

# LAYERS OF LIGHT

A Victorian farmhouse sheds its past for a contemporary pulse, reimagined by **Dunnam Zerbini Design**.

By **HAVEN HATHAWAY**  
Photographed by **NICK JOHNSON**



Sheer linen window treatments by Pollock frame the study, where custom swivel chairs in Interoceano cream leather and Hines & Co. Couture Abstract fabric sit alongside a Dennis Miller New York round side table. Richard Serra's "Finally Finished II" and two hand-forged steel benches by Evan Lewis, upholstered in Holland & Sherry leather, complete the space.



The kitchen features pendants by The Urban Electric Co. above an island with a BAS Stone countertop, complemented by cabinet hardware from Holland & Sherry, counter stools by Powell & Bonnell, floors by Stone Source and a Holly Hunt bench upholstered in leather by Moore & Giles.



**“We wanted the home to feel as durable as it is beautiful.”  
—KELLY ZERBINI**

NEW YORK-BASED DUNNAM Zerbini Design’s work reflects a sustained interest in adaptive reuse. In their most recent Bridgehampton project, a Victorian farmhouse was stripped to its structural frame and reconstructed in collaboration with architect Frank Greenwald, who expanded the residence while preserving its shingle-style exterior. The interiors articulate a shift toward contemporary living, aligning the home with the functional demands of a young family. Kelly Zerbini, partner and principal of Dunnam Zerbini Design, says, “Our approach was to respect the architectural language of the Hamptons vernacular while introducing a more contemporary interior that feels both elevated and entirely livable.”

Over time, Zerbini has shaped much of the surrounding compound, including two historic barn residences, a sports barn, a gym complex and a pair of guest cottages. Here, that familiarity translates into a cohesive reworking of the original farmhouse. “This project was a complete gut renovation,” she says. Inside and out, the home nods to Hamptons tradition, but with a lighter, more fluid sensibility: Rooms

In the dining room, a chandelier by Jonathan Browning establishes a focal point, complemented by dining chairs by Duliett, sconces by Kalin Aksenov, window treatments in Zimmer + Rohde fabrics and glass sculptures by Simone Crestani.

connect, light extends and each space carries a quiet, contemporary clarity.

Porcelain tile floors run wall-to-wall on the first level, chosen for durability without sacrificing elegance. “The materials and palette were chosen to support a relaxed and carefree summer lifestyle,” Zerbini says—a house ready for sand, water and the constant motion of family life. A restrained palette of soft grays, punctuated with layered black accents, anchors the interiors while allowing the surrounding landscape to steal the show.

One homeowner, an art advisor specializing in contemporary works, brought a collection that pulses with graphic energy. Rather than echo that boldness, Zerbini chose restraint. “We allowed breathing room so each piece could have real impact.” Here, art lives in conversation with the home, never competing.

Texture and detail deepen the story. Pale gray Venetian plaster walls shift subtly with the light, creating what Zerbini calls “a quiet depth.” Handwoven leather tiles frame the



From top: White woven Core Pezzerà leather wall tiles by Studiart provide a textured backdrop for a Mattia Bonetti sculpture on a custom acrylic pedestal, accompanied by the client's existing photogram studies; in the primary bathroom, a flush-mount light by John Sialbello is paired with wallcovering by Wolf-Gordon, window treatments in de Le Cuona fabrics and plumbing fixtures by Kallista.

passage to the primary suite, setting the stage for a Mattia Bonetti sculpture in a small but deliberate moment of drama.

Then there's the Round Room, where the house throws subtlety out the window. Nearly encircled by windows, the family room glows with natural light, anchored by an 18-foot sofa. "We fully embraced a bold, over-the-top energy," Zerbini says. Gray mica wallcovering and a plush, graphic rug complete the scene, suggesting that even the most disciplined interiors allow for a measured flourish.

While the home began as a Victorian farmhouse with a series of smaller rooms, the floor plan leans into an expansive mode of Hamptons living. A reconfigured kitchen sits at the home's heart, flowing into living and dining spaces and spilling seamlessly onto an outdoor patio. "This creates a natural indoor-outdoor flow... and allows gatherings to feel cohesive rather than fragmented," Zerbini says.

