

Made to Order

A Falmouth couple turned to a team of experts to transform standard plans into a custom-designed year-round home.



BY LISA CAVANAUGH
PHOTOGRAPHY BY ED GLICK

Comfort and elegance are achieved with classic furniture from Ethan Allen and Serena and Lily, a performance carpet, and woven motorized Roman shades from KC Draperies.



Both the shaded front porch, above, and the sunny and spacious back patio, below, provide the family with ample opportunity for outdoor relaxing and entertaining.

The home's charming and unpretentious exterior artfully conceals the fact that the interior boasts nearly 4,000 square feet of living space over four levels.

A FEW YEARS AGO, Sandra and John Fitzgerald, who had lived in Mansfield for 26 years and raised a family there, knew they wanted to make Falmouth their full-time residence. While charming, the older vacation home they owned in town did not fill the bill for modern and comfortable living. “We had the Falmouth property since 2004,” says John. It was a smaller house built in the early 1920s, and at first, the couple talked about renovating it. “If it were going to be our forever home,” says Sandra, it would need a lot of work. There was not a single closet on the first floor. We were limited with what we could do.”

However, the new FEMA rezoning put them slightly in a floodplain, which would have meant major work on the structure. “That’s what put us in the direction of just doing a new house and setting it back another 10–15 feet to get it out of the flood zone,” says John.

The Fitzgeralds took advantage of the excellent seller’s market to list their Mansfield house and, thus, were eager to

move ahead with their Cape project. This led them to choose architectural plans from an online source and then turn to Broderick Building and Remodeling to reshape them into a home specifically for them. “Brad wants to build a house that he’s proud of,” says John, referring to owner Brad Broderick. “He has the expertise and experience, and he and his team—his subs are all fantastic—did an amazing job.”

“We took their plans and then modified them,” says Broderick, who has been a custom builder and home remodeler for twenty years. “I was able to add details to personalize the house and give it more curb appeal.”

His first challenge was fitting a generously sized home onto a small property. “Falmouth Heights has many tight lots, and we wanted to give the Fitzgeralds a lot of house, within the relatively tiny footprint that suits the neighborhood.”

After pushing the new house farther back than the original house to give the homeowners more of a driveway and parking area, Broderick then poured a taller basement





The project team's collaboration resulted in a gorgeous primary bath with white oak cabinetry, quartz countertops, geometric mosaic tile on the focal wall, and porcelain octagon-shaped shower floor tile.

Above: Luxurious Chicago-made bedding from Eastern Accents is complimented by glass pedestal bedside lamps. One wall of wallpaper was all they needed to create a beautiful backdrop. **Above Right:** The client loved this fun mosaic tile but the pattern was discontinued before construction began. "Cornerstone Tile in Easton spent hours searching for what we needed to complete the project," says Karen Corinha.

wall and added dormers to the entire attic level on the back of the house. The finished rooms on both these levels added much-needed bonus areas for the family.

"From the street, the house looks pretty modest in size," adds Broderick. "But they have four finished levels in that house, with nearly 4,000 square feet of living space."

The new design still allowed for a lovely backyard perfect for entertaining, four bedrooms, and multiple family areas. "There is an open plan living, dining, and kitchen area," says Broderick, "as well as a theater room in the basement and another family room up on the third floor." The home also boasts some peekaboo views of Falmouth Harbor, which pleases the Fitzgeralds, who enjoy the proximity to the water.

Broderick says they added zinc-coated copper roofing to dress up the house, along with some exterior board and batten details, exposed brackets, and eyebrow roofs. "We wanted to give the house some pop and personality."

Two other team members joined early in the construction process to offer their talents to the project: Karen Corinha of Corinha Design and Marianne Sansone of Falmouth Kitchen Korner.

