

The structure's meandering shape makes the most of the dramatic site, positioned on a forty-foot bluff.



THE RIGHT SITE

It's all about comfort and the extraordinary views at this Cape Cod stunner.

Text by ALYSSA BIRD | Photography by MICHAEL J. LEE

When these clients relocated from the West Coast, they purchased not one, but two East Coast properties for their family of four: a full-time residence in the Boston area and two lots on Cape Cod to be combined into this one-acre setting for their newly constructed vacation house. But the site—consisting of an oceanfront lot with a structure from the 1980s and a wooded parcel behind it—did not come without its fair share of challenges. For one, the existing structure was dated, inefficient, and within fifty feet of the coastal bank, which isn't in keeping with today's setback requirements. The couple knew they wanted to start fresh and wasted no time putting together a top-notch design team consisting of architecture and interiors firm SV Design, KVC Builders, and landscape architecture firm

Gregory Lombardi Design.

The architects and landscape architects worked together on everything from seeking approvals to program development. The rigorous process even required tapping an environmental consultant to assure the local conservation commission that the site—featuring a forty-foot dune—would be preserved and improved. The two firms collaborated on the overall site design, including the placement of the brand-new 6,600-square-foot, six-bedroom residence, which celebrates the dramatic light and expansive vistas of the sand dunes, beach, and water beyond. There is an emphasis on indoor-outdoor living and function as the clients often host extended family and friends, whom they hope will feel comfortable and cared for.

EDITOR'S NOTE: For details, see Resources.

**ARCHITECTURE
AND INTERIOR DESIGN:**
SV Design

BUILDER:
KVC Builders


LANDSCAPE DESIGN:
Gregory Lombardi
Design

Setting the Tone

“There were multiple considerations when siting the structure. Not only does the property command fantastic views of the water and beach, but the preservation of the dune itself was a major factor. Our goal was for the exterior to reflect its surroundings. The result is a timeless Cape Cod home with natural shingles and white trim. Because we wanted

the home to maintain a sense of informality, we avoided large expanses of glass and kept the scale on the smaller side. It's a two-story building with pitched roofs, yet it doesn't feel overly tall. The geometry of the combined lots leads to a serpentine-like shape that reflects the site and makes the most of the view.”

—**Architect Thad Siemasko, SV Design**



Barn doors open to reveal access to the garage, which serves as an additional entertainment space, complete with a Ping-Pong table.

Putting a Plan in Motion

“We collaborated with the architects to determine the optimal placement for the outdoor spaces and how they would interact with the house. We thought about privacy, views, and use. This property is meant to be an anecdote to busy city life, so the family was looking for comfort as opposed to formality. As such, we considered creating various centers of gravity where the owners can spend time with either the

immediate family, extended family, or guests. For the entry, we went with a more cottage-like feel, with warmer shades and less-expected colors such as purple and apricot. The vegetable garden is also near the entrance. When you're driving up to the house, you see the woods and salt marsh, and you become immersed in this sandy palette.”—**Landscape architect Gregory Lombardi, Gregory Lombardi Design**



The ceiling height of the kitchen clocks in at twelve feet—two feet taller than the rest of the main floor.

Form & Function

“When envisioning the flow of the interiors, functionality for both the family and guests as well as maximizing the connection to nature took precedence. For example, the kitchen faces east away from the water, but it enjoys visual access to the water-facing side of the house. We made the ceilings in the kitchen twelve feet, while the rest of the ceilings on the main level are ten feet tall. This room gets great morning light and then becomes darker later in the day, so we added transom windows to help grab as much natural light as possible. Aesthetically, it's a balance of sophisticated and relaxed. It's well proportioned and everything has its place, yet it still feels very comfortable and casual.”—**Architect Thad Siemasko, SV Design**

Transom windows allow additional natural light into the east side of the home.

Strength in Numbers

“Sometimes when there is an existing structure or an overgrown site, people tend to focus on those things. But thankfully on this project, the entire team—including the clients—kept looking forward to realize the potential of what could be. In fact, the clients were critical to this collaboration: they brought a unique business perspective, they communicated well, and they were decisive, which

helped us to keep the project moving along at a good pace. Because this structure sits on a point overlooking the ocean, incorporating the right products was crucial. We worked as a team to select the best materials, including engineered structural framing for all the walls and cross braces. As a result, the home can withstand significant load capacity from the wind.”—**Builder Brian Vona, KVC Builders**



Feeling Inspired

“For the decoration itself, our firm’s interiors department collaborated with both the architecture team and the homeowners on finishes. And then for the furnishings, we worked with the couple to select contemporary pieces along with a few custom items to go along with the idea of a refined Cape that feels effortless and timeless. The

couple has two teenagers and two dogs, so durability is a key factor. We had many meetings about materials and palette. In fact, the wife has a great eye and is very in tune with color. We looked to the surroundings for inspiration, opting for greens, blues, and sandy tones that pull the outside in.” —*Interior designer Lindsay Goode, SV Design*

The daughter’s bedroom contains a lofted reading nook.

