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**Fresh
START**

in Falmouth

**A NEW BUILD IN AN ACTIVE
COMMUNITY LAUNCHES A
FAMILY'S NEXT CHAPTER**

**BY SUSAN SHERRILL AXELROD
PHOTOGRAPHY BY FRANÇOIS GAGNÉ**





Synergy is defined by Merriam-Webster as “a mutually advantageous conjunction or compatibility of distinct business participants or elements (such as resources or efforts).” While the concept is often referenced in corporate mergers, it is equally applicable to home design and construction. For this new home in Falmouth, the synergy among the clients, architect, builder, and interior designer smoothed the bumpy path typical of other projects that took place during the pandemic.

Married in 2016, the homeowners, both avid tennis players, had talked about finding a home where they could enjoy the next chapter of their lives while still offering space for visiting parents and the husband’s three college-age sons. In 2018 they bought one of the last lots

in the Woodlands, a private development originally established in the 1980s that features a variety of recreational amenities, including an 18-hole golf course and indoor and outdoor tennis courts. While they had looked at existing homes, nothing seemed to be quite right, and “the thought of building and being in that neighborhood was too good to pass up, lifestyle-wise,” the husband says. After researching local contractors, they landed on Josh Sevigny of Falmouth-based Sylvain and Sevigny Builders, who introduced them to architect Harry Hepburn of Briburn in Portland. Work on the foundation started in early 2020, and because the homeowners hoped to move in as quickly as possible, Hepburn and Sevigny’s team worked on the house in tandem.

But before synergy could kick in, a vision was needed. “We had some wetlands and water issues to take into

Rustic beams add an earthy counterpoint to the modern design of the airy main living space (opposite), which interior designer Samantha Pappas furnished in collaboration with the homeowners. In the sitting area, the pair of swivel chairs is from Crate and Barrel, the sofas are by Rove Concepts, and the sheepskins are from Farmhouse Pottery. The leather armchair and ottomans are by Blutot. Pappas commissioned Maine furniture builder Huston and Co. to create a dining table version of their signature Rivers coffee table, which is accompanied by chairs from O&G studio. Architect Harry Hepburn designed the window seats on either side of the walnut-clad gas fireplace. The television was placed so that the homeowners could see it from the kitchen.

At the back of the house (above), windows and doors from Logic Windows and Doors allow for significant natural light while providing energy efficiency. One of Hepburn’s challenges was how to fit an outdoor space and pool on the lot, which included wetlands. The resulting deck and pool area is a private oasis with a view through trees of the golf course. Accessed from the main living space and owners’ suite, it offers plenty of room for entertaining, as well as for the family to enjoy.



consideration during the design process, but Harry and his team did a great job fitting the house on the property," says Seigny. The board-and-batten-clad, 4,000-square-foot modern farmhouse design includes five bedrooms, three full bathrooms, a half bathroom, and a three-car garage. Due to the wet site conditions, most of the structure is on a slab; under the primary bedroom, there is a basement with egress to the outside that could eventually be finished as a workout or hobby space.

"Not only were there wetlands, but there were setbacks, so that impacted where we could put the pool and the house," says Hepburn. Further design challenges included how to make the large garage seem less prominent and, since the southern, entry side of the house would face the road, how to capture the most natural light. Both were accomplished by creating a bend in the house. "Sometimes we'll turn the garage sideways, but we didn't have access for that, so the house bends to have the garage recede and the entry pop out," he continues. While floor-to-ceiling glass doors at the back of the house offer north-facing views over the pool and golf course,

the bend helps bring in western light. And on the entry side, Hepburn's design specified "large windows that are shifted off the floor a bit for more privacy."

These windows sit above generously sized built-in benches flanking a gas fireplace wall that is clad from floor to ceiling in walnut—a prominent element in the expansive central great room, which is tailor-made for entertaining. "I had my entire tennis team in here, and it didn't feel crowded," the wife says. An open kitchen with a built-in banquette flows seamlessly into the dining area, which features a custom table by Huston and Company, and through to the living space. The fireplace, custom square coffee table, dining table, and dark wood beams offer a warming counterpoint to the pale rug and furnishings. "The owners were really interested in creating a distinct look and having furnishings that fit the house," says Hepburn, who created many of the home's interior design elements, including all the built-ins.

