

Habitat

GOING COASTAL

How one couple on the Cape turned something old into something new with a great view of the ocean blue.

By Rachel Kashdan

Photographs by Jane Messinger
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The neutral-hued living room encompasses a B & B Italia sofa as well as a Paola Lenti rug.



THEY SAY GOOD THINGS come to those who wait. This Dover couple would know, having spent more than a decade searching for land on which to build their dream beach house on the Cape. When they came upon a waterfront property in Brewster in 2016, the decision was easy. To the north was Paines Creek Beach, known for its jaw-dropping sunsets over Cape Cod Bay. To the south, a small pond surrounded by marshland. “It was an incredibly special site for the view and the privacy,” the husband explains. “I said to my wife, ‘We’ve got to nail this down today.’”

When architect Jill Neubauer—whom the pair tasked with designing their coastal oasis—first visited the property, she instantly recognized how remarkable it was. But the site came with a challenge: Due to natural-

Clockwise from top left: The house's classic shingled exterior helps the modern structure settle harmoniously into its Cape Cod locale; a suspended bridge connects the TV room above the carport with the main house; Neubauer made the staircase a showpiece by incorporating heavy glass panels on either side.

resource regulations imposed by Brewster's Conservation Commission, the footprint of the new home would have to fall within the outline of the property's existing house and driveway.

So the architect began brainstorming, devising plans for a rectangular 3,556-square-foot structure. To create additional space without expanding out of bounds, Neubauer also designed a two-story carport, envisioning its second floor as a TV room connected to the main house by a suspended bridge.

As for interiors, the team—which included former Montage

designer Lauren Hamilton—honored the couple's wish for a minimalist home that showcased the beachy surroundings.

That ethos permeates every corner of the house, which reads like a love letter to the oceanfront locale. The main entrance opens to a combined kitchen, living, and dining room filled with natural light. Here, the kitchen's quartzite backsplash and countertops evoke the colors of the beach and marshland, while simple furnishings keep the focus on the scenery. The finish selections help, too. The walls, trim, and ceiling: all white. The floors: white oak. And on the north and south sides of the living area, Neubauer incorporated 9-foot-tall glass panels. “It was about not having anything in the house that said, ‘Oh, look at me,’” she explains. “The priority was the landscape.”

The pared-down trend continues on the second floor, accessed by a staircase near the main entrance. At the top of the stairs, a door on the left leads to the bridge that connects the house to the carport, where the second-floor TV room doubles as a guest bedroom. Back across the bridge to the main house, another stretch of windows spans the length of the hallway, beckoning toward the master suite—the couple's favorite space in the house. Off to one side of the bed, a private deck overlooks the water. On the other side, plush armchairs from Gervasoni play up the room's ethereal aesthetic. A muted Michael Carson oil painting of a pier in California, meanwhile, hangs above. A perfect match for the sandy scenery outside, the artwork harks back to the couple's original vision—and the resulting house they so love. “The home is at balance with nature and itself,” Neubauer says. “It's peaceful and tranquil, and the beauty of the landscape just settles over the whole place.”