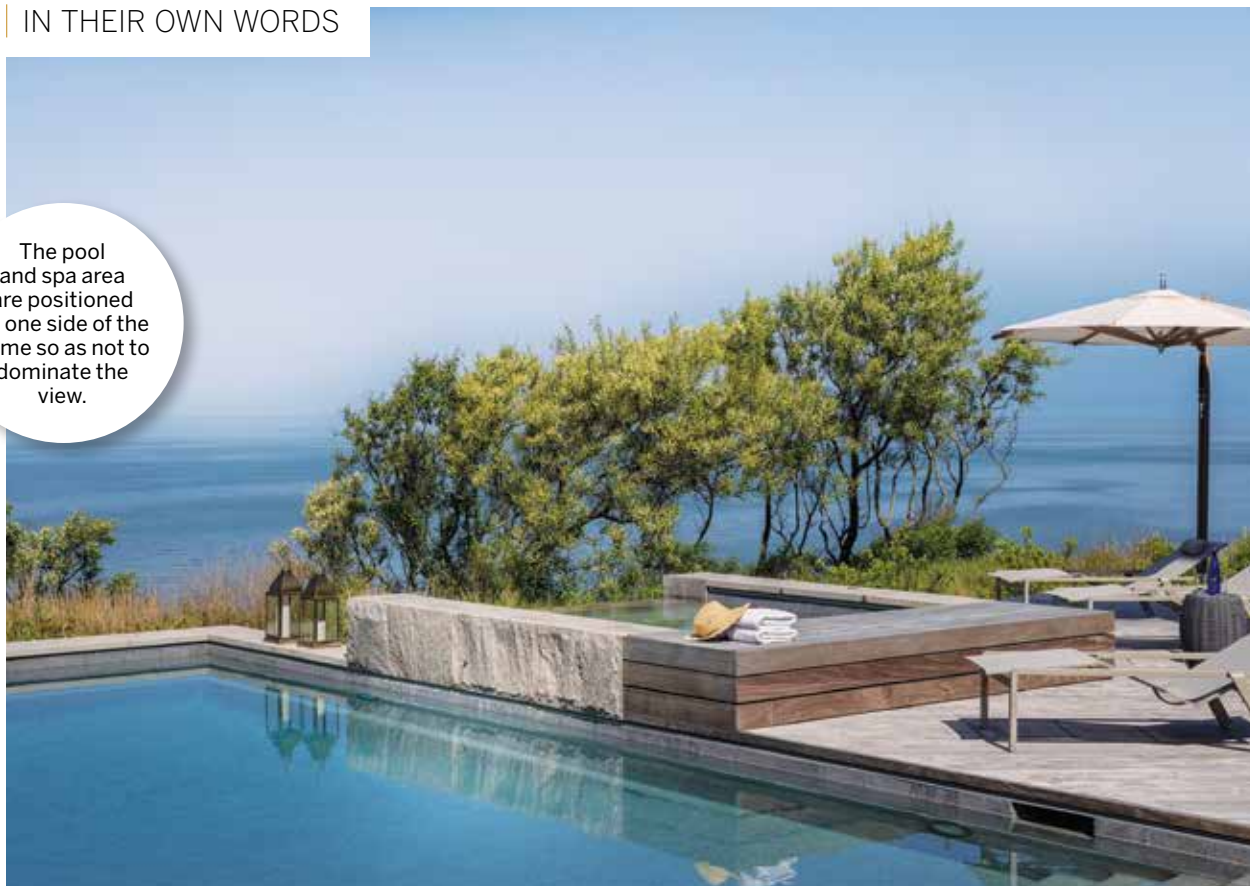
The second floor is separated into two wings, with the family’s bedrooms in one and a guest room and bunk room in another.



A Sturdy Foundation

“The top of the foundation is about seventy feet above sea level, so even the first floor is perched way up. While the views are spectacular, the house takes quite a beating at this elevation. I visited the site once during a snow squall with sixty-mile-per-hour winds, and I could barely see the front facade of the house. Still, I was happy with how the structure was performing. We purposely used quality exterior sheathing and other products that are capable of withstanding constant elements such as wind, rain, and snow. Everything—even the elements you can’t see—was crafted to stand the test of time. There is sheathing underneath the siding, an ice-and-water shield below the roofing, and flashing details around the windows and doors. We want the property to be there 100 years from now.” —*Builder Brian Vona, KVC Builders*

The pool and spa area are positioned on one side of the home so as not to dominate the view.



The firepit is one of several outdoor hangout areas requested by the clients.



Serenity Now

“The clients had a number of wishes for the site, including installing a pool and spa, a small vegetable garden, a grilling area, a firepit, a large lawn for games, and multiple terraces. The main terrace faces the water, while the firepit and grilling areas, as well as the lawn, are protected from the wind by the house itself. The activity-filled areas are relegated to the back, while the water side offers more serenity. There’s also a lower-level terrace off the mother-in-law suite. The front and rear facades offer some diversity in terms of the plantings. The ocean side features native plantings and a pollinator meadow cascading toward the water. On the opposite side, however, you will find more exuberant plants and tones.” —**Landscape architect Gregory Lombardi, Gregory Lombardi Design**