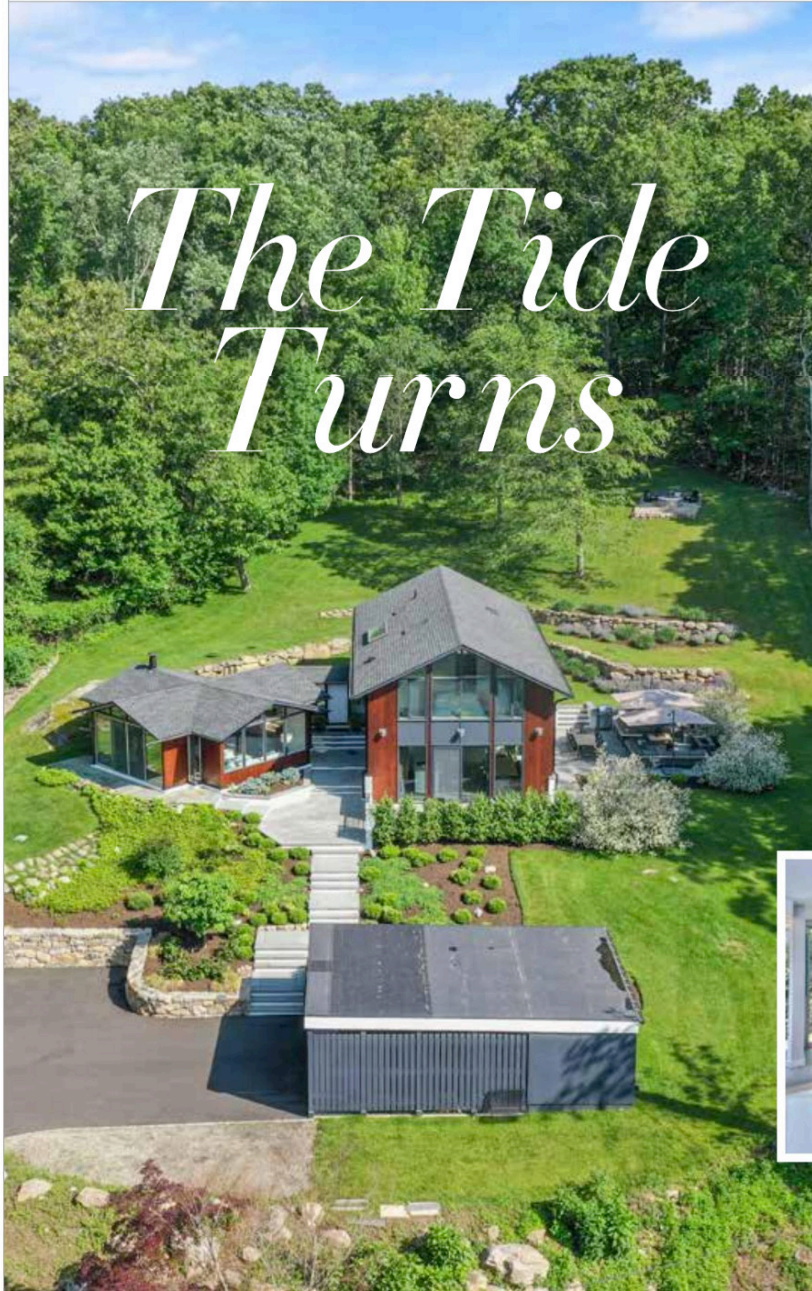




DEEDS & DON'TS

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



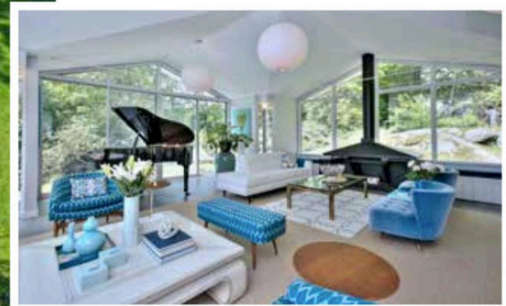
The Tide Turns

IF THE REAL ESTATE MARKET WERE AN ocean, its tide could be described as rushing out—after more than two years without an ebb. But the coming correction won't necessarily offer relief for buyers, at least not very quickly. That's because there's still a record low number of for-sale homes on the market and supply chain issues have stalled out new-construction projects. Mortgage rates continue to climb, currently as high as 6 percent, a highwater mark of its own. And while the sunny (for sellers) days of bidding wars and no-contingency offers may be ebbing, home prices won't fall until inventory can build back.

