

Daughter Isabel relaxes in the addition's cathedral-ceilinged dining room; facing page, from top: owner Sara Mason, an avid gardener, at work in her yard; the tub in the master bath overlooks the gardens.



COTTAGE APPEAL

BY JACI CONRY | PHOTOGRAPHS BY MICHAEL J. LEE

A year-round home in Orleans gets some extra square footage without sacrificing its charm.



Sara Mason adored her Cape Cod-style house, which is nestled on a lush, leafy lot along a tranquil lane in Orleans, at first sight. Built in 1964, the residence is considered a Williamsburg Cape because of the dormers on the front roof.

"I just love the way the house sits on the lot, and the little dormers are so cute," says Mason. "At one point, the neighborhood consisted entirely of similar smallish Capes. But over time, a lot of them have been torn down to build bigger houses."

Mason wouldn't dream of tearing her year-round house down, but after living in the just under 2,000-square-foot residence for a while, she realized her family needed more space. A renovation was in order, but it was essential that the charm of the original structure remain intact. Mason hired Orleans-based architect Richard Morongell to draft plans for a roughly 1,200-square-foot addition that would include a new kitchen, powder room, dining room, sunroom, and a second-floor master suite.

Weston interior designer Jan Luchetti came





on board to create a sense of cohesion. “There’s nothing pretentious about the house; it’s very casual,” says Luchetti. “But it’s pretty and light, with a cottagey feel.”

The house has a serene aesthetic: Walls are off-white, trim is white; numerous large windows bathe the interior with abundant light. Many of the home’s furnishings are dear to Mason and her partner, Ben Zehnder. Among them is a painting in the dining room by the late Tony Vevers, a central figure in Provincetown art circles and a friend of Ben’s father, modernist architect and builder Charles Zehnder of Wellfleet. A painted cedar chest in the living room has been handed down through several generations of Mason’s family.

“The kitchen is really functional and easy to keep clean.”

— HOMEOWNER SARA MASON

Throughout the house, new furniture is combined with Mason’s family pieces and with antiques acquired by Luchetti. Mason has fond memories of summers spent in weathered cottages in the Menauhant section of East Falmouth, and she incorporated details she recalls from those cherished havens—bead board, thick moldings, a claw-foot tub in the master bath-

room. But with teenage daughters Isabel and Charlotte in residence, the house is made for use. While the sunroom sofas are white for summer, they are slipcovered, so that the fabric can be washed easily and changed seasonally to give the room a different look.

The cathedral-ceilinged dining room connects the new part of the house with the old. The custom cherry table, made by Stuart Swan Furniture Company in Wellesley, is paired with high-back painted green chairs Luchetti discovered at the Brimfield Antique Show. In the adjacent living room, part of the original structure, new furniture—along with Mason’s heirloom cherry chest and an antique standing desk found by



I've never had a problem with it. Paint, shoe polish, everything comes right off without even trying." Cherry floors made from 3¼-inch planks feel timeless; pendants over the island are unexpected. Discovered by Mason in a shop in Waitsfield, Vermont, the fixtures' bulbs are encased in glass shades that have metal wire etching. "The fixtures are dainty and beautiful," says Luchetti. "The light is quieter; it doesn't overwhelm the space."

Reached by a separate stairway, the new master suite feels like an oasis, says Mason. Framed antique botanical lithographs hang above a four-poster bed from Leonards in Seekonk. "There are windows all around the room, like a boat or a tower," says Mason. "You can look out and see glimpses of the ocean. It's wonderful." ■

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Luchetti—reflects the updated aesthetic. The original fireplace has been revived with a surround made of blue Delft sailboat tiles and a marble hearth.

The kitchen, tailored to Mason's specifications, is her happiest place. "There are so many windows, and the room is very long," says Mason. "It's big enough for a lot of people." With just two upper cabinets located on either end of the room—to accommodate the multiple windows—most of the Wood-Mode cabinets are under the honed Carrara marble counters.

"The kitchen is really functional and easy to keep clean," says Mason. "Everyone tells you not to install Carrara marble in a kitchen, but



As part of the renovation, a sunroom addition (facing page, far left, and this page) became a family space; Mason (at left) loves her bright new kitchen.