

## Real Estate

Section 9

Something New, Something Old for TriBeCa

## A Fraternal Twin for an Oldtimer

A 15-story Art Deco industrial building overlooking the Holland Tunnel ramps in TriBeCa is to be converted to lofts and linked to a new building to rise on what is now an adjacent parking lot under plans now undergoing New York City's approvals process.

The new building is to be a sort of fraternal twin to the 1929 building: While it will share the identical small-paned window pattern and other Art Deco touches, it will be two stories shorter and have setbacks.

The existing building, at 145 Hudson Street, at the southwest corner of Hubert Street, was designed by Renwick, Aspinwall and Guard with bricks of three different ocher hues. Joseph Pell Lombardi, the architect who is in charge of both projects, which will be linked by a copper-clad bridge, said he had chosen a medium shade of ocher brick for the new building.

The project, which Mr. Lombardi said would cost \$25 million to \$30 million, will create 42 2,000-square-foot living lofts in the old building and 70 in the new

one. The retail space in the old building is to be restored, and its first four floors are to be devoted to commercial uses (the building still houses a few printing and publishing companies). Mr. Lombardi said that lofts in the two buildings would sell for about \$600,000 to \$700,000.

The neighborhood is zoned primarily for manufacturing, and a zoning change will be necessary to allow apartments. The Landmarks Preservation Commission, which unanimously approved the appropriateness of both projects for the TriBeCa West historic district in late June, also voted to sponsor the request for a zoning change for the old building before the City Planning Commission.

Stanley Scott, the developer of both buildings, a retired printer who once had his printing operation at 145 Hudson, will have to take his zoning change request for the new building to the Board of Standards and Appeals. Mr. Lombardi said that the request was being filed now, and that a decision could be expected in six or seven months.

Existing building at 145 Hudson (at left) will be restored, converted to condos and connected to new building.



John Boyer/ Joseph Pell Lombardi &amp; Associates