

**benchmark** REAL ESTATE



**10 Beacon Avenue**

**CAMDEN, MAINE**

**10Beacon.com**





## ABOUT THE ARCHITECT AND HOME DESIGN



Van Dam Architecture and Design was founded by Samuel Van Dam and is based in Thetford Hill, Vermont. The firm specializes in the design of distinctive residential architecture and has designed over 150 new residences throughout New England. Their work is well known for a blend of modern and traditional design, with a strong emphasis on the relationship between building and landscape, innovative use of interior and exterior space, well-crafted detail, and the comfort of the occupants. A full-service firm, they offer architectural design, site planning, and interior design. The firm has developed strong working relationships with consultants in landscape architecture; civil, mechanical, electrical, and structural engineering; lighting design; and the selection of interior furnishings. Mr. Van Dam collaborates with two former partners, Paul Attardo and Stephen Pondelis, of the firm Attardo Pondelis Architecture in Yarmouth, Maine.

The design for 10 Beacon Avenue gave the architect an opportunity to design to his strengths, specifically, creating a building that takes inspiration from and responds to its landscape. The site is a dramatic and inspiring setting of native ledge rock and pine forest. Its location (one of the highest available spots in Camden), affords dramatic views of Curtis Island Lighthouse, Camden Harbor, and many of Maine's noted coastal landmarks including Mount Desert Island and Blue Hill.

The architect designed a home of materials chosen to harmonize with the natural landscape: stone foundations blend with the existing exposed ledges, and the natural wood chosen for the siding complements the trees and pine needles. The tall, slender metal posts supporting the deck mimic the straight trunks of the white pines that surround it.

The house has numerous interesting aspects to its design. The volumes of the house are arranged so two wings flank a dramatic, two-story high entrance hall. The footprint of this center portion is radiused, with the convex side facing the water and the concave side forming the entrance. This curved plan allows the home to open out towards the water, maximizing the views. On the land side, the concave form directs one's focus towards the center, where the entry invites visitors.

The house flips the traditional arrangement of sleeping and living spaces. Living spaces are on the upper floor, to take advantage of the views. The lower level also has stunning views, but not the wide-open vistas seen higher up, and was thus determined to be more appropriate for bedrooms.

Van Dam Architecture and Design was pleased to collaborate with Cold Mountain Builders on the construction of this house. As they had worked as a team in the past, the architect was aware of Cold Mountain's commitment to quality construction and skill at coordinating tradesmen. Also critical was their ability to create high-grade, custom cabinetry in their own shop. The owners have appreciated the skills and talents of the original builders and brought back the same craftspeople when routine maintenance, such as re-sealing the exterior, or minor changes were needed.



## MAINE'S MID-COAST

The region offers a rich concentration of history, art and culture that rivals that of Portland. All three towns have at least one historic district listed on the National Register. Rockland offers a thriving arts scene anchored by the Farnsworth Museum and its collection of three generations of Wyeth art. The more recent Center for Maine Contemporary Art and the numerous galleries along Main Street offer more art and fine crafts. Rockport's Bay Chamber Concerts hosts top-level performances of traditional pieces and work from new composers. The Rockport Opera House offers film screenings, lectures, and concerts. Camden is host to an international film festival every summer and the Camden Conference produces lectures and panels discussing a range of political and scientific topics.

The mid-coast's dining scene also rivals that of Portland. Rockland's Primo was an early leader in farm-to-table dining and chef Melissa Kelly is a two-time James Beard Award winner. Camden's Natalie's is a popular dining spot for upscale French cuisine. Café Miranda in Rockland is a more casual bistro with a little bit of everything for everybody, including vegetarians and kids. Long Grain in Camden is a local favorite for Asian cuisine prepared with local ingredients. There are also more lobster and clam shacks than one can name, and everyone has their own top pick.

The Camden Hills area is a busy destination in the summer and host to numerous festivals and events during July and August. But it is also a year-round home to its residents, who treasure their neighbors and a true feeling of community. Locals enjoy hiking in autumn's brilliant colors and shopping at the farmer's markets and farm stands for apples and cider. Winter brings skiing at the Snow Bowl, skating on the ponds, and cross-country skiing and snowshoeing on the trails through the numerous land trusts and preserves in the area. The public libraries are excellent, and the Camden Hills Regional High School was recently recognized by U.S. News & World Report as one of the best in both the state and the country. Camden is a wonderful place to live, learn and work in every season.





