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Seaside Serenity



Drive around a bend just off the shoreline in Cape Neddick, Maine, and this sprawling Dutch Colonial immediately captures your attention. The home sits comfortably on a two-acre parcel of land surrounded by water, with expansive views of the ocean on one side and a verdant meadow and freshwater pond on the other. You would never guess that the dwelling has occupied this premier patch of real estate for just a few years rather than for decades. And that, says the homeowner, Lisa Goulemas, is one of the best compliments she and husband Jason can receive. “Our goal in building this home was to make the house look as though it has been here since the turn of the century — we didn’t want it to look new.” New ... perhaps not, but inviting, absolutely! Whether gazing at the ocean from the mahogany wraparound porch or watching the sunlight dance across the pond from roomy Adirondack chairs on the spacious fieldstone patio, the experience is the same: utter relaxation.

When Lisa and Jason originally purchased the property as a weekend getaway in 2007, the primary residence was an old farmhouse built in three phases between 1750 and the early 1800s. The home was sturdy, she recalls, but other than that, there was nothing exceptional about it. The property, on the other hand, was extraordinary. “Typically along Shore Road, it’s hard to see the ocean,” Lisa explains. “But this place is different. Here, the ocean just opens up in front of the house.”

For the next two years, the couple and their young daughter commuted back and forth from their home in Massachusetts, but by 2009, the lure of their seaside retreat had become too strong to resist, and they relocated to Maine permanently.

THE ALLURE OF AN OCEAN RETREAT

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Previous spread, full page: The homeowners enjoy an unobstructed view of the Atlantic from their patio—a rare extravagance along this section of the road. | Facing page, from left: The home’s siting takes advantage of stunning water vistas. | The wraparound porch provides an idyllic spot to soak up the scenery. | This page, clockwise from top: Cozy seating options promise a peaceful respite on the porch and patio. | The airy living room is the perfect place to admire the home’s panoramic views. | The warm foyer envelops visitors in its deep blue hue, offset by sunlight flooding through the decorative *oeil-de-boeuf*, or bull’s-eye, window and Dutch door. | Facing page: Equipped with a nearly 12-foot-long island and distinct areas for cooking and baking, this working kitchen offers every accoutrement a chef could desire.



Initially, the couple’s intent was to renovate the existing home, maintaining the original footprint. They hired architect Ralf Amsden of Living Spaces Architectural Associates in Rye, New Hampshire, to prepare the plans, and Jason Goulemas stepped into the role of general contractor. Yet challenges, including low ceilings, dark rooms, and a badly decaying foundation, quickly emerged. While struggling with the best course forward, the couple took a weekend boat ride along the Ogunquit shore. “We were sailing along, gazing at all of these beautiful homes from the water that aren’t visible from the land, when we saw a Dutch Colonial that we absolutely loved, and we had a ‘lightbulb moment.’” Lisa recalls. “Jason and I looked at each another and said, ‘Let’s knock it down!’”

Things rapidly fell into place from that point forward. No longer encumbered by the limitations of the existing structure, the couple and Amsden quickly designed the home they had been imagining. The basic floor plan for the residence remained the same, but everything else was new. “Jason was drawn to the look and feel of Shingle-style homes like those found in Newport, Rhode Island, so that immediately gave us an aesthetic to work with,” the architect says.

The site provided Amsden with another parameter—the lot’s extensive amount of ledge forced him to hew closely to the home’s existing footprint in order to avoid significantly blasting the site. The principal driver for the design, however, sprang

from the location itself—the oceanfront property commanded incredible views, and all agreed it was imperative that the home’s most important rooms capture them. “The best homes are site-specific,” Amsden explains. “The land dictates the positioning of the structure, which in turn tells you how the various interior zones should be set up. You don’t fight topography.”

By June of 2010, the family had design plans in hand. They moved out of the farmhouse into a small, one-bedroom apartment above the garage, razed the existing structure, and broke ground for their new home. Realizing that the characteristics of the Dutch Colonial style—gambrel roof and curved eaves—would require the skills of an expert framer, the Goulemases retained the services of Glen Trueman of Trueman Building and Remodeling in Exeter, New Hampshire, and another successful partnership was born. “My husband had originally planned to serve as the general contractor,” Lisa observes, “but when we saw how talented Glen was, we quickly decided that we wanted him to do everything, not just the framing. We all worked really well together.”

