

Greater Boston, Cape Cod and the Islands

Builder+ Architect®

A BUSINESS MANAGEMENT MAGAZINE FOR THE BUILDING INDUSTRY

Rosbeck Builders

Dedicated to the distinct
building and restoration of
beautiful homes on Martha's
Vineyard for over 30 years.



PROJECT: Edgartown, Martha's Vineyard, MA
A classic shingled house built in the 1700s gets an addition, renovation and restoration by Rosbeck Builders.
BUILDER: Rosbeck Builders
ARCHITECT: Boris Baranovich
DESIGNER: Victoria Hagan
Both the exterior and the interior new construction blend the past and present.



Pictured (left to right): Jeffery Wass, Anthony Mancina, Mackenzie Nieder, Peter Rosbeck II, Brent Brown, Brae Eddleston and Michael Freeze

PHOTOGRAPHY: LISA BROWN

Rosbeck Builders

Dedicated to the distinct building and restoration of beautiful homes on Martha's Vineyard for over 30 years, Peter Rosbeck II attributes success to his team.

By Margie McNally

The new addition is the connector that bridges the 18th century to the 21st. On entering the new addition, one is struck immediately by the amount of light streaming in through the windows and reflected off the custom-built staircase.

The living room is open and constructed with sun-washed pine beams, French doors that open to the new outdoor living space and views of the Atlantic Ocean.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

IF THE RECIPE FOR success is achieved through family, good relationships, teamwork, and attention to detail, then Peter Rosbeck II and his team have mastered it. For decades Rosbeck Builders has earned the reputation for quality craftsmanship, precision and satisfied clientele on the quaint island of Martha's Vineyard.

Inspired by his father, Peter Rosbeck Sr., an active developer in the 1980s and 90s, Peter was drawn to the building industry on the island. Upon graduation from Boston College, Peter moved to Martha's Vineyard full time to pursue his true passion of custom home building. Throughout his extensive career, Peter has consistently been supported and encouraged by his family to continue following his dedication to custom homes.

"I've been building what seems to be my whole life. I've been doing it since I was a

little kid," Peter said. "I have been heavily influenced by my father, both in business and in life."

While expanding his business, Peter has had the pleasure of raising his own two children, Olive and Peter Van, alongside wife Caitlin Rosbeck. The Rosbeck family legacy plans to continue for generations to come.

Rosbeck Builders is diversified, from working with quaint historical homes to preserve and protect their unique elements to the creation of contemporary homes that better meet the needs of today's clientele. Peter and his architects focus on the siting of the home to ensure full advantage of natural daylight and views that can be incorporated with solar technology for optimal efficiency. The home additions that Rosbeck Builders has taken on seamlessly blend and complement the original structures' charm.

Peter, being a self-proclaimed "perfectionist," pays precise attention to detail.

"The details may seem simple and refined, but there is much thought that goes into giving the home a distinctive look and theme," Peter said. "We work as a part of a team and will facilitate a merger between the client, architect, landscape designer,





interior designer and workmen to create a beautiful home for each client.”

The team includes highly skilled architects, designers and craftspeople, all who have formed personal bonds over the years of working together with like-minded visions and project goals. Peter’s team of extremely dedicated employees has been with him for years, some even decades.

Clients have been spreading their gratitude for the Rosbeck Builders team for years: “(Peter) has an excellent ‘eye’ for detail, commands the highest performance from all of his employees and has earned the fine reputation that Rosbeck Builders deserves. I am happy to say that he far exceeded our expectations, and we are the beneficiaries of a beautifully executed project. We continue to enjoy a very professional and more than satisfactory relationship with Rosbeck, as their office staff and service department readily respond to any needs or concerns. We thoroughly appreciate the excellence in craftsmanship, attention to detail and professionalism that Rosbeck Builders represents, and the Island is enriched by their presence.”

Positive reviews and accolades are easy to come by when thinking of the Rosbeck team, however, the process takes time and a keen eye for detail that is occasionally overlooked in the industry. Peter has crafted just the right team of people to ensure that the clients are satisfied from start to finish.

