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Hamptons Cottages and Gardens

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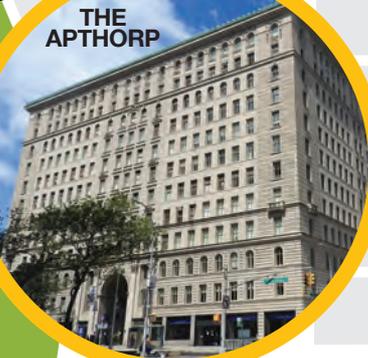
CHIC
SPACES

DEEDS & DON'TS

THE INSIDE SCOOP ON REGIONAL REAL ESTATE

AS SEEN IN
HC&G
Hamptons Cottages and Gardens

THE APTHORP



THE BERESFORD



CENTRAL PARK

W 79TH

THE ASTOR

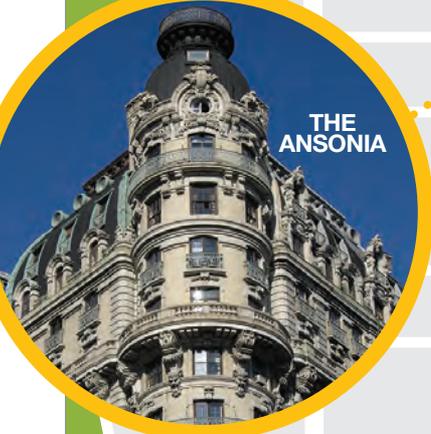


W 77TH

W 75TH

BROADWAY

THE ANSONIA



W 70TH

THE DAKOTA



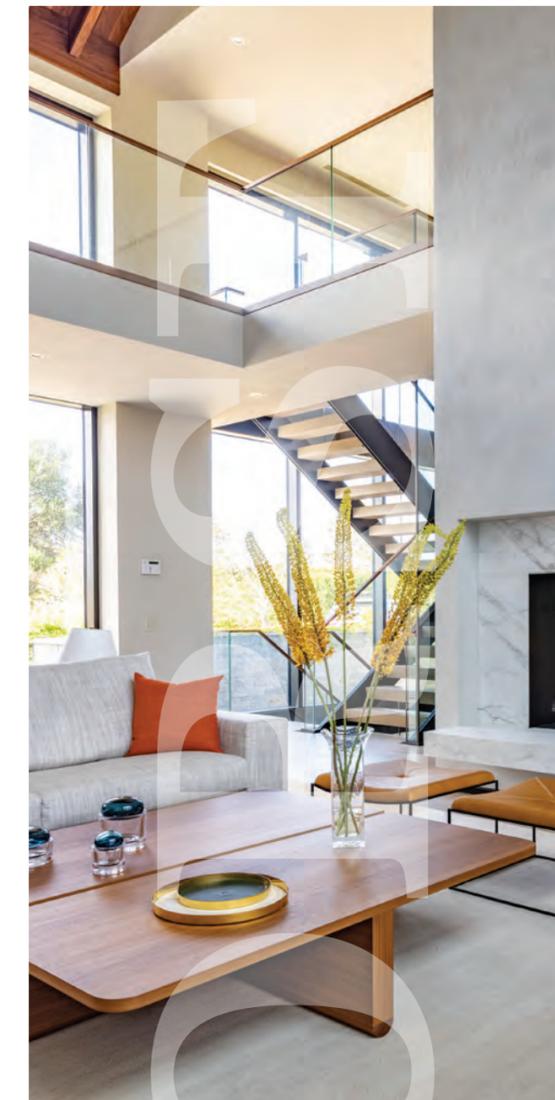
Five Stars
Have these legendary apartment buildings on the Upper West Side been able to hold on to their original luster?

THE ANSONIA, THE APTHORP, THE Astor, the Beresford, and the Dakota: All are iconic, but do they carry the same cachet today as they did in the past? Median prices per square foot are down, inventory is up slightly, and demand is still high in the storied swath these historic buildings inhabit on the Upper West Side, so chances are good that prospective future owners of apartments within them won't be suffering buyer's remorse anytime soon.

Built in 1884, the German Renaissance Revival-style Dakota has housed a bevy of stars, including Judy Garland, Lauren Bacall, Leonard Bernstein, Rosemary Clooney, and Yoko Ono and John Lennon, who was fatally shot in the entry archway in 1980. Some of its outdated amenities—such as a breezeway and courtyard for horse-drawn carriages—have been replaced or modified, but its interior grandeur and notoriety for exclusivity remain the same. The Dakota's spectacularly selective board has rejected high-profile celebrities including Madonna, Antonio Banderas, and Cher, among many others. Designed by architect Emery Roth in 1929, the 22-story Renaissance Revival-style co-op the Beresford bears a rusticated limestone-and-brick façade and three towers capping off its rooftop's corners. Many of the original 178 apartments have been split or combined over the years, yet the grand scale of the rooms, 10-foot ceilings, woodburning fireplaces, and private or semi-private elevator landings continue to draw high-profile politicians, celebrities, and CEOs. Noted for its mansard roof, turrets, and limestone, granite, white brick, and terra-cotta façade, the Beaux Arts-style Ansonia was constructed

