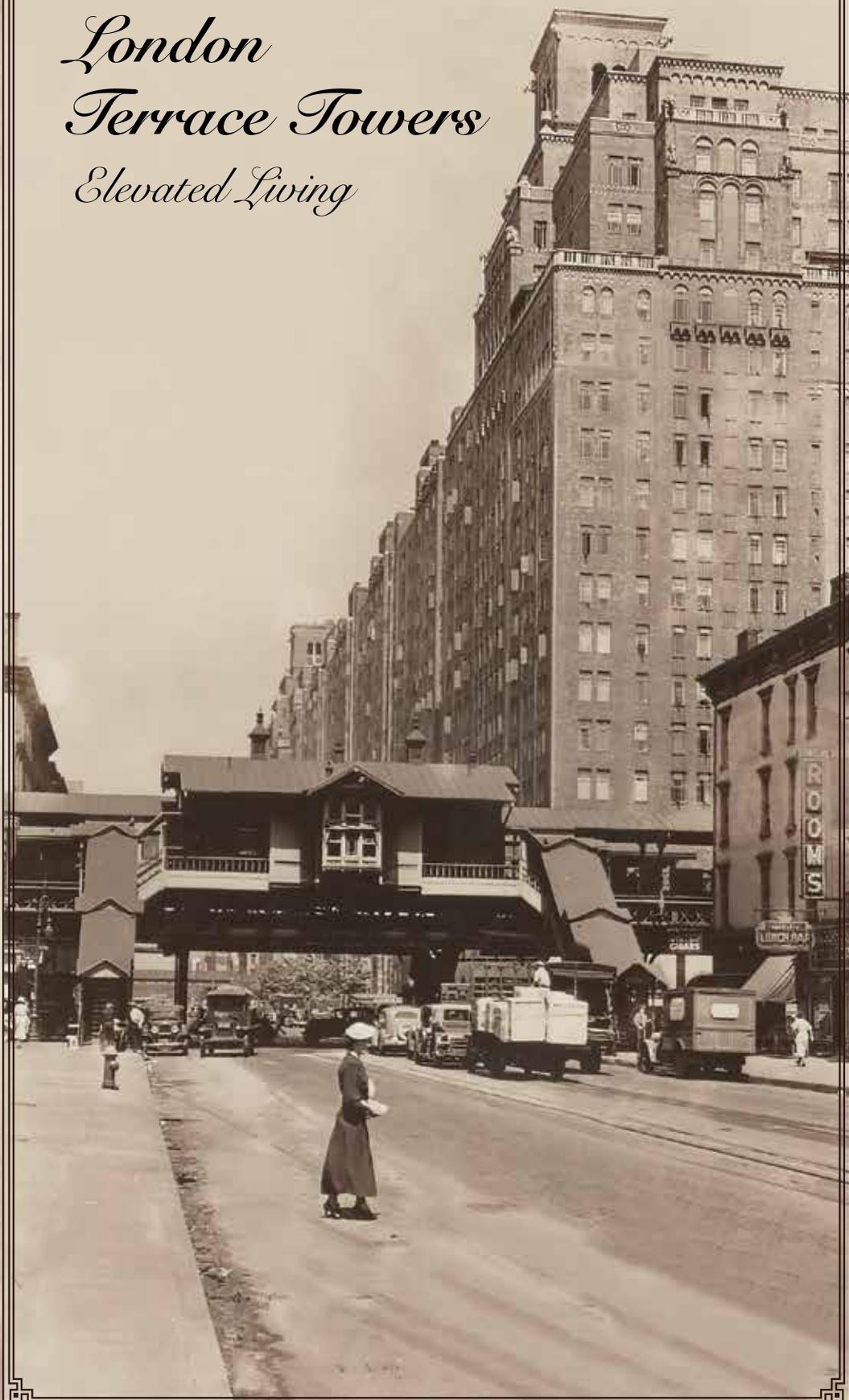


*London
Terrace Towers
Elevated Living*





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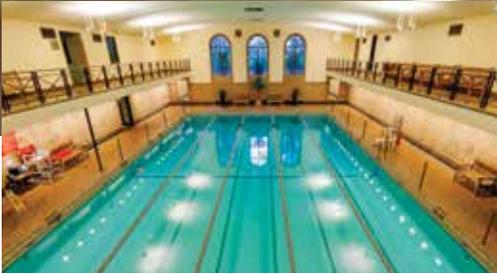
Elevated indeed! In the nearly 90 years since developer Henry Mandel began the creation and development of London Terrace, so many neighborhood structures have come and gone. Each time I look north to Hudson Yards, I'm reminded of the vision and intention of this city within a city that Mandel had 80 years prior. The luxuries, entertainment and the levels of expectation shift so quickly over time, yet our neighborhood remains a forerunner of lifestyle and culture.

The cover shot depicts the Ninth Avenue El, the first elevated train line in New York. The El was constructed to bring stock brokers and shoppers downtown and joined the Sixth Avenue line and Ladies Mile. It ran along 9th Avenue at the 3rd floor level of the Towers, a hairsbreadth from our living room windows, until 1958 when the structures were demolished.

Of course, the elevated train structure to the west of LTT has enjoyed a longer and more fruitful life as the Highline and became the anchor of new development...initially that of the artistic community to the west and now for real estate development. Commerce continues to thrive within the Starrett-Lehigh and other loft buildings and along 10th and 11th Avenues.

Joyfully, the community of London Terrace has also grown and changed with the times and continues to be the home of some of the world's most creative and entrepreneurial spirits, just as its founder. Within these pages you'll find some of the old & new London Terrace as well as the voices of your neighbors.





London Terrace: Then & Now



In 1929, real estate mogul Henry Mandel had plans to transform an entire city block between Ninth and Tenth avenue into the largest apartment complex of its time. London Terrace Towers, housing over 4,000 residents, was filled with luxurious amenities that very few buildings could boast about. With an Olympic-sized swimming pool, restaurants and a gymnasium, this building easily attracted new residents. It was situated in Chelsea, at the time an up-and-coming area. As New Yorkers know, location is everything.

In 1930, Mandell was in \$14 million worth of debt (about \$245 million dollars today). With the Great Depression underway, times were difficult, but by 1934 over 90% of the building was rented. This is likely due to the opening of a new subway line, lower rent prices, increased advertising and providing amenities to residents without charge.

