

CeeJackTeam

COMPASS



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PHOTO: Local History & Special Collections,
John Jermain Memorial Library, Sag Harbor, NY.

HISTORY OF SAG HARBOR

Sag Harbor was settled by English colonists between 1707 and 1730. Sag Harbor became a major port for the whaling industry, and the processing and sale of whale oil. By 1789 Sag Harbor became an international port and was the leading port for the production of this oil.

The village of Sag Harbor is in the Towns of both Southampton and East Hampton. Most of the defining 19th-century landmarks of the village — including its Main Street, Old Whalers Church, John Jermain Memorial Library, Whaling Museum, Custom House, the Old Burying Ground, Oakland Cemetery, Mashashimuet Park, and Otter Pond are in Southampton. However, almost all of the Bay Street marina complex, including Sag Harbor Yacht Club and Breakwater Yacht Club, at the foot of Main Street, is in East Hampton. Also there are the village's high school, the Sag Harbor State Golf Course, and the historic freedmen's community of Eastville, first developed in the early 1800s.

HISTORY OF THE WATCHCASE FACTORY

The founder of the company, Joseph Fahys emigrated from France to the United States in the 1840s. In 1857, Joseph Fahys started his company called, Joseph Fahys & Co. with several watchcase producing companies in New York and New Jersey, Fahys relocated the original plant to Sag Harbor, Long Island. The business was officially incorporated in 1881, when Fahys went into partnership with his son-in-law Henry Francis Cook. The watch plant in Sag Harbor was titled 'The Fahys Watch Case Co. During this time, the company not only manufactured watchcases but was also the biggest producer of silverware in the United States. Fahys used his influence and success to found the Jewellers Board of Trade in 1884, and was the first president of the Watchcase Manufacturers Association. During the latter part of the 19th Century, the company was the largest manufacturer of gold and silver watch cases in the United States. Fahys' watch factory in Sag Harbor created an immediate demand for manual as well as skilled labor. A large proportion of its laborers were retired seamen and immigrants.

Fahys employed a high number of Hungarian, Polish and Italian workers, many of whom were expert engravers. The company earned a reputation for providing excellent working conditions and benefits for its employees Under growing financial strain Fahys sold the Sag Harbor plant to Joseph Bulova, an Austrian watchmaker who continued to produce watchcases in the factory until 1975.



PHOTO: Local History & Special Collections,
John Jermain Memorial Library, Sag Harbor, NY.

The Transformation of the Watchcase Factory

One short block from the charming and historic Main Street of Sag Harbor Village, Watchcase Sag Harbor is the transformation and restoration of a significant and historically rich 19th-century industrial building. Built and operated for almost 100 years as a watchcase factory, the site was reinvented as 63 meticulously crafted condominium residences, with its 19th-century architecture preserved with painstaking detail and repurposed into luxurious residential living spaces following best practices in green building.

After the decline of the whaling industry in the mid-19th century, the factory played an important role in the development of Sag Harbor Village. To retain the spirit and authenticity of the original 1881 factory, Cape Advisors worked with Baldassano Architecture, an architectural conservator, local craftsmen, and Beyer Blinder Belle Architects, whose historic restoration experience includes Grand Central Terminal, Ellis Island Museum, The Morgan Library, and The United States Capitol. The project team focused on protecting the factory's historic integrity and respects its important position within the fabric of the Village.

Examples of the team's attention to detail in the factory restoration include:

- **Repurposing over 30,000 original bricks for use in the factory building**
- **Re-pointing all of the masonry with historically correct two-color mortar**
- **Restoring the original look and feel of the exterior by installing a replica of the original elegant bracketed cornice to crown the façade**
- **Rebuilding the original signature octagon at the northwest corner of Washington and Division Streets to its full 5-story height, including a new, faceted metal standing seam roof**
- **Restoration of the water tower with a replica wood "water tank," reconceptualized as a charming outdoor gazebo that boasts the highest 360 degree views in Sag Harbor Village**

The southern half of the site was excavated to create a concealed underground parking garage, topped by a large central landscaped garden courtyard and The Watchcase Pavilion fitness center and pool. The new Townhouse Residences and Bungalow Units were designed to fit comfortably into the context of Sag Harbor's eclectic, historic residential neighborhoods, clad in clapboard siding, cedar shake shingles, or brick, the houses have traditional architectural details including varied roof lines, gables, bay windows, dormers, cornices, stacked stone garden walls, and welcoming stoops and porches.

