

The New York Times

"All the News
That's Fit to Print"

DL. CLVII . No. 54,388

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NEW YORK, THURSDAY, JULY 31, 2008

\$1.25

ON LOCATION

What Green Means in the Hamptons

By MARIANNE ROHRLICH

THE fifth annual Idea House, a show house presented by Hamptons Cottages and Gardens magazine, opened last Saturday in Sagaponack, N.Y. What began as an 1860 farmhouse called Sunset Hill has been doubled in size — to 6,300 square feet — with a modern addition by Peter Sabbeth, a Sag Harbor developer who runs a company called ModernGreenHome. According to Mr. Sabbeth, the entire property, which also includes a pool, a pool house and a studio, is environmentally sustainable.

But "the whole green philosophy is very complicated," he added, admitting that "the greenest thing to do is not to build a new house." After that, though, he said, "the greenest thing you can do is make a house use less energy." Solar panels on the roof will produce about 45 percent of the house's electricity, he said, and heating and cooling is geothermal.

Mr. Sabbeth worked with Seth Howe, an architect; Barbara Dixon, the magazine's editorial director; and Kyle Timothy Blood, the project's design director. Ms. Dixon and Mr. Blood chose 23 designers, including Jamie Drake, whose dining room is literally green, and David Bergman, an architect who embedded recycled glass pebbles in cement for a bathroom floor.

Unlike show houses that have clashing visions, Ms. Dixon said, this one is designed around a single idea. As green-minded as it is, though, it still had to be "a marriage of luxury and sustainability," Mr. Blood said. "After all, this is the Hamptons, and people do want their comforts."

Open Thursday through Sunday through Aug. 24 at 151 Sagg Main Street in Sagaponack, N.Y.; admission is \$30; (646) 723-7591 or hcasag.com.



The original cedar-shingle farmhouse built in 1860 is still visible from the front, top; the modern addition in the back, above, doubled the size of the house to 6,300 square feet.



A child's bedroom decorated by Jayne and Joan Michaels has a wall of papered wire hangers, above. The headboard and canopy, right, are metal tubing with painted panels.



The architect Campion Platt had drapes made out of fishnets, left and above, for the family room. Mark Epstein furnished the living room with an unholstered antique wing chair, right, and stenciled the walls to resemble damask patterned wallpaper.



A 19th-century carriage house was gutted and turned into a studio, above. The poured-concrete driveway, right, has perforations for drainage.

