

# HC&G

Hamptons Cottages and Gardens

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# THE ARCHITECTURE ISSUE

DEEDS & DON'TS

no foundation, so it couldn't be kept intact), taking it apart in sections and labeling and photographing the pieces for reassembly later. Funding and permitting are required before the building can be erected in its new home, but Preservation Long Island—a Cold Spring Harbor-based nonprofit whose mission is to protect Long Island's cultural

heritage—recently came on board to advise on fundraising opportunities, historic preservation, and a possible future listing with the National Registry.

Wainscott's sleepy hollow is indeed not so sleepy, it turns out, as builder Jeffrey Collé is simultaneously at work on Wainscott Hollow Farm, a seven-residence development located

directly across the street. He plans to maintain 28 of the 40 acres—which he purchased from Ronald Lauder in 2006—as a reserve, in addition to restoring and converting the site's original farmhouse into a guesthouse for one of the new homes. The first residence, priced at \$19.5 million, is set for completion next summer. —Liza N. Burby

## MEASURE FOR MEASURE

The East End's top architects discuss the future of Hamptons home design

### HOW ARE THE GOVERNMENT'S LATEST CLEAN-ENERGY POLICY INITIATIVES IMPACTING THE DESIGN OF NEW HOUSES TODAY?

**JAMES MERRELL:** We currently have robust energy codes already, and there's definitely increasing awareness among our clients about energy efficiency. Although most clients are not pushing us for a net-zero design in their new homes, we are really looking forward to the day when green technology such as geothermal will become so standard that this will no longer be the case.

### WITH A SCARCER SUPPLY OF LAND COUPLED WITH INCREASING DEMAND, DO YOU FORESEE HOUSES CHANGING IN SHAPE OR SIZE?

**NICK MARTIN:** We have to be thoughtful about how our footprint impacts the environment, and people don't need as much space as they think.

**PAMELA GLAZER:** There will always be clients who want large houses. However, people

who can afford to be innovators should take the lead in making them carbon-neutral.

**JAMES MERRELL:** Land-use regulations have expanded to protect groundwater and open space, so house sizes will definitely be limited.

### MORE HOUSES SEEM TO HAVE ROOFTOP AMENITIES LIKE POOLS AND TENNIS COURTS. DO YOU SEE THAT AS A TREND?

**NICK MARTIN:** Yes. Current code issues with FEMA and wetland setbacks have prompted people to make such requests.

**BLAZE MAKOID:** I think this "trend" is mostly developer driven. We almost always advise our clients against roof decks because they add substantial costs and rarely get used.

### DO YOU ANTICIPATE NEW LANDSCAPE, STRUCTURAL, OR SITING TRENDS

**GIVEN THE INEVITABLE NEED FOR MORE RESILIENT COASTAL DWELLINGS IN THE FUTURE?**

**NICK MARTIN:** We are in the process of lifting a client's

oceanfront dwelling and its pool to make it more resilient to coastal erosion. Improvements include breakaway walls, placing HVAC equipment above the first floor, hurricane strapping, and impact-resistant windows and doors.

**BLAZE MAKOID:** The issue is more macro. If half of a community's infrastructure is wiped out [from rising sea levels], how valuable is a house that's left? What should be

the new planning, zoning, and infrastructure policies overall?

**PAMELA GLAZER:** I think it's only a matter of time before coastal building will become restricted all together.

### HOW WILL THE STYLE OF HOMES CHANGE IN THE COMING YEARS?

**NICK MARTIN:** The modern barn and the traditional house with a modern interior are currently popular, which I think will lead to modern with a capital "M."

**JAMES MERRELL:** The question is, What's timeless and sustainable? Houses should last hundreds of years, but 25-year-old homes by Robert A.M. Stern are being torn down today. So, how do we build houses that will be meaningful for future generations?

### HOW DO SMART-HOME OR OTHER TECHNOLOGIES FACTOR INTO THE HOMES OF THE FUTURE?

**JAMES MERRELL:** We need to build in flexibility in order to take advantage of new technologies. No one knows what the next technology will be, and the goal is to be able to reprogram quickly as technologies change.

### PAMELA GLAZER:

Just think: Nest thermostats were introduced in 2011, and now all HVAC systems are tied to a remote monitoring system.

### ARE INCREASED MATERIALS AND LABOR COSTS AFFECTING YOUR CLIENTS' CHOICES OR HOW YOU DESIGN?

**BLAZE MAKOID:** It's certainly a topic at every meeting, but how can you accurately estimate the cost of construction over an 18- to 24-month build when material prices are swinging as much as 300 percent?

