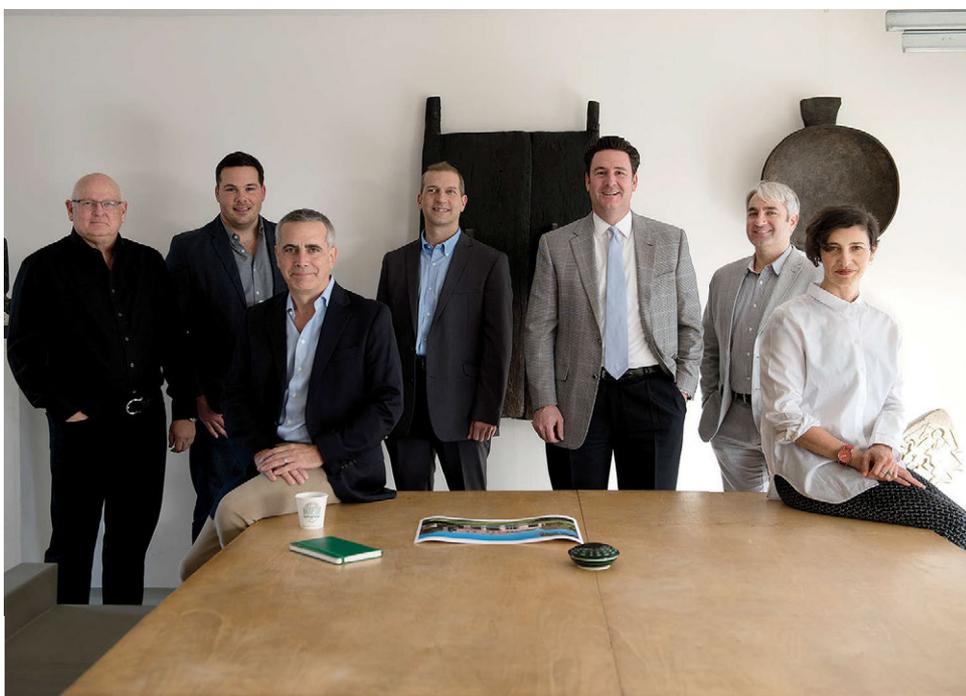




The picturesque Gray House in Bridgehampton was designed in a classic shingle style by architect Bruce Nagel, as seen in the front entry terraces and porch. The garden is by New York landscape architect Edmund Hollander. **BELOW:** Panelists discussed new home trends at the Watermill Center.



WHAT'S NEW?

OUR LOCAL EXPERTS OFFER SOME SOLUTIONS FOR BUILDING HOMES—AND COMMUNITIES—IN THE HAMPTONS.

MODERATED BY MICHAEL BRAVERMAN

This week, our panel consists of architects Kevin Dworak and Bruce Nagel, artist and Watermill Center administrator Almond Zigmund, financial advisor Rocco Carriero, interior designer Austin Handler, landscape architect Chris LaGuardia, and real estate salesperson Sam Kelly. Read on for their analysis of the current state of new building out East.

What do you think of local regulations limiting the size of houses?

Austin Handler: The right spirit, but bad execution. It forces people to eliminate architecturally interesting things—porches and outdoor spaces—at the expense of having 17 guest bedrooms. As codes get more restrictive, houses

have to apply for variances to do simple renovations. In trying to prevent sprawling homes that are out of proportion for the property, it's making it difficult for people to work with what they have. **Bruce Nagel:** Where we've been going with zoning, setbacks, and coverage is generally very intelligent. Southampton Village uses an energy requirement code called HERS, for Home Energy Rating System; it's particularly smart. We should be more energy-conscious, and there's no reason why towns can't mandate that. **AH:** Often the restrictions placed by the codes help the architect make decisions; a set of rules [can] enable architects to create a great work. >

MEET THE PANELISTS (FROM FAR LEFT)

BRUCE NAGEL, architect, 153 Chardonnay Dr., East Quogue, 631-283-8855; brucenagel.com

SAM KELLY, licensed real estate sales associate, Bespoke Real Estate, 903 Montauk Hwy., Water Mill, 631-500-9030; bespokerealestateagents.com

CHRIS LAGUARDIA, principal and project manager, LaGuardia Design Group, 860 Montauk Hwy., Water Mill, 631-726-1403; laguardiadesigngroup.com

