

# 9fi5th

LUXURY REAL ESTATE  
DESIGN + LIFESTYLE

OFF THE  
RECORD  
WITH  
TOWN  
REAL  
ESTATE'S  
ANDREW  
HEIBERGER

+

BRUNCHING  
WITH  
THE BEST  
MIAMI'S  
SEASPACE



AT THE  
REEF

TAKE A PEEK  
AT 121 MARINA,  
NESTLED IN  
KEY LARGO'S  
OCEAN REEF  
CLUB'

+

SPIN YOUR  
WAY THROUGH  
SUMMER  
REDBIKE MIAMI

# VERDANT VILLAGE

NEW DEVELOPMENT **100 BARROW'S** WEST VILLAGE  
LOCATION BORDERS TRANQUIL GARDENS

MODERN  
HAMPTONS  
GRADE  
NEW YORK  
DESIGNS  
SLEEK  
HAMPTONS  
HOMES



# EAST COAST

THE MIAMI OF THE WEST EXPLORING ARIZONA WITH 9FI5TH BEYOND

# TOOLS OF THE TRADE

ARCHITECTURE IS THE REALIZATION of home-ward artistry. Take a look at the contemporary lines we have in store for you this summer.



## INNOVATIVE VISIONS AMONG HISTORIC HOMES

GRADE NY breaks new ground on dated Hamptons styles.



**Having joined forces** at Grade New York 12 years ago, Thomas Hickey and Edward Yrdil are now heading one of New York's most celebrated architectural firms. Started during an upswing in the construction cycle, the firm persevered during the Great Recession, leading to the success that GRADE has achieved in the years since. Focusing on precision and personality for each project, the team works hand-in-hand with clients to fully express the ideal realization of each individual lifestyle. Moreover, with a globally minded firm inspired by culture, art, and design worldwide, the professionals at GRADE's Manhattan studio blend groundbreaking innovation and contemporary design with tried and true principles to give you the most meticulously crafted experience you could hope for. We sat down with Hickey and Yrdil to learn more about three of GRADE's exciting Hamptons projects — Shiplap House, Shutter House, and Stone House — to figure out just what it is that sets them above the rest.



## TOOLS OF THE TRADE

**STONE HOUSE**, another of GRADE's Sagaponack projects is Stone House, with its 11,500 square feet of jaw-dropping beauty, Hickey and Yedid wanted the concept behind the property to be a modern translation of a vernacular barn and this incorporated the luxurious finishes for which the firm is known. "We wanted to make sure that when you were here, you felt like you were on your own farm. We created a stair hall that is offset to the garage, which serves as a double-height entry hall so that, when you enter, there is an explosion of space. We brought in high-end finishes such as stained eucalyptus paneling in the kitchen to truly create a luxurious space." By yet again positioning the windows and architectural planes to frame the surrounding landscape, GRADE has created a spectacular, organically flowing home endowed with a continuity between interior and exterior. Finally, with juxtaposed natural premium materials like cedar and limestone, the eye-catching angular facade of clean lines and vast planes announces Stone House's and GRADE's presence among the traditional styles and firms so long associated with the Hamptons.



EUCALYPTUS PANELING

“WE WANTED TO MAKE SURE THAT WHEN YOU WERE HERE, YOU FELT LIKE YOU WERE ON YOUR OWN FARM.”  
-THOMAS HICKEY



OPEN CONCEPT



STRUCTURED LANDSCAPE DESIGN AT SHIPLAP HOUSE

“WE WANTED A MORE NATURAL AND RELAXED FEEL WITH SHIPLAP HOUSE, BY INCORPORATING LIMESTONE AND SOFT WOOD CABINETS ON THE INSIDE, IT GIVES THE RESIDENCE A LIGHTER AND SOFTER FEEL.”  
-THOMAS HICKEY

**SHIPLAP HOUSE**, completed on a beautiful strip of Sagaponack acreage, is a 10,500-square-foot property that pushes the envelope for the traditional residential aesthetic found in the Hamptons. Emphasizing an open floor plan that merges indoor and outdoor spaces, the designers envisioned this as an organic and modern oasis that displays a contemporary and vibrant lifestyle. As Hickey and Yedid told us, “We wanted a more natural and relaxed feel with Shiplap House. By incorporating limestone and



LIMESTONE AND SOFT WOOD CABINETS

soft wood cabinets on the inside, it gives the residence a lighter and softer feel. We also created a buffer with the grass so that all of the function stays on the street side.” With sprawling lawns and structured landscape design, Shiplap House creates an ample amount of leisure space and picturesque views.





MIMIC TRADITIONAL AND MODERN

“ONCE YOU FIND YOURSELF IN THE ENTRY HALL, YOU WILL SEE THAT, IN ADDITION TO BEING FRAMED BY THE TRADITIONAL THRESHOLD, IT IS EXPANDED BY AN INTRODUCTION OF LATTICEWORK THAT BRINGS THE FRAMEWORK IN A BIT MORE TIGHTLY BUT ALSO ALLOWS THE LIGHT AND AIR TO COME THROUGH.” - EDWARD YEDID



VIEWS OF THE SURROUNDING LANDSCAPE

**SHUTTER HOUSE**

is a luxuriously designed modern home that mixes the traditional with the contemporary by juxtaposing classic and natural materials against modern silhouettes. The architectural focus of this 13,500-square-foot Southampton home lies in accentuating the views of the surrounding landscape with double-height living and dining areas framed by floor-to-ceiling windows that span most of the rear façade. The team at GRADE have incorporated soft cream fabrics, ethereal stone, and stained rift-cut oak into the design of Shut-



LATTICEWORK TO THE ENTRY HALL

ter House to create a tranquil and soothing palette reminiscent of the local coastal spirit. As Yedid explained, “Although the street side is sparsely ornamented, we have striven to impart a rich sense of texture and material with a thickness and depth. Once you find yourself in the entry hall, you will see that, in addition to being framed by the traditional threshold, it is expanded by an introduction of latticework that brings the framework in a bit more tightly but also allows the light and air to come through.”



GRADE BY ALSO HANDLED THE INTERIORS