All that said, our market boasts—at press time, anyway—a handful of spectacular listings, all of them modern in spirit and some of them attached to our state's most celebrated midcentury architects, including Landis Gores and Paul Rudolph. See you in September!

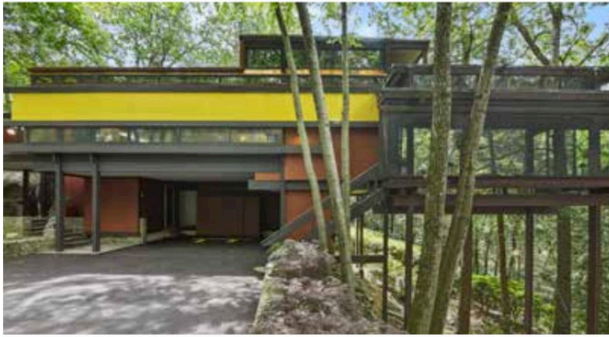
THE FABULOUS FIFTIES

EVERY SINGLE ONE OF THE SO-CALLED HARVARD Five architects is interesting in his own way. But Landis Gores has an especially fascinating life story. As Philip Johnson's partner, the two left Manhattan because Johnson wasn't licensed to practice architecture in New York (fun fact!), settling in New Canaan instead and, in the process,



New Canaan Classic This circa-1954 beauty, designed in part by Landis Gores—one of the Harvard Five architects—lists for \$2,295,000 with Aileen Mastey of William Pitt Sotheby's International Realty in New Canaan. 203-273-4889.

AERIAL: REALTY PLANS; INTERIOR: JOHN CAROPRESO



Rudolph's Finest Designed by notable midcentury architect Paul Rudolph, this circa-1957 Greenwich home is offered for \$2,995,000 by Fran Ehrlich and Helene Barre of Sotheby's International Realty in Greenwich. 203-249-5561 and 203-550-0855.

turning that tiny town into a hotbed of modern architecture. After the pair parted ways in 1951, Gores formed his own firm, contracted polio and had to use a wheelchair, but still managed to design important buildings, including the pavilion attached to the circa-1954 Swallen House, now on the market for \$2,295,000. More fodder for design nerds: On the National Register of Historic Homes, the main house is based on a Tech-Built structure, an early, semi-built kit house, designed by architect Carl Koch, a prefab pioneer. Its current owners undertook an extensive renovation, resulting in dazzling, 3,388-square-foot interiors. The attached Gores-designed "pavilion" part of the complex is dubbed the Mad Men Room for its stylish, sexy expanses of glass and open-floor plan—making for perfect, and private, lounging spaces. Additionally, the beautifully landscaped property offers four bedrooms and four bathrooms, including a posh primary suite with soaring ceilings and walls of glass. It lists with Aileen Mastey of William Pitt Sotheby's International Realty.

Greenwich has another circa-1950s modern on the market, just listed for \$2,995,000. It was built by noted modern architect Paul Rudolph in 1957 to take advantage of its 100-foot-high perch above the Byram River, with

plenty of glass through which to enjoy the setting, including the western skies. The sunken living room is especially handsome, with its floor-to-ceiling hearth, glass walls and attached screened-in porch. And the four-acre-plus grounds feature terraces, garden paths lined with ornamental trees and a swimming pool. It lists with Fran Ehrlich and Helene Barre of Sotheby's International Realty.

We'll wrap up the decade in Redding, at a secluded circa-1956 dwelling with renovated interiors that have a spare, almost raw appeal that's both elegant and industrial. The primary mass is almost entirely open plan, with unornamented wood columns, rough-hewn brick walls and exposed cinderblock partitions creating dining, living and lounging spaces. But there are also pristine expanses of glass running along the outer walls, letting in loads of light and views onto the nearly 10-acre wooded lot. And while it's a smaller house—on a single story with just two bedrooms and fewer than 3,500 square feet—it has an airy, lofty feel. It lists for \$1.2 million with Jack Trifero and Becky Walsh of William Pitt Sotheby's International Realty.



