


HOMES THAT TELL A STORY: NEW ENGLAND COASTAL BY HUTKER ARCHITECTS

# CAPE COD HOME

MARTHA'S VINEYARD & NANTUCKET

## HEART OF THE HOME



★ ANNIVERSARY ★

CAPE COD LIFE  
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**WHEN IS THE RIGHT TIME TO MAKE  
A REAL ESTATE INVESTMENT?**

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Coastal design meets a farmhouse aesthetic in this well-appointed space. Read the complete story on page 68.

*Photo by Read McKendree/JBSA*

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*Photo by Jessica Delaney*

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A dock stretches over Green Pond in East Falmouth, leading toward a home that reflects the owner's love for his family. This story is on page 78.

*Photo by Mike Crane*

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# WARMTH OF THE HOME

Something about this time of year as the days evolve into a golden glow, both on the horizon as well as from inside our home. Fires in the hearth beckon, as do stockpots simmering with the best the fall harvest has to offer. No wonder people find fall cozy, in many ways it is the culmination of the best the seasons have to offer.

In this *Cape Cod HOME* Autumn issue we examine several projects that embody that warmth starting with our cover story. For me, I do love a historic renovation, especially when it is accomplished with the deft and talent LDa Architecture & Interiors and LaBarge Homes applied to this project. Read how a unique history has now become a modern embrace for a lucky family in the Craigville Village of Barnstable on page 68. In Dennis, one special family has finally put down Cape roots after years of vacationing here. A newly imagined backyard with an entertaining cocktail pool by Soake Pools perfectly complements the interior décor accomplished by the homeowner. Take the plunge on page 86.

Mazzeo Construction in Orleans is also transforming homeowners' spaces with the acumen and respect they have built their reputation upon. Read on page 50 how they remodeled a home on a real-world budget and achieved world-class results. Mid-Cape Home Centers' Becky Stolz has her own local following when it comes to home transformations—specifically the kitchen. Stolz really puts her heart and talent into the most used room in the home. Read how another successful project showcases the possibilities that lie within on page 62.

Tony Andrews is a familiar name to those on the Upper Cape who have decades of memories visiting the first pick-your-own farm on Cape Cod. Tony's son Joe has planted his roots more deeply in his hometown of Falmouth with an exquisite waterfront home that is very

personal to him. Leslie Hatton brings us that story on page 78. A dream team of KVC Builders, Schneeberger Collective and Acampora Interiors has created a stunning home on the bank of the North Bay in Osterville's Oyster Harbors. Read how the unique and specific needs and wants of this accomplished couple have resulted in the home they had always dreamed of on page 40.

The discussion of the real estate market has been occupying many people's minds for quite some time now. Based upon recent rate decreases, we thought it was a good time to weigh in with some professionals. Read what they have to say about the market and your options on page 56.

Mark Hutker's name has become synonymous with thoughtful and timelessly enduring design, yet if you have a conversation with Mark personally he will always defer credit to his team. What better way to showcase what the Hutker team can accomplish than in a new book, *New England Coastal*. Chris White delves inside this stunning recent addition to the Hutker Architects accomplishments. Check out some of the highlights on page 94.

I hope this season embraces you as you venture out to enjoy everything it has to offer.

Cheers!

Julie

Julie Craven Wagner

Associate Publisher, Cape Cod Life Publications



*For the love of the land*



*With Falmouth always in his heart, the son of a local farming family with a rich heritage returns to build his dream home.*

*By Leslie Hatton*

*Photos by Mike Crane*



*“The minute I pulled into the driveway, it spoke to me,” homeowner Joe Andrews says.*

As one of the seven sons of Tony and Marina Andrews of the locally beloved Tony Andrews Farm in Falmouth, Andrews’ roots run deep in the local soil. The Andrews family name is nearly synonymous as the name of the town itself. Tony, who had emigrated from the Cape Verde Islands with little else save his strong work ethic, and his uncle Peter, purchased 17 acres of land in East Falmouth in 1928. With his wife Marina and her strong business acumen, the couple planted a family tree whose branches continue to spread far and wide.

So when Joe came upon a home for sale on Green Pond in East Falmouth, it felt like fate. Though he raised his children off Cape, the sense of belonging to the town of Falmouth and the legacy his parents created—is deeply embedded in his soul.

He recalls telling his father, who was 101 at the time, about the property, “I said, ‘Dad, there’s a house on Acapesket Road that I really like but I’m not sure if I should get it.’ He said, ‘Joey, they aren’t making any more waterfront. Buy the house and let your family enjoy it.’”

That was the push Andrews needed to take the leap in purchasing the home that overlooks Green Pond, a saltwater pond bordered by the Acapesket Peninsula, located five miles north of Martha’s Vineyard. The older property had been well-loved but was in dire need of several costly renovations that ultimately required it to be a tear-down. Andrews says calling the previous owner—an elderly woman with whom he regularly keeps in touch—to let her know of the changes ahead, was a difficult call to make. But with her blessing, the project began to take shape.

He shares, “The most important thing to me was to have a house that felt like a home. For me, it’s all about connection. I felt a connection to this land and growing up on a farm, I knew what that was like, to have that feeling. To me, this was the most beautiful piece of property and it deserved something special.” Andrews enlisted the expertise of two Falmouth professionals, builder Brad Broderick and interior designer Karen Corinha to help execute the plan.

