

The Ultimate Family Retreat

A summer house in Barnstable offers plenty of space—and stunning views—to create a season of special memories.

BY LISA CAVANAUGH

PHOTOGRAPHY BY SEAN LITCHFIELD



This spectacular LDa Architecture and Interiors' home takes full advantage of the property's location in Barnstable.

The use of painted pine shiplap for the interior walls gives the home a classic Cape Cod feel.

Imagine your perfect childhood Cape Cod house. What would it include? Probably lots of great spaces for adventures, kid-sized furniture, a sparkling pool and grassy lawn, and a bunk room ideal for summer sleepovers with all your siblings, cousins and friends. The team of LDa Architecture and Interiors, J. J. Delalney, Inc., Building and Remodeling, Kennerknecht Design Group and Horiuchi Solien Landscape Architects created just such an ideal home for a growing family in a stunning location on Salten Point in Barnstable.

Douglas Dick, principal and cofounder of LDa, says the design grew out of envisioning how the clients would live in the home. "They had four young children and wanted a family summer house that could accommodate lots of visitors as well," he says. His plan included a combined great room in

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The entryway was specifically designed to allow for a visual reveal of the stunning marsh views. "This is one of those houses where the landscape reveals itself in a planned way," says Douglas Dick.



This is a home designed for a growing young family, as well as the many friends and relatives who come to visit.

one contiguous space along with the ability to gather in different rooms. “The layout has large communal areas as well as a bit of separation, to allow multiple groups to live together during a busy summer.”

“This is a home that was intended for a growing family,” says Jack Delaney, owner of J. J. Delaney, Inc., who credits LDa with doing an amazing job designing for the needs of the client. “The owners were wonderful to work with and so was LDa. They have a really good team.” Delaney says it was a really enjoyable project, not only for the skills and talents of everyone involved but also because of the location. “The setting is absolutely spectacular,” he says. “The views of the marsh and the harbor are incredible.”

Taking advantage of the views became a priority for the architectural team, along with navigating the ecological and site regulations. There was an existing smaller house on the site that had to be taken down, and almost the entire property fell within the buffer zone for coastal wetlands. “It was a project that

required real attention be paid to a fragile natural setting,” says Dick. The house itself was within the velocity zone so the house, landscape and pool were all designed with that in mind. “The home was built and designed for both residency and protection,” he says. “At very high tides, the water is coming right up into the natural planted area, and there is a chance for a storm surge, so there is no basement in the structure. Instead, we designed a crawl space with a pitched floor to allow any stormwater to flow back out.” He worked alongside the landscape architect Kris Horiuchi to create a balance between style and environmental stewardship, inside and out. “Kris is fantastic; they have a lot of experience in sensitive areas like that, as well as having a very attractive landscape aesthetic.”

There is a public marsh adjacent to the house, and the best views of the tidal areas are to the northeast, so Dick planned for a spectacular effect, even in the first approach. “When you visit the house, driving up the road you get little glimpses of the natural vegetation,” he says, “and then as you enter you can



The Barnstable Harbor location of the home is “absolutely spectacular,” says builder Jack Delaney.



The casually elegant sunporch invites everyone to relax and enjoy their Cape Cod summer.

Landscape architect Kris Horiuchi worked to create a balance between style and environmental stewardship.



The rotunda room is the perfect escape for every member of the family, while being fun and functional for kids' playtime as well.



Even the storage areas reflect the elevated coastal design theme.

see the entire marsh before you. It is a wonderful reveal, and something we talked about a lot with the owners.” Dick says he is always interested in the unique and special settings of the projects he works on. “This is one of those houses where the landscape reveals itself in a planned way.”

He chose building materials to reflect the setting, such as classic Cape Cod white cedar shingles, painted pine shiplap inside and cypress for the gambrel-style roof. The rooms were built to focus on the wraparound views, and several spaces include windows grouped toward the northeast corner to capture the most spectacular look across Sandy Neck and Cape Cod Bay. “It’s wonderful the way that landscape changes twice a day,” says Dick. “At high tide, you see the lapping water over the green marsh grass, while at low tide you can watch people out clamming on the muddy salt flats.”

