

Nantucket

POINT OF VIEW

A TOWN AND BEACH FAMILY RETREAT



ARCHITECTURE:
Botticelli & Pohl Architects

BUILDER:
O'Connor Custom Builders

INTERIOR DESIGN:
SLC Interiors, Inc.

ARCHITECTURAL MILLWORK:
Woodmeister Master Builders

HOME INTEGRATION:
Audio Video Design

PHOTOGRAPHY:
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TEXT:
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New Yorkers have the Hamptons. New Englanders love their islands, especially in the summer. Located about 25 miles off the coast of Cape Cod, Nantucket has a personality and vibe all its own. No wonder the homeowners chose a prime location, close to town and the North beaches, as the setting for their family retreat.

Four years ago, Lisa Botticelli and Ray Pohl of Botticelli & Pohl Architects, who work out of Nantucket and Boston, began the extensive planning and preparation required for the project, including the complicated zoning and permitting process. The exteriors were designed to comply with the strict guidelines established when the entire island of Nantucket became part of the National Register of Historic Places in 1966.

The builder, Scott O'Connor of O'Connor Custom Builders (OCB) used the white cedar shingles and cedar trim familiar to islanders on each of the five buildings – the guest house and guest house garage built in phase I and then again on the main house, main house garage and pool house as part of the recently completed phase II. Throughout the property there are wonderful places to curl up with a book, enjoy sports in the sun or entertain for five, fifty or more.

PREVIOUS PAGES: An overall view shows the classic beauty of Nantucket style. Main house, guest house (on the left), main house garage (on the right) and pool house in back between the main and guest houses. **LEFT:** View of the main house garage porch looking out towards the guest house. **ABOVE:** The homeowner named each of the buildings: (clockwise from top left) the main house is "To The Point"; guest house is "On Point"; main house garage is "End Point"; and, pool house is "Breaking Point" (Not shown: guest house garage, "No Point")



“The challenging part of the project was that, in terms of the design, the main house, guest house and other buildings all had to go together but also have the ability to stand on their own,” explains Botticelli. Botticelli and OCB worked with landscape architect Kris Horiuchi of Horiuchi and Solien, while Nantucket Heritage Landscapes handled the lush plantings that help pull the exterior look together.

What really made the collaboration work was the dedication and communication between OCB, Botticelli & Pohl, and interior designer Susanne Csongor of SLC Interiors. “In collaboration with the client, we selected furniture, fabric, lighting, tile and plumbing fixtures that worked seamlessly with both the architecture and its surroundings,” says Csongor. There was extensive collaboration between Botticelli & Pohl and SLC Interiors in the design of the interior millwork and detail. The homeowner brought Woodmeister onto the project to fabricate and install the built-in cabinetry and architectural millwork for several of the buildings, including the main kitchen and guesthouse kitchen.

“The house is state-of-the-art,” says O’Connor. “It has been designed for maximum owner convenience from the living comforts to the functionality comforts. A lot of the key elements are in the walls and you don’t see them.” The house features radiant heating, a complex dehumidification system, a sound proofing system – most of the mechanicals are located remotely for minimal noise – and a sophisticated automation system. “The electronics include automated HVAC, lighting and security as well as audio and video, data networking and pool and spa controls. The client can control all functions in all buildings via touch screen and has access to all of the structures from the main house and over the Internet from his office and primary residence,” says Brad Smith, of Audio Video Design.



ABOVE: A pool house that is a cut above: kitchen area with raised bar and stools, and plenty of space for the ping pong table to come out of storage for a quick game. A big screen TV (not shown) is housed in built-in cabinetry. A fireplace (not shown) makes the room comfortable even off-season. The ceiling features fool-the-eye sound absorbing panels. The doors slide open bringing the outside in. Covered pergola offers a shaded eating area.

LEFT: The outdoor kitchen features a grill, outdoor pizza oven, two separate burners, icemaker, beverage tub, sink, storage cabinets, refrigerator drawers and a raised bar to sit and eat between dips in the pool.

RIGHT: Looking out from the office nook onto the back porch, pool, spa and pool house. There is a set of screened and French doors.





LEFT TOP: The open floor plan of the main house includes a state-of-the-art kitchen and sitting area with a fireplace. In a nook of that space is the built-in eating area, complete with storage in the benches and beautiful cabinetry. The windows showcase the pool and spa in the backyard.

LEFT BOTTOM: Looking into a bedroom with built in bunks from the bathroom shows one of the many unique details in the home. The closet doors have a porthole peeking into the closet.

RIGHT: The foyer opens into another large, open space on the first floor of the main house with a living area and fireplace to the right and a dining area to the left (not shown). The central set of French doors opens onto the back porch and leads to the pool, spa and pool deck in the back.



PHOTO BY WARREN PATTERSON



“IN WORKING CLOSELY WITH BOTH THE BUILDER AND ARCHITECT, WE WERE ABLE TO ACHIEVE THE CLIENT’S GOAL OF A RELAXED, CASUAL SUMMER HOME.”

- SUSANNE CSONGOR, SLC INTERIORS

After building on Nantucket for the past 13 years, Scott O’Connor understands the unique logistical challenges posed by the island. Additionally, his company takes care of several properties, preparing them for the height of the summer season, including this family retreat within walking distance to the wharf, shops and restaurants.

O’Connor’s real strength lies in his problem solving skills and ability to get the job done right. Between O’Connor, Botticelli, and Csongor, nothing was left to chance and no small detail was left unattended. OCB coordinated the many companies that worked on the project including an HVAC design firm from Connecticut and a lighting consultant from Utah. “Managing the team that brings together a project like this is something I’m proud of.”

From the hurricane-strength windows to the reclaimed wood flooring and the sweeping curve of the front hall staircase, every element of the project was carefully chosen and executed. But the true appeal of the property is that it is a fun, comfortable, easy-going place to kick back, relax and live Nantucket-style for a while. ♦

“The architecture embraces the landscape at the rear of the property, creating a very private oasis. Every major public space was designed and located to take in the secluded view.”

– Lisa Botticelli, Botticelli & Pohl Architects



The back expanse of the main house at twilight shows all the classic elements of a Nantucket vacation home with the screened in porch off the kitchen, the upper deck off the upstairs main hallway, the edge of the pool house columns and the private deck off the master suite with the pergola with vines.