

# MHD

MAINE HOME + DESIGN

NOVEMBER // DECEMBER 2022

## THE ARCHITECTURE ISSUE



## DRINK+SKETCH

MAINE ARCHITECTS AND DESIGNERS GOT A NAPKIN,  
A PEN, A DRINK, AND 30 MINUTES TO CREATE



# MHD

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207-772-3373  
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# BETTING ON BROWN

This earthy hue is having a moment. The new brown look is organic, sophisticated, and thoroughly modern.

In the nearly two years that we've run our Living Color column, we've explored shades from blush to indigo (and even black and white), but we've never tackled nature's most abundant hue: brown. When it comes to decor, brown is often associated with outdated styles like the kitsch of the 1970s or the heavy, wood-filled interiors of the Victorian period. However, earlier this year, designer Justina Blakeney, who is known for her nature-inspired style, forecast brown's resurgence. "I think we're going to see a return of earthy browns in 2022—from cognac to burnt umber," she predicted to *Vogue*. There's a reason earthy browns are having something of a renaissance. Designers are revisiting brown for the same reasons that they have embraced all different shades of green in recent years: it reminds us of the natural world.

Brown is a color that immediately calls to mind the outdoors. It's the color of wood, nuts, feathers, and stones, and of earth itself. It is, literally, a grounding color. That rooted, earthy quality of brown is also perfectly suited to the organic minimalism that has been trending in recent years. Unlike the all-white interiors that we think of as "minimalist," organic minimalism is full of texture, contrast, and a wide variety of neutral, natural hues. Within this context, medium to dark browns offer visual contrast without the full harshness of black. Here's how to use walnut, chocolate, and umber in your home.

## Play up original materials.

In Maine, wood often appears in the bones of historic homes and barns as floors, beams, and siding. Rather than paint over or refinish these elements, consider layering additional shades of brown in your home for a rich tapestry of nutty hues. In a 150-year-old barn in the Boothbay region, Knickerbocker Group left the original materials to speak for themselves, adding a chestnut velvet sofa and a chocolate velvet ottoman. Julien Jalbert, the architect on the project, points out, "The majority of browns in this renovated barn are the original materials from the 150-year-old structure. The pine-board sheathing and the original wood have an inherent warmth."

## Create a memorable space.

When designer and blogger Julia Marcum of *Chris Loves Julia* painted her serene white bedroom in Farrow and Ball's London Clay, a rich brown, she covered the walls, mouldings, and ceiling in the hue. The result was a dramatic transformation of the space without changing a single piece of furniture. "It feels romantic, earthy, and memorable," she wrote of the change. "I know a retreat is typically bright and airy, but this is my kind of retreat—a romantic getaway from the rest of the house."



PHOTO: JEFF ROBERTS



PHOTO: COURTESY OF MC DESIGN



PHOTO: CHRIS LOVES JULIA



PHOTO: NISHTHA SADANA

## Give antiques a new life.

Brown-wood antiques can look dowdy in the wrong setting, but with the right room composition, they can look fresh. (Read about the return of "brown furniture" on the following page.) Designer Darryl Carter famously achieves this balance in his spare and elegant interiors. The trick, he says, is to place antiques among contemporary furnishings with simple, timeless silhouettes: say, a clean-lined sofa with a more classic antique chair. Carter also leans toward neutral-toned upholstery for a hushed, lasting look.

## Update your gray rooms.

Gray spent a decade as one of the most popular colors for walls, sofa upholstery, and cabinets. If you embraced the color but are now feeling ready for a change, don't repaint just yet. Try updating your room with brown accents instead. Nishtha Sadana, an e-designer, paired a gray sofa with a brown occasional chair and art that incorporates both colors for an of-the-moment design.

## Create a zen vibe.

Sadana is a fan of the calming "Japandi-style," which combines ele-

ments of Japanese and Scandinavian design. In a recent living room design, she created the look with a palette of brown and gray, but she notes that you must be careful "not to overwhelm the space with dominant browns." Instead, brown is used as an accent in the strictly neutral palette.

## Think nature-inspired colors.

"Brown is so prominent in nature that it plays well with other colors found in the natural world," says Andrea May, the founder of Andrea May Interiors in La Jolla, California. May likes mid and dark browns with saturated blues and greens (the ocean and forest), pastel pinks (sunset and flower petals), and what she calls "Jordan almond green" (spring leaves).

## Try a spin on black and white.

A foolproof way to play with deep shades of brown like chestnut and burnt umber is to pair them with whites. "It's a softer alternative to black and white and brings a natural element without being too crunchy," says May. Look for clean whites that skew a little warm to keep the softness but maintain the contrast.

