

Linders Keepers



HOMEOWNERS DELIGHT IN THE OLD AND CHERISH WHAT'S NEW ON THEIR CHATHAM PROPERTY.

BY JENNIFER SPERRY | PHOTOGRAPHY BY RANDALL PERRY

IT WAS AN ARCHITECTURAL PUZZLE: HOW TO FIT charming historical elements together with a family's need for open living spaces, newer technologies, and more lifestyle-appropriate functionality. With only limited pieces on hand—an eighteenth-century house with mismatched additions and a post-and-beam barn—it was clear the property could benefit from a dose of inventive reorganization and restructuring.

The original house, the 1767-68 Thatcher Ryder House, is one of North Chatham's earliest properties. It had been expanded twice, including a large wing built in the 1960s. In an

effort to assess the home's ability to provide more up-to-date amenities, the family hired the firm Botticelli & Pohl Architects.

"Our initial concept when we approached the project was to take the existing house and renovate it," recalls architect Ray Pohl. "It had been added onto, and these sections were not in keeping with the historic house. We did an about-face and realized there was only so much we could do with it the way it was."

Pohl, along with his business partner and wife, architect Lisa Botticelli, decided the best course of action was to strip back all of the additions, turn the historic section into a guesthouse, and



Architectural firm Botticelli & Pohl designed a gracious cottage with open porches as a getaway home. OPPOSITE: The 1767 Thatcher Ryder House on the Chatham property was restored, which won Von Thaden Builders an award.



build a new house that could fulfill the family's requirements.

Implementation of the property's new arrangement was a step-by-step process orchestrated by William von Thaden of von Thaden Builders, Inc., in Orleans. After the unwanted additions were demoed, the historic home was raised off the ground and a new foundation poured. Meanwhile, construction of the main home forged ahead.

The family's layout, functionality, and aesthetic desires are fully satisfied with their 5,000-square-foot main home, whose design evokes the turn-of-the-century Shingle style. First-floor living spaces are open to one another and staggered along the back of the house "like a necklace of rooms that wraps around the view," describes Pohl. Besides maintaining constant visual flow with the exterior, this interior openness is conducive to the family spending time together, and it keeps the cook from feeling sequestered in the kitchen, note the architects.

For a couple with four children, plus requisite friends and summer visitors, the kitchen is the home's keystone. Its white painted Christopher Peacock cabinets boast dovetail joinery, weighted drawer slides, and mahogany drawer inserts. Attractive serving and dishware are on display inside glass-paneled cabinets. There is plenty of storage and a spacious island, but the room is not oversized: "Instinctively, you think the larger a kitchen is, the more practical it will be; but that is not the case," asserts Pohl.

Oftentimes, homeowners forego a designated dining room, as its presence somehow contradicts informal summer living. This family, however, requested one based on the number of people typically present in the house. While there is a breakfast nook off the kitchen privy to water views through a curved bay of windows, the dining room table provides much-needed seating and is often used.

There are two options for living room relaxation: one is TV oriented and the other view oriented. A comfortable media room at the front of the house contains two walls of couches and a



OPPOSITE: The front entry hall opens up onto views of the manicured gardens landscape. A telescope on the second-floor landing offers views of the sea. **ABOVE:** Botticelli & Pohl designed a screened porch off the kitchen. A fieldstone fireplace warms the space on cool summer evenings.

built-in case for TV, games, and books. The more decadent but still cozy living room at the back of the house is a favorite spot of the husband's. Warm mahogany woodwork, including three-quarter wainscoting with shelf details, a coffered ceiling, and a gracious fieldstone fireplace ensure that the room is equally inviting both in and off-season.

Intricate woodwork continues into the home's stately entryway, lined by raised panel wainscoting. The stairwell's smooth mahogany rail leads the eye upwards to an overhead surprise: a cupola lined by shiny mahogany paneling, Pohl explains that, during the day, the cupola carries light in from outside, illuminating the cathedral ceiling; at night, its lantern acts as a beacon.

According to Botticelli, the entryway intentionally creates a dramatic effect for those entering the house. "In designing for a site

with a view," adds Pohl, "we strive to achieve transparency, so that when you open up the front door the first thing you see is to the back of the house, and you realize its size and layout."

The staircase leads to five upstairs bedrooms, including the master, which is part of a separate suite. His-and-hers sinks, a glass shower with a steam option, and river stone tile are luxurious touches in the master bath. A cathedral ceiling and balcony add to the bedroom's spaciousness.

While the front door leading to the formal entryway is mainly for guests, family members typically enter through a side Dutch door into the mudroom. Rows of pegs are available to hold coats, life jackets, umbrellas, and other items. The utilitarian area includes a pantry, laundry room, and ultimately ends at the kitchen.

In designing the interior, Carole Freehauf ensured that furniture



ABOVE: The master bedroom has a private deck for enjoying views of the ocean and the area's established woodland.
BELOW: The design team chose built-in glass cabinets and an island with a soapstone countertop. A Dutch door leads to the mudroom.





A view of the rear of the house reveals a series of open and enclosed porches and decks. The house is topped with a cupola, a traditional seaside architectural element.

“THE CUPOLA’S LANTERN ATOP THE MAIN HOUSE ACTS AS A BEACON OF LIGHT AT NIGHT,” SAYS ARCHITECT RAY POHL.

plans, simple window treatments, and a palette of water and earth colors complemented the home’s views and abundance of natural light. Noting her goal of understated elegance, Freehauf says that “many soft, lush textures, such as mohair, linen, cottons, suede, and leather, were selected for year-round use, while teak, mahogany, walnut, and bronze furnishings complement the interior architecture and finishes.”

Not to be outdone, the home’s exterior is equally endowed with

inviting spaces. The low-maintenance landscape by Crossroads Landscape & Pools extends to a pool tucked away behind a white picket fence. Porches of all shapes and sizes abound, from three balconies on the second level to a wraparound porch in front. For buggy evenings there is a screened porch off the kitchen—a perfect cool-weather retreat thanks to radiant heating and a fieldstone fireplace.

Though the property’s stage-by-stage transformation required superior imagination, cooperation, and craftsmanship, the

lifestyle puzzle for this family is now complete. In the end, they gained not one but two inviting houses: the first encapsulates modern living and the second represents a valuable chapter in New England’s history. ☺

FOR MORE INFORMATION, SEE MARKETPLACE, PAGE 134.

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