## CAMDEN | ROCKLAND | ROCKPORT

Mid-coast Maine is considered to be one of the most beautiful regions in New England, and the historic coastal towns of Camden, Rockland and Rockport are its heart. Camden is best known for its dramatic natural landscape – “Where the Mountains meet the Sea” – and has long been a popular destination for hikers, skiers, and sportsmen. Camden's world-class harbor makes it a favorite for yachtsmen, and kayakers enjoy paddling among the islands that line the coast. Rockland and Rockport are also on Penobscot Bay, and the ferry service at Rockland provides access to several of Maine's island destinations including Vinalhaven and North Haven. Both Camden and Rockland are homeports to the historic “Windjammer” schooners.



### Regional Attractions

- Camden Harbor
- Camden Hills State Park
- Maiden's Cliff
- Camden Opera House
- Penobscot Bay
- Rockland Breakwater
- Rockland & Rockland Harbor
- Fort Knox Historic Site
- Penobscot Narrows Observatory
- Farnsworth Art Museum
- Owl's Head Light
- Maine Lighthouse Museum





## SITE

The house sits on an a dramatic outcrop of ledge. The landscape design took advantage of the existing features on the site and maintained most of what was already in place, exposed ledges, mature trees and native plants including blueberries and ferns. Even the foundation and steps from an older structure on the property were incorporated into the new design. Underfoot, walks and paths are carpeted in pine needles. Only a minimal amount of plantings have been added, resulting in a setting that is both ruggedly beautiful and requires little maintenance. The owner has carefully studied and maintained the trees on the property to preserve both the water views and a sense of privacy. The lot contains 7.9 acres, providing ample space for a guesthouse or studio if additional living space is needed.

On the entrance side, the driveway is curved to allow one to experience the house from a variety of angles and viewpoints. A ramped, heated walkway leads from the freestanding garage to a second entrance. Both the paths and the landscape have accent lighting.

On the water-facing side there are numerous nooks and ledges to sit and enjoy the breezes and views. Slightly below the house, retaining walls enclose an open patio of over-sized slabs of native stone. The patio and adjacent lawn offer water views and provide the perfect setting for entertaining guests. A bold staircase of granite slabs in a stone retaining wall curves up to the lower level. The edges of the steps are planted with sedum, creating a rock garden.

Although the lot is large and private, it is not remote. Downtown Camden and its shops, cafes and restaurants is only a mile away and a trip to town makes for a pleasant walk. You can stop at Laite Memorial Beach, a popular park for picnicking and swimming, along the way.







# EXTERIOR

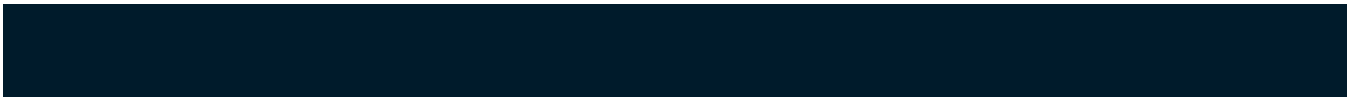
The exterior materials were carefully chosen not only for their aesthetic properties but also for their durability and capacity to withstand the waterfront weather. The red cedar siding is inherently resistant to rot. The sheet copper used in the panels on the water-facing bays, the caps on the stone foundations, and the standing-seam roof will age beautifully developing a handsome patina and is virtually maintenance free. The top grade Loewen windows are top grade and powder-coated for a trouble-free finish. The removable screens for the “four season” room are copper mesh. All of these materials represented a higher up-front cost but provide greater long-term value and less maintenance over the life of the home.

Thoughtful details are found throughout. The deep overhangs of the roof shade the summer sun, when it is highest. The roof also has snow cleats at critical locations. Contrasting siding materials and stone foundations on the water-facing side provides both scale and texture. The many windows manage to feel transparent while still providing privacy in critical locations. Exterior light fixtures rake the wall planes, highlighting the texture of the siding.