(Opposite, from top) Reclaimed antique pine beams lend warmth to the great room of this home designed by Knickerbocker Group; a pair of chocolate brown leather armchairs grounds the seating arrangement by the granite-clad fireplace. For a home situated among lush trees Los Angeles-based interior designer Megan Dufresne, principal designer at MC Design, used brown to enhance a color connection to the outside; against the white walls, the brown accents create contrast and add warmth. In what was once a white-walled space, light-colored lamps, art, and bed all pop against the brown walls of design blogger Julia Marcum's moody bedroom.

This Japandi-style living room designed by Nishtha Sadana shows how browns and grays can pair in a thoroughly modern way (above).



Is “Brown Furniture” Back?

If you’ve ever heard anyone use the phrase “brown furniture,” you’ve probably intuited that the phrase is derisive. You also likely knew what “brown furniture” meant: antiques made from wood (think walnut, rosewood, and mahogany) that, frankly, have been out of style for decades. But grandma’s breakfront is becoming a hot commodity.

Designers have been speculating about a return of “brown furniture” for years, but it’s only more recently that this has come true. Online marketplace 1stDibs has seen an uptick in the sales of early-twentieth-century reproductions of nineteenth-century furniture. Brown furniture’s newfound popularity is at least in part because these pieces are affordable (having been out of fashion for so long). Additionally, younger consumers, in particular millennials who are now furnishing their family homes, crave the solidity and patina that antiques lend a room (IKEA furnishings they are not).




If you’re reconsidering heirlooms that have been gathering dust, designers recommend using brown furniture sparingly and selectively, one piece or two per room, not a whole room full of wooden antiques. Pair them with contemporary furnishings, art, and architectural elements, and you’ll be seeing your brown furniture in a whole new light. **MH+D**



“When I walk into a home, I want to see brown furniture,” says Georgia-based interior designer Lauren Robbins. To keep it looking fresh, Robbins styles antique chests with modern lamps and contemporary mirrors.










Words for the color brown often come from drinks. In the eastern Mediterranean, the words for brown are derived from “coffee,” and in Japan, the character for brown means “the color of tea.”

Palette Picks

- **Farrow & Ball London Clay**  
A deep, rich mahogany brown with purple undertones
- **Clare Coffee Date**  
Bold and complex, a dramatic choice
- **Benjamin Moore Clinton Brown**  
Part of the Historical Collection, a classic chocolate brown
- **Benjamin Moore Middlebury Brown**  
A cool, dark brown with lots of gray in it
- **Sherwin-Williams Black Fox**  
A deep gray-brown that has a hint of black in the undertone

Color Curated

You’ll get serious decor brownie points for these nine chocolate finds

 <p><b>Always There Lounge Chair in Natural Oak Rum, \$1750</b> Sundays // <a href="#">sundays-company.com</a></p>	 <p><b>Easy Edge Media Unit in Brown Oak, \$1250</b> Sundays // <a href="#">sundays-company.com</a></p>	 <p><b>The Core Set (16 pieces) in Canyon, \$240</b> Year &amp; Day // <a href="#">yearandday.com</a></p>
 <p><b>Cacao 100% French Flax Linen Sheet Set, \$240 and up</b> Bed Threads // <a href="#">bedthreads.com</a></p>	 <p><b>Wild Ginger Throw, \$225 and up</b> Bunny Williams Home // <a href="#">bunnywilliamshome.com</a></p>	 <p><b>Wire Frame Bin, \$199</b> Schoolhouse // <a href="#">schoolhouse.com</a></p>
 <p><b>Rotolo Espresso Brown Velvet Daybed, \$1799</b> CB2 // <a href="#">cb2.com</a></p>	 <p><b>Marlow 1-Light Woven Rattan Shade Pendant, \$89.99</b> Globe Electric // <a href="#">globe-electric.com</a></p>	 <p><b>Egg Chair &amp; Foot Stool, price upon request</b> Fritz Hansen // <a href="#">fritzhansen.com</a></p>



# New Elevations

*15 architecture projects pushing design in Maine*



# 110





## Modern Farmhouse

The size and shape of the buildable lot area, along with the clients' desire for a prominent entry and hidden garage, contributed to the bent shape of this residence. The owners wanted a comfortable home that would support their large family, and the design requirements included spaces for remote working, energy efficiency, a strong connection with the outdoors, plenty of natural daylight, and a great room for entertaining. The entry of the building faces the road, while the bend in the house allows the garage to settle into the background. The street side (facing south) is humble, featuring simple details, clean aesthetics, and punched openings that allow daylight to permeate the center of the house while maintaining privacy from the street. The bend in the building also allows the north side—which opens to an in-ground pool and golf course beyond—to orient toward the west, capturing the afternoon sun. The exterior siding is predominantly James Hardie board-and-batten, with highlights of painted shiplap eastern white cedar siding.

