

EDITION #146 DECEMBER 2025

Inside

LIFESTYLE & INTERIORS



GNVPEL

Inside

EDITION #146



Inside this East Hampton property, designer Neal Beckstedt and Architecture Outfit reimagine multi-generational living through contrasting structures. A restored 19th-century saltbox meets a sleek contemporary residence, united by Laguardia Design Group's landscape design. Beckstedt fills the historic farmhouse with exuberant Josef Frank prints and geometric tiles while keeping the modern home spare and light-filled. The result defies typical beach house conventions, proving that pattern and minimalism can coexist when each space maintains its own confident identity.



Stephen Kent Johnson

CAFÉ

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A living room decorated for Christmas. A large, dark Christmas tree is the centerpiece, covered in warm white lights and decorated with gold, silver, and red ornaments. To the left, a dark sofa is visible, and a lamp with a warm-toned shade sits on a side table. The background shows a window with white curtains. The overall atmosphere is cozy and festive.

*Wishing you a
season of slowing
down, gathering
close, and feeling
at home.*

INSIDE INTERIORS MAGAZINE

Inside

**A HOUSE EXPERIENCED AS A DAILY RITUAL RATHER THAN A FINISHED
OBJECT.**

Domane

The holiday season has a way of changing how we look at home. Spaces feel softer, time stretches a little, and there is a renewed appreciation for places designed to be lived in rather than simply admired. Cove Hollow House feels especially fitting for this moment. It is a home shaped by continuity, family life, and a quiet respect for what came before.

This feature explores a renovation that brings together an eighteenth century farmhouse and a contemporary residence through landscape, material, and thoughtful planning. Rather than forcing unity, the project allows difference to exist comfortably, creating a rhythm between old and new that feels natural and uncontrived. Architecture, interiors, and gardens work together to support everyday living, gathering, and retreat.

This is a story best enjoyed slowly. A laid-back read for the holidays, when inspiration comes from spaces that feel warm, grounded, and personal. Cove Hollow House reminds us that the most meaningful homes are those that evolve over time, offering familiarity alongside change, and comfort without excess.

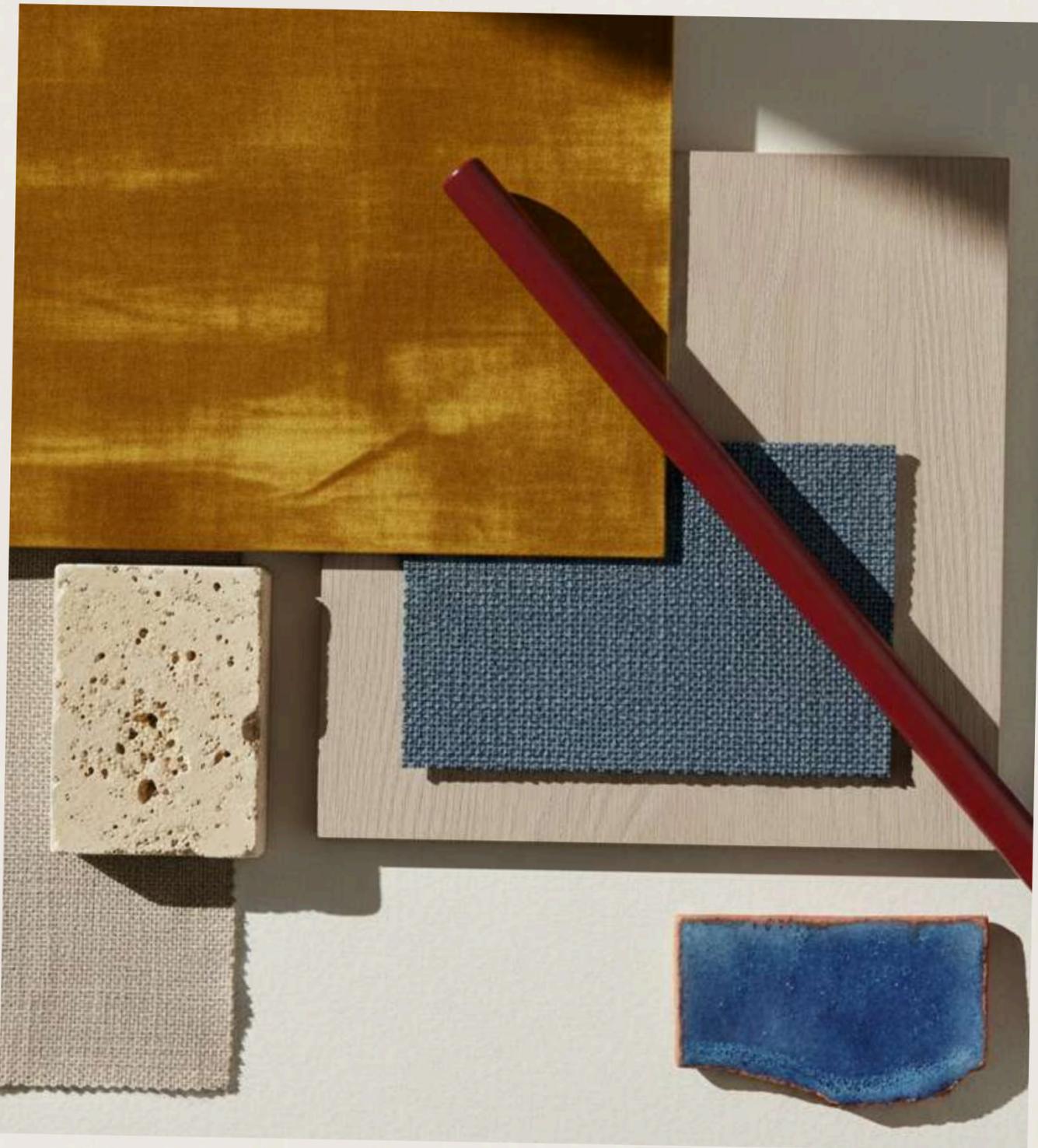
A handwritten signature in black ink, appearing to read 'LEPANG', positioned at the bottom center of the page.





