

HCG

Hamptons Cottages and Gardens

COTTAGESGARDENS.COM | JULY 1, 2021

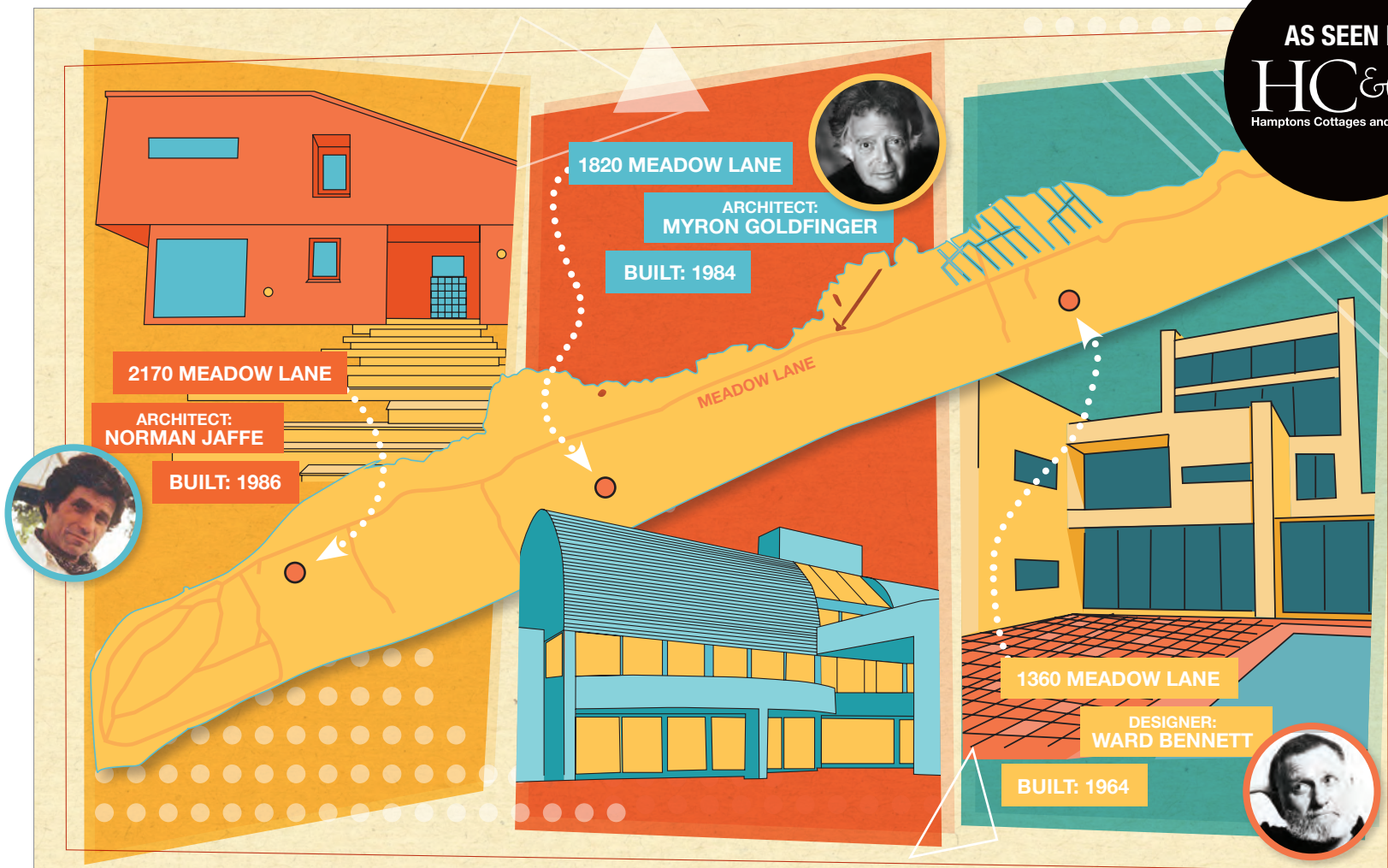


**JUMP INTO
SUMMER!**



DEEDS & DON'TS

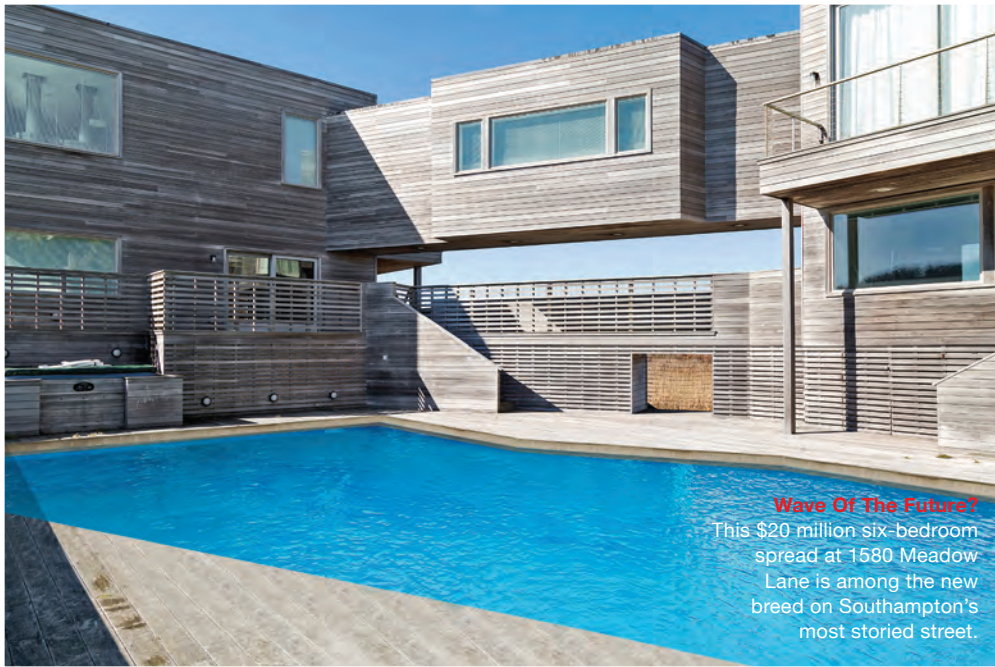
The Inside Scoop on East End Real Estate



Modernist Meadow

ANYONE WHO TAKES A SPIN ALONG SOUTHAMPTON'S SINUOUS oceanfront Meadow Lane would be hard-pressed not to notice the McMansions of industry titans along its five-mile stretch, but these overshadow the road's rich architectural history, which has recently caught the eye of preservationists. Meadow's retro beach pads—constructed between the 1960s and the '80s by modern masters such as Ward Bennett, Norman Jaffe, and Myron Goldfinger—served as summer getaways for prominent artists, art dealers, and television and advertising executives. Consider, for example, the Sugarman House, which Ward Bennett conceived for television producer Marvin Sugarman (of *Captain Kangaroo* fame) and his wife, Ronnie, during the '60s. Discreetly tucked into a 2.75-acre oceanfront lot at 1360 Meadow Lane, the stucco Cubist house

is perched on nine-foot stilts and features earthy materials—stone tile, teak, and plaster—in the spirit of Mexican architect Luis Barragán. "It's so forward-thinking in its design that it looks like it could have been built this year," says Hamptons-based interior designer and modernist-architecture enthusiast Timothy Godbold, who has recently joined forces with other preservation-minded activists to draw attention to the East End's mid-20th-century gems. In contrast, Myron Goldfinger's 1984 Temple in the Dunes (1820 Meadow Lane) is inspired in part by the Mediterranean. "Imagine Santorini at sunset, with its all-white plaster silhouettes," says Godbold, who also gives high praise to a cedar-clad 1986 beach house by Norman Jaffe at 2170 Meadow Lane, currently available as a \$550,000 year-round rental through James Giugliano



Wave Of The Future?
This \$20 million six-bedroom spread at 1580 Meadow Lane is among the new breed on Southampton's most storied street.

and Elizabeth B. Bowden of Nest Seekers International. "Jaffe's homes use wood and stone in the tradition of Frank Lloyd Wright, but with a coastal vernacular. They often snake into the environment, so that you barely see them."

