



REAL ESTATE

Deeds&Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS

Your Home, Your Castle

Fit For A King This circa-1927 Lakeville castle on 100 acres is listed with Ira Goldspiel of William Pitt Sotheby's International Realty in Kent for \$6.1 million. 917-626-3481.

FOR A SMALL STATE, CONNECTICUT HAS A WIDE VARIETY OF vernacular architecture, from grand castles to seaside "cottages"—in quotes, because they're more commanding than they are cozy—and, of course, New Canaan's moderns. As the fall selling season kicks off, that range of iconic architecture is beautifully represented, as evidenced by the collection of listings featured here. Happy hunting!

A ROYAL ABODE

THE NUTMEG STATE DOESN'T REALLY HAVE ROYALTY, BUT A visitor would be forgiven for thinking we do, given the palaces, castles and other baronial manses dotting the Connecticut countryside. That misperception is especially forgivable in Lakeville, on the 100-acre property that's been in the Scoville family for four generations, including Herbert Scoville, Jr., a CIA director, and his sculptor wife Ann. The circa-1927 French Normandy castle has artistic touches throughout, from the handmade tiles and artist-designed beams to Ann Scoville's life-sized sculpted dancers (not included in purchase price) sited



around a reflecting pool. While too numerous to list here, some of the listing's knockout features: 12 bedrooms, including two master suites; an updated kitchen with the original pastry slab and icebox, now a liquor cabinet; a game room with a puppet theater; and, on the grounds, a grand allée of Russian maples, a sunken garden and a gorgeous new pool. And here's an amenity we've never seen before: a beautiful, circa-1890 water tower that now boasts a top-level circular room with a fireplace. Ira Goldspiel of William Pitt Sotheby's International Realty has the \$6.1 million listing.



SHINGLE ALL THE WAY

THE FIRST SHINGLE-SIDED MANSES STARTED DOMINATING the New England coastline in the late 1800s, with the grandest examples built by the New York firm of McKim, Mead & White. But it wasn't until 1949 that Yale School of Architecture professor Vincent Scully gave the "shingle style" its name—with the beaches north of New Haven serving as our state's horbed of so-called seaside "cottages." Indeed, 17 of them were built in Fenwick, the exclusive Old Saybrook enclave Katharine Hepburn called her summer home. The Hepburn family manse was rebuilt after Kate passed away, then was put on the market for nearly \$12 million (now no longer listed). Even more impressive than Kate's place is a Darien property that's the sole home on a seven-acre island. One of the largest (and most expensive) for-sale spreads in town, the \$17.5 million listing takes in 360-degree water views over Long Island Sound to the south and the Goodwives River to the north. Built in 2009, the 8,332-square-foot home also offers an expansive terrace, a saltwater pool and a private dock, along with five ensuite bedrooms and two stone hearths. Kim Huffard of William Pitt Sotheby's International Realty has the listing.

A more modern rendering of a cedar-shingle home is in Westport. Once an unprepossessing one-level dwelling, its owner-architect Richard Clarke reclad the exteriors, reimaged every room and added a lofty, second-story master suite. His partner in design and life—co-owner and listing broker Leslie Smith Clarke, who is also an ace



Modern Love A new Westport listing is the home of listing broker Leslie Smith Clarke of Leslie Clarke Homes, affiliated with William Raveis in Westport. The home lists for \$2,199,000. 203-984-1856.



CLOSET CHIC

Just in time for Fashion Week, a Weston listing has one of the most glam master suites we've ever seen. It opens onto a pretty bedroom with coffered ceilings and a sitting area with a fireplace. But the swag really happens in the massive dressing area with two Bergdorf's-worthy walls of open storage for shoes—we're talking hundreds of pairs—and another room dedicated to the display of handbags and luggage. There's also a long gallery of mirrored-front closets and a bathroom with a chic slipper tub. The rest of the 10,000-square-foot Georgian home is swell as well, offering two pools (indoor and outdoor), a pool house with a kitchen, bedroom, fireplace and two bathrooms, and an office suite with another fireplace and a wet bar—handy for days when you're "working" from home. Richard Higgins of the Higgins Group has the \$2,850,000 listing. 203-520-5356.

