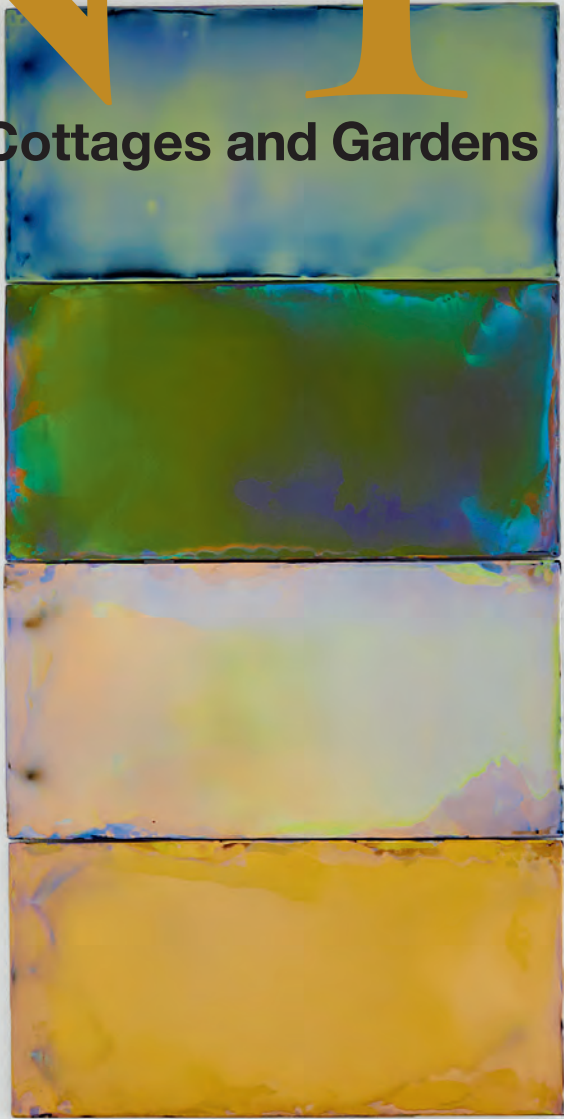


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New York Cottages and Gardens

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FLANDERS
GREENPOINT
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UPPER
WEST SIDE

ARTFUL DECOR

DEEDS & DON'TS

THE INSIDE SCOOP ON REGIONAL REAL ESTATE



Snowbirds No More
(CLOCKWISE FROM NEAR LEFT)
Decorators Alessandra Branca (with son Andrew Uihlein), Jennifer Mabley and Austin Handler, Alexandra Naranjo, and Meg Braff are exploring sunnier climes.



IT HAS ITS CRITICS, BUT PALM Beach is an undeniably red-hot destination for New Yorkers and Hamptonites in search of an easy winter getaway—and possibly even greater fortunes. For several years, the Palm Beach edition of the Kips Bay Decorator Show House has lured top decorating talents to the area, many of whom have decided to put down more permanent stakes. Water Mill- and New York-based design duo Jennifer Mabley and Austin Handler, for example, made showhouse appearances in 2017 and spring 2023, setting the wheels in motion for their first local design studio and retail space, Mabley Handler Home, on West Palm's Antique Row. "We signed a lease before this spring's showhouse even closed," enthuses Handler. Locust Valley-based designer Meg Braff, a longtime habitué of Palm Beach who is noted for projects imbued with South Florida and Caribbean flair, made the city her permanent residence after she participated in the 2019 showhouse. "It felt like a natural fit," says Braff, who now runs a shop and studio on West Palm's Georgia Avenue. Chicago-based designer Alessandra Branca, who wowed the crowd at the 2020 showhouse, hung out her shingle a year later on the island's premier shopping street, Worth Avenue, where she sells her Casa Branca collections of fabrics and wallpapers, along with vintage, antique, and bespoke home accessories. Meanwhile, designer Alexandra Naranjo of Toronto decorated a primary bath at the 2021 showhouse and promptly landed a commission for a soup-to-nuts redo of a Mediterranean revival villa, in addition to opening a new design studio and shop on Antique Row. "I hope to encourage people to get out of the white box," she says, "and express their personality." —Skip Drummond

