

By Jean Nayar
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DEEDS & DON'TS

THE INSIDE SCOOP ON REGIONAL REAL ESTATE



THEATRICAL MOVES

THE REAL ESTATE MARKET HAS BEEN ANYONE'S GAME this year, and even high-profile celebrities aren't immune to its idiosyncrasies. Actress Anne Hathaway is definitely hoping for a callback as she tries to sell her Upper West Side penthouse atop a historic Neo-Georgian mansion near Central Park. Complete with a spacious terrace, the two-bedroom home is listed for \$3.495 million with Jeremy V. Stein of Sotheby's International Realty. Downtown, fellow actor Susan Sarandon

has successfully unloaded her longtime residence, a 6,000-square-foot six-bedroom duplex in a 1920s co-op in Chelsea, which was most recently listed for \$79 million by Mara Flash Blum and Nikki Field of Sotheby's. (Sarandon is downsizing to a smaller apartment in the neighborhood.) And Nicole Kidman and Keith Urban have paid around \$3.5 million for a two-bedroom residence at 108 Leonard, the landmarked McKim, Mead & White-designed building in Tribeca that was once home to New York Life Insurance Company. (The couple also own a \$96 million duplex in Chelsea.)

Serial homeowner Michelle Williams won a 2019 Emmy for playing the late Gwen Verdon, so perhaps she might share

Dancing With The Stars Celebs like Anne Hathaway, Nicole Kidman and Keith Urban, and Susan Sarandon have had a wild ride on the real estate roller-coaster.

HATHAWAY: FEATURELASH PHOTO AGENCY/SHUTTERSTOCK.COM; KIDMAN AND URBAN: KATHY PATRICK/SHUTTERSTOCK.COM; SARANDON: KATHY PATRICK/SHUTTERSTOCK.COM

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the secrets of her house-flipping success with Douglas Elliman Real Estate's Enzo Morabito, who is representing the Broadway dance



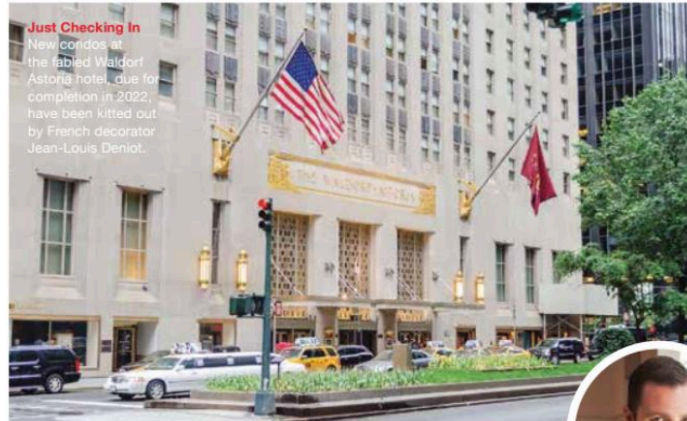
Gwen Verdon
Actress and Dancer

legend's last home, in Quogue, for \$8.95 million. The former U.S. Lifesaving Station features five bedrooms, a detached bungalow, a gunite pool, and 150 feet of prime oceanfront. And while Ron Perelman, the billionaire businessman behind Revlon, has always been known to surround himself with powerful women, including his actress ex-wife

Ellen Barkin, the romance is reportedly over with the Creeks, his legendary estate in East Hampton. According to sources, Perelman is entertaining offers upwards of \$180 million for the 57-acre Georgica Pond property through a whisper listing. That's a lot of lipstick on the collar. —*Alyssa Bird*

THE WALDORF'S NEXT ACT

BY THE TIME NEW YORK IS BACK IN full swing, the revamped Waldorf Astoria plans to welcome it with open arms, accommodating guests of a slightly



Just Checking In
New condos at the famed Waldorf Astoria hotel, due for completion in 2022, have been kitted out by French decorator Jean-Louis Deniot.