# CONSTRUCTION AND FINISHES

The construction and materials in every part of the house are of the highest quality and thoughtfully detailed. The floors throughout are white oak, and the walls and ceilings are finished with veneer. The interior doors were custom made for the house. They are 8' - 0" tall, solid-core slabs finished with oak to match the custom cabinetry used elsewhere in the house. A horizontal dado detail in each door adds a modernelement. The handsome brushed-chrome door hardware includes heavy duty, lever handles and commercial-grade hinges. Most of the windows are fitted with custom shades in a muslin-like fabric. The starched, pleated fabric diffuses incoming light and provides privacy.

The bathrooms were fitted with limestone counters and under-mount sinks on custom vanities. The custom showers have glass doors and enclosures and are finished with glass tiles on the walls and ceilings and glass-tile mosaics on the shower floors. The oversized stone tiles on the floors complement the limestone counters.





## MAIN LEVEL

The living spaces occupy the upper or main level of the house. The kitchen and dining room are on one side of the two-story entrance hall and the living room and study are on the opposite side. An elevator, seamlessly integrated behind a custom door, provides access for those who can't use the stairs or for bringing up heavy items. Over-sized windows in most rooms provide stunning water views.

**Double-Height Entry Hall (wedge shaped; 13' - 10" to 18' - 3" w. by 17' - 3" h.)** The dramatic, double-height entrance hall has a wedge-shaped footprint that widens to offer sweeping views of the Camden Harbor. Oversized windows on both exterior walls provide awesome views and a feeling of lightness and transparency. The modern stair has oak treads and risers and a custom railing fabricated of bronze with a cherry handrail. Behind the stair, an accent wall of white oak adds texture to the space. The horizontal lines in the white oak align perfectly with the edges of the cedar siding on the other side of the window, blending outside and inside. A custom grille of oak at the top of the wall is both visual and functional, as it conceals an air-conditioning vent. A good-sized closet (4' - 11" wide) stores coats.

**Kitchen (22' - 0" by 14' - 6" and an additional 9' - 6" by 6' - 6", where the refrigerator and desk are)**

The kitchen strikes a perfect balance of providing ample work space but not too much travel distance between the work stations. The aisles are wide enough for two to comfortably pass one another. A tall work surface provides a convenient desk. An internal "window" near the refrigerator looks out over the two-story entrance hall and to the exterior windows beyond. The kitchen is lit by recessed downlights throughout and under-cabinet lighting over the counters.

The cabinets are white oak, with book-matched grain, custom made in Cold Mountain Builders' workshop. There are many cabinets for storage, pullout drawers for trash and recycling, and an oversized pantry closet with deep drawers below. The countertops are granite, and the deep bowl stainless sink has a pull-down faucet. An oversized peninsula (4' - 6" d., 6' - 10" w.) provides an additional work surface or serving area for parties and incorporates an overhang for seating during casual meals. A recessed niche in the wall over the peninsula is wired for a television.

High-end, stainless steel appliances include a six-burner gas range by Wolf, a Thermador range hood, a Sub-Zero refrigerator, and a Bosch dishwasher. A second wall oven by Bosch offers convection cooking and there is also a separate Bosch microwave. A two-drawer, under-counter refrigerator by GE Monogram is a convenient spot for beverages and snacks that also minimized traffic through the kitchen.

**A bay window (13' - 3" x 5')** with wall-to-wall windows overlooking the water provides a stunning space for meals. The bottom of the window is the perfect height for a bench and there is space for an eight-foot long table with chairs. Another option would be a smaller table with chairs. The windows have shades for filtering the light, most of which are top down bottom up for increased light control.



**Dining / Family Room - Tray ceiling w/ cove lighting (18' – 17" by 13' – 11")** Originally intended to be used as a formal dining room, this room is now used as a family room. A wall of built-in bookcases of white oak frames a window. There are closed cabinets below, and open, adjustable shelves above. Between this room and the kitchen is a 4' -0" high cabinet, also of oak, with a granite counter. The counter was used as a buffet for the dining room and its cabinet has been modified to conceal a large, flat-screen television. Above this cabinet are hanging cabinets with translucent glass doors. All of the cabinets were custom-built and feature a subtle, horizontal inlay detail that unifies the room. Overhead, a tray ceiling has concealed cove lighting for gentle illumination. The water-facing window has a translucent fabric shade and the drive-facing window has full-length drapes on a ceiling-mounted track.

