

Coastal Living SHOWHOUSE 2016

hamptons classic

FLARED ROOFLINES, SENSATIONALLY SUNNY COLOR, AND THE COZIEST OUTDOOR ROOMS AROUND: STEP INSIDE THIS YEAR'S DREAMY RETREAT

BY ELLEN MCGAULEY • PHOTOGRAPHS BY DAVID A. LAND • STYLING BY LINDSEY ELLIS BEATTY AND RACHAEL BURROW



The walls in the foyer are painted Spring Sky by Benjamin Moore, "the most pleasing shade of blue I could find," says designer Meg Braff. The console is by Serena & Lily. Opposite: Black window and door frames by Marvin bring modern detailing to the vernacular architecture. The decking, trim, and railing are by AZEK.



VISIT THE
SHOWHOUSE!

The doors are open for tours Thursdays-Sundays (10 a.m. to 5 p.m.) through September 4. Stop in, or go to coastalliving.com/showhouse to buy tickets.

“**WEEKENDS IN THE HAMPTONS** are for living outside—back doors wide open, afternoons by the pool, evenings on the porch—so I loved this spot right away,” says builder Anthony Balducci of the 1½-acre site of this year’s *Coastal Living* Showhouse. “It backs up to a 40-acre preserve—all that privacy is ideal for spending time outdoors.”

Balducci and his building partner, Dave Bennett, together with interior designer Meg Braff and architect Fred Throo, designed the 6,800-square-foot Bridgehampton house to reflect a strong connection to the area’s agricultural heritage. “Just 40 or 50 years ago, the Hamptons were mostly coastal farmland, and we wanted to incorporate that influence,” says Bennett. For instance, though natural cedar shingles are more commonly linked to local architecture, the team chose white shingles for this house, the color of many of the old area farmhouses. Throughout, traditional design principles like this blend with modern updates (tropical wall-paper or a breezy pool house lounge, anyone?). For more guest-friendly rooms and colorful decorating ideas, read on: This Hamptons stunner is ready for summer guests!

LIVING ROOM

UNLEASH A POWER COUPLE

Blue and green have a natural soulmate thing going. “They make a good pair because we’re used to seeing the colors of grass and sky together, and it always feels optimistic, energetic,” Braff says. “Plus, it’s a good combo for going all in on color—familiar combinations are less likely to feel overwhelming, even in large doses.” The duo pops up throughout the house, but works especially well in the living room, which was designed with a strong architectural connection to the outdoors. “The pool is aligned with the French door sliders, so walking in the front door, you see right through to the blue water and green grass,” says Balducci.

BELONGS AT THE BEACH

White furniture legs: “On the coast, I opt for white bases in place of mahogany,” says Braff. “They subtly brighten the floor area.”

The sconces and table lamp are by Circa Lighting. The sofas, chairs, and ottomans are by Lee Industries. The doors are by Marvin, and the draperies are by Peter Dunham Textiles. The wall treatment is a Venetian plaster with a pearl finish, and the flooring is by Armstrong Flooring.

MEET THE DESIGNER *Meg Braff*

“Color was on my mind from the very beginning—with the right combinations, it’s a fantastic tool for making a house feel special,” says the New York-based designer and member of the *Coastal Living* Designer Network. Braff has an antiques store in Locust Valley, New York, and in 2011 launched her own wallpaper line; 10 of her bright prints are featured in this year’s Showhouse.

BELONGS AT THE BEACH

Open shelving:
It's super guest-
friendly, making it
easier for friends
and family to help
themselves.

The appliances are by Viking, the
plumbing fixtures are by Delta Faucet,
and the disposal and hot water dispenser
are by InSinkErator. The island and dining
seating (below) are by Lee Industries;
the windows and doors are by Marvin.



KITCHEN

BET BIG ON BLUE

The ocean blue backsplash tiles are large and graphic and bright. At 4 inches by 8 inches (compared to 3- by 8-inch subway tiles), “both the size and color were daring, even for me, but that shade seemed right for this house,” says Braff, who also liked that the size of the tiles offered a hint of familiarity—like “an old brick kitchen, just brighter and more fun.” She tempered the tiles with streamlined details: Shaker-style millwork, armless counter stools, and Dekton waterfall counters, a lightweight composite surface that’s resistant to heat, stains, and scratches (so party on!).