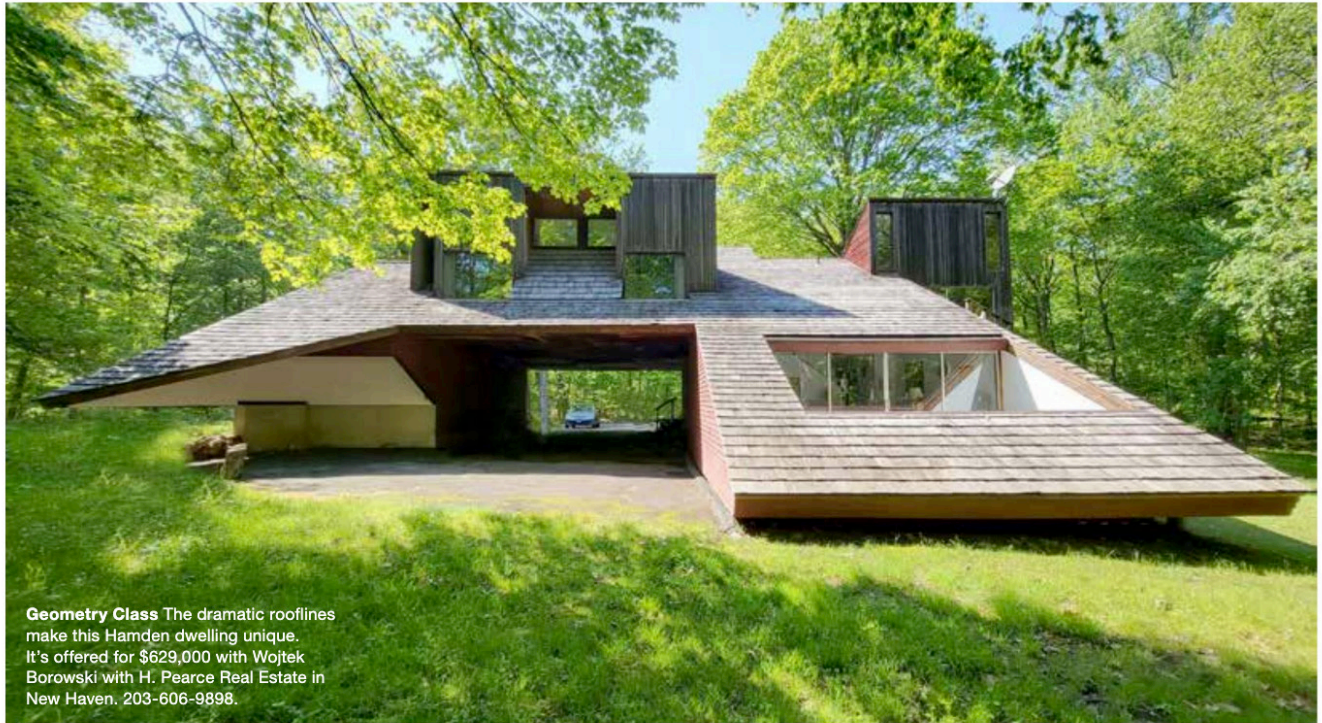
Raw Talent The chic use of unornamented cinder block, wood and other materials distinguishes this Redding modern, listed for \$1.2 million with Jack Trifero and Becky Walsh of William Pitt Sotheby's International Realty in New Canaan. 203-216-8774 and 203-858-5909.



CAPITAL INVESTMENTS

Two grand Hartford homes take us back to the glory days of our state's capital city—where enterprising buyers are snapping (and fixing) up properties. The first is a neoclassical mansion (FAR LEFT) on Governor's Row, built in 1920 for Alfred Fuller of the Fuller Brush fame. While it's one of the most expensive listings on the city's market, a million bucks (or \$1,075,000 to be precise) buys you a lot in Hartford. There's a banquet-sized dining hall, a formal library with a fireplace and seven bedrooms (plus six bathrooms). It lists with John Balf Morgan of Berkshire Hathaway HomeServices in West Hartford. 860-989-8096.

