New England
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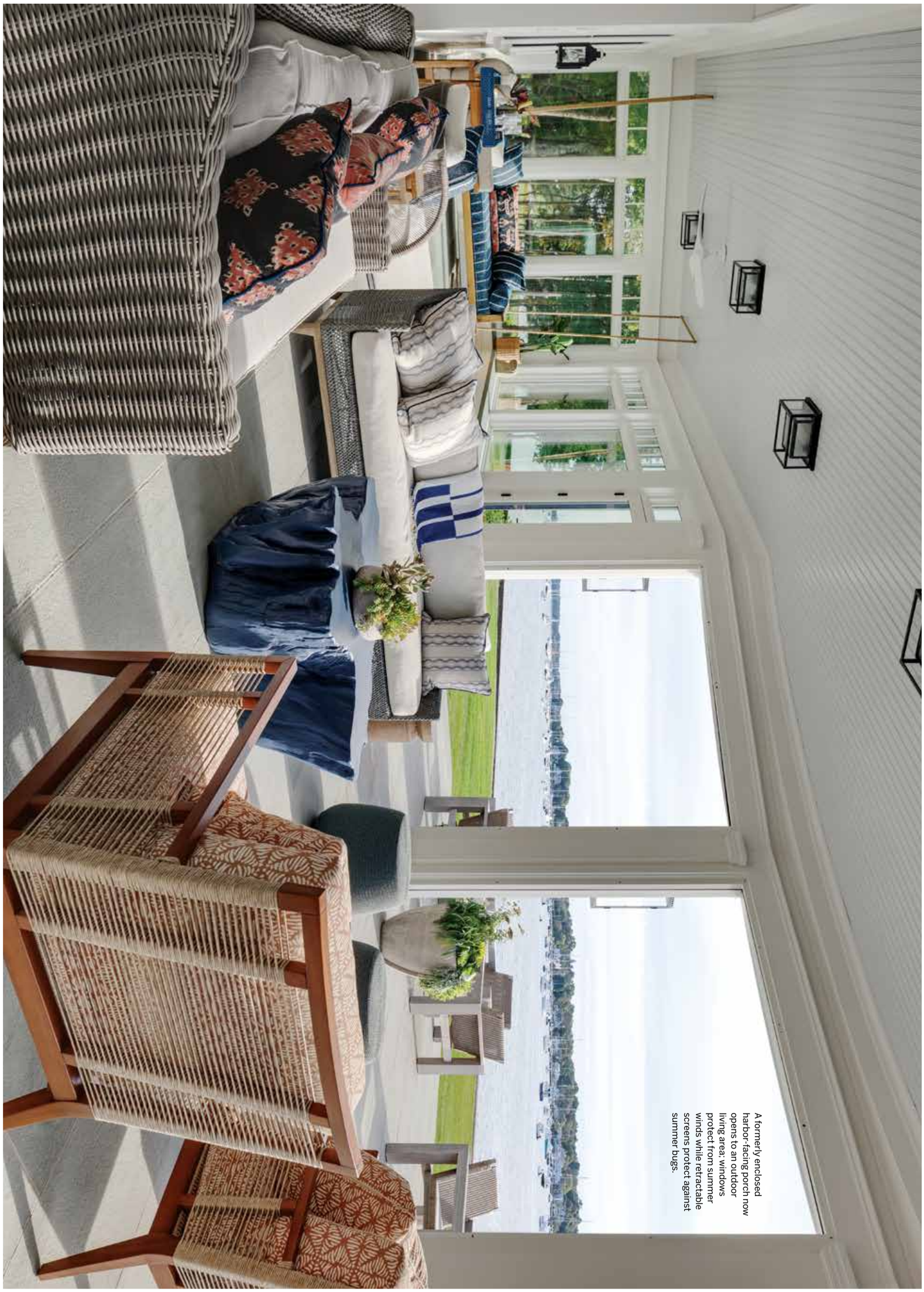
Waterfront *Idyll*

Soak up the views

COASTAL ALCHEMY

A Gilded Age Dutch Colonial on the Massachusetts shore is meticulously reimagined for modern life.

Text by TROY McMULLEN | *Photography by* GREG PREMRU



A formerly enclosed harbor-facing porch now opens to an outdoor living area; windows protect from summer winds while retractable screens protect against summer bugs.

