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Connecticut Cottages and Gardens

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SUMMER ON DECK



Natural Environment

(THIS PAGE) In response to flood-plain restrictions, the main house is elevated. But with the help of native grasses and profusions of hydrangea, it appears to nestle comfortably in the landscape. **Central Heating** (OPPOSITE PAGE) In the main house, Workshop APD designed the blackened-steel fireplace fabricated by Blazing Design. See Resources.



BLURRED LINES

A NEW FAMILY COMPOUND ON NANTUCKET
EMPHASIZES INSIDE-OUTSIDE CONNECTIONS

BY MINDY PANTIEL | PHOTOGRAPHS BY READ MCKENDREE/JBSA



Star Light (THIS PAGE) In the main house living room, Arteriors chandeliers composed of natural wood branches are the organic version of the Starburst motif. A custom Marc Phillips rug grounds the space. The Christian Woo coffee tables are from the Future Perfect. **Indoor Dining** (OPPOSITE PAGE, TOP) Anders pendant lights mimic clouds in the main dining room. Workshop/APD designed the table and banquette, and the oak and leather ABI chairs are through Avenue Road. **Full Function** (OPPOSITE PAGE, BOTTOM) A custom floating banquette in a Holland & Sherry fabric is attached to an island made of marble from Ciot in the main kitchen. The café table is from Fern, and the pendant lights are through Allied Maker. See *Resources*.



WHEN IT COMES TO ARCHITECTURE,

you could say the Quakers were the original modernists. As early settlers of Nantucket, they brought their spare religious practices and equally sparse building style to the island in the 1650s. While later residences constructed during the whaling boom would introduce everything from louvered shutters to elaborate pilasters and porticos, it was the Quaker approach that attracted architect and Workshop APD principal Andrew Kotchen when he designed a compound for a Connecticut family. “The Quakers distilled everything down to its simplest form, and it’s that idea of form stripped of all embellishment that we try to apply to everything we do,” says Kotchen. The two structures he conceived—both crafted with white cedar shingles and featuring flat-topped, unadorned pergolas—honor that tradition.

It was the enviable harborside locale that first attracted the couple with three grown children to the two-parcel site featuring two independent residences—one with beachfront



Shower Options (OPPOSITE PAGE) A glass enclosed shower in the primary bathroom includes a door to an outside shower. The custom vanity sinks are crafted of stone from Ciot, and the sconces are from Apparatus. **Good Morning** (ABOVE) It's just steps from the main house primary suite to the terrace furnished with Janus et Cie chaises. **Storage Space** (RIGHT) Baskets from West Elm tucked under benches provide additional storage in the mudroom, where the runner is by Merida, and the lighting is from Allied Maker. See *Resources*.

access and the other located at street level. Razing the existing structures brought the challenges of the property into focus—among them flood-plain restrictions that mandated elevating the lower-level structure, and a dune back between the properties that needed to be maintained. “For the main house, we didn’t want a large structure that would have negative impact from the harbor,” says Kotchen, who along with landscape designer Miroslava Ahern used strategic placement of decks, concrete planters and plant material to help the four-bedroom house meld with the environment.

“Grasses were a no brainer,” says Ahern, who mingled beach grasses with a profusion of hydrangeas to soften the arrival sequence. “We were right on the harbor, so it made sense to use something that would survive easily in that environment and was attractive and elegant.” A series of pathways and a winding driveway connect the lower house to the guest house, where the structure intentionally appears like two buildings split apart with a pool in between.

Inside the main house, where the emphasis was on maximizing the limited square footage, a double-height entry framing the water views combined with a sculptural staircase draws the eye up and out. “Everything has bifold doors,





Guest Option (OPPOSITE PAGE) A Fire Orb fireplace sets a casual tone in the guest house living room along with assorted pillows and throws from Roost and Minzuu. The poufs are through Jayson Home. **Outdoor Living** (ABOVE TOP) Tuuci umbrellas from Arrowhead provide poolside sun cover. The teak furnishings are from RH. **Sleep Quarters** (ABOVE LEFT) In the bunk room, a runner from the Southern Loom separates a full bed and bunk arrangement, both from Room&Board. The light fixture is from OneFortyThree. **Guest Suite** (ABOVE RIGHT) A blanket from the Citizenry tops the bed in the primary guest room, where a chair from Jayson Home is joined by a tree stump side table from West Elm. See Resources.



“ALL THE SPACES
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and all the spaces are designed to make you feel like you are sitting on the harbor,” Kotchen explains. The outward focus is evident everywhere, from the living room chaises where someone cuddled up with a good book need only glance up to see the vista to the meticulously formatted kitchen where a floating sofa attached to the marble island mandates the outward gaze of anyone sipping a morning coffee. In the primary suite—with its prime prow-of-the-ship location—the cozy quarters open to a private terrace where the sea grasses lap the edges, and an outdoor shower provides the ultimate in-touch-with-nature experience.

When the cool ocean breezes blow, a freestanding fireplace in the living room warms the soft upholstered seating. Along with twin chandeliers that spray out an assembly of wooden sticks in a dramatic starburst pattern, the result is a relaxed boho chic vibe with a dose of sophistication. “The homeowners came to the table focused on casual elegance,” notes Kotchen.

In the guest house—where the emphasis shifts to the casual end of the spectrum—layers of blue and brown in an array of patterns and textures, and a suspended fireplace all contribute to the more playful atmosphere. “Fun was the operative word,” says Kotchen, about the five-bedroom building that includes a gym and media room. “The idea was to have a completely different experience from the main house, but have spaces that encourage going back and forth.”

With the finished product beautifully showcasing the architecture, interior architecture and interior design arms of his company, Kotchen shares that the project is featured in their new book, *Workshop/APD Homes: Architecture, Interiors, and the Spaces Between*: “The book illustrates the holistic vision of connecting inside to outside that we’ve worked for 20 years to build on Nantucket, and this house embodies that ideal.” ✨

Images by Read Mckendree, from *Workshop/APD Homes: Architecture, Interiors, and the Spaces Between* by Andrew Kotchen and Matt Berman, Rizzoli New York, 2022.

Just Beachy All the main house living areas open to the water, where sand and surf are just steps away. Chaises on the main house primary bedroom terrace are from Janus et Cie. See *Resources*.