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Real Estate

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\$20 Million, 12-Story, 68-Unit Condominium

New TriBeCa Building Designed to Look Old

Passers-by just may wonder, come the spring of 2000, whether the new building on Hubert Street in downtown Manhattan hasn't, in fact, been there for decades.

That is the architectural idea — indeed, the required concept — behind the design of the 12-story, 68-unit condominium building soon to rise on a parking lot just west of Hudson Street in TriBeCa.

The new \$20 million building, being developed by 137 Hudson Street Associates, had to fit into the neighborhood in order to receive the required Certificate of Appropriateness from the New York City Landmarks Preservation Commission. The building is in the TriBeCa Historic District.

To qualify for the certificate, said Katy McNabb, a spokeswoman for the landmarks commission, the building had to be "in character with the rest of the neighborhood in design, materials, size and bulk."

And so, said the architect, Joseph Pell Lombardi, "We treated this building much like it was an annex to the magnificent 1929 Art Deco build-

ing just to the east, at 145 Hudson, so that the architecture of the two tied in."

Mr. Lombardi said the new building would have a two-story limestone base, "on top of which is a deep-orange brick tower with very large multi-paned windows." There will be setbacks creating terraces and a glazed- and clear-glass-enclosed top floor, "much like an atrium skylight," which will be divided into two penthouses.

The building, occupying 3 to 9 Hubert Street, will be surrounded by cobblestone driveways "that are reminiscent of the historic alleys of TriBeCa," Mr. Lombardi said.

The apartments, ranging from two to five bedrooms, will be between 1,200 and 3,500 square feet, and will all have views of either the Hudson River or the Manhattan skyline. The ceilings will be 12 feet high, and about half of the apartments will have fireplaces. Prices have not yet been firmly set, Mr. Lombardi said, but are expected to range from \$500,000 to \$4 million.



Joseph Pell Lombardi Associates

Rendering of 3-9 Hubert Street, to go up in TriBeCa.

A lawyer for the developer, Howard Hornstein of Fischbein Badillo Wagner Harding, said that besides receiving a certificate from the landmarks commission, the developers had to obtain a variance from the Board of Standards and Appeals allowing residential construction in a manufacturing zone.

The director of the Board of Standards and Appeals, Pasquale Pacifico, said that while such variances are not unusual, the one for the Hubert Street building was the first ever granted in the TriBeCa Historic District.