DINING ROOM

DEFINE THE SPACE

Give rooms in an open floor plan a little independence. “All the spaces have to relate well to each other, but I think it’s important to give each room its own personality and individual style,” Braff says. In the dining room, for instance, geometric elements like a striated orb chandelier and angular pedestal-base table convey a strong contemporary vibe. But paired with bamboo-patterned window treatments, raffia-upholstered ottomans, and curvy sea urchin table lamps, the mod elements strike a more easygoing chord. “Nature is the ultimate harmonizer,” says Braff.

The lighting in
both rooms is
by Circa Lighting.
The table and
console are by
The Old Wood Co.



BELONGS AT THE BEACH

Yellow! Nothing shines brighter in large rooms with lots of sunlight to balance out the brightness. Try warm shades with a hint of orange.

MASTER BEDROOM

BUILD BIG CHARACTER IN BIG ROOMS

The master bedroom is a grand 19 feet by 21 feet with a soaring 18-foot cathedral ceiling, so Balducci and Bennett built in warm details like white-painted beams, shiplap ceiling paneling, and a painted brick hearth. “Woodwork and other textural surfaces are a great way to warm up a large room, keep it from feeling cavernous and cold,” Balducci says. And these architectural elements made it all the more fitting, says Braff, to choose a strong color that is not prominent anywhere else in the house. “The woodwork, the unexpected bright hue—these really make the room feel special,” she says. “Besides, I think yellow is such an under-used color, but one that is so fitting in a summerhouse.” She color-matched the bedding embroidery to the botanical-print wallpaper, but kept the palette simple with a white linen upholstered bed and sheer white draperies.

The clothing, luggage, and handbags in the master closet are by J.McLaughlin. The ottoman is by Lee Industries.

The Meadow Reed wallpaper is by Meg Braff Designs. The upholstered bed, ottomans, and armchair are by Lee Industries. The embroidered bedding is by Satori Fine Linens, and the rug is by Dash & Albert. The lantern pendant, table lamp, and floor lamp are by Circa Lighting; the windows are by Marvin. The shades (here and at right) are by Horizons Window Fashions.

MEET THE BUILDERS *Anthony Balducci & Dave Bennett*

“We wanted to take a modern approach to building a traditional Hamptons-style house,” says Bennett. The team opted for streamlined interior trim, simple Shaker-style cabinets, and a galvanized silver metal roof along the front. Balducci is a Long Island native who started his career in interior design, and Bennett has spent 20 years as a general contractor. Their company, Touch of Grey, is based in Hampton Bays, New York.

PHOTOGRAPH BY LINDSEY STONE



1

The pencil-post bed is by Reid Classics, and the lamp is by Circa Lighting. The Nassau wallpaper is by Meg Braff Designs; the nightstand is by Bungalow 5. The windows (here and below) are by Marvin, and the indoor/outdoor rugs are by Dash & Albert.

GUEST BEDROOMS

DON'T BE AFRAID OF A GOOD THEME

If there's a room that merits a spirited play on a fun motif, it's a guest room. Here are some rules to decorate by: Look for pattern pairings that vary in scale and tone; neutral solids are always welcome; and serenity reigns! Here are a few of Braff's favorite themes.

1. SCORES OF SCALLOPS This double shot of a pretty pattern shells out so much style: Braff paired embroidered scallop bedding with a graphic, reverse-color wall pattern. Differences in scale brilliantly play a figurative pattern against a more subtle abstract one.

2. BAMBOO AND RATTAN Mix in vintage organic materials to cut the "newness" factor in guest rooms. "Age adds its own brand of sophistication," says Braff. Plus, natural woods help soften contemporary forms; for instance, this round rattan mirror is the ideal foil for a pair of grid headboards.

3. A CANOPY OF GREEN Green tone-on-tone palettes set an outdoorsy vibe that's just right for an out-of-the-way summerhouse. Along with chartreuse-and-green draperies, the leafy green walls reach all the way up to the tray ceiling, "which feels like shade trees overhead," says Braff.

The upholstered headboards, bed, and seating are by Lee Industries, and the lamps are by Circa Lighting (2 & 3). The drapery fabric is by China Seas (2) and Katie Ridder (3).

2



3



1

The fixtures in all the baths are by Delta Faucet, and the sconces and vanity lights are by Circa Lighting.



2

The tangerine tiles are by Fireclay Tile.



3

The shower wall pattern is a mix of star- and cross-shaped tiles, also by Fireclay Tile.



4

The wallpaper is by Meg Braff Designs; the window is by Marvin.



