



RENOVATE OR RESTORE?

WHILE THE LUXURY DEVELOPMENT MARKET IS WINNING SALES WITH BIGGER AND BRIGHTER AMENITIES, A FEW ARE CAPITALIZING ON HISTORIC PEDIGREE.

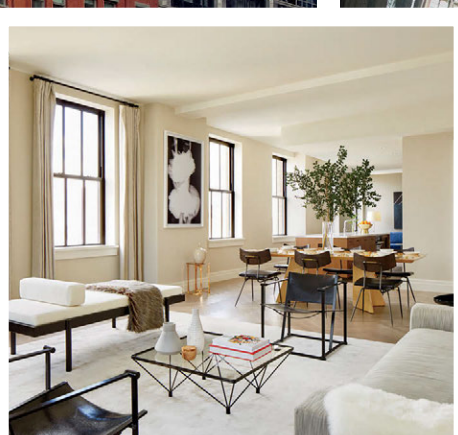
BY SUZANNE CHARLÉ

In the crowded luxury condo market, a number of people are looking past all the sleek new constructions to buildings that have a whiff of New York City heritage about them. We asked Douglas Elliman's Arran Patel (917-975-8701), who proclaims a soft spot for structures from "an era when grandeur was more of a priority over cost," to guide us through New York's preservation universe.

"Ralph Walker was the 'starchitect' before there were starchitects," says Patel. In the Roaring Twenties, Walker made his reputation with the Barclay-Vesey Building, the first Art Deco

skyscraper, which was designated a landmark in 1999. Magnum Real Estate Group and CIM bought the top 22 floors from Verizon to convert into 158 luxury lofts known as **One Hundred Barclay** (100 Barclay St., 212-267-0111; 100barclay.com). It's easy to see the appeal: The lobby alone, with its vaulted ceiling decorated with communication-themed murals, is a dazzler.

Near City Hall Park, the Temple Court Building and Annex boasts a magnificent nine-story atrium with cast iron railings and pyramidal skylight. Rechristened The



Beekman, it houses a luxury Thompson hotel (123 Nassau St., 212-233-2300; thebeekman.com) and restaurants by Keith McNally ("a real trend-tracker," says Patel) and Tom Colicchio. The building is attached to a new tower dubbed **The Beekman Residences** (115 Nassau St., 212-769-0500), with apartments designed by Thomas Juul-Hansen. "Colicchio's Bar Room is open 24 hours," adds Patel, "so you can stop in at 3 AM or just have a meal delivered to your apartment." Old New York charm with digital-age amenities—perhaps you *can* have it all. ■

Preserve and bedeck! The Beekman Residences (LEFT) and One Hundred Barclay (INSET) are two luxury condo developments attached to landmark buildings with spectacular architectural details. BELOW: The gorgeous atrium of The Beekman.



"I LOVE THESE BUILDINGS FOR THEIR CHARACTER AND GRANDEUR. THEY SIMPLY CAN'T BE REPLICATED TODAY—THE FINISHES, THE DETAILS, THE CEILING HEIGHTS."

—ARRAN PATEL