The interior mirrors the sublime setting in a variety of ways, as well as suiting the reality of a lively vacation home. Interior Designer Jayme Kennerknecht, of the Kennerknecht Design Group, was delighted to do the project. “I had worked with the



Interior designer Jayme Kennerknecht chose whimsical lily pad rugs and a playful wooden alligator bench for the children's bathroom.

Architect Douglas Dick strategically placed windows to enjoy the best views, such as this cozy corner in the primary bedroom.

owners in the past, and as this was not their primary home, it allowed us to lean into a brighter palette and take some risks in colors and patterns," says Kennerknecht. "It is still very coastal and Cape, but also has a very elevated design."

As she sourced furniture and fixtures, Kennerknecht kept in mind that it was a home for a young family, as well as extended family and friends coming down to visit. "This is not meant to be a museum, but rather a home to be enjoyed by everyone," she says. "It is a very functional and beautiful space."

With the showpiece "rotunda" room, a circular family gathering area on the main floor of the house, Kennerknecht wanted to make sure it was a great spot for kids. "We wanted to help make that room feel special, and let them be unique to themselves, but still offer diversity for different age groups." Knowing that the children would congregate in the space, she

created three different-sized movable ottomans, chose a variety of throw pillows, utilized bright patterns and overall made sure the design fit an expectation of happy upheaval. "If this room gets pulled apart a bit, it's okay," she says. "It is intentionally designed to draw you in for all sorts of different purposes."

Upstairs, in addition to a show-stopping primary bedroom and three sophisticated guest suites, the home features a charming bunk room that is big enough for all the children, cousins and extra friends. "We really wanted the kids to be excited about their personal space, and they want to bunk up together," says Kennerknecht. Along with playful bedding and window treatments, she added wall letters of their initials and hung a swinging chair in the bunk room, while the nearby children's bathroom includes an alligator-shaped wooden bench and lily pad throw mats.



The primary bedroom, designed in hues of sea green and sand, features serene marsh and harbor views.

Kitchen windows open to the sensational outdoor eating areas, with room for everyone to enjoy the summer sunshine, marsh views and sparkling pool.



The artfully created bunk room is ideal for kids' slumber parties.

"It was part of the vision," says Dick, of the main bunk room. "It was really enjoyable to envision how the kids and their friends would live in it, and that it would be a fun, chaotic place at times." Dick also incorporated room-specific elements, such as custom furniture and all-season spaces.

Delaney admired the interior details of the LDA design, which included built-ins for the family room and six bunks plus trundles in the children's bunk room. "That is sleepover heaven for a kid!" says Delaney. He also was especially impressed with the way the kitchen eases outward to the patio. "The kitchen is spectacular because it opens right out to the deck with that huge flip-up window and exterior seating," he says, adding that the clients are thrilled with the way they can interact with family outside. "The owners love it. The kids can be out by the pool, and they can see them from the screen porch," says Delaney. "They have an outdoor cooktop and plenty of space around the deck for everyone. It is everyone's favorite spot all summer long."

Add to that the two outdoor showers—one attached to the separate one-bedroom cottage and the other on the deck off the second floor primary bedroom—and this artful and intentional home has succeeded in providing a sensational spot for the owners and their children to enjoy. "The sign of a job well done is a house that works really well for the family who lives in it," says Dick.

"It was a truly well-thought-out house," says Delaney. "Everyone involved was so professional and talented. Jayme is absolutely the best interior designer I've ever worked with, and the LDA team was spectacular," he says. "If I ever had a question about anything during construction, they responded immediately and resolved everything perfectly."

The resulting structure remains one of the favorite projects he has ever worked on. "As soon as you walk into this house, your blood pressure goes down. Every room feels a little bit special. You just feel really good in there." 🏡