & immeasurable beauty this unique waterfront oasis has to offer.

\$16,900,000





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TRANQUILITY IN MAXEY POND COMMUNITY

CLIFF | \$8,355,000

7 Bedrooms, 8+ Bathrooms



BEAUTIFULLY RENOVATED AND LUXURIOUS

TOWN | \$3,800,000

5 Bedrooms, 5.5 Bathrooms



IMMACULATE & TURN-KEY READY FOR SUMMER

MIACOMET | \$3,795,000

3 Bedrooms, 3.5 Bathrooms



CHARMING ANTIQUE FULLY FURNISHED

TOWN | \$3,250,000

5 Bedrooms, 4.5 Bathrooms

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NORMAN'S CAY, EXUMA, BAHAMAS



Galleon's Isle | \$4,985,000

Easily assessable by a newly rebuilt 4800' runway. 7.4 acre lot with 35' elevations, 1,000' of water frontage and 270' of private beachfront.

Property ID 43030

AnsellGroup@SIRbahamas.com +1.242.427.0082

OCEAN CLUB ESTATES, PARADISE ISLAND, BAHAMAS



Condominium + Dockslip | \$2,850,000

Ocean Club Residences and Marina. Furnished 3,276 sf end-unit with 3 BR, 3.5 baths. Includes dock slip that can accommodate a 45' boat.

Property ID 41892

Samira.Coleby@SIRbahamas.com +1.242.376.6248

PARADISE ISLAND, BAHAMAS



503 Columbus Cove | \$899,000

Stuning ocean views from this 2,200 sq.ft. beachfront townhouse on Love Beach. Furnished with 4BR and 4 bath. Gated, private, pool and gym.

Property ID 44378

Craig.Pinder@SIRbahamas.com +1.242.457.2282

CABLE BEACH, NASSAU, BAHAMAS



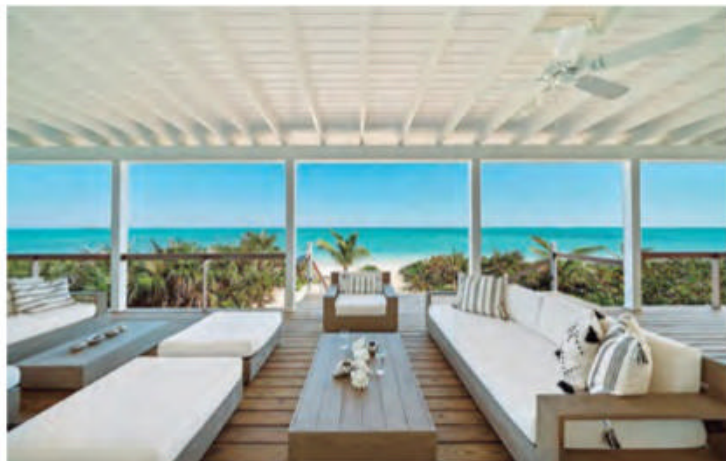
Beachfront Villa | \$1,880,000

Outstanding panoramic views on Cable Beach at this 4,500 sf 5-BR, 4.5-bath two-story villa. Upstairs 1-BR, 1-bath apt. Commercially zoned.

Property ID 41091

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ANDROS, BAHAMAS



Kamalame Cay: Allamanda

\$2,850,000 USD | sothebysrealty.com/id/sdmfrc
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NASSAU, BAHAMAS



Old Fort Bay

\$15,325,000 USD | sothebysrealty.com/id/47xbqh
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PARADISE ISLAND, BAHAMAS



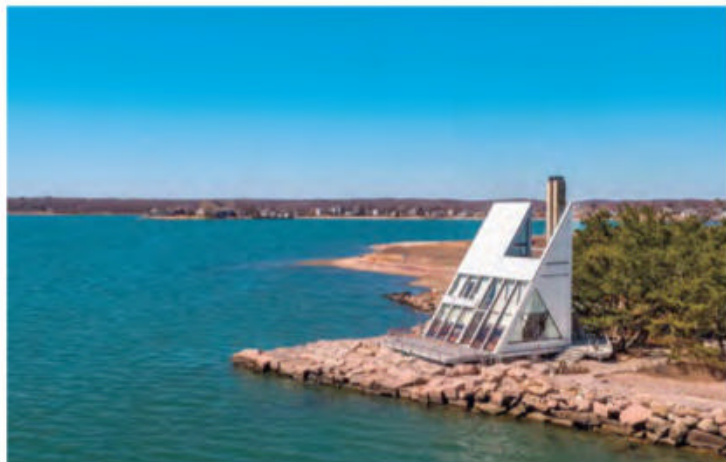
Ocean Club Estates

\$21,000,000 USD | sothebysrealty.com/id/zmdk5l
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29550 W Cahill Court

