

# NYC&G

New York Cottages and Gardens

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KINDERHOOK  
**UPPER**  
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LONG ISLAND  
CITY

# SPRING FEVER!



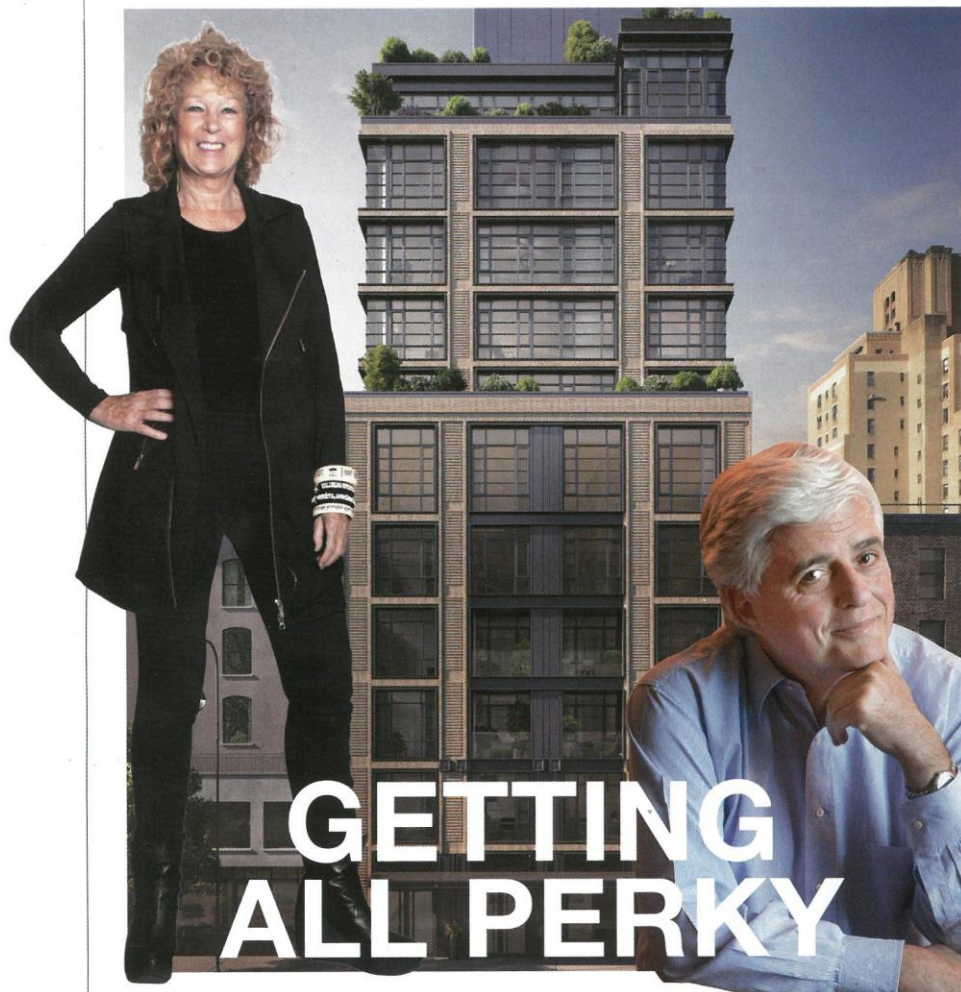
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# DEEDS & DON'TS

THE INSIDE SCOOP ON NEW YORK REAL ESTATE



ROOFTOP POOLS AND GAME rooms are so passé. To compete for their share of affluent buyers and renters in a market saturated with new luxury buildings, developers have become more creative in order to stand out. Leading the pack is the hotel-inspired wellness center at Citizen360, a recently completed 84-unit condominium conceived by Shop Architects on the Upper East Side. The interiors have been dreamed up by Clodagh, the Irish-born decorator with

an affinity for incorporating principles like feng shui, biogeometry (the science of the effect of shape on the body), and biophilia (the idea that nature has a positive influence on living things) into her designs. Notably, the building includes a spa with an infrared sauna that reportedly helps users ease pain, shed pounds, and fight aging. "Infrared heat penetrates the skin more intensely than the heat in a regular sauna, detoxifying the body of sodium and lactic acid," says the designer, who also installed an air-purifying living green wall in the lobby, in addition to creating a music room and an art studio for residents. "I want the homeowners of Citizen360 to feel like they're being welcomed into a retreat."

Emphasizing healthy living is becoming the rule, not the exception, at places like Level in Williamsburg, where a 24-hour fitness club offers more than 200 on-demand video classes, including kickboxing, Pilates, and Zumba. And in Chelsea, the spa at the soon-to-be-built d'Orsay condominium will include a chic Art Deco-style plunge pool designed by legendary French decorator Jacques Garcia. Residents can reserve the private pool and heat or cool it to a desired temperature.