CLOCKWISE FROM ABOVE: Restored millwork in the living room complements the floor's overlapping pinstripe artwork crafted by Patina Designs. Architects converted a former screened porch into an open-air retreat at the south end of the home. The dining room's wallpaper is Hillevi from Peter Fasano; the Martin & Brockett console sits alongside a rug from Steven King.

From the outside, the waterfront estate perched along the rugged hem of the Massachusetts South Coast embodies all the rich architectural traits befitting an early twentieth-century Dutch Colonial. The house exudes charm, from its sweeping gambrel roof and distinctive dormers to the cozy, symmetrical exterior details that accentuate its cottage-like appearance.

Yet inside the coastal property, amid a flurry of well-appointed rooms, a yearslong renovation reveals a three-level residence reimagined as a high-functioning sanctuary for the modern era.

Saltonstall Architects collaborated with interior designer Kate Coughlin to create a custom kitchen with a series of small service spaces that open to a larger family area.

"It was more of a redesign than a gut renovation," explains builder Kevin Cradock, who specializes in bringing older homes back to life. "So, we retained as much of the original property as possible while adding modern amenities."

Reverence for the home's Gilded Age DNA gave the renovation the feel of a curated residence, adds Will Saltonstall, principal at Saltonstall Architects. "We wanted to embrace that history, not erase it," Saltonstall says. "The challenge was rethinking how the interior spaces would flow while protecting the integrity of the original property."

The home's kitchen—once relegated to the background—emerged as an architectural pivot point of a renovation that elevated the cooking space to a position of prominence. Long, formal pantries track the length of a communal area that's flanked by a cozy seating lounge and a sun-drenched breakfast room. Full-height solid walnut cabinetry anchors the location by

CLOCKWISE FROM TOP LEFT: A built-in cabinet in the den has interior accents created by Patina Designs; the hand-painted artwork, which runs across the top and bottom of each shelf, was influenced by the room's fabrics. The powder room's upholstered walls are by Korla. The Cape Cod vanity in the pool bathroom is from a collaboration between Philippe Starck and Duravit; the set of two Arley baskets are by Pigeon and Poodle. Sauvage wallpaper from Zak + Fox adorns a dish pantry and bar that sits between the kitchen and main dining room.

"We wanted to establish a nice flow to all of the spaces so nothing in the home felt overwhelming."—*Interior designer Kate Coughlin*

New England Artisan Restoration designed the custom bed in a primary bedroom bathed in Vinyl Solstice Silk wallpaper from Phillip Jeffries. The bedding is Matouk's Gordian Knot collection.

adding a rich, masculine gravity to a space blessed with ocean views throughout. Just steps from the kitchen, a bluestone terrace leads to a fieldstone-wrapped spa and a garapa deck.

Resurrecting the property's original character occupied a key role in a renovation that feels both storied and fresh.

Existing trim and wainscoting were restored, including the coffered ceiling beams and decorative floor paint. Original doors and windows were refurbished, and the home's eleven fireplaces were brought back to life. And in a stroke of historical whimsy, two non-functional twenty-foot in-wall fire hoses were preserved to serve as visceral reminders of the property's century-old history.

The project was also a master class in patience. Spanning several years, the overhaul moved in rhythmic phases, retreating every June to allow the clients to reclaim their seaside property during the summer months, then restarting the renovation again in the fall. This seasonal approach allowed

The harbor side of the residence reveals the grandeur of a Dutch Colonial that underwent a renovation that added gray stucco siding, energy efficient windows, and a slate roof.

interior designer Kate Coughlin to shrink the massive scale of a 15,000-square-foot home.

"Moving in increments meant we could thoughtfully examine the space floor by floor," says Coughlin. "It allowed for a much more intimate feeling throughout the project."

Despite the property's grandeur, Coughlin was able to create a warm family home that manages to elude antiquated definitions of traditional and contemporary. She also energized the century-old property with clever and unpredictable details, including collaborating with Patina Designs to create a series of hand-painted artworks that grace the floors of the living room and sunporch and the interior of a built-in cabinet in the den.

"We wanted to establish a nice flow to all of the spaces so nothing in the home felt overwhelming," explains Coughlin. "Adding unique interior flourishes really allowed for a much more intimate feeling throughout the project."

EDITOR'S NOTE: *For details, see Resources.*

ARCHITECTURE: Saltonstall Architects
INTERIOR DESIGN: Kate Coughlin Interiors
BUILDER: Kevin Cradock Builders
LANDSCAPE DESIGN: Mary LeBlanc Landscape Design