Watchcase owners enjoy an amenity-rich condominium lifestyle with resort-like services and resources, all unprecedented in the world-renowned Hamptons on Long Island's South Shore, and unlikely to be repeated – ever.





The Residences

Steven Gambrel, acclaimed 2012 AD100 interior designer and Sag Harbor Village resident, has worked with the development team to enhance and complement the inherent architectural and industrial qualities with all new finishes and features. Each home offers private outdoor space, characterized by a garden, balcony, or rooftop terrace, many of which have sweeping views of the Village, gardens, and waterways. With no two floor plans alike, each residence affords a one-of-a-kind opportunity for ownership. Prospective buyers should know that the rental history of Watchcase Factory residences is robust. Compass' exclusive rental program makes the process seamless and the unique qualities of Watchcase--architecture, amenities, Sag Harbor Village location and convenience are attractive to many potential tenants, both year round and seasonal. The overall development includes the following units.

- **33 – Factory Lofts.** Most residences in the original factory are distinguished by high ceilings, exposed original southern yellow pine timber beams and plank ceilings – restored to their original patina through eco-friendly walnut blasting - and exposed brick and stonework. Many reveal unique architectural details.
- **14 – Factory Loft Penthouses.** In addition to incorporating Factory Loft details, Penthouses offer sweeping views, wood burning fireplaces, private rooftop gardens, outdoor gas fire pits, refined mahogany decking or pavers and stainless steel cable rails.
- **9 – Townhouse Residences.** Inspired by 18th and 19th-century houses that populate the Village, but designed and outfitted for 21st-century living, the nine Townhouse Units include spacious and elegant interiors with large and multilevel patios and terraces, as well as wood burning fireplaces.
- **8 – The Bungalows.** Eight unique and spacious one and two bedroom residences with charming gardens fronting the landscaped central courtyard feature luxurious details and modern features of newly built homes.

FACTORY INTERIORS

Each residence is beautifully appointed and interprets traditional elements for modern living while paying homage to the building’s rich industrial roots. The luxuriousness of the spaces, with pleasing, high-ceilinged volumes combined with charming views, and details such as 19th-century beams and restored brick walls, create a layered materiality that evokes a lovely environment with a calming spirit.

- **Wide plank Fumed oak floors**
- **10’-12’ ceiling heights**
- **7’ x 3’6” (or larger) six over six windows**
- **Mechanical systems concealed beneath a raised floor system, further freeing up the ability to retain uncluttered structural and aesthetically pleasing ceiling detail**

TOWNHOUSE INTERIORS

The nine Townhouse Units at Watchcase are designed to blend seamlessly with the local vernacular. These gracious homes weave the charm of an earlier time with the ease and comfort required by a more contemporary lifestyle.

- **Fumed oak floors**
- **Up to 10’ ceiling heights**
- **Large, multi-level terraces and gardens**
- **Wood-burning fireplaces**
- **Enter through a private front door or a lower level garden entrance or from the private underground garage entrance**

WATCHCASE KITCHENS

- **Custom oak cabinetry designed by Steven Gambrel with T-pull hardware**
- **Honed Terra Azul 5cm marble countertops**
- **Custom Waterworks Grove Brick backsplash**
- **Waterworks Fireclay Farmhouse apron sink, architectural bronze gooseneck faucet and separate spray**
- **Schoolhouse pendant lighting**
- **Integrated Thermador stainless steel refrigerator***
- **Integrated Thermador stainless steel Professional Series gas range***
- **Custom Steven Gambrel designed stainless steel hood with bronze rivet detail***
- **Integrated Thermador stainless steel dishwasher***
- **Integrated wine and beverage cooler****
- **Integrated under counter refrigerator****

Factory Lofts – 1 Bedrooms (excluding G124, G126, G128):

- 30” Professional Series Gas Range and hood or 36” Professional Series Gas Range with griddle and hood
- 30” Refrigerators
- 24” or 36” stainless steel dishwashers
- Wine and Beverage coolers (only in Penthouse 1 bedrooms)

Factory Lofts – 2 Bedrooms:

- 30” Professional Series Gas Range and hood or 36” Professional Series Gas Range with griddle and hood
- 36” or 42” Refrigerators
- 24” or 36” stainless steel dishwashers
- 24” Wine and Beverage coolers

Factory Lofts – 3 Bedrooms:

- 36” Professional Series gas range with griddle and hood
- 36”, 42” and 48’ Refrigerators
- 24” stainless steel dishwashers
- 24” Wine and Beverage coolers

