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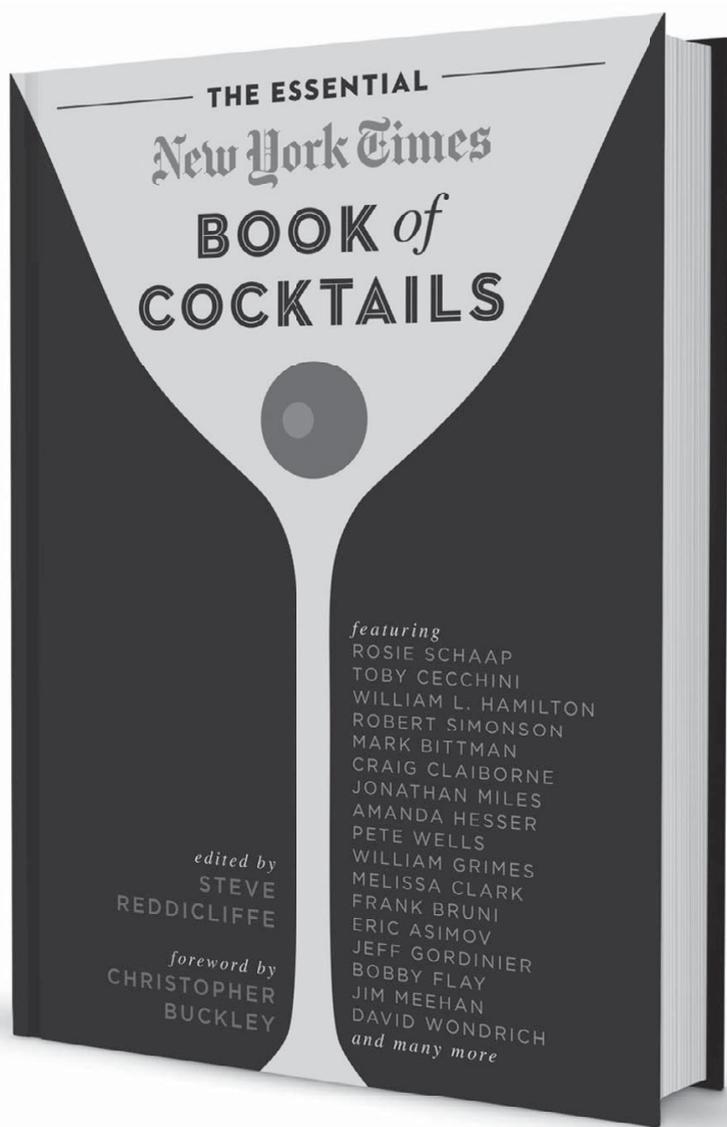
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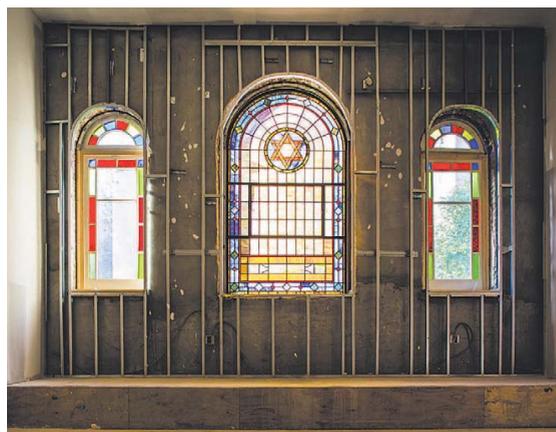


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A subdivided synagogue at 415 East Sixth Street will have three condos, two with original stained-glass windows. PHOTOGRAPHS BY PABLO ENRIQUEZ FOR THE NEW YORK TIMES

Condos in a Synagogue

In the East Village, sharing space with a house of worship.

By AILEEN JACOBSON

You don't have to be Jewish to live inside a synagogue in the East Village. You only need to buy one of the three condominium apartments that have been carved out of the historic synagogue at 415 East Sixth Street, between First Avenue and Avenue A.

The congregation that has occupied the building since 1910 will still be there, on the ground floor and the basement level. In fact, the condominium deal has allowed the synagogue and its building to survive.

Two of the apartments include the synagogue's original, newly restored stained-glass windows, and one also has an original door, now with glass cutouts to let in light, as part of a living room wall.

The developer, East River Partners, subdivided the original multilevel sanctuary to create units on newly formed second, third and fourth floors, and it excavated part of the basement to add more space for the synagogue. The synagogue will design a new sanctuary on the first floor.

East River Partners "were the saviors of this shul," said Charles Knapp, a lawyer who is the pro bono counsel for Adas Yisroel Anshe Mezritch, the congregation that moved into the narrow space on East Sixth Street in 1910. In recent years, Mr. Knapp said, the synagogue had fallen on hard times, with a dwindling membership and few resources to maintain the building. If East River Partners hadn't stepped in, he said, "by now the building would have been condemned by the New York City Department of Buildings."

An earlier, controversial plan by another developer would have involved demolishing the building and replacing it with a new six-story structure with a synagogue on the first two floors. After it fell through in 2008, Mr. Knapp said, no other company was interested in pursuing a project that would allow the synagogue to stay.

