

New England HOME

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Chic in the Suburbs

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stop at the city limits.

Premier Properties

BY MARIA LAPIANA



Compound with Interest



Modern Treehouse



Exclusive, Extraordinary

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Listed on the National Register of Historic Places, this pristine home on Bellevue Avenue in Newport, Rhode Island, is known as the Charles H. Baldwin House, after the Navy commander who built it in 1877. It was designed in keeping with the late nineteenth-century trend of reinterpreting previous architectural styles and movements and can best be described as having elements of Queen Anne, Shingle-style, and American colonial—with touches of Arts and Crafts. Less fussy than many of the Gilded Age mansions nearby, the home features more classic lines and millwork that is detailed but not overly ornate. “It lives like a family home on a grand scale,” says listing agent Kylie

McCullough. The owners are preservationists, so there’s an authenticity to it, even as it’s been thoroughly modernized. There’s a sense of understated elegance to the interiors, where rich woods, favored over marble, add warmth. The floor plan is open and symmetrical. The first floor holds a dining room with beautiful built-ins, a formal living room, and a half bath, in addition to a well-appointed kitchen with a soaring ceiling, a center island, a wood-burning stove, and French doors. Connected to the main house but offering privacy, the first-floor caretakers’ quarters include a bedroom, second kitchen, full bath, and living room with a fireplace. On the second floor there are four bedrooms and three full baths, including a grand master suite. French doors open to a patio of brick and stone that looks over a large backyard perfect for parties. Set on nearly two acres, the private grounds include English gardens, lush lawns, a vegetable garden, a saltwater Gunite

ROOMS: 12
5 BEDROOMS
4 FULL BATHS
1 HALF BATH
6,929 SQ. FT.
\$4,995,000



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pool, and a clay tennis court—all of it within walking distance to Newport’s bustling downtown.

Duly Noted: Charles H. Baldwin built the house as a summer home and named it Snug Harbor. The current owners, Alison and William Vareika, are well-known in Newport and beyond. He is a historian and gallery owner, specializing in eighteenth- and nineteenth-century American art, and both are community activists and philanthropists. As preservationists, they have maintained the integrity of the home for the last thirty years.

Contact: Kylie McCollough, Gustave White Sotheby’s International Realty, Newport, R.I., 401-864-8830, gustavewhite.com, MLS# 1186398

Modern Treehouse

Sited on a south-facing slope some 1,100 feet in elevation, this home offers a bird’s-eye view described as “pure Connecticut:” intermittent trees, including towering evergreens, and patches of blue sky framing a lovely lake. And the vista can’t compare to the modernist “glass box” that sits atop the 2.6-acre site overlooking

Lake Waramaug in Warren, Connecticut.

The house was designed and built by the owner, renowned modern furniture designer John Mascheroni and his son, architect Mark Mascheroni of New York. The home embodies the very best of modernist architecture. Completed

in 2006, the post-and-beam structure features a curved concrete wall at its center, an open plan, an eighteen-foot-high atrium with floor-to-ceiling windows, and a fourteen-foot canopy that shelters a deck running the length of the atrium. Everyday

living takes place on the main floor, in the spacious living/dining areas in the atrium, the master bedroom suite, open chef’s kitchen, library/media room, and half bath. A subtly curved staircase rises to the second floor, to a loft-like communal space flanked by bedroom suites with views of the atrium. The plan is designed for casual living and drama, as you round corners and take in the views, says listing agent Beverly Mosch. Even so, the home offers a sense of security, she says, describing the library as a “sanctuary that hugs you when you walk in.” The deck is designed for outdoor living, with several seating areas, a built-in grill, and a dining area. In addition to the main house, there’s a rustic studio with two fireplaces and a half bath located down the winding driveway, closer to the road.

Duly Noted: Highly regarded as a visionary in the

field of modern furniture design, John Mascheroni chose the Lake Waramaug site for his home because he wanted “elevation and a property that faced the sun.” He specified a unique dwelling that would be in sync with his aesthetic—and at one with nature. “This is a home for experiencing nature and natural occurrences, snowstorms, thunder and lightning, and the pleasure of outside dining and conversation during the warm months,” he says.

Contact: Beverly Mosch, Klemm Real Estate, Washington Depot, Conn., 203-206-9496, klemmrealestate.com, MLS# 170116835

Compound with Interest

Every structure in this Lyme, New Hampshire, compound is fairly new, really new, or has been improved upon by its current owners, architect Craig Walton and his wife, landscape architect Virginia Walton. After purchasing Derby Hill Farm in 2009, they commissioned Jason Gaddis of Smith & Vansant Architects to finish one porch and add another to the main house. Gaddis also oversaw construction of a new barn/garage in 2015, and the guest house in 2016. The buildings are all visually related and connected via stone paths. Inside, the finishes, millwork, and architectural details are exceptional throughout. The floor plan in the main house is organized and practical. Virginia Walton explains: “I especially like the use of hallways and vestibules as spaces to orient one’s direction.” It includes three bedrooms,



and one half bath. The kitchen deserves special mention, with its custom cabinetry and two large built-in cabinets with antique hardware. In addition to a lowered marble counter for baking prep, there are slate counters with a lovely patina, two dishwashers, and two ovens. The home has up-to-date mechanical systems, two generators, two wells, new propane tanks, and buried electrical and telephone lines. The main house has a fully integrated sound system with built-in speakers. The guesthouse, which has three bedrooms and two and a half baths, is pre-wired for one.

Duly Noted: Located on top of a hill surrounded by fields and forest, the setting for this compound is serene, private—and practical. The land borders a wildlife preserve with a walking trail—and yet is located only ten miles from downtown Hanover and Dartmouth College. The property sits at the end of a town road (which means town plowing and maintenance are included), so it never feels remote.

Contact: Chris Lang, LandVest, Woodstock, Vt., 802-274-4048, landvest.com, MLS# 4720411

ROOMS: 7
3 BEDROOMS
3 FULL BATHS
1 HALF BATH
3,176 SQ. FT.
\$2,300,000



ROOMS: 16
6 BEDROOMS
5 FULL BATHS
2 HALF BATHS
3,684 SQ. FT.
MAIN HOUSE;
2,640 SQ. FT.
GUEST HOUSE
\$3,350,000