Bungalows – 1 & 2 Bedrooms:

- 30” Professional Series gas range and hood
- 30” Refrigerators
- 24” stainless steel dishwashers

Townhouses – 3 to 5 Bedrooms:

- 36” Professional Series gas range with griddle and hood
- 48” side-by-side stainless steel refrigerator
- 24” stainless steel dishwasher (additional 18” Bosch dishwasher in select Townhouses
- Wine and beverage coolers
- Additional under counter refrigerator

*Appliance sizes vary depending on residence type **In select residences



WATCHCASE BATHROOMS

- Grigio Legno marble countertops, flooring, baseboard and shower/bath surround
- Gray oak vanity and mirror designed by Steven Gambrel
- Polished nickel Waterworks fixtures, fittings, and accessories throughout
- Custom polished nickel faucets designed by Steven Gambrel for Watchcase inspired by original Factory vault locks
- Waterworks sink
- Glass-enclosed wet room with tub, wall-mounted shower, hand-held, and polished nickel fittings custom-designed for Watchcase by Steven Gambrel*
- Tub or glass-enclosed shower with polished nickel fittings by Waterworks*
- Waterworks water closet
- Secondary bathrooms feature Grigio Legno marble and glazed porcelain tile accents

*In select residences



Services & Amenities

Resort-style amenities abound, creating a village-within-a-village feeling in the heart of this classic American town.

Amenities include:

- Building Manager, Superintendent, Porters
- Concierge services
- Heated outdoor pool approximately (62’ x 24’) flanked by a dynamic, all-seasons, landscaped central courtyard
- The Watchcase Pavilion with fitness room, yoga/aerobics studio/Peleton bikes, his and her locker rooms with sauna and spa treatment room, outdoor showers, BBQ grill, and a large lounge with fireplace and kitchen for private dinner parties and functions
- Grand Lobby Living Room, Vault Bar, and seating area with massive fireplace in the original factory smokestack
- Elegant gardens and patios throughout the property
- Designated parking for every residence, many with private garages--all fully concealed underground
- Private storage for every residence
- Fully managed household services upon request

LANDSCAPE DESIGN & GROUNDS

Award-winning landscape architect Quennell Rothschild & Partners’ plans for Watchcase respond to the specific character of the site and follow the highest sustainable design principles. Green roof technology immerses residents at the top of the building in a garden setting while providing ecological benefits to the project and Village.

Landscaping is made up of a rich and diverse palette of plants – trees, shrubs, grasses and perennials to create seasonal variety of color and texture. Plants are native to the area, or are chosen specifically to suit site conditions, thus minimizing requirements for fertilizer or irrigation. Gardens and courtyards are planted with natives for all seasons.

