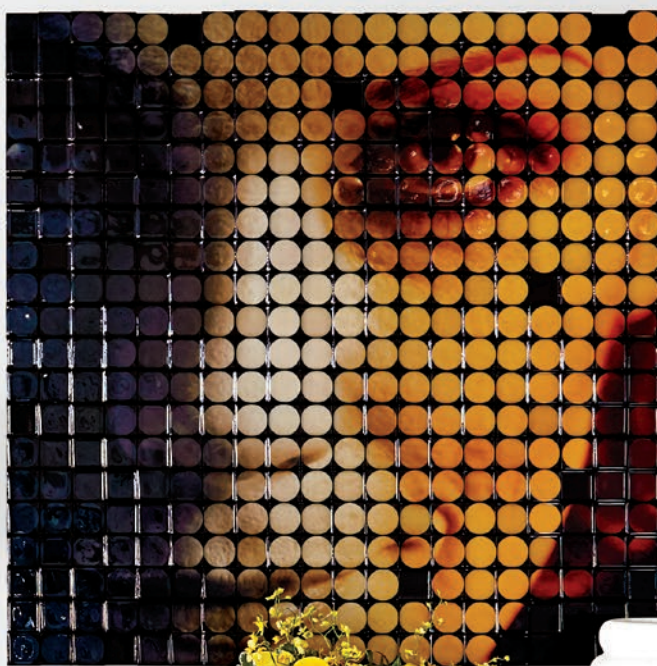


NYC&G

New York Cottages and Gardens

COTTAGESGARDENS.COM | OCTOBER 2019

**BROOKLYN
HEIGHTS**
CARNEGIE HILL
DUMBO
SLEEPY HOLLOW
**UPPER
EAST SIDE**



**NY
IDAS!
PAGE 48**

DARING DESIGN



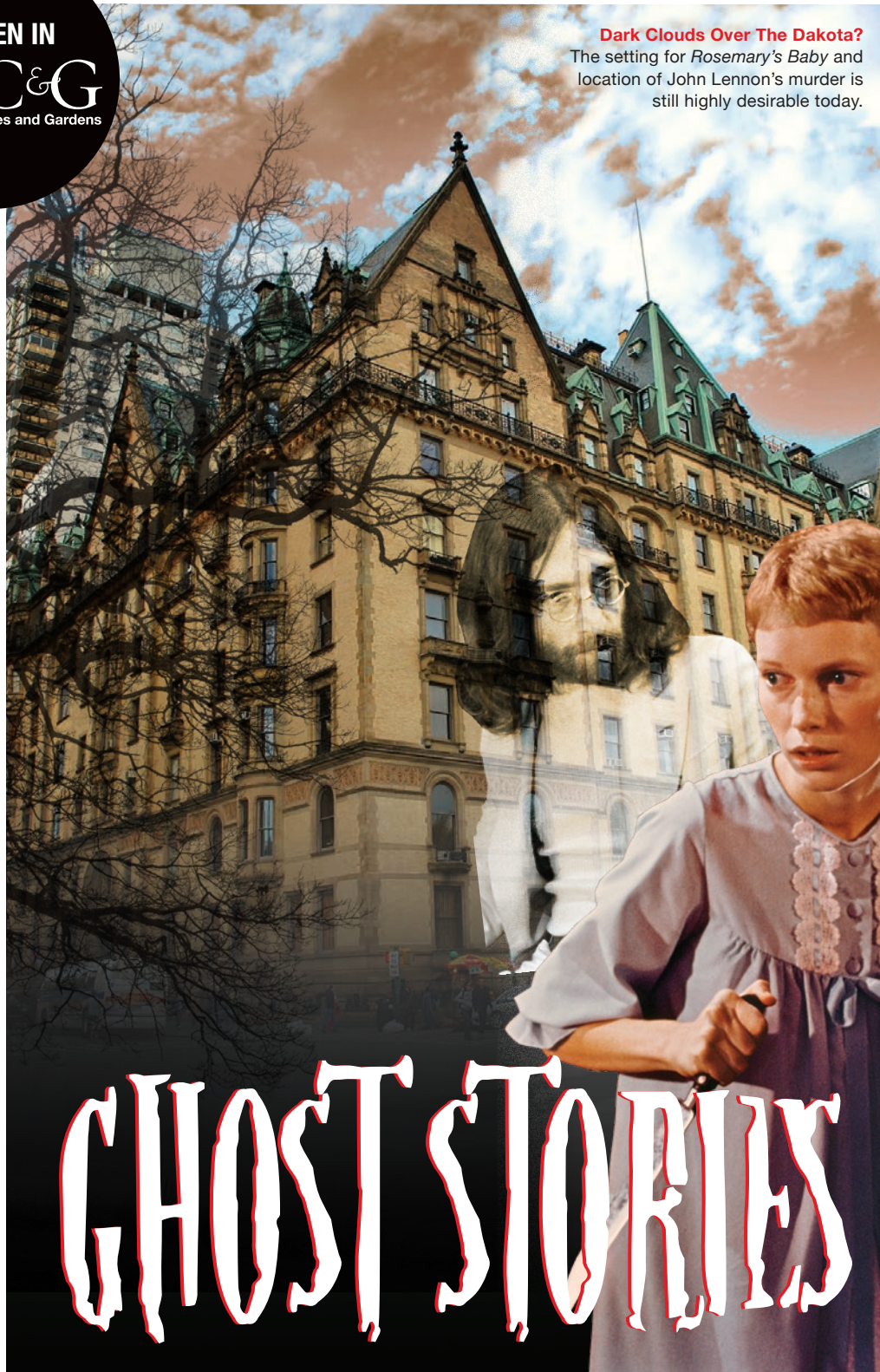
DEEDS & DON'TS

THE INSIDE SCOOP ON NEW YORK REAL ESTATE

AS SEEN IN
NYC&G
New York Cottages and Gardens

Dark Clouds Over The Dakota?

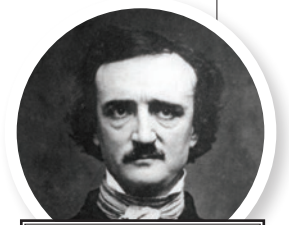
The setting for *Rosemary's Baby* and location of John Lennon's murder is still highly desirable today.



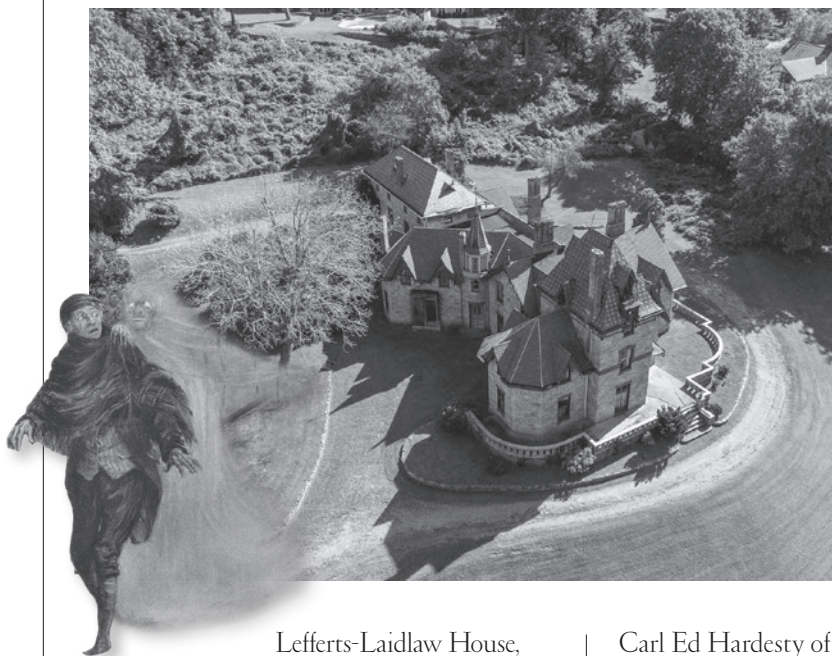
IF THE IDEA OF LIVING IN A HAUNTED house seems more delightful than frightful, then head straight for the Dakota, a Gothic pile on the Upper West Side where a 3,300-square-foot three-bedroom co-op is now on the market for \$11.25 million with Roberta Golubock of Sotheby's International Realty. Featuring 13-foot ceilings, wood-burning fireplaces, and original architectural details from 1884, it's the priciest of five units currently available in the famously eerie building, which served as the backdrop for the seminal 1960s horror flick *Rosemary's Baby*. Reported paranormal sightings include a young girl, a man with a child's face, and the Crying Lady, a phantasm supposedly seen by John Lennon, a resident of the building who was murdered in its archway in 1980. His widow, Yoko Ono, even claims to have witnessed her husband's ghost sitting at their piano.

