





907 FIFTH AVENUE, NEW YORK CITY

Clark left the property to her goddaughter and her former caretaker.

FEATURES & AMENITIES

After William Clark died in 1925, Huguette and her widowed mother moved from a 121-room mansion at 962 Fifth Avenue—it cost more to build than the original Yankee Stadium but has since been torn down—to the 12th-floor penthouse of a limestone building at 72nd Street and Fifth Avenue. This was around the time when the elite of Manhattan were migrating from the city mansions they had spent the 19th century constructing into apartments in newer, suitably exclusive buildings. By the 1950s mother and daughter had acquired the entire eighth floor, as well as half of the 12th, and it would be within these 15,000-plus square feet that the 24-year-old Huguette secluded herself after her divorce, in 1930. Anna would die in 1963, and Huguette treated 907 Fifth as her redoubt, ensuring its survival as a sort of real estate time capsule. After World

War II and through the 1960s, the building was chopped up into ever-smaller apartments, as were buildings throughout the city. Gradually, the large luxury spreads that defined that era transitioned from mansions to apartments. In fact, Clark's combined units may comprise the largest luxury apartment left in Manhattan, the sort with a 30-foot-long library, followed by a 40-foot drawing room, followed by an even more impressive living room: a glorious 110-foot run ending in sweeping views of Central Park.

THE FINANCIALS

Clark's 28-room eighth-floor portion alone would fetch up to \$40 million, brokers say. Throw in the 14-room 12th-floor portion—which was reserved strictly for her multimillion-dollar doll collection—for a 42-room reminder of how luxury apartment living was 80 years ago, and the price jumps past \$60 million. "It's probably one of the largest apartments on Fifth, in terms of just the 28 rooms on the eighth floor," says Donna Olshan, president of luxury brokerage Olshan Realty. "Putting a price on it is like putting a price on a unique painting." (The property was where Clark kept the artwork, including Renoirs, that will grace the museum at Bellosguardo.) If Clark's heirs list the property, and if the units sell, either together or as separate pieces, records will be set. Currently, the most expensive apartment deal in U.S. history was a \$48.83 million penthouse duplex trade at 1060 Fifth Avenue in the fall of 2008. The Clark units—which are rumored to have attracted attention from Martha Stewart, who already has a unit in the building—would leave those figures in the dust.