

HCG & G

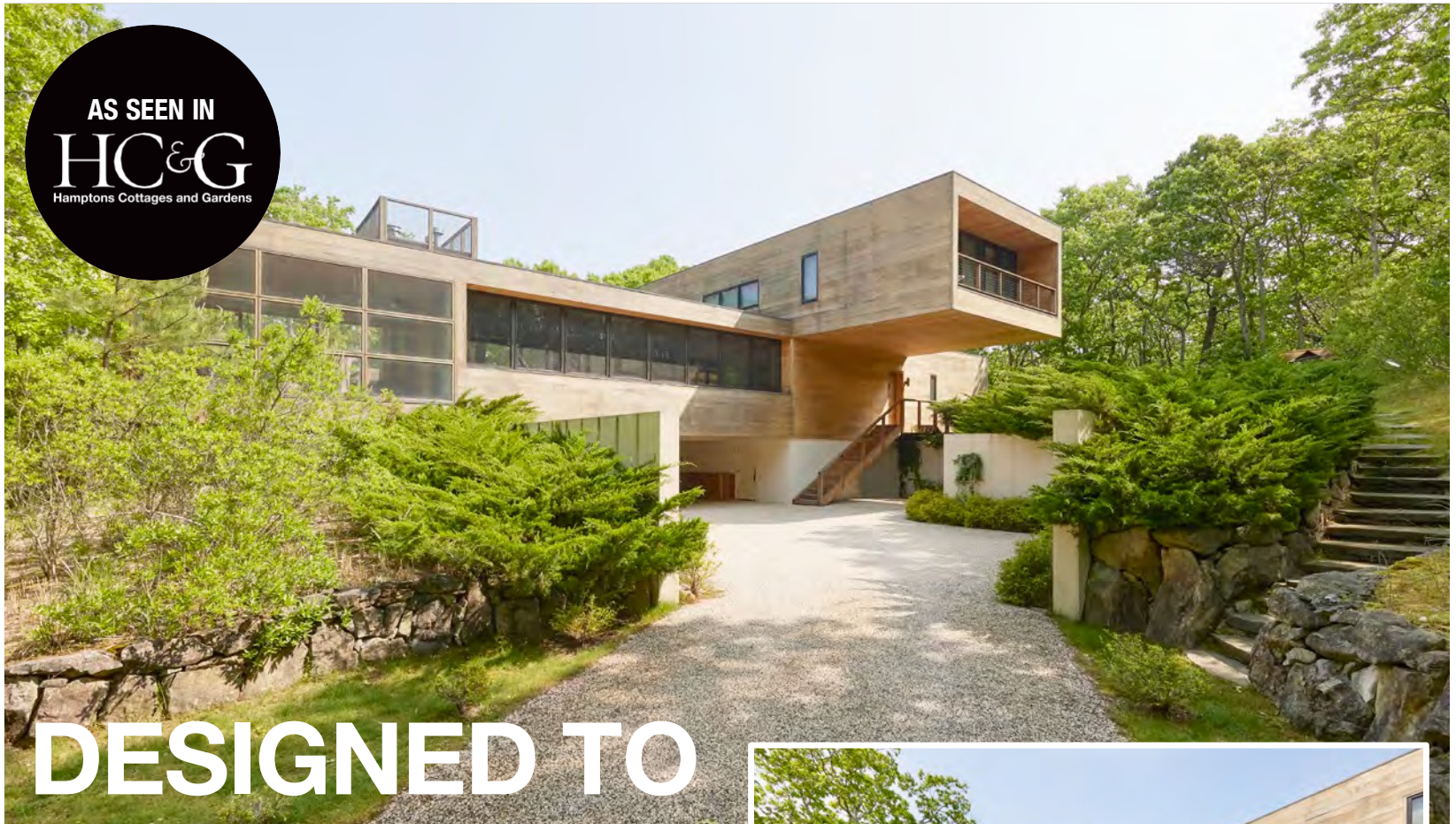
Hamptons Cottages and Gardens

COTTAGESGARDENS.COM | AUGUST 15, 2024

architecture
NOW

DEEDS & DON'TS

The Inside Scoop on East End Real Estate



DESIGNED TO IMPRESS

Sleek lines and high style abound on the East End, be it a glass showstopper that embraces natural light or a cabin-inspired oasis off the beaten path. No matter your specific aesthetic preferences, there are plenty of architectural gems on the market that are just calling out for a design-loving buyer. A contemporary Thoreau might find his own Walden Pond at 137 Great Hill Road in Southampton, where a modern-day cabin is set on six-plus acres of lush greenery. Designed by Jasmit Singh Rangr, the secluded six-bedroom home earned an Architizer A+ Award for its standout features, including a striking great room with a gas fireplace, and an outdoor entertaining area complete with a kitchen. The \$8.5 million property, which also includes a tennis court and a gym, is listed with Bespoke Real Estate's Parallel Advisory Division. Waterfront living is taken to the next level at Shelter Island's 8 Little Ram Island Drive, where a James Merrell-designed dwelling sits alongside Coecles Harbor. The eight-bedroom manse has a private dock and mooring rights, rendering it a boater's paradise. An infinity pool and spa, with water views and bordered by manicured lawns, round out the scene of this \$15.5 million oasis, listed by Nick Brown of Sotheby's International Realty.



Fine Lines Southampton's 137 Great Hill Road, designed by Jasmit Singh Rangr, is listed for \$8.5 million.

Those with an appreciation for art have the rare opportunity to buy renowned artist Joseph LaPiana's residence at 1052 Noyac Path in Water Mill. Dubbed "SkyBox," and conceived by New York City-based 1100 Architect, the sculptural four-bedroom structure sits on 13 acres and offers panoramic views of surrounding farmland, polo fields and the Atlantic Ocean. Aside from such amenities as a rooftop deck and a wine room, there's also a separate three-bedroom guest house and artist studio, a pool pavilion and a clay tennis court. The \$9.95 million property is listed by Compass's CeeJack Team.



“SkyBox” Featuring panoramic views, 1052 Noyac Path in Water Mill was designed by firm 1100 Architect and is listed for \$9.95 million.

beach access that was designed by architect Will Minnear. The eight-bedroom contemporary dwelling’s first-floor primary suite has its own poolside terrace, and additional suites open onto a grand terrace overlooking the beach. A 4,400-square-foot rooftop deck, outfitted with covered dining, bar and spa, offers jaw-dropping views of land and sea. Christopher Covert and Flora Veitch of the Modlin Group share the unique listing, which is asking \$79.995 million. —*Pamela Brill*