KEVIN DWORAK, architect, Martin Architects and 4MA Builders, 2913 Montauk Hwy., Sagaponack, 631-613-6555; martinarchitects.com

ROCCO A. CARRIERO, private wealth advisor, Ameriprise Financial Services, 1673 County Road 39, Southampton, 631-283-8482; ameripriseadvisors.com

AUSTIN HANDLER, owner, Mabley Handler Interior Design, 34 Head of Pond Road, Water Mill, 631-726-7300; mableyhandler.com

ALMOND ZIGMUND, public programs coordinator and residency administrator, Watermill Center, 39 Water Mill Towd Road, Water Mill, 631-726-4628; watermillcenter.org



LEFT: LaGuardia Design's shady poolside retreat overlooks lush dune side plantings on the Atlantic Ocean. BELOW: 1863 Scuttle Hole Road is part of Villadam's new collection of modern farmhouses at Fair Hills in Bridgehampton, exclusively represented by Sam Kelly.



“THE AESTHETICS THAT GO WITH BUILDING GREEN ARE LESS OF A LIMITING FACTOR NOW.”

—AUSTIN HANDLER

Almond Zigmund: As an artist, I'm always being given parameters—budget, material, space. It's a great thing to be told you can't do something, so you can figure out how you *can* do something.

BN: There was a time when a lot of zoning tried to discourage the use of contemporary or flat-roof architecture.

Chris LaGuardia: Nantucket has very strict codes. You cannot do a modern house. But it all looks the same, and it lacks the personality we have.

Rocco, what's your clientele building?

Rocco Carriero: Sustainable-type properties—geothermal, solar. Fifteen years ago, just green-friendly people would do this. Now it's also people who are financially savvy. They know it'll cost them more, but they're looking at the financial payback over five or seven years.

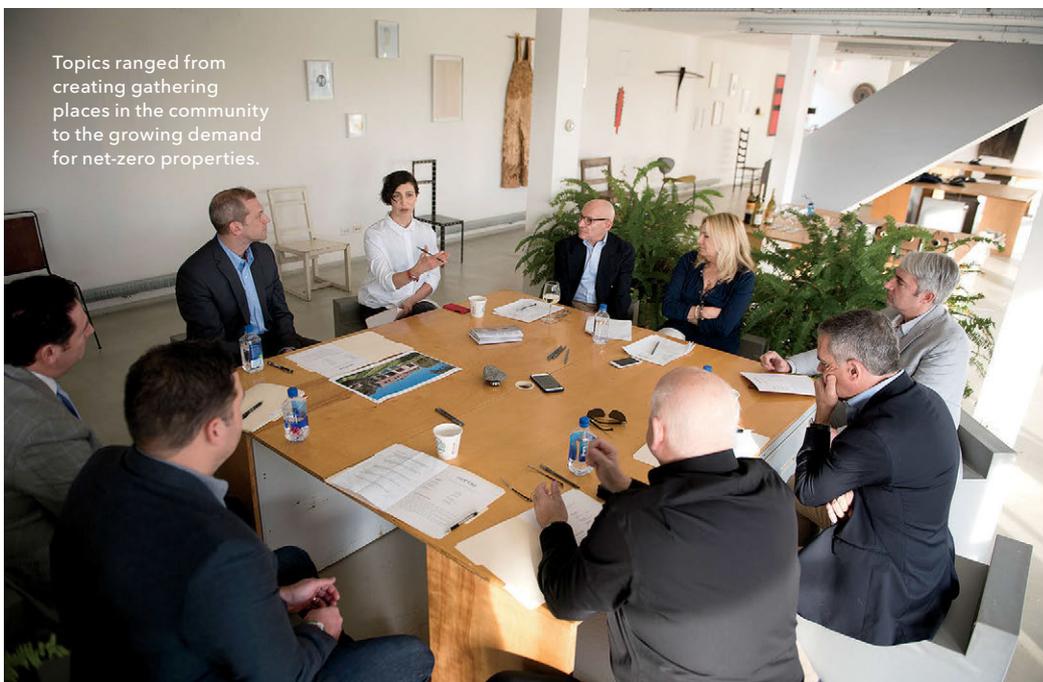
AH: The aesthetics that go with building green are less of a limiting factor now, from simple things like automatic pool covers that retain heat to Tesla's solar-panel roofs that look like regular ones. There's not an aesthetic blight to doing it.

