# Architectural Record

Featured Houses

### **Morris Cove by Bates Masi + Architects**

Sag Harbor, New York

By RECORD Editors



Photo © Bates Masi + Architects

November 27, 2024

## **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













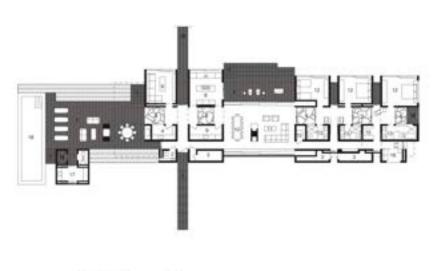








Photos © Bates Masi + Architects





 $Image\ courtesy\ Bates\ Masi+Architects;\ click\ to\ enlarge$ 

#### **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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