

Architectural Record

Featured Houses

Morris Cove by Bates Masi + Architects

Sag Harbor, New York

By RECORD Editors



Photo © Bates Masi + Architects

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Architects & Firms

[Bates Masi + Architects](#)

Location: Sag Harbor, New York

Project size: 3,325 square feet

Program: A guest house for a family on a narrow peninsula is surrounded by water views on all sides.

Design Solution: The owners' stewardship of the location inspired Bates Masi + Architects to design a house that improves hydrology, reduces erosion, and mitigates flood risk. The retreat is organized into a series of five discrete pavilions, with an overarching roof structure, that contain the private functions of the house and share an intimate ceiling height and material palette. The spaces between the pavilions are adaptable based on the environmental conditions, creating unique experiences that change with the weather and seasons. Pocketing glass doors offer the pavilions intimacy; when open, public spaces merge with the exterior deck, pavilions become cabins, and halls become connective boardwalks.



Photo © Bates Masi + Architects

The pavilions are centered on courtyard rain gardens, which receive runoff from the sculpted roof. In light rain, water trickles down the copper siding leaving patina patterns over time. In heavier showers, rain arcs down into the gardens in dramatic streams. Concrete retaining wall rings on piles elevated 3 feet above grade form the courtyards' foundations and act as piers upon which the elevated house sits, reducing its footprint and minimizing the floodwater it displaces. Layers of soil, gravel, and sand within the courtyards act as rainwater storage and filtering devices, preventing erosion and improving groundwater quality.

Structure and Materials: The roof structure sits atop the pavilions, creating a higher ceiling height in the interstitial spaces. The outside walls of these spaces are operable glass doors that completely disappear into the walls when the weather allows, dissolving the barrier between inside

and out. The exterior material palette of Ipe siding, decking, and copper soffits continues through these indoor-outdoor public spaces to further eliminate the boundary between exterior and interior.

Additional Information

Completion date: August 2023

Site size: 1.27 acres

Total construction cost: Withheld

Client/Owner: Withheld











Photos © Bates Masi + Architects



070 PLAN

1. Deck	6. Media Room	11. Living Room	16. Office
2. Powder Room	7. Deck	12. Bedroom	17. Pool House
3. Mechanical	8. Kitchen	13. Bath	18. Pool
4. Mudroom	9. Porch	14. Outdoor Shower	19. Dock
5. Storage Wall	10. Dining	15. Closet	

Image courtesy Bates Masi + Architects; click to enlarge

Credits

Architect

Bates Masi + Architects
132 N Main Street, 2nd Floor
East Hampton, NY
631-725-0229
www.batesmasi.com

Project Team

Principal: Paul Masi
Partner in charge: Aaron Weil
Design team: Xiao Lin, Jackson Bower,
Victoria Pryor

Interior designer:

Bates Masi + Architects

Engineers

Steven Maresca (structural)

Consultants

Landscape architect: Stimson
Landscape install and maintenance:
Summerhill Landscape Inc.

General Contractor

Men at Work Construction Corp

Photographer

Bates Masi + Architects

Specifications

Roofing

Elastomeric: Soprema

Windows

Metal frame: Schüco

Doors

Entrances: Schüco
Sliding doors: Schüco
Wood doors: Custom

Hardware

Pulls: Merit Metal
Other hardware: Simonswerk Hinges

Interior Finishes

Cabinetwork and custom woodwork:
Custom Millwork
Paints and stains: Decolime Plaster
Resilient flooring: Oak floors

Lighting

Interior ambient lighting: Q Tran LED
Downlights: DGA
Tasklighting: Allied Maker, Juniper
Design
Exterior: DG Lights
*Dimming system or other lighting
controls:* Lutron

Plumbing

Faucets: Watermark
Showerheads: Watermark
Basins: Custom
Tubs: Signature Hardware
Toilets: Toto

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