



Toll Brothers City Living nears completion of West Village co-op

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100 Barrow Street - Manhattan, NY

Manhattan, NY The West Village continues to morph into one of the most desirable family-friendly neighborhoods in the city. Among the cobblestones and historic blocks of townhomes, new residential developments with larger apartments are trending – among them, 100 Barrow St. which, when complete, will represent urban family living at its best.

Toll Brothers City Living, the urban development division of Toll Brothers, Inc., is closing on co-op sales and nearing construction completion at this 12-story, 33-unit residential co-op.

“The brick and architectural bronze clad building with 33 residences is set on land owned for the last century by the Church of St. Luke in the Fields. This site offers a unique opportunity to live in one of the most beautiful parts of the city – with spacious living spaces, a backdoor garden and luxury-class amenities. The residents’ units will all feature views of the gardens,” said David Von Spreckelsen, president of Toll Brothers City Living NY. “In addition, because the church owns the land, our building holds a long-term land lease. That means our owners will be co-op owners, rather than condo owners. There are many benefits to this structure, including the rules for building repair, which make this an attractive purchase.”

The design is a fold-in to the neighborhood, creating context and adding beauty to the surrounding neighborhood. “Situated at the corner of Barrow and Greenwich Sts., just a block from the tree-lined Hudson River Park, the building melds the historic architecture of its surroundings, with an elegantly proportioned brick and glass exterior,” Von Spreckelsen said.

The building is designed by Barry Rice Architects. Rice created not just a contextual addition to the historic backdrop but one that feels almost hallowed. “Behind the development is the 1825 St. Luke’s of the Fields Episcopal Church, a community landmark,” said Rice. “We wanted to link to the neighborhood and utilize the garden both inside and out. Now, as you enter the lobby, you see the townhouse gardens through a Roman-arched window, floor to ceiling, in hand-carved mahogany with doors that open out into a three level garden. In addition we wanted the entrance to feel like you were entering through the inside of the building, so in essence we brought the sidewalk into the building with a unique lobby design of Pompei Flamed Basalt.”

The unit interiors were designed by Brooklyn-based Bernheimer Architecture.

The interiors are refined and understated, featuring materials such as wide-plank white oak floors, dark grey oak entry doors, and walls of richly-veined grey marble that lend a timeless, yet contemporary, feel to the residences. The carefully crafted interiors provide an exacting attention to craft and fine-grained details found throughout the exclusive amenities and residences.

Grey and black marbled master bathrooms feature marble countertops paired with double white lacquer vanities, and custom bronze fixtures.

Other features include: over 9-ft. ceiling heights; oversized or floor-to-ceiling windows; high-end cabinetry and appliances, enormous walk-in closets, deep soaking tubs, and oversized showers.

Each of the two to four-bedroom residences offer open-plan living and dining areas. Top floors will have views of the cityscape from the north, east, and south. Typical s/f for a two-bedroom is 1,775 s/f, while the four-bedroom is 4,400 s/f.

The building offers amenities including a 24- hour attended lobby; a fitness center with changing room; steam room and sauna; a children's playroom; wine cellar and wine-tasting area; a common-lounge area for private events as well as a pet spa. There is also a basement laundry area and bicycle storage room. Building completion is slated for early fall of this year.

100 Barrow Living Room

100 Barrow Bedroom

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