Just beyond the entry, centered within the first floor is the great room: a large, double-height space with kitchen, dining, and living spaces ideal for entertaining. The exposed framing, large pendant lights, bumpout breakfast area, window seats, and bar area all help to create warmth and human-scale, and defined spaces for various uses. Two bedroom suites—a guest suite on the west side and the primary suite on the east—allow for aging in place and privacy for guests. The second floor includes a balcony overlooking the great room, a den, an office, a Jack-and-Jill-style bathroom, and three additional bedrooms for children.

The home was designed to meet “Pretty Good House” guidelines, including a robust building envelope that supports energy efficiency and comfort. With the addition of photovoltaic panels the home will be net zero, enhanced by the triple-glazed European-style tilt-turn windows and lift-and-slide doors. The wall system includes a combination of continuous exterior insulation, dense-pack cellulose, four inches of rigid insulation below the concrete slab, a combination of closed-cell spray foam and loose-fill cellulose in the roof, and high-performance tapes and sealants that all contribute to a low EUI (energy use intensity).

**Architect:** BRIBURN

**Builder:** Sylvain & Sevigny Custom Builders

**Structural Engineer:** Structural Integrity Consulting Engineers

**Interior Designer:** Samantha S. Pappas Design

**Kitchen Designer:** Balance Design Studio

**Landscape Installation:** Gnome Landscape, Design, Masonry & Maintenance

**Photographer:** François Gagné

**Location:** Falmouth

**Completed:** 2022



## Sea Sprite

Rather than developing a traditional waterfront property, the clients were far more intrigued by Great Cranberry Island's lush inland landscape. The property sits next to pristine wetlands, which made it necessary to site the home on a strategic portion of the land; natural vegetation allowed the structure to blend with the landscaping to maintain the surrounding environs.

By design, despite its modern appointments Sea Sprite appears to have been a part of the landscape for 100 years. Its three bedrooms and two-and-a-half baths form a fairly small footprint nestled in the woods. Long and narrow, the home breathes easily with an open, lower-level kitchen and living space. Featuring a screened porch that barely grazes the woods' edge, this layout easily suits the comings and goings of a family of five.

A curved dining room and main entryway bumpout add a level of definition and distinction not typically found in longer homes. At the same time, a gable placed symmetrically on the long side of the home offsets any rigidity. The design strayed from convention, but the easygoing clients were all for the adventure. The exterior of Sea Sprite uses natural materials like cedar siding, hemlock, and stone without leaning too far into a “camp” aesthetic. Each room offers an uninterrupted connection to the forest and outdoors, either through a window or a doorway. This seamless sense of belonging will have the family returning each year with a stronger connection to the island and its landscape than the last.



**Architect:** Woodhull

**Builder:** KSR Construction

**Engineer:** Structural Integrity Consulting Engineers

**Director of Design:** David Duncan Morris

**Design Team:** Leah Schaffer; Caleb Johnson

**Landscape Architect & Installation:** Cameron Stone & Landscape

**Photographer:** Nick LaVecchia

**Location:** Great Cranberry Island

**Completed:** 2019





## Fingers in the Landscape

The owners of this residence requested a variety of outdoor living spaces surrounding their existing house to better engage with and enjoy their waterfront property. Designed in conjunction with Richardson and Associates, the resulting immersive suite of outdoor structures around this residence, including a revised entrance, two kitchens, and a screened porch, firepit, outdoor shower, and covered pavilion, are fully immersed in nature. At the front of the building, snow and water were accumulating near the entrance of the house due to the way that the existing metal roof deposited snow in front of the garage and front door. To solve this, a linear porch with a colonnade of timber columns that extend beyond the snow zone was built, allowing for a safe procession to the front door. The area by the garage and front drive was regraded as much as possible, and a trench drain with underground drainage was added to outlet the melt water in front of the garage doors. During the summer, large stone slabs lead guests from the crushed stone drive to the front colonnade or to the back pavilion. A robust planting package was included throughout the project to blend with the surrounding forest and to provide forested gathering spaces.

The front porch and the rear pavilion have galvanized steel frames clad in western red cedar, allowing the structures to stand without the need for triangular bracing, which keeps the spaces open, airy, and more connected with nature. Other features include ipê decking, stone countertops, Lynx grill and burners, undercounter storage compartments, and a warming oven, sink, custom-patinaed copper tile backsplash, and custom stainless steel exhaust hood and chimney cap as well as a custom outdoor shower. The screened porch has bronze screening. The pavilion is made of the highest quality materials in order to be low maintenance and long-lasting. All LED lighting was used in the structures and throughout the landscape. Plantings and stone are all native species chosen to blend seamlessly with the forest and lake environment. The completed property provides a variety of connected year-round entertaining spaces for the family.



