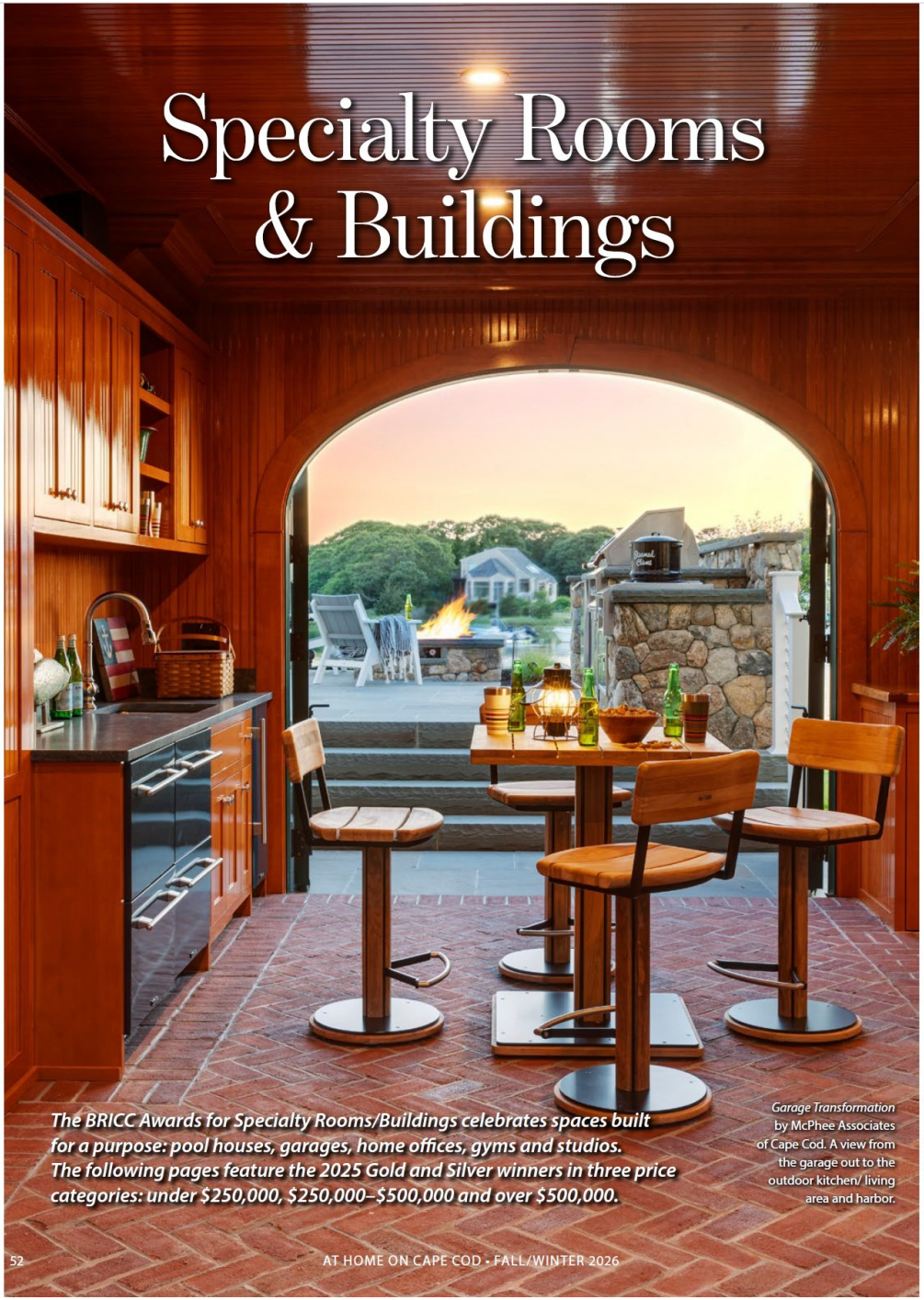
Specialty Rooms & Buildings



The BRICC Awards for Specialty Rooms/Buildings celebrates spaces built for a purpose: pool houses, garages, home offices, gyms and studios. The following pages feature the 2025 Gold and Silver winners in three price categories: under $250,000, $250,000–$500,000 and over $500,000.

Garage Transformation by McPhee Associates of Cape Cod. A view from the garage out to the outdoor kitchen/ living area and harbor.