Peter reflects on the strengths of his company ... “I’m only as good as the team that I’ve built, their skills and making sure that everyone works well together and their support of each other,” Peter said. “Collaborating with top architects and a loyal group of honest, intelligent, hardworking, skilled trade professionals, diligent suppliers and my office team has given us the distinct reputation of building beautiful homes on Martha’s Vineyard.”

The building industry is constantly evolving, and Rosbeck Builders has kept pace with those changes. From the island’s natural focus on historic preservation to the ever-growing green and sustainable design evolution, Peter and his team continue to educate themselves on the latest and most efficient technologies available.

Throughout the building process, clients are connected to the Rosbeck team through multiple means of communication. The ability to connect with clients through



Quaint and cozy sitting room in the original house



The Rosbeck team followed the architects’ and designers’ plans by keeping the existing millwork, adding new hardware to the cabinetry, new plumbing and also restored the original painted floors.



The fireplace, fresh paint and restored stairs add charm to this room.

PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

PROJECT: South Beach, Edgartown, MA
BUILDER: Rosbeck Builders
ARCHITECT: Patrick Ahearn, FAIA
LANDSCAPE ARCHITECT: Dan K Gordon

This Prism award-winning 6,000-square-foot shingle-style house features double gables and is called the Upside-Down house. The project included a new detached carriage, guest house and outdoor living spaces. A pair of steeply pitched, broad gables for the front and back of the house and stout gambrels make up two major architectural elements.

"Every little detail was well thought out, from the outdoor areas around the pool and the bocce court to the communication system between the main house and guest house. Even the compost building by the garden looks like a miniature replica of the house, with its gambrel shape," Peter Rosbeck II said.



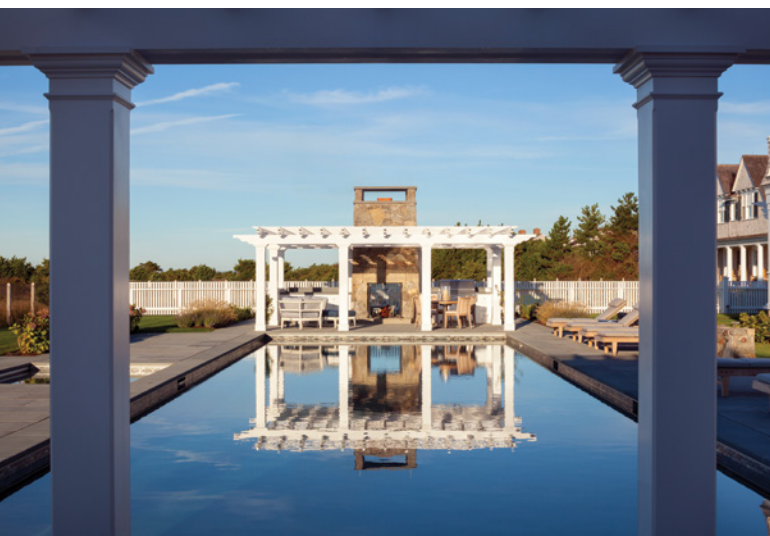
PHOTOGRAPHY: GREG PREMUR

Carriage and Guest house was designed to show breathtaking water views.



"Peter is one of the most detail-oriented builders that I have had the pleasure to work with. Over 30 plus years and multiple projects both new construction and historic restoration, Peter and his team of craftspeople have executed beautifully detailed works always on time with virtually no punch lists. I cannot think of another builder that I would recommend more."