DEEDS & DON'TS

stager—helped perfect the cool, open-plan interiors, centered on a fabulous new kitchen and its adjoining family room, which features a fireplace and a wall of glass doors opening onto the pool terrace. The nearly 5,500-square-foot interiors offer a total of five bedrooms and six bathrooms and, on the one-acre grounds, a sport court and landscaping designed by Bruce Eckerson. Clarke lists the property for \$2,199,000.

COLONIALS, RE-CREATED

OUR STATE'S MOST ICONIC HOUSE may well be the antique Colonial. Over the years, many of the surviving examples have been enlarged and updated, retaining their Colonial-era styling but taking on more commodious spaces and niceties such as master suites and family rooms. That describes a listing in Madison, a circa-1794 home sited directly on Long Island Sound and expanded to 4,000 square feet with water views from nearly all of its 11 rooms. Its antique styling is seen in the preserved wide-board floors, reclaimed timber beams and stone hearths. Modern amenities include the kitchen, with its Aga cooker and Sub-Zero

refrigerator, wine cellar and two screened-in porches. Ruthanna Terreri and Catharina Lynch of Coldwell Banker list the property for \$3,595,000.

A twist on the Colonial is the antique barn that has been converted into a home—just as authentic, but with loftier and more open-plan rooms. That's the case with a new listing in Essex, which was once the coach house on the property of the man who owned the largest witch hazel company in America, the Reverend Thomas N. Dickinson. Built in 1890 to garage carriages and provide housing for servants, the reimagined structure now offers four bedrooms and six bathrooms, sited on one in-town acre with views onto the Connecticut River. The \$2,250,000 property also features a pool and terrace, bordered by an 18-column grape arbor and an artist studio. It's offered by Mariette Woolfson of William Pitt Sotheby's International Realty in Essex.



A Must See This beautifully restored circa-1794 Colonial is sited on Long Island Sound in Madison. Ruthanna Terreri and Catharina Lynch of Coldwell Banker in Madison share the \$3,595,000 listing. 203-980-9798 and 203-627-2331.



Coach Class Built in 1890 as a coach house, this updated Essex home is listed for \$2,250,000 with Mariette Woolfson of William Pitt Sotheby's International Realty in Essex. 860-883-3667.



Iconic Modern Midcentury architect John Black Lee's home in New Canaan is on the market. Inger Stringfellow of William Pitt Sotheby's International Realty of New Canaan has the \$1,495,000 listing. 203-321-9361.

MODERN TIMES

NEW CANAAN, OUR STATE'S HOTBED OF MODERNISM, NEARLY ALWAYS HAS A Harvard Five–designed home on the market. Currently, it's a mid-fifties Philip Johnson house, listed for \$12 million with Inger Stringfellow of William Pitt Sotheby's International Realty. There's also a unique offering that John Black Lee, sometimes called the sixth Harvard Five architect, built entirely of concrete along the banks of the Silvermine River as his own home, offered for \$1,495,000, also listed by Stringfellow.

A house that reflects midcentury styling in an all-new shell is in neighboring Darien, owned by a Design Within Reach executive and featured in the March 2014 issue of this magazine. The couple bought the then circa-1939 Colonial in 2002, replacing only the kitchen and living comfortably in the smaller, more traditional spaces for a few years. But given their penchant for design, it's not surprising they enhanced virtually every inch of the now 9,500-square-foot interiors. Some of the cool amenities include a wine cellar with burgundy leather walls, a 150-gallon saltwater fish tank, a screened-in great room with a fireplace and radiant-heated stone floor, and a plunge pool with an adjacent fire pit for year-round bathing. And then there are the less sexy, but still swoon-worthy features such as the elevator, the second-floor laundry room, the media room and a state-

of-the-art, geothermal heating and cooling system. Lucille Story and Eileen Hanford of Halstead Property share the \$5,595,000 listing.

—Diane di Costanzo



Redesign In Reach This Darien home was expanded and redesigned by a Design Within Reach executive. Lucille Story and Eileen Hanford of Halstead Property in Darien share the \$5,595,000 listing. 203-856-0973 and 203-253-0995.