PHOTO BY GREG PREMRU

GOLD WINNER: BEST SPECIALTY ROOM/BUILDING UNDER $250,000

Garage Transformation

McPhee Associates of Cape Cod

After eight summers in their 1960s Cape-style home, the homeowners had a clear vision for a rebuild. Their new four-bedroom gambrel-style home reflects everything they had come to value: a design that honors the neighborhood's vernacular, maximizes waterfront views, and supports their passion for boating and fishing.

One of the many standout features is the garage-turned-fishing station, designed in collaboration with the homeowners, architect, builder, and interior designers. Clad in spar-varnished fir beadboard reminiscent of a boat interior, the garage is tailored to their hobbies.

"This space is a great area to prep your fishing gear before a trip or sit back and share the stories after a day on the water with family and friends," says Rob McPhee, president of McPhee Associates of Cape Cod, the project's builder. "It's a really special space, and as an avid boater myself, I really appreciated the design and finishes the owners selected."

A wet bar with "Jet Mist" granite counters and custom fir cabinetry houses fishing gear and includes a sink, commercial ice maker, and refrigerated drawers—perfect for storing the day's catch or keeping beverages cool. A long heart pine workbench, stained to match the cabinetry and finished with glossy epoxy, reinforces the garage's yacht-inspired aesthetic. Underfoot, herringbone-patterned brick with a soldier course border adds rustic charm and durability.

The garage's defining element is a set of custom carriage doors—arched, painted Benjamin Moore "Essex Green," and detailed with v-groove paneling and true divided-light windows. When the front and rear doors are open, they provide clear sightlines to the harbor and direct access to the bluestone patio, outdoor kitchen, fire pit, and lounge.

A yacht-inspired bar table makes this an ideal space for gathering with neighbors. After a day on the water, the homeowners can dock just steps away, clean their catch, unload gear, and settle in—all from a space that connects indoor functionality with outdoor living.

"I think the entire family would enjoy spending time in this room, day or night, making memories together," McPhee adds.

McPhee Associates also won a Gold BRICC Award for its project, Bayside Cape Retreat, for Specialty Room/Building $250,000–$500,000.

RESOURCES

Architect:
Patrick Ahearn Architect
patrickahearn.com

Interior Design:
Digs Design Company
digsdesignco.com

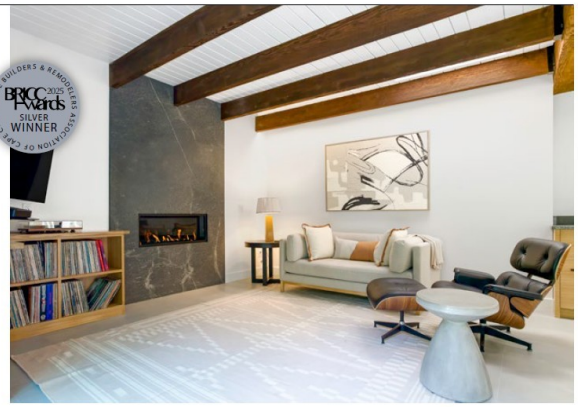
Landscape:
Sean Papich Landscape Architecture
seanpapich.com

Masonry:
Greg Myette
Myette Masonry & Design
myettemasonry.com

SILVER WINNER: BEST SPECIALTY ROOM/BUILDING UNDER $250,000

Seaside Harmony

Clancy Construction



Clancy Construction converted a three-season porch into a year-round living area to tell a story of transformation, memory and music. the family envisioned "The Record Room" to reflect their love of mid-century modern design while embracing daily living. At the heart of this vision was their collection of vinyl records.

Exposed wooden beams, original to the home, were carefully restored. A granite fireplace anchors the space with both elegance and cozy warmth. To dissolve the barrier between indoors and out, expansive sliding glass doors flood the room with natural light and open directly to the exterior. Climate control and insulation upgrades transformed the space from seasonal to year-round, while layered lighting and discreetly integrated appliances provide versatility for everything from quiet evenings to lively celebrations.

GOLD WINNER: BEST SPECIALTY ROOM/BUILDING $250,000–$500,000

Bayside Cape Retreat

McPhee Associates of Cape Cod



DAVID WARD

The media lounge area overlooking the bar rail seating and golf simulator room.