**Architect:** Delano Architecture  
**Builder:** Crowell Construction  
**Structural Engineer:** L&L Structural Engineering Services  
**Landscape Architect:** Richardson & Associates  
**Landscape Installation:** Salmon Falls Nursery & Landscaping  
**Photographer:** Jeff Roberts  
**Location:** Sweden  
**Completed:** 2022

## Pavilion in a Quarry

Set in an abandoned stone quarry, this project afforded the opportunity to design both architecture and landscape in an unparalleled setting. Last excavated in the 1930s, the site had grown derelict: a series of craters were filled with loose mounds of stone, rubble, and the detritus from decades of neglect. As the site was cleared, depressions in the ledge presented themselves, which were then turned into three naturalized ponds. The surrounding ledges were stripped clean, and a series of pathways and gathering spots followed.

Phase two of the project was born from the desire for surfaces to contrast with the immovable granite band around the ponds, along with a place for respite from the sun. Two large rock piles, placed during the original excavation, provided a natural separation for the introduction of a lawn and pavilion. Utilizing weathered stone strewn about the site, the edges of the quarry were infilled with carefully arranged rocks as well as native plantings. Two large stones were placed at the threshold of the site, markers that would signal the discovery, or perhaps rediscovery, of the refreshed quarry beyond. The pavilion, which, depending on the situation, serves as a gathering space, guesthouse, or office, perches lightly on the ground, with two buildings connected by a carefully balanced roof plane providing shade and cover. The pavilion is clad in a stained western red cedar nickel-gap siding. Inside, the walls are covered in painted MDF (medium-density fiberboard), and the floors are quarry tile. The space between the structures sets up the view to the grassy field and the juxtaposition of soft vegetation against obdurate stone. In the distance is also the first glance of a singular red sculpture, standing in resolute contrast to its stone backdrop. The two heaps of stone have a phenomenological effect of indicating that something is beyond them, begging exploration—the same request the quarry made at the start.

**Architect:** Elliott Architects  
**Builder:** Gillen Construction  
**Structural Engineer:** Thornton Tomasetti  
**Landscape Designer:** Elliott Architects  
**Landscape Installation:** Gillen Construction  
**Lighting Designer:** Peter Knuppel Lighting Design  
**Photographer:** Ken Woisard  
**Location:** Coastal Maine  
**Completed:** 2019







## Angel Creek

Nestled between the ocean and Angel Creek, a prime location in the Higgins Beach community, this project involved replacing an existing structure with an energy-efficient home that maximizes square footage on a small lot while taking full advantage of the ocean views to the front and dramatic views of Angel Creek to the rear. The lot is located in the shoreland overlay district, flood zone, and sand dune erosion zone, which called for a very small footprint and required that the house be built on piers. The space under the building was utilized as a parking area for cars with an internal stair set to the living space above. Due to the small footprint, every inch of the allowable space was used; a third story was even incorporated in a section of the house in order to provide office space for the homeowner. The house is built with high insulation values, has large, quality windows, and utilizes solar panels with a Tesla power wall. Each bedroom has its own private balcony to enjoy the ocean air and breathtaking coastal views.

The completed house contains three bedrooms, including a primary suite with exterior balcony; an open-concept kitchen, dining, and living room with an exterior deck; and a home office. While modest in size, the structure allows room for entertaining and overnight guests, which was important to the clients. While the footprint of the home was predetermined by lot and code constraints, the form took its shape through careful study and also in adherence with the Higgins Beach Character Code. To accentuate the beauty of the site and its surroundings, the design team made a point of keeping this structure simple.

**Architect:** Kevin Browne Architecture  
**Builder:** Leddy Build Design  
**Engineer:** Structural Integrity Consulting Engineers  
**Photographer:** Jeff Roberts  
**Location:** Higgins Beach  
**Completed:** 2021



## Three Flags

With influences from both modern and Scandinavian design, this private residence located on Linekin Bay in midcoast Maine is a harmonious blend of traditional vernacular forms and materials with clean lines. The primary living and dining area is an expansive cathedral space with a soaring ceiling and clerestory windows on both the uphill and water sides of the house that let in vast amounts of natural light. A beautiful sculptural staircase is a focal point upon entry, with its exquisite helical white oak handrails that run continuously between floors. A catwalk that bisects the cathedral space connects the primary suite and two other guest bedrooms on the second floor, which helps to ground the large open volume. A green roof located directly outside the screened porch off the primary suite creates a serene setting; although it is located on the second floor of the structure, the client can sit there and enjoy a fire while feeling connected to nature with the beautiful rooftop vegetation close by.

