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Real Estate

POSTINGS

1905 Ice House Building to Be a Condominium

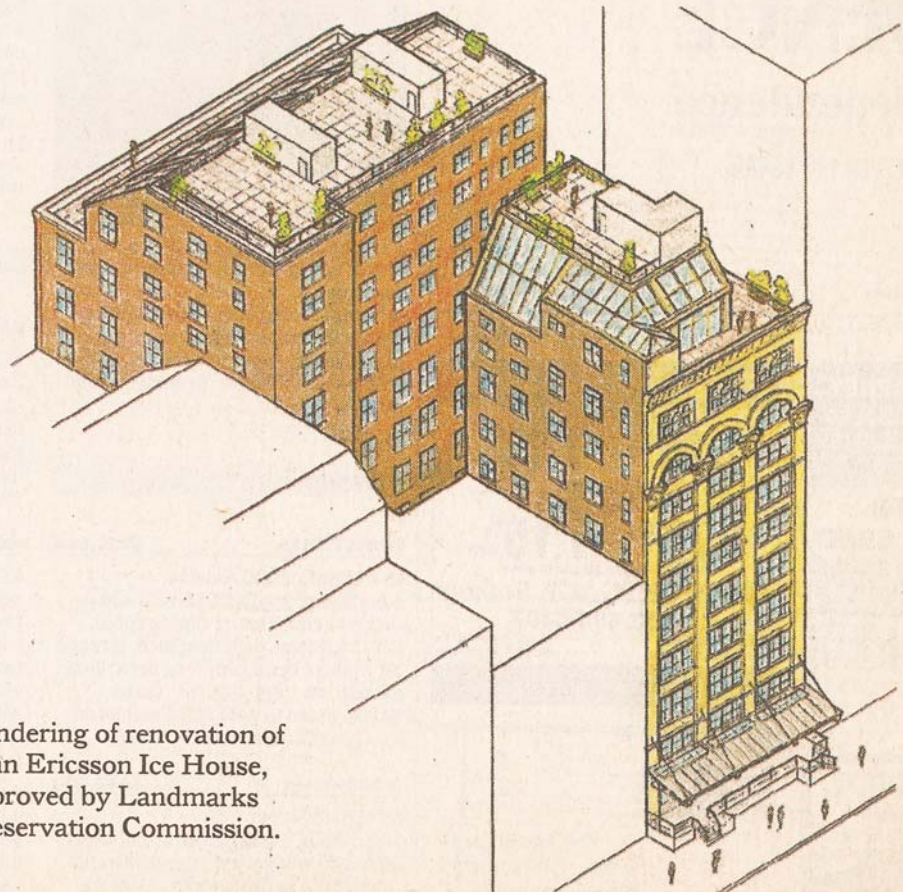
For TriBeCa, 49 More Lofts

A 1905 Renaissance Revival structure that was built as a refrigeration plant in TriBeCa is to become 49 condominium lofts as part of a \$15 million conversion. The 10-story building with addresses at 27 North Moore Street and 22 Ericsson Place — once known as the John Ericsson Ice House — is to be developed by Jack Lefkowitz and Joseph Pell Lombardi, who is also the project's architect.

The developers will pay \$8 million for the 150,000-square-foot building when final permits are approved. Mr. Lombardi's design slices out a courtyard to give light to the bedrooms. Because a city provision says the cut-away floor space can be relocated, two floors for penthouses have been added below what is to be a rooftop common area. The price for a 4,400-square-foot penthouse with a 700-square-foot terrace: \$1.7 million. The New York City Landmarks Preservation Commission endorsed the plan in July; a city Planning Department hearing is expected this winter, according to Mr. Lombardi. Construction could begin in the spring and take nine months.

Plans announced five years ago to build offices and a laboratory for the New York Blood Center fell through when a development plan for the center's Upper East Side building collapsed, according to Mr. Lombardi.

If the residential-conversion plan is approved, the 1905 exterior would be restored, along with a metal and glass canopy; metal shutter doors for a cafe on the ground floor would be re-created. The lofts will feature 12-foot ceilings, kitchens with commercial ovens and SubZero refrigerators and one finished bathroom apiece — plus plumbing for another.



Rendering of renovation of John Ericsson Ice House, approved by Landmarks Preservation Commission.

John Boyer for Joseph Pell Lombardi & Associates