



Fire Island Pines Pavilion to be rebuilt; Developed by FIP Ventures; Designed by HWKN; Master planning by Diller Scofidio + Renfro

July 16, 2012 - Design / Build

Hard on the heels of a devastating fire last November, Fire Island Pines has unveiled plans for the rebuilding of the Pavilion dance club, developed by FIP Ventures and designed by New York architects Hollwich Kushner (HWKN).

"Although the new building will have the same envelope and mix of uses as its predecessor, the similarities end there," said Matthew Blesso, developer and managing partner of FIP Ventures. "The Pavilion will be in context with other Pines architecture. It will be made of wood and be modern and casual, yet bold and iconic. It is the first thing visitors see when getting off the ferry, and we've envisioned it to be the heart of the Pines community."

"We designed the new Pavilion around the community and experiences at Fire Island," said Matthias Hollwich, co-founder of HWKN. "The building forms intimate public spaces out of a single volume. It is carved and rutted pieces of driftwood washed ashore by the sea."

The building's form is sheared towards the harbor to visually welcome the over 800,000 visitors who arrive via ferry to Fire Island every summer. It will have two stories of outdoor terrace and a "Welcome Bar" to serve as a meeting place for all residents and visitors.

The design creates a three-dimensional experience that virtually stretches the public zone of the boardwalk up into the building's façade. Benches, wide staircases, and storefronts activate the base of the Pavilion, and the entrance forms a set of bleachers that act as a viewing platform, stage, wedding chapel and extended dance floor. The welcome bar on the first floor, the high-tea terrace and the Pavilion Club are all connected by an internal loop of stairs.

Construction started in June, pursuant to the variance approved by the Town of Brookhaven this past February and further permitting expected soon.

The fire also damaged FIP Ventures' Canteen building, Pool Deck, bulkhead and boardwalk, all of which have been fully repaired. FIP is continuing its master planning process to reimagine not just the Pavilion building, but all of its real estate in the wake of the fire. Master planning is being led by Blesso and Charles Renfro from design firm Diller Scofidio + Renfro, which also designed Manhattan's High Line Park and Lincoln Center.

FIP is fully open for the season under the new leadership of general manager Constantino Papadakis. "We are excited that Tino will be continuing our momentum and vision to make Fire Island Pines the world's premier gay resort," said co-owners Andrew Kirtzman and Seth Weissman. Papadakis started as a FIP bartender six years ago, was later bar manager, and now brings experience from his leadership roles as restaurant manager and event producer in Manhattan. He is working in tandem with Blesso Properties to best steer coordinated redevelopment and operational endeavors.

"Summer 2012 will be incredible," said Papadakis, pointing to enhanced lighting and sound systems, designed by Guy Smith Productions, to create Miami-inspired pool parties and new late-night events at The Blue Whale; expanded menu options focusing on nutritional value at Canteen; renovated interiors at the Hotel Ciel; and a new look and location for The Rack, the gym.

But many of the beloved traditions will continue, he notes. "As always, we are offering our various Tea Parties, while also creating new, exciting events with the best DJs and entertainers. In short, we cannot wait for the summer to be in full swing."

Information:

Owner: FIP Ventures

Developer: Blesso Properties

Architecture Principals: Matthias Hollwich + Marc Kushner

Architecture Team: Tim Aarsen, Jamie Abrego, Egbert Chu, Agnieszka Wojciechowicz, Clare Reidy, Gregory Nakata, Mark Paz

About FIP Ventures

FIP Ventures is an investment group that bought 80 percent of the Pines' commercial district in 2010. The group's partners include Matthew Blesso, a real estate developer who is founder and chief executive officer of Blesso Properties; Andrew Kirtzman, journalist and author; and Seth Weissman, managing partner of the real estate investment firm Weissman Equities. For more information, please visit www.thepinesfireisland.com.

About HWKN (Hollwich Kushner LLC)

HWKN (Hollwich Kushner) is a New York-based architecture and design office whose projects span the worlds of architecture, branding, and development. HWKN embraces all facets of contemporary culture to enrich and reinvent buildings. The office is involved in a diverse range of projects that include Wendy, the 2012 Museum of Modern Art PS1 Pavilion; J2, the tallest residential development in New Jersey; the Fire Island Pines Pavilion, and the UNIQLO Cubes. The office focuses on global cultural projects, large-scale developments, brand-enhancing interventions and architecture for our aging society. For more information, please visit www.hwkn.com

###

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540