

# HAMPTONS

THE HOME ISSUE

THE RONSONS

*Rock*

THE HAMPTONS

FASHION + MUSIC ROYALTY

EDGY +  
ARCHITECTURAL  
STRIKING CONCRETE  
HOMES ARE REAL  
ESTATE'S HOTTEST  
BUILDING BLOCKS

*Savoring  
Summer  
Dishing on  
Restaurants from  
Westhampton  
to Montauk*

DANNIJO X  
CLUB MONACO  
COLLAB

STUNNING  
ARIEL VIEWS OF  
THE EAST END!

PLUS  
SHOSHANNA GRUSS  
DYLAN LAUREN  
JEFFREY RUDES







## TECH ME OUT!

THE HAMPTONS HEAVY HITTERS IN REAL ESTATE SEE SMART HOUSES AS THE TRENDING TOPIC WHEN THEY TALK BUILDING.

MODERATED BY MICHAEL BRAVERMAN

### MEET THE PANELISTS

**Vera DeVincenzo**, California Closets, 223-4929, ext. 36; [californiaclosets.com](http://californiaclosets.com)

**Stuart Disston**, Austin Patterson Disston Architects, 44 Quogue St., Quogue, 653-1481; [apdarchitects.com](http://apdarchitects.com)

**Kevin Dworak**, 4MA Builders, 2913 Montauk Hwy., Sagaponack, 613-6558; [4mabuilders.com](http://4mabuilders.com)

**Chris Hall**, Pembroke Fine Landscapes, 50 Hill St., No. 285, Southampton, 909-2558; [pembrokefinelandscapes.com](http://pembrokefinelandscapes.com)

**Michaela Keszler**, Douglas Elliman, 70 Jobs Lane, Southampton, 204-2743; [michaela.keszler.elliman.com](http://michaela.keszler.elliman.com)

**Robert Nelson**, Brown Harris Stevens, 24 Main St., Southampton, 204-2431; [bhshamptons.com](http://bhshamptons.com)

**Dan Scotti**, Dan Scotti Design and Development, Wainscott, 917-439-4172; [danscottidesign.com](http://danscottidesign.com)

**Eric Smith**, Intech Audio Video, 270F Duffy Ave., Hicksville, 800-822-4993; [intechav.com](http://intechav.com)

**Michael Braverman:** Let's talk about trends in design. Have you seen anything now that we haven't seen in the past couple of years?

**Stuart Disston:** In certain areas where they are further restricting the size of the home that [people are] permitted to build, it has forced the architect and the designer to become much more efficient [with the] use of space. I actually welcome it. I like to build houses that fit the scale of the property and are in keeping with the rhythm of the street that you are developing.

**Chris Hall:** What we have seen outside is more of an extension of the indoor living space. The type of

kitchens we are designing or building are the very high-end luxury kitchens.

**Dan Scotti:** We are finding that the designers we are currently working with are going more contemporary rather than traditional. We are finding requests to really combine technology, sophistication, and simplicity.

**Vera DeVincenzo:** Garages have become very particular [for storage]. We're also being more efficient—our sales of Murphy beds are here. Everyone wants a heated bed that functions as a desk when it's closed. We're multi-purposing many of the spaces. ▶▶



The state-of-the-art gourmet kitchen at 490 Hedges Lane in Sagaponack, listed by Robert Nelson. ABOVE: Attendees at the Home Design roundtable at Wölffer Estate (FROM LEFT): Vera DeVincenzo, Michael Braverman, Kevin Dworak, Eric Smith, Dan Scotti, Robert Nelson, Michaela Keszler, Chris Hall, and Stuart Disston.





CLOCKWISE FROM LEFT: The roundtable at Wölffer Estate; Dan Scotti from Daniel B. Scotti Design; Pembroke Fine Landscapes incorporates the beautiful East End scenery in its designs.



**Robert Nelson:** Closets are almost like rooms. Last week I went into a walk-in closet, and after the makeup counter [the client] wanted a floor-to-ceiling mirror with a TV so she could watch it while she's making up her face. It's no longer just a closet; it's a functional space.

**MB:** What should a prospective buyer expect now that might not have been expected in the past?

**Michaela Keszler:** That there are certain restrictions, especially in Southampton Village—they cut down on the height, they cut down on the footprint. For me personally it is very important that they did this because I think what we see right now is completely overdone. Everything looks the same. There are still two different buyers out here: You have a buyer who is very conscious about, Whatever I invest right now, if I sell it in the next year or two, do I get my investment back or even make more money? Then there is a buyer who says, "This is for my family. I am not going to sell this house; I am going to keep it for the next hundred years."

**Eric Smith:** Those buyers that are either going to build residences or stay here for a lifetime, those are the ones that we are working with. They want full-load automation. They want a smart room, they want to do shades, they want to do lighting control. They want full audio/video control, they want us to control their HVAC, their surveillance, even their pool-area illumination. >>



"THE DESIGNER THESE DAYS IS A STATUS SYMBOL, AND HE IS PRODUCING ANOTHER STATUS SYMBOL."

—MICHAELA KESZLER



**Kevin Dworak:** Clients want something unique. That's one special thing about this area—people that have the financial means and the willpower to do something special, like custom cabinetry for the closets and closets with the technology.

**MB:** What role are designers playing in changing trends?

**MK:** The designer/architect plays a big role. When I see a customer, they are taking an extra designer and an architect to look at houses. The designer these days is a status symbol, and he is producing another status symbol. Then the friends see [their home] and say, "We would like to use the same designer." The designers get more and more powerful in this scheme.

**DS:** I think that is even more true where the designer is also the developer. Developing a home for resale, designing and furnishing it, it's 100 percent my vision. There are a number of designers out here doing high-end full-service sales that I think are driving some of the design choices.

**ES:** I deal with home wiring—surround-sound systems, speakers—and I am really looking for the architect, for the designer to put together the elements that they want for the home to create the solution. If I'm in a kitchen, I'm not making the decision about where the speakers are going. I'm almost glad when the architect and the designer help make the decisions for us and for the client.

**MB:** How does location affect a home's architecture and design?

**DS:** Architecture tends to be more formal structures in the village than you would see in Sagaponack or Southold. There is also more symmetry.

**SD:** The village has generally had a strong seminal place to keep the architecture like it is. It's a Historic Preservation District. On the North Fork, we have done these beautiful deals in barns, and we've created a backyard with a pergola/pavilion with outdoor kitchens and fireplaces. [It's] very different from the work we do in East Hampton, on the ocean. Quogue falls somewhere in between. ■

Architect Stuart Disston restored this Midcentury Modern house in Quogue, which evokes Piet Mondrian and Le Corbusier. RIGHT: Eric Smith with Douglas Elliman's Michaela Keszler.



"WE ARE FINDING REQUESTS TO REALLY COMBINE TECHNOLOGY, SOPHISTICATION, AND SIMPLICITY."

—DAN SCOTTI



A new modern summer house in Quogue, also from Disston, reflects the current trend toward modern design.



PHOTOGRAPHY BY TANYA MALOTT (ROUNDTABLE); TRIA GIOVAN (MIDCENTURY MODERN HOUSE); PETER MURDOCK (MODERN SUMMER HOUSE)