

WHOLE HOUSE REMODEL

Character Building

Remodeled to boost both space and charm, a Cape Cod-style home in Chatham's Old Village is now fit for contemporary living.

The walls separating the kitchen, living and dining rooms were removed to create a bright contemporary space conducive to entertaining.

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DESIGN & BUILD: Polhemus Savery DaSilva
Architects Builders

KITCHEN: Classic Kitchens & Interiors

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Overscaled entry columns and transom windows over the garage up the curb appeal. Below: A before photo of the exterior.

Nestled at the end of a long tree-shrouded drive in Chatham's Old Village, this Cape Cod-style house was blessed with a verdant, private yard. Constructed in 1986, the house was solidly built. Unfortunately, the residence was also supremely devoid of charm and character. "It's a special retreat, a short walk to town and a spectacular beach," says John DaSilva, principal of Polhemus Savery DaSilva Architects Builders. "But it was very banal in appearance and marginally functional in layout."

The homeowners contracted PSDAB—for both the design and build phases—to make the roughly 3,600-square-foot home more appealing and conducive to contemporary living.



The slightly expanded kitchen received a fresh new look with updated off-white cabinetry, granite counters and stainless steel appliances.

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Grand Facade

The house lacked connection to the south-facing backyard, and the front façade was unwelcoming. “The house had odd proportions with very tall distance between window heads and the roof eaves, which hid the second floor in the front,” says DaSilva, who enlivened the exterior with emphatic, overscaled entry columns at the entrance and a sweeping roof that comes down over the front door. He designed a similar, smaller treatment over the secondary entrance by the garage. “We added some playful elements to give the façade detail,” says DaSilva; transom windows were added above the new garage doors and the existing fake shutters were replaced with real ones painted seafoam green and embellished with sailboat motifs at the top.

An abundance of windows and a pair of French doors not only connects the backyard to the living room, but also lets in more natural light.



The expanded dining room was finished with a soaring cathedral ceiling clad at the peak with white-painted v-groove paneling.



Above: The living room fireplace received a new mantel and surround along with built-in shelves that encase the television.

Making Connections

Making the living spaces lighter, brighter and more connected was a key aspect of the design. “The house had rooms that were really closed from one another,” says DaSilva. To create more cohesion between living spaces, the walls separating the kitchen, living and dining spaces were removed, resulting in one large open area. “Circulation now flows easily between the different areas,” says DaSilva. “The home now has a bright, contemporary space that facilitates social interaction and connection to the landscape where dark, minimally activated space had been.”

Light and Spacious

A neutral color palette and oak floors with a light finish contribute to the home’s airy appeal. The kitchen was expanded slightly and revived with new off-white cabinetry, granite counters and stainless steel appliances. The dining room was expanded more significantly and finished with a soaring cathedral ceiling clad at the peak with white-painted v-groove paneling. A round window filters in additional sunlight while serving as an interesting design element.

To create more integration with the beautiful backyard, DaSilva called for the exterior walls of the living area to be made up with French doors and windows. A new coffered, wood paneled ceiling gives the room distinction and the existing fireplace was embellished with a substantial new mantel and surround along with built-in shelves that encase the television. “The room went from being dreary and closed off to being bathed in natural light,” says DaSilva.

Implied Separation

The different ceiling treatments add character and detail to the spaces as well as creating distinction. “You go from having a flat ceiling in the kitchen, to the cathedral in the dining room to the coffered in the living area, so you realize you are transitioning between different spaces,” says DaSilva. Two posts between the living area and kitchen were necessary to hold up the second floor; they also serve as an implied separation between the spaces. “You still have complete visual and sound connection, but the notion that there is separation between the areas is apparent,” says DaSilva.

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Above: The spacious master suite includes a sitting area with French doors that open to the lush backyard and pool area (at right).



Adding Space and Character

Two gabled ends were added at the back of the house, increasing the home's square footage by about 700 square feet. The first gabled end encompasses a small projecting bay that was expanded with the dining room addition; the second gabled end encompasses a spacious new master bedroom and bathroom. With no second-floor rooms above these spaces, DaSilva shaped the ceilings to follow the roof slopes, providing height and character to the interiors. "The new



master bedroom and bathroom replaced a workshop that occupied the most private portion of the site, the southwest corner," says DaSilva. The spacious suite includes a sitting area with French doors that open into the lush backyard and pool area.

"It was not an appealing house to begin with," says DaSilva. "In many cases, when we have clients who want this level of change done to their houses it makes more sense to tear them down. But here there was quite a bit worth saving. From a structural perspective, the house had a good foundation and good roof structure, which made it a house in need of transformation rather than in need of replacement."

Transformation complete, the now alluring home beckons visitors to step inside. 🏠

Left: The well-manicured backyard is a secluded paradise easily viewed from inside the home through a wall of windows. Below: The master bath.