"It took a while to get to our real aesthetic," the wife says of the design process. "We knew we wanted a modern farmhouse, but they can go from really modern

The second floor balcony offers a view of the entire main living space (above, left). The sitting area rug is from Thayer Design Studio and the custom coffee table is by Kyle Kidwell of Kidwell Fabrications. The drink tables at right are by O&G Studio. The homeowner chose all of the decorative lighting fixtures in the house. The breakfast nook (above, right) features tilt-turn windows by Logic Windows and Doors above the banquette. The seat cushion is covered in fabric by Kels Hayley Textiles, fabricated by Home Remedies. The table is by Worlds Away and the chairs are from Huston and Co.

In the open kitchen (opposite), Catherine Weiland of Balance Design Studio worked with the homeowners to create a stylish yet streamlined and functional space. All the appliances are electric (the cook top is induction) and the fronts of the refrigerator and dishwasher match the grey cabinetry. The stools are by Normann Copenhagen; the tile backsplash is from Clé.





to really kitschy. What we ultimately settled on was Scandinavian modern; the fireplace and window seats provide that feeling of coziness.”

On one side of the great room, behind the kitchen, is a dedicated guest space designed for the comfort of the homeowners’ parents, including a curbless shower in the bathroom. The serene bedroom continues the Scandinavian vibe with taupe floral-patterned wallpaper on the wall behind the bed and floating shelves that function as bedside tables. Opposite this private space is an equally private owners’ suite, with a wall of sliding doors leading onto the back deck. A hallway that bisects the house buffers this area from the great room. At one end of the hallway, a large mudroom that connects to the garage has a door to the laundry, which cleverly opens on the other side into the owners’ closet. From the other end of the hallway, a staircase with an enormous window overlooking the backyard leads to the second floor, which has a den and a study with built-in bookcases, three bedrooms for the couple’s sons, and a bathroom. Due to space and budget constraints, Hepburn designed a Jack-and-Jill bathroom with a vanity in one room and a toilet and a tub in a second room, so multiple people can use the space at once.

The wife knew what she wanted in her dream kitchen and worked with Catherine Weiland of Portland’s Balance

Design Studio to make it a reality. Gray cabinets were a must, but she wasn’t sure about Weiland’s suggestion of slim, Shaker-style doors. “She knew about my love of old Hollywood glamour and said they were ‘very Grace Kelly,’ so that sold me,” the wife says. The same doors disguise appliances, and in the pantry, where party detritus can be hidden behind a pocket door, the coffee-loving couple specified a built-in Bosch machine.

Some olive velveteen barstools the homeowner had found for the kitchen island were the “jumping-off point” for the great room furnishings, the wife says. Yarmouth-based interior designer Samantha Pappas provided professional advice to achieve the modern yet casual and cozy look the couple had in mind. “She said they spend a lot of time with family in this space, and I thought it was important for everyone to kick up their feet and lounge,” says Pappas. The wife didn’t like the idea of the television over the fireplace but wanted to be able to see it from the kitchen, so Pappas had it installed on a wall where it is visible but not front-and-center. She also suggested a pair of swivel chairs in addition to the modular sofas. “She wanted lighter colors but not all white, so together we came up with a color palette with some earthier greens and blush details,” says Pappas. The wife chose all the home’s decorative lighting fixtures, including the large pendant lamps in the great room, as well

In the owners’ suite (above), minimalist furnishings and a wall of glass create a serene environment that can be opened to the outdoors. The bed, chair, and ottoman are from West Elm, the wall-mounted bedside tables are from Etsy, and the pendant lamps are by Bludot.

(Opposite, clockwise from top left) The owners’ bathroom features heated floors and wall tile in Rosemary from Fireclay Tile. The mudroom connects the garage to the owners suite and the hallway and stairs to the second floor. The guest room’s Nordic vibe is fostered by Scandinavian Block Print Tulip wallpaper from Beacon House and floating shelves from Swedish woodworker Ringvide. In the guest bath, a curbless shower was installed with the owners’ parents in mind. The floor tiles are by Clé.





as other furnishings, including felted ottomans for the den (found on Etsy) that resemble beach stones. “I like a mix of texture—felt, velvet, leather, marble,” she says.