STEEPED IN HISTORY

The many historic residences sprinkled throughout its villages and hamlets undeniably

contribute to the charm and allure of the Hamptons. But how does an official historic designation really impact a house from a real estate perspective? Ask any real estate agent that question and the response will invariably be the same: It depends.

“Living in a historic home is not for everyone,” says Town & Country Real Estate broker Linda Batiancela, who currently holds the listing for a Greek Revival home at 85 Suffolk Street in Sag Harbor Village, a nationally designated historic district. “But there’s a niche group who loves older homes and wouldn’t live in anything else.” Among the plusses of historic structures in Sag Harbor Village, she says, are not only their character and charm, but their location. “All the homes in this area are well maintained, as well as being connected to the community, the water and the town businesses such as restaurants, boutiques, antiques shops and the movie theater.”

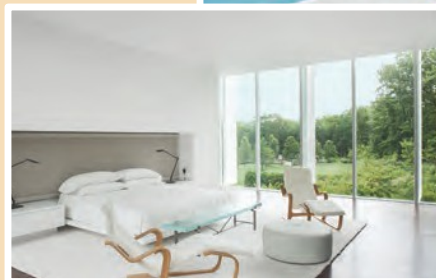
When an older home is situated in a historic district, not only is the preservation of the structure itself assured, but so is its value, according to Hedgerow Exclusive Properties agent Barry McGovern, who holds the \$5.45 million listing of a seven-bedroom historic waterfront gem built in 1883 in Shelter Island Heights (listed on both the National and the New York State Registers of Historic Places). “When you own a unique piece of history and join a community committed to preservation, you will receive a higher return on your investment as there is a low supply of historic

East meets Zen at East Hampton’s 63 Jericho Road, a treasure trove of modern amenities in a tranquil setting designed by architect Lynne Breslin. Polarized smart glass in the foyer (and all bathroom windows) transforms from clear to opaque with the touch of a button, and a solar-heated pool is surrounded by bluestone patios and flowering plants. The \$12 million six-bedroom property is listed by Cindy Shea of Sotheby’s. Finally, Saltwater beckons beachgoers at Bridgehampton’s 165 Surfside Drive, a 1.5-acre oceanfront property with 125 feet of direct

**THIS ISSUE'S
BIG DEAL**

Designed by architect Audrey Matlock, the striking 9,000-square-foot residence at 13 Terrys Trail in East Hampton’s Northwest Woods—known as “The Bar House”—is currently up for grabs, listed for \$18.5 million with Compass. (The residence was also featured in the August 15, 2018, issue of *HC&G*.)