'TIS "THE SEASON"



PALM BEACH



TOP LEFT, BOTTOM LEFT, AND BOTTOM RIGHT: CARMEL BRANTLEY; TOP RIGHT: LAUREN GEIGER



Ivana Be Alone? The late Ivana Trump's penthouse residence at 10 East 64th Street still stands empty more than a year after the socialite's death, even after a steep \$4 million price chop off its initial ask.

SHIFTING GEARS

New York's luxury real estate scene is always a gamble, and even bold-faced names often struggle to beat the house. Now that his gig as the host of *The Daily Show* is over, Trevor Noah recently sold his duplex penthouse at Stella Tower in Hell's Kitchen for \$9.5 million, a deep discount from its most recent ask of \$10.99 million and \$680,000 less than he paid for it in 2017. Riding high on the success of *Succession*, actor Jeremy Strong has listed his three-bedroom Williamsburg apartment for nearly \$1.9 million with Joshua Wesoky, Chad Longmore, and Jung Hi Han of Compass. Strong and his wife, psychiatrist and filmmaker Emma Wall, are likely staying close to home, as Strong is set to appear on Broadway early



Trevor Noah
Comedian and writer

next year in a revival of *An Enemy of the People*. Meanwhile, legendary music producer Clive Davis is parting ways with his 4,400-square-foot six-bedroom Riverside Boulevard family apartment, listed for \$6.3 million with Gina Sabio of Christie's International Real Estate and Sotheby's International Realty's Mohr-Schriefer team, while his industry cohort Kendrick Lamar has reportedly scooped up a penthouse at Pierhouse in Brooklyn Bridge Park. The four-bedroom triplex, which had an ask just shy of \$9 million, will serve as a pied-à-terre for the West Coast-based rapper. On the Upper East Side, fashion designer Giorgio Armani will soon be sitting pretty at his new unit in the Giorgio Armani Residences, slated for a summer 2024 completion above his boutique at 760 Madison Avenue. Condos in the 12-story building, developed by SL Green and designed

by architecture firm CookFox, are kitted out with Armani/Casa furnishings and range from \$23.5 million to \$32.5 million, marketed with Sabrina Saltiel and Madeline Hult Elghanayan of Douglas Elliman Real Estate. And just a block away, at 10 East 64th Street, the late Ivana Trump's five-bedroom penthouse is a veritable steal, discounted \$4 million from its initial ask a year ago to \$22.5 million through Adam D. Modlin of the Modlin Group. —*Alyssa Bird*



Giorgio Armani
Fashion designer

HIDDEN HAUNTS

Speakeasies have been trendy among Manhattan nightclubbers for at least a decade, but who really wants to bother with secret passwords and finding unmarked doors in dark alleys in the first place? Some top-flight developments now boast speakeasies of their own, allowing residents to convene over cocktails without venturing far from their downy feathered nests. Among the pioneers: FiDi's 63 Wall Street, the former headquarters of private bank Brown Brothers Harriman, built during the 1920s and recently converted into rentals. Its Transcript Speakeasy, conceived by Brooklyn-based studio the Design High, serves up a Prohibition-era vibe courtesy of an original green marble fireplace, plus jewel-toned velvet banquettes and a brass-and-marble bar, accessible only to tenants and up to three guests. At the Huron, a new two-tower condo in Greenpoint, Brooklyn, designed by architect Morris Adjmi, a sexy private lounge specializes in speakeasy-inspired cocktail service for its residents. Adjmi's hand can also be seen at Front & York in Dumbo, which features the luxe members-only Dumbo Billiards Bar & Lounge. At Brooklyn Point in downtown Brooklyn, food, wine, and creative cocktails are served



