

On Becoming A Diamond

A Home That Made History

By **J. Z. Holden** Photos by Joan Wozniak



The story of the Dubin home is well documented on the East End. It is a tale that began as a tragedy and evolved into a tremendous victory for the Dubin family, the visionary architect Ric Stott, the remarkable and groundbreaking people at TELEMAR, the insightful and resourceful members of the Hamptons Green Alliance and members of the East Hampton community.

The story began on the first night of the Jewish holiday of Hannukah, December 22, 2009. While Mrs. Sandra Dubin lit the first candle of the Menorah, unbeknownst to her and the rest of the family, an electrical fire ignited in another part of the house. Within hours nothing was left but the shell.

A close family friend and architect, Ric Stott reached out to the Dubin family with a remarkable idea. Why not turn this tragic event into an opportunity? He had just received an email blast from TELEMAR, a local builder and organizer of The Hamptons Green Alliance. They were looking for a project that would set a new standard for environmental design. Ric Stott presented his idea to the Hamptons Green Alliance, a team of contractors and subcontractors organized by TELEMAR committed to creating “green” homes. The idea was met with great

“... a tale that began
as a tragedy and evolved
into a tremendous
victory ...”

enthusiasm. Three goals were established from the onset: The house would have a net zero energy usage, would be carbon neutral, and would have a Platinum LEED

Certification (Leadership in Energy and Environmental Design), the highest rating possible.

The house was treated like a patient in need of healing; the tradespeople became its doctors. Anyone who has ever been hospitalized knows that unless all the doctors talk to one another, which is of course quite rare, the patient as a whole won't recover properly. So it is with a house. As a result of the tradespeople's intercommunication, a “systems integrated home” was produced. Even members of the community volunteered their time to help out and learn about what was being created. Everyone was on the same page, and according to its daily visitor Mrs. Dubin, the collaboration resulted in a remarkably harmonious atmosphere at the worksite.

“I called this project a carbon cloud with a platinum lining,” said Ric Stott. The house was designed as a combination of geothermal and solar. Because the aesthetic of the solar panels was important to Ric Stott, he used an



“Not surprisingly, the Dubin home has won a series of awards.”

integrated photo-voltaic system whose panels look like skylights, and a solar/thermal heat exchange.

The material used to seal the envelope was twice as efficient as more conventional materials, high efficiency windows were installed and LED lighting was implemented throughout the house. LED's use 85% less energy and last up to 20 years. The house was properly insulated while maintaining proper air-circulation. A smart system was installed to manage the entire system. The system is so smart, that it senses when no one is home, turns off the lights and drops the temperature. An added bonus, the system can be adjusted by the homeowner using an iPhone from his car. When a model study was conducted the results were astounding. Using a thirty year mortgage as the time span, it was calculated that there is a seven year break-even period, with an estimated savings of \$250,000 over the remainder of the mortgage.

The normal lead time for building such a house is two years. The feat was accomplished in 18 months and exceeded all expectations.

Not surprisingly, the Dubin home has won a series of awards; The Residential Sustainability Award by LIPA, AIA, Green Logics, an ARCHI Award Commendation and NYSEA awarded it with a LEED Platinum Certification of 104 points. The normal certification must meet 90 points, and for a house the size of the Dubin's, 100 points. In addition, the home creates more power than it needs.

“This is revolutionary,” said Frank Dalene of TELEMARK, about the Dubin house, “this could eventually eliminate power plants.” His brother Roy Dalene, the President and CEO of TELEMARK had a more grounded approach, “It's simply good stewardship.”



Flynn + Stott Architects, P.C.

Richard F. Stott, AIA, LEED, AP

Residential, Commercial and Municipal Architecture



HGA House: AIA Long Island Archi Award for Sustainable Design 2010



Diconza House: AIA Peconic, Daniel J. Rowen, FAIA Memorial Design Award 2010

631.283.1777 | steelbone.com

13 Main Street, Southampton, New York 11968