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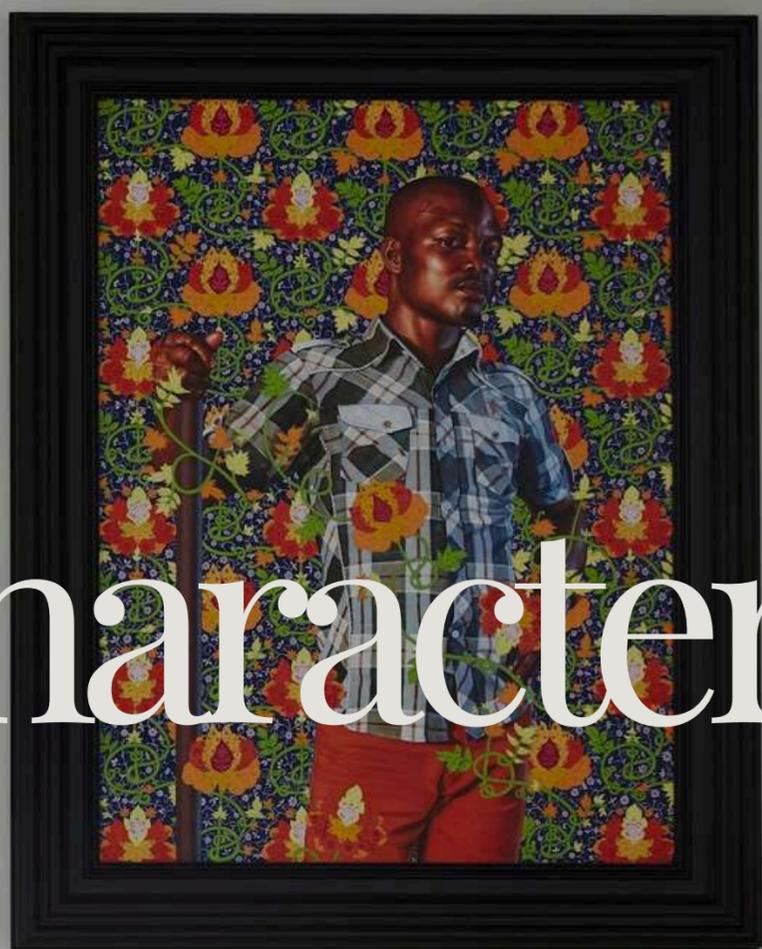
Tonavia

MOODBOARD 146

SOFT NEUTRAL TONES LAYERED WITH MUTED BLUES AND EARTHY WARMTH.

