

**The New York Times**

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Sunday, July 15, 2007

# Real Estate

Section **11**

## IN THE REGION/Long Island

## Modernist Fans, Take Note

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WAINSCOTT

WHEN Harry Joe Brown Jr. first talked to the architect Richard Meier in the late 1990's about creating an East End subdivision of one-of-a-kind modernist homes designed by leading architects, including Mr. Meier and Philip Johnson, the concept was homes that were small and affordable — around \$300,000.

That's what Mr. Meier said last week when he dropped by for a preview of the sixth house to be completed at the 32-lot subdivision, called the Houses at Sagaponac. "Unfortunately, prices have gone up," Mr. Meier added. And so have the prices of the homes in the subdivision — to \$2 million to \$3.3 million. But by Hamptons standards (as Mr. Meier, who has a house nearby, pointed out), those are moderate prices.

The latest home was designed by Stan Allen, the dean of the School of Architecture at Princeton University. The house is for sale for \$3.3 million, represented by Billy O'Neil of Sotheby's International Realty.

Before he began developing real estate, Mr. Brown, known as Coco, was an aspiring screenplay writer and once produced off-Broadway plays by Edward Albee and Samuel Beckett. He first tried to build a modernist home community in the 1970s in his native California.

Mr. Brown bought the land for the Southampton project for \$1.6 million in the early 1990s. He recruited Mr. Meier to help choose 32 mostly young architects to design homes on lots of one to three acres. The original plan also called for a 13-acre park, walking paths and a homeowners' association.

Mr. Brown died in November 2005 at 71. The project, on 70 forested acres within the town of Southampton that are partly in the village of Sagaponack and partly in the hamlet of Waincott, is continuing under the new owners, a partnership called the Sagaponack Dream House L.L.C.

The partners are Richard Reinhardt and James O'Brien of Reinhardt & O'Brien, the general contractors who have been handling the project since June 2006; Christopher Jeffries of Millennium Partners, a Manhattan-based development company; and David Hamamoto, a real estate investor. The partnership bought the land and took on the project costs, including a percentage



Photographs by Kirk Condyles for The New York Times

## PREVIEW PARTY

The home by Stan Allen, below left, in the Houses of Sagaponac, was staged with pieces from an international furniture fair in Manhattan.



of construction fees to be paid to the architects, earlier this year.

The project is remaining true to Mr. Brown's vision, according to Nilay Oza, formerly of the Brown Companies and now with Reinhardt & O'Brien. But neither the park nor the homeowners' association is still part of the plan.

The 3,200-square-foot Stan Allen House conforms to Mr. Brown's wish for both modernist design and the traditional materials seen in older homes in the area, including wood siding, Mr. Allen said.

The four-bedroom, three-and-a-half-bath Eastern-cedar-sided house is divided into two parts, connected by a windowed second-floor bridge. It has an "active roof," with many sloped segments. Between the wings is an outdoor courtyard, with narrowly cut wood decking that opens

onto a larger deck in the backyard and a sleek narrow pool surrounded by travertine stone.

The design takes full advantage of the East End's bright sunlight, with walls of windows, immense skylights framed and supported by thick white trusses and smoky glass sliding doors in the master suite.

Mr. Allen, who perfected his drawing skills under Mr. Meier after graduating from Cooper Union in Manhattan in 1981, has designed four other homes and many larger projects around the world, including the 45,000-square-meter Contemporary Music Center in Taichung, Taiwan, and buildings for the Botanical Garden of the University of Puerto Rico in San Juan.

The East End house has curved walls leading to separate entrances for the wings, creating the effect of

the landscape "peeling into the house," Mr. Allen said. That landscape, he added, will tie together 32 designs, bringing cohesion.

At the preview of the Allen house, Heide Banks sampled the cocktails and slow-cooked pork at the outdoor buffet and talked about her experiences as an owner of one of the Houses at Sagaponac.

Ms. Banks and her husband, Howard Lazar, sold their oceanfront home in Bridgehampton to buy their first house in the subdivision, designed by the sisters Gisue and Monaغان Hariri, she said.

"We'd never even thought of moving north of the highway," Ms. Banks said of their relocation inland from the ocean, crossing Montauk Highway, the main road along the South Fork. They were initially concerned about noise from the nearby East Hampton Airport, she said, but after camping out at the house for a few nights, they found that most planes passed over only at certain hours at the start and end of the weekend.

The Hariri house is minimalist, with two glass-walled rectangles joined in an L shape. "You always feel like you're outside," Ms. Banks said.

The couple hope to find like-minded people among other residents. "That's what we bought into," Ms. Banks said. "We loved the idea of being around other people who want to live in an architecturally beautiful community."

Coco Brown interviewed the couple to be sure that they weren't investors who might sell the house quickly to make a profit. He also made sure they would allow a certain number of house tours, Ms. Banks said. The new developers have no such requirements or interviews.

Ms. Banks enjoys the attention the house has received and has granted two requests for tours, both from the Museum of Modern Art in Manhattan on behalf of its patrons.

Besides the homes designed by Hariri and Hariri and by Stan Allen, four others have been completed. They were designed by Henry M. Cobb, Annabelle Selldorf, and the teams of Shigeru Ban and Debra Maltz and of Calvin Tsao and Zach McKown. Another, designed by Henry Smith-Miller and Laurie Hawkinson, is under construction, and the foundation has been poured for a home by Stephen H. Kanner. Four homes have been sold.