The 9,000-square-foot manse—which is set on 12 acres abutting a 500-acre nature preserve—features a unique L-shape floor plan comprising of two wings built on different levels. The five-bedroom structure contains a great room with 12-foot ceilings, an abundance of natural light, a pool, a gym, an office, a den, a multi-use studio and a rooftop deck. Outside, a covered terrace with a kitchen and fireplace, a tennis court, and a pool and spa beckon. —*Alyssa Bird*



THIS ISSUE'S BIG DEAL: MICK

houses and high demand,” says McGovern.

Of course, for anyone who wants it all—the charm of a historic structure along with turnkey contemporary interior amenities and infrastructure—it helps if the heavy lifting has already been done by someone else, as is the case with Batiencana’s aforementioned \$4.2 million four-bedroom listing, which was gut-renovated to open cramped interior living spaces and introduce a new kitchen and updated interior finishes and infrastructure for modern living. “Otherwise, the new owner would have had to enlist an architect and present their plans to a number of review bodies, such as an architectural review board, a zoning board of appeals or a preservation committee of the town or village,” says Batiencana, who notes that in certain cases national organizations might be involved, too.

And while a historic home’s footprint and exterior façade (including architectural details) cannot be changed, the siding, windows, roof and foundation can all be upgraded, which can add to the complexity of bringing a historic house up to modern standards. But for those willing to take on a fixer-upper, there’s usually a payoff.

“If you were to compare a renovated historic home with new construction, the historic aspect would add value,” says McGovern. And for some, a historic property with bespoke interiors in the Hamptons is...well, priceless. —*Jean Nayar*



Waterfront Living Built in 1883, this historic Shelter Island Heights residence at 20 Prospect Avenue—left and above, center—is listed for \$5.45 million.

WORK FROM BEACH?

Finding the perfect work-life balance has been a never-ending quest since the dawn of the digital age. But due to the hybrid-work scenarios that became the norm in the wake of the pandemic, that equation has become a real estate issue, too—especially in the Hamptons, where the resort-like lifestyle reigns. “A laptop setup on the dining room table used to work, but now people are looking for a dedicated home office,” says Averitt Buttry of Douglas Elliman Real Estate. “And unlike a gym or home theater that can be housed on a lower level, people want a workspace with windows if they’re going to be spending hours there each day.” Some convert an extra bedroom into such

a space, but when a completely separate in-home office just isn’t viable, owners, renters and agents alike have become creative in meeting the need for a quiet workspace. “Some people are setting up offices in pool houses or other accessory structures so they have total privacy,” says Buttry. “Others take on two summer rentals—a larger home for living and a smaller one- or two-bedroom home for working.” According to Dana Trotter, a broker with The Agency, space isn’t the only concern when it comes to home office needs. “The main question buyers and renters have is ‘How is the Wi-Fi?’ which can be a challenge in the Hamptons,” she explains. “Many homes are being fitted with hard lines or boosters.”

While co-working enterprises such as WeWork had a moment in the Hamptons, they never quite took hold. “One company tried to open a place like this before COVID, but it didn’t get the traction it needed to survive,” says Trotter. Some local businesses and city-based companies have tried to fill the void. “At one point, Baron’s Cove hotel in Sag Harbor rented rooms for a sixth-month period specifically as workspaces and offered printing services at the front desk,” notes Buttry. “Many companies have since opened satellite offices here,” adds Trotter. In fact, Buttry recently closed on a transaction for a mixed-use property that included a former doctor’s office on the lower level and living space above. “The new owners plan to use the commercial space as a satellite office,” says Buttry. “Companies and workers understand that in-person collaboration and face time still have value, but people don’t want to use their beach houses for that.” —*J. N.*

Street is located in Sag Harbor Village, a nationally designated historic district.



For breaking news and real estate coups, subscribe to [dailyDeeds.com](https://www.dailydeeds.com)

TOP: HEDGEROW EXCLUSIVE PROPERTIES; BOTTOM: LIZ GLASGOW