Houses from this era "have a special way of communing with nature and truly reflecting the simplicity of beach living," continues Godbold, whose ad hoc committee includes writer Alastair Gordon and local architects Paul Masi, Preston T. Phillips, and Bruce Nagel. "So, rather than see these important structures replaced with more Dutch Colonials, we're starting a grassroots movement to help preserve them." —*Jean Nayar*



Calvin Klein
Fashion Designer

of Saunders & Associates for \$24.995 million; a \$19.999 million six-bedroom modern manse with 4.5 acres that's represented by Douglas Elliman Real Estate's Erica Grossman and J. Roger Erickson; and a seven-bedroom shingle-style residence co-listed by Compass's Matthew Breitenbach and Corcoran's Susan Breitenbach and Cutter Koster for \$17.495 million. But it's already too late to claim Calvin Klein's recently completed, sprawling 13,000-square-foot dwelling at 650 Meadow Lane, which sold in March in an \$84 million off-market deal and has a curious architectural history of its own,

ROAD MAP TO THE FUTURE?

Will Meadow Lane's mid- to late-20th-century marvels manage to fend off the wrecking ball and hold their own against future development? Only time will tell. Meanwhile, new houses continue to be built and older ones renovated, including several currently on the market, such as the seven-bedroom thatched-roof abode at 346 Meadow Lane, designed by blue-chip architecture firm Beyer Blinder Belle and listed by the Corcoran Group's Tim Davis for \$52.5 million; a three-story, 11-bedroom contemporary on the market with Mark Baron



Blue-Chip Beauty
A Beyer Blinder Belle-designed estate at 346 Meadow Lane is asking \$52.5 million.

having been worked on in stages by minimalist British designer John Pawson, New York- and East Hampton-based architect Michael Haverland, and Bridgehampton-based architect Fred Stelle. After so many years on Meadow, perhaps the famed fashion designer simply lost his sense of direction. —*J. N.*

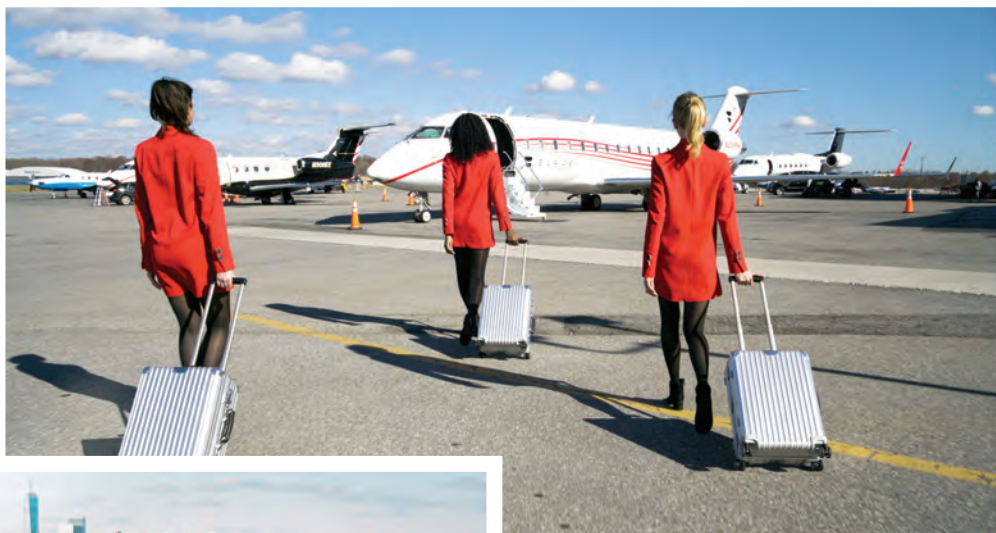
RISING TIDE

The wave of city dwellers that flooded the Hamptons in the wake of the pandemic last spring turned the real estate market on its head. "Limited inventory, off-the-charts demand, low interest rates, and the Wall Street boom created a perfect storm that led to a huge jump in sales," says broker James Keogh of Douglas Elliman. "As soon as we listed new product, we received bids from multiple buyers."

