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## Off Millionaires' Row, Lauded Parisian Firm Designs Vintage Condo at 27 East 79th Street

By Ondel Hylton  
Impressions N/A



27 East 79th Street (Renderings courtesy of Adellco)

**B**eaux-Arts architecture is alive and well on the Upper East Side. On East 79th Street, between Fifth and Madison Avenues, is one of the most architecturally stunning crosstown blocks in Manhattan. Coined as “the Cook Block,” the south

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side is lined with a pristine row of Gilded Age mansions— including that of former mayor Michael Bloomberg. The north side is filled with elegant townhouses and mid-rise co-ops such as 9 and 21 East 79th Street.

Within this ensemble, a boutique condo at 27 East 79th Street is set to rise. As a project of many firsts, the Adellco-led venture will be the block's first new building in almost 40 years and its first condominium. Conveying affluence and staying power like no other style does, the 15-floor building will be dressed in Beaux-Arts flourishes penned by Cabinet Alberto Pinto, an AD100 design firm whose clients include the French President and the royal families of Saudi Arabia and Qatar. Led by Linda Pinto, this will be the Paris-based company's first residential commission in New York. They are working with the local office of HTO Architect to bring the project to fruition.



Entryway

Rising to the occasion and striving to maintain the high caliber of architecture found throughout the area, the building will be covered in a warm limestone façade complemented by delicate iron grillwork and oversized windows, some arched. There will be an ornate domed marquee at ground level, some Juliet balconies above and an eye-ful of embellishments that could fool the average passerby as being the real thing. The sumptuous detailing will be carried through to the interiors where eight large residences will be assembled. The layouts include duplexes, full-floor homes, a maisonette with garden, and a triplex penthouse with a magnificent semi-circle window lending to views of the Midtown skyline and Central Park. Key-in elevators open to airy

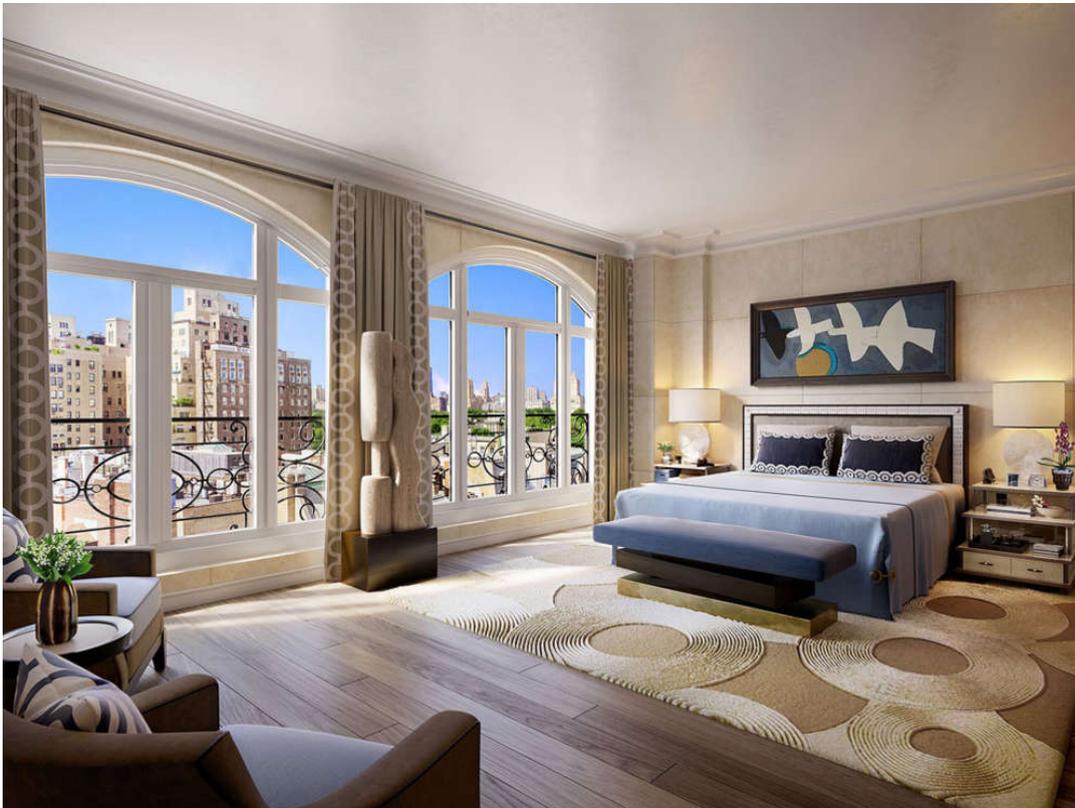
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spreads with white oak parquet de Versailles floors, custom moldings, and custom-designed fireplaces.



