

## HAUTE PROPERTY

Rowayton is luring more empty nesters to its shores. "It draws people who want to stay in the area after they've raised their kids," says Robyn Kammerer of Halstead Property. "They want to be near the water with less property to care for, and they want a lifestyle change, but not a big one." These homes may appeal to them.



### NEOCLASSICAL COTTAGE

Located in Bell Island, it overlooks Farm Creek and was home and studio to a renowned portrait artist. It has seven rooms, including big spaces for entertaining. \$1,150,000. Halstead, 203-655-1418



### SHINGLE STYLE

South Beach and the Sound are steps from the front porch of this home in Bell Island; from the back are views of Farm Creek. Designed by Bartels-Pagliaro Architects in 2001, it features a large entry foyer, gourmet kitchen and sunroom/office. \$3,995,000. Halstead, 203-656-6501

# Rising Above

A custom design in Noroton Bay proves a home built to new FEMA regulations can be beautiful, too



The overall look of the exterior is natural despite the steep change in grade.

For many, Hurricane Sandy was a major inconvenience—a week without power, a Halloween postponed. But in Noroton Bay, where a third of the residences were damaged, the storm's impact hit home as locals contended with reconstruction on a mass scale. This summer, the streets show signs of life returning to normal. And on some blocks, things look better than ever. To wit: A residence by Hemingway Construction incorporates new FEMA requirements in an award-winning design.

**THE CHALLENGE** One of the first new homes built to new FEMA guidelines, it recently won a HOBI award for Hemingway Construction and the company's Vice President, Peter Sciarretta, who says the challenge here was to relate the first-floor elevation (at 13 feet higher than sea level) to the street, (at 6 feet higher than sea level). The builder did it with a beautiful foundation.

**THE SOLUTION** Hemingway created elaborate terraces surrounded by stone walls. Off the kitchen is the first and highest elevated ter-

race. This area transitions down to the next terrace, which encompasses the pool. The exterior then transitions down to grade. The overall look is natural.

**STORMPROOF** The home is built to withstand heavy weather. Smart vents in the stone walls allow water to flow under the house and back out as the tide would. Plus, all windows and doors are insulated with stormproof glass and galvanized anchoring straps. There's a generator, too, with capacity to run the entire house. [hemingwayconstruction.com](http://hemingwayconstruction.com)