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POSTINGS

Six-Story \$7 Million Building on Bowery

A Gas Station Is Replaced By Loft Project

A six-story building with a curved facade and lofts that start at \$1.3 million is under construction on a corner lot on the Bowery that was until recently the site of a gas station.

What distinguishes the Bond Street Lofts, a \$7 million structure at 57 Bond Street from a spate of other loft properties downtown is the fact that it is new construction rather than a renovation. "From what we know, this is the first from-the-ground-up condo built in NoHo in 50 years," said Kenneth Horn, president of Alchemy Properties, the project's developer. "The corner of Bond and Bowery was an operating gas station and because mixed use zoning was in place, we were able to put up a building that is commercial on its ground floor and residential on Floors 2 through 6."

In his view, the building exemplifies the evolution of the loft. "Ten years ago, you would deliver raw space," he said. "Five years ago, you would do a little more, but the finishes would be minimal. Now people expect high-end finishes, granite, marble, Sub-Zero refrigerators." Unusual amenities include steam showers in the master bathrooms in all 10 units and four-person hot tubs and outdoor showers on the penthouses' roofs.



Meltzer/Mandl Architects

The 10 loft buildings in the building, at Bond Street and the Bowery, will start at \$1.3 million.

exterior as a challenge of bringing modernity to the old industrial ambience of the area. He chose stone with columns for the first-floor front that will enclose a retail operation. "It was a gesture to tie the building to the one across the street, which has columns," he said. The second, third and fourth floors will be sheathed in silvery-toned Alucobond, a composite paneling material faced with aluminum, and the top two floors in dark blue Alucobond. The building's Bond Street side will be curved, "to give it a sweeping sense of turning the corner," Mr. Meltzer said.

Completion is expected by April, and the lofts — 1,470 to 2,125 square feet — will sell for \$1.335 million to \$1.970 million. *NADINE BROZAN*