**NICK MARTIN:** The surge in material and labor costs either has had zero effect or has prevented clients from building altogether. There seems to be an economic line drawn in the sand.

—Jean Nayar



James Merrell  
James Merrell Architects



Blaze Makoid  
BMA Architects



Pamela Glazer  
Pamela Glazer Architect



Nick Martin  
Martin Architects





# RESOURCES

Want to know where and how to get it? Look no further!

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**GARDENING**  
Pages 42-44: Gardeneering, 631-726-4498, [gardeneering.net](http://gardeneering.net).

**MADE IN THE HAMPTONS**  
Pages 46-48: Pierpont's Blossom Farm, 917-560-4421, [pierpontblossomfarm.com](http://pierpontblossomfarm.com).

**STONY HILL**  
Pages 62-71: Architecture, Bates Masi + Architects, 631-725-0229, [batesmasi.com](http://batesmasi.com). Builder,

*Items pictured but not listed here are from private collections or have no additional details.*

John Hummel and Associates Custom Builders, 631-324-5644, [johnhummel.com](http://johnhummel.com). Interior design, JL Hummel Interiors, 631-680-5992, [jlhummelinteriors.com](http://jlhummelinteriors.com). Additional credits not on page: Page 64: Candles, Illume. Rug, Armadillo. Log holders, CB2. Page 65: Cabinetry (custom), Bates Masi + Architects. Barstools, &Tradition. Fittings, Cocoon. Page 68: Bed covering, Parachute. Throw, &Tradition. Draperies (custom), Kravet. Side table and lamp, Menu. Page 69: Mirror (custom), Bates Masi + Architects. Light fixture (above tub, custom), Michael Anastasiades.

**LATHHOUSE**  
Pages 72-83: Architecture, Birdseye, 802-434-3106, [birdseyevt.com](http://birdseyevt.com). Contractor, Wright & Company Construction Inc., 631-537-2555, [wrightand.com](http://wrightand.com). Interior design, Brooke Michelsen Design, 917-392-1007. Landscape design, Wagner Hodgson Landscape Architects, 802-864-0010, [wagnerhodgson.com](http://wagnerhodgson.com). Additional credits not on page: Page 74: Sofa fabric, M-Geough. Rug (custom), Steven King Decorative Carpets. Page 75: Dining chairs, Craft Associates Furniture. Rug, Vanderhurd. Light fixture, The Urban Electric Company. Page 76: Chair fabric, Walter G. Page 77: Island