**Four Season Room (18' – 11" by 8' – 5")** This open and airy space has cedar-finished walls and ceiling and a mahogany slat floor to create a treehouse-like feel. There are windows with water and forest views on three sides, and every opening has both a removable screen and a glass insert for nearly four-season use. The floor is slatted and underneath are drains to carry away any water. A wood-burning fireplace of dry-laid stone with brick fireboxes and a hearth of stone slabs provides both a handsome focal point for the room and added warmth on chilly days. Two upright sconces wash the wood walls and a recessed downlight in the ceiling highlights the texture of the stone in the fireplace. There is room for a table or a large seating furniture arrangement.

**Living Room (irregular footprint due to fireplace; 15' – 4" / 20' – 0" by 19' – 0")** The dramatic, angled fireplace and hearth are of granite slabs with an oak mantel shelf above. The copper-lined wood box built into the granite adds a warm glow. The corner of this room has two, oversized windows that continue almost to the floor, giving one the feeling of floating above the trees. The drapes are triple-fold, recessed ceiling mount for a clean, modern feel.

**A glazed door leads to a Deck (15' – 0" by 11' – 10")** with mahogany floors. The deck railings are detailed to match those found on the main stair in the entry hall, with bronze-finish metal supports and a wood handrail.

**Off of the Living Room, a short Hall (7' – 1" by 5' – 6")** with a built-in bookcase leads to a Powder Room and a Study. The hall has a closet with built-in shelves.

**Study / Office / Bedroom (12' – 7" by 11' – 1", plus space in bay window (7' - 9" x 3' - 2"))** The study occupies a quiet corner behind the Living Room and features a full wall of built-in, custom cabinetry. Finished in oak, there are adjustable, open shelves above and closed cabinets with doors below. Another wall has a second built-in with file cabinets below and doors above. A bay window with glass on three sides offers natural light and views. The architect has already prepared drawings to add a shower to the powder room, which would allow the office to be used as a fourth bedroom.

**Powder Room (7' – 1" by 3' – 4")** has custom oak cabinets under a lavatory with limestone counter as well.







## LOWER LEVEL

The lower level contains the bedrooms spaces and includes a Master Suite and two additional bedrooms, each with its own attached bath. At the center of the lower level is the entrance hall. To one side of the hall is the Master Suite and to the other side, a hall leads to the additional bedrooms, a laundry, and a mudroom at the second entrance. Also in the hall is the elevator to the main level, concealed behind a door. The arrangement of the rooms on opposite sides of the entrance provides separation and privacy.

The workmanship and finishes on the lower level possess the same high quality as those found on the main level. Floors are oak or ceramic tile, and walls are veneer plaster. Door openings have the same high-quality, tall, oak doors and heavy-duty, brushed chrome hardware.

## Master Suite

The private master suite includes a large bedroom, a dressing room, a walk-in closet, and grandly scaled master bath. The bedroom offers stunning views of the property and the water beyond.

**Bedroom (18' - 11" by 12' - 0" / 18' - 0", due to angled wall)** The master bedroom has dramatic water views where two windows meet to form a transparent corner. Two layers of drapes – one fabric, one blackout – are hung on separate ceiling tracks. The air-conditioning ducts are concealed behind custom oak cut-outs in the floor.

**Dressing Room (9' - 2 1/2" by 6' - 11")** The dressing room has four, tall built-in dressers for storage.

**Walk-in Closet (9' - 5" by 7' - 5")** A pair of pocket doors leads to a large, walk-in closet with custom, built-in wood shelving and hanger storage. Enclosed behind a pair of doors is a cedar closet for storing wool items.

**Master Bathroom (14' - 6" by 9', including toilet room and tub)** The large master bathroom features twin vanities, one at either end of the room, with cabinets of the high-quality, book-matched oak used in the rest of house. A large, deep undermount soaking tub with limestone surround extends out like a "bay window" and is 8' by 3' - 6". The generously sized shower has a glass door. The toilet is in a separate toilet room (4' - 11" by 2' - 9"). Behind the door to the bathroom is a floor-to-ceiling linen closet.

