



## JDS Development Group, Property Markets Group and Spruce Capital Partners begin closings for Landmark Residences

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New York, NY JDS Development Group, Property Markets Group and Spruce Capital Partners begin a new chapter for the historic Steinway Hall by receiving TCO and commencing closings for the Landmark Residences at 111 West 57th St. Steinway Hall, originally designed by Warren & Wetmore, has been comprehensively reimaged as sprawling light-filled residences with amenity spaces by Studio Sofield and SHoP Architects. The Landmark Residences at 111 West 57th St. comprise a limited collection of 14 homes featuring interior architecture by Studio Sofield.

The pre-war landmark building is connected to 111 West 57th St.'s new-construction tower via a central lobby featuring original end-grain wood flooring from Steinway Hall and accents of limestone and marble. The façade and historic rotunda of Steinway Hall are currently being restored in collaboration with the Landmarks Preservation Commission of New York. The 1,428-ft. tower features 46 full-floor and duplex residences, with high ceiling heights and centered views of Central Park.

Residents at 111 West 57th St. also have access to amenities and services including an 82-ft., two-lane swimming pool with private cabanas, separate sauna and treatment rooms, and a double-height fitness center with mezzanine terrace, a private dining room and a chef's catering kitchen, a residents' lounge with expansive terrace, meeting rooms and a study, 24-hour attended entrances and a dedicated concierge service. A private porte-cochère on 58th St. provides residents a secure entry experience. The lobby features accents in limestone, marble, blackened steel and velvet, and restored, original end-grain wood flooring from Steinway Hall.

Douglas Elliman is the exclusive sales and marketing representative for 111 West 57th St.

Michael Stern, founder and CEO of JDS, said, “Our goal with Steinway Hall was to create gracious residences that honor the spirit and integrity of architects Warren & Wetmore’s original 1925 design. We achieved this through a thoughtful restoration that maintains the elegance of the building’s pre-war proportions and architecture, while creating modern layouts that reflect the way people live today.” The team entrusted Studio Sofield to create residences that reflect the best in contemporary craftsmanship and materiality, with design details such as formal dining rooms with coved walls, stepped panel doors, and patterned solid oak floors. Select landmark residences feature private terraces with original design details, including decorative cast stone urns, grand balusters, and gold leaf embellishments. Stern said, “This was an enormous enterprise by the hands of many talented people. I could not be prouder of the dedicated work of JDS Construction and of the quality of the finished work.”

Kevin Maloney, founder and managing partner of Property Markets Group, said, “The Landmark Residences represent an incredible opportunity to reside in a storied Manhattan landmark. Some of these first closings reflect the demand we have seen from Tower purchasers for additional homes intended to be utilized as ancillary or guest suites for visiting friends, family, or staff. Additional residences within Steinway Hall include a dramatic four-bedroom duplex with double-height ceilings as well as the spectacular terraced Landmark Penthouse that is truly one of the most extraordinary pre-war residences ever to come to market in New York City.”

Studio Sofield, led by William Sofield, is known for its work designing for Tom Ford, Salvatore Ferragamo, Sotheby’s Diamonds and Harry Winston. As interior architect, Studio Sofield took inspiration from the original architecture of the Warren & Wetmore-designed building as well as the landmarked rotunda to design the new amenities, lobby spaces, and interiors of 111 West 57th St. In designing the block-long lobby sequence, Sofield called upon distinguished New York artisans such as John Opella and Nancy Lorenz, to create, what he calls, “a series of emotional experiences,” reminiscent of the public spaces of the city’s classic skyscrapers.

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