The aesthetic splits into two distinct personalities united by European sensibility. The farmhouse interior embraces maximalist pattern through Josef Frank florals, geometric tiles, and layered textiles in autumn tones and soft denim blues. Plaid and striped fabrics bring classic Hamptons references while retro appliances inject playfulness. The modern structure counters with neutral palettes, clean lines, and natural materials. Berber rugs, mid-century furniture, and sculptural lighting create calm interiors that frame landscape views. Limestone, native grasses, and Belgian ceramic pots unify exteriors. Mother-of-pearl pieces from Damascus and Lebanon provide cultural touchstones. The palette moves from bold interior drama to outdoor serenity.

Original Character



Reintroduced to *Hamptons* Personality

Located in East Hampton on a 10,000 square foot property, the home was shaped through renovation rather than replacement, allowing history, landscape, and contemporary life to coexist without tension. The result is a family home that feels settled and intentional, shaped by thoughtful decisions rather than visual drama.

The project brought together Architecture Outfit, Neal Beckstedt Studio, Laguardia Design Group, and a highly experienced team of builders and consultants. Each discipline contributed with purpose, resulting in a home where architecture, interiors, and landscape feel closely connected. Nothing feels added for effect. Every element appears considered, practical, and tied to how the home is actually used.

The architectural approach began with acknowledging what already existed on the site. A late eighteenth century saltbox farmhouse, rich with character but no longer suited to modern living on its own, was carefully restored and relocated within the property. It now serves as a guest house, maintaining its relevance while preserving its original presence. Rather than becoming a relic, it remains part of daily life.

Alongside it sits a newly built residence designed by Architecture Outfit. The new structure is open, light filled, and direct in its expression. Large windows create strong visual connections to the surrounding gardens, while the building's scale and proportions were carefully managed to ensure it sits comfortably within the site. The contrast between the two buildings is clear, yet they feel connected through placement, materials, and shared outdoor spaces.

Positioning the buildings was critical. Existing trees were preserved, and the original farm road was retained as part of the site's circulation. These elements anchor the property in its agricultural past while guiding movement and views across the landscape. The new residence was carefully placed to avoid overwhelming the historic structure, allowing each to retain its own identity while functioning as part of a larger whole.

Landscape design plays a central role in making this relationship work. Laguardia Design Group approached the site with an understanding that the garden would become the primary link between the old and the new. Drawing inspiration from the area's agricultural history, the landscape unfolds as two distinct but connected experiences. To the north, a more structured lawn and pool area creates openness and long sightlines. To the south, the garden becomes looser and more organic, encouraging everyday use and seasonal change.

Arrival at the property is calm and unforced. A gravel drive and simple hedging establish a sense of ease from the outset. Moving inward, large limestone slabs lead through beds of native grasses toward the main entrance. An avenue of Natchez crape myrtles creates a clear visual connection between the main residence and the guest house, reinforcing the feeling of a shared compound rather than separate buildings.

Outdoor living areas are designed as extensions of the interior spaces. A long custom pool runs alongside a broad lawn, with a restrained terrace that feels functional rather than decorative. Stepping stone paths guide movement through the garden and align views from the landscape into the interiors. An outdoor dining area sits near vegetable and cut flower beds, supported by a nearby fire feature and outdoor kitchen. These spaces are designed for regular use, accommodating family life as easily as larger gatherings.

Environmental considerations were integrated into the project in a practical way. A geothermal system provides heating and cooling, while a planting palette focused on native and well adapted species helps maintain the character of the site with reduced water and maintenance requirements. These decisions support long term comfort and efficiency without dictating the visual language of the home.

Inside, the renovation reveals a more personal layer of the project. Neal Beckstedt approached the interiors by allowing each building to express its own character while maintaining a sense of continuity across the property. The farmhouse, with its smaller windows and thicker walls, feels intimate and layered. Pattern, texture, and color bring warmth and depth to the spaces. Kitchens and living areas feel relaxed and usable, designed to support daily routines rather than formal display.