**Hall (20' - 2" by 6' - 4")** The wall is structurally reinforced to hold large or heavy artwork did you get that from the architect or builder while downlights in the ceiling illuminate the art.



## Bedroom Suite Two

**The Bedroom (15' – 2" by 13' – 3")** features an oversized bay with windows on three sides for gorgeous water views. The closet (5' – 1" w.) is fitted with custom shelving and a heavy-duty, chrome clothes pole. Recessed lighting lights the room.

**The adjacent bathroom (8' – 1" by 6' – 5", plus shower)** has a custom vanity with drawers and cabinet space below for storage, and a full-height cabinet for linens and towels at the side. The large shower has a glass door. A towel warmer Rutal Omnipanel - 34.8"H - 36"W - 3.8"D Model: TW12-36 Steel, heating capacity 4320 BTU.



## Bedroom Suite Three

**Bedroom (L-shaped; 18' – 8" by 13' – 1" and 10' – 2" by 9' – 0")** The large bedroom has an L-shaped floor plan that creates a distinct and pleasant space for a desk or a comfortable reading chair. This room's location next to the second entrance also makes it ideal for a home office.

The bedroom area has a built-in dresser of the same white oak, custom cabinetry used on the main level. Double closets (7' – 4" wide) have custom wood shelves above, and a clothes pole below. The reading / desk area has built-in bookcases. The room is illuminated by recessed downlights in the main space and modern, upright sconces in the reading nook.

**The adjacent bathroom (8' – 5" by 8' – 2")** has a long custom vanity with many drawers and cabinets below for storage and a full-height linen closet to one side. The large shower has a glass wall on one side and a glass door on the other side.

**Mudroom (10' – 1" by 6' – 10")** The mudroom serves as a second entrance to the home. The floor is finished with with oversized honed stone tiles. A built-in bench has a seat that lifts to access the storage space within. Modern, up-light sconce fixtures light the room and there is an oak coat rack with hooks. A pocket door leads to Laundry Room and behind a second door is a closet.

**Laundry Room (6' – 10" by 5' – 8")** The laundry room has a large, under-mount stainless steel sink in a solid-surface counter with cabinets below. The floor slopes towards a floor drain. Above the drain is a clothes pole, conveniently placed for hanging and drying wet swimsuits or sports gear.







