

DEEDS & DON'TS

The Inside Scoop on East End Real Estate

ARCHITECTURE'S NEW EDGE



A Fresh Take
Architects Audrey Matlock, Aniket Shahane (against a backdrop of his latest project, in Water Mill), Tommy Zung, and Javier Robles are rethinking and reinventing how to build on the East End.

FOR AT LEAST 125 YEARS, NEW YORK-BASED architects have been trekking to the East End to build weekend retreats for their city clients. And for many firms relatively unknown to the area, working in the Hamptons presents an opportunity to change things up and get creative. "It's great to be in a location where there's space to step back and get a sense of a project in its entire context," says Aniket Shahane, whose five-year-old Brooklyn-based firm, Office of Architecture, recently completed a ground-up home in Water Mill.

"Getting out of New York once a week also helps put perspective on the work we're doing in the city." Manhattan-based Andre Kikoski couldn't agree more. His latest project, a \$44.9 million oceanfront estate in Bridgehampton, demonstrates how "a house on the East End can extend into the landscape, and vice versa," he says. "That doesn't always happen in New York."

Certainly, the Hamptons' abundant natural beauty is a common draw, creating a greater sense of freedom for architects, argues Tommy

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Looking Toward The Future A Montauk project currently in development by New York- and East Hampton-based architect West Chin features sustainable materials and breathtaking ocean views.

Zung of New York-based Studio Zung, which has a satellite office in Amagansett. "Clients out east tend to be a little more relaxed and open to different ideas," he says. "In such beautiful, less populated areas," adds Peruvian-born Javier Robles, the founder of Utopus, which has offices in Manhattan, London, Lima, and Miami, "you get to do projects that are more special." Architect Audrey Matlock concurs, having recently completed a residence on 13 acres in the Northwest Woods, where her Manhattan-based team "discovered natural elements, including a berm and some wetlands. We were able to site the property to take advantage of these key features."

But working in the Hamptons isn't always easy. "Our jobs often include precise construction using steel, glass, and concrete, and the pool of companies who do it well is very small," Matlock says. "It requires us to spend a lot of time at the site making sure our standards are being met." West Chin, who works both in the city and on the East End, also bemoans the lack of certain resources. "I have to be creative and use what's indigenous and local," says the architect and decorator, a fan of such items as solar panels, water-efficient fixtures, and LED lights, which



things open and expansive. It's challenging to go from 85 degrees and humid to zero degrees and snowing." For his Water Mill project, Shahane even solved a tricky wetlands issue by "cantilevering a guest wing over the pool to create an outdoor pavilion as well as space for a carport." But the pendulum for such obstacles might be shifting as tastes change. "There's a new generation of homebuyers who think luxury is about simplicity," Kikoski says. "I'm happy to see people celebrating nature more and opulence less." —Alyssa Bird

MODERN MASTERPIECES

It wasn't just disco that was dawning in the 1970s, but a whole new breed of Hamptons houses. Some pedigreed listings currently on the market are proof positive that newer isn't necessarily better. A 5,000-square-foot five-bedroom residence on Cross Highway in East Hampton, designed in 1981 by Norman Jaffe and renovated last year, is listed for

he employs in the hopes of "bringing more sustainability to my Hamptons projects." Zung, another eco-sensitive architect, concedes that the climate itself can be a hurdle, particularly "when you're trying to regulate indoor temperatures, but also keep

THIS ISSUE'S BIG DEAL



Perched on three bluff-top acres in Montauk, this 7,500-square-foot six-bedroom home, built in 2004 and later revamped by architect David Adjaye, has just become available for an attractive \$23 million, after initially being placed on the market two years ago for \$29.5 million. "The property is in an exclusive group of the five easternmost oceanfront residences in Montauk," says Christopher Stewart of Douglas Elliman Real Estate, who holds the current listing with the firm's Noble Black, Michael Lorber, and Yorgos Tsibiridis. The seller, art collector Adam Lindemann—who decided to put the house on the market after purchasing nearby Eothen, the onetime estate of Andy Warhol, for just under \$50 million—became familiar with the New York- and London-based Adjaye's work through various artist friends as well as the exhibition space the architect designed for painter Chris Ofili's Tate Modern show. "We didn't like the home's traditional interior," Lindemann says, "so we brought David on to rethink what a beach house in Montauk might look like." Much of the sleek new quarters is clad in ipe, sycamore, or walnut, including the great room, which is divided into living and dining areas by a double-sided fireplace. Adjacent to the kitchen is a garage complete with a hydraulic lift, making room for three cars; a lower level contains the requisite home theater and wine cellar. Outside, a granite pool and multiple pergolas provide plenty of space to take in the sea views. —Lisa Chamoff

LEED CHEAT SHEET

People have been hearing about LEED (Leadership in Energy and Environmental Design) for years, but getting your home certified can be "a fairly challenging process that requires diligence right from a project's inception," says Marc Clejan, founder of GreenLogic, a provider of solar-power systems in Southampton. Before you invest any time or money into a design, consider these expert tips:

HIRE A PROJECT TEAM

You'll need an architect and a builder familiar with the LEED process as well as a LEED AP (accredited professional), who's responsible for registering the project online and handling the paperwork. "This person may be employed by the architect or builder, or an outside consultant hired by the architect or builder," explains Frank Dalene, the president and CEO of Telemark, a construction company based in Bridgehampton.

RETAIN A RATER

According to Dalene, a certified Green Rater is essential for verifying project requirements based on the level of certification desired (certified, 45–59 points; silver, 70–74 points; gold, 75–89 points; platinum, 90–136 points). This individual works closely with the LEED AP to perform on-site verification and submit any required documentation.

SET A BUDGET

One of the more common problems with LEED certification is escalating costs. If you pay attention to the budget, "a certified home [the lowest level] shouldn't cost any more than a house built to standard code, with certification fees starting at less than \$1,000," says Ric Stott, owner of Stott Architecture in Southampton. However, if you want to shoot for platinum, he says, a house "is going to cost more to construct, and fees can go up to about \$30,000."

REGISTER YOUR PROJECT

After the design is finalized, the LEED AP will register the project with the U.S. Green Building Council.

CREATE A CHECKLIST

The LEED AP will develop a spreadsheet to keep track of the project and estimate the number of points associated with eight categories: innovation in design, location and linkages, sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environment quality, and awareness and education. A minimum amount of points needs to be met in each category in order to achieve the desired certification status.

BE SMART ABOUT POINTS

While a LEED certification itself doesn't warrant any tax credits, you can obtain them by adding specific components to your project. "LEED homes usually require the addition of solar panels, which entitle you to a 30 percent federal tax credit and a 25 percent credit in New York State," says Clejan. "The energy-related items are no-brainers because they get you the most points and also have a strong financial payback. The certified and silver levels can generally be reached with a house that has good insulation, well-placed windows, and solar and geothermal systems. As you move up to gold and platinum, you'll need to focus on other things, such as sustainable materials, waste recycling, indoor air-quality filters, and efficient irrigation systems." —Pamela Brill



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