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169 Indian Mound Trail

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bcardenas@oceansir.com +1 305.304.8292

MARATHON, FLORIDA



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\$4,490,000 | sothebysrealty.com/id/e6knyk
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NEWPORT, RHODE ISLAND



1 Highland Place

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\$2,600,000

VILLA REVERIE, FEBRUARY POINT

Villa Reverie, Exuma & Exuma Cays

Villa Reverie is a spacious, comfortable 4 bed, 4.5 bath oceanfront home with stunning views. Featuring tropical gardens, broad verandahs, infinity pool and boat dock this villa is a must-have second home. February Point is a gated community just minutes from the conveniences of downtown George Town and a 20-minute ride from the airport. Private residences, a full-service marina, and The Beach Club's swimming, dining, spa and concierge services. Excellent rental history. www.thebahamasmls.com - MLS #37082



\$3,600,000

VANDERBILT VILLA

February Point Resort, Exuma, The Bahamas

Beautiful ocean front home comes with its own dock plus a private boat slip in the Marina. 3,600 square feet under air & 1,400 square feet of decks, patios & walkways. The stunning Master Suite occupies the entire third floor with broad patio offering gorgeous views of Elizabeth Harbour and off-shore cays. Conveniently located close to George Town, the central hub of Great Exuma island. www.thebahamasmls.com - MLS #43096



\$2,950,000

CASA DEL MAR

Casa del Mar, Exuma & Exuma Cays

Luxury beach front villas situated on one of Exuma's most spectacular beaches with stunning turquoise water and dramatic stretches of pristine white sand. The contemporary villas' innovative design combines expansive outdoor living space with complete privacy for the owners and their guests. Offered for sale is the single story Beach House on a half-acre lot with 110 feet of beach frontage, and a 2 story V-shaped Villa with ocean views enclosing a private courtyard with pool, outside lounge, dining and barbecue area. www.thebahamasmls.com - MLS # : 41755



