





FRESH POINT OF VIEW

NOW AWASH IN COASTAL COLORS AND OLD-WORLD CHARACTER, A MAINE COTTAGE CELEBRATES ITS ROOTS AND PUTS DOWN NEW ONES FOR A FAMILY WHO HOPES TO PRESERVE IT FOR GENERATIONS TO COME.

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OPPOSITE A new sheltered front entrance offers a warm and protected welcome into this Maine home. **ABOVE** "The idea is to give guests coming into the house a kind of wow moment walking into the living room that is starkly different from the front entry," says architect Julien Jalbert. A new cathedral ceiling accented with wood beams opens up the room and emphasizes the water view. Vintage koi lamp bases with wicker shades from 1stDibs add a playful touch. The dark wood on the furniture legs and bamboo chair frame echoes the tone of the kitchen stools and dining chairs. Neutral upholstery is punched up with welts, nailhead trim, and patterned pillows.

PERCHED ON A ROCKY COASTLINE IN MAINE, THIS SHINGLED COTTAGE HAS HAD A BIRD'S-EYE view of the bustling waterway below since the 1940s. But despite the picturesque setting, the house, which was once dark and cramped inside, hardly took advantage of its lush pine landscape or the seaside scenery.

The new owners, who fell for the Southport cottage's close connection to the water and Boothbay Harbor, knew they wanted to revive the house by instilling it with an old-world ambience through architectural details, a reworked floor

plan, and nautical nods that renew its charm. They also wanted to make a special retreat for their family now and for generations to come.

"Families here have owned these houses for decades and they pass them down to their kids," says architect Julien Jalbert, who was part of the design team at the Knickerbocker Group who led the renovation. "They found this hidden gem, and they were intentional about how they wanted this house to look and live, because I don't think they have any intention of selling it."



LEFT The existing fireplace was beyond repair, so the designers had a new one built in its place using bricks the homeowners selected, going through piles of bricks piece by piece at the local brickyard. "We looked to inspiration from older homes to create the painted mantel and millwork that wasn't overly complicated with clean lines," Jalbert says. New bookshelves sit above a built-in metal holder for the firewood. **OPPOSITE TOP** A midcentury spindle-back bench complements the curves of the new handrail on the facing staircase. "It's the idea of compression and expansion," Jalbert says. "You come into the space, and it's very quaint and not grandiose in size, then as you move throughout the house, the architecture opens up substantially in the living, kitchen, and dining spaces."

OPPOSITE, BOTTOM LEFT Interior designer Elena Duralde found the antique newel post at a shop in Portland, Maine. "It was in pretty bad shape, so we had to bring it back to life," she says. The handrail on the staircase took a feat of engineering to connect it to the newel post, Jalbert adds. "We wanted it to feel like a historical handrail you might see in an older structure," he says. **OPPOSITE, BOTTOM MIDDLE** Details matter: Exposed hardware like the rim lock on the Dutch door in the front entry nods to an earlier time. **OPPOSITE, BOTTOM RIGHT** Jalbert carved out unused space under the stairs and outfitted it as a mini bar with a storage cabinet. A skirt detail on the side of the stair dresses up the profile.



Working with the existing single-level floor plan, the design team opened up the main living and dining areas to bring in more light, capture sweeping views of the Atlantic Ocean, and create inviting spaces where friends and family can gather. “It was an awkward old cottage in that it was compartmentalized,” Jalbert says. The new second-level addition that houses a cozy bunkroom looks as if it’s always been there with dormers that dot the roofline.

Cozy nooks and crannies, such as the under-the-stairs bar in the entry, a reading spot near the bunkroom, and an L-shape pantry near the kitchen, add built-in function with

character similar to the historical Maine cottages that dot the rugged coastline. Original details, including two widths of V-groove paneling and exposed hinges on the cabinets, were repeated in the new areas to seamlessly enhance the home’s history. “A lot of the finishes were pretty old and fairly worn out, so the client wanted to give back the charm that had been there,” Jalbert says.