As part of the current agreement, the developers are providing at least \$20,000 annually to the congregation for the next 198 years, in addition to a \$600,000 payment up front. East River is also giving the synagogue a \$180,000 "fit-out allowance" for the synagogue to design and rebuild the sanctuary and other spaces, like offices or

meeting spaces in the basement.

"It's been a privilege to be able to work with the synagogue and to do something special for a historical site," said Joseph Cohen, one of the founders of the development firm, which specializes in small-scale, often historical renovations. Jody L. Kriss, the other East River founder, said he thought the new apartments would have broad appeal. "The buyers will be living in a space that is part of the fabric of this country's history," he said. The stained-glass windows, some with Stars of David, have been carefully brought back to their original colors through the use of chromatography and other scientific means.

The building is within a historic district designated by the Landmarks Preservation Commission in 2012, a year after East River Partners signed on, and is considered the last operating "tenement synagogue" in the East Village and one of the last in Manhattan, according to the Greenwich Village Society for Historic Preservation.

The elaborate front door, made of red oak and faced with copper on its outside, is being returned to its original state, though some wooden panels are being replaced by glass. The central entrance, up some stairs that were in disrepair, will no longer be used, and the gate at the bottom of the steps will be locked as well. The synagogue will use the street-level entrance on the right. The condo owners will use the entrance on the left, which has an elevator going to the three apartments.

"We're very glad the building is being restored, and that the congregation will have a presence there," said Andrew Berman, the preservation society's executive director, adding that he wished it could have remained entirely as a house of worship.

The first apartment, on the second floor, is a two-bedroom, with two and a half baths, priced at \$2.95 million. The third-floor apartment, also with two bedrooms and two and a half baths, has a balcony and costs \$3.25 million. The duplex penthouse, on the fourth and fifth floors, is priced at \$4.39 million. It has no stained glass or other synagogue iconography but does have three bedrooms, two and a half baths and two terraces.

The developers received permission to bump up part of the roof a little to create the second level of the penthouse, though the change is not visible from the sidewalk.

Big Ticket 36 Bleeker Street | VIVIAN MARINO

Room for Some Warhols

THE ART DEALER Alberto Mugrabi paid \$18,583,062.50 for a pair of ground-floor triplex "mansions" at the Schumacher, a printing plant-turned-boutique condominium in NoHo that offers soaring

\$18,538,062.50

ceilings and ample wall space ideal for displaying pricey artwork. The transaction was the most expensive closed sale of the week, according to city records.

The sponsor units, known as Mansions 2 and 3, at 36 Bleeker Street, encompass 8,719 square feet of combined space that was sold as a "white box," without interior walls or finishes, according to John Gomes, the listing broker, along with Fredrik Eklund, both of Douglas Elliman Real Estate. They also represented the buyer in the purchase.

The monthly carrying charges total \$15,920.

"The buyer really loved the space because of its 15-foot-tall ceilings and thought it had a lot of potential," Mr. Gomes said. "He wanted to bring on his own design team. So it's basically a raw space."

The Schumacher has two other triplex mansions, and includes a vertical courtyard garden, with lush plantings and ribbons of greenery, that was created by the landscape architect Ken Smith, who also designed the Museum of Modern Art rooftop garden. The original red-brick building was constructed in 1885 to house the Schumacher and Ettlinger litho-



The Schumacher in NoHo was converted from a printing plant. CHRISTOPHER LEE FOR THE NEW YORK TIMES

graphic printing business.

The reimagined building by Stillman Development International was designed with art collectors in mind. Aby J. Rosen, a principal of the development firm RFR Holding who has an extensive art collection, reportedly is buying an apartment there.

Mr. Mugrabi is an avid art collector, along with his brother, David Mugrabi, and their father, Jose Mugrabi. The core of their collection is an extensive compilation of the works of Andy Warhol, one of the largest in the world. Alberto Mugrabi purchased the two mansions through the limited liability company 36 Bleeker Street; he entered into contract to buy them in 2013.

The week's runner-up, at \$17,008,275, according to city records, was a spacious apartment on the 44th floor of the brash blue skyscraper One57, with wide-

ranging cityscape and Central Park vistas.

The sponsor unit, No. 44C, at 157 West 57th Street, has 3,466 square feet of interior space and includes four bedrooms, four and a half baths, an eat-in kitchen and a 20-by-43-foot grand salon. The monthly carrying costs are \$6,214, according to StreetEasy.com.

The master suite, with a large walk-in closet and a dressing area, looks out onto the park from both the bedroom and the bath.

The identity of the buyer was shielded by the limited liability company Coco Holdings.

The city's two most expensive single residences closed earlier this year at Extell Development's One57: A duplex penthouse at the pinnacle of the 90-story building sold for nearly \$100.5 million; and a duplex on the 75th and 76th floors, known as the Winter Garden, sold for \$91.5 million.

Big Ticket includes closed sales from the previous week, ending Wednesday.

CORRECTIONS

Because of an editing error, a cover article last Sunday about condominium developments on the Upper East Side misstated the name of the founder and chief executive of Simon Baron Development. He is Jonathan Simon, not Simon Baron. The article also referred incorrectly to Vicente Wolf, the interior designer of a project at 12 East 88th Street. He is Mr. Wolf, of course, not Mr. Vicente.

A Manhattan listing last Sunday in the Residential Sales Around the Region chart for a co-op at 93 St. Nicholas Avenue at 115th Street misidentified its neighborhood. It is in Harlem, not Washington Heights.