different sort from the luminaries of decades past. Since it opened in 1931, the iconic hotel has hosted movie stars like Marilyn Monroe, Katharine Hepburn, and John Wayne, as well as world leaders such as Winston Churchill, Queen Elizabeth II, Princess Grace of Monaco, and every U.S. president from Herbert Hoover to Barack Obama. Hoover even lived at the hotel, as did the Dalai Lama, Cary Grant,



Jean-Louis Deniot
Designer

Frank Sinatra, and Cole Porter, who occupied suite 33A for almost 30 years and wrote some of his most famous songs using a 1907 Steinway grand piano there.

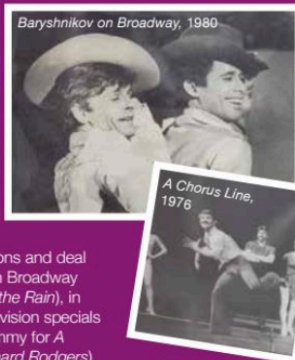
Upon its 2022 conversion by architecture firm Skidmore, Owings & Merrill, the 47-story building will feature 375 hotel rooms and 375 luxury condos. French designer Jean-Louis Deniot is responsible for the new residences, the Towers of the Waldorf Astoria, which range from \$17 million to \$18.5 million and are being marketed by Douglas Elliman Real Estate. "I took inspiration from the historic interior, which echoes both Art Deco and Louis XVI style," says Deniot, who also "introduced architectural profiles, silhouettes, moldings, and proportions that pay homage to Art Deco without mimicking it." Amenity spaces, including the Grand Salon (a private entertaining area), the plant-filled Winter Garden (a bar and lounge), and the Starlight Roof (a 6,000-square-foot acie boasting an 82-foot-long pool), will make residents "feel welcome here. I tried to create a little piece of heaven for everyone." —*Jean Nayar*

BEFORE THEY WERE BROKERS:
Don Correia

When entertainer Don Correia decided to start pulling back from a career in show business, real estate was the logical next step. "It seemed like a good fit because I knew about houses," explains the Halstead broker, who had renovated several of his own homes. "And as a performer, I'm able to handle stressful situations and deal with all sorts of people." Correia appeared on Broadway (he received a Tony nomination for *Singin' in the Rain*), in



numerous television specials (he won an Emmy for *A Tribute to Richard Rodgers*), and on the big screen (*Annie*, *Everyone Says I Love You*) before hanging up his dancing shoes for good in 2005. Ironically, he recently landed the memorable role of selling a penthouse he once owned, the very first apartment he purchased in New York and the site of his wedding to fellow actor Sandy Duncan. "The same doorman was still working in the building 40 years later," he says. "It was a terrific full-circle moment." —*A. B.*



STAGING STARS

NETFLIX'S *MILLION DOLLAR BEACH House* follows the drama-filled real estate journey of five brokers at Nest Seekers International in the Hamptons, but design junkies might be more interested in the

DEEDS & DON'TS



Anna Cappelen and
Chloe Pollack-Robbins
Decorators

team's go-to house stagers, decorators Anna Cappelen and Chloe Pollack-Robbins of Curious Yellow Design, a company that was named NYC&G's first "Rising Star" when the magazine

launched in 2012. Although the duo hadn't done much staging before appearing on the show, the experience has "sparked our energy," says Pollack-Robbins. "Unlike designing for clients, the staging process is quick, so you're not stuck with a project that drags on for a long time."

