

# Elliman

elliman.com | FALL 2022

FEATURING  
THE  
DOUGLAS  
ELLIMAN  
PORTFOLIO



# LUXE LIFE

SUSTAINABLE LIVING / A QUIET PLACE / TLC TRAVEL / DREAM GARAGES



# 20

Charro House in Italian boasts such great features as solar panels, rainwater harvesting, and a truly home history.

CONTENTS

## FEATURES

- 14 Cover Story:**  
**AN IDEAL NYC AERIE**  
A residence imbued with personal significance tells a uniquely New York story.  
*by Andrea Benetti*
- 18 Special Report:**  
**WELL, WELL, WELL**  
From luxury vacations that revitalize body and soul to reimaged homes that nurture our passions, welcome to the new age of wellness.
- 20 GOING GREEN**  
Wellness and sustainability are the new cornerstones in real estate.  
*by Jill Van Parys*
- 26 A QUIET PLACE**  
With homes multitasking in new ways, owners are crafting innovative sanctuaries dedicated to decompressing.  
*by Joanne O'Joran Ogley*
- 32 TLC TRAVEL**  
From sleepcations to digital detox, today's getaways celebrate self-care.  
*by David Graver*
- 38 DREAM GARAGES**  
Sleek, modern home "showrooms" let car collectors put automotive eye candy on display.  
*by Shaun Thibaut*

Part of the TLC Travel trend, Rosewood Suite Bar in the Bulgari Hotel is redefining luxury with custom dried goods, sleep rituals, meditation, and more.



# 32





Maestri Studio designed this home in Dallas by using natural stone, green-painted metal water panels, recycled landscaping, a "shade house habitat" with climbing plants, and a green driveway.

PHOTOS: SPREAD; HOME BY JORDAN; COURTESY FROM LIT; JENNY HONIG; BAKER; BARRY ENOCH; ET AL.



SP Architecture's vision for 725 Plaza, an office and retail space in Atlanta, included terraced gardens that extended the existing green space.

**"We have re-created the home as our mental-wellness refuge."**

—Eddie Maestri, Maestri Studio and Maestri Gallery, Dallas

What's causing the green wave? A "perfect storm" of forces, according to John Clifford of SP Architecture in New York. Consumers were already leaning toward eco-friendly brands and sustainable products. Companies were responding to the wellness craze with strategies like improving indoor air quality and adding recharge rooms with comfy seating and healthy snacks. Then news coverage sparked widespread concern over climate change, which combined with hyperawareness of health and stress during the pandemic. Naturally, these trends spilled into residential real estate design and renovation, giving rise to a multitude of innovations meant to improve health and happiness.

For today's luxury buyers, sustainable and wellness elements are a top priority, says Eddie Maestri of Maestri Studio and Maestri Gallery in Dallas.

In fact, according to the American Society of Interior Designers (ASID) 2022 Trends Report, "Health and wellness continue to dominate both residential and commercial design. Sustainability has also shifted from a nice-to-have to a must-have for designers and consumers alike."

**RETHINKING OUR SPACES**

As a result of spending huge amounts of time in our houses and apartments during quarantine, "we have re-created the home as our mental-wellness refuge,"

Maestri says. Imaginative architects, designers, and homeowners are radically reinventing their ideas about what building materials they choose and how to use spaces in the home.

Topping Maestri's clients' wish list is a yearning for "separation—ways to escape daily stress." He helps them achieve this through yoga and meditation areas; home gyms; exercise, sauna, and steam rooms; spa-like "wellness" bathrooms; and prayer rooms.

An even more important driver is "the desire to blur

Arlo Tili Architects designed this home in the Eastern Shores with living and rough atop the garage and the great way to blend into the landscape.



the lines between indoors and out” at home, he says. For example, a home might feature floor-to-ceiling windows or sliding glass doors that draw the eye to the landscape. This indoor/outdoor aesthetic might be enhanced with wood or stone flooring that flows from outdoor to indoor spaces separated by glass doors in order to connect them visually.

At the same time, home offices are becoming smaller and more private, but having a pleasing view has become paramount, Maestri adds.

#### MATERIAL MATTERS

When it comes to building a new home or updating an existing home, “green” features range from passive solar design (which uses sunlight to help with heating and

*This Casella house features passive solar features designed to open living space. At the top of the stairs, a large playroom opens to the living area below.*



cooling) to using eco-friendly paints, installing energy-efficient appliances, and including repurposed bricks or beams.

“The most significant trend emerging right now is renewed interest in authenticity—what things are as opposed to what they look like—because it ties the rest together,” says Anni Tilt, of ecological planning and design firm Arkin Tilt Architects in Berkeley, California. Arkin Tilt was founded 25 years ago on the principle that “caring about your own wellness and that of the planet are two threads of the same narrative.”

Why does authenticity matter? “Embodied carbon—carbon being spent during construction—is more critical to addressing climate change than energy performance. Construction materials can be extraordinarily carbon-intensive, or they can be the opposite,” says Tilt. “Rapidly renewable biogenic materials like straw, hemp, mushrooms, and bamboo [can] store carbon while still being durable and high-performing, all while adding authentic character and a sense of craft.

“This has the potential to be a period of great creativity when we reinvent how we build to bring delight, meaning, and beauty into our built environment,” Tilt says.

PHOTO LEFT COURTESY OF ARCHITECTURE FORA; PHOTO RIGHT BY ELLA PETER

*Stark Architects designed this passive house in British Columbia with wood. After installation, windows were glazed with low-emissivity glass, and underground tanks that collect and store rainwater for household use.*

ELLA PETER