\$1,795,000

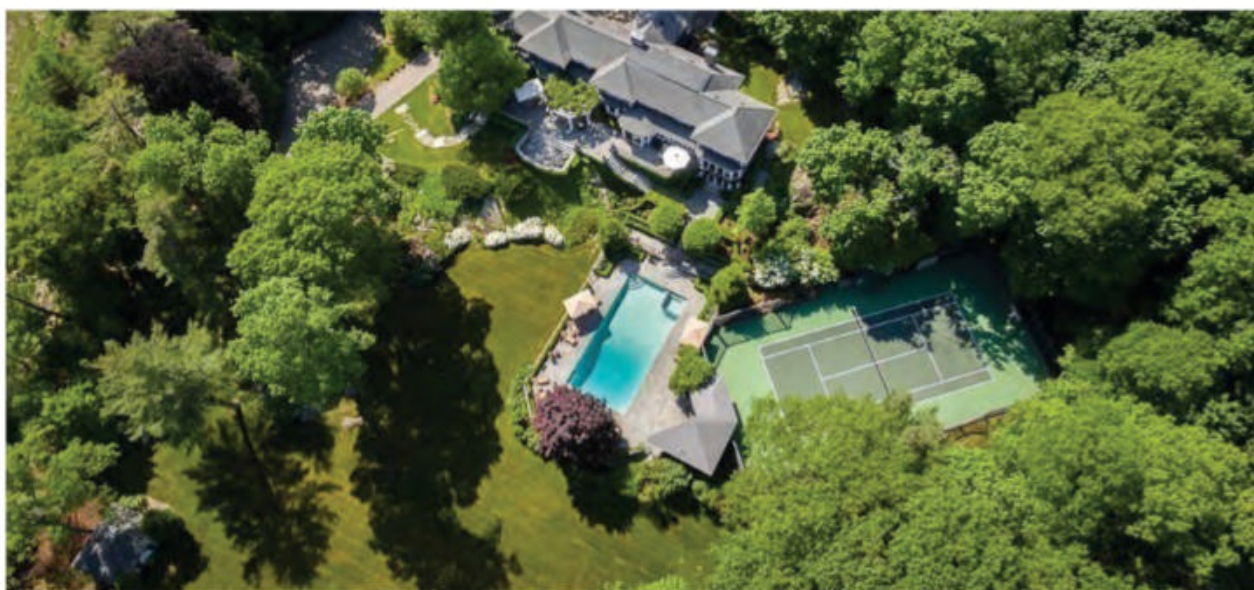
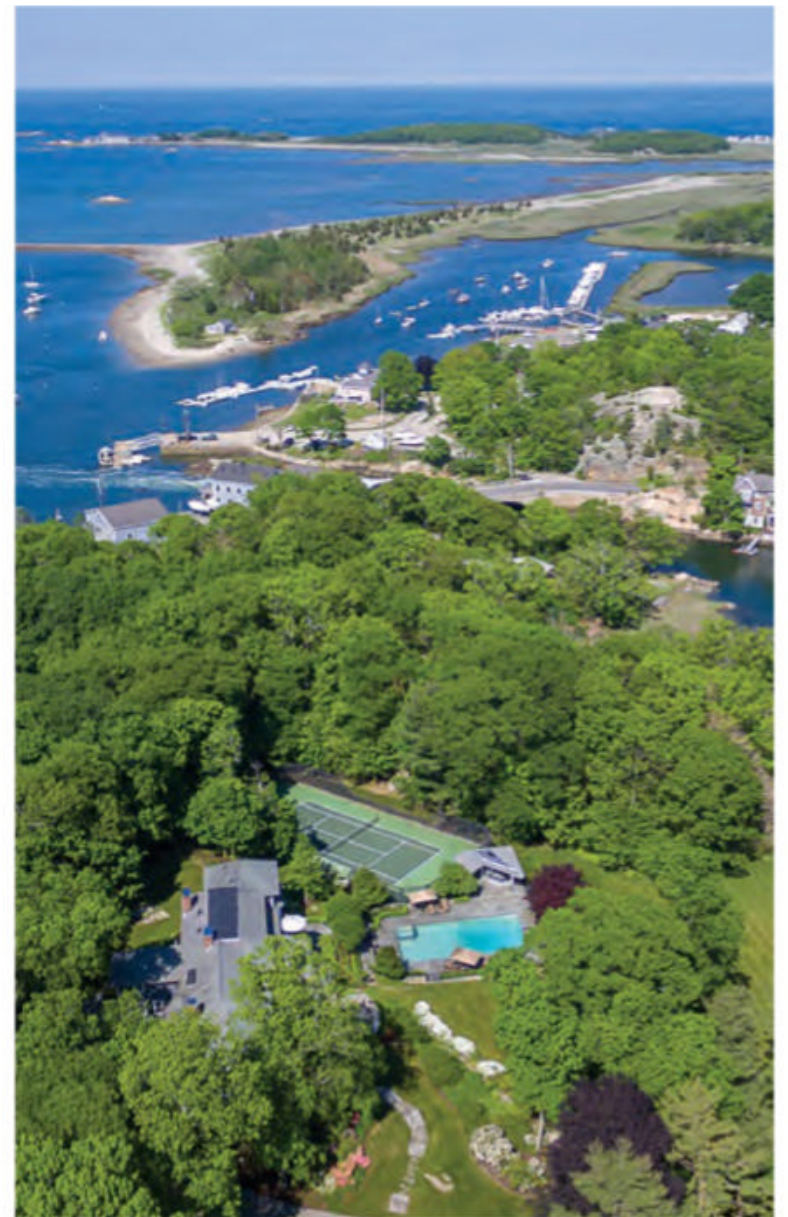
EXUMA BEACH RESORT, VILLA 1

Exuma Beach, Jimmy Hill, & Exuma Cays

A beach front enclave comprising 7 villas which share an expansive 260' wide tiled deck with 20' X 50' infinity pool and hot tub directly on one of the most beautiful beaches in Exuma. Villa 1 features include: 9' 8" ground to ceiling height; 2nd floor trayed ceilings; Crown molding; Designer grade porcelain tile, bamboo wood floors and staircases; Stainless steel appliances; Luxury bathroom fittings; Tommy Bahama furnishings throughout. www.thebahamasmls.com - MLS #39030



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A Rare Opportunity

30 Black Horse Lane, Cohasset

6 BD 5F 1H BA 6,800 SF \$6,495,000

One of the most iconic and coveted estate properties on Boston's South Shore, 30 Black Horse Lane boasts spectacular water views from nearly 7 acres of exceptionally private and meticulously landscaped grounds. Ideally located within strolling distance to Cohasset Harbor and the shops, restaurants and galleries of the charming village, this legacy property has been owned and cared for by just a few fortunate families. A handsome Main House features well-proportioned rooms perfect for grand entertaining, family celebrations and casual everyday living alike.



Kevin Lewis
Managing Director
617.774.9051
kevin.lewis@compass.com



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last look

INSPIRED DESIGN

JUNE
+
JULY
2021

96



BIRD'S EYE VIEW

A bird's eye view of just one of the projects featured in the issue that so seemingly effortlessly adds all of the clients' wishes into the schematic program to create the perfect summer house by the shore. Bravo Workshop/APD and landscape designer Miroslava Ahern.

PHOTOGRAPH BY DONNA DOTAN

FOR MORE INFORMATION, VISIT: workshopapd.com; ahernllc.com

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