



# ROOMS WITH A VIEW

Lake Winnepesaukee—and outstanding design—are the stars of this stunning lake house.

By Barbara Coles | Photography by John W. Hession and Morgan Karanosios





The pergola-covered mahogany deck, located just off the bar area (pictured bottom right on the opposite page), is an ideal spot to spend an afternoon.



**IMAGINE A HOME WHERE,** in nearly every room, there are sweeping views of a lake. It's a coveted configuration in architectural design, but hard to accomplish and not often seen.

Jeremy Bonin, of Bonin Architects & Associates in New London, achieved this to great effect by turning a minus into a plus with a property on Lake Winnepesaukee in Meredith.

The minus was a bevy of chal-

lenges, including abutted setbacks, shoreland regulations and the property's difficult terrain, especially a steep slope to the rear. All this meant the space for construction was wide but quite narrow. The plus: The unusual dimensions allowed for a design that provided an abundance of lake views. "Organizing and prioritizing rooms based on the expanse of view became the challenge," Bonin says.

Another challenge (this one easier) was to preserve the aesthetic of the surrounding area. "Many homes in the vicinity are 'cottage-style' homes that express elements of the Victorian era—for example, corbels, brackets and other decorative elements in conjunction with steep and simple rooflines," Bonin says.

His design included some of those embellishments but with a contemporary twist. It was, he

Top: A narrow lot, steep incline and other challenges contributed to the unusual—but striking—design. The main entrance is actually at the rear of the home.

Above: The glass doors of a NanaWall in the bar area can be folded back to create a seamless flow with the lake and deck.





Amanda Raymond of Studio Sage chose a popular white-on-white aesthetic in the kitchen, which is offset by the wood floor and island.

says, a “simple, bold brushstroke—a blend of contemporary clean lines and the historical flourishes of the past.”

The result was stunning, so stunning that last year it claimed a *New Hampshire Home* magazine award for Excellence in Architectural Design.

“One of the things that makes this house a superstar is the attention to detail,” says interior designer Amanda Raymond, of Studio Sage in New London. Among those details are coffered ceilings, wood wall paneling and casement windows with transoms. “For us to come in and be the icing on the cake was great. We had a lot to work with.”

Raymond worked in tandem with art curator and advisor Candita Clayton because artwork would be a central focal point in the overall design of the interior. The home-

owner wanted a living space that provided a restful, neutral canvas so the colors in the artwork could pop.

The living room, which has a panoramic view of the lake, has a subtle color palette. “You don’t want to compete with the lake aesthetic,” Raymond says. “We wanted to complement it.” She did that with what she calls “a whimsical take on an old classic for lake houses—the nautical red, white and blue.” Instead of the traditional navy blue, she used powder blue and royal blue; instead of red, a blush with coral tones.

Above the buffet in the adjoining dining area is artwork that carries the nautical theme and color palette, although the colors there are more dominant. “I chose this nautical geometric abstraction by Deborah Forman, and a blown and



At right and above: In the kitchenette, shaker-style cabinets are paired with a sleek, geometric mosaic tile. The rough wood of the island provides contrast.





engraved glass sculpture by Adam Waimon because the two pieces worked so well together, and they really stood out in the room,” Clayton says. “They’re a great complement to the design.”

The furniture in both rooms is a sturdy Shaker style. “The beautiful wooden farmhouse table has a bench that coordinates with the table as well as powder blue-painted wimple chairs,” Raymond says. “It’s a farmhouse aesthetic, but with twist—a contemporary mix of painted finishes and wood finishes.” The colors in the woven rug mirror the ones in the living room rug.

The space extends into the kitchen, where the Shaker style is again evident. The simple profile of the cabinets is paired with a sleek backsplash of geometric mosaic tile and granite countertops. For contrast, the island is made of rough wood. Raymond says that, along with the wood floor, provide

Opposite page: The home’s airy feel continues in the den. Artwork, selected by Candita Clayton, is a key part of the interior design. Hanging above the chair is a painting of deck shoes by Kelly Jo Shows. Cast and carved vessels by Adam Waimon sit on top of the Shaker-style table.

Top: The living room, which has a panoramic view of the lake, features a subtle color palette. Instead of traditional nautical colors, Amanda Raymond chose powder and royal blue and blush with coral tones.

Left: Also in the living room are a painting by Deborah Forman and an engraved glass sculpture by Adam Waimon.





