



Karp stair tower

Karp Associates Winning Spec Home Calls Attention to Current Builder Challenges

Karp Associates has been entering the HOBBI Awards for the last fifteen or more years, and the New Canaan company, headed by Arnold Karp, has won numerous awards in custom home, spec home and community categories.

This year, Karp Associates won Best Spec Home \$5-6 Million for the stunning beach house featured on the cover of this issue.

Super Storm Sandy destroyed the existing 1920's house, which was located on Lucas Point in Old Greenwich, and that natural disaster changed the regulatory environment and neighborhood forever.

When Arnold Karp purchased the site, he knew that FEMA compliant construction would require the adoption of a new set of Greenwich town regulations.

He persisted through a two year regulatory delay, numerous P & Z revisions and an ever moving goal post for both Karp and the talented architectural firm, Jones Byrnes Margeotes Partners.

During the approval process, the Town of Greenwich determined that the Federal Emergency Management Agency (FEMA) building height regulations were not severe enough, and decided to add an additional 1-foot to the base flood requirement. The project required

an outstanding floor plan, details and specification sheet to give it the character to validate its price point.

The resulting spectacular new FEMA compliant (plus one foot*) home takes full advantage of its coveted Lucas Point location — with water views on three sides. A dramatic barrel-vaulted ceiling and paneled entry leads to the magnificent first floor with custom built-ins and exquisite millwork.

The open first floor includes modern spaces that can be considered living room, dining room, kitchen and great room. A stunning waterfall marble island kitchen, and great room with sleek contemporary fireplace, features a 16-ft glass Nana Wall system that allows unobstructed views of the water.

While the footprint was severely

limited by the town, this 4 bedroom, 3 ½ bath spec house is equipped with a stunning mud room and elevator for easy accessibility. A sunlight-filled stair tower wrapping around the elevator core, highlights the well-designed house, and invites you to the second and third floors. The floor plans for the top two floors were designed to maximize the water views.

Nautical cable rail systems on the three decks, highlight the outstanding views of Long Island Sound and the Norwalk lighthouse, with the most dramatic



Karp Nana Wall

views afforded from the third floor decks. The structure is capped by an architecturally appealing, custom designed, lead-

coated, copper cupola that highlights the time, effort and thought invested in designing and building this magnificent house.

In addition to a well thought out design, this house was constructed with a piling system of 58 driven foundation piles and grade beams, which are the underpinning of this high efficiency mechanical, spray foam insulated, generator equipped and flood vented home. □



Karp LR w/barrel vaulted ceiling



Karp upstairs bonus room



Karp deck



Karp kitchen dining room



Karp front exterior



Karp mud room & elevator