

The New York Times

HOMES

A SPECIAL ADVERTISING SUPPLEMENT TO THE NEW YORK TIMES

INSIDE THIS ISSUE: *Wish List*

12
2016



Lived in & Loved
by Legends

Barbizon/63, 140 East 63rd Street, Penthouse 3
J. Roger Erickson | Douglas Elliman Real Estate
Office: 212-303-5353 | jrogererickson.elliman.com/2388082



The New York Times
Real Estate App
Download it today
at the App Store



Wish List

From Chelsea, TriBeCa, Flatiron and Midtown West to the Upper East Side and the West Village, the city is brimming with properties currently on the market that any buyer would be proud to call their own this holiday season.

As the first residential tower at the seminal master plan that is transforming Midtown West, 15 Hudson Yards could well be on everyone's wish list. As the largest private real estate development in American history, Hudson Yards spans seven full city blocks with its own art district, expansive parks and schools joining with new retail, dining and nightlife as part of New York's next great neighborhood.

Diller, Scofidio + Renfro and Rockwell Group's quatrefoil design for 15 Hudson Yards, at more than 900 feet in height, forms four arcs of glass directly above the High Line. Owners will be able to access 40,000 square feet of amenity space on the 50th and 51st floors, including a fitness center and a 75-foot pool. Residences ranging from one- to four-bedroom layouts are priced at approximately \$3 million to \$30

million, with first occupancy scheduled for 2018.

"15 Hudson Yards is the first opportunity to live the wonder and excitement of this creative and luxurious sanctuary offering verdant parks, cutting-edge architecture, access to art and culture, and a world of special privileges," said Sherry Tobak, senior vice president of Related Sales. "Each purchaser will have the unique opportunity to choose from five distinct residence types and two personalized interior design packages, both finished in extraordinary details."

The Powell Building, built in 1892 at 105 Hudson Street, on the corner of Franklin Street in TriBeCa, is a distinctive Beaux-Arts beauty with 11 floors and 16 apartments. Penthouse 11S, one of the building's trophy apartments, is a 3,000-square-foot, four bedroom corner duplex with an astounding 3,300-square-feet of outdoor space on the rooftop.



OPPOSITE: 15 Hudson Yards in Midtown West will feature a fitness center and a 75-foot pool. Rendering: Related-Oxford

ABOVE: This prewar home in Gramercy Park is located on the ninth floor of 260 Park Avenue South. Photo: Douglas Elliman

RIGHT: Penthouse 11S of 105 Hudson Street in TriBeCa is one of the Powell Building's trophy apartments. Photo: Douglas Elliman

On the market for the reduced price of \$7,995,000, the apartment features arched, oversized windows on almost every exposure. "This building has the character that few of the new towers going up in TriBeCa can offer," said Noam Gottlieb, associate broker for Douglas Elliman Real Estate. "The staircase is really like a piece of art — and makes the space even more gorgeous, with a beautiful skylight. Then, when you add the outdoor space, with three exposures and the views of downtown and the river, you get the great views from an ideal height that is not too high up."

The Flatiron District is emerging as a prime residential area in the heart of Manhattan near the quiet residential enclave of Gramercy Park. At more than 3,200 square feet, the three-bedroom/four-bathroom prewar home at 260 Park Avenue South at 21st Street sits on the ninth floor of a 12-story full-service building, converted to condominiums in 2006 with two manicured roof decks, fitness room, storage, live-in superintendent, 24-hour doorman and a concierge.

With an asking price of \$6,995,000, the apartment is unusually large for a building mostly offering efficient two-bedroom units. "It has a wonderful prewar charm to it because it has actual plaster walls — and the building is a wonderful white-glove product that was a pioneer for the area, which was once predominantly a commercial district," explained Frances



Katzen, associate broker with Douglas Elliman Real Estate. "All the newer residential buildings nearby are the final stamps of approval for the successful gentrification of the area — and this is now a marquee building for this location."

At nearby Union Square, a two-bedroom, two-and-a-half bathroom duplex on the sixth floor of 15 Union Square West, listing for \$5,295,000, was designed by world-class designer Vicente Wolf with 16-foot ceilings and floor-to-ceiling windows. Wolf's kitchen features marble Calacatta Gold countertops over a stainless steel base with custom-turned mahogany legs, and a mahogany-paneled powder room with stainless steel toilet and marble sink. The master suite offers two walk-in closets and a 17-foot-wide bathroom with a glass-enclosed wet room and a claw-foot tub.