Today, London Terrace Towers is nestled in one of the best locations in the city: it is less than a mile from the High Line, Chelsea Market, Penn Station, and the Hudson River Park. These Towers grew alongside the lively and trend-setting area around it.

While much has changed, London Terrace has an exciting past worth sharing. Read on to learn how key structures that, though now gone, helped build Chelsea and LTNy into what they are today. The abandoned Piers transformed to the popular, family-friendly sports complex. The Ninth Ave El was our first elevated subway line, changing how we use the subway today.

This city is filled with historical gems, and I cannot wait to share them.





Images courtesy of Chelsea Piers

Hudson River & Chelsea Piers

In the 1900s, Chelsea Piers needed renovating. Designers of Grand Central Terminal Warren and Wetmore took on this task, which was 11 streets long. After much construction and many obstacles, the Piers opened officially in 1910. It would go on to host ships such as Oceanic, Olympic, and the infamous Titanic.

By World War II, the Piers was unable to fit the large ocean liners required for the war. Once air-force technology came into play, they were no longer used as passenger terminals.

In the 1960's the Piers were only used for cargo ships, until they too could not fit new, container ships. By the 1970's and 1980's the majority of Chelsea Piers was used for parking garages and warehouses. Pier 54 was denied landmark status by the New York City Landmark Commission in the 1980's.

By the 1990s most of Chelsea Piers had been demolished, with the Pier 54 and 53 re-remaining. People believed that because they had been abandoned for so long, the Piers would not be safe to function, but the fight against the demolition of Pier 54 was won and today it's a thriving sports complex.





The Ninth Avenue Line

The Ninth Avenue El was built in 1867 and lasted until 1958, making it the oldest elevated subway line. The path was constructed to decrease the traffic on the busy Manhattan streets. The project was initially proposed in 1825 by H. Sargeant. There were many other proposals that followed, but it was Charles T. Harvey who received the patent in June of 1867 to bring this vision to life. Construction of the elevated line began on Greenwich street, then from Battery place to 30th Street.

