

AT HOME ON CAPE COD

*Coastal
Living*

NEW BUILDS
OUTDOOR SPACES
INTERIOR DESIGN

SPRING/SUMMER 2024



ROOMS FOR THE

View



Great Island single-story home gets a grand expansion

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The family from Medfield had enjoyed a second home on the Cape for 20 years before deciding it was time to find something bigger.

In 2018, on a weekend visit, a friend showed them the single-story house on Great Island in West Yarmouth. Described by the owner as a “classic, well-built ranch,” the house had been sitting empty for three years and was dated. As luck would have it, the following Monday their broker called them to say it was for sale. They bought it before it hit the market.

“The stars were aligned,” said the new owner.

Although the house is located on the shores of Lewis Bay, one thing, ironically, was missing: a view. The property needed to be opened up to access a million-dollar vista.

For that, the owners turned to architect Erik Tolley of ERT Architects, and builder Mike Nardone, of MJ Nardone Building & Remodeling, both of Yarmouth.

The owners wanted to capture views of the nearby cove. While the master bedroom had a view, the living spaces did not.

RESOURCES

Architect:
ERT Architects
Yarmouth
ertarchitects.com

Builder:
MJ Nardone Building & Remodeling
Yarmouth
mjnardone.com



Neutral colors in the kitchen have a casual, beach house appeal.

“I’d love to be able to walk into the mudroom entry and see that view,” the owner said he told Tolley. He also wanted to add a private office.

“The house was built in the 1960s when people didn’t put a lot of value on views,” explained Tolley. “We’ve seen a cultural shift.”

To create the spaces and views the owners wanted, the solution was to orient spaces to maximize views, and to go vertical, adding a second and third floor and coming in just under the 35-foot limit.

Tolley’s design called for living space on the ground floor, a master suite on the second, and an office on the third. As luck would have it, the garage, at some point, had gained a second story. That meant that adding floors to the main house wouldn’t be out of balance. In drawing up the plans, Tolley had to be sure the design complied with regulations that govern both building height and construction near wetlands.

To make the design a reality, Tolley and the homeowners turned to builder Mike Nardone.

Nardone and Tolley are no strangers. They did their first job together 20 years ago and have worked on more than 100 projects together. Their offices share the same building in Yarmouth. It makes for an efficient operation.

“I can read his plans flawlessly,” said Nardone. “He says, ‘make it look like the picture,’ and I do!”

Using the existing foundation, Nardone explained that the construction doubled the size of the home, weaving in the old with the new.

“Any time you’re marrying an existing house it’s a challenge. It’s not as cut and dry as a new house. There are a lot of unknowns,” said Nardone, who was able to use much of the existing mechanical systems, with adjustments.

An open floor plan maximizes the view from every room.



The primary bathroom has stunning views of the shore.

“The homeowner was on site every day. We worked with him to select stains and finishes and achieve what he wanted. It was his vision,” said Nardone.

Set on a property that leads down to a dock on Lewis Bay, the completed house evokes the look of a boathouse, albeit a grand one.

“That look seems to be very popular,” said Tolley, noting the natural wood edge and center bead on the ceiling of the office. “Like shiplap, people associate these finishes with coastal communities,” he said.

The ground floor living area has three large sliders providing access to a patio, which the owner described as a “very entertainment-friendly space.” Though on the water, the layout provides privacy, a quality many waterfront homes lack.

A stairway leads from the master suite on the second floor to the private office on the third, where there’s access to a roof deck. The master suite includes a sitting area with Juliet balcony and a large bathroom, both with stunning views, and a big walk-in closet.





Distinctive finishes include stainless steel cable railing on the balconies and stairs. Like shrouds on a sailboat, they give the house a beachy, open quality.

For the floors, the owner chose an engineered laminate. Nardone said it's more expensive to purchase, but less costly to install, and requires no finishing. He said it's "virtually bulletproof," and perfect for a beach house with dogs.

On the exterior, they selected a 50-year architectural shingle - a thick heavy look that resembles slate, and the siding is made of pre-dipped shingles in lighthouse gray.

Despite the magnitude of the renovation, the owner said the project went very quickly and was finished on schedule. "I think it was a huge advantage that the architect and builder have a close relationship and are both local. That made a big difference," he said.

The Home Builders and Remodelers Association of Cape Cod were likewise impressed with the project. The home was the recipient of a Silver BRICC Award in 2023 for Excellence in Remodeling - Whole House Remodel or Large Addition (\$250,000 to \$500,000). 🏡

The stairs and balcony have stainless steel cable railing that's both nautical and contemporary.

At left: Natural wood edge and center bead board gives the house a boathouse feel.