BATH

FIND A WINNING FORMULA

"In a house likely to be packed with guests, I incorporate as many en suite baths as I can," says Throo. With more than a half dozen throughout the house, Braff honed her design approach: "I like to create common denominators, like white vanities and polished nickel hardware, and then throw in a wildcard wallpaper or tile." Here are four ideas for baths that bring the wow factor.

1. FAN-PATTERNED WALLS "This archival wallpaper feels so tropical. It's an Asian-inspired pattern, and I love it in a beach house." White sconces and a white plaster mirror keep the focus on the high-impact wallpaper.

2. RISE & SHINE TILES The half-arc pattern of these tangerine tub tiles is reminiscent of the rising sun, which is brilliant as a backdrop for morning soaks. Pair with a wallpaper smaller in scale but in the same color family.

3. POWERHOUSE BLUES Navy and aqua is a dynamic duo, and works magic for amping up excitement in small rooms without access to sunlight. Mix geometric tile patterns for shower walls that shine.

4. YIN & YANG Using this linear, woven-patterned wallpaper with a curvy Moroccan-style tile arrangement is a smart match. Choose tiles that are a shade darker than the walls to keep the tonal palette in harmony.

WATCH OUR VIDEOS!

Find loads of colorful decorating lessons and up-close design inspiration at coastalliving.com/showhouse.

BONUS ROOM

RESCUE THE BONUS ROOM

It's time to turn this architectural black sheep on its head. "So many people have a tricky room like this—maybe over the garage, with an odd shape and angled ceilings," says Braff. Her solution: create a design plan that plays up its idiosyncracies, starting with using a grand-scale rain forest wallpaper that amplifies the angled walls. The pattern repeat stretches across two panels, shaking up the symmetry inherent in most wallpapers. Low-profile trundle beds upholstered in a white burlap weave have the sleeping space of traditional bunks, but double as sofas.

BELONGS AT THE BEACH

Rush floorcoverings: "They're so inexpensive," says Braff. "I buy a new one for my back porch every summer."

MEET THE ARCHITECT *Fred Throo*

"Shingle-style architecture emerged as a rebuttal of the more exacting Victorian formality. The lines are more relaxed, which is a welcome idea out here in the Hamptons," says Throo, who has been designing homes on Long Island for more than 25 years. He worked closely with Balducci and Bennett on this house as they aimed to "get a roomy, five-bedroom house onto a very narrow wooded lot," he says.

The windows are by Marvin, and the Rain Forest wallpaper is by Meg Braff Designs. The daybeds, ottoman, and chairs are by Lee Industries. The desk is from Stanley's *Coastal Living* Retreat collection; the table lamps are by Circa Lighting. The throw blankets are by Sunbrella.

FAMILY ROOM

CLIMB THE WALLS

The upstairs TV room connects to a sunny veranda overlooking the pool, and both are designed as come-as-you-are, indoor/outdoor living areas. Braff designed the interior room using only high-performance, spill-resistant fabrics, including a striped canvas indoor/outdoor rug. “The tray ceiling in this room is 12 feet, so I chose a wallpaper that really emphasizes height,” says Braff of her vertical trees pattern. “Plus, it’s brilliant with the solid blue seating.”

SECOND-FLOOR PORCH

INTRODUCE PAST TO PRESENT

Nostalgic white wicker furniture and a striped cabana awning create a striking contrast to the modern black windows on the second-floor porch. The cushions on the deep-seating chairs are 3 inches thick, making the open-air living room as comfy for curling up as the indoor lounge adjacent to it.



The decking, trim, and railing is by AZEK. The furniture is by Lloyd Flanders. All fabrics and throws are by Sunbrella. The sunglasses are by Maui Jim.

All fabrics, rug, and throw are by Sunbrella. The rug is crafted by Colonial Mills Inc. The seating is by Lee Industries, and the floor lamp and caged lantern are by Circa Lighting.



BELONGS AT THE BEACH

Marine-performance fabric: It's especially fitting on this family room seating with a super casual top stitch, as opposed to a traditional welt.



The shiplap paneling is painted Decorator's White by Benjamin Moore, and the door is by Marvin. The flooring is by Armstrong Flooring. The raffia wallcovering and fern cushion fabric are by Meg Braff Designs. The clothing and towels are by J.McLaughlin.



The pendant and table lamp are by Circa Lighting. The chrome faucet is by Delta Faucet. The flooring is by Armstrong Flooring; the shades are by Horizons Window Fashions.