—PATRICK AHEARN, FAIA



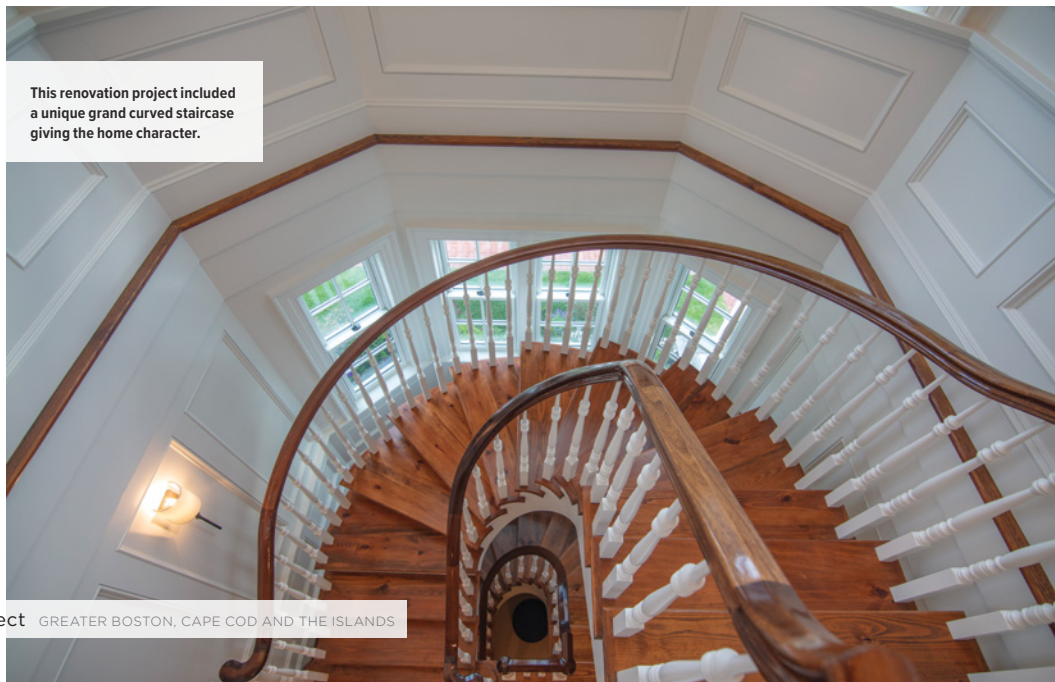


PHOTOGRAPHY: GREG PREMKU

Built in seaside style, with antique salvaged wood-beamed ceilings, beadboard, wainscoted walls and polished mahogany floors, Rosbeck Builders' craftsmanship is found everywhere in the new house.



Detail millwork



This renovation project included a unique grand curved staircase giving the home character.



The dining room features lights that can be raised to show ocean views.



PHOTOGRAPHY: GREG PREMISE





PHOTOGRAPH BY GRETA PERMRU

PROJECT: Edgartown, MA
BUILDER: Rosbeck Builders
ARCHITECT: Jacob Albert, and Eric Rochon, ART Architects
DESIGNER: Heather Wells and Marianthi Thomas
LANDSCAPE DESIGN: Kris Horiuchi, Horiuchi & Solien Landscape Architect

A onetime boathouse is now a new home. A lot of the original materials were salvaged to preserve the rustic charm of the house.



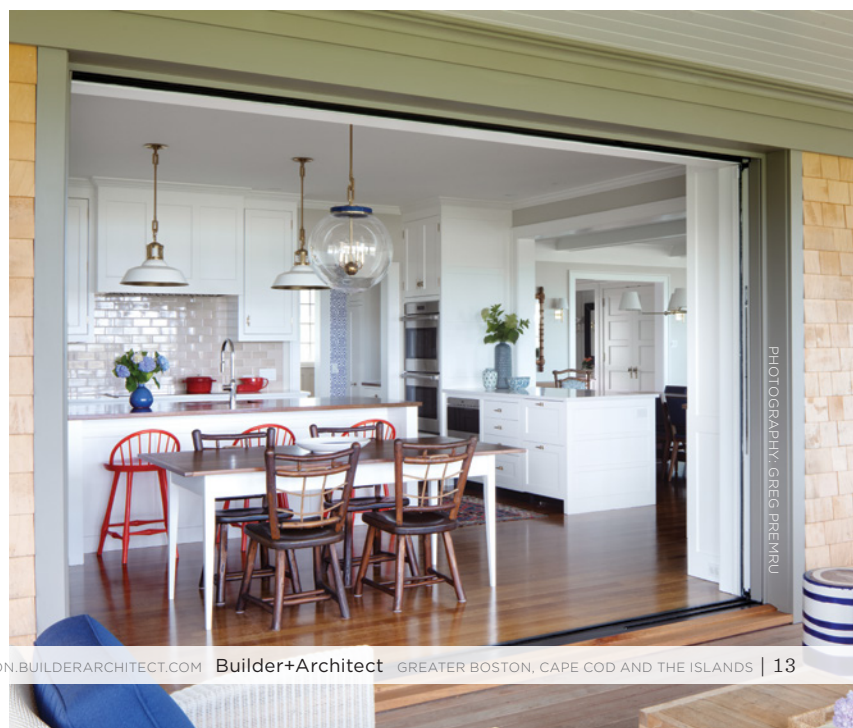
Known for his detail millwork, Rosbeck Builders' craftsmanship is throughout the house.



