



**NATURAL MATERIALS**  
 From top: Currently under construction in Springs, this home by CCS Architecture is a partnership with New World Homes, a pre-fab company, proving that pre-fab doesn't compromise the architect's voice or style; the airy, open interior of a 4,400-square-foot residence in Southampton. Opposite, from top: This home in Water Mill was designed as a modern interpretation of a barn, allowing for a lofty, open floor plan; Cass Calder Smith.



## CCS ARCHITECTURE

A native of Manhattan who partied at Studio 54 as a teenager and stayed in his dad's loft, Cass Calder Smith moved as a child to California with his mom, a landscape painter. But he spent summers in Connecticut, Fire Island and the Hamptons, where he became acquainted with the casual luxury of the East End and later designed several Hamptons favorites—Sagaponack's Townline BBQ and the Nick & Toni's remodel in East Hampton included.

In addition to its success in hospitality, CCS Architecture has found its groove in north-of-the-Highway residential commissions featuring more modest homes on budgets of less than "a gazillion dollars," Smith says, set amid potato fields rather than dunes. "In the East, our clients are more opinionated," he says. "They aren't

shy. They have a lot more to say than our California clients." (After founding his San Francisco practice in 1990, Smith opened his New York office, which handles Hamptons projects under his oversight, in 2004.)

Among the adaptations from California to Long Island are the use of screens as a bug deterrent, accommodating for the wetness of the climate, designing appropriate landscaping, and incorporating swimming pools and basements into nearly every program. "We design for living—for flip-flops and shorts, inside and outside," says Smith.

As for the legacy he wants to leave behind? "I'd like to know that I designed beautiful, modern-lifestyle classics that families passed down through generations." Done and done. [ccs-architecture.com](http://ccs-architecture.com)