RC: And they're so proud of it! The first thing [owners] want to show you is everything that makes the house net-zero.

CL: It covers some guilt [about] conspicuous consumption. Our landscapes have also changed dramatically. Almost every property we do now has meadows, fewer mowed lawns.

Kevin Dworak: We have a net-zero house that's separated into just three volumes. It's a relatively small house, under 5,000 square feet.

What are some interiors trends for new homes? >



Topics ranged from creating gathering places in the community to the growing demand for net-zero properties.

PHOTOGRAPHY BY ANTHONY CRISAFULLI (OCEAN RETREAT RESIDENCE); DOUG YOUNG (PANELISTS); COURTESY OF BESPOKE REAL ESTATE (1863 SCUTTLE HOLE ROAD)



Overlooking Peconic Bay, the Ciaccia residence makes a modern statement with limestone and glass curtain walls, designed by Bruce Nagel.



Ameriprise's Rocco Carriero.

“THE HAMPTONS HAS ALWAYS BEEN AN ART DESTINATION.”

—SAM KELLY

AH: Organic materials—less high-gloss, lacquered furniture, and more with driftwood-type finishes.

Who are the people building new homes, and what are they doing for our community?

Sam Kelly: The Hamptons has always been an art destination. The younger community is obviously keen on that stuff.

KD: I think people want to *live* in gallery spaces, with beautiful objects. And places to put their art.

BN: I'm a big advocate for urban development within the Hamptons, where we could have usable urban space. Our communities aren't gathering places. There should be things like Watermill Center in the middle of communities, so people can meet neighbors.

AZ: Bike lanes are a huge part of that conversation. They coexist with sidewalks and bring the possibility of organic communication. It's difficult to exist in the model that most artist

communities have, which is to go into derelict communities and build them up.

BN: I hope we're going to start selling \$700,000 and \$400,000 houses, and have a community based around smaller—I'm going to use the word *real*—homes.

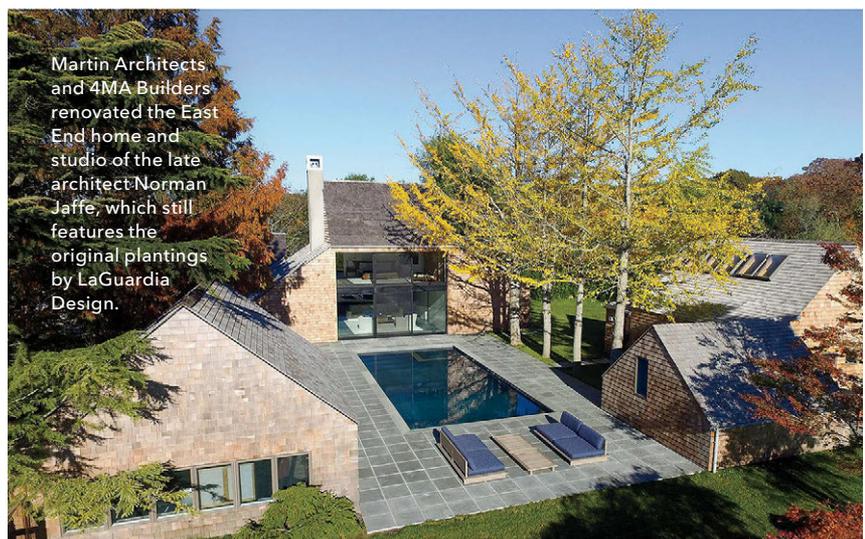
SK: Growing up out here, I'd say it's become difficult to live here if you don't have a business or family office you can work in. I'm a massive proponent of creating solutions for affordable housing. Some large tracts of land are great spaces to propose these. The development off Blank Lane was a great solution for a lot of people.

How can this happen?

CL: It'd be interesting if towns used a community preservation fund for year-round housing.

SK: And villages need to invest the money to put new sewer systems in; then the density can increase.

CL: Maybe next time invite the mayor or the town planning board to participate! ■



Martin Architects and 4MA Builders renovated the East End home and studio of the late architect Norman Jaffe, which still features the original plantings by LaGuardia Design.



Austin Handler, Chris LaGuardia, and Bruce Nagel.