Jeremy Strong
Actor

up at speakeasy-style dinners for building occupants, courtesy of a rotating roster of bartenders and Michelin-starred chefs. And at the ODA-designed Quay Tower at the south end of Brooklyn Bridge Park, residents can participate in weekly themed cocktail sessions, including instruction from expert mixologists. Cheers to that! —*Jean Nayar*

NOAH: KATHY HUTCHINGS/SHUTTERSTOCK.COM; STRONG: LEV RAJNIN/SHUTTERSTOCK.COM; ARMANI: DELBO ANDREA/SHUTTERSTOCK.COM



To The Lighthouse
A Victorian farmhouse in Southold not only features beachfront access, but also its own functioning lighthouse.

OUTSIDE THE BOX

For some, four walls and a roof just won't do. Fancy living in a lighthouse? The Mayfield estate at 2080 Town Harbor Lane in Southold features a working lighthouse, in addition to a seven-bedroom Victorian farmhouse and a beach cottage. Legend has it that the two-acre bayfront compound, currently listed for just under \$6 million with Nicholas J. Planamento of Town & Country Real Estate, once served as a rumrunner property between Canada and Great Peconic Bay. In East Hampton, equine enthusiasts can indulge their horsey-set fantasies at the former residence of Triple Crown trainer Harry deLeyer, which is on

the market for \$10 million with Pantelis Karoussos of Douglas Elliman Real Estate. Located at 171 Oakview Highway, the 14.8-acre East End Stables horse farm comprises a 4,700-square-foot post-and-beam barn that has been converted into a five-bedroom residence, as well as an equestrian center including an indoor ring, paddock, and stables. And for those looking to get back to the land, a onetime dairy farm at 809 North Quaker Hill Road in upstate Pawling, dating from 1759, comes with a restored barn and a 3,600-square-foot farmhouse on 12 acres. Prospective buyers, though, might need quite a bit of milk money for the \$2.95 million listing, represented by Raj

Kumar of the Lillie K. Team at Four Seasons Sotheby's International Realty. —*Pamela Brill*

THE NUCLEAR FAMILY REVISITED

The pandemic not only changed the way people work, but also live, as multigenerational households have become much more common in recent years. According to a study by Pew Research Center, more than 18 percent of the U.S. population currently lives in multigenerational households, with four times as many young adults living with their parents and/or older parents living with their adult children than in 1971. And the design industry is responding accordingly. "Privacy and noise-free zones are top priority for our clients, many of whom want separate wings for extended family," says Pietro Scaglione, co-artistic director at Pinto, a Paris-based design firm responsible for the interiors of the Wales, a historic former hotel in Carnegie Hill that has been newly converted into condos. "We've designed several rooms off the main living spaces to ensure privacy and functionality." Hybrid workspaces, not surprisingly, have become critical in new developments as well. "There's an amplified need for carving out specific work areas, rather than placing a desk in a common space," says Alexia Sheinman, chief strategy and brand officer at design firm Pembroke & Ives, which has crafted the interiors at Manhattan developments such as the Chatsworth, the Astor, and 212 Fifth Avenue. "Quiet areas are a necessity for people who are spending more time at home with their families." —*J.N.*

THIS ISSUE'S BIG DEAL

The legendary 960 Fifth Avenue, built by Grand Central Station designers Warren & Wetmore in conjunction with architect Rosario Candela in 1928, is the quintessence of classic New York. Now its entire 12th floor, a 15-room co-op featuring four grand living spaces, eight bedrooms, two staff rooms, five wood-burning fireplaces, parquet floors, and cinematic views of Central Park, is available for \$70 million through Alexa Lambert of Compass. Special perks in the building include a private restaurant and a rooftop garden. —*J. N.*

INTERIOR: DONNA DOTAN

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