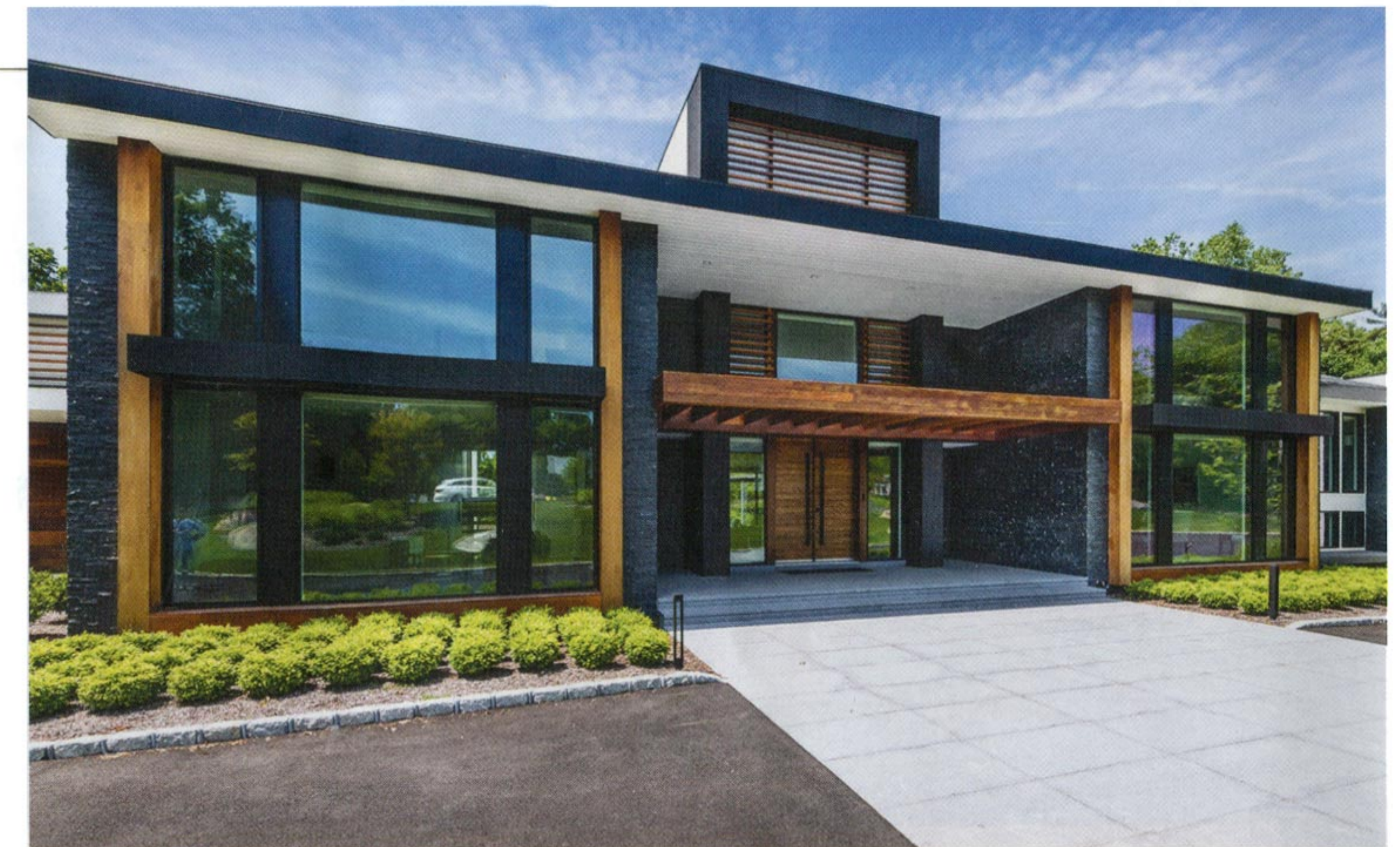
and cabinetry (custom), Brooke Michelsen Design. Countertops, ABC Stone. Page 78: Primary bedroom: Artwork (above chair and next to bed), Palecek. Bed, Century Furniture. Throw, Treko. Night table, Currey & Company. Lamp, Circa Lighting. Rug, Steven King Decorative Carpets. Primary bath: Tub filler, Sigma. Tile (shower wall and floor), Clé. Sconce, Aerin. Fittings, Samuel Heath. Vanity (custom), Brooke Michelsen Design. Page 79: Beds, The Beautiful Bed Company. Lamp, Circa Lighting. Rug (custom), Steven King Decorative Carpets. Page 80: Seating pieces, RH. Page 81: Table and chairs, RH. Page 83: Chaise longues, RH.

PETER MURDOCK

## MOJO STUMER ASSOCIATES

Mojo Stumer Associates, from its inception, has been structured to be a unique design practice, combining quality architecture and interiors with complete project management systems. At the forefront of modern design on Long Island for more than 40 years, Mojo Stumer Associates, led by Principal Mark Stumer AIA, has received more than 100 architectural and interior design awards and has been widely published in national and international publications. Mojo Stumer Associates' constant search for creative solutions has enabled the firm to stay on the cutting edge of design.

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## OZA SABBETH ARCHITECTS

At Oza Sabbeth, they believe that a good design possesses an essence that is more than the sum of its parts. They feel this essence is the 'experience' it provides you, the inhabitant. Capturing this experience is important to them. They capture this experience by creating vivid, immersive digital environments. The fidelity in creating such environments is something Oza Sabbeth works hard at achieving to bring life to a design before it is fully realized.

631.808.3036  
[OZASABBETH.COM](http://OZASABBETH.COM)  
[@OZASABBETH](https://www.instagram.com/OZASABBETH)

## PAMELA GLAZER ARCHITECT

Pamela Glazer has risen to prominence as one of the East End's most sought-after architects, known for her impeccable aesthetic with a focus on environmentally thoughtful designs. Her innovative approach to architecture combines elements of both modern and traditional design. Glazer and her team tailor spaces to the lifestyle of those who will live and work there, offering service at a level above and beyond a client's expectations. Dynamic designs for both residential and commercial spaces offer a better way of life.

631.283.8898  
[PAMELAGLAZER.COM](http://PAMELAGLAZER.COM)  
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