LAUNDRY ROOM

EMBRACE THE ANTI-UTILITY ROOM

Flame-stitch, 1970s-style wallpaper, a serrated pendant, and polished nickel hardware help this second-floor laundry room shed its practical, workaday rep. But, the designer notes, there's a lesson here. "You always want to give a little special attention to workrooms—they need to feel like places you actually want to be." Another big plus here is natural sunlight. "Don't underestimate how important outside light is for creating a feel-good room," says Balducci.

MUDROOM

PLAY HARD!

In older homes, wainscot paneling was added to protect the walls in high-traffic areas from bumps and bruises, and the idea still suits busy beach houses to a T. Painted shiplap paneling wraps this catch-all mudroom, which is designed with lots of nudges to get outside and enjoy the fresh air: natural grasscloth wallpaper, a fern-patterned bench cushion, and all the toys you need for an idle afternoon on the lawn.

The art in the game room (right) and the media room (below) is by Wendover Art Group. The upholstered furniture is by Lee Industries, and the wall-covering is by Thibaut. The Ping-Pong table is by 11 Ravens; the sconces are by Circa Lighting. The coffee table is by oomph.



THE BASEMENT

UP YOUR GAME UNDERGROUND

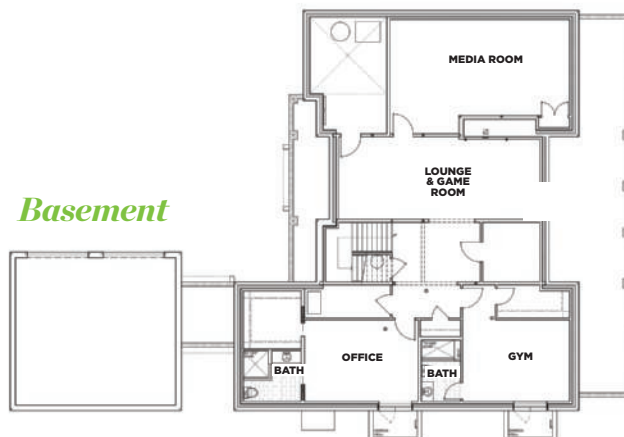
"In basement rooms, I always think first about how to make that level inviting enough so it gets plenty of use—and not just on rainy days," says Braff. "And often the answer is to make it as light and cheerful as possible. Plus, I found that layering in plenty of contrasting textures is a good way to make up for the depth that windows and light add to a space." In the media room (above), linen swivel loungers and a funky red-orange raffia wallcovering make it warm and welcoming for movie night. The game room (top) is anchored by a sleek, orange-trimmed Ping-Pong table; the abstract art in both spaces is custom designed to amplify the navy color thread woven through the rooms.

THE FLOOR PLAN

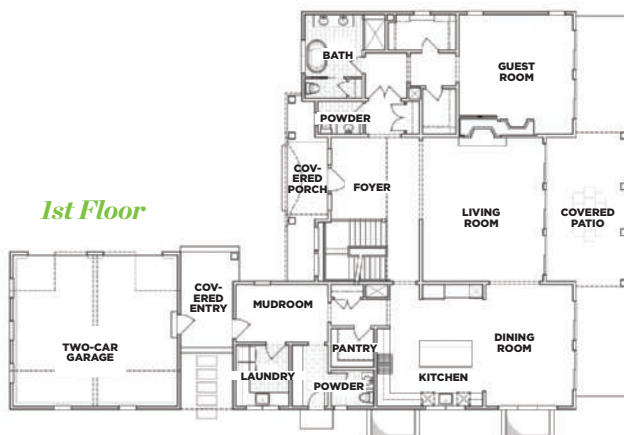
CREATE AN OPEN-DOOR POLICY

The five-bedroom, 6,800-square-foot house "was designed to be as open as possible," says Throo, noting the wide openings between rooms and ample access to the outside. This is a house built for busy weekends with guests."