The bar is being raised even higher for life-boosting perks like these and more. The staff at 525 West 52nd Street can organize an in-home blow-dry or a tutor for the kids, while the building's "experience manager" curates activities such as outdoor yoga classes, winery visits, and special film series in the screening room. At the observatory of the 64-story 50 West in the Financial District, residents can take part in a stargazing program led by Marcelo Cabrera, former president of the Amateur Astronomers Association of New York. And tenants of Brooklyn's new rental 33 Bond Street can get a dose of fresh air without ever leaving the premises: The property features a private



**All The Trimmings** Designers ranging from Clodagh to Jacques Garcia are being hired to create inventive amenity spaces at new buildings, such as d'Orsay (top) and Citizen360 (above).

D'ORSAY: THE NEIGHBORHOOD; GARCIA: ERIC SANDER



**Take The Plunge**

D'Orsay's private pool can be reserved by tenants and heated or cooled to their desired temperature.



elevated park where renters can fire up the grill, lounge on sun beds, or walk along its landscaped paths—even though Fort Greene Park is only a few blocks away. —*Jean Nayar*

**WHERE TO MOVE NEXT**

**N**EW YORKERS ALWAYS WANT TO get a toehold on the next hot hood. An influx of new construction and relatively good deals are recently bringing savvy house hunters to West Harlem, Chinatown, and Brooklyn's Fort Greene—though sale prices are already on the rise. "West Harlem is on fire right now," says Tamara Marotta, an agent at the Corcoran Group who covers the area, which has seen 124 percent growth in the median sale price (to \$456,425) from late 2016 to late 2017, according to StreetEasy. In particular, the Hamilton Heights and Sugar Hill districts "offer less congestion, more open space, and a slower pace" than other storybook Manhattan neighborhoods. Home to plenty of farm-to-table restaurants and a Gucci x Dapper Dan boutique, West Harlem is also convenient for commuters: The express A train whisks them to Midtown in 12 minutes (assuming there are no "signal problems" or "rail conditions"). Downtown, Chinatown

is heating up, especially with a new ferry service beginning to operate nearby this summer. Suzanne Slesin, publisher of *Pointed Leaf Press* and a contributing editor to *NYC&G* and *HC&G*, bought a penthouse and ground-floor office space inside a building in the neighborhood nine years ago and says the area has blossomed significantly. "Howard Street is the most fashion-forward street in New York right now," she says. "There's Rick Owens, Opening Ceremony, Tom Dixon, and Roman and Williams Guild. And living here is still half the price of SoHo and Tribeca." From the fourth quarter of

2016 to the fourth quarter of 2017, Chinatown saw a 50 percent growth in median sale price, to \$1.07 million. And even market watchers might be surprised to learn that in Brooklyn's Fort Greene—a darling with creative types and architecture buffs for years—the median

sale price rose 67 percent from 2016 to 2017, to \$1.075 million. A recently opened Whole Foods 365 market and 15 new residential projects on the horizon make the family-friendly, brownstone-rich enclave a still-popular draw. "I moved to the neighborhood in 2001 because my cool artist friends were living there," says Kathleen Perkins, a Douglas Elliman Real Estate agent who works in the area. And while the townhouse market is becoming "pretty limited," she adds, "prices are averaging \$3.5 to \$4 million—which, at \$800 per square foot, is almost half those in Manhattan. Plus, you get a yard for the kids. It's classic brownstone Brooklyn." —*Lara Ewin*

**NABE CALLING**

**W**HY SOME NEIGHBORHOOD monikers last and others don't is anyone's guess. For every Tribeca or Dumbo, there's a Rose Hill, the Gramercy-adjacent neighborhood that ultimately gave way to the more pungent-sounding Curry Hill, or a Clinton, the milquetoast tag civic boosters have tried to slap on a less wholesome Hell's Kitchen. (They've essentially lost that battle, but who knows, maybe "Chelsea Clinton" would have caught on had Hillary become president.) Recently vying for cartographic

## THIS ISSUE'S BIG DEAL

It's still possible to live in a mansion in New York City—as long as you're willing to venture to Brooklyn's Clinton Hill, which actress Rosie Perez, actor Adrian Grenier, and TV personality Ted Allen call home. This renovated turn-of-the-last-century residence boasts both a landmarked Romanesque Revival façade with three exposures and a modern kitchen with Miele appliances and Pedini cabinetry. "The extent of the work really sets it apart," says Mordy Werde of Citi Habitats, who is marketing the \$6.5 million property with the firm's Michael Ettelson, "and there's more natural light than in your average townhouse because of the abundance of windows." The five-story home includes a full-floor master suite with a study, a fireplace, a windowed walk-in closet, and a private terrace. There's also a two-bedroom, two-bath garden apartment that can be rented out, as well as an attached one-car garage—a rare bonus for any city home. —*Lisa Chamoff*



D'ORSAY: THE NEIGHBORHOOD