Briburn is known for designing homes with energy efficiency as a top priority, and the homeowners chose all electric appliances with an eye on installing solar panels down the road. “They were open to hearing what we had to offer, but also working with us and the builder to get their house and meet their budget,” says Hepburn. “It’s not passive house standard, but it’s extremely tight and efficient. The wall envelope is not as robust as we would do for a passive house. Still, it’s got continuous insulation on the outside, dense-packed cellulose on the inside, and a smart membrane on the interior, so it’s designed to breathe.” Heated entirely with heat pumps—plus the luxury of radiant heat in the owners’ bathroom floors—the house is comfortable on winter’s coldest days, the homeowners say. “They’re great clients, really wonderful people,” says Hepburn. “They had certain goals, for sure, but they were open to conversations about interiors and exteriors and finishes and things. They offered a lot of good feedback that helped the process move along smoothly.” The admiration was mutual. “When we met Harry, we knew immediately he was the right fit,” the owners say. “Knowing what we wanted and working with Harry, Josh, Catherine, and Samantha—it all came together.” Synergy defined. **MH+D**

Briburn designed the built-ins in the second-floor study (above). The staircase chandelier is by Rejuvenation (right).

Hepburn angled the house (opposite) to recess the three-car garage and make the entrance more prominent while taking advantage of natural light at the back.

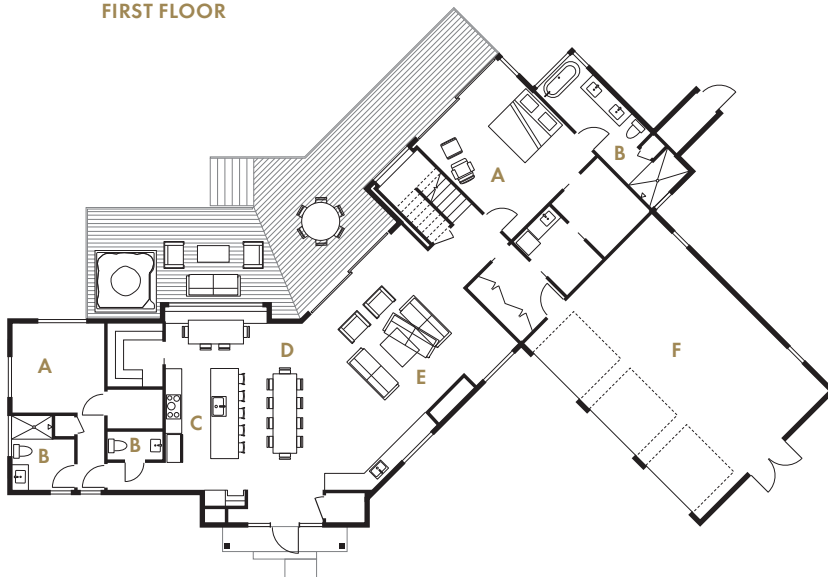




ARCHITECT: BRIBURN
 PROJECT ARCHITECT: HARRY HEPBURN
 BUILDER: SYLVAIN + SEVIGNY
 INTERIOR DESIGNER: SAMANTHA S. PAPPAS DESIGN
 LOCATION: FALMOUTH

- | | | |
|--------------------|----------------------|----------------------|
| A Bedrooms | D Dining Room | G Den |
| B Bathrooms | E Living Room | H Home Office |
| C Kitchen | F Garage | |

FIRST FLOOR



SECOND FLOOR

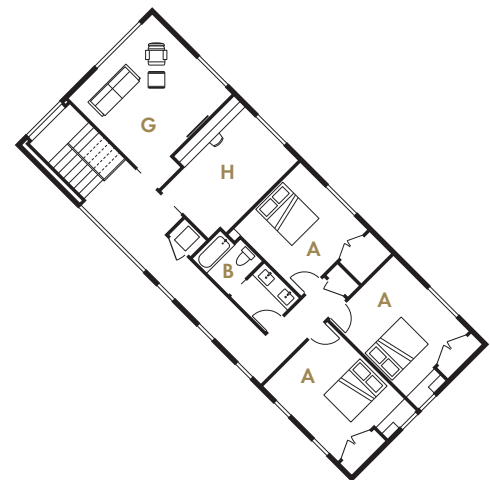


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