Custom details reinforce the home's tailored approach: a curved Corian tub and matching vanity in the primary bath, and a geometric bas-relief plaster fireplace by artist Malcolm Hill that transforms a traditional feature into art. "We saw an opportunity to make the fireplace wall itself the focal piece," Zerbini notes.

Contrast is the quiet hero. White lacquer cabinetry and stainless steel surfaces meet dramatic Panda marble, proof that a restrained palette doesn't have to feel flat. Above all, the home is designed for living. "We wanted the home to feel as durable as it is beautiful," Zerbini says.

Opposite page: An area rug by Rosemary Hallgarten beneath a chandelier by Studio Van Den Akker anchors the guest bedroom. A lounge chair by Cliff Young and bedside tables by Oly Studio complement the space, with Larsen window treatments completing the look.



The living room is defined by a chandelier by Ironies and a fireplace by Malcolm Hill. A Stark carpet grounds seating by Kimberly Denman, alongside a John Dickinson side table and a Holly Hunt coffee table. Finishing touches include table lamps from Bernd Goeckler Antiques, Blanche Field lampshades, Rosemary Hallgarten pillows and Zimmer + Rohde window treatments.



## DESIGN DETAILS

**Interior Design**  
Dunnam Zerbin Design,  
[dunnamzerbin.com](http://dunnamzerbin.com)  
**Architect**  
Frank Greenwald Architect,  
[frankgreenwaldarchitect.com](http://frankgreenwaldarchitect.com)

**Living Room**  
**Bernd Goeckler Antiques**  
table lamps, [berndgoeckler.com](http://berndgoeckler.com)  
**Blanche Field** lampshades,  
[blanchefield.com](http://blanchefield.com)  
**Holly Hunt** coffee table,  
[hollyhunt.com](http://hollyhunt.com)  
**Ironies** chandelier, [ironies.com](http://ironies.com)  
**John Dickinson** side table,  
[incollect.com](http://incollect.com)  
**Kimberly Denman**  
lounge chairs and settee,  
[kimberlydenman.com](http://kimberlydenman.com)  
**Malcolm Hill** fireplace,  
[malcolmhill.com](http://malcolmhill.com)  
**Rosemary Hallgarten**  
settee pillows,  
[rosemaryhallgarten.com](http://rosemaryhallgarten.com)  
**Stark Carpets** rug,  
[starkcarpet.com](http://starkcarpet.com)  
**Zimmer + Rohde** window  
treatments, [zimmer-rohde.com](http://zimmer-rohde.com)

**Primary Bathroom**  
**John Salibello** flush-mount  
light, [johnsalibello.com](http://johnsalibello.com)  
**Wolf-Gordon** wallcovering,  
[wolfgordon.com](http://wolfgordon.com)  
**de Le Cuona** window  
treatments, [delecuona.com](http://delecuona.com)  
**Kallista** plumbing fixtures,  
[kallista.com](http://kallista.com)

**Dining Room**  
**Jonathan Browning**  
chandelier, [thebrightgroup.com](http://thebrightgroup.com)  
**Duistt** dining chairs,  
[duistt.com](http://duistt.com)  
**Kalin Asenov** sconces,  
[kalinasenov.com](http://kalinasenov.com)  
**Simone Crestani** glass  
sculptures, [simonecrestani.com](http://simonecrestani.com)

**Kitchen**  
**BAS Stone** island countertop,  
[bastonery.com](http://bastonery.com)  
**Holland & Sherry**  
cabinet hardware,  
[hollandandsherry.com](http://hollandandsherry.com)  
**Moore & Giles** bench leather,  
[mooreandgiles.com](http://mooreandgiles.com)  
**Powell & Bonnell**, counter  
stools, [powellandbonnell.com](http://powellandbonnell.com)  
**Stone Source** floors,  
[stoneource.com](http://stoneource.com)  
**The Urban Electric Co.**  
pendants, [urbanelectric.com](http://urbanelectric.com)