



REAL ESTATE

# Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

## OPEN SEASON



### LUXE LODGE

Here's a real hunting lodge that, over the decades, has been charmingly converted into a rambling family compound. The circa-1918 main house features a great room with a floor-to-ceiling fieldstone fireplace, a soaring and vaulted ceiling with exposed beams and original paneling and molding. On the landscaped six-acre grounds in Redding is an artist's studio, used by owner and artist Margaret Roleke, that can be converted to an office or yoga studio. Annmarie Del Franco of Berkshire Hathaway in Ridgfield has the \$1,250,000 listing. 203-240-5877.

**High Life** This lofty Kent home was designed by architect Steven Harris. It overlooks the Housatonic River Valley and the Catskill Mountains and is listed with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent. 917-626-3481.

It's hunting season among home buyers, and one of the most coveted quarries around is a residence designed by a notable name in interior design, architecture or the arts. Why this is so is evidenced by the listings featured here: An abundance of time, talent and treasury was spent to create thoughtful, beautiful living spaces. But a word of warning to house hunters: The season is a short one, wrapping up at the holidays. And the Pending Home Sales Index, a predictor of sales volume, shows that Northeast sales volume is tracking more than 12 percent above 2014, which could result in faster sales and, eventually, higher prices, according to the National Association of Realtors. So get out there—and happy hunting!

### COOL AND CONTEMPORARY

ARCHITECT STEVEN HARRIS HAS ACHIEVED HIS profession's version of the hat trick: He is a member of the Interior Design Hall of Fame, is listed among



**Sailor's Delight** This Westbrook home was built for a sailor by Dutch architect Peter van Gijn in 2002. It lists for \$1,825,000 with Jennifer and Jane Associates, affiliated with William Pitt Sotheby's International Realty in Essex. 860-227-6634.

*Architectural Digest's* AD100, and is a professor of architecture at Yale. He's also the designer of a Kent contemporary sited on 26 acres on a ridge overlooking the Housatonic River Valley and the Catskill Mountains, listed for \$1,950,000. For this lofty site, Harris was inspired by the humble structures so common in bucolic Litchfield County: the barn, the shed and the silo. The main house opens onto a barn-like living/dining space with a 23-foot-high, barrel-vaulted ceiling, a native fieldstone fireplace and expansive windows with views onto the Litchfield hills. The kitchen has a shed-like ceiling, along with doors that open onto a cantilevered deck. And there's a 32-foot-high silo-like tower that encompasses the master bathroom, part of the most dramatic master suite we've seen in a long time: It has sliding barn doors that open to reveal the living room below and is accessed via a steel catwalk. Outside, there's a guest house with two bedrooms and full bathroom and a pool and pool house set into a rock garden. It's listed with Ira Goldspiel of William Pitt Sotheby's International Realty.

Dutch design is just flat-out cool, typically infused with a spare, modern aesthetic, unfogged by nostalgia or sentimentality. And although he's less well-known stateside, Dutch architect Peter van Gijn is a modern master and is the talent behind a circa-2002 contemporary on a half-acre waterfront lot in Westbrook. Story goes that owners commissioned van Gijn to build the home for their retire-



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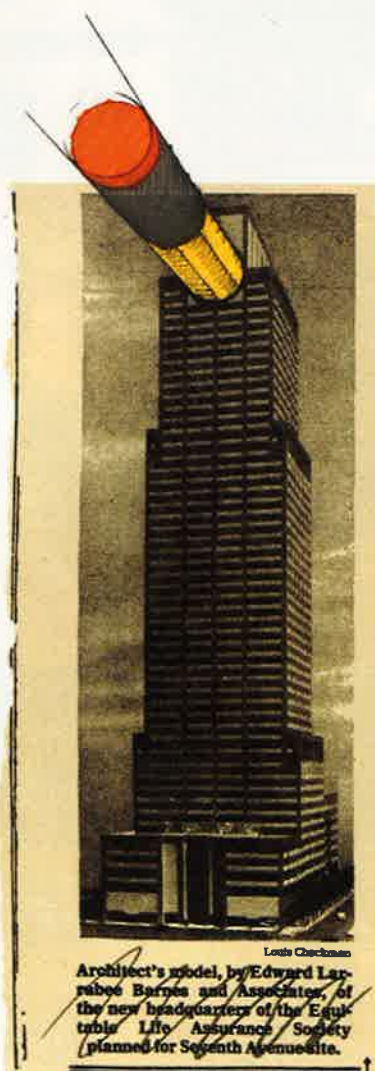


