



Beechwood Organization nears completion of 19 condominiums at The Latch Southampton Village

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Jericho & Southampton Village, NY The Beechwood Organization is nearing completion of 19 luxury condominium homes plus the single-family Terry Cottage at The Latch Southampton Village.

Since breaking ground one year ago, four designer-decorated houses opened for viewing on May 15; first occupancy at The Latch is set for this month; and nearly half the homes have sold off floor plan pre-construction.

Additionally, two historic Stanford White designed structures—The Latch and Terry Cottage—have restored exteriors and renovated interiors; and new Fleetwood McMullen designed homes are taking shape.

“What we’re doing at The Latch is very special. We believe the new homes, including ones being preserved in historic structures, will be found by their new owners, neighbors and the Village to be deserving of their Hill Street location,” said Steven Dubb, principal, The Beechwood Organization. Dubb also led development of the nearby Bishops Pond, the fast-selling and first luxury condominium community of its kind in the Hamptons on South Magee Street; and Bishops Grant, an enclave of estate homes on North Main St.

Beechwood purchased the 5.24-acre property, the site of the former Village Latch Inn, in 2016. While seeking approvals to construct the new homes, Beechwood refurbished the property operating The Latch Pop-Up Inn seasonally from 2017 to 2019 and was granted final approval to proceed in 2020.

“We’re excited for the future of this notable property now named The Latch Southampton Village. We are bringing forward the best of the past, preserving the footprint and facades of architecturally important structures, as we create the highest quality new condominium town houses to be found in the Hamptons today,” said Dubb.

Among the amenities are a private clubhouse with fitness center and outdoor pool, landscaping of tree-lined grounds, snow removal and refuse collection all managed by The Latch’s condominium association. The central location of The Latch is also one of the best in the Village of Southampton. It is a five-minute walk to shops, restaurants, movie theatre and Lake Agawam Park or a five-minute

drive to Cooper's Beach.

Most visible from Hill Street are the iconic main Latch building and adjacent Terry Cottage. Said to be designed by architect Stanford White of McKim, Mead & White at the turn of the 20th century, the historic structures are of the Federal Revival Period with cedar shingles painted white and Dutch Colonial touches. Guided by Hamptons architects James McMullan of Fleetwood & McMullan and Jason Poremba of Jason Thomas Architect, Beechwood restored the exteriors of these once run-down structures to their original intended splendor. Beechwood also converted the interiors of the original 40-room main Latch structure into two townhomes; and completely renovated the interior of the Terry Cottage which remains a single-family home.

Behind the historic Hill Street facing buildings is a private cul de sac lined with newly constructed town houses designed by Fleetwood & McMullan. In keeping with the architectural vernacular of Southampton Village, exteriors appear connected via a single facade with Shingle style touches. Interiors are airy, spacious and light filled with open floorplans, expansive windows and vaulted ceilings. The villas offer single-floor living while the town houses offer three-levels of living space including ground-floor master bedroom suites.

To capture the imaginations of their future owners, four designer-decorated town houses opened on May 15. One home is decorated by Jess Nahon of Sugarhouse in New York City; a second home by sisters Mary Scott McLaurin and Frances Parker of McLaurin Parker in Charleston, SC; and two other homes by in-house Beechwood Design Studio.

The two town houses decorated by the Beechwood Design Studio showcase the depth and breadth of the in-house team's service to customize Latch floorplans, finishes and installations. Standard to every home are five-inch wide-plank oak floors which can be stained in place with choice of color. Personalization extends to custom kitchen cabinets, marble or quartz countertops, marble or porcelain bathroom tiles and designer fixtures plus top-of-the line appliance brands.

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