Part of a larger custom home build, the finished basement continues the home's guiding vision: a modern coastal retreat designed for connection, relaxation, and creating lasting family memories. Light-filled and multifunctional, the lower level offers a casual yet refined setting where the homeowner and his three young adult sons can gather for relaxation and recreation.

Excavated deeper than an average foundation, the lower level now offers ample ceiling height, creating the feel of a main living area. The space features a comfortable media lounge, a sleek kitchenette/wet bar, a full bathroom, a custom-designed bunkroom for overflow guests, and bar rail seating with a waterfall-edged oak countertop that accommodates four—all overlooking a state-of-the-art Full Swing golf simulator. Designed with entertaining in mind, the kitchenette boasts bold black-stained maple cabinetry, Nero Zimbabwe granite countertops, high-gloss subway tile, and premium appliances—including an under-counter beverage center, microwave drawer, and dishwasher.

Throughout the space, coastal and contemporary elements blend effortlessly. White shiplap walls, handcrafted green Zellige tile in the bathroom, and a stained oak ladder and railing in the bunkroom bring a relaxed seaside vibe, while clean-lined cabinetry and tailored finishes lend a fresh, modern edge.

The result is a lower level built for exactly what the homeowner wanted: a place where he and his three grown sons can gather, host friends and relax.



Large windows in the gym provide stunning views to Nantucket Sound.

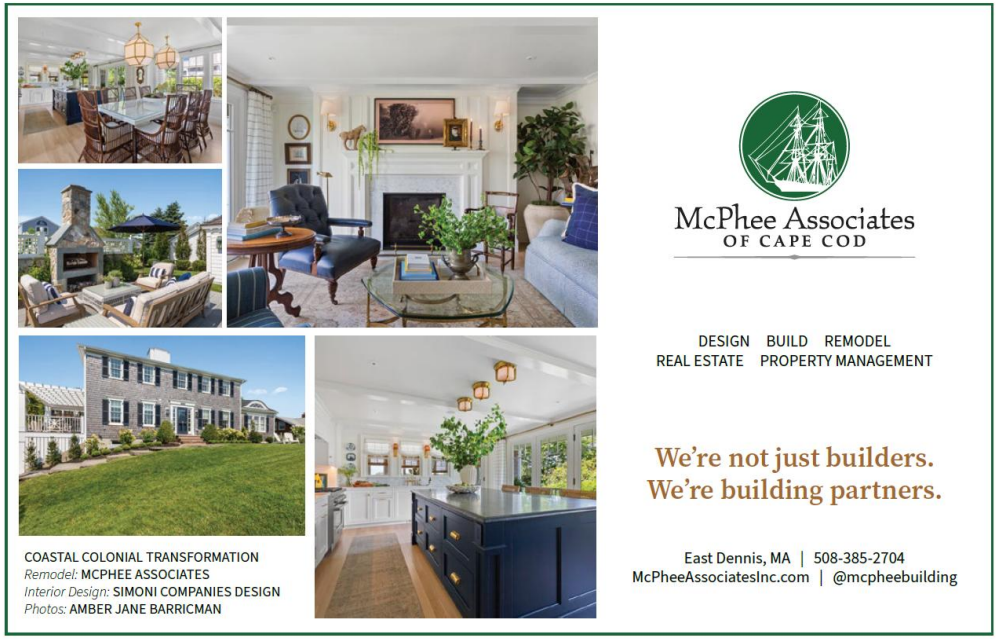
SILVER WINNER: BEST SPECIALTY ROOM/BUILDING $250,000–$500,000

Hurricane Hall

Neubauer Ennis Architects/E.B. Norris & Son'

Hurricane Hall, a 1903 seaside residence in Hyannis Port, underwent a once-in-a-century transformation to secure its future and reimagine it for modern family life. While the house's structural rescue and restoration took center stage, one of its most striking and unexpected outcomes was the creation of a fully integrated private spa.

Set within the home's re-engineered lower level and adjoining wing, the spa was conceived as a serene, multi-functional sanctuary for mind and body and contains a cedar sauna, steam room and yoga and fitness room.



COASTAL COLONIAL TRANSFORMATION
Remodel: MCPHEE ASSOCIATES
Interior Design: SIMONI COMPANIES DESIGN
Photos: AMBER JANE BARRICMAN

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