The kitchen boasts gorgeous black walnut modern cabinetry with sintered stone countertops, and custom blackened steel and glass cabinets flank the range hood for a bit of industrial flair. A pass-through window in the kitchen allows prepared dishes to be easily relayed to the large, first-floor screened porch, which includes outdoor dining and living areas and a wood-burning fireplace. Overhead infrared heaters and motorized retractable weather screens enable the space to be used during the shoulder seasons to extend the time the client can spend outdoors throughout the year.

On the water side of the property, the shoreline was eroding extensively, so the client worked with a local contractor to coordinate stabilizing the shore to prevent further degradation. A detached two-car carriage house—which was built into the side of a hill on the property by blasting the ledge and pouring a reinforced concrete retaining wall—includes a second-story office, bathroom, and covered porch with water views, allowing the client to comfortably work from home.



**Architect & Builder:** Knickerbocker Group  
**Project Architect:** Julien Jalbert, Knickerbocker Group  
**Project Manager:** Derek Chapman, Knickerbocker Group  
**Site Manager:** Drew Johnson, Knickerbocker Group  
**Interior Architect, Millwork & Kitchen Designer:** Bob Francisco, Knickerbocker Group  
**Interior Designers:** Annie K Design; James Light Interiors  
**Landscape Design & Installation:** Back Meadow Farm  
**Woodworking:** Greg Zoulamis, Zoulamis Fine Woodworking  
**Photo Shoot Stylist:** Patty Boone  
**Photographer:** Jeff Roberts  
**Location:** East Boothbay  
**Completed:** 2021





### Millstone Manor

Millstone Manor, named for the 60-plus antique millstones scattered across the property, is a spectacular oceanfront residence imbued with history. Built circa 1890, the original shingle and stone cottage was extensively renovated and expanded by the architect-owner in the 1930s. When new owners bought the residence in 2020, it had been largely untouched. The clients quickly realized the potential to turn the dark, inward-looking building and overgrown property into a unique, extended family compound. The existing property was heavily-wooded, damp, and drained poorly. A large proportion of the gently sloping lot drained directly through the original stone basement, so part of the property above the house had to be reshaped and an extensive drainage system installed to divert groundwater around each side of the house toward the beach. The clients also set about clearing a number of trees close to the house that were in poor health, replanting mature specimens on the periphery of the lot. This opened the house to sunlight and expansive ocean views for the first time in decades.

The original brief for the project included building a new screened porch and making cosmetic changes. This was then expanded to include a complete rebuild of the existing house, and the construction of a new pool house and a carriage house apartment to complement the other existing outbuildings and cottages on the property. A new entry wing was built where the original cottage stood, reusing much of the original wood beams, posts, and paneling throughout. This helped to establish a clear entry sequence that eliminated the quaint but confusing labyrinth of tight spaces and low ceilings. Many of the unique features of the house were retained, including stained-glass interior panels, decorative windows, and a tight, winding staircase up to the nautical-themed tower lookout complete with a ship's wheel.

Windows and doors were enlarged, and walls were opened up to bring light into every corner of the house and to capitalize on the ever-changing scene of the ocean. High-efficiency electric heat pump and ventilation systems were introduced, and the entire house was skinned with rigid insulation to help create a much-improved thermal envelope. Closed-cell spray foam in the interior stud bays was added to greatly improve the thermal performance and airtightness of the enclosure. The existing basement was sealed off and brought within the conditioned space to produce a drier, healthier home.

**Architect:** Lassel Architects  
**Project Architects:** Simon Yates; Sarah Hourihane  
**Builder:** Craig Briggs, CB Builders  
**Project Manager:** James Wakefield, Architectural Builders Ltd.  
**Civil Engineer:** Altus Engineering  
**Structural Engineer:** JSN Associates  
**Landscape Architect:** Terra Firma Landscape Architecture  
**Landscape Installation:** Piscataqua Landscaping & Tree Service  
**Millwork:** Michael Bufithis, Cabinetmaker  
**Swimming Pool:** Northern Pool & Spa  
**Photographer:** Ben Gancsos Studio  
**Location:** Ogunquit  
**Completed:** 2022



### The Marsh House

In tune with the marsh it sits beside, this minimalist, single-level residence looks out on the Nonesuch River. Thanks to floor-to-ceiling windows on the river side of the building, the homeowners have the impression of being immersed in the natural world while relaxing in the great room or waking up in the primary bedroom. The structure's angle on the site was intended to create as much privacy as possible. Sitting in the modest courtyard, which is tucked toward the back of the structure, it is easy to forget the surrounding neighborhood. Sliding glass doors in three of the rooms surrounding the patio blur the boundaries between inside and out, while making both easily accessible. Heat pumps enable heating and cooling throughout the residence and full radiant heat is provided for the coldest months. The glass corridor, which also acts as an alternative sitting room, seamlessly connects the two wings of the home, which is arranged in an H-shape. The open-plan living space is contemporary and functional for a family, and a perfect place to entertain or escape to a corner for quiet contemplation. High ceilings and natural light throughout visually connect the rooms and, even in the middle of a Maine winter, prevent inhabitants from feeling cooped up.