"As soon as we listed new product, we received bids from multiple buyers"

According to Compass broker Yorgos Tsibirdis, sales volume in 2020 exceeded \$5.5 billion, which is more than the combined volume of 2018 and 2019, while appraisal firm Miller Samuel reports that the number of sales surged 48.4 percent from the first quarter of 2020 to the first quarter of 2021, with the most activity occurring between the \$1 million and \$5 million range. (The median sales price

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Ready For Takeoff Blade and its competitors are vying for customers in the crowded air space between New York and the Hamptons.



Airport and fly straight to Montauk. “At \$395 a ticket,” notes Blade’s chief of staff Lee Gold, “that’s less than the cost of an Uber.”

Many of the private concierge services out East partner for certain flights, just as commercial airlines do. East Hampton-based Sound Aircraft Flight Enterprises, for example, books and operates charters across the Northeast, but works with Blade to fill its New

York-Hamptons routes. (As such, its pricing is the same as Blade’s.) Similarly, charter service Fly the Whale collaborates with Blade on New York-East Hampton and Teterboro-Montauk routes, while booking its own charters for New Yorkers looking to land elsewhere on the East End. “East Hampton alone represents about 60 to 70 percent of our total summer traffic,” says Fly the Whale president Omer ErSalcuk. For Hamptonsites, he continues, “it’s the best Gotham escape plan you can execute.”

New York has no shortage of helicopter charters, either. In addition to sightseeing tours of the city, Wings Air, New York Helicopter, and Awesome Flight, to name a few, provide shuttle services to the East End. For service departing from downtown, HeliNY flies to Westhampton, Southampton, and East Hampton starting at \$2,545 (one way) or \$2,995 (round trip), with room for six. Similar flights from Zip Aviation—which take off from either downtown or Midtown—begin at \$2,500 (one way) or \$3,100 (round trip), although discounts on multiple-flight packages are often available. There’s no peanuts or beverage service once you’re aboard, but 40 minutes later, you’ll be just in time for happy hour anyway. —*Alyssa Bird*

jumped 31.3 percent, to \$1.3 million.) Although some brokers predict slowing sales as travel opens up more, they are betting on people still staying somewhat close to home. Which means that the number of transactions might go down in the months ahead due to lack of inventory, but that sales-dollar volume could remain high, given rising prices. —*J. N.*

FLYING HIGH

Private air travel from New York to the Hamptons has obvious advantages, and it has never been easier to ride in sky-high style. Take Blade, which sells 40-minute helicopter and seaplane flights between Midtown and East Hampton for \$795 each way (summer 10-packs cost \$7,250). The company, which offers preflight drinks and snacks in its lounges, also gives customers other options, including private charters (from \$2,750), shared charters, or crowdsourced charters. East Hampton, which has the region’s only private airport, is the most popular destination, although the company also flies to Montauk, Southampton, Westhampton, and Sag Harbor. During summer weekends, passengers can hop on an eight-seat Cessna Grand Caravan at Teterboro

THIS ISSUE'S

BIG DEAL



Calling all bibliophiles: One lucky buyer has the chance to own

a piece of literary history. The Sag Harbor residence that acclaimed novelist John Steinbeck shared with his wife, Elaine, is on the market for \$17.9 million through Sotheby’s International Realty’s Doreen Atkins. The secluded 1.8-acre property overlooking Morris Cove and Upper Sag Harbor Cove features 586 feet of water frontage, a 60-foot dock, and a pool that Steinbeck referred to as the “Cement Pond.” In addition to the primary two-bedroom residence from 1953, there’s a guest cottage, as well as Steinbeck’s former “Writing House” overlooking the point. “This property is heavenly,” says Cee Scott Brown, a Compass broker who has lived next door for more than 25 years with his husband, decorator John Bjørnen. “We installed a friendship gate between our houses, and Elaine would come over for a sunset drink once or twice a month and regale us with stories of her life with John. Not many places like this remain in the Hamptons.” —*A. B.*



COTTAGE EXTERIOR: GAVIN ZEIGLER
SOTHEBY'S INTERNATIONAL REALTY

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