The TV and library room



Ultimate Lift and Slide Doors disappear into the wall between the kitchen and an adjacent new screened porch to show water views of the Atlantic Ocean.





Twenty 200-foot-deep geothermal wells provide heating and cooling, with the home's electrical use offset by solar panels mounted on its garage and ocean-facing dormers. The structure's size might have worked against energy conservation, but builder Peter Rosbeck II points to the amount of roof area available for solar and the client's commitment as determining factors. "I do feel strongly you can make larger homes beautiful and sustainable by taking advantage of the latest renewable energy efficient technology," he said.



PHOTOGRAPHY: GREG PREMELU



Solar panels on the garage



Three feet deep overhangs shade the windows from the sun and help reduce cooling demands.

The 100-year-old cottage on the site was temporarily moved to make way for the construction of the new house, then attached to one end of the new house and furnished exactly as it had been. A glass and wood garage door separates it from the new screened porch.

PHOTOGRAPHY: GREG PREMUR





PROJECT: Tisbury, MA
BUILDER: Rosbeck Builders
ARCHITECT: Sullivan + Associates Architects

different platforms has allowed Rosbeck to continue to problem solve and deliver projects on time. One client stated, “There was never a moment during the process that I had the slightest reservation about not being on site. Rosbeck handled every aspect of the renovation (planned and unplanned) with thorough attention to detail and extraordinary professionalism. Their crew is comprised of exceptionally talented

and knowledgeable craftsmen. Without hesitation, I can say that they worked on and cared for our home as though it was their own. They were remarkably dedicated to an excellent finished product and delivered masterfully. In addition, all of the sub-contractors who worked with Rosbeck were equally committed to providing the best service and product possible. Their respect and admiration for Peter’s work ethic was

readily apparent. Peter was, and continues to be, a delight to work with—and cares deeply about any project he undertakes.”

Rosbeck Builders has worked with people from all over the country and understands that building a home is one of the biggest investments people will make in their lifetime.

“I continue to study and had learned very early on to become a student of the business.



PROJECT: Tisbury, MA
BUILDER: Rosbeck Builders
ARCHITECT: Sullivan + Associates Architects



PROJECT: Vineyard Harbor
BUILDER: Rosbeck Builders
ARCHITECT: Patrick Ahearn, FAIA

► This late-19th-century house was restored and renovated to correct structural challenges and create a new but historically accurate home within the original.

◀ The renovation opened the back of the house so you now see harbor views.

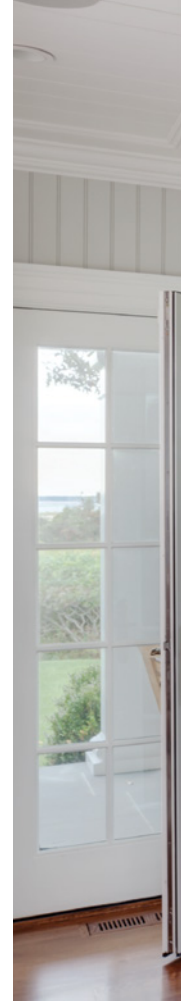


A second-story deck and two ground-floor porches lead to the lawn.

PHOTOGRAPHY: GREG FREYER

PROJECT: Edgartown, MA
 BUILDER: Rosbeck Builders
 ARCHITECT: Patrick Ahearn, FAIA
 This combination of classic and contemporary house
 has views of the ocean and pond.

