

BCDA
2024

BUILDER'S



*Project of
the Year*
**THREE MILE
HARBOR**

DESIGN AWARDS



Bates Masi + Architects

by

**Symone Strong,
Leah Draffen, Christine Serlin,
& Vincent Salandro**



As an industry that studies residential construction for a living, a home's worth is sometimes judged merely by its density, location, square footage, or bedroom count. Occasionally, we forget to stop and appreciate the details. This year's 17 Builder's

CHOICE

Choice Design Award winners celebrate those small choices that make big impressions, from eye-catching staircases to statement range hoods. Browse the range of projects—and their impactful design elements—on the following pages, and visit builderonline.com for more.

BCDA
2024

2024 JURY



KEVIN ALTER
Partner
Alterstudio



IAN BUTCHER
Founding partner
Best Practice
Architecture




MICHAEL PATRICK
Principal
BarnesVanze Architects





THREE MILE HARBOR

PROJECT OF THE YEAR 

ARCHITECT

Bates Masi + Architects

BUILDER

Ben Krupinski Builder

SIZE

2,455 square feet

LOCATION

East Hampton, New York

The challenge was the site itself. To maximize water frontage to the greatest number of inhabitants, the town split the lots into small slivers 10 times deeper than their width. Plus, mandatory shoreline setbacks and zoning laws with height requirements created multiple design hurdles for the team.

“Being on the water, you want to have all your rooms facing toward the view. This is so narrow that it’s just not the case,” explains Paul Masi, founder and principal at the firm. “You have to create this hierarchy of spaces and sort of sequence of experiences, and then it reveals itself to the water.”

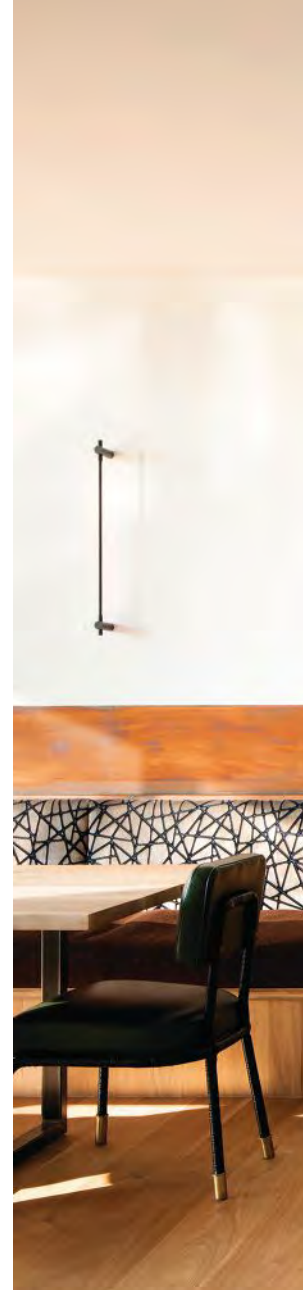
With these considerations in mind, Three Mile Harbor’s floor plan is intentionally the widest closer to the coast and tapers inward toward the driveway, detached garage, and pool.

“It created this forced perspective out

LOOKING TO BUILD ON THE COASTLINE OF New York’s Long Island, a mariner—who previously enjoyed summers living on his boat—found a piece of waterfront property in East Hampton with exquisite sunsets. He enlisted the help of local firm Bates Masi + Architects to design his dream home, this time on land.

BCDA
2024

At the house's core, a wood spiral stair cascades through all three stories, saturating spaces with natural light.



PROJECT OF THE YEAR

toward the view, which was really nice," notes Masi.

On the ground level, an L-shaped main living space sits closest to the exterior deck, while two bedrooms with en suite baths fill the thinner area. Because the secondary bedroom windows would look on to neighboring yards, they are each equipped with individual courtyards. In addition to bringing in sunlight, these courts extend interior space outside with spa-like amenities in the form of outdoor showers.

Upstairs, the owner's suite cantilevers out toward the water views, with one more additional bedroom on the opposite end. A focal spiral stair connects all three stories.

"[The staircase] sort of strings those narrow volumes together, and it worked well

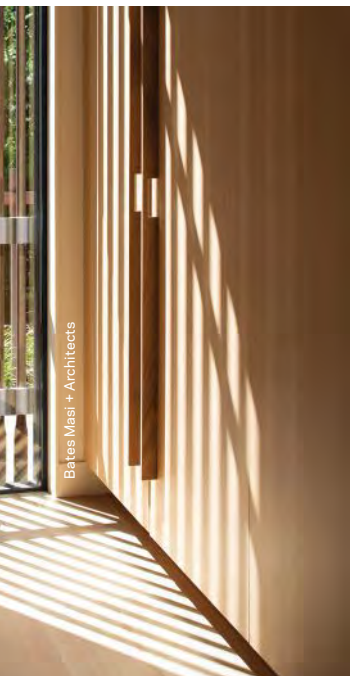
because it was a very small footprint," says Masi. "There's a kind of seductive form to it. It really became this beautiful feature."

To further protect resident privacy from its close neighbors, an arrangement of privacy walls were designed for the home's sides. These walls extend above and beyond the volumes and are clad in tiers of copper piping with flattened ends to resemble oars. Each vertical pipe telescopes, providing variable lengths to precisely follow the sloping topography.

"It's this very simple, rectangular, and small-scale form that you're greeted with," says Masi. "I like the sort of subtlety on the entrance, because when you get into it, people say 'oh wow,' and there's so much more." —S.S.



→ “I like the sort of subtlety on the entrance, because when you get into it, people say ‘oh wow,’ and there’s so much more.”



Builder

Detail Driven

Smart, sleek designs helped
these 17 residential projects
earn top honors

PLUS

**2025 Outlook:
What will shape
the market?**