The 36-unit building, built in 1870, was once the Tiffany & Co. headquarters, and the original cast-iron arches throughout the building are still intact



ABOVE: This duplex is on the sixth floor of 15 Union Square West, once the headquarters of Tiffany & Co. Photo: Halstead Property, LLC

BELOW: The prewar townhouse at 12 East 96th Street was designed and built in 1916 by one of America's foremost Beaux-Arts architects. Photo: Stribling Private Brokerage



— although the building is now clad with a modern black-zinc-and-glass facade. The curve of the arches brings a distinctive look to the apartment's living room. "To me, the 16-foot-ceiling living room with the arched windows is the main attraction, which Wolf took advantage of in his design," said Barak Dunayer, associate broker with Halstead Property. "And this apartment is definitely priced to sell."

Richard Meier's masterworks of wood, concrete and glass on Perry Street and the West Side Highway have been attracting elite buyers and celebrities since 2001 — mostly because of the unobstructed Hudson River views of the Statue of Liberty and the downtown skyline. This three-bedroom combination unit on the sixth and seventh floors of 173 Perry Street, on the market for \$13,995,000, comprises 3,700 square feet of interior space, with 10-foot ceilings and three balconies.

"Having this much space in a contemporary setting is rare for the West Village — and that doesn't even consider the views, which could not be better," said Richard Rosenthal, sales agent with Halstead Property. "This is one of the few apartments in this price range that has unobstructed, spectacular views, in an iconic all-glass-and-concrete Richard Meier-designed building, in what is arguably the most sought-after neighborhood in the city. What else would you want?"

Some prefer prewar townhouses. One of the finest is located at 12 East 96th Street, a seven-story classic occupied until January by La Scuola d'Italia Guglielmo Marconi in the Carnegie Hill Historic District. The 25-foot-wide townhouse mansion was designed and built in 1916 by Ogden Codman Jr.,

one of America's foremost Beaux-Arts architects of that time, for Robert Livingston, an American financier whose family pedigree included a signer of the Declaration of Independence and a Supreme Court justice. The building comprises 13,190 square feet above grade, with an additional 4,500 square feet below. The building is one of three on the block, including the Cartier mansion across the street, also designed by Codman.

The townhouse is currently zoned for residential purposes, and could be used as either a single-family home or a site for multiple condominium units, or possibly another school, a consulate or private medical offices. Besides the five-story elliptical staircase, highlights include the French Beaux-Arts detailing on the limestone facade, the wrought-iron banister, wood-paneled ballroom, seven fireplaces and a garden in the back. The property is on the market for \$19,500,000. "The interest we have had so far is from people who want to reconvert it into a private residence once again," said Linda Basilice-Hoerrner, associate broker with Stribling & Associates. "It is a true luxury property with a tremendous history — and many options."

Another mansion on the Upper East Side's Gold Coast, located in what was once known as Banker's Colony, the Billionaire's Row of the World War I years, is one of four townhomes built by financial tycoons on the same block at roughly the same time. The 44-foot-wide mansion, built at 50 East 69th Street by Otto Dommerich, a trader who reportedly earned \$15 million in 1915, comprises 21,070 square feet above grade, and 5,040 square feet in

the massive basement, with 15-foot ceilings, 14 marble fireplaces and about 3,300 square feet of outdoor space — including a roof terrace with views of Central Park. There are three terraces in all.

The original floor plans of the mansion, which is currently listing for \$72 million, are still intact, and would be helpful in a restoration. "It has a 22-foot-wide circular staircase that ascends six levels and is capped by a skylight, and it also has a rooftop solarium that is original to the building, with light on four sides, that opens to a terrace with a lion's head fountain on the top of the building," said Paula Del Nunzio, associate broker with Brown Harris Stevens. "All the basic rooms of the original single-family mansion were preserved, including the grand drawing room, the reception room, the library and the family room — and all the original decorations remain on the walls and the ceilings. The New York Herald, in 1917, called it 'the most suitable site in all of New York for a dwelling,' and it is true today. There are only 11 mansions that are 44 feet or wider on the Upper East Side from East 60th Street to East 96th Street between Fifth and Park Avenues — and this one is unquestionably among the best." ■

ABOVE LEFT: This three-bedroom contemporary residence on the sixth and seventh floors of 173 Perry Street boasts unobstructed Hudson River views. Photo: Halstead Property, LLC

ABOVE RIGHT: 50 East 69th Street is one of only 11 Upper East Side mansions that are 44 feet or wider. Photo: Brown Harris Stevens

