

# VIEW OVER SIPPICAN HARBOR

*A Marion home with a double gable design and an open floor plan is perfect to take in a host of different views off Kittansett Neck.*

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A very select set of homes are fortunate enough to share the Sippican Neck peninsula with the Kittansett Golf Club, one of the premier golf clubs of New England. A line of them on a stretch of Point Road gaze out over summer's setting sunsets.

When a couple bought one of the homes here, their plan was to renovate the existing structure. But after years of deliberation and waiting nearly two years for flood plain information, they decided instead to start anew with something that blended in nicely with the landscape and the character of nearby homes.

The couple worked with Will Saltonstall and

Tristan deBarros of Saltonstall Architects to come up with a home design that would fit the space and still serve the needs of their extended family visits and the entertaining of friends.

The double gable design worked perfectly for this site, allowing for common spaces—leading out to the backyard that slopes to the sea—to run together nicely. While columns rising up from cabinet and shelf built-ins delineate the difference between the living room, dining room and kitchen nook, one can easily see the activity across the way at any given point in time.

Walking in the front door and through a modest



Above: The pea stone approach to the house through the young trees reveals an interesting mix of rooflines and masses. Below: The fireplace and television, surrounded by built-ins at one end of the living room, serve as a central point around which the homeowners and guests may gather.



Columns rising up along the great room delineate the dining room from the kitchen and living room, while colors in the upholstery pull them all together.







Above: The front door perfectly frames the foyer, the dining room, and a lone tree in the backyard beyond that. Below: One side of the house, somewhat protected from offshore breezes, boasts more deck space for gathering in the area by the outdoor shower.



foyer, a visitor is drawn to the views and the common spaces, instead of being distracted by a set of stairs. In fact, one must take a left toward the family room in order to get to that main stairway. A landing on the turn in the stairs is such a perfect spot to survey the first floor, so much so that the owners insisted that there be a plug nearby so that they could curl up with a laptop on the built-in seat there.

The home boasts a nautical theme to complement the white and neutral colors throughout. The iron chandelier comes together in a form that houses a line of candles.

The house is a tight envelope for heating and cooling efficiency. Although it is not LEED certified, it has high performance window and benefits from solar panels on the south-facing roofs. The home is exposed to the prevailing winds right off the water, but if you are inside, you would never know it.



Above: The kitchen is spacious and the large island faces purposely toward the rest of the great room for better interaction with guests. Below: The front façade of the house, which creates an 'L,' purposely uses smaller windows and trellises to break up the spaces.







Above: The master bedroom. Right: The hardscaped terrace with Adirondack chairs surrounding a rock-encased gas fireplace can soak up all of the light of the middle of the day and the sunset as well.

When the wind is not howling, you can wander outside to take advantage of the outdoor living spaces, hardscaped terraces on slightly different elevations, which are almost rooms unto themselves. A square stone gas firepit sits in the middle of the terrace system, and a hot tub is situated in the corner off the three-season room. The stonework around these terraces is flawless.

One of the homeowners preferred decking on the outdoor space, but had to compromise for a deck in the area right outside the kitchen, which when it is windy is a little more protected (that is where the outdoor shower is located, too).

The landscaping around the house is subtle, full of local native plants. The manicured lawns eventually transform into an area of grasses that require much less maintenance. The stands of trees on either side provide buffer from the neighbors.

The house exterior walls when not broken up by glazed surfaces rely on changes in the texture of the shingles to keep the eye intrigued.







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A view from the staircase is one of the best vantage points in the entire house.

Looking at the house from the water, one will notice that while organized and architecturally straightforward, it is not nearly symmetrical. The first floor master on the southeast end of the home extends farther out than the three season room on the northwest end.

One of the other purposely planned parts of the house is the separate suite above the garage. It can accommodate visiting family that require a little more privacy than the second story bedrooms above the great room can supply. Even though it is set back on the other side of the house (above the garage facing the road), there are windows there that can offer glimpses of the water. The width of the lot forced the garage to come out towards the road instead of rambling on one end or another.

The home, while large and accommodating, is far from pretentious. Although the craftsmanship in every corner is evident, never do you feel that such a home is out of anyone's expectations. Whether you like golf or the reflecting rays of the setting sun, this home will make it possible to enjoy both. 🌊

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