

AT HOME ON CAPE COD

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A waterfront home with some modern touches allows a couple to enjoy a relaxing, summer lifestyle.

Overlooking the Harbor

BY SCOTT LAJOIE

PHOTOGRAPHY BY LAUREN CLOUGH

When Jan Capasso and her husband Paul were shopping for a builder to replace a small ranch on a great Hyannis Harbor waterfront lot they had purchased, they looked no further than someone quite familiar to them and whom they could trust—the husband of one of Jan’s friends from when she was a young teenager.

Jan’s husband is a builder himself in the Boston area and considered building the home himself, but the expense of bringing his own crew down to Hyannis seemed too much of a drain on their resources for his own house, so the couple turned to Rob Warren of Sand Dollar Customs of South Yarmouth.

While the home is built within the same modest footprint of the previous ranch, the second story and some custom touches that would not be regularly considered made the house perfect for Jan and Paul.

Paul had two requests: A deep water dock so he could have a place for his boats and an extended height garage so he could one day hoist his Boston Whaler above the car for safe and sound winter storage.

The rest was up to Jan.

She wanted something a little more modern than their traditional home in Weston, but still would fit into the neighborhood’s shingle-style look.

The first hurdle was to address the flood plain issue. Luckily, after many meetings over the course of the year, they were able to build eight feet above, instead of 12, the latter of which would have required them to somehow bring the roof down four feet to what they ideally wanted.

Builder: Sand Dollar Customs

Architect: ERT Architects

Landscaping: McNamara Brothers



A small dining room table occupies the great room next to the living area.

The second floor boasts all the best views. There is a master bedroom with its own little kitchenette, so Jan can get her morning coffee without waking the guests in the downstairs master. (And eventually, when the couple moves to the downstairs master, their guests staying upstairs won't have to bother them.)

All three bedrooms have the same views of the water. Jan likes symmetry so each bank of windows, even the ones that service the small attic over the garage, are identical to

their counterparts on the opposite side. The four bunks in one of the middle bedrooms was designed with grandkids in mind, but before the first one came, Jan's grown children would fight over who could stay in the bunks. Each is outfitted with a nautically styled light, and the switch is right there in the bunk.

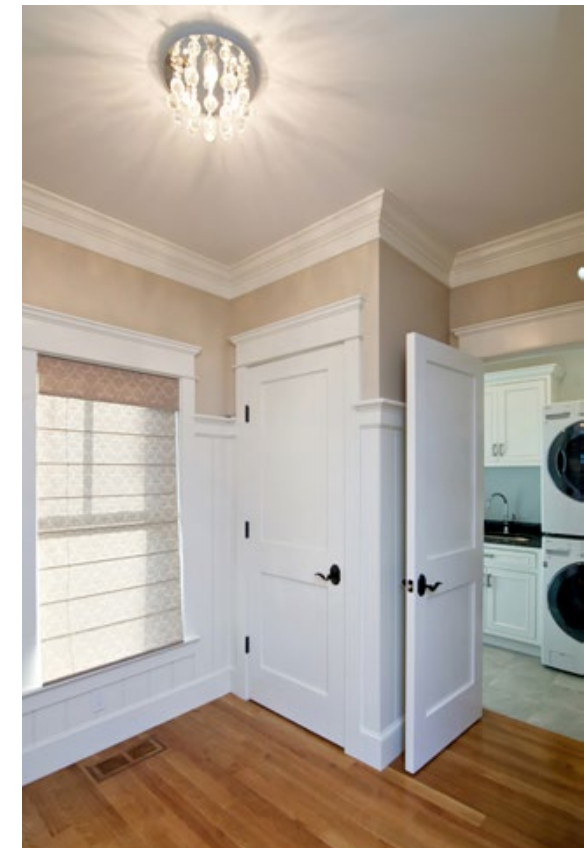
A hallway runs on the street facing side of the house on the second floor, so all the rooms can be oriented to the harbor.

The first floor is a lovely open floor plan. When

you walk in the front door you are immediately drawn to the banks of sliders that face the harbor. The staircase is off to the side next to the garage to allow maximum space to the massive great room. It can be cordoned off in various ways, but Jan has it so the dining room table is set back toward the street opposite the kitchen. If she wanted to, she could easily place the table closer to the water.

The lots in this neighborhood are relatively small, so houses can seem on top of one another, especially if one is built a little higher.

The laundry room is secluded off a corner of the great room.



Because their back deck looked out over the neighbors', Rob installed a tempered glass screen along one side of the deck. It does not block light, but it dampens the sound and provides just enough privacy.

The deck is pretty simple. It runs across the center of the house and extends past a second door to the mudroom to an outdoor "wash station" (you can't call it a shower unless it is plumbed to the septic). Code called for barriers so they opted for clear glass that opened up the view, as well as



allowed people to see who was on the deck, from the boat on the dock. "Even with all the salt spray, you rarely have to clean that glass," says Jan.

It is very easy to come up from the dock or beach, take a shower and throw your sandy clothes and shoes right there before heading up the stairs to change.

The attention to detail throughout the house is impressive. Bold, crowned wainscoting dominates the walls, beautiful built-ins surround the television and fireplace to display personal decorative items, and lighting options are cleverly placed either recessed or as decorative chandeliers. All the trim is biscuitted to avoid the wood from separating down the line.

Jan says Rob deliberated over where lights and light switches should be located. Many other things in a house can be changed over time, but the electrical work is so important to your daily life and it cannot be reworked, you just have to get it right the first time.

In the summer time, you can watch the boats sail by lazily from any room in the house or from the deck. The lot is perfectly situated in the curve of the cove so the ferry doesn't seem so big when it motors by.

Jan can signal to Paul if he is at the end of the dock with just a wave. "He got what he wanted," says Jan. "I got what I wanted. It's my happy place." 🐾

(Above) Wicker chairs fit nicely up against the kitchen island. (Below) The bunk beds in one of the middle bedrooms can pack away a number of grandkids.



The home is situated close to the street but stands stately with a front porch and a centered cupola.

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