The new residence offers a different experience. Here, interiors are calmer and more open, with materials and finishes chosen to frame views rather than compete with them. Neutral tones create a quiet backdrop for furniture, art, and textiles, allowing individual pieces to stand on their own. Color appears in measured moments, creating a subtle link between the two buildings without repetition.

Throughout both structures, the interiors reflect the realities of family life. Finishes were selected for durability, furnishings prioritize comfort, and layouts encourage movement and connection. Spaces are adaptable, able to shift as children grow and routines change. Cultural references and personal objects are woven into the design naturally, adding depth and meaning without interrupting the overall flow.

What makes Cove Hollow House compelling is its sense of balance. It does not rely on nostalgia, nor does it chase novelty. Instead, it feels grounded in its setting and responsive to the people who live there. The renovation allows history to remain visible while making space for contemporary living, creating a home that feels both familiar and current.

By choosing to renovate rather than rebuild, the team preserved the qualities that made the site special while improving how it functions today. Architecture, landscape, and interiors work together to create a home that feels complete, comfortable, and quietly assured. Cove Hollow House shows how thoughtful design can bring clarity and warmth to a place without losing its sense of time or purpose.







Inside | EDITION #146





NINETEEN
EIGHTY-FOUR
—
GEORGE ORWELL

JAPANESE PAINTING
BORROWED LIGHT















The EDITION146 *Kitchen* Edit

Homelya

Comfort driven design prioritising use over display.

Two kitchens demonstrate opposing design philosophies. The farmhouse kitchen celebrates retro charm with a statement refrigerator in vintage styling and geometric floor tiles that create visual rhythm underfoot. Patterns dominate here, with the space feeling intentionally inward-focused and playful. Cabinetry likely incorporates painted finishes in keeping with the home's colorful personality, while countertops balance durability with period-appropriate aesthetics.

The modern kitchen takes a radically different approach, functioning as a viewing platform for the surrounding landscape. Floor-to-ceiling windows dissolve the barrier between cooking and garden. Materials here prioritize sleek surfaces and integrated appliances that disappear into clean architectural lines. Countertops in natural stone or engineered materials maintain the neutral palette. Cabinetry features handleless designs or minimal hardware. The kitchen's real luxury lies in its restraint, allowing the choreography of daily life and seasonal garden changes to provide all necessary visual interest.























INSIDEMODE

INTREVA

Woven forms refined through proportion, craft, and contemporary restraint.



Wicker has moved well beyond its coastal and country associations, re-emerging as a material of quiet sophistication across both modern and vintage interiors. Today's wicker embraces refined proportions, cleaner silhouettes, and richer finishes, sitting comfortably alongside contemporary architecture as easily as it does in period homes. High-end designers are reworking traditional weaving techniques with greater precision, pairing natural fibres with sculptural frames, tailored upholstery, and unexpected scale. Vintage pieces, prized for their patina and craftsmanship, bring softness and character to modern spaces, while contemporary interpretations feel lighter, more architectural, and deliberately restrained. The result is a versatile material that introduces texture, warmth, and depth without visual heaviness, proving that wicker can feel both relaxed and elevated in equal measure.

Inside

CATALOGUE

ENTRY STYLE

RAILWOOD RUSTIC CONSOLE

Console table nysted, natural colour, style colonial. Made of railway wood.

BOIS BLANC



The iconic Minipipistrello LED table lamp by **Martinelli Luce** — a timeless piece of Italian lighting design conceived by renowned designer **Gae Aulenti**.

VINTAGE MOROCCAN RUG

Vintage Berber Blue Beni M'Guild Moroccan Rug in a bold and expressive tribal style.

BENI M'GUILD

LIVING STYLE

CH163 WEGNER

Hans Wegner 1965 original design remade by Carl Hansen, is a simple design features vertical and horizontal lines that are softened by cushions, which work with the frame's angling.

CARL HANSEN



Large oval coffee table in black marble with white veins from the series 'Eros' by **Angelo Mangiarotti**.



PLUSH ARMCHAIR

Deco inspired accent chair with an amazing organic shape, soft stitching, and a swivel function.

NADUVI

LOUNGE STYLE

COCOON MODE SECTIONAL

Sleek minimalist style modern sofa with plush soft seating and high quality fabric.

