

perspectives
ON DESIGN
NEW YORK

creative ideas shared by
leading design professionals

Native New Yorker Frank Greenwald has been one of the premier Hamptons architects since establishing his namesake firm in 1992. Frank spent his childhood exploring abandoned houses, and he brings that same inquisitiveness to his work as a professional architect today. The firm's location in East Hampton allows it to be part of a community, fostering organic, authentic designs that draw on a true understanding of New York geography and society.

Naturally, Frank Greenwald-designed residences dot the East Hampton and Southampton landscape, but also pop up in New York City and upstate New York, Florida, and Caribbean locales from the Bahamas to Jamaica. Wherever the site, Frank's designs blend modern ideas and technology with classic and indigenous styles. Extremely high quality standards and close collaboration with his homeowners are the hallmarks of the Frank Greenwald design process and philosophy.



“Inspiration comes from the landscape, my homeowners’ visions, the architects I admire, a design vernacular—anywhere.”

—Frank Greenwald



FRANK GREENWALD ARCHITECT





ABOVE & FACING PAGE: Comprised of cedar, stone, mahogany, and lead, the Bridgehampton home is a contemporary version of a beach house. Classic and modern elements converge to form a "village" of small barn-like structures made of locally sourced components. The interior, warm with woods and other organic touches—woven rug on the stairs, stone fireplace in the family room, green tile surround in the kitchen—is a cleaner echo of the exterior's natural theme.

Photographs by Ron Papageorge



PREVIOUS PAGES: An oceanfront home nestled into the Southampton dunes possesses an elegant entrance courtyard. With the main house flanked on both sides by matching structures, the effect is symmetrical and classic beachfront.

Photograph by Jeff Heatley

“Warm and comfortable homes that bridge traditional construction and modern accoutrements become friendly refuges.”