**Architect & General Contractor:** Dierdre Pio  
**Builder:** Peter Lavoie  
**Sitework Contractor:** Risbara Bros.  
**Structural Engineer:** M2 Structural Engineering  
**Interior Designer:** JCJ Interiors  
**Landscape Design & Installation:** Al Lappin Landscaping  
**Plumbing:** Integrity Plumbing & Heating  
**Electrical:** All Phase Electric  
**Windows:** Marvin  
**Photographer:** Peter Morneau  
**Location:** Scarborough  
**Completed:** 2021





## Timber Way

Designed for a busy Boston-based family, this bright and casual home was created for the clients and their two young children to effortlessly sink into each time they arrive, feeling as though they had never left. Due to its location near wetlands and limitations on tree clearing, the buildable area remained small, which made siting the building a challenge. To maximize the property's potential, the architect began collaborating with landscape architect David Maynes from the project's inception. The building's serial, staggered nature fits the constraints of the site well. Divided into three distinct and offset gabled forms, the structure's volume steps back into the surrounding woods.

Glass entry doors, rotated 90 degrees from street view, open onto a boardwalk and provide direct access to the courtyard, screened porch, and ipê terraced decks. An informal path leads the clients' young sons to a frog-catching pond near the abutting conservation land. Extensive reuse of salvaged quarried blocks from the existing landscape, black locust wood pavers, and refined granite blocks create a bridge between the informal native landscape and the contemporary qualities of the building design. Interior-exterior relationships are focused on the southern exposure and favor the privacy and woodland qualities of the abutting conservation land. Ample areas (both in- and outdoors) for living, dining, and relaxing provide the homeowners and their young children with a selection of daylight spaces to suit the time of day.

The architectural team employed a simple palette consisting of natural materials adapted to various surfaces throughout the house. White oak is expressed in the windowsills, flooring, furniture, and custom vanities, while natural slate is showcased in the entry hall, around the fireplace in the screened porch, and in the dark stacked-stone tile pattern in the primary bedroom's shower. This repetitive nature mimics the architecture itself, seen in the three gables of different scales.

**Architects:** Jessica Jolin and Leah Schaffer, Mobile Studio Design

**Builder:** Bowley Builders

**Engineer:** Structural Integrity Consulting Engineers

**Interior Designer:** Mobile Studio Design

**Landscape Architect:** David Maynes Studio

**Landscape Installation:** Salmon Falls Nursery & Landscaping

**Cabinetry and Dining Table:** Derek Preble

**Select Furnishings:** Tyler Karu

**Siding:** Thermory

**Photographer:** Liz Daly

**Location:** Kennebunkport

**Completed:** 2022



## Timberline Residence

The Timberline Residence rises from the ashes of a 1980s-era house formerly on the site, which was destroyed in a fire. Near the base of Sunday River on a steeply sloping site, the new 4,500-square-foot, multilevel house is integrated into the hillside. The home was designed so that every room has views of the mountains, in contrast to the original house, which had few windows on the east and south facades. The exterior of the building is clad in 1 x 6-inch pine boards stained with colors that blend into the surrounding woodland. The same warmth is expressed in the interior through the use of finish wood for various walls and ceilings. The stair treads are ash (sourced on the property) and supported by 5/4 poplar boards that line the walls of the staircase. The aerie floor deck is made from solid, laminated fir two-by-fours that double as the ceiling below. The wood aesthetic is continued in the concrete chimney, which retains the imprint of its rough-sawn form boards. Heat is provided by a wood pellet boiler through radiant floors.

Concrete foundation walls were constructed using board-lined forms. The interior has ground-and-polished concrete floors on the main and lower levels and cork floors on the second level, and white-painted, fire-rated gypsum board walls and ceilings throughout. The play of light and shadow brings a dynamism to the minimalist interior. The dominant design element of the building is a long, pitched metal roof reminiscent of a ski slope, guiding the eye toward the mountains beyond. The theme of ladders and open-riser stairs throughout the house accentuates the vertical nature of the structure, in addition to creating a feeling of transparency. Although many memories were lost in the fire, the new house's connection to nature and abundance of natural light and views provides a calming sense of peace to its occupants.