“The Goulemas’s house was a challenging project, but also a lot of fun,” says Trueman, who credits his background in architecture and engineering for enabling him to envision what they wanted. With Trueman acting as contractor and Jason supervising on-site, construction moved along at a good pace and just 13 months later, the family moved into their new



This page, clockwise from top: Flooded by light from large French doors and transom windows, the dining room offers the homeowners an inviting spot to start and end each day. | The rustic den features paneling made from wide pine floorboards salvaged from the original home. The Goulemases gave them new life by turning them sideways and rough side out. | The spacious mudroom is the family's main point of entry, "the initial landing spot," says homeowner Lisa Goulemas, and as such has a casual, utilitarian feel. | Facing page: The spacious living room is anchored by a lovely fieldstone fireplace, counterbalanced by a conversation area in a sunny bump-out.



home. "We still had some finish work to do, but we were eager to get settled," says Lisa, who is chief operating officer for a large division within a financial services company.

Lisa handled the interior decorating. "I'm a great copycat — that's my design style," she says. "During the months before we moved in, I pored over every interior decorating magazine I could get my hands on, gathering ideas and compiling a list of resources.

Given the waterfront location, she knew the home needed a nautical flavor, but she also wanted to put a distinctive spin on it. Inspired by the age and history of the property (the Goulemases are only the fifth owners of the land), the couple salvaged the 16-inch-wide pine planks that had been used as flooring in the farmhouse, turned them rough side out, and repurposed them as wall coverings in the den. Terra-cotta tiles, reportedly recovered by a previous owner from the wreck of a rum-running ship just off the coast, were recycled as a backdrop for the couple's outdoor grill — they plan to incorporate the rest into a fireplace surround in the den. Beams from the original home were reused in the ceiling of the couple's great room, which she refers to as "the FROG," or the Family Room Over the Garage. For many of the interior walls, Lisa chose southern yellow pine and painted it a bright cottony white to mimic the look of shiplap, a material commonly used in the construction of outbuildings or seasonal homes. Treated thus, it imparts an open, airy feeling to the home.

The home is suffused with natural light, which floods through the residence's numerous windows. "The windows and doors were a very important aspect of the turn-of-the-century design that Jason and Lisa set out to create," says Scott Arrigoni of Clear Advantage Windows & Doors. "We spent a great deal of time on details such as the appropriate true divided-light patterns, the feel of a two-and-a-quarter-inch-thick entry door system, and even the subtleness of square ball-bearing hinges."

Lisa further enhanced nature's palette with bursts of color. "My old house in Massachusetts was a traditional Colonial, and I used a lot of bold colors in my décor," she says. "I knew that I wanted to incorporate them here as well — the challenge was doing so in a way that made sense."

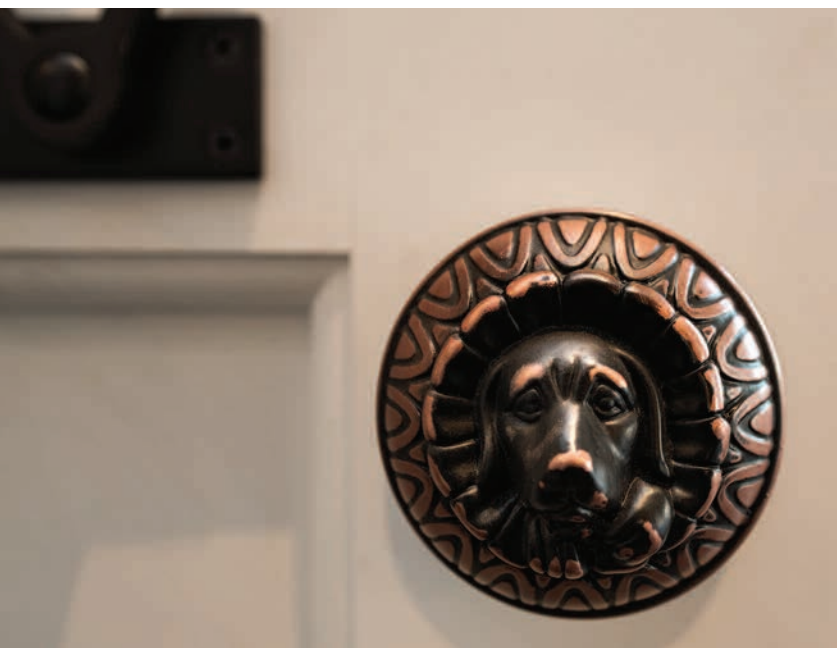
The foyer offered one such opportunity. Offset by the bright white of the shiplap walls leading up the front stairway, it proved a perfect place to experiment with a dark, nautical color. Lisa chose Benjamin Moore's Newburyport Blue, a navy hue that envelops visitors the moment they step in the door.