In 1870, investors bought the line for \$960 and replaced the stationary engines with steam locomotives. There was a station at Dey Street and a station at the end of 29th street. The new owners became New York Elevated Railroad Company.

The line was extended to 116th street in 1891. It was over 100 feet above ground at a 90-degree angle known as "the Suicide Curve" (a turn from 9th avenue onto 110th street and a second from 110th street onto 8th avenue).

Charles T. Harvey unfortunately gained no recognition for his invention, despite having invested his life and money into the project. He died in 1913.

The Ninth Ave El was partially elevated between 155th Street in Harlem and the IRT over Riber Avenue in the Bronx. In 1958, it was convenient for baseball fans heading to the old Polo Grounds at 8th and 155th. That route closed once the Giants left for San Francisco and the shuttle service ended.

What remains of the Ninth Avenue El, now connects to the current 4 Train at River Avenue and E. 162nd Street (north of Yankee Stadium).





The Highline & Chelsea Neighborhood

When a nameless, forgotten railroad was under threat of being demolished, a characteristically “New-York” spark of creativity emerged. From 2004–2008, with a project value of over \$52 million, Friends of the Highline, BuroHappold, and Field Operations worked to create an eco-industrial masterpiece. The High Line combines the future of our eco-conscious world, boasting over 210 different species of plants, with our industrial past by preserving and reusing the old street rails.

Since the High Line’s rebirth, the area around Chelsea has transformed from a simple space to the thriving area it is today. In 2014, the highline was extended around Hudson Yards W 30th street to W 34th street, increasing the total length 1.45 miles long.



The famous Chelsea Market, a signature spot nestled under the highline, also came from unique beginnings. In the 1880s two new markets emerged: Gansevoort and West Washington Market. Gansevoort was akin to a local farmer’s market, an open area selling seasonal

produce. The West Washington Market was a compilation of 10 buildings used as a meat market. The area continued to industrialize with specialty markets, and by 1929, the plan to install the high line’s elevated freight line was authorized.





Your Neighbor: Jenna Gavigan

SS: How long have you been at London Terrace?

JG: I moved in in late Spring 2004. After a year or so I moved to LA for a job, so we sublet the apartment out for a few years, then I moved back for good in 2011. My now husband and I have lived together here since 2013. (If you can happily live with someone in 400 square feet you should probably marry them.)

SS: What moved you to Los Angeles?

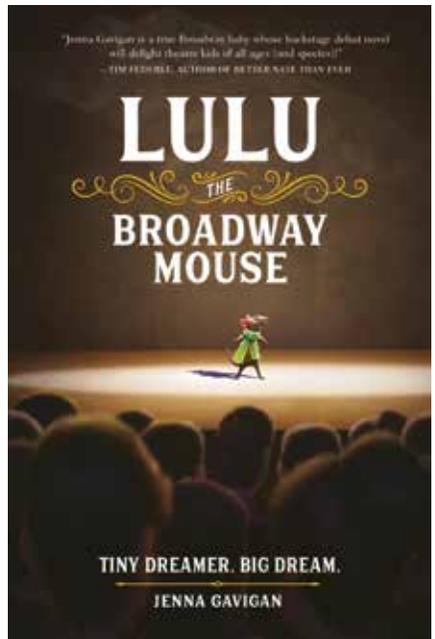
JG: I'm an actress. (My time in the Bernadette Peters Broadway revival of *Gypsy* is how I bought the apartment!) A show called *Commander-in-Chief* moved me out to LA. The show only lasted a season but I kept working—mostly on television crime procedurals!—so I stayed for almost six years. I moved back to New York because it's my home; I was born and raised here and my family is here. But also because I missed the theatre and I wanted to get back on stage. And, I wanted to finish my degree at Columbia, which I started right as I was moving into the building. (The commute from 23rd to 116th is surprisingly easy!)

SS: What are some of the things that you love about London Terrace?