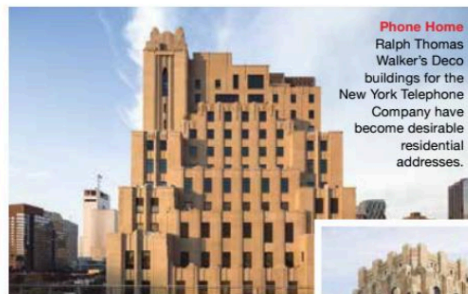
"Our goal was to create something that was authentic to our firm," says Cappelen, acknowledging the pair's quirky-cool Scandinavian design aesthetic. "We tried to stay away from the typical blue-and-white Hamptons look, but some developers have a difficult time getting on board with that." Among their more noteworthy makeover triumphs: a renovated 18th-century captain's house in Sag Harbor that's currently listed for \$6.495 million. Cappelen and Pollack-Robbins have since agreed to appear in the show's second season, so get ready for more of their signature streamlined style, along with a good amount of drama, too. —Laura Fenton

TOWERING
PRESENCE

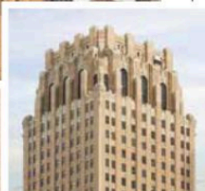
HE MAY NOT HAVE been a household name like his peer

Frank Lloyd Wright, who called him "the only other honest architect in America," but Ralph Thomas Walker dialed up plenty of glamour during the 1920s and '30s with his Art Deco buildings designed for the New York Telephone Company, which was seeking new structures to house its equipment and burnish its image. "His designs created a presence," says Kathryn Holliday, an architecture professor at the University of Texas at Arlington and the author of *Ralph Walker: Architect of the Century* (Rizzoli). "They were a public proclamation of what the telephone meant to American cities."

A century later, several of Walker's buildings are enjoying a renaissance as luxury residential conversions boasting "thick concrete floors, high ceilings, and big windows, in addition



Phone Home
Ralph Thomas Walker's Deco buildings for the New York Telephone Company have become desirable residential addresses.



to prime locations," Holliday says. Among them is the Financial District's One Hundred Barclay (formerly known as the

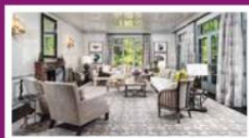
Barclay-Vesey Building), Walker's first (1921) New York Telephone Company commission. In 2016, the top 22 floors debuted as 157 luxury condos with 40,000 square feet of amenities, including a wine-tasting room and an 82-foot-long lap pool. His 1931 tower for the company's Long Island headquarters in downtown Brooklyn (it received landmark designation in 2004) was converted into the BellTel Lofts in 2008 by architects Beyer Blinder Belle, the firm that restored Grand Central Station. In Hell's Kitchen, Stella Tower (1930), named for Walker's wife, now houses 51 residences and is topped by a dramatic exterior crown that was painstakingly reconstructed. But perhaps the poshest of all is Chelsea's Walker Tower (1929), which actress Cameron Diaz and cosmetics queen Laura Mercier have both called home. More recently occupied by Verizon before its top floors were converted into 50 glamorous condos by architecture firm CetraRuddy, the building set a downtown sales record in 2014 when its penthouse sold for more than \$50 million. Walker was nothing if not prescient, once observing that "the skyscraper is the only means of living in the age of the machine." —Bart Boebert

THIS ISSUE'S

BIG
DEAL



The opportunity to own a turnkey property fully furnished by top designer Steven Gambrel doesn't come cheap. Set on 14 acres near the Connecticut–New York border, this eight-bedroom manor home in Armonk is on the market for a hefty \$30 million. Built in 1994, the house features a whopping 31,000 square feet across four floors, with a palatial reception hall, paneled library, billiards room, gym, orangerie, wine cellar, theater, and both gourmet and catering kitchens. Other perks include indoor and outdoor pools, a pool house, and gardens by British landscape architect Simon Johnson. The property has the added benefit of being situated within Conyers Farm, an exclusive 1,000-acre gated enclave with 24-hour security and access to the nearby Greenwich Polo Club. "This residence has every conceivable amenity down to the linens, pots, and pans," says listing agent Leslie McElwreath of Sotheby's International Realty. "The next owner can literally move in and host a dinner party that night." —J. N.



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WALKER TOWER ENTRANCE: MICHAEL TOOLAN