

LEVELING UP

*A waterfront home in Chatham
maximizes space and views*

BY RACHEL ARROYO

PHOTOGRAPHY BY
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To better capture water views, SV Design added three dormers to the south elevation of this five-level, modern-style Deck House.





A custom built-in shelf display, crafted from walnut by Spencer & Company, was designed to seamlessly integrate into the open-concept, main-floor living area.



Modern and heat efficient, the living room features a soapstone Tulikivi wood-burning stove with a built-in bench and wood storage.

A couple looking to purchase property in Chatham but having little luck finding a home that would suit their needs, had a turn in fortune when they typed “Chatham architect” into Google.

At the top of the search results was SV Design. And within hours, the couple found themselves at the architecture and interior design firm’s office, speaking with architect Leslie Schneeberger, AIA, associate principal at SV Design.

“They came in as they were looking at a number of different properties,” says Schneeberger. “They were a little bit frazzled trying to find out what would work, and asked if I would look at some [properties] with them.”

After viewing a variety of houses together, one stood out: Atop a bluff, overlooking Nantucket Sound, was a contemporary 1980s Deck House that had potential. Although the three-bedroom, split-level home was dark and dated, it offered stunning views of Nantucket Sound, had a sense of privacy and a late-1970s contemporary design that appealed to the married couple, who grew up in that period.

“I don’t think there were too many buyers attracted to it,” says Schneeberger. However, with some renovations, it would be the perfect city escape for the couple to spend time with their grown children, family and friends.

**Architecture
& Interior Design:**

SV Design
693 Main St., Chatham
508-348-5485
svdesign.com

Builder:

Spencer & Company
71 Enterprise Dr., Chatham
508-945-4222
spencerandcompany.com

Kitchen:

Classic Kitchens & Interiors
127 Airport Road, Hyannis
508-775-3075
ckdcapecod.com



Adding dormers and large windows “made a huge difference, especially on the second-floor,” says architect Leslie Schneeberger. “I feel like I am walking on the horizon. It just feels really open.” At right, SV Design provided the landscape design, while BlueFlax Design LLC expertly executed the plans.

Spencer & Company was hired as the builder for the renovation project, which took a little over two and a half years to complete and included both interior design and landscape design plans.

SPACE AND LIGHT

Because of the property’s coastal location and limited 2,400-square-foot footprint, SV Design’s biggest challenge was to maximize space within the home. To open up the floor plan and increase usable space, a centrally located fireplace chimney was removed, and steel I-beams were installed by crane to support the two loft levels of the five-level house. The exposed beams, extending from one side of the building to the other, also allowed for added square footage.

Even though the original house included features such as balconies and skylights, the structure still felt dark and closed.

To lift the seaward roofline, capturing more light and water views, three shed dormers were added.

“Creating the dormers really opened up the roof,” says Schneeberger, “and those huge pieces of glass made a difference, especially on the second floor: I feel like I am walking on the horizon. It just feels really open.”

The fenestration of the home was quadrupled, says Matt Spencer of Spencer & Company. Since the house is situated on a bluff, a crane was needed to transport and safely install the Anderson “A” series windows throughout.

CUSTOM SOLUTIONS

“We typically do Cape Cod–style homes, and this is definitely not that,” says Spencer, referring to the house’s modern design. He added the level of craftsmanship is entirely the same, but the approach to bringing everything together was different.

SV Design and the homeowners envisioned a modern design that would maximize every inch of space.

The home’s open floor plan features a sunken living room and adjacent kitchen with two loft levels above that overlook the living spaces. After the heavy brick fireplace between the living room and slightly elevated kitchen was removed, Schneeberger was tasked with finding the best solution for improving the flow between the two living spaces, while maximizing seating capacity for dining.

“The whole thing was kind of a game of Tetris in a way,” she says, asking rhetorically, “How do we get all these parts to work?” The solution was to design a built-in bench for the dining table that doubles as a decorative half-wall where the reverse side is used to anchor the living room sofa and built-in bar.

The living room also features a Tulikivi wood-burning stove—with a built-in bench and wood storage—made of soapstone that is a modern Finnish design and an efficient



To take advantage of unused space and increase sleeping quarters for guests, a ship’s bunk with blanket storage was built into the eaves on the highest floor.



A clever design solution—a built-in bench that provides enough seating for the kitchen dining table—doubles as a decorative half-wall where the reverse side is used to anchor the living room sofa and built-in bar.





The modern kitchen design features minimalist cabinetry and a low-maintenance, polished Cambria quartz island with a waterfall edge. At right, the basement features a custom, climate-controlled wine cellar.

heat source. In a room filled with windows, space needed to be made for an entertainment unit. To house the only television in the home, a custom built-in shelf display made of walnut was designed to seamlessly integrate into the surrounding room elements, including the adjacent decorative half wall and bench seating in the dining area.