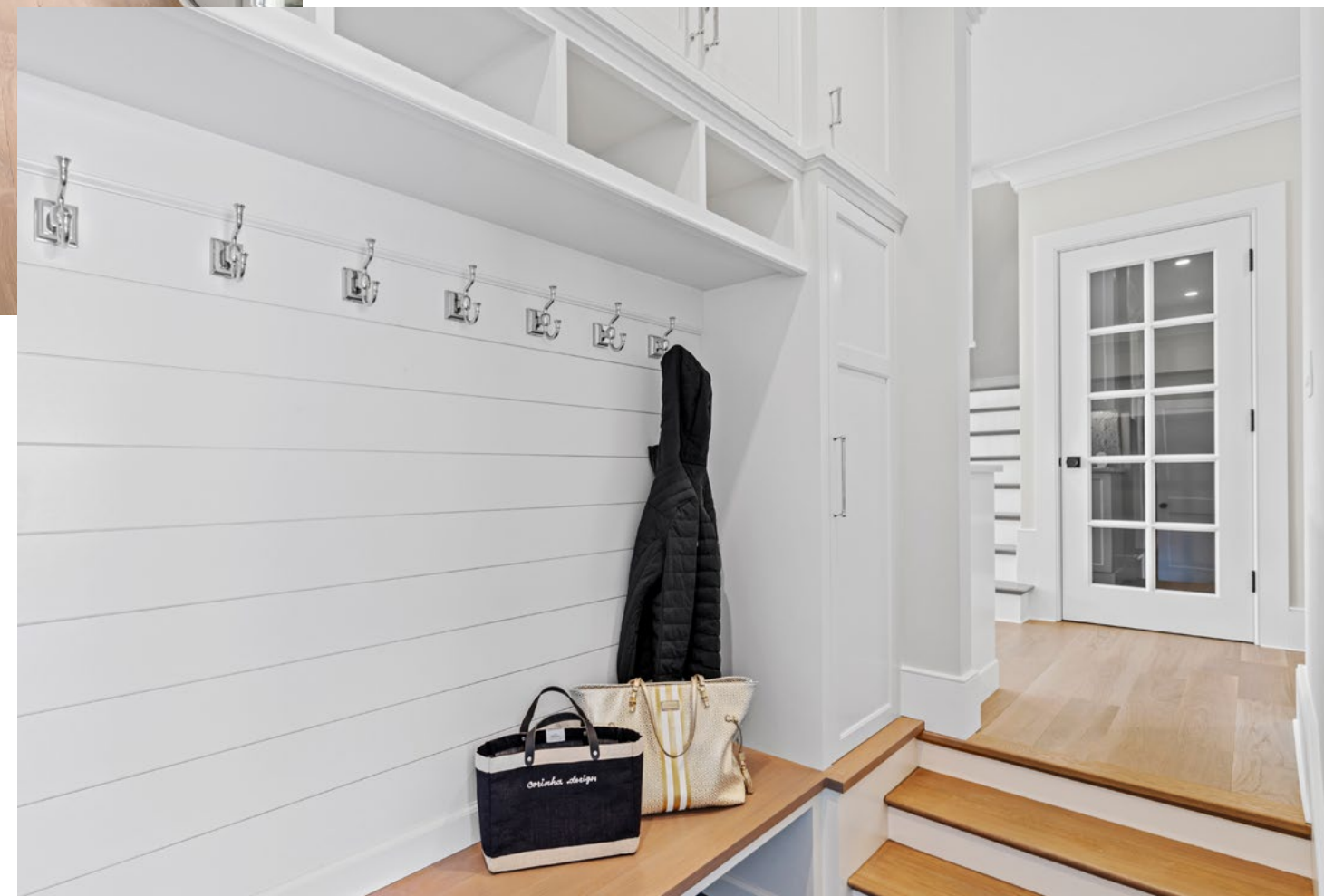
Corinha, an interior designer for 28 years, had previously worked with the Fitzgeralds on their home in Mansfield. "So, I was involved right from the start," she says. "I knew this was going to be their primary residence, and they wanted it to feel coastal, comfortable, and timeless."





Left: Sliding glass doors to the outside along with coastal-inspired lighting from Hudson Valley Lighting brighten the open kitchen and dining space.

Above: Patterned floor tile, Thibaut vinyl wallpaper, a wood frame mirror, and seashell-themed art all lend a shoreside atmosphere to the powder room.



Part of the knowledge Corinha says she provides her clients is when to splurge and when to save. “I have a different approach than most,” she says. “I approach projects with an eye toward providing style within a budget. It’s so much fun to make a home look beautiful and high-end without spending an unnecessary fortune. So, I really try to guide them as to where they can be more frugal and when they might want to go for something of higher quality.”

An example she gives is in the daughter’s bathroom. “We spent a lot of time picking out every little detail in the bathroom,” says Corinha, “and not only does it look beautiful, but it also functions well.” She says the family invested in digital valve controls for the fixtures but ended up choosing an inexpensive tile. “Their daughter really liked it because it was cheery and reflected her personality.”

Even though their three children are college-age, the Fitzgeralds wanted the kids to have their own spaces in the new

house, with plenty of room for them to bring all their friends, relax, and have fun on the Cape.

This aspect is also found in the common areas, where there is space for everyone to gather. Falmouth Kitchen Korner’s Sansone, who has worked with Brad Broderick for more than 15 years, says that she, too, had to adapt the original plans to make the kitchen work for the family.

“We tweaked the location of some windows in order to accomplish symmetry in the kitchen,” she says, “and tweaked the location of the pantry door to accommodate what they wanted for their appliances.” Sansone notes that the Fitzgeralds’ kitchen was very appliance-heavy, which required a good amount of engineering.

“They were looking for form and function, along with a light, breezy Cape Cod feeling,” she says, “which we gave them with the driftwood and blue color scheme.”

Sansone touts the incredible camaraderie among the team members. “Brad is highly skilled, pleasant to work with, very



A large-scale trellis-patterned wallpaper in a neutral color with a comfortable swivel chair creates a classic and bright home office in which to work or read.

RESOURCES

Builder:
Broderick Building & Remodeling
broderickbuilding.com

Interior Design:
Corinha Design
corinhadesign.com

Kitchen:
Falmouth Kitchen Korner
falmouthkitchenkorner.com



upstanding, and professional,” says Sansone. We always have happy customers.” She also credits her lead carpenter and installer, Paul Bowker. “Paul is just amazing. Talented, helpful, and able to get the job done smoothly.”

Corinha, who notes this was her first project with Broderick Building and Remodeling, says the entire process was a delight. “It came out so lovely and was such a fun project. Brad and I quickly became thick as thieves, and I feel he did a really beautiful job. I’m so proud of that place.”

Broderick agrees that the collaboration was ideal. “Everyone worked really well together to create exactly the home the clients were looking for.”

From the Fitzgeralds’ perspective, it was a dream come true. “It was really pleasant how well everything worked out with all our interactions with everyone,” says Sandra. “They took care of us and got the job done.”

John adds that, while they have no plans to move, they would follow the same path if they were forced to build again. “I would use Brad as the builder, Karen as our designer, and engage Falmouth Kitchen Korner again in a heartbeat; it was that good.”

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