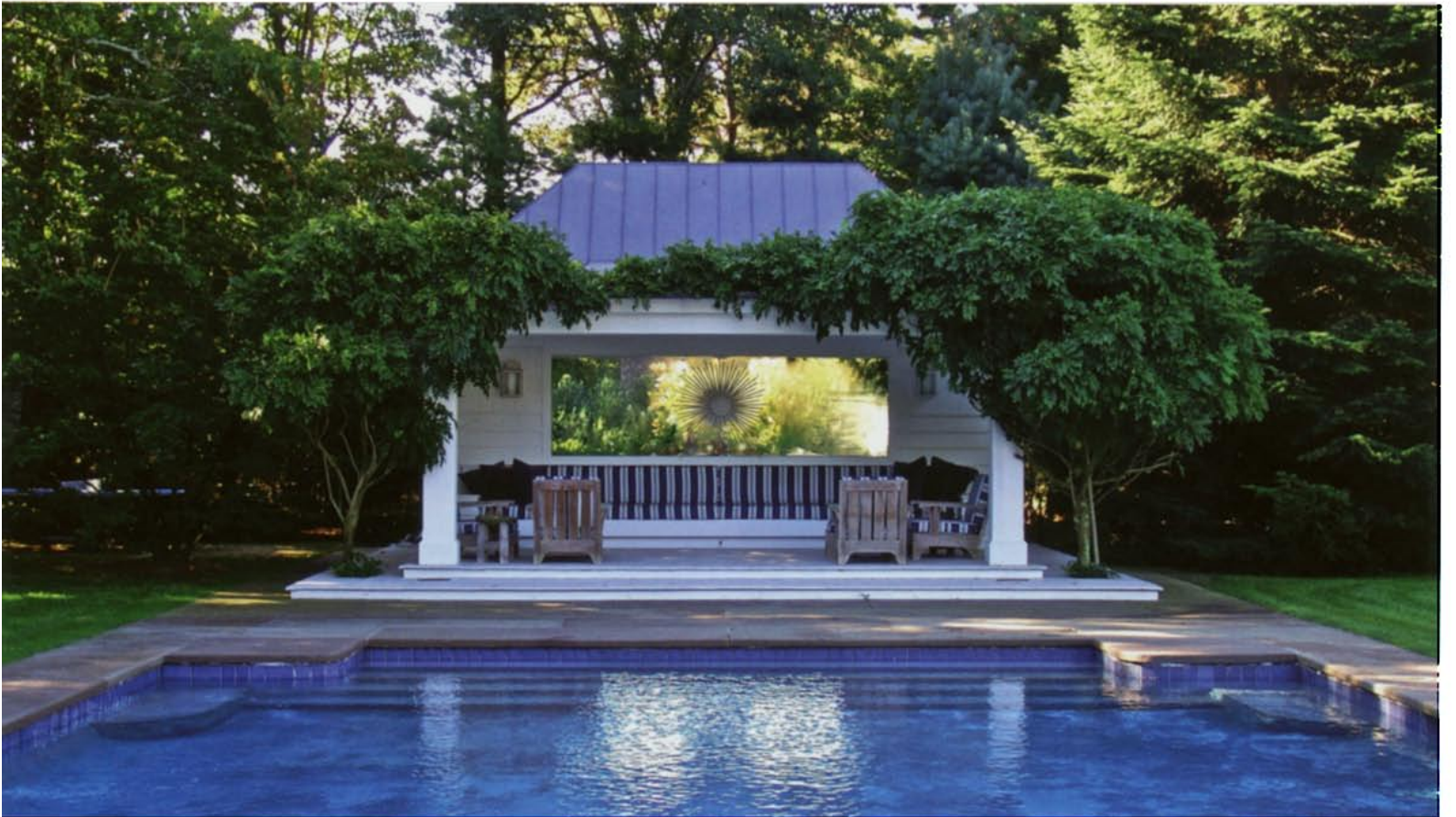
—Frank Greenwald



ABOVE: Great Viennese architects like Adolf Loos inspired the traditional materials and open loft-like interior of the coastal home. Waterfront living calls for low-maintenance design and construction: to have symmetry in the plan and balance in the elevation is essential.

FACING PAGE: A modern family requested a new Shingle-style home, requiring us to rethink that vernacular's traditional vocabulary. Bold elements from the windows to the columns accomplished that goal, and then the entire house received a coat of clean, pure white paint. A matching pool house—inspired by the architecture and landscape of the islands—with a mirror for reflecting the sun on the water completes the fresh design.

Photographs by Jeff Heatley





“The history of the countryside and its former structures—underground potato barns, colonial farmhouses—are a constant point of reference.”

—Frank Greenwald



ABOVE: We brought together an assemblage of traditional elements on a tract of farmland once a part of colonial Crown lands in the heart of East Hampton village. We took our cues from European agricultural and country structures, naturally, that we melded together to form a new building with a story to tell and an instant history. Stucco, cedar, bluestone, crushed gravel, custom-made doors, repurposed brick, and lead immediately establish a sense of permanence.

FACING PAGE: In a windswept oceanfront locale, the rooflines of the more formal Southampton home resemble sails. Porches all around the perimeter allow for indoor-outdoor living, and details like eyebrow windows draw light into the dramatic, soaring two-story interior spaces.

Photographs by Jeff Heatley



“Even within the bounds of traditional architecture, there are opportunities for unique and unconventional elements.”

—Frank Greenwald



LEFT: A traditional Shingle-style home with a whimsical element reminiscent of a lighthouse or a silo sits on a farm field overlooking big dunes and the sea. Accordingly, a third-floor viewing platform inside—accessed by a great ladder—allows residents to watch the ships go by. An abundance of trim dresses the traditional windows.

FACING PAGE TOP: The elements of the home blend Victorian and Shingle styles, especially in terms of the woodwork details. The round cupola and decorative lattice frieze along the porch are Victorian-inspired facets translated into Shingle-style and developed with the help of modern craftsmen.

FACING PAGE BOTTOM: A contemporary pool house, fitted out with an outdoor fireplace and a raised platform, allows for alfresco dining with a view of the pool on one side and open fields on the other. A lead roof and stone walls and chimney combine to create a structure evocative of an old smokehouse.

Photographs by Jeff Heatley



The first house Ben Krupinski ever built was his own. After digging the hole, pouring the concrete, laying the foundation, and carrying out all other tasks himself—with some help from his wife Bonnie—in the early 1970s, he knew he'd found at least one way to satisfy his desire to work with his hands and spend his days outside. Through work for his wife's sand and gravel company early in his career, Ben came into contact with the homebuilding industry. A request to put in a window gave him all the excuse he needed to start his own business in 1980.

Today Ben Krupinski Builder is a go-to resource in the Hamptons, and the founding principal himself is easily recognizable there. A perfectionist and extremely hard worker, Ben has been a diligent entrepreneur since childhood. Ben Krupinski-built homes have a good reputation because Ben builds them according to his own rigorous quality standards. Not one to sit in an office, Ben is on-site alongside his craftsmen throughout the entire homebuilding process. Today his homeowners and architects are aware that he does this work because he enjoys it and value him as down to earth, flexible, and communicative. It's clear that Ben takes care of his homeowners as well as their homes—even after the project is complete.



“Great houses are the result of perfectionism at every step of the design and construction process.”

—Ben Krupinski



BEN KRUPINSKI BUILDER





ABOVE: Built in record time, the classic Greek revival oceanfront home boasts extensive wooden elements and great public spaces. Warm interiors and staggering views result in a superb place to entertain.

Photograph by Jeff Heatley

FACING & PREVIOUS PAGES: We crafted a large traditional family home to fit seamlessly into the Sagaponack landscape. The warm, comfortable house—an elegant mix of stone, shingling, and wood—shows off an exquisite level of detail inside and out.

Facing page photographs by Jeff Heatley

Previous pages photograph by Doug Kuntz

