



THE INKWELL

520 West 45th
Street New York, NY
www.inkwellny.com
Completed 2016

- Developer
- Construction Manager
- Owner

LENDER
M&T Bank

ARCHITECT
SLCE Architects

INTERIORS
AvroKO

- TAGS**
- Residential
 - Renovation
 - Manhattan
 - Hells Kitchen
 - Condo

THE INKWELL

The Inkwell is a uniquely New York project –the conversion of a former New York City public elementary school, the Elias Howe School/ PS 51, into upscale residential condominiums. The project has created a special living opportunity and environment for buyers interested in a project with history, character and craftsmanship.

DEAL SPECS & PROJECT STRUCTURE

The building is a part of the larger Gotham development site on Manhattan's Far West Side, abutting Gotham West, a recently completed 1,238 unit rental development Gotham has already completed. The existing five story building was renovated and converted into 18 condo units – sixteen 2-bedrooms and two 3-bedrooms – in 34,000 square feet of residential space. This included reconfiguring stairs, adding an elevator and installing a new fire safety system to comply with modern code. The restoration of the existing façade included replacement of oversized windows, a new roof, and asbestos and lead paint abatement. The project also required the installation of a sub-slab depressurization system and vapor barrier at the cellar level.

Gotham raised both institutional debt and equity financing to capitalize the project. The building and land were procured from the City as part of the Gotham West master development agreement. The project and design were approved after a review process by the State Historic Preservation Office of New York.



DESIGN & INTERIORS

The design has been carefully tailored to maintain a connection to the school's early 20th century purpose and past, while offering residents all the modern conveniences and luxury finishes. Interior architect AvroKo brought its signature lighting fixtures, custom furniture accents, integrated graphics, and carefully curated art into its first residential project, creating a unique offering among Hell's Kitchen's top of the market residences.

The expansive lobby provides an old-world sense of home with details evocative of 1920's New York. Checkerboard bluestone floors with white marble edge banding set the stage for highly detailed custom millwork at the reception desk and a mailroom area reminiscent of a card catalog. Owners enjoy rich wood elevator cabs and a tiled fitness room that opens onto an outdoor deck area adjacent to the lobby.

The early 20th century theme is continued within the units. The materials include roasted oak floors and cabinets, bronze hardware, and nickel finished plumbing fixtures. Recalling the prior school use, the units boast 13 foot high ceilings that accentuate the bespoke cabinetry whose upper reaches are accessed by a custom library ladder.

Substantial base boards and chair rails intersect with grand door frames, many with transom windows reaching to over 11 feet. Custom wood clad kitchen islands with dark gray soapstone countertops are illuminated by light from custom AvroKO library chandeliers.



Inkwell is one of few new offerings in the luxury condo market in the booming Hell's Kitchen neighborhood, within reach of the vibrance of Hell's Kitchen and Times Square and the serenity of Hudson River Park, with its popular Greenway bike paths.

“ I am thrilled to be representing Inkwell, a truly unique project, with a cool downtown flair rarely found north of 23rd Street. This new condominium defines classy, chic and special. ”

Lisa Lippman
Brown Harris Stevens Development Marketing