**Architect:** Oak Point Associates

**Project Architect:** Robert Tillotson

**Builder:** Clearwater Builders

**Structural Engineer:** David Martin, Oak Point Associates

**Mechanical Engineers:** Oak Point Associates; Integrated Energy Systems

**Plumbing & HVAC:** Field Plumbing & Heating

**Lighting & Electrical:** E.W. Electric

**Photographer:** Randy Williams, Oak Point Associates

**Location:** Newry

**Completed:** 2021





## Four Square

Located on a rocky hilltop overlooking Penobscot Bay, Four Square invites its surroundings in through a process of volumetric subtraction. Beginning with a rational square footprint, sections of the facade are strategically recessed to form covered entry points and sheltered outdoor living spaces. Portions of the typical gable roof are carved away, leaving two offset clerestories that fill the home with light throughout the day. The single-story floor plan falls neatly into quadrants: one for living, one for sleeping, a pair of home offices, and a garage. Lengths of perimeter wall define outdoor spaces and create a subtle pinwheel effect, further opening the residence to the site on which it sits. The individual quadrants are articulated by generous circulation corridors, which in turn create the opportunity for stunning axial views through the building and out to the bay and wooded landscape. A quiet, unified palette of materials mimics the serene living environment, giving primacy to full-height openings for visual and physical access. Wrapped in stained pine siding, the building's facade blends with the surrounding trees, while the recesses are defined with a darker stain. Typical of OPAL projects, the building envelope is super-insulated to the Passive House standard and utilizes a heat-recovery ventilation system and air-source heat pump, resulting in high levels of energy efficiency and a home that is healthy and comfortable in all seasons.



**Architect:** OPAL Architecture  
**Architecture Design Team:** Matthew O'Malia; Riley Pratt; Gunther Kragler; John Taylor Schaffhauser; Michael Bailey  
**General Contractor:** GO Logic  
**Structural Engineer:** Albert Putnam Associates  
**Photographer:** Trent Bell  
**Location:** Rockport  
**Completed:** 2021

## Ice Point

With its quaint village, quiet beaches, and a mountain that was once used for colonial maritime navigation, the town of York is a charming destination. The clients for this project approached Whitten Architects to help them achieve their vision of a contemporary coastal home that would serve as a tranquil retreat while still meeting the day-to-day needs of a young, active family. The site-specific design began by taking advantage of natural light from the south while capturing views of the harbor to the northeast. The main living wing is flanked by two glassy connectors that separate the public and private spaces. The two-story volume, which includes an office, two bedrooms, and a bathroom, is located to the west, where sunsets can be viewed from both a screened porch and a rooftop deck. Large sliding doors open the living space on two sides, strengthening its direct connection to the outdoors. The primary bedroom and bathroom are located to the east and enjoy views of the pine trees, ledge outcrops, and stone walls that populate the site. The exterior features painted vertical poly-ash siding and a metal roof for durability, with a western red cedar pergola to the north. The painted kitchen cabinetry is by Plain English. A large island, dining room table, and fireplace are all anchored by limestone flooring. Ultimately, the warm and inviting interior spaces reflect the clients' passion for travel, high-quality materials, and attention to detail that brought their "spa-like" vision to life.

**Architect:** Whitten Architects  
**Builder:** Bowley Builders  
**Structural Engineer:** Albert Putnam Associates  
**Interior Designer:** Heidi Lachapelle Interiors  
**Kitchen Millwork:** Plain English  
**Landscape Installation:** Terrapin Landscapes  
**Millwork:** Tise Woodwork & Design  
**Architectural Lighting & Lighting Plan:** Reflex Lighting Group  
**Photographer:** Trent Bell  
**Location:** York  
**Completed:** 2022







## Sebasco Cottage

On this secluded and serene coastal site, long ocean views toward Casco Bay are filtered by those of nearby islands, and tides keep the scenery changing throughout the day. Like much of the rest of the Maine coast, rocks and hardscrabble ledge dominate the landscape—hardy and beautiful features worth embracing rather than removing. The owners—two couples who are old friends—wanted to create a simple and relaxed cottage for their families that captures the dynamic views and spectacular daylight of this spot while maintaining a strong connection to the ledge it was built upon. Equally important was to make it an efficient, high-performance structure that would require little maintenance and last for generations.