Greenwich Village, the longtime host of New York's annual Halloween Parade, has never been short on imagination. The building at 14 West 10th Street is rumored to house 22 apparitions, including that of six-year-old Lisa Steinberg (who was murdered there by her adoptive father, Joel Steinberg, in 1987) and Mark Twain, a resident from 1900 to 1901. Other literary specters loom large elsewhere on the same block, where the ghosts of Lillian Hellman, her longtime partner Dashiell Hammett, Emma Lazarus, and, appropriately enough, Edgar Allan Poe are all said to roam.

In Brooklyn's Clinton Hill neighborhood, the landmarked



Edgar Allan Poe
Writer and Poet



The Legend Of Strawberry Hill Manor
This \$1.15 million listing in Irvington has a past that would easily give Ichabod Crane the willies.

If you have an imagination like Ichabod Crane's, the Hudson Valley is chock-full of spooky abodes, including a 13,000-square-foot five-bedroom 1850s Gothic Revival castle on two acres in Irvington, offered for \$1.15 million with Theresa Ferraro and

Lefferts-Laidlaw House, a 2,225-square-foot four-bedroom Greek Revival at 136 Clinton Avenue, is said to be haunted by a lawyer who committed suicide on the grounds. The current owner, who has lived in the house since 1996, recently dropped the price of the circa-1830s residence to \$4.5 million after trying to sell it several times over the last three years. It's now listed for an even further discounted \$3.6 million with Micha Hendel of Compass, who insists that the seller "hasn't ever experienced anything strange."



Anderson Cooper
Television Journalist



Cooper's Spook
Anderson Cooper owns a converted firehouse that's said to be haunted.

Carl Ed Hardesty of Compass. Believed to be visited by the spirit of its original owner, John Thomas, who was killed outside the house when the pitchfork he was holding was struck by lightning, Strawberry Hill Manor features gloriously ghostly interiors in need of some TLC and multiple turrets and spires.

Think a fascination with all things otherworldly is a prerequisite to living in a haunted house? Even straight-arrow personalities aren't above living among phantoms. Take Anderson Cooper, who bought the landmarked 1906 Fire Patrol House on West 3rd Street in 2010 for \$4.3 million. It's thought to be haunted by the ghost of a certain Patrolman Schwartz, who worked there during the 1930s and hanged himself on the premises. Just don't expect this story to appear on CNN anytime soon. —*Lara Ewen*

HUDSON YARDS EAST?

WITH ALL THE ATTENTION THAT has been placed on Hudson Yards, the massive retail and housing complex in Midtown West, developers are lately trying to steer buyers to Midtown East, boosted by relaxed 2017 rezoning rules that have allowed for a slew of new buildings and expanded air rights. Among the recent players: Ceruzzi Properties' the Centrale at 138 East 50th Street, a 71-story Art Deco-inspired

A DAY IN THE TRENCHES:

DOUGLAS ELLIMAN REAL ESTATE'S
TOM POSTILIO AND MICKEY CONLON



<TOM POSTILIO

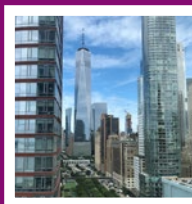


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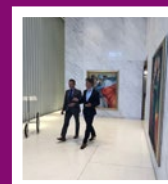


8 A.M.: Fuel for the first conference call of the day.

10 A.M.: Gearing up for the fall market with a team meeting at our office on Madison Avenue.



12:15 P.M.: Attend a listing presentation for a potential job in Battery Park City. Iconic views? Check.



2 P.M.: Back Uptown for a marketing meeting at our new development project at 200 East 59th Street.



3:30 P.M.: Hop on a call with clients and their architect and designer to review the floor plans of an apartment they're hoping to buy.

5:45 P.M.: Head to the Friars Club to meet a longtime client who wants to discuss selling some of his investment properties.



8 P.M.: Cocktails, dinner, and . . . showtime! Unwinding with a spectacular evening of music featuring our beloved Melissa Manchester at Feinstein's/54 Below.



Eastward Ho!
Developers of the tower at 100 East 53rd Street are hoping to draw interest to Midtown East.

tower designed by Pelli Clarke Pelli Architects with interiors by Champalimaud; Foster + Partners' 63-floor modernist tower at 100 East 53rd Street, which takes its inspiration from Mies van der Rohe's neighboring Seagram Building; Macklowe Properties' 35-story 200 East 59th Street, the firm's more

