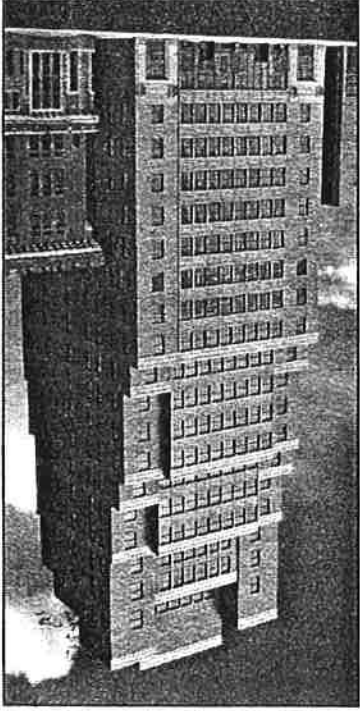


Real Estate Journal

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NEW YORK, N.Y. — With a year-long restoration effort now nearly complete, sales are officially underway at the landmark commercial building at 130 West 30th St. that is being converted to spacious loft-style condominium homes and named after the American architect that designed the Chelsea structure in 1927. The 20-story building, which was registered in November 2001 as a New York City landmark, is offering 45 newly-built, fully finished con-

minimum residences. The property was recently designated "The Cass Gilbert Building," with the approval of Gilbert's grandson and representatives of the Cass Gilbert Society, formed to perpetuate the legacy of the architect whose contributions to American architecture include the New Woolworth Building, the New York Life Building and Foley Square Courthouse.



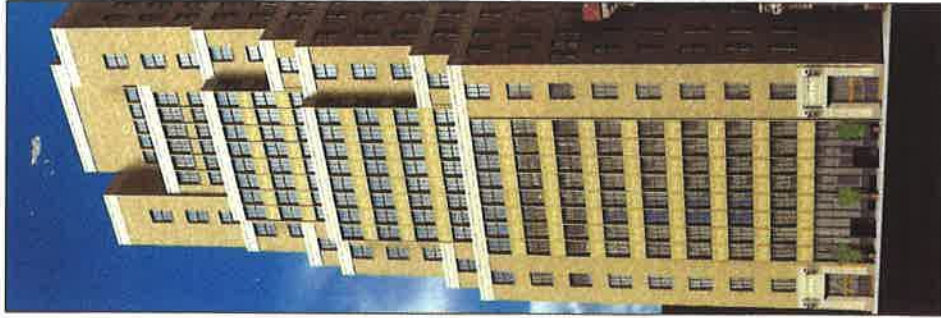
HJ Development Corp. redevelops Cass Gilbert Building for \$15m

Marketed by Douglas Elliman; Melvin, Carballude of CMA Design and Shah, archs.

The Cass Gilbert is being marketed by Douglas Elliman's development marketing group. Its director, Hal Henson, said, "From a historic, architectural and value standpoint, there is nothing comparable to this property on the New York market today." A trio of architects was employed to carry out the restoration and redevelopment of the building — exterior architect Walter Melvin, an expert in preservation work, project architect Alfredo Carballido of CMA Design and interior architect Shamir Shah.

A trio of architects was employed to carry out the restoration and redevelopment of the building — exterior architect Walter Melvin, an expert in preservation work, project architect Alfredo Carballido of CMA Design and interior architect Shamir Shah.

Condo Loft Sales Begin at Cass Gilbert Building, Restored 1927 Landmark



After a meticulous year-long restoration, sales have begun at the landmarked commercial building at 130 West 30th Street that is being converted to spacious loft-style condominium homes and named after the famous American architect that designed the Chelsea structure in 1927. The 20-story building is offering 45 newly-built, fully finished condominium residences. Recently named The Cass Gilbert Building, the

building stands as the legacy of the architect whose contributions to American architecture include the Woolworth Building, the New York Life Building and Foley Square Courthouse. Developer Henry Justin, principal of HJ Development Corporation, said that he and his team worked with the Landmarks Preservation Commission and Department of City Planning "to achieve something meaningful for the building that would preserve the unique heritage of this landmark for generations to come."

According to Director of Sales AnneMarie Alexander of Douglas Elliman, the Cass Gilbert is offering two- to four-bedroom loft residences starting at \$875,000. Most homes offer from 2,000 to 2,200 square feet, and are priced between \$1 million and \$1.4 million, the largest unit, a 3,850 square foot, full floor residence with three bedrooms, a den, a 52-foot long living room/dining area and 900 square feet of terraces, is \$3.2 million. Two duplex penthouses featuring ceiling heights up to 18 feet and private terraces are in the high \$2 million/low \$3 million range. Amenities combine the prewar ambience of a doorman building with gracious layouts with modern loft standards, such as 11-foot ceilings, open living spaces, stone baths and open gourmet kitchens. The Cass Gilbert is being marketed by Douglas Elliman's Development Marketing Group.

Katharine Hepburn's Townhouse Home on the Market

Halstead Property broker Eileen Robert has been appointed the exclusive agent for the townhouse at 244 East 49th Street, the former home of the late Katharine Hepburn. The legendary Ms. Hepburn resided in Turtle Bay since 1931. The property will be listed at the asking price of \$4,950,000.

Ms. Hepburn's home is a four-story 18-foot wide townhouse with four bedrooms and four-and-a-half baths. This townhouse retains original details including several wood-burning fireplaces, interesting mantles and a large southern garden. A gate leads to a common garden with a replica of a Villa Medici fountain. Turtle Bay Gardens is comprised of 20 houses: 10 homes on East 49th Street; and 10 homes on East 48th. Over the years, this small, quiet, conveniently located enclave has attracted such residents as Tyrone Power,

Leopold Stokowski, Garson Karin, Maggie Smith and E.B. White who memorialized the block in his anthology *The Second Tree From the Corner*.

"We are thrilled to have been chosen to represent the extremely prominent sale of the Katharine Hepburn townhouse. Not only is it an exceptional townhouse in a fantastic area, but the former home of a Hollywood and fashion icon," said Halstead president Diane Ramirez.

Liberty Warehouse Transformed into Luxury Lofts on the Upper West Side

43 West 64th Street, formerly the circa 1898 Liberty Warehouse, in now new loft-style condominiums designed by architect Costas Kondylis & Partners, LLP, and developed by The Athena Group.