The living and dining areas of the single-level cottage open to the water and are built on a concrete slab, allowing the house to be held as low and close to the ground as possible. Large, triple-pane windows bring the views inside, and an enormous sliding door creates an almost seamless connection to the outdoors. A south-facing clerestory window pulls daylight into the kitchen, keeping it bright all day long. To the rear of the house, two bedrooms and a bunk room accommodate both families comfortably, and here the floor transitions to a wood frame as the ledge slopes down and away from the house. This allows for a small storage and mechanical crawlspace, where a ground-source heat pump provides an efficient source of heat and hot water, eliminating the need for fossil fuels on-site. The double-stud walls are 12 inches thick, and the well-insulated flat roof will be layered with soil and planted in the near future, further blurring the distinction between the home and its surroundings.

**Architect:** Winkelman Architecture

**Builder:** R.W. Stevens, Inc.

**Structural Engineer:** Albert Putnam Associates

**Photographer:** Jeff Roberts

**Location:** Phippsburg

**Completed:** 2021



## Lyseth Elementary School

Driven by a robust community engagement process and a clear design vision, this project transformed a 1950s elementary school into a beacon of twenty-first-century learning. The process began with a public forum to articulate how the neighborhood school supported students and community. This resulted in a concise design statement: “A nurturing community garden where everyone grows, learns, and explores.” This was supported by clear guiding principles that included the desire for enhanced community connections, aligning the facility with current twenty-first-century instructional practices, strengthening nature-based outdoor connections, and achieving greater district educational equity.

A “whole child” philosophy that embraces the principles of social emotional learning was central to the educational design vision. Social development spaces that include a “nest,” “cave,” and “watering hole” accommodate diverse learning styles. The project includes a new secure entrance, a welcoming lobby, an administration addition, a separate gym, and a new learning commons. The interior celebrates the community vision of a “nurturing community garden.” Graphics depicting Maine botanical elements provide a distinctive identity to discrete classroom neighborhoods to build community and enhance wayfinding. Natural materials and leaflike acoustic ceiling elements ensure that every detail of the design reinforces its core concept.

LEED Silver standards guided the design. A strong emphasis on daylight and connections to the outdoors enhances learning and improves overall well-being. Newly created landscaped courtyards blur the line between inside and outside and bring the natural world into the building, forming secured outdoor classrooms and gathering areas. The reimagined Lyseth Elementary School is a joyful, vibrant, and engaging community “garden.”



**Architect:** Harriman

**General Contractor:** Hardypond Construction

**Engineer, Interior Designer & Landscape Designer:** Harriman

**Educational Technology:** Edvance Technology Design

**Cost Estimating:** PCM Company

**Client:** Portland Public Schools

**Photographer:** Siri Blanchette

**Location:** Portland

**Completed:** 2021





### L.L.Bean Corporate Headquarters

Celebrating L.L.Bean’s storied history with the outdoors, the company’s new corporate headquarters features natural materials such as wood and stone while incorporating plaid-flannel patterns and the iconic Bean Boot triple-stitch detail throughout, paying homage to the products that define the company’s legacy. This project transformed a window-less warehouse—made up of two structures built in 1979 and 1986—into a showstopping retail headquarters. In the process, a new stormwater management plan was implemented, helping to restore surrounding wetlands. High-efficiency LED lighting was installed throughout the office with a building-wide lighting control system that in turn helped to reduce light pollution. Bird deterrent film was applied to exterior windows, porous paving was used in the parking areas, roof ballast from the original building was restored and reused, native plantings were used in the landscaping, and Mohawk Lichen carpeting, which is the first floor covering to achieve Living Product Challenge Petal Certification (and whose company donates a portion of profits to the Appalachian Trail Conservancy), was installed throughout the entire building.

L.L.Bean needed to consolidate multiple campuses under one roof in order to help with recruitment and improve employee satisfaction. SMRT designed the space to facilitate collaboration in a variety of indoor and outdoor work environments. The energy-efficient building will house up to 1,500 employees with a fitness facility, conference center, 10,000-square-foot courtyard, health clinic, cafeteria, and kitchen as well as grab-n-go snack bars and multiple types of breakout spaces. While only 15 percent of employees had access to daylight and views in the original building, the new office provides this amenity to nearly 95 percent of employees. The building will significantly improve workflows, promote a healthier work environment, optimize energy usage, and fully engage employees. **MH+D**



**Architect:** SMRT Architects & Engineers  
**Builder:** Zachau Construction  
**Civil Engineer:** Sebago Technics  
**MEP/FP & Interior Designer:** SMRT Architects & Engineers  
**Landscape Architect:** SMRT & Sebago Technics  
**Furniture:** Creative Office Resources  
**Photographer:** Trent Bell  
**Location:** Freeport  
**Completed:** 2022

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PORTLAND SHOWROOM  
50 ALLEN AVENUE,  
PORTLAND, ME 04103

PAULWHITECOMPANY.COM  
(207) 797-4657

Peter Urbanski Photography

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