

Residence

THE HAMPTONS REAL ESTATE, HOME AND DESIGN WEEKLY

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AIA Peconic Fêtes Outstanding Local Architecture

Three Mile Harbor by Bates Masi + Architects won an Architecture Honor Award, the AIA Peconic contest's top accolade. COURTESY BATES MASI + ARCHITECTS

Daniel J Rowen Memorial Design Awards presented

BY BRENDAN J. O'REILLY

AIA Peconic, the East End's chapter of the American Institute of Architects, recognized outstanding design, sustainable architecture and adaptive reuse at the AIA Peconic Daniel J Rowen Memorial Design Awards on Saturday in East Hampton.

Paul Masi of Bates Masi + Architects in East Hampton took home both the only Architecture Honor Award — the top award level — and an Architecture Merit Award — which is just a step below the Honor Award. The former is for a residential project named Three Mile Harbor, on a building lot that is 10 times deep as it is wide.

"There is an extraordinary attention to materiality, details as emotional effect, that modulates the house form, space, light, and view," the jurors said of Three Mile Harbor. "These 'tonal' moments of motion and emotion are elegantly combined to create intimate spaces of rhythmic space and pace. It performs much like the water and maritime atmosphere it reaches out to and resonates with. To quote Lawrence Halperin a bit out of context, it is a building environment that exists for the purpose of movement."

"Ben Krupinski Builder built Three Mile Harbor."

UNUSUAL CIRCUMSTANCES

Increasingly, architects are called to come up with unique solutions

BY DYLAN SIMARD

DESIGNING A HOME on East Hampton's Three Mile Harbor is a unique challenge for an architect — the land parcels are shaped like needles, maximizing the number of properties that have waterfront. Height restrictions make the already-complicated design even more difficult. But for Paul Masi of architectural group Bates Masi, the challenge was welcome.

"We realized there were some limitations, but that afforded us the ability to take this different condition and shape a very unusual structure," Masi said. "We've never had to work on anything like this before. These challenges, they set up these unique parameters that I think yield interesting solutions."

The design he came up with stands out from nearby homes. The house slopes upward and gains height toward the water: The structure is sided with telescoping copper pipes, giving both privacy and a standout color.

"We really wanted to find a natural material that would weather over time in a beautiful way," Masi said.

Three Mile Harbor is known for its intense algae blooms, and some materials can intensify that effect if they leach into the ground. Copper isn't one of those materials, and over time it will blossom into red and green hues. The choice is practical in more than one way.

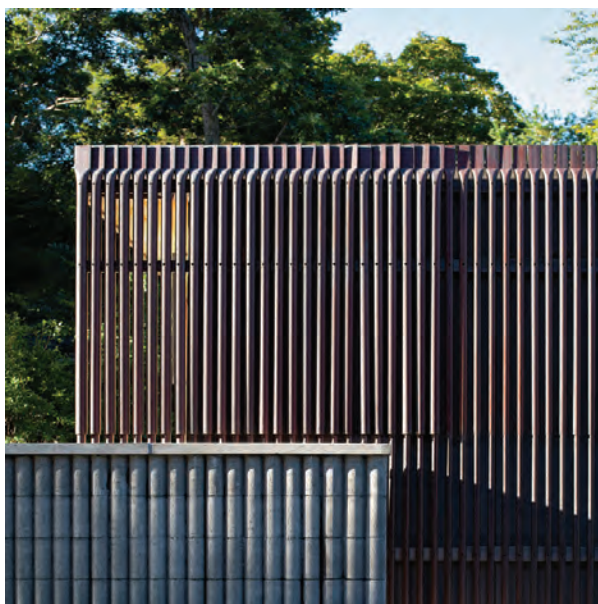
The piping is used as a privacy barrier. The neighboring houses are just a few feet away due to the shape of the lots in the neighborhood.

"A solid wall on the sides would be difficult in terms of allowing light to get in. But we also did not want it to feel so

enclosed," Masi said.

The ends of the pipes have also been pressed flat, to resemble oars.

"There's a lot of references as we developed this with the client to talk about the boating industry ... how spaces can serve a dual purpose," Masi said.



EACH VERTICAL PIPE IS COMPRISES A PIPE WITHIN A PIPE THAT TELESCOPE, PROVIDING VARIABLE LENGTHS TO PRECISELY FOLLOW THE SLOPING TOPOGRAPHY AND HEIGHT REGULATIONS.

The landscaping is also built around environmental concerns, substituting local foliage for a traditional lawn.

"Lawn is a major contributor to the high nitrogen that would be in Three Mile Harbor," Masi said.

The client who requested the design, Brad Roaman, has experience in woodworking and gave lots of feedback on the design.

"(Roaman is) not only an avid boater; but he's also very interested in the craft of construction," Masi said.

According to Masi, the final design of a house can go through dozens of iterations. Often 15 or more

handcrafted models of the design are made throughout the process, showing the elevation of the property, the waterline, and even neighboring structures. Those models make it clear just how unusual the structure is, filling a uniquely shaped lot while still making a one-of-a-kind home.

Roaman is a repeat client for Bates Masi; they built a home about 15 years ago for him. He wanted the home to reflect a maritime theme, and Masi delivered. Space is used economically in the interior, like on a boat.

"We looked at sort of this combination of kitchen and dining together; but even one step further, where sort of the cabinetry for the kitchen is transformed into the dining seating," Masi said.

The challenging conditions for the property created a ▶



THE DESIGN RESPONSE CENTERS ON AN ARRANGEMENT OF PRIVACY WALLS THAT SHIELD NEIGHBORS' VIEWS, THEY SPLAY OPEN TOWARD THE WATER AND TAPER UPWARD AS THE LAND SLOPES HIGHER IN ACCORDANCE WITH THE HEIGHT REGULATIONS AND THE HOUSE'S STORIES.

COURTESY BATES MASI + ARCHITECTS

THE EXPRESS

SUMMER 2024

MAGAZINE



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