Broderick shares, “Chemistry is key in any team and it was with this project. Joe is very detail oriented, and Karen is a hands-on designer, so we would each throw out ideas and see what would stick and go from there. We did that with everything and it just worked. Building is easy, but it’s working with others that can be tricky. We just flowed really well, and in the end, it all worked out. It’s a beautiful home.”





Corinha agrees, “This project began with the sharing of an online notebook. This allowed us all to save ideas and images of favorite rooms or finishes with the ability to share comments on each image.”

The new 2,500 square foot home, designed by Longfellow Design and Build, is on a narrow lot but positioned to ensure that every room has a view of the water; Green Pond directly in front and as far as the eye can see, the Menauhant Bridge and then Martha’s Vineyard. Corinha says, “The first floor powder room is the only place in the house without a water view so we chose wallpaper from Serena & Lily in a geometric blue and white pattern which added visual interest to that space.”

Letting as much light into the home was a primary goal, accomplished by ceiling height, transoms above the doors, shiplapped walls and on the main floor—by 8 foot wide, 20 foot long windows in the family room, located off the kitchen. “The view just hits you as soon as you walk through the front door, bringing the outside in,” Andrews beams. With an osprey nest within view, hawks, rabbits, and of course all of the life that teems from the saltwater pond, there’s never a dull moment in the vista that lies beyond the glass.

Andrews wanted a casual home, yet formal in its design. He says, “I wanted open spaces and I wanted it to be casual. I built this for my two grown sons





and their families. I have such a tight-knit family and that all started with my Mom and Dad. I grew up with lots of people around, and that's what this home represents. It's a family home." Corinha echoes his sentiment remembering, "One of Joe's first requests was that the space be family friendly. It was important that the design aesthetic be comfortable and allow for both shared and private spaces. The first floor master suite has a beautiful bathroom, sitting room and a deck, and can be closed off from the kitchen and family room. The guest bedrooms are found on the second floor, and include a large great room."

Corinha guided Andrews to select furniture that was both stylish and comfortable but also budget-friendly, a knack she has mastered over her 29 years as an interior designer. Working with clients from all walks of life, from professional athletes to designing at The White House, Corinha knows when to advise clients to splurge and when to save. She feels window treatments for example, are an important investment and do wonders to enhance a room. She says, "We created custom window treatments for the family room, kitchen, and master bath. Simple draperies on



an acrylic pole with a decorative tape banding in the family room provide the finishing touch to the large windows and compliment the grasscloth wallpaper.”

As you enter the home on the first floor stepping into the kitchen, the breathtaking views lie directly ahead and a show-stopping staircase is to the left, brought to life by Broderick and selected from a combination of images Andrews had seen online and in magazines. The kitchen island is outfitted with a rich oak top and the same oak is carried throughout the home, appearing in shelves, a stairway and the surround of a television, giving a sense of continuity and a hint of formality. With the absence of a dining room (intentionally) Andrews wanted the kitchen



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island to serve the dual purpose of being a casual seating space—it's his favorite spot to share a meal with his granddaughter—and with the warm tone of the wood, is also an upscale backdrop on occasions when larger groups gather. When hosting, he sometimes rents a dining table and places in the family room, simply moving chairs around to accommodate the arrangement, calling it an, “easy, simple design.” In the kitchen, Corinha placed a roman shade over the sink in fabric from Thibaut. She explains, “It gives the space the pattern needed to enhance the classic tile, cabinet and counter choice.” The designer also selected rugs for the home that are performance and will not only withstand the demands of little ones (another granddaughter is on the way) but also provide the classic coastal charm that Andrews wanted.

Broderick and Corinha collaborated on the coffered ceiling in the family room, designed to compliment the stunning view while allowing space for a 77 inch television and the Italian stacked stone fireplace. Corinha shares, “Brad and I are both sticklers for proportion and symmetry so we really tried to play with all of the different aspects of things to make it work, and it came out beautifully.” For his part, Andrews appreciated the camaraderie and teamwork that resulted in the finished product, he says, “It took a community to build this house. With all the vendors

and workers here, someone always knew my family or me. There was always laughter in the house and good people pitching in to help. Brad's crew wanted everything to go well; it was just fun."

Like his father, who was a sailor before becoming a farmer, Andrews enjoys boating and has mementos lovingly scattered around the home that reflect his passion for being on the water. A must-have was a nautical-inspired study upstairs where special treasures are displayed, like unique pieces from travels, framed pictures of his parents and siblings, or gifts from his children. "The house has personality," Andrews says, "There is always music playing." One of his greatest joys is when his sons and their families, and even their friends, come to visit: "I'll look out at them hanging out on one of the decks or by the pool, and I hear them out there laughing and talking and I think this is it—the reason why I worked so hard. I'm very fortunate."

"You know how people say as soon as you cross the bridge, you get that good feeling?" Andrews says with a smile, "That's how I feel when I pull into this driveway." 🚤

*\*In memory of Karen Jarvis\**

*Leslie Hatton is the assistant editor at Cape Cod Life Publications.*



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