Also on Prospect Avenue, directly on the park, is a circa-1900 red brick manse (NEAR LEFT)—with impressive white columns and more than 20,000-square-foot interiors—that will require renovation, as the house was converted into a church. It's offered by Claude Cousins of Berkshire Hathaway HomeServices in West Hartford for \$650,000. 860-989-2113.



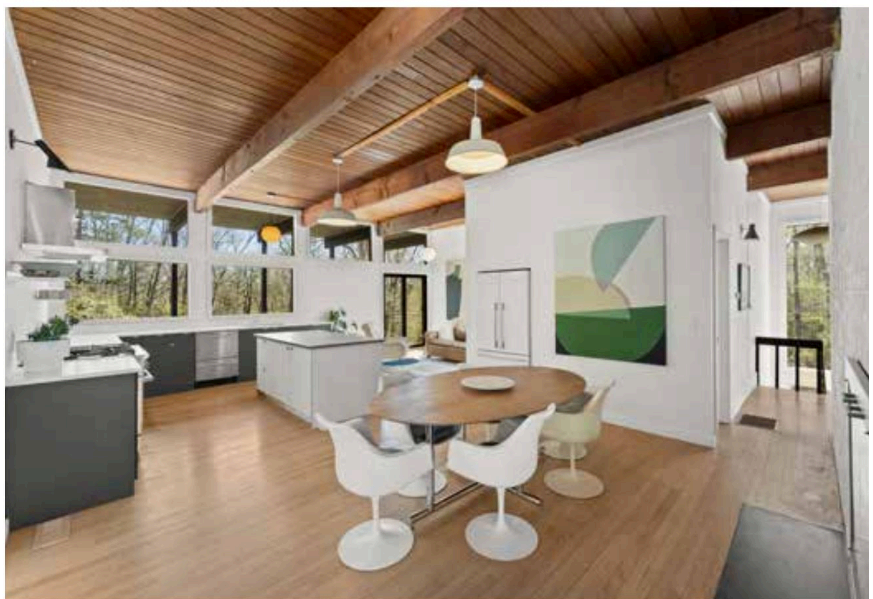
Geometry Class The dramatic rooflines make this Hamden dwelling unique. It's offered for \$629,000 with Wojtek Borowski with H. Pearce Real Estate in New Haven. 203-606-9898.

THE SWINGING SIXTIES

MODERN ARCHITECTURE SHAPE-SHIFTED DURING ITS SECOND DECADE, expanding housing templates to include ever-more daring features, like space-age—some called them “Jetson-like”—rooflines and a Cubist approach to windows and balconies. A cool, circa-1969 house in Hamden exemplifies this approach with its radical geometry, including steeply sloping roofs and quirky skylights. Built by Yale-trained architect David Sellers, the cedar-shingled dwelling features a sunken living room with oversized windows and the original fireplace, and a playfully designed kitchen with teak counters. In all, it offers four bedrooms and two bathrooms, including a primary suite with a balcony. It lists for \$629,000 with Wojtek Borowski of H. Pearce Real Estate.

In Washington, a circa-1964 modern was recently renovated by interior designer Sara Brandon, who perfected the pretty, open-plan interiors. The long, raised structure is built with walls of glass on both sides, with lovely

landscaping in front and an oversized pool terrace in back, equipped with a fire pit and an outdoor shower. Inside the 3,370-square-foot dwelling, the dazzling spaces include a loft-like dining room with a fireplace and exposed redwood beams and four bedrooms, as well as five bathrooms. It lists for \$2,450,000 with Ira Goldspiel and Steve Pener, both of William Pitt Sotheby's International Realty. —*Diane di Costanzo*



Mountain Time Built on Shinar Mountain in Washington, this circa-1964 home lists for \$2,450,000 with Ira Goldspiel and Steven Pener, both of William Pitt Sotheby's International Realty in Kent. 917-626-3481 and 203-470-0393.

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