JG: Well first of all, let's talk about the pool. Just the fact that there's a pool should be enough to attract any buyer, but on top of actually existing, the pool is spectacular, historic and well-kept, just like the rest of the building. My other favorite building "extra" is the roof deck. We go up there many nights over the summer for wine and cheese; it's such a civilized way to spend an evening. The doormen are all kind and friendly. I moved into the building when I was 18, so having a doorman was something my parents insisted upon, but now that I'm older I'm still thankful to have a doorman. I feel safe, my deliveries are safe, and it's also really nice to walk in the door and have someone to say hello to. The building is spotless at all times. That's a testament to the fabulous staff who really care about the building and its tenants. And I have a view of the Empire State Building! What more can a gal ask for? (Well, a few hundred more square feet would be great, but that's on me.)

SS: Speaking of jobs, what are you up to now?

JG: Well, I'm still a working actress. But the biggest career highlight of this year was actually a literary one! I made my authorial debut in October with my middle-grade novel *Lulu the Broadway Mouse*. It's about a mouse who lives at the Shubert Theatre and wants nothing more than to perform on Broadway. (It's aimed at 8-12 year-olds, but adults—especially adult thespians—are really loving it!)



Your Neighbors:

Sara Kozak and James Sharper



SS: So, your company recommended a studio rental in LTT when you first worked in NY? How long did you keep that apt?

S: I arrived from London on Sept 2nd, 2002; it was my first time in New York. I was working for the BBC and luckily one of our Execs knew London Terrace; she leased a studio in 405 for me for a year. I remember arriving in the building

mid-evening and immediately throwing open the window to gaze out at 23rd Street; just across from me was the Moonstruck Diner, as it was. By 9pm I was at the Westside Tavern making new friends, and finished my first night at Chelsea Square. I was too excited to be bothered by jet lag and the time difference. New York and I had an instant love affair. Though I arrived with just two suitcases, I soon acquired a lot of stuff, and ended up renting a huge 16th floor Garden's C-Line studio. Gargoyles were my friends and I'll never forget the big liners on the Hudson. It was always magical to me.

SS: Then you bought in 2013?

S: From 2006-2012, I lived and worked in Washington DC – where James and I met – and when I came back to New York I was quite singular about where to live: “London Terrace, 23rd St, and above the south side of the street roof line.” I couldn't have been luckier: 7E in 465 was for sale, so I didn't even look at another building or apartment; I knew in a heartbeat it had to mine. It needed a gut renovation, but within months it was a jewel of a studio.

SS: I know that you travel a great deal for work and that you and James have a home outside of the city.

S: I'm a Senior Vice President at Discovery Inc; specifically I head up Production at Investigation Discovery, the highly successful true crime network. A large part of our team based in Silver Spring, MD, so I'm on the Acela or AA Shuttle to DC very frequently. James is a bit of a Swiss Army knife but basically divides his time between creative direction and project management. He remembers Chelsea from the early '90s and still can't get over how much it's changed. Our country home is in Cold Spring, NY; that's where Rascal and Lally, our two rescue mutts, are happiest, and where I can indulge my very British love of gardening. We really have the best of both worlds.



Your Neighbor: Lawrence Kallenberg



Author, former professor and artist Lawrence Kallenberg was a London Terrace resident until his passing in October of 2018. We became friendly at the gym, where he shared his extensive knowledge of NYC history as we chatted on our stationary bikes. Larry was a fixture at the gym, dressed in black against his ample grey-white hair, sweater tossed over his shoulders, cajoling and lifting weights. He spent most of his career working out of his studio apartment, creating models for jewelry and sculptures.

SS: What attracted you to London Terrace when you first moved?

L: When I decided I was going to move, my rule was if I could touch the damn ceiling without stepping on a chair...I would not want to live there. What I wanted was an alcove, and I wanted a view. When I first moved in here in 1984, I had a view inside. When they became a co-op, I seized that opportunity. And it didn't cost all that much and I paid it off in three years.

SS: You made jewelry models for places like Tiffany's and Cartier. What were some of your favorite things to create?