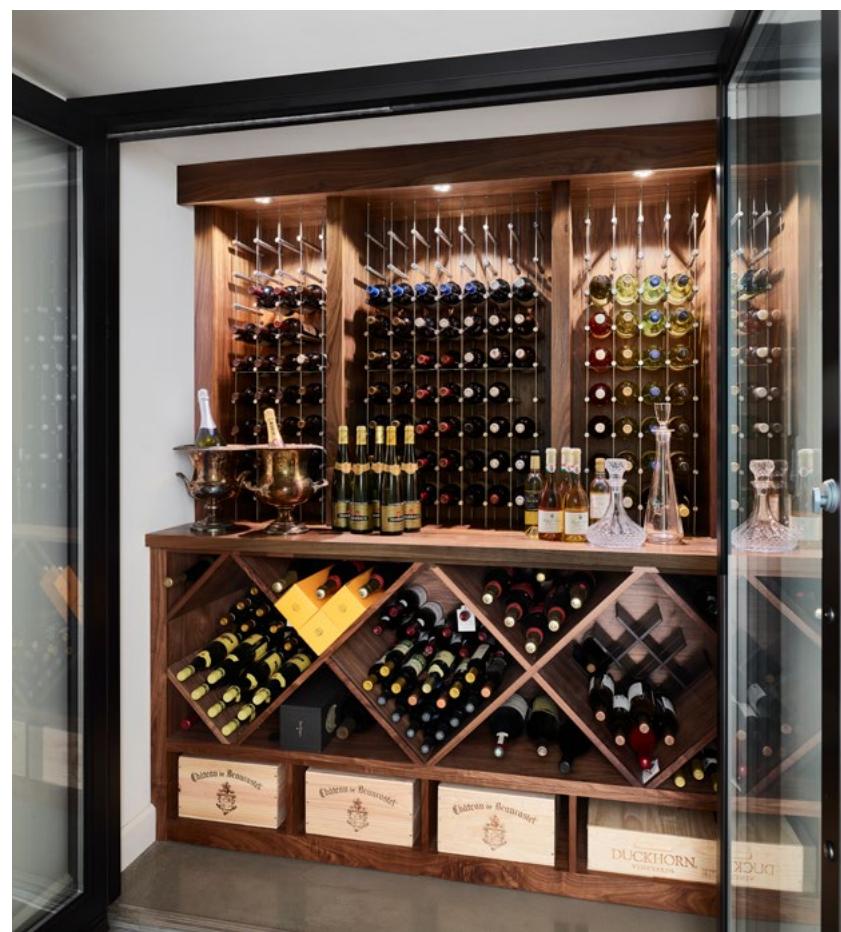
Schneeberger says that Spencer & Company's "custom built-ins, woodwork and cabinetry are just beautiful."

MODERN KITCHEN

Classic Kitchens & Interiors was brought in to assist with the kitchen renovation. With the goal of not competing with or obstructing the stunning waterfront views and maximizing storage, Schneeberger designed the layout.

"We played with a lot of options for the kitchen island," says Schneeberger. "Did we want a rolling island that could connect and move?" Ultimately, a low-maintenance, polished Cambria quartz island with a waterfall edge and a modern aesthetic was chosen.

Storage space within the compact kitchen was also a



Space-saving and modern, floating bedside tables were custom crafted for the master bedroom. Viewing the ocean from the cedar hot tub on the master deck is another favorite pastime of the homeowner.

concern. Working with Classic Kitchens & Interiors, the team opted for customized white cabinetry with concealed grips for a streamlined, modern look.

SLEEPING QUARTERS

Since the house has only three bedrooms, and hosting family and friends was important to the couple, additional sleeping accommodations were needed. Schneeberger's solution was to create several built-in, ship-style bunks in the loft areas. Within the third-level loft area there are two built-in bunks near a cozy living space, and the upper-level loft (the topmost floor in the home), has a single bunk located next to the glass-enclosed home office.

"We used a glass wall [between the bunk and office space] so there is acoustic privacy," says Schneeberger, but the glass wall also improves the flow from one space to the other.

Making use of every inch of space, the half-unfinished basement with its own side entrance was converted into a mudroom, laundry room and wine cellar with a half bath.

Of all the homes Schneeberger has designed, she says this one is probably her favorite. She describes the design as simple, non-fussy and comfortable. "I think that was accomplished because the homeowners were so open to trying something different," she says about the modern home. "They didn't once say, 'What's my neighbor going to think? That's not Cape-y enough.'" 🏡





The second-level loft with large picture windows, couch seating and a hanging bubble chair is a favorite spot for the husband to settle in with a glass of wine to drink in the views.

ADDITIONAL VENDORS

Landscape design & plantings:

BlueFlax Design LLC
815 Route 28
Harwich Port
774-408-7718
blueflaxdesign.com

Hardscape:

North Chatham Landscaping
508-945-0205

Second floor living room sconces:

The Frying Pan Gallery
(Steve Swain)
250 Commercial St.
Wellfleet
508-349-0011
fryingpangallery.com

Dining table:

Jeff Soderbergh
(furniture maker)
11 West Main St., Wellfleet
401-845-9087
jeffsoderbergh.com

Office partition:

Mayflower Glass & Mirror
111 Commerce Park Road,
Brewster
508-896-5683
mayflowerglassandmirror.com

Wood burning stove:

Tulikivi (Model: Valkia)
tulikivi.com

Appliances:

KAM Appliances
6 Aggregate Way, Hyannis
508-771-2221
kamappliances.com

Bubble lights:

Bocci lights (wall scones
and multilight pendant)
604-639-5195
bocci.com

Tile:

The Tilery at Tree's Place
60 Route 6A, Orleans
774-316-4571
thetileryatp.com

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