

BREAKING NEW GROUND

TWENTY RESIDENTIAL AND
COMMERCIAL ARCHITECTURE
PROJECTS THAT PUSH THE
LIMITS OF DESIGN





UMAMI POINT UNIFIES THREE HOMES

On the coast of Maine, a property developed prior to the enactment of the shoreland zone law often offers many advantages; Umami Point is one of those properties. Developed in the 1930s, the land had three small buildings: a main cottage, a photography studio, and an A-frame darkroom, all built on the water's edge.

Prior to purchasing the property, the clients contacted Knickerbocker Group to understand permitting complexities and renovation potential. Due to the shoreland zone challenges, the design team recommended planning board permitting prior to the real estate closing. Through a series of local zoning meetings, approval was obtained for renovating the three buildings in place, with conditions such as reuse of the existing building foundations.

The next challenge was integrating the clients' needs and how they interact with the landscape and built environment, both physically and emotionally, into the reimaged structures that

were strictly limited by their existing footprints and area/volume restraints. To achieve this, the Knickerbocker team envisioned each building with its own unique purpose and function, much like the original cottages. The main cottage is the homeowners' dream space: casually elegant with a playful yet contemporary aesthetic. Upstairs, the owners' suite is bright and airy with wide openings from room to room, interesting angles, and elevated ceilings that offer no hint of the underlying spatial restraints. This same generosity of space and light is achieved downstairs, with a central kitchen that overlooks an open living and dining area encircled with ocean views. The former A-frame is now the guest cottage: a charming, private space with a deck overlooking the lobster boats working the bay's waters. The Captain's Quarters is a modest retreat—occasionally a studio but more often simply a quiet spot to relax at the end of the day and listen to the sounds of the bay.



Photographer: Darren Setlow
Location: Boothbay Peninsula
Completed: 2017

Architect & Builder: Knickerbocker Group

Exterior Doors & Windows: Marvin Windows, Simpson & Captiva Wood Doors from Hammond Lumber Company

Structural Engineer: Lincoln/Haney Engineering Associates; William Haney