

DESIGN

new england



LET THERE BE LIGHT

A RENOVATION TAKES A KITCHEN TO NEW HEIGHTS

- Our Guide to the Latest in Luxury Kitchens + Baths

PLUS
GARDEN TERRACES
THREE TAKES ON
BUILDING GREEN
LOFT LIVING

www.designnewengland.com

\$4.99 • DISPLAY UNTIL MAY 9, 2008



MEMBERS ONLY

Exclusive resort clubs offer a new model in the second home havens of Rhode Island and Martha's Vineyard

Written by JOHN BUDRIS

TWO ISLANDS. TWO DEVELOPERS. TWO PLUSH AND private clubs, both with a single mission: to provide members every opportunity to live extraordinarily well in the company of friends and family.

The Carnegie Abbey Club occupies some 450 acres on Narragansett Bay on the west side of Aquidneck Island in Portsmouth, Rhode Island. Billing itself as a private sporting estate, the club offers members a championship golf course, equestrian facilities, yachting and dockage, tennis, fishing, and around-the-calendar cultural events.

Home ownership is at the core of the development plan. When the 22-story tower — set on the footprint of a once dilapidated Kaiser Aluminum wire factory — is ready for occupancy in December, Carnegie Abbey will have 143 residential units, including grand single-family houses and high-rise and clubhouse condos. Prices start at \$950,000 and go up to \$15.5 million for club developer J. Brian O'Neill's tower penthouse, where, on a clear day, he'll be able to see four states.

"For all the amenities, and they are considerable," says club general manager Steven Downes, "nothing beats a sunset over the water from the clubhouse porch, unless it's one with a fine cigar."

Home ownership at Carnegie Abbey mandates joining the club. Full membership, which includes golf privileges, is \$175,000, but with a cap of 399 members, only a handful of slots remain. Social memberships, which have limited or no golf provisions, are in the \$90,000 range.

O'Neill's Pennsylvania-based company, O'Neill Properties Group, is expanding Carnegie Abbey with an additional 152 home sites, condos, and cottages, plus a new bayside beach club on an abutting 126-acre parcel recently purchased from the Weyerhaeuser Corporation. Combined with the nearby Newport Club and a marina, also being developed by O'Neill, investment in fine living nears ten figures.



A LOBBY AT Carnegie Abbey (LEFT) captures the development's grandeur. Facilities include elegant dining, a fitness center, pool, and spa. The Field Club on Martha's Vineyard (BELOW) is the second property in the Boathouse Club members-only development. It includes a manmade pond, a pool, spa and fitness center, tennis courts, and lawn bowling.

FOR MORE DETAILS, SEE RESOURCES

THE BOATHOUSE CLUB ON MARTHA'S VINEYARD STARTED AS AN effort to preserve an Edgartown, Massachusetts, harborfront landmark and evolved into a grand vision. "The old Navigator restaurant had such history and tradition, but the building was simply worn out," says Gerret Conover, who, with business partners Tom LeClair, Arthur Halleran, and Dan Stanton, is developing the property into a club offering amenities unlike any other on the island.

Where the Navigator once stood, a 10,000-square-foot, shingle-style building designed by architect Patrick Ahearn of Ahearn/Schopfer and Associates of Boston and Edgartown, is now under construction. Scheduled to open this summer, the facility will include indoor dining and meeting areas plus a separate bar, all with harbor views. Classic powerboats will be available for members' use at the private dock just outside the Boathouse, which will also have a street-level restaurant, retail shops, and harbor walk open to the public.

A \$125,000 club membership will also gain patrons access to The Field Club, also designed by Ahearn, about a mile outside Edgartown. The new facility will offer five-star amenities on 7½ acres of manicured grounds with a clubhouse, restaurant, three pools, lawn bowling, fitness center and spa, and a tennis complex that will include composite, clay, and grass courts. The club will also have a children's activities director for summer programs. "We are committed to our members' entire family," says Conover.

The four partners have also developed 26 house lots around The Field Club property. While not part of the club, the subdivision's proximity to it is sure to be a selling point. ■

