

REAL ESTATE WEEKLY

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Landmark Bldg Opens Doors

With the culmination of a meticulous rehabilitation effort, sales are about to kick off at 29 W. 19th St., a commercial building dating back to 1854 that has been converted to loft-style condominiums. The 28-foot wide vacant five-story building has been converted into a 6-story, mixed-use condominium (two commercial units/four residential units). The sponsor was required to secure Landmarks Commission approval for all renovations.

The lower two floors and the cellar will be marketed as retail space beginning in June. The four residential units will have a separate entrance from the retail portion of the building, allowing for privacy, security and a separate lobby. The lower full-floor residential condominiums will be three-bedroom/ three-bath units, with top-of-the-line finishes. The penthouse unit will be a two-bedroom/two-bathroom unit, with three outdoor terraces.

Douglas Elliman's Ellen Rick is exclusive sales agent for the residential units and is working in conjunction with Douglas Elliman's development marketing group.

The late Alfred W. Craven, owner of the neighboring 27 W. 19th St., originally owned the brownstone which served as a private residence and then a boarding house until 1903, when it was converted to retail use. Subsequent tenants included furriers and a restaurant.



Skyway Development Group, the developer of 29 W 19th St., restored the existing building facade in a manner sensitive to its more historic conditions, including the replacement of aluminum windows with wood landmark-friendly windows by Pella and the restoration of cornice moldings. Based upon a historic picture, the sponsor recreated the storefront which originally stood at the first two stories of the building.

According to Ellen Rick, the three residential units are each approximately 1,820 s/f and are priced starting at \$1.5 million. The fifth floor penthouse is approximately 1,420 s/f. Its price is yet to be determined.

Residence amenities include key-elevator access, video intercom security system, full floor private residences, ceiling heights of up to 11'6" and individual central air conditioning units.