L: Earrings were very popular because you don't have to size. Pins were the most fun, but nobody wears them anymore! And then rings, but rings you can size. So when I was working for Tiffany, I had the same model three different times so that it could be cut down or expanded. That was fun. The metropolitan museum of Art was fun because I would work with the curators. (Judith) Leiber was fun because it was always a collaboration [...] of all the people that I worked with she was my favorite. Tough, tough lady but she knew her stuff. Once she gave me a Teddy Bear.. 'I like the way it slumps' she says.

SS: Were you familiar with the neighborhood at the time?

L: No. I spent the first four years of my life in Brooklyn. Then, I moved up with my friend at Washington Heights. After I moved out I looked for a place near the jewelry district. So I found a place in 33rd and 3rd. But I could touch the ceiling. So I moved here.

During our interview Larry explained that his craft became obsolete when the designs and models could be computer-generated. It was Judith Leiber who saw his talent and extended his career by involving him in her creative process. He was gratified when she invited him to a retrospective of her work which included and celebrated his contribution. He will be missed by his LTT friends and neighbors.



Your Neighbors:

Mark Kirby, AJ Sapolnick and Digby



London Terrace residents Mark Kirby and A.J. Sapolnick are perhaps best known for their third family member, Digby. Digby has traveled all over the world with Mark and A.J. We got the chance to sit down and chat with Mark and A.J. about their life at London Terrace Towers and their travel experience.

SS: How often are you travelling?

AJ: We try to go away for 2 ½ or 3 months in the summer then 2 ½ or 3 months in the Winter. And then other things in between. Last year we took a cruise from Singapore to Sydney. It goes from Indonesia, Bali, and then it goes Australia. It goes to Perth and along the West and South coast. And then we thought we might do New Zealand as well.

SS: You've traveled all over the world, what is your ideal winter holiday destination?

AJ: I don't know we've done so many! 2 years ago we took a ship from Miami to Rio and that took 23 days. It went through the Caribbean and down the coast of Brazil, then we stayed in Brazil for about another month. Then we went to a pretty place called Paraty, then we went to a club med in Brazil, then back to Rio. The year before that, we went to Capetown and we went along the coast of Africa.

Mark: I don't really have an ideal place because we like to go back to places but we like to see new places as well. You grow as a person when you get more exposure and that's one of the things I like about traveling.

SS: What are some of the biggest changes you've noticed in London Terrace?

AJ: The area around us. The first time I saw London Terrace, I went to a party at a brownstone across the street. (London Terrace) was totally covered in Ivy and I thought 'what a beautiful building but it's in the middle of nowhere!' but that's not the case now.

SS: On amenities:

Mark: When you live here, you get used to all the amenities you rely on them (laughs). People who like living here are just comfortable and if they want to move they still stay within the building.

AJ: It's nice hotel living. We have a garage in the building and they'll have a car ready for you. They have a pool which Mark uses and a gym which I use. They have a roof deck which we both use. We both know that when we go on a trip we lock the door and everything is nice and secure. They're very attentive.

SS: Do you take Digby on any of your cruises or trips?

Mark: Digby goes on all of our vacations!

SS: How do people respond to Digby?

Mark: It depends where we go. When we went to Cambodia, I don't know how people knew about him but people knew he was coming before we'd even arrived! They love him in Italy. We usually get positive reactions.

AJ: People can't wait to see what he's wearing.





Your Neighbor: Sima Familant

SS: How long have you been at London Terrace?

SF: It's been over 10 years since I've been here. I think I just started my business 6 or 8 months beforehand. I had been renting on 24th street for two years so I was already in the London Terrace mindset. Part of the reason I was interested in London Terrace was that I was working in a gallery in Chelsea in the late 90s and even then Chelsea wasn't quite what it is now but London Terrace was something special. I knew a lot of people who had moved there and it was always this special building in New York City. So when I was moving to Chelsea I immediately thought of London Terrace, it was where I wanted to be.

SS: So you were working in the galleries in Chelsea in the 90s?

SF: Yes in the late 90's, I started in '97. 10th avenue was very different-it wasn't at all what it is now I've definitely seen a lot of changes in Chelsea.

SS: How many galleries were there at that time?

SF: I was working in one of four galleries. When I told people I was going to be in New York working at galleries people asked me 'why are you going to Chelsea?' I was like 'I don't know, that's where the gallery is that I want to work at!' everybody was very skeptical about what that meant (laughs). Soho was still the hub for art.