PHOTOGRAPHY: GREG PREMNU



With constant changes in technology, new trends, and new and improved materials, I can pass this knowledge on to my clients,” Peter said.

Peter’s exceptional organizational skills and thoroughness provide a trusted road map to successful projects. Peter utilizes an online project management program to track ordering, scheduling and planning while keeping the client informed along the way. Something unique about Peter is that he sees his projects through the eyes of

his clients, always focusing on their needs and vision.

Building a custom home can be a daunting and stressful undertaking for a homeowner, but Peter believes it should be an enjoyable process for every client. Rosbeck Builders’ word-of-mouth referrals speak for themselves through the many satisfied clients that Peter encounters on a regular basis.

“Community is everything to me,” Peter said. “It’s a tight-knit community, and I’ve

become very good friends with a lot of our clients, so it’s great to be able to see them and their families enjoy these homes.”

Peter has not only earned an incredible reputation for his professional work, but also through his personal commitment to the island. Peter is the Co-Chair of the Edgartown Historic Board, which aims to preserve and properly maintain longstanding structures in Edgartown.

“I’ve been involved in many renovation projects within the town, which I enjoy





PHOTOGRAPHY: GREG PREMUR

PROJECT: Chappaquiddick, Martha's Vineyard, MA
BUILDER: Rosbeck Builders
ARCHITECT: Peter Rose + Partners
LANDSCAPE ARCHITECT: Michael Van Valkenburgh Associates

At dusk, the western red cedar-clad houses take on a warm glow. Walls of windows and doors open to a protected bay, wetlands, views of Nantucket and the sunrise over Cape Poge Bay to the east and the sunset over water to the west.



PHOTOGRAPHY: PETER VANDERWARKER

"We worked with Rosbeck Builders on a project on Chappaquiddick that finished last year. It was a complex of four buildings—main house, garage, utility building and boat shed. The short story is that we think Rosbeck Builders are as good as it gets. In the end, a very demanding project was built beautifully, was within 1% of the budget and on the target schedule. They have good estimators, good site people and terrific subs. Peter Rosbeck is the force behind things. He can be a bit of a tough guy, but he takes responsibility for everything and makes things happen. We like him and his group a lot."

—PETER ROSE, ARCHITECT



PHOTOGRAPHY: PETER VANDERWARKER

doing because of the details and different types of processes that one doesn't always use—sometimes lifting the home or preserving and protecting certain elements during construction,” Peter said.

Peter has undoubtedly left quite an imprint on Martha's Vineyard.

It is no surprise that Rosbeck Builders has won several awards, but Peter humbly expresses his priorities.

“It's great to get recognition, but what's most important is client satisfaction and seeing the client happy in the end,” Peter said. “I give credit to the outstanding team that works with me.”

Peter's vision for the future is to continue to grow and raise his young family on the island and continue to produce extraordinary homes on Martha's Vineyard. ■



The home's rich fir-planked walls give the home a warm tone. The rooms are full of natural light.



A beech staircase connects all three levels.





Ceiling treatments separate the dining room and kitchen from the living room.



The house uses a number of sustainability strategies to conserve energy and reduce waste.



The landscape is composed of local species, irrigated by a system that uses water collected on the home's green roofs and stored in a large cistern.

PHOTOGRAPHY: PETER VANDERWARKER

PROJECT: Edgartown, MA
BUILDER: Rosbeck Builders
ARCHITECT: Patrick Ahearn, FAIA

One of many homes Rosbeck Builders have built. Preserving the historic features of homes on the Vineyard is a passion of Peter Rosbeck II.

PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



PROJECT: Tisbury, MA
BUILDER: Rosbeck Builders
ARCHITECT: Sullivan + Associates Architects

This magnificent new home has water views all around, an access boat dock and pool, and is surrounded by trees and lush landscaping.

PHOTOGRAPHY: GRACE BISHOP



For further information, call Rosbeck Builders at (508) 693-6300 or visit their website, RosbeckBuilders.com.

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