

NYC&G

New York Cottages and Gardens

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WINTER CHEER!



DEEDS & DON'TS

THE INSIDE SCOOP ON REGIONAL REAL ESTATE

DEEDS & DON'TS

showcase modernist furnishings, art, lighting, and decorative objects, and Kingston has also become a draw twice a year for design-packed weekends called Field + Supply, the brainchild of New York-based interior decorator Brad Ford. The modern arts and crafts fair

features goods from more than 200 makers, along with live music and food that feel in sync with Kingston's bucolic surroundings and "soulful" quality, Ford says. Kingston's burgeoning status as a creative hotbed, he adds, is a result of "the laws of attraction set in

motion. Once a few people tune into it, others follow." —Michelle Sinclair Colman



Brad Ford
Interior designer

THE MINDS BEHIND THE DESIGN

Standing out is critical in a city where new buildings pop up at every turn, so it's no surprise that developers look for boldfaced names to attach to their projects. Inspired by the Upper West Side's historic architecture while he was designing the 23-story, 131-unit condo development 96+Broadway, Danish architect Thomas Juul-Hansen incorporated prewar-inspired fenestration and railings and clad the façade in limestone. But unlike many prewar buildings, this one prioritizes

light, which "can have an immense impact on your well-being, both physically and mentally," Juul-Hansen comments. "Each unit receives an extraordinary amount of natural light that permeates deep into the living spaces." Remaining apartments start at \$1.395 million. In Carnegie Hill, Paris-based interior design firm Pinto has revamped the Wales, a former hotel that now boasts 21 condos starting at \$3.6 million. "We wanted to pay homage to the history of this gorgeous building and its proximity to Central Park," says Pinto co-art director Pietro Scaglione. "But we also wanted to shake things up a bit with a more contemporary European vibe. Upon entering the lobby, you feel like you're in a hotel in Paris, with New York as your backdrop." Prewar charm with a French twist is also a hallmark of the Edison Gramercy, conceived by Isaac & Stern Architects and decorator Paris Forino and located down the street from Gramercy Park. The team tapped into the 19th-century aesthetics of neighboring buildings for the 13-story, 54-unit structure, which features a limestone façade, mansard roof, 10-foot-tall windows, and Juliet balconies. "It's a romantic



Let There Be Light
Condos in architect Thomas Juul-Hansen's 96+Broadway are flooded with natural light.

Parisian-style building inspired by the charm of the park," says Forino. "Our focus was to mirror that charm inside, with custom millwork and moldings and imported-stone countertops." Remaining three- and four-bedroom homes start at \$4.15 million. And in Greenpoint, Brooklyn, the two-tower condo complex the Huron "recalls a ship with two smokestacks, reminiscent of the ships that delivered goods to Greenpoint's factories at one time," says its architect, Morris Adjmi, who is also the visionary behind Front & York, a 21-story condo in Dumbo. "Greenpoint's rich maritime history profoundly impacted our design." The 171 residences, ranging from studios to four-bedrooms and listed from \$675,000 to approximately \$5.5 million, share 23,000 square feet of outdoor space. —Jean Nayar

THIS ISSUE'S

BIG DEAL

Tucked into one and a half acres on one of the most exclusive streets in East Hampton, this 5,400-square-foot gem at 51 West End Road went into contract last month after two hefty price reductions. Designed by Maidstone Club

architect Roger Bullard and originally built in 1926 as the carriage house for a larger estate, the five-bedroom home was first listed for a whopping \$60 million a year ago with Douglas Elliman Real Estate's Kyle Rosko and Marcy Braun. In June, the price dropped to \$49.5 million, followed by another \$10 million price chop in late September. Perhaps the sale reflects a fast-changing market, but outgoing owners Barbara and Lloyd Macklowe of Manhattan's Macklowe Gallery should still be relatively pleased, having purchased the property for a mere \$3.5 million back in 1992. —A. B.



96+BROADWAY: WE ARE VISUALS; THIS ISSUE'S BIG DEAL: KYLE ROSKO AND RISE MEDIA

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