Lakescapes by Kirby Fredendall are located throughout the home, including in the master bath and bedroom. The bold blues and greens create a lovely pop of color in the monochromatic rooms.

needed warmth: “People are loving the white-on-white aesthetic, but it needs to be offset with some warmth. This is one way to do it.”

Another way is with the artwork on the kitchen wall. With its bright tangle of colors, the sculptural piece by Barbara Owens provides warmth as well. Clayton says: “I love the whimsy of that piece,” which is made from oil paint on paper, laser cut and arranged.

On a nearby wall is a lakescape, a painting by Kirby Fredendall. It is one of several lakescapes or variations on a lakescape that can be seen throughout the home. “We wanted to incorporate the abstracted lakescape as a way of completing a circular view,” Clayton says. “You see the lake, and then you see the imagery in the paintings.”

Fredendall lakescapes appear again in the master suite, both in the bedroom and bath. The bold blue and green horizons provide color in otherwise monochromatic rooms. “It’s important to make sure you

have depth with the monochromatic aesthetic,” Raymond says. “You do that by having different textures—like the floor covering, which is a mix between cut and flat weave, so there’s literal dimension to the rug.”

The expanse of windows in the bedroom offers great views of the lake without obvious window treatments. The inside-mounted shades compress tightly when they are in the up position, making them barely noticeable. “Nine times out of 10, people have them in the up position, so we pay attention to what they look like when they’re not in use,” Raymond says.

The main living area is on the middle level of the three-level home. Above are two bedrooms and baths. Beneath, another bedroom, a den and a bar area.

The light and airy feel of the main living space changes in the den, a place designated for watching football games. There is a big-screen TV, a rich, dark-leather sofa and chair, and leather ottomans in a lighter hue.

The rustic table, again Shaker style, is made from reclaimed wood.

Atop the table are Adam Waimon cast and carved vessels. “The process is unique in glass sculpture,” Clayton says. “They bring a level of sophistication to the room.” Bringing texture to the room is the wool rug, which has a distinct pattern.

Above the chair, the painting of deck shoes is by Kelly Jo Shows, an artist who believes that shoes represent someone’s personality better than their face. Wearers of the shoes send them to her to be painted. As she says in her artist statement, “Every thread and worn sole contains a story. They are simultaneously a still life and a portrait.”

In the bar area, the glass doors of a NanaWall can be folded back to create a seamless flow to the outdoors and a pergola-covered mahogany deck—the perfect space for entertaining.

A clean exterior look is accomplished with white cedar shingles, painted cedar trim and a standing





In addition to the master suite, this relatively small home includes two other bedrooms.



From left: Architect Jeremy Bonin of Bonin Architects & Associates; Gregory Rusnica, ASLA, landscape architect at Bonin Architects & Associates; Rich DuBreuil, hardscape supervisor at Total Grounds Landscape & Maintenance; Ryan Baker, sales and operations manager at Total Grounds Landscape & Maintenance; and homeowners Paul and Dawn Dionne

seam metal roof. A stone veneer on the foundation provides a solid base for the hillside home. To integrate the home into the hill, the lawn sweeps down in an arc. At one end, there's access to the home's lower level; at the front of the home, natural stone landscape stairs wind their way down from the home's first-floor level. "This is the most direct and often-used lake access when not in the house itself," Bonin says.

The narrow lot meant landscaping was another challenge. "There was little opportunity for accessory structures, such as patios or terraces," says Gregory Rusnica, a landscape architect at Bonin Architects.

"So ensuring the landscape could flow easily into and around the house was of critical importance."

Several trees had to be removed to accommodate the restrictive building area, one that is environmentally sensitive. "Since the site was already deficient in the number of trees required within the waterfront buffer," Rusnica says, "we took the opportunity to mitigate and improve conditions by adding plantings to the shoreline." Among them are birch trees, sweet gale, low-bush blueberry and perennial flowering plants.

Aside from enhancing aesthetic value, the plantings help reduce runoff and erosion. Also helping are

gutters, dry wells, pervious paving and a rain garden to capture and infiltrate rainwater.

Despite the more-difficult-than-usual challenges of the site, the goal of creating a comfortable lake-side home to share with family and friends was accomplished—with the lake views from nearly every room an added benefit. **NH**

#### RESOURCES

Bonin Architects & Associates  
(603) 526-6200 • [boninarchitects.com](http://boninarchitects.com)  
Candita Clayton Gallery • (603) 748-6986  
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