Nor does this dance of colors stop at the entryway. For the butler's pantry, she chose rich coral. "This is a transitional area off the kitchen," she explains, "and even though it's small, I wanted it to have its own identity and at the same time remain integrated."

The kitchen, created by Portland, Maine-based designer Mary Beale, is a working cook's dream: aesthetically pleasing



This page, clockwise from top: Eager to use the mudroom space as efficiently as possible, the homeowners employed the space beneath the stairs as a den for the family's cherished Labrador retrievers. | The luxurious master bath features marble accents, a spacious walk-in shower with rainfall showerhead, and a generous soaking tub positioned for views of the ocean and pond. | Along with the dog den, the mudroom also features whimsical touches like a doorknob adorned with a Lab's head. | Facing page: The magnificent views and comfortable spaces are not confined to the home's ground level. This delightful sleeping porch is located on the second floor and offers guests a quiet spot to relax, take in the views, and enjoy the salt air breezes.



and highly functional. "The Goulemases made the design work easy on me," Beale notes. "They had a vision." To preserve the period design of the home, Beale kept the kitchen self-contained, using a simple door style and painted cabinets. The countertops are soapstone and the island is marble, materials Lisa chose both for their durability and their period appropriateness. "I wanted to use materials that would have been found in a home of this size and scale at the turn of the century," she explains, "and I also wanted to create a working kitchen that would quickly develop a patina."

Both homeowners are cooks and each gave Beale a list of must-haves. Of utmost importance: adequate separate work spaces that would enable each of them to function uninterrupted by the flow of others using the room. The cleanup and baking areas are on one side of the massive 11½-foot island, and the cooking center with its own sink is on the other. "We designed the center island to look a bit more like a piece of furniture," Beale points out. "Although I could imagine a giant worktable running down the center of the kitchen for a true period look, it just isn't practical—we needed the storage space and organization that this island offers." The refrigerator is centrally located, allowing access for each chef without crossing paths. There is also a beverage center near the refrigerator as well as a desk, pantry, and breakfast table. For the lighting fixtures, Lisa selected traditional Victorian pendants with a simple "schoolhouse

vintage" feel, and for the fixtures and cabinet hardware, she chose highly polished metal. "I used a lot of oil-rubbed bronze for fixtures and hardware throughout the rest of the house," she says, "so I opted to focus on metal here."

Throughout the house, Lisa shows remarkable attention to detail. "I had a lot of fun (and pain) in picking out items for the house," she says. She found accessories in a host of places—online, in antique shops, and in "fun little cottagey shops" like those found along US Route 1 in Maine. "I surfed the Internet constantly, looking for fixtures and hardware that would best fit the mood and style of each room." A case in point: the home's mudroom. Here, every knob bears the visage of a Labrador retriever (the couple have two) and an alcove under the stairs serves as a delightful indoor dog den, complete with two soft beds. "The mudroom is a really important spot for us," Lisa explains. "It's our main point of entry, the family landing spot where everyone comes in and dumps their shoes, coats, etc. I wanted it to have a casual feel, but at the same time, I wanted to use the space as efficiently as possible."

"There's nothing over-the-top about this home, yet at the same time it's very elegant," builder Glen Trueman says. "Lisa and Jason wanted comfortable oceanfront living, and that's what they got." Lisa agrees. "My husband always wanted a farm on the ocean," she notes with a smile, "and now we have it." ■

FOR A LIST OF SOURCES, SEE PAGE 119