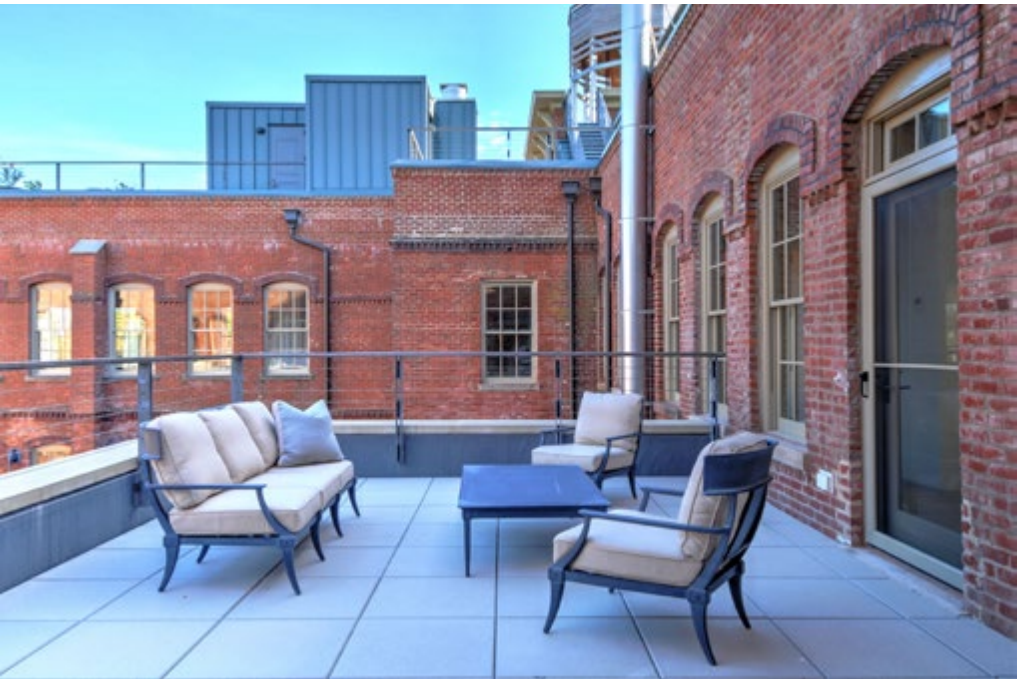




Penthouse with Rooftop Bedroom Overlooking Sag Harbor

PH-406

Open water views, expansive, sun-drenched spaces, and 1,226 of outdoor space. Every room has remarkable Sag Harbor views. The massive 31'x20' living/dining room with fireplace and gracious master and guest suite which look out toward the Harbor and interior courtyard, located on the top floor is unparalleled. Exceptionally unique to this penthouse is that it spans the historic factory making architectural details a compelling focal point. Total square footage of 2321 with 3 beds, 3.5 baths, fireplace, 3 terraces, roof deck, 12' ceilings, historic brick walls and Southern Yellow Pine ceiling beams paints the picture. Monthly common charges are \$2,445.86 and monthly taxes are \$760.45. The Watchcase aesthetics were informed by acclaimed designer Steven Gambrel who has flawlessly woven the history of the building and contemporary 21st-century design with customized details including fumed oak floors, mill work, rich honed marble surfaces, and exceptional fittings throughout. Thermador, Sub Zero & Gaggenau appliances put the finishing touch on the sophisticated kitchens, which feature 2" stone slab countertops. Retaining the authenticity of the 1881 factory was of utmost importance when transforming this historic building into an unprecedented, residential, amenity-rich condominium. Owners benefit from a service and amenity package unlike any other, including porters and resident super, concierge, an outdoor, salt-water pool flanked by a large, landscaped courtyard. The Watchcase Pavilion has a fitness room, yoga/aerobics studio, locker rooms with sauna, spa room, and a lounge with fireplace and catering kitchen for private parties. The Grand Lobby Living Room hosts the Vault Bar and Inglenook Lounge with a massive two-sided fireplace. Elegant gardens, patios and terraces throughout. Designated underground parking with 1-car garage with storage and additional parking space.



Watchcase Penthouse on Top of Sag Harbor Village

PH-418

Situated on the southwestern section of Watchcase, PH-418 offers 3 bedrooms, 3 1/2 baths with 2,189 of interior sf and 2,049 of outdoor sf with magical vistas over Sag Harbor Village and its surrounding waterways. Inside, dramatic Southern Yellow Pine ceiling beams, 12'+ ceiling height, and an open flowing layout, complemented by exposed brick, walls of windows and wood-burning fireplace create a truly striking home. The master suite features the Watchcase signature 5 fixture Water Works master bath with wet-room and access to a private rooftop terrace and the original replica water tower. Two other bedrooms (one ensuite) with private third floor terrace creates a separate wing for your company and guests. Common charges of \$3,195.39, monthly taxes of \$993.49 and Watchcase's successful rental history round out this investment. The Watchcase Factory's aesthetics were informed by acclaimed designer Steven Gambrel who has flawlessly woven the history of the building and contemporary 21st-century design with customized details including fumed oak floors, millwork, rich honed marble surfaces and exceptional fittings. One block from Sag Harbor's charming Main Street and two blocks from the Hamptons only deep-water port, Watchcase is a once-in-a-lifetime opportunity to own one of 63 Loft, Townhouse, and Bungalow condominium residences amongst elegant landscaped gardens. Owners benefit from an amenity package unlike any other, including: Concierge, superintendent, porters, The Watchcase Pavilion with saltwater pool, fitness room, yoga studio, locker rooms with sauna, spa room, and events lounge with fireplace and catering kitchen. The Grand Lobby Living Room hosts the Vault Bar and a massive two-sided fireplace. Designated underground garage with storage with an additional parking space. One of the last unique Penthouses left at Watchcase. Don't let this opportunity slip away.



