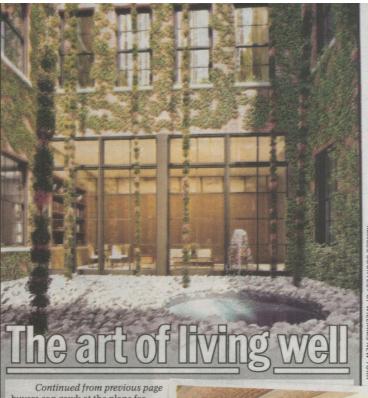
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Continued from previous page buyers can gawk at the plans for the courtyard's vertical garden designed by landscape architect Ken Smith, who created the sculpture gardens for MoMA.

The Kallista fixtures used in the bathrooms are set on pedestals, with gallery-style labeling. Slabs of Italian marble used in the bathrooms can be picked up for inspection.

"I'm confident we are creating something of artistic significance, and I'm not surprised certain people get it," says developer Roy Stillman, whose previous projects have included the Centurion, built with renowned architect I.M. Pei.

Walking into the building, Stillman says the space, with its high ceilings spoke to him.

Stillman describes several "crimes against architecture": the original 1860s red brick was covered with nearly 50 coats of paint; wrought-iron work was covered by aluminum siding, and windows had been blocked.

Stillman went on a mission to find what the building used to look like. Through analyzing historical photographs, they determined there had been a Queen Anne-style pediment. The Landmarks Preservation Commission not only gave permission to rebuild it, but to light the building from the outside – a privilege rarely granted to residential buildings.

The chance to live in such a luxury building downtown isn't lost on potential bayers, Gomes says. At the base of the building, there are four "mansions" – triplex homes that have



Building will feature a vertical courtyard garden (top), and original designs like a vaulted ceiling. Below, broker John Gomes.

customizable basements, where the future owner can determine if they want a home theater, wine cellar or a pool built into the space. One buyer has put two of the mansions under contract, and plans to combine them into a massive 9,000-square-foot home.

There will be two penthouses – one which isn't on the market yet. The other is listed for \$23 million. They each share part of the sixth floor, and then have new-construction seventh-floor additions along with plenty of roof space. Everyone else gets to share a common roof space designed by land-scape architect Smith.

Most of the interested buyers are art collectors, says Eklund, who is also one of the stars on "Million Dollar Listing New York."

"In a very short time, this has become the 'It' building in New York," Eklund says. "The caliber of these buyers – and their art collections – is unparalleled."