## BASEMENT

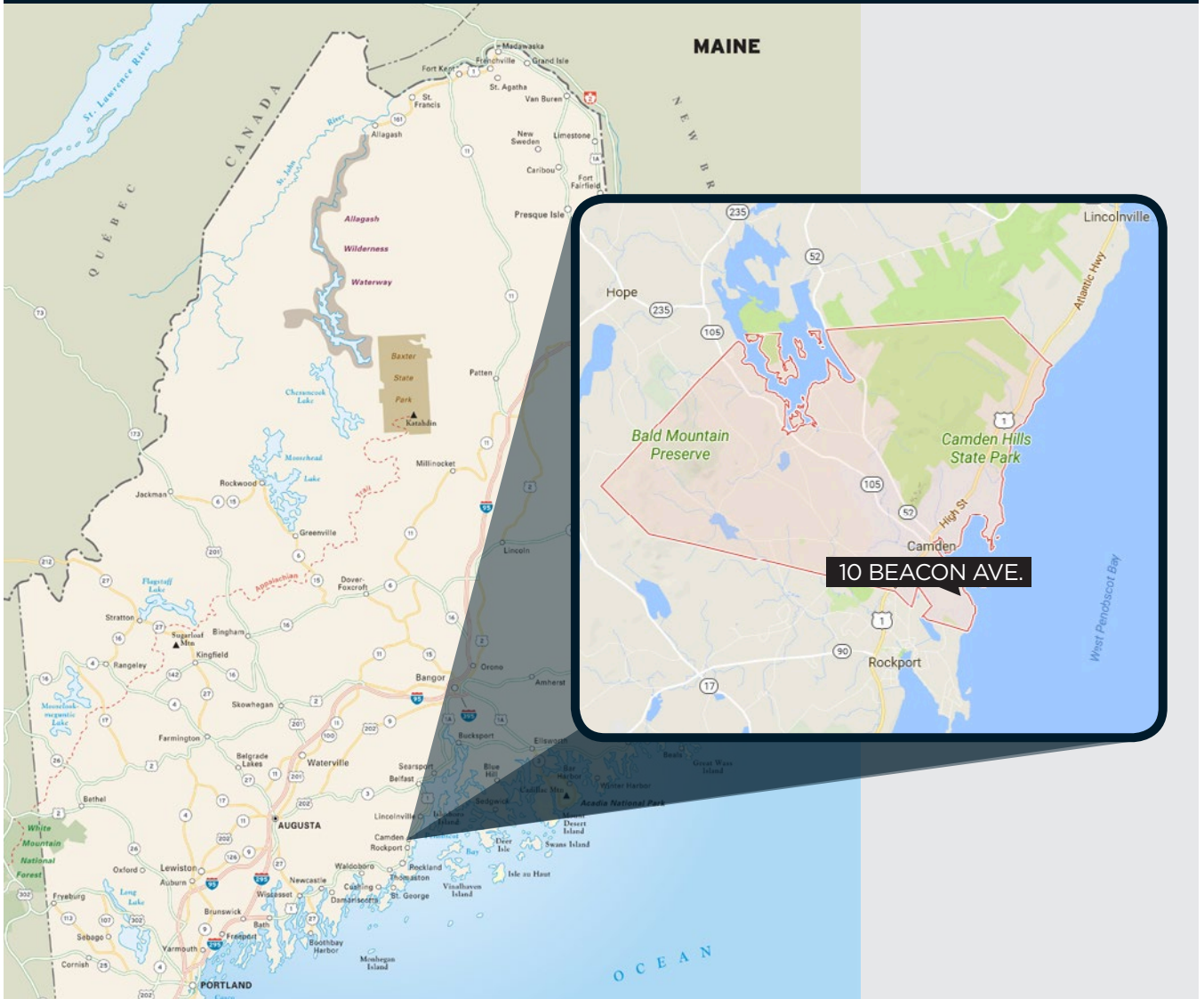
The dry, full-height basement extends the length of the house and is a true “walkout” basement with a door that leads to the backyard. The basement contains a room for mechanical equipment and the reminder is open for storage. There is custom storage built along the long wall which includes a cedar closet. A portion is designed to hold the four season rooms screens and windows. There are 2 freestanding custom storage units as well.

## BUILDING SYSTEMS

- Elevator
- Radiant heat, hot water is supplied by oil-fired boiler
- Unico air-conditioning system – very quiet operation, visually discrete diffusers
- Well-supplied water, has a water softener system
- Two hot water tanks, oil-fired
- Hard-wired smoke detection system
- Security system, including gas leak detection
- Integrated sound system, can be controlled in each room on the upper living area.
- Data wiring
- Propane detection system at kitchen range
- Propane generator for power outages. Switches on seamlessly.

**Garage (30’ – 3” w. by 22’ – 6” d.)** The two-car garage was designed to complement the main house. The spacious interior easily accommodates two cars and has additional room to store a riding mower, snow blower, etc. A built-in rack stores the window screens. A sheltered area at the rear of the garage is accessed from the outside and is ideal for storing outdoor chairs or firewood. Next to the garage are additional parking spaces for guests.

# CAMDEN, MAINE - WHERE THE MOUNTAINS MEET THE SEA



**tom landry**  
 72 Pine Street #16  
 Portland, Maine 04102  
 207-775-0248  
 landryteam@benchmarkmaine.com

Note (please read): Measurements, dates, distances, manufactures & other details contained in this document or related documents or websites are rounded and/or approximates based on client input and/or agent observation (from a walk-through and not an investigative/exhaustive study or inspection). It is highly probable that there are inaccuracies in this document; buyers are strongly encouraged to do their full due diligence and not rely on this information. This document is meant to be a marketing piece and in no way replace the 'Seller Property Disclosure' or related disclosure documents. Buyers, buyer brokers or their representatives agree to hold Tom Landry, Benchmark Real Estate and its employees, sub-contractors, associates or other harmless for any loss as a result of the information contained in this document or related materials. All content and information contained in this document, related documents and websites are the sole property of Tom Landry and cannot be disseminated, duplicated or used in any way without prior written authorization from Tom Landry.