



RENOVATION / HONOR AWARD

RESOLUTION: 4 ARCHITECTURE AMAGANSETT ADDITION AMAGANSETT, NEW YORK

Beach house real estate near New York City is a precious thing, but even luxuries can be saddled with compromise. The existing house on this property was a 1990s builder spec special. Large and commodious, with great views and a pool, it was nonetheless lacking in aesthetic delight. It didn't even have a clear style you could assign to it beyond the generic "traditional." So when the young, single client approached Resolution: 4 Architecture seeking a guest house addition, there was little to hinder Joe Tanney, AIA, Robert Luntz, AIA, and their team from blue-skying what it could look like. The result is a striking modern structure that transforms the entire experience of the property—from arrival, to entry, to weekend party time.







A combination of custom site

work and factory efficiencies

ensured the project was

ready for beach season.



"We've designed a few things for this client in the past, and he wanted to do an addition to entertain family and friends," Joe recalls. "The existing house was like new, and from an investment point of view, he couldn't tear it down. Plus, his master has a big view of the water." So, Res4 used

the new addition—a long linear bar that rises three levels for the best water views—to fix circulation problems for the old house and greatly expand the party and overnight guest space. "It's almost a vacation pleasure dome," says Joe. That the new structure also masks some of the

ungainly aspects of the old house is icing on the cake.

Visitors now arrive and park in a glass-walled guest garage, which cantilevers off a bluff and into the view—an experience inspired by the movie "Ferris Bueller's Day Off." A cedar-trellised and screened pathway then directs them past the main house entry to the new guest wing.

On the ground level, five guest suites, outfitted with custom birch bedroom furniture, are democratically appointed with en suite bathrooms and slightly different décor. Each has a private entrance and view to green space at the northern part of the property. Also on the bedroom level are a squash

> court and gym to help burn off those canape calories.

Stairs up to the main level lead to a large living/dining area and kitchenette. Window walls open the full length of the room to a new extension of the pool deck and the existing pool, creating an expansive outdoor

entertaining space. The new deck morphs into a long boardwalk that stretches toward the ocean to a private terrace and fire pit, elevating everyone above the tick-filled beach grasses.

Continuing up to the addition's third level, there's an outdoor oasis comprising bocce court, fire pit, and custom spa. This level has the best views in the new building and links















directly to the main floor of the existing house, which has an upside-down plan to take advantage of the water views.

At more than 5,000 square feet, the guest wing is larger than most people's houses; and at the time it was finished, it marked the biggest modular endeavor the firm—a leader in custom factory-built houses—had taken on. Fourteen "boxes," as Joe calls the modules, were placed on the site in a single exhausting and exhilarating day. "We had a great set crew—they powered through the whole thing," he says. "We started at 7 a.m. and finished at 11 p.m. Typically something of that scale would take two days."

Because Res4's process combines custom site work with factory efficiencies, the project fast-tracked through the fall and winter and was ready in time for the summer beach season. Let the games begin.—S. Claire Conroy

PROJECT CREDITS

ARCHITECT: Joseph Tanney, AIA, and Robert Luntz, AIA, principals in charge; Debby Yeh, project architect, Resolution: 4 Architecture, New York

MODULAR MANUFACTURER: Simplex Homes

INTERIOR DESIGNER: Curious Yellow, New York

LANDSCAPE ARCHITECT: Sweetbay Landscape Design,

East Hampton, New York PROJECT SIZE: 5,723 square

feet (new addition) SITE SIZE: 5.62 acres CONSTRUCTION COST:

Withheld

PHOTOGRAPHY: Resolution: 4 Architecture

KEY PRODUCTS

CLADDING: HardiePanel **COUNTERTOPS:** Corian **DISHWASHER:** Miele DOOR HARDWARE: Omnia FAUCETS: Kohler, Blanco FIRE PIT: Paloform **HOT TUB:** Diamond Spas **HVAC:** Unico

INSULATION/HOUSEWRAP: ZIP System wall and roof sheathing LIGHTING: Juno, Lutron

PAINTS/STAINS: Cabot, Benjamin Moore

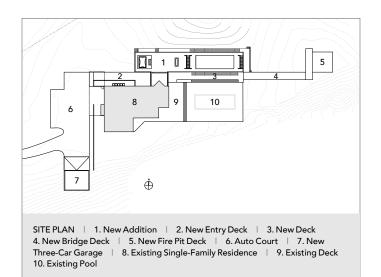
ROOFING: Carlisle SynTec

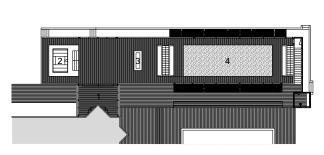
SINKS: Duravit

SPECIALTY APPLIANCES:

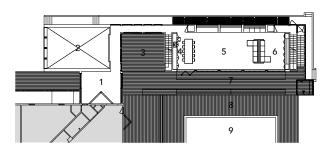
TILE: Daltile

WINDOW SYSTEMS: Western Window Systems

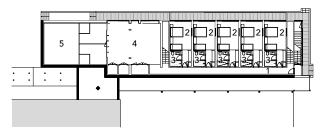




ROOF DECK | 1. Connection to Existing House | 2. Spa | 3. Fire Pit 4. Bocce Court



MAIN LEVEL | 1. Foyer | 2. Squash Court (below) | 3. Outdoor Dining Deck | 4. Kitchenette | 5. Living/Dining | 6. Media | 7. New Pool Deck Extension | 8. Existing Pool Deck | 9. Existing Pool



GROUND LEVEL | 1. Entrance Hall | 2. Guest Bedroom | 3. Guest Bathroom | 4. Gym | 5. Squash Court