Being in Chelsea was great for me professionally. It was just an easy to meet me in the corner of 23rd and 9th in my lobby and I would take people to galleries down the street.

SS: What are the things that really stand out to you here about London Terrace?

SF: I really wanted a pre-war building, because it was very much what I had in mind about New York; it had that old elegance, it had that old glamour. I also liked the location. You were close to downtown, you were close to midtown, you could get to uptown. It just felt very middle which was nice. I lived on the lower east side and it was just too far. I can now walk to a lot of places like Soho. It just fits well with my lifestyle in New York. It's an easy train system. It's just been easier in terms of location.

It's so nice when people come up to my room and say 'Oh my god your lobby's so beautiful. It's nice to have people over because I know they're going to love the building. They love the molding, they love the view. Everyone has a response that makes me feel like this spot is really special.

SS: Biggest change you've seen?

SF: The mecca from Soho to Chelsea. There were four and now there are, what, over 200 galleries? I go to the restaurants a lot more just in my neighborhood. The highline is a wonderful addition. On the highline when you look out, London Terrace always stands out. It's this big brick building that doesn't look like any other.





Your Neighbor: Frankie Yap and Bill Miller

SS: What about LTT attracted you?

FY: The amenities, sense of community and being a classic NYC building is our ongoing attraction. We've lived here for 3 to 4 years as shareholders and 5 years as renters in the gardens.

SS: How does LTT compliment your lifestyle?

BM: Proximity to work and conveniences to its sense of community. We met 23 year ago and have lived in many areas of the city but we felt that Chelsea was our true home. It offers art, food and nature in close proximity and LTT's pool and health club are an added bonus.

SS: What are the changes in the neighborhood that appeal most to you? Any that don't?

FY: The addition of the Highline has been wonderful as well as the new businesses that have popped up in the neighborhood: Empire Diner's resurrection, and the new Pepe Gaillio. And one of the best Ramen places in the city Ju - Men.

You mentioned proximity to work. What kind of work do you both do?

BM: After being executive assistant to CEOs in Branding and Architect and Design firms I changed careers. Earning a Master's in Education I've been a teacher for 13 years and have taught at some very prestigious private schools such as the Ross School in the Hamptons as well as the East Village and currently The Little Red School House in Greenwich Village

FY: I've been involved in retail visual merchandising, marketing, visual display for 20 years and it still excites me every day.

SS: What does that entail? Did you go to school specifically for that?

My goal is always to create compelling, innovative, multi-sensory store experiences. My clients are ABC Carpet and Home Republic, Anthropologie/Urban Outfitters Victoria's Secret and The Gap. I attended NYU and earned a degree in Marketing and I minor in Art History.

SS: Since I've known you travel has always factored into your plans.

BM: Yes, we both have a passion for travel, along with music and fashion.





Ve & James' Dog, **Rumi**



David's Dog, **Bohdi**



Rory's Dog, **Elsa**



Steve's Dog, **Edith**



Susan's Dog, **Katie**

The Dogs of London Towers

Steven & Guy's Dog, **Mika Sue**



David's Dog, **Jackpot**



John & Alden's Dog, **Gus**





Elevated, Elegant, And Eclectic

The community that I've called family at London Terrace for 21 years shares a rich and colorful past and present. This square block has been home to some of the most creative individuals; in the arts, finance, science, architecture and parenting. Some are celebrated, some unknown, and some lead quiet lives, just appreciating all that we have.

This year I've included just a small group of people and some of the dogs we're all accustomed to seeing and petting along the streets. There aren't enough hours in the day or pages in this small tribute to convey the fiber that makes up London Terrace. If you'd like to add your story or your pet to the chronicles, please send info to me at ssinger@halstead.com and I'll add it to www.londonterraceny.com. That site will also have a copy of the first edition of this tribute, as well as this one.

Wishing you all a very happy holiday and New Year,

Susan Singer



Credits:
Katie Moore Gillon for research & editing
Sonia Paulino for Pup Photography
Rory Gevis for the painting pictured above





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