Greek Revival Watchcase Townhouse with Elevator

25 Church Street

In the heart of Sag Harbor Village, one block from Main Street sits this Greek Revival-style home with 3 bedrooms, 4 bathrooms, a spacious wrap-around terrace with outdoor shower, and peaceful setting. Monthly common charges are \$3,228.48 and monthly taxes are \$1,003.77. This townhouse has 3,509 sf+/- of interior space with 724 sf+- of exterior space over 4 levels. The walk-up entry porch leads to an entry foyer with private elevator, open living/dining room with a fireplace, a den that can be utilized as either an office or guest bedroom with a full bathroom, and a terrace with an outdoor shower, all of which is accessed via French doors. The second level features a master suite with walk-in California closets, ensuite bathroom with shower and bathtub, 2 guest bedrooms that share a bath and a sitting room with a fireplace. The finished lower level is equipped with mudroom, flex bedroom space, full bath, wet bar, laundry, extra storage and access to the Watchcase Pool Pavilion with full amenities. Lastly, on the garage level is your private one car garage within the Watchcase keyed entry parking garage. The townhouses at Watchcase are inspired by the turn-of-the-century sea captain's homes, beach-side bungalows, and cottages that populated the village. This residence represents the best of both worlds: enjoying extensive conveniences and amenities at Watchcase while maintaining the privacy and space of a single-family residence. Watchcase is perfectly positioned just one block from Sag Harbor's quaint Main Street, and two blocks from the Hamptons deep-water port. Watchcase encompasses 63 residences, including factory lofts and penthouses, townhouses, and bungalow condominiums. Owners benefit from an amenity package unlike any other, including: concierge, superintendent, porters, The Watchcase Pavilion with saltwater pool, fitness room, yoga studio, locker rooms with sauna, spa room, and events lounge with fireplace and catering kitchen. The Grand Lobby Living Room hosts the vault bar and a massive two-sided fireplace. Come sample the good life.



Watchcase Colonial Townhouse on Historic Church Street

33 Church Street

33 Church Street represents a rare opportunity to live in beautiful Sag Harbor Village. This 4 story house in Watchcase has 3,380 sf+/- with elevator, presented in an eye-catching Colonial Revival-style architecture. The floor plan with 3 bedrooms and 4 1/2 bathrooms overlooks the swimming pool and the charming gardens. The main level has a gracious living room with fireplace, eat-in kitchen, elevator access to all floors, foyer and access to the wrap-around deck. The bedroom level has a master suite with fireplace, walk-in-closet and s five-fixture bathroom. There are two other guest bedrooms that share a bath. The third level hosts an office suite/artists studio with a full bathroom and its own terrace with an outdoor shower. The garden level provides pool and Pavilion access and what could be another guest bedroom or study or mudroom/office, full bath, and laundry room and lots of storage. Access to the one-car garage is also located on this level. The townhouses at Watchcase are inspired by the turn-of-the-century sea captain's homes, beach-side bungalows, and cottages that populated the village. This residence represents the best of both worlds: enjoying extensive conveniences and amenities at Watchcase while maintaining the privacy and space of a single-family residence. Watchcase is perfectly positioned just one block from Sag Harbor's quaint Main Street, and two blocks from the Hamptons deep-water port. Owners benefit from resort-style amenities, including concierge services, a saltwater pool, fitness room, sauna, club room for events, yoga studio, spa room, locker rooms, outdoor showers and much more. The vault bar and the Grand Lobby Living Room, which features a commanding two-sided fireplace, are inviting to residents and their guests--meet and have a glass of wine or a coffee and then head off to Main Street for shopping or dinner or both. 33 Church Street represents a rare and singular opportunity to enjoy the best of this ultra-modern community. Monthly maintenance is \$3,372.39 and monthly taxes are \$1,048.52.



Signature Watchcase Townhouse

43 Church Street

In homage to John Fahy's Watchcase Factory this gracious Brick Townhouse was built to represent some of the more stately homes located in Sag Harbor. This Townhouse has 4 beds, 5.5 baths, first-floor dining room, sun-filled kitchen, living room and small den with bath, 4,838 of interior square footage, 1,315 of outdoor square footage, 3 terraces, elevator, finished lower level and garage. There are water views from the master bedroom on the 3rd floor and its adjoining terrace. The finished lower level, with full bath, is flexible and could be an extra bedroom, a gym, a studio, or a screening room. The common charges are \$4,550.21 per month and monthly taxes are \$1,414.72. The rental history at Watchcase has been exceptional, making the purchase of this townhouse or any of the Watchcase residences an excellent investment opportunity. The aesthetics of this project were informed by acclaimed designer Steven Gambrel who has flawlessly woven the history of the Watchcase and contemporary 21st-century design with customized details including fumed oak floors, detailed millwork, richly honed marble surfaces and exceptional fittings. One block from Sag Harbor's charming Main Street and two blocks from the Hamptons deep-water port, Watchcase is a once-in-a-lifetime opportunity to own one of 63 Loft, Town House, and Bungalow condominium residences set in elegant landscaped gardens. Owners benefit from amenity packages unlike any other, including: porters, concierge, saltwater pool, and The Watchcase Pavilion that houses a fitness room, yoga studio, locker rooms with sauna, spa room, and events lounge.



