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Parking garage on North Moore sells for \$57 million

Impressions: 33,842



The long vacant parking garage on North Moore and Hudson has sold for \$57 million to Alchemy Properties, a real estate development and investment firm that did the Woolworth Building residences with late Tribecan Thierry Despont and 378 West End Avenue with CookFox Architects, among others. (CookFox is working on the now-vacant corner at Warren and West Broadway.)

They are describing the development to come as a “boutique ultra-luxury condominium with private, dedicated parking.”

The building site, currently 56 North Moore but now renamed as 60 North Moore, is five stories but in 2021 was [approved for two additional floors](#). (54-62 North Moore is squarely in the Tribeca West Historic District and was built in 1914 as a three-story building.) Alchemy is planning a gut renovation, of course, and each unit will get a parking space.

These renderings are from the original proposal to the Landmarks Commission so just use them as a guide:

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From the designation report in 1991:

This five-story, 100-foot wide garage building, located midblock, was erected in 1914 as a three-story building and enlarged in 1916 with two additional stories. Both the original design and the addition were the work of Renwick, Aspinwall & Tucker, a prominent firm responsible for numerous industrial buildings in the first decades of the twentieth century. Three proposals for six- and seven-story warehouses were abandoned before St. Marks Church erected the garage on the site, which by the mid-1890s had been cleared of two multiple dwellings that had been erected in 1869 and 1882.

The flat plane of the facade is a study in brick patterning, as was typical in commercial building design of the period, punctuated with white marble trim, window sills, and parapet coping. The first story of the building is a minimally-defined base with a granite water table, set off by a double vertical stretcher course which forms segmental

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arches above two of the four vehicular entrances. Security screens have been placed over all of the windows which have twelve-over-twelve double-hung sash.

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