Throughout the cottage, comfy furniture signals a warm welcome. “We wanted it to feel layered and collected,” says interior designer Elena Duralde. “We used some things the homeowners had previously and repeated a lot of elements





OPPOSITE Jalbert removed a wall between the kitchen, dining, and living rooms to create the dramatic elliptical arch. “We actually took over some of the existing screen porch to make room for the dining room,” he says. A built-in bench and slim pleated porcelain pendant lights from deVol keep sight lines unobscured. The narrow space is warmed with a long farm table and Georgian-style rush-seat chairs. **LEFT** “Even the small spaces, like the powder room, were as important in the details as the living room for the homeowners,” Jalbert says. Beaded-board wainscoting painted in a sea green-blue (Farrow & Ball De Nimes) pairs warmly with the custom pine vanity and vintage mirror. **BELOW LEFT** A side deck takes in the view of Boothbay Harbor. Steel-frame doors mimic the mullion style of the windows and create a vintage transom look. **BELOW** The existing porch just off the living room got a facelift with paint and comfy wicker furniture in a quiet driftwood finish.





that were in the old cottage. We also incorporated things that respected the original building and the time period. It's updated and fresh."

Nautical blues and leafy greens accent the otherwise creamy white interior rooms to keep the overall feeling light and airy. Cottage-style casement windows provide clean views of the harbor and feature mullions at the top of the frames for old-time flair. The back porch and deck remain prime landing spots to take in the sunrise and sunset and other outdoor life. But come summer, the new bunkroom

might well be the best seat in the house, as it overlooks the harbor where the water teems with historical schooners and decorated boat parades during the town's annual sailing festivals.

"It's an amazing view because you're up high and you can see all the activity going on in the distance," Jalbert says. But rainy days, one could argue, have equal appeal. Duralde adds, "The wife mentioned to us that she also plans to come up here, close the curtains, and read." □

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FAR LEFT In the open plan, the kitchen is defined with a low beamed ceiling. The charcoal-painted, built-in hutch resembles freestanding furniture.

The Carrara marble mosaic on the back of the painted hutch is repeated above the range on the adjacent wall (not shown). Worn black barstools with notched back slats have a striking silhouette and are a fresh take on the classic Windsor chair. **LEFT** A pocket door fronts the new pantry, where the counters are topped with walnut; additional storage underneath is concealed by a café curtain. The skirted fabric is Radish Moon by John Rosselli. **BELOW** The countertops are honed London Grey Caesarstone. Exposed HL hinges from elsewhere in the house are a counterpoint on the creamy white painted cabinets.





LEFT "It was super challenging given the existing sloped, ledge-covered site, with little opportunity to manipulate it," says landscape architect Kerry Lewis. The clients wanted a natural, native, low-key feel with no formal plantings, the kind of garden you would associate with a traditional English cottage. "As you move around the cottage toward the water side, we wanted tucked pathways in the existing vegetation and to let the water view take center stage," Lewis says.

BELOW In the guest room, the original architecture radiates charm, with the built-in closets and dresser and a vaulted ceiling with an exposed beam. Layers of light linens soften the room, and wood tones repeat in the bed's cane insets. **OPPOSITE** Waves of blue continue in the primary bath with V-groove paneling painted Benjamin Moore Ice Cap. The vanity wears a slightly different shade, Farrow & Ball Light Blue. The marble mosaic floor tile creates the illusion of a rug pattern.









OPPOSITE Overnight guests (or future grandchildren) tuck away in the upstairs bunkroom that was added during the renovation and provides wall-to-wall comfort. **LEFT** The dual bed alcoves—with windows facing the water—are made even cozier with brass lights and draperies that pull shut. Wall-mounted antique handles provide an assist to “get on board” the beds. Porthole-style wall sconces add another maritime touch. **BELOW LEFT** Every nook has a purpose. This slim reading space at the top of the added second level beckons one to steal away with a book on a rainy afternoon. **BELOW RIGHT** The boards of the original paneling varied in widths, a detail that was repeated in the new areas of the house, including the upstairs bunkroom and this anteroom, furnished with a vintage desk. “The staggered widths made up this intriguing pattern I had never seen before, so we carried that to the new additions,” Jalbert says. “It felt like a nice homage to what had been there.”



If you love this charming coastal cottage, just wait until you see their renovated barn in our Summer issue!

