

The Hamptons
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Labor Day 2015

Beach:

MODERN LUXURY

*"When I grow up, I still
want to be a director."*

—STEVEN SPIELBERG

FILM, GLORIOUS FILM

AN EXCLUSIVE
SNEAK PEEK AT THE
2015 HAMPTONS
INTERNATIONAL
FILM FESTIVAL

THE BALDWIN BUNCH

HILARIA & ALEC'S
LOVE AFFAIR WITH
FILM, FAMILY &
THE EAST END

THE FILM ISSUE

STARRING: ANDY BELLIN, ANNE CHAISSON, JILL KARGMAN,
HARVEY KEITEL, STEPHANIE MARCH, RANDY MASTRO,
STUART MATCH SUNA, DAVID NUGENT, LOIS ROBBINS,
ALEXANDRA SHIVA & PAMELA THUR



ECO OUT EAST

Green-leaning architect and interior designer **Campion Platt** is always keen to see what's new and different in the Hamptons real estate market. With that in mind, we sent him in search of the best of the East End's sustainable architecture. He discusses three of his favorite finds.

Construction styles have evolved quickly over time, and with the ubiquitous "shingle style" at every corner, I'm happy to report modernism is alive and well here on the East End.

While the average high-end house consumer is aware of the environment and dwindling resources, not enough home designs are embracing all they can to be greener and more eco-conscious. However, I did find a few gems traveling the back roads recently.

TRIP THE LIGHT FANTASTIC, SOUTHAMPTON

by Stott Architecture

Richard Stott of Stott Architecture has just finished a beautiful, luminous house he calls Trip the Light Fantastic for Newmark Development. When touring the house, I couldn't find a dark

moment. The materials are as luxurious as they are green. The house was constructed using Structural Insulated panels (sips.org) rather than a wood frame. These are foam-core panels with finished panels on either side, metal for the roof and magnesium oxide for the walls.

The house is also designed to use less water, for both domestic use and irrigation. All appliances are Energy Star-rated, and all lighting uses the most modern LED technology available. In most cases, the glass walls open to the exterior so inside and outside are hardly distinguishable. It's also received the Department of Energy Zero Energy Ready Home designation, meaning it's so energy efficient that a renewable energy system can offset all or most of its annual energy consumption.

stottarchitecture.com

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POWER PLAYS From top: Trip the Light Fantastic by Stott Architecture features beautifully designed exterior lighting; Stelle Lomont Rouhani Architects' Green Woods was designed to take advantage of passive solar energy.

GREAT ESTATES

ARCHITECTURE



THREE CHEERS From top: The Three Sisters by Modern Green Home; Campion Platt.

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GREEN WOODS, AMAGANSETT by Stelle Lomont Rouhani Architects

Longtime modernists Fred Stelle and Viola Rouhani set the house's orientation to make use of passive solar energy. The continuous overhang shields the sun in the summer, and the window wall and masonry absorb the sun in the winter. The rooftop solar array is so efficient the owners receive a tidy year-end rebate check from the Long Island Power Authority. "Given the reality of global warming, we feel that sustainability of a new house is not an option, but an obligation, both politically and ethically," the home's owners tell me.

The house was also constructed with modular home technology by Asul (asul.us), cutting down on site damage and materials used. For the concrete footings, a waterproof membrane called Fab Form (fab-form.com) was employed instead of plywood, which also resulted in little site waste. The concrete walls, by Logix (logixicf.com), were cast using insulated concrete forms that act as insulation, so there's no need for wood formwork, and the



superefficient radiant floors are by Uponor USA (uponor-usa.com). stelloco.com

THE THREE SISTERS, AMAGANSETT by Modern Green Home

Peter Sabbeth of Modern Green Homes is under construction with three new homes, aptly named The Three Sisters, just off Route 27 in Amagansett. A few years ago I participated in his first green home, The Idea House in Sagaponack, where I designed sustainable interiors to complement the eco-design of the house. His new offering features double-height spaces, green construction materials, spray-foam insulated walls and SFI oak wood floors (sfi-program.org), plus clever orientation of the houses for efficient passive solar gain. They also used new windows from Marvin Windows (marvin.com) that have the highest U-value, the number that describes how well a building conducts heat.

Another key feature is the pool, whose orientation, dark-gray charcoal granite and solar cover by Thermotex (thermotex.net) all help to reduce that pesky summer cost of heating pools. moderngreenhome.com ■

HOW TO GO GREEN

Campion Platt's advice for taking the next steps toward green living.

WINDOWS OF OPPORTUNITY

When designing a home, the use of deep overhangs and glass walls is clever and an easy method of designing for passive solar, even in shingle-style houses with wraparound terraces, like the Three Sisters homes. Maximizing the windows and glass walls is important to keep the interior light and friendly. In the Stott house, this was achieved by many skylights and glass wall clerestory windows to let the light in but maintain privacy. Icynene (icynene.com), a spray-foam insulation, is among the best—I used it on a new house in Southampton with great results.

A NEST EGG

I love to use products by Nest (nest.com) in all the homes I design. They're part of a new wave of what I call "silent eco-technology," which operates in the background of your life to provide energy savings plus comfort (thermostats), safety (Nest Protect alarms) and security (the new Nest Cam).

IT'S UP TO US

According to the U.N. Intergovernmental Panel on Climate Change, we only have 15 years to drastically reduce and change our mode of energy consumption—mostly in fossil fuels—or climate damage will be irreversible. So what can you do? To start, contact the Southampton Department of Buildings (southamptontownny.gov) and take advantage of a free energy evaluation by the Southampton Green Homes Program in cooperation with the New York State Energy Research and Development Authority. Also consider the use of the many eco-products mentioned here. And, finally, find an architect who is knowledgeable in green technology and design and help the environment with your next project, big or small.