UPPER WEST SIDE STORY

THE APTHORP: JIM HENDERSON; THE DAKOTA: STOCKSNAPPER/SHUTTERSTOCK.COM



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in 1903 as a residential hotel. The 17-story building originally included 2,500 rooms, but it fell into disrepair during the 1970s and was even briefly home to a gay bathhouse where Bette Midler performed. By 1992, it had been converted into 385 luxurious condos, where a 1,600-square-foot two-bedroom is currently listed for \$2.25 million. At the turn of the 20th century, William Waldorf Astor commissioned architecture firm Clinton & Russell to design two Renaissance Revival rental buildings, the Apthorp and the Astor, which have both seen a refresh in the last decade. Built in 1908, the Apthorp—celebrated for its richly ornamented limestone façade and wrought-iron entry gates—was conceived as the largest apartment house ever built and has served as home to celebrities ranging from George Balanchine to Al Pacino and Nora Ephron. Residents of its 155 condos enjoy access to a 6,500-square-foot amenity suite with a private spa and fitness center. And the Astor, built in 1901, got a fancy facelift by interiors firm Pembroke & Ives when it was converted from rental units to condos in 2018. Ranging from studios to five-bedrooms, plus three 3,400-square-foot four-bedroom penthouses that are still underway, the apartments boast high ceilings, spacious floor plans, and woodburning fireplaces. Half a dozen units—priced from \$1.2 million

to \$6.995 million—remain, with the last two penthouses expected to come to market soon. —*Jean Nayar*

SAFE AND SOUND

The summer season has drawn to a close for most people, but not for property management firms in the Hamptons. Once the outdoor furnishings have been secured and the pool closed, companies such as Bridgehampton-based Hamptons House Watching take over, performing weekly inspections for interior and exterior leaks and running the faucets, among other monitoring and maintenance chores that seasonal homeowners often don't think of or remember to do. Pricing is typically based on square footage, and for a separate fee, the firm will also coordinate outside visits by vendors such as plumbers and window cleaners in addition to overseeing client bills, although company account manager Kathy DeVoll cautions, "We do not claim to be a concierge service." Hamptons Property Services, also based in Bridgehampton, specializes in annual contracts that provide line-item pricing for prospective clients in advance. Property-wide caretaking covers interior maintenance, landscaping, pest control, and pool and tennis-court care, among other duties. Homeowners

THIS ISSUE'S

BIG DEAL



Perched on the 18th and 19th floors of the iconic Plaza hotel, two capacious corner units present a rare opportunity for a modern-day Eloise to create a dreamy duplex condo in one of the city's most coveted settings. The 1907 landmark French château-style building, made famous during the last century by residents ranging from F. Scott Fitzgerald to Marilyn Monroe, heightened its profile in 2005, when its upper floors were converted to private residences. Among the selling points: a formal dining room with a stained-glass ceiling in one unit, a 1,000-square-foot living room in the other, and approximately 4,000 square feet of living space and four bedrooms in each, along with multiple sitting rooms. "The apartments also have access to the hotel's amenities," says Compass broker Charlie Attia, who is listing them together for \$31.4 million, "including white-glove concierge and valet service as well as a spa, hair salon, and the legendary Palm Court." —*J. N.*

DEEDS & DON'TS

Pre-Fabulous
Structures by
evoHamptons (RIGHT)
and Resolution: 4
Architecture (BELOW
LEFT AND RIGHT) are
changing the East End
building scene.



can expect to pay an average of \$35,000 annually, with larger estates containing multiple structures running upwards of \$100,000. —*Pamela Brill*

CHEAPER, FASTER, SMARTER

With land prices at record highs, material costs on the rise, and skilled labor in short supply, constructing a new home in the Hamptons is costlier and more time-consuming than ever. But a group of architects and builders are deploying a creative and well-tested approach to erecting quality bespoke homes in short order and at significantly lower prices. The secret? After these houses are custom-designed by an architect, their modular building components are prefabricated, shipped to the site, and pieced together like Legos.

Among the trailblazers in this sphere is New York-based Resolution: 4 Architecture, which constructs custom residences with prefab materials for approximately \$700 to \$800 per square foot (as opposed to as much as \$2,000 per square foot for more conventional builds). "Roughly 80 percent of a project can be completed in two to four weeks," says firm principal Joseph Tanney. "The remaining 20 percent, including all interior fixtures and finishes, takes about four to six months."

Unlike the Sears & Roebuck kit homes of yore, the residences produced by these companies are built to the highest standards with top-shelf materials and finish work by skilled craftspeople, all executed "in close

cooperation with the customers," says FD Building founder Mike Alberti, who has partnered with architects Alexander and Michelle Kolbe to form evoHamptons, another high-end prefab firm. Because evoHamptons relies on one factory in Pennsylvania and a core group of craftsmen, it's less dependent on local contractors and fluctuating labor rates. "Building a custom home using off-site fabrication can cut the total construction time by 50 to 70 percent, thereby minimizing the costs and the ecological impact."

Energy efficiency, not surprisingly, is also key to minimizing heat loss, a goal Alberti says depends on "high-performance windows and super-insulated, airtight walls that can only be made in a factory. Our homes exceed the HERS [Home Energy Rating System] codes required by many municipalities, including the towns of Southampton and East Hampton." Another player, Southampton-based Hampton Modular, touts waste reduction and minimized environmental impact in its approach to home building, while Resolution: 4 Architecture ensures that all its properties are specifically designed to meet LEED standards, most with "solar and geothermal supplemental energy sources," Tanney says. Sometimes, he adds, the houses create more energy than they consume, allowing the owners to sell the excess back to the grid. It's hard to argue with a design that keeps on giving. —*J. N.*

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