



DEVELOPMENT DU JOUR

Inside Seven Harrison, a Just-Launched Conversion From \$4.5M

By HANA R. ALBERTS | TUESDAY, APRIL 22, 2014



After less than a year in the works, the eagerly anticipated 12-unit condo conversion masterminded by class-act architect Steven Harris has launched sales. Developed by Matrix Development and Clarion Partners, the former warehouse rentals are now 10 half-floor three-bedrooms, one four-bedroom penthouse duplex (over \$20M), and one three-bedroom “atelier” duplex maisonette (around \$8M). Two of the former just hit the market, with the third-floor south-facing 3BR asking \$4.5 million and the north-facing apartment on the same floor asking \$5.85 million.

Here’s what makes this building different from all other buildings. In a rather complicated and coincidental turn of events, all detailed by the Times, Harris lived at 7 Harrison Street (an address that, yes, is very similar to his name) for 34 years before he (and it) were bought out by the developers. One condition of his leaving was to be involved in the conversion, which is what Matrix and Clarion wanted anyway, so here we are with him as chief designer. As Harris said: “Who knows the way the afternoon light hits in the middle of September better than someone who’s been staring at it for 34 years?”

Meanwhile, 3S is asking \$4.5 million, the lowest pricing tier.

Here’s a few renderings of the northern apartments on floors two through seven, nabbed from the building’s just-launched official

website. The 3BR/3BA units will measure over 2,200 square feet. There’s a 32-foot-long living/dining space, a windowed eat-in kitchen, and ceilings that are 10 feet tall or more. From the marketing babble: “Custom Steven Harris-designed finishes throughout include plaster cornices, 5” wide plank rift and quartered oak flooring, flush millwork, custom recessed-panel doors with Nanz polished nickel hardware, HVAC distributed via linear diffusers and recessed halogen lighting by Element.”

One fun tidbit about the bathrooms: some of the ones that look like mere powder rooms have showers concealed behind



one-way mirrors. Tricky!

There's one rendering for the south-facing apartments, which get a view of the quaint Staple Street bridge. Most of them also have views of One World Trade Center.

This is a rendering of the atelier, a.k.a. the maisonette, to be priced around \$8 million. The 3,100-square-foot duplex is a 3BR/3.5BA, with a 300-square-foot private landscaped garden. Pictured, a room called "the grand salon, where a custom steel casement window wall by Bliss Nor Am extends more than 23 feet to the ceiling and frames the view to the private garden with its 20-foot tall green wall covered in English ivy. The salon features expansive walls suitable for oversized art installations, a gas fireplace (convertible to wood burning) with custom-designed solid limestone mantel and a dramatic staircase with custom mahogany handrail."

This is the only available rendering of the penthouse, which is expected to list for a whopping \$20 million-plus. The description of it on Seven Harrison's official website is pretty mind-boggling. Here are some highlights of the 4,200-square-foot duplex with four bedrooms and 4.5 bathrooms: 1) "An idyllic glass pavilion set amidst a verdant forest, an oasis within the urban environment." 2) "The entertaining floor—with its north and south living rooms and a formal dining room—occupies the entire top level of the building, and offers complete privacy and open 270-degree exposures with excellent views of Tribeca and the downtown skyline. The entertaining floor also enjoys a custom designed window-wall system by Sky-Frame with glass panes up to 20 feet wide, a gas fireplace (convertible to wood burning) with a solid limestone mantel and hydronically-heated slab limestone flooring." 3) "The remarkable landscaped terrace was designed by Rees Roberts + Partners and features 12 mature trees (15-20 feet tall) growing seamlessly from the limestone terrace floor, substantial additional flush-planted landscaping, a large reflecting pool and an outdoor entertaining kitchen."