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Architect's model, by Edward Larrabee Barnes and Associates, of the new headquarters of the Equitable Life Assurance Society planned for Seventh Avenue site.

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Claes Oldenburg, *Equitable Building as a Pencil Sharpener*, 1995.  
Courtesy Pace Prints, New York.



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## DEEDS & DON'TS



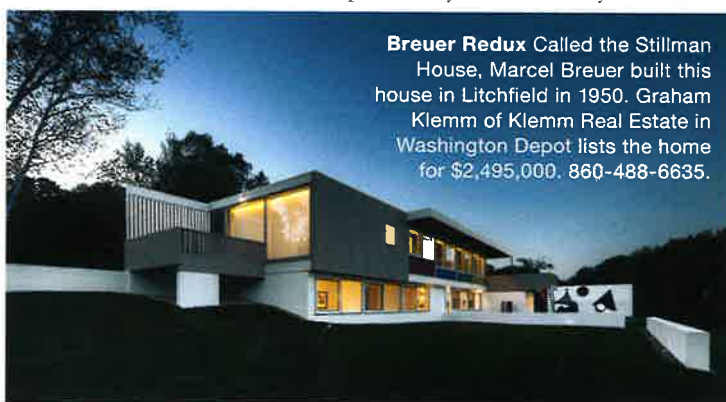
**Breuer's Own** Harvard Five architect Marcel Breuer designed this New Canaan home in 1951. Thoroughly restored, it lists for \$5.85 million with Sherri C. Kielland of Houlihan Lawrence in New Canaan. 203-977-3566.

ment, which they kicked off by buying a 42-foot-boat to sail across the Atlantic and live in during construction. Unsurprisingly, the 3,317-square-foot home was designed to take in spectacular views over Long Island Sound, with walls of glass doors opening onto multi-tiered decks which step down to a pool, stone patio and a private beach. The great room is, truly, great with its two-story windows and open plan flowing to a lovely kitchen with bamboo floors and a rounded, glass-walled dining space. It's listed for \$1,825,000 with Jennifer and Jane Associates, affiliated with William Pitt Sotheby's International Realty.

## A MODERN MASTER

ESPECIALLY INTRIGUING ARE THE HOMES BUILT BY ARCHITECTS for themselves: Here we see Marcel Breuer's true genius, uncompromised by pesky client concerns. Designed in 1951 by the man best known for his tubular, steel-and-leather Wassily chair, this low-slung, stone-and-glass dwelling in New Canaan is U-shaped with separate wings for adult and children bedrooms. A 1970s renovation added yet another wing that was later redesigned by another master, architect Toshiko Mori, for owners who also carefully restored the home's 4,777-square-foot interiors. And they're now pure Breuer with immaculate glass-walled, stone-floored living spaces with views onto specimen trees, expansive stone patios and the landscaped, 3.11-acre grounds. Sherri C. Kielland of Houlihan Lawrence lists the home for \$5.85 million.

In related news, the circa-1950 Stillman House in Litchfield, also designed by Breuer, is back on the market. When members of the Stillman family sold the home in 2009, it was in less-than-pristine condition. A painstaking, four-year restoration followed, including a re-creation of an outdoor mural painted by Breuer buddy (and fre-



**Breuer Redux** Called the Stillman House, Marcel Breuer built this house in Litchfield in 1950. Graham Klemm of Klemm Real Estate in Washington Depot lists the home for \$2,495,000. 860-488-6635.

PHOTOGRAPH BY MICHAEL BIONDO (TOP)

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