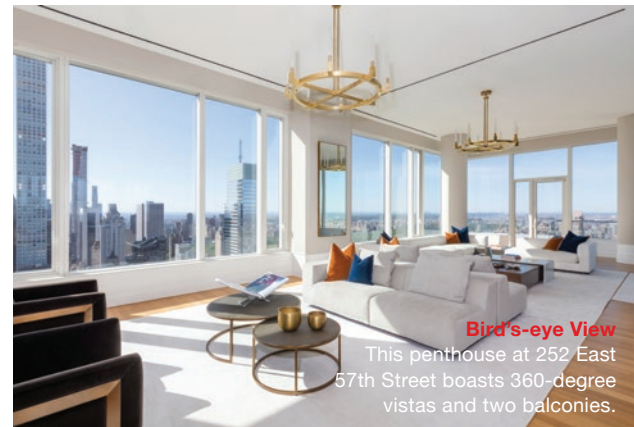
modest follow-up to 432 Park Avenue; and the Waldorf Astoria Condos, slated to hit the market this fall. Compass's Leonard Steinberg, who is marketing the Foster tower, says that although the neighborhood has traditionally been known as a "dining desert," happening hot spots like the Japanese-French hybrid Shun and the trio of eateries at the Seagram Building have helped revive the area and make it more attractive to young professionals.

"It used to be that nothing was open past eight o'clock," he says, "but now there's life in the neighborhood." —*Lisa Chamoff*

TOP BILLING

ENOUGH WITH "PENTHOUSES E, K, R, and W": Since when does the word "penthouse" mean multiple apartments on the same floor? Serious penthouse buyers want to live alone above the hoi polloi. At \$45 million, the duplex penthouse at 1010 Park Avenue—a new Upper East Side building designed by Beyer Blinder Belle with interiors by David Collins Studio—boasts 6,745 square feet, four bedrooms, a private terrace, a library, and a salon with 12-foot ceilings; Hilary Landis and Beth Benalloul of the Corcoran Group share the listing. Atop the Skidmore, Owings & Merrill-designed 252 East 57th Street, a full-floor 8,139-square-foot six-bedroom with 360-degree views, two balconies, and a secondary kitchen is on the market for \$27 million with Tal and Oren Alexander of Douglas Elliman Real Estate. In SoHo, the converted 1869 building 12 Greene Street features a penthouse triplex with three bedrooms, a study, a reflecting pool, 18-foot-plus ceilings, an indoor vertical garden, and three landscaped terraces, all

for \$9.95 million through Joshua Wesoky of Compass. Just a few blocks away, at the Tulip Building—a cast-iron structure erected in 1873—the 8,000-square-foot penthouse unit comes with a whopping 4,000 square feet of private outdoor space and two parking spots, plus a 20-foot-tall barrel-vaulted brick ceiling in the kitchen, wood-burning fireplaces, and an outdoor spa tub. Renovated by Roman and Williams Buildings and Interiors and A+M+L Architecture, the \$48.5 million residence is repped by Noble Black, J. Eric Becker, and Fredrik Eklund of Douglas Elliman. Finally, the comparatively affordable \$6.995 million duplex penthouse at 147 West 15th Street, listed by Halstead's Richard Orenstein, includes a solarium, a wood-burning fireplace, and a 1,500-square-foot outdoor area complete with a waterfall and a shower. —*Michelle Sinclair Colman*



Bird's-eye View

This penthouse at 252 East 57th Street boasts 360-degree vistas and two balconies.

BROKER BREAKDOWNS

WHAT'S THE WORST CLIENT EXPERIENCE YOU'VE HAD?

THE SQUATTER

"One man liked a listing of mine so much that he didn't want to leave—I couldn't get him off the sofa! Despite assurances of an offer, I never heard from him again." —*Susan Burris, Halstead*



THE CULPRIT

"After a couple left a showing of mine, I realized that one of them had had a major accident in the bathroom. It took me half an hour to clean up the mess!" —*John Gasdaska, The Corcoran Group*



THE LOOKY-LOO

"A prospective buyer viewed one of my listings, returned twice with his partner, and said he would make an offer after his vacation. Upon his return, he made two more visits, but the offer never did come through." —*Meryl Jacobs, Halstead*



THE EMBEZZLER

"I had a buyer who didn't seem to be as wealthy as he claimed. Six months after he purchased the property, he was arrested for stealing money from Citibank." —*Kimberly Jay, Douglas Elliman Real Estate*



THE EXHIBITIONISTS

"During one showing, my clients and I walked in on the current tenants sleeping in the nude. Thank god we didn't wake them up!" —*Jonathan Conlon, The Corcoran Group*



THE NEAT FREAK

"I once represented a seller who wouldn't let me touch any of his furniture. I had to sit on the floor while I waited for potential buyers." —*Janna Raskopf, Douglas Elliman Real Estate*
—*Rachel Bosworth*

