

A SUPPLEMENT TO
INTERIOR
DESIGN

homes

best of outdoor living



it's a wrap

text: jane margolies photography: michael moran

INSIDEout

Bates Masi + Architects dressed a house in layers for its Chesapeake Bay setting



"The owners can open the house completely or cocoon themselves so they don't feel like they're on center stage"



After designing houses in the Hamptons for decades, Bates Masi + Architects has built on waterfront properties many times over. In most cases, this has meant siting a residence a couple hundred feet from the ocean's edge. But when a prospective client called from Annapolis, Maryland, and told firm principal Paul Masi that he and his wife had recently purchased a house "on the water," he really meant it: The residence's second-floor deck literally hung right over a bustling cove on the Chesapeake Bay.

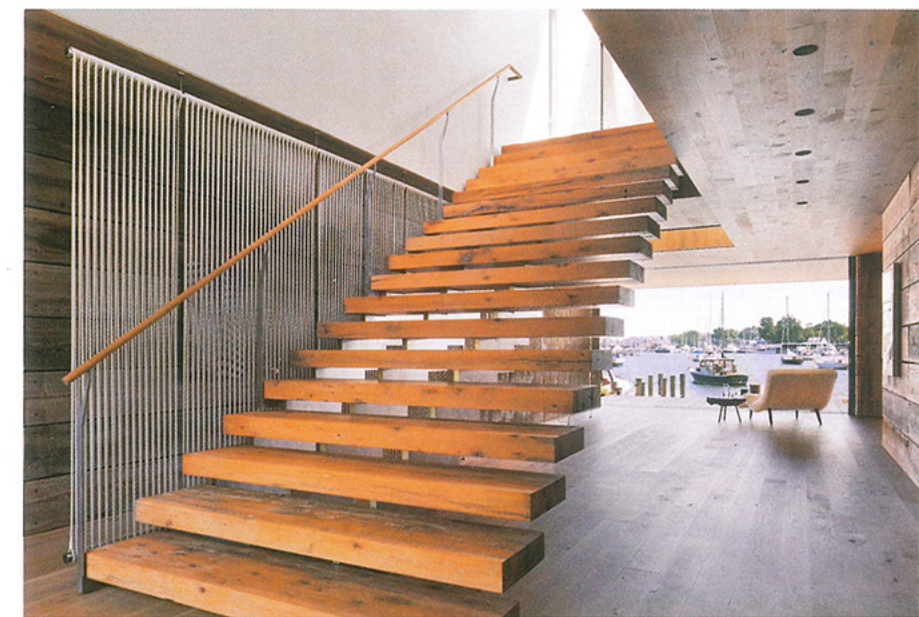
The owners loved their proximity to the water, but

they knew they had to replace, rather than simply renovate, their home. Built in the 1970s, the structure was sorely outdated and located in the flood plain and therefore at risk from rising sea levels and storm surges.

Bates Masi's new flat-roofed, two-story house for the family is raised three feet higher than its predecessor—plus it's LEED-certified. The firm found inspiration for the materials palette in the architectural vocabulary of the coastal setting. The house was built with timbers evocative of dock pilings and bulkheads. Reclaimed heart pine

siding is fastened on with corrosion-resistant silicone-bronze screws borrowed from shipbuilding and left exposed. Weathered steel planters stepping down from the ground level of the house to its boardwalk evoke sheet pilings seen all along the waterfront.

Rather than enclose the house in solid walls, the architects devised a series of porous layers. The structure's outermost screen is composed of fixed vertical ipe slats corresponding to rooms needing privacy. Inside that layer, curtains made of marine canvas hang on a ➤



Previous spread: The deep cantilever of an Annapolis, Maryland, house designed by Bates Masi + Architects shades the first floor and its outdoor spaces.

Clockwise from top left: Linen and marine canvas drapes hung from stainless-steel tracks cocoon the living area on the second floor. A staircase of cantilevered treads (in reclaimed French oak) preserves the view through the house to the bay. The kitchen's custom ceiling fixture illuminates a counter of honed Bianco Dolomite marble. Ipe decking surrounds the house.

INSIDEout

Clockwise from top: Elevated up out of the flood plain, the house is three feet higher than the one it replaced. The second floor's outdoor living area can become indoor space when glass panels are pulled out of wall pockets. Piero Lissoni designed the master bath's floating tub. The master bedroom's fireplace has a soapstone hearth.

INSIDEout



continuous stainless-steel track that runs all around the perimeter of the second floor. Then come panels of glass (or screen) that pocket into walls. Linen curtains and shades comprise the innermost layer. The owners can open the house completely, reveling in the view of the bay and letting the breeze blow through, or they can close themselves off, partially or fully.

The clients wanted to capitalize on the bay view in the places where everyone spends the most time, so rooms for the children are on

the first floor of the nearly 5,600-square-foot interior, with the master bedroom and main living spaces above. Living, dining, and kitchen areas flow into each other—and outside to the second-floor deck. The materials mix reinforces the seamlessness, with reclaimed French oak on floors and ceilings, white plaster walls, and honed Bianco Dolomite marble on the kitchen's counter, backsplash, and stove hood.

While Bates Masi took the lead on detailing the interior spaces, the roles were re-

versed when it came to decorating the place. The clients selected furniture and sought feedback from their design team in what Masi describes as "a healthy dialogue." The owners' choices tend toward white and off-white fabrics and simple modern and contemporary furniture classics. After all, there's no need to complicate matters when the views are dazzling, the architecture is richly textured—and there's plenty of excitement to be had maneuvering kayaks or the family's speedboat in the water just outside the door.

FROM FRONT GUTIERREZ STUDIOS: CUSTOM STAIR TREADS, CUSTOM ROPE WALL, (STAIRWELL). **LA CORNUE:** OVEN (KITCHEN). **SUB-ZERO:** REFRIGERATOR, FREEZER, WINE STORAGE UNITS. **BLANCO:** SINK. **WATERWORKS:** SINK FITTINGS (KITCHEN); TUB FILLER (BATHROOM). **EARTHCORE ISOKERN:** FIREPLACE (BEDROOM). **BOFFI:** TUB (BATHROOM). **THROUGHOUT:** SKY-FRAME: DOORS, WINDOWS. **BURCHETTE & BURCHETTE:** SIDING, WOOD FLOORING, CEILING, WALLS. **GREGG BLEAM LANDSCAPE ARCHITECT:** LANDSCAPE CONSULTANT, 1200. **ARCHITECTURAL ENGINEERS:** STRUCTURAL ENGINEER, PREMIER. **CUSTOM-BUILT CABINETRY:** WOODWORK, PYRAMID BUILDERS. **GENERAL CONTRACTOR:**