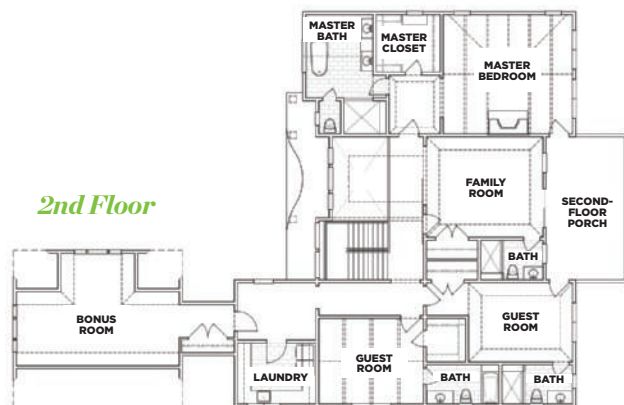
Basement



1st Floor



2nd Floor





MEET THE LANDSCAPE DESIGNER *Calais Ongania*

"No matter where you sit outside, there's an amazing, colorful view," says Ongania, of Southampton-based landscaping firm Mahoney Associates. The 28-year nursery pro and arborist, along with colleague Nasir Molla, chose flowers that bloom all summer, shrubs that will stay green through the winter, and hardy grasses that welcome bare feet.

OUTDOOR LIVING

ADOPT NEW POOL HOUSE RULES

The roofline gables and their groovy flares (slightly curved angles) aren't the only things that have relaxed around this cool outdoor haven. A sublime setup like this calls for ditching the old playbook on poolside decorum in favor of a livelier set of ground rules. (No time-outs required.)

1. POOL AREA CLOSED-OPEN! DURING A DRIZZLE

The pool house is designed with an open lounge down the middle and grass-colored cabana curtains for a cool spot out of the sun or for shelter during afternoon rainstorms.

2. NO DRINKS ALLOWED-ENCOURAGED

Chic, deep-seated cocktail furniture is reminiscent of the designs of the 1960s. The woven pieces are weather resistant, so you won't have to replace them in a couple of years.

3. KEEP OFF ON THE GRASS

To green up the pool house courtyard, the team created a grid with Belgard pavers and bluegrass. "It's a great way to bring nature back into an area that traditionally requires a lot of hardscape," says Balducci.

4. COOKOUTS PROHIBITED-NIGHTLY. COME ON BY!

A stacked-stone outdoor kitchen and fireplace are tucked away along the side of the pool house. The 3-foot stone wall overlooks a sprawling lawn and the wooded preserve.

5. DON'T TRACK BRING WATER INDOORS

Clay floor tiles easily stand up to wet pool traffic, but with the tonal subway backsplash, they also bring the colors of the pool water inside. Large-format ocean photos splash in more H₂O.

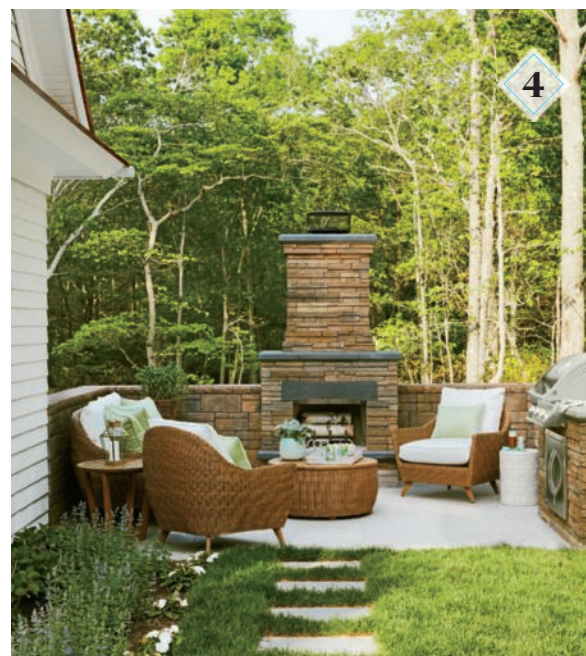
6. NO ROUGH-HOUSING-GO WILD

Welcome the untamed ethos of summer! Braff wrapped this airy poolside changing room in her leafy emerald-and-blue jungle print that mimics the feel of a tropical rain forest.

The exterior trim and lounge area decking is by AZEK. The skylights are by Velux. The pavers are by Belgard. The windows throughout are by Marvin, and the cabana curtains are by Sunbrella.

PORTRAIT: LINDSEY STONE

The outdoor kitchen and fireplace (below) are by Belgard, and the furniture throughout the outdoor spaces is by Lloyd Flanders with Sunbrella fabric. The backsplash and flooring in the pool house kitchen (right) is by Fireclay Tile. The dishwasher is by Viking.



The wallpaper in the pool house changing room (left) is by Meg Braff Designs, and the sconces are by Circa Lighting. The pool pavers (above) are by Belgard.

SEE MORE ONLINE!

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