Watchcase Townhouse with Built-in Bungalow Suite

14 Sage Street

This impeccably designed 4,834 sf+- Colonial Townhouse at Watchcase, located one block from Sag Harbor Village's Main Street and two blocks from the harbor, has 4+ bedrooms, 4 1/2 baths, newly installed elevator and a terrace with outdoor shower overlooking the pool and a garden. Enter through the formal entry porch on tree-lined Sage Street or from the private 1-car garage below. The main floor has a large eat-in kitchen and graciously proportioned living/dining area with fireplace. Up the dramatic staircase are three bedrooms including the master suite with walk-in closet and 5-fixture bath with shower/bath wet room. Two other bedrooms on this level share a full bath. The lower level houses a private guest suite with adjoining private garden, bathroom, mud room/office and ample storage space. The nine Watchcase Townhouses at harken back to turn-of-the-century sea captains' homes and cottages that populate the Village. These residences present a "best-of-both worlds" opportunity to enjoy the extensive conveniences and amenities at Watchcase. Unparalleled views of the Village of Sag Harbor, Watchcase gardens and Sag Harbor Bay are afforded by multiple exposures. Acclaimed designer Steven Gambrel has flawlessly woven the history of the building and contemporary 21st-century design with customized details including fumed oak floors, detailed millwork, richly honed marble surfaces and exceptional fittings. One block from Sag Harbor's charming Main Street and two blocks from the Hamptons deep-water port, Watchcase is a once-in-a-lifetime opportunity to own one of 63 Factory Lofts, Townhouses and Bungalow condominium residences sited in elegant landscaped gardens. Owners benefit from an amenity package unlike any other, including: porters, concierge, building manager, superintendent, saltwater pool, and The Watchcase Pavilion with fitness room, yoga studio, locker rooms with sauna, spa room, and events lounge with fireplace and catering kitchen. The Grand Lobby Living Room hosts the Vault Bar and a massive two-sided fireplace. Designated underground garage with storage. Not to be missed. Monthly common charges are \$3,323.96, with monthly taxes of \$1,033.46.



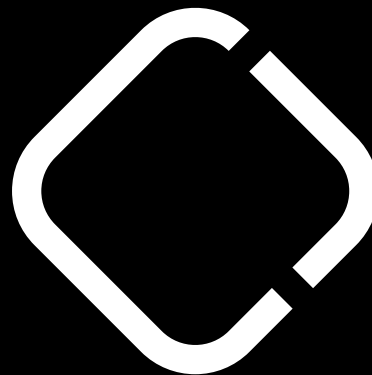
Watchcase Townhouse in Sag Harbor Village

12 Sage Street

Located on peaceful, tree-lined Sage Street, this double Colonial Revival-style house sits in the heart of desirable Sag Harbor Village. The Townhome has a bright and spacious floor plan of 3,563 sf+/- of interior space with 1,075 sf+- of exterior space with an elevator, 2 bedrooms 2 flex-spaces and 4 1/2 bathrooms on 4 finished levels. A charming entry porch leads into the main level: an open-plan living/dining area with a fireplace, and a large wraparound terrace which overlooks the pool and the garden. The second level hosts an expansive master suite with fireplace and 1 guest room. The third level has an office/loft and a rooftop terrace with outdoor shower facing the harbor. The lower level has an additional flex-space, a recreation room/mudroom, full bath, and direct access to the one car garage. This residence represents the best of both worlds: enjoying extensive conveniences and amenities at Watchcase while maintaining the privacy and space of a single-family residence. Watchcase is perfectly positioned just one block from Sag Harbor's quaint Main Street, and two blocks from the Hamptons deep-water port. Watchcase encompasses 63 residences, including factory lofts and penthouses, townhouses, and bungalow condominiums. Owners benefit from an amenity package like none other, including concierge services, a saltwater pool, The Watchcase Pavilion (fitness center, events lounge, yoga studio, sauna, spa room, lockers and much more), The Grand Lobby Living Room, and The Vault Bar, which features a cozy two-sided fireplace. Common charges are \$3,478.51 and monthly taxes are \$1,081.51.








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