Private patio of townhouse unit



Master bedroom

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Duplex



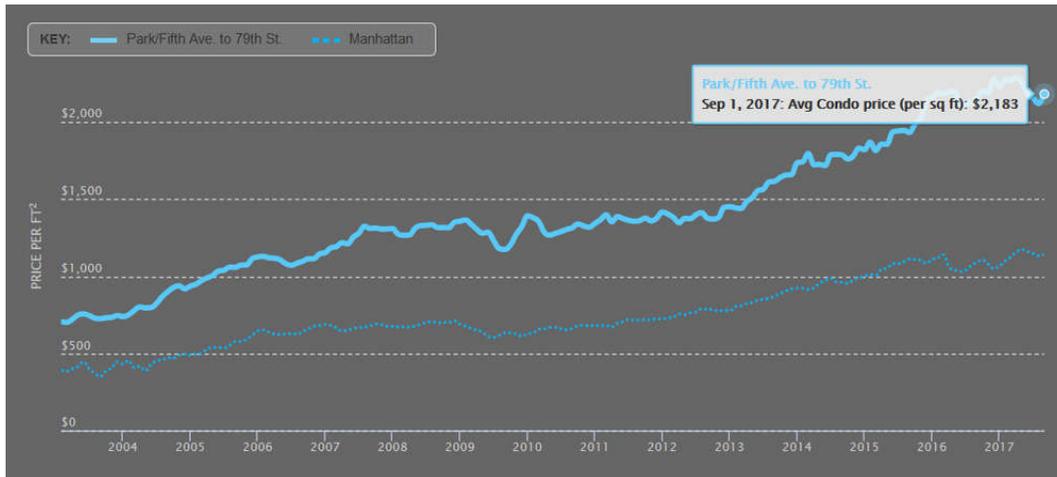
Simplex living room

Sales at 27 East 79th Street are forthcoming and the homes will be priced from \$5.3 million. New construction along the Upper East Side's timeless blocks between Fifth and

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Park Avenues is a rarity. The almost-entirely landmarked "Gold Coast" area is dominated by stately co-op buildings on the avenues and private houses and mid-rises in between. With few condos ever on tap, closing prices have maintained a steady climb over the years, now averaging close to \$2,200 a foot.



Average condo closing prices of the Upper East Side's Park-Fifth area below 79th Street The Beaux-Arts style graces some of New York's most cherished public landmarks such as Grand Central Terminal, the Flatiron Building, and the Met. The technique, which is a combination of Italianate, Neoclassical, and Baroque French architecture, was the style of choice for city's wealthy during the late 19th and early 20th centuries who built majestic mansions up and down Fifth Avenue and along adjacent blocks.

After falling out of fashion with the emergence of Modernism, many of the homes have been replaced with larger apartment buildings. The preservation movement has safeguarded most of the surviving examples and today architects such as Robert A.M. Stern, Peter Pennoyer, and John Simpson commonly reference Neoclassical elements in their new buildings. Recent Upper East Side Beaux-Arts additions include the Ralph Lauren store on Madison Avenue, the Carhart Mansion addition, the Touraine and 1110 Park Avenue.

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Google Earth aerial showing location of 27 East 79th Street (CityRealty)



Demolition proceeding of townhouse at the site

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/off-millionaires039-row-lauded-parisian-firm-designs-vintage-condo-27-east-79th-street/14046>