

# NYC&G

New York Cottages and Gardens

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## SUBURBAN STYLE

*You can take it with you!*

ARDSLEY  
LOCUST VALLEY  
RYE  
SANDS POINT  
SCARSDALE

**SPECIAL  
ISSUE!**





wellness boutique Clean Market, which has an outpost in the building and also offers IV drips to homeowners who are feeling under the weather. The Four Seasons Private Residences at 30 Park Place features “resident healers” who take one-on-one appointments for crystal therapy, meditation sessions, acupuncture, and more. And Madison House, the tallest residential tower in NoMad, offers a free one-year membership to Solis Health, a medical concierge service that provides checkups and emergency visits. “It gives buyers peace of mind,” says Karen Mansour, executive vice president of Douglas Elliman Real Estate, which manages sales for the building. “They know that they will be well taken care of.” —*Lisa Chamoff*

## YE OLDE NO MORE

### MODERN MAKEOVERS ON THE HISTORIC UPPER WEST SIDE

#### THE BELNORD

##### THAT WAS THEN:

The landmark Italian Renaissance-style palazzo was designed in 1908 by H. Hobart Weekes with frescoed entries, six lobbies, and a secluded 22,000-square-foot interior courtyard with its own private park.

**THIS IS NOW:** Architect Robert A.M. Stern reinvented the floor-through layouts to make the most of the building’s dramatic scale and maximize views of the courtyard. He also introduced new materials, such as Nero Marquina marble in the lobbies and cerused-oak floors. Prices range from \$2.395 million to \$11.45 million.



#### 555 WEST END AVENUE

**THAT WAS THEN:** Originally designed by architect William A. Boring as a private Catholic school, this brick-and-limestone Gothic Revival gem from 1908 features filigreed windows and fanciful turrets.

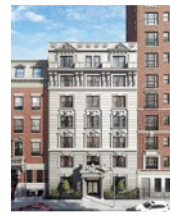


**THIS IS NOW:** After working with Hill West Architects to restore its exterior, Tamarkin Architecture converted the building into 13 three-to-five-bedroom residences, including two triplexes and a solarium penthouse with a 19-foot vaulted ceiling. Prices range from \$7.9 million to \$18 million.

#### THE MARBURY

**THAT WAS THEN:** A Beaux-Arts structure by the firm Buchman & Fox, it was erected as a 14-unit residence in 1901.

**THIS IS NOW:** Architect Barry Rice converted the building into a boutique condo, restoring its worn façade, reconfiguring common areas, and working with Winter McDermott Design to kit out the residences with open plans, chef’s kitchens, white-oak flooring, and marble baths. Prices range from \$2.85 million to \$6.45 million.



#### 360 CENTRAL PARK WEST

**THAT WAS THEN:** When it was designed by Rosario Candela in 1929, the 16-story brick-and-limestone residence wowed with its gracious lobby and views of Central Park.

#### THIS IS NOW:

Architectural firm CetraRuddy preserved the exterior and modernized the interiors, which now boast radiant-heat floors and kitchens with cerused-oak millwork and copper stove hoods. Prices range from \$1.3 million to \$6.42 million, although the building is currently sold out.



#### 101 WEST 78TH STREET

**THAT WAS THEN:** Designed by Belgian architect Emile Gruwe, the Renaissance Revival structure was christened the Evelyn when it was completed in 1886.

**THIS IS NOW:** While HTO Architect restored the building’s seven-story exterior, designer Stephen Sills brought the 21 three-to-five-bedroom residences into the 21st century by updating the kitchens, installing oak herringbone floors, and cladding the powder rooms in a silver-leaf cork wall covering. Prices range from \$1.6 million to \$23.5 million. —*J. N.*



## THIS ISSUE'S BIG DEAL

Just an hour’s drive from midtown Manhattan, this Georgian-style estate in Larchmont sits on more than two waterfront acres. Designed by architect E. Dean Parmelee during the 1930s, the \$9.9 million gated residence boasts panoramic views of Larchmont Harbor and Long Island Sound, a private beach, a rebuilt dock, a pool, and a pond. The 10,634-square-foot home contains six bedrooms (including an expansive master suite and a one-bedroom apartment located in a separate wing), a four-car garage, five fireplaces, and a third floor with a large storage room, an exercise room, a playroom, and a cedar walk-in closet. The property’s agent, Houlihan Lawrence’s Pollena Forsman, says it’s ideal for buyers with “an affinity for the water and boating, and the desire to be a part of a community where walking to parks, playgrounds, school, and town is a way of life. The location is unmatched.” —*Alyssa Bird*