LEPANG™



Iconic Rattan and Bamboo Stool by **Tito Agnoli**, 1960s

THE BLAIR OTTOMAN

A luxury ottoman Fabric or leather upholstery
Kiln-dried white oak or walnut legs with a sleek finish.

MAIDEN HOME

DINING STYLE

KAMI TABLE

The now well-known Kami collection, designed by Joost van der Vecht for Ocony, is available in a round and oval shape for both the table top and the columns.

JOOST VAN DER VECHT



This exquisite late 19th-century **Vallauris** terracotta omelette turner features a gracefully flared, slightly irregular form enhanced by a beautifully crackled pale glaze.

811 HOFFMANN CHAIR

Remake of the classic the 811 Hoffmann Natural Bentwood Dining Chair with Black Upholstered Seat and Cane Backrest.

TON



KITCHEN STYLE

DANISH RATTAN BAR STOOL

Classic style midcentury rattan barstool with woven seating that has a thin cushion embedded in the seating.

VILLA AND HOUSE



Ceramic painted collection plates by **Dalila Chessa.**

30" HOOD

30" Designer Wall Mount Hood w/
Dimmable LED Lighting

CAFÉ APPLIANCES



BEDROOM STYLE

ISLA BED

Indulge in the luxurious comfort of the Isla Bed, available in king or queen sizes and designed to elevate your sanctuary.

TOV



Ingo Maurer Uchiwa II
Wall Lamp, Bamboo &
Rice Paper, 1970s



PENCIL REED NIGHTSTAND

Mid-20th Century Organic Modern Pencil Reed
Chevron Rattan Nightstand Chest

GABRIELLA CRESPI

BATHROOM STYLE

VOS VANITY

Seamlessly carved from one marble block, the integrated sink offers a clean, modern look with easy maintenance.

BOYO STONE



Francis Jourdain chair with incredible woven rope seat, back and arms. Great from every angle with wonderful patina.

QUADRO BATH

Freestanding bathtub with light perimeter line. Sculpted from Silkstone – the modern-day marble

PAA BATH



The EDITION146 *Outdoor* Edit

Passetto

Paths guiding movement gently through lawn and garden rooms.

The landscape operates as the project's unifying force across 10,000 square feet. Laguardia Design Group divided the property into formal and organic zones. Northern areas feature a 55-foot custom pool set within expansive lawn panels, with oversized domestic limestone slabs creating pathways and gathering zones. Crushed gravel entry courts trimmed by privet hedges establish immediate agricultural character.

The southern garden relaxes into native grass plantings and flowing beds. An allee of Natchez Crape Myrtles forms a dramatic seasonal corridor between structures. Near the outdoor kitchen and fire bowl, vegetable and cut flower beds blur ornamental and productive purposes. Custom Belgian pots by Atelier vierkant hold mature citrus trees and Mediterranean annuals, introducing unexpected European notes. Linear stepping stone paths create sweeping visual axes. The material palette stays deliberately simple: limestone, gravel, native plantings, and carefully preserved mature trees. Geothermal systems operate invisibly beneath, providing sustainable climate control.







OUTDOOR STYLE

LOUNGE MAGNUS

Crafted by hand out of sturdy teak wood, finished in our signature natural grey patina.

GOMMAIRE ORGANIC LIVING



Solid acacia wood top and frame in a water-based Cool Walnut finish.



ASTURIAS LOUNGE CHAIR

This iconic chair is a piece that unites quality, ergonomics, longevity, and a distinctly Brazilian identity.

CARLOS MOTTA

OUTDOOR STYLE

CALDAS COFFEE TABLE

Multicolored, coral, orange, azure, blue, cyan and other ceramic top inlays in a deep red metal frame

MAMBO UNLIMITED IDEAS



Handcrafted glazed planter in a bright azure color by **Campiana**.

POD LOUNGE CHAIR

The wickerwork is undamaged and solid. The black plastic-coated metal frame

PAMONO

























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We are redefining luxury living

*through interiors and
architecture*

Design is a canvas, and the brush is in our hands. Every choice, every stroke shapes the direction, breathing life into spaces and products that tell a story. This is what inspires me—to create with intention, to craft environments that feel alive. For design communities worldwide, this is more than work; it's our shared narrative.

LEPANG FERGUSON

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