



The terrace at 200 East 83rd, Robert A.M. Stern's newest project on the Upper East Side. Photo: DBOX

ARCHITECTURE + DESIGN

## The Hottest New Residential Developments by Starchitects Across New York City

These are the buzziest new projects around town

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Architects who work on one high-profile project after another eventually earn the bragging rights to be called “starchitects”—people in their field who are regarded as celebrities and command top dollar for any real estate venture they’re behind.

Residential developments with starchitects attached to them have considerable cache, says Elisa Orlanski Ours, the chief planning and design officer for Corcoran Sunshine Marketing Group. They’re also almost always luxury projects with high prices to match and attract global recognition, she says. “They have prestige because of the starchitect, but also because they tend to showcase exceptional craftsmanship and innovation through design,” Orlanski Ours says. “Today’s boldfaced names of architecture take risks and consistently give us something that the market hasn’t seen before.”

New York, unsurprisingly, lays claim to have a proliferation of starchitect residential developments that compete for attention from the design loving set. One of the newest and most buzzed about is Robert A.M. Stern’s 200 East 83rd Street on the Upper East Side, which is launching sales next week.

When designing the tower, Stern’s firm RAMSA was inspired by old New York and the structures along Park, Fifth, and Madison Avenues. “We wanted the building to look like it has always been there and a part of the city’s social fabric,” Stern told *AD* in an interview. A combination of Gothic, Byzantine, and Art Deco styles, it features a façade of Indiana limestone and precast concrete, a blackened nickel entrance door, and a gated porte cochere with a car elevator that leads to an underground parking garage.



The kitchen at 200 East 83rd, Robert A.M. Stern's newest project on the Upper East Side.

Ornamental elements were integral to the design, Stern says. “We included details on the exterior that date back to prewar New York, such as flower and geometric motifs,” he says. “We wanted to reinvigorate that style.”

Rottet Studio was charged with 200 East 83rd’s interiors: They include 86 residences that span from one to six bedrooms, and they have private gallery foyers and white oak flooring. Prices begin at \$2 million. Owners can enjoy an eye-candy-like lineup of amenities such as a 70-foot pool with double-height vaulted ceilings and views of the city skyline, a winter garden with an outdoor terrace, a spa with treatment rooms, a library with a fireplace that opens to a landscaped garden, a cinema, a yoga studio, and spaces for both children and teens.

RAMSA, in collaboration with the Seattle-based firm Olson Kundig, is also behind The Cortland, a still-to-debut waterfront apartment building in West Chelsea. The development reflects a combination of RAMSA’s modern classicism and Olson Kundig’s minimalism, and it uses more than a million hand-laid bricks for its intricate façade. Sales launch later this fall, and prices of residences have not yet been released.

Other starchitect residential projects in New York include 111 West 57th Street, where Shop Architects, of Barclays Center and East River Esplanade fame, is the attention-grabbing name. This 1,428-foot tower, which is composed of the original landmarked Steinway Hall and a new tower, is the second tallest residential building in the Western Hemisphere. It has 60 residences and amenities such as an 82-foot swimming pool with private cabanas, a private dining room, and a residents’ lounge with an expansive terrace. Prices begin at \$8.75 million.

11 Hoyt, in Downtown Brooklyn, is another residential building that’s turning heads. Jeanne Gang, whose notable projects include an expansion to the American Museum of Natural History, is the starchitect in question. Gang designed an exterior featuring bay windows that cascade like waves across the façade. The building stretches across almost an entire city block and has 481 residences as well as 55,000 square feet of amenities. Prices begin at \$675,000.

Then there’s 208 Delancey, a luxury condominium on the Lower East Side that’s debuting in 2022. Designed by architecture and interior design firm Oda New York, also known for The Madison Avenue Penthouse and 71 White, the 12-story building has a curved brass copper façade and a landscaped rooftop with city views and a fireplace. Prices begin at \$625,000.

The last two starchitects on our list both call London home.

Thomas Heatherwick is behind Lantern House in West Chelsea, a 22-story condominium with 181 one-to-four-bedroom residences. His Heatherwick Studio has created a design that juxtaposes grey brickwork with industrial metal details; the curved bay windows also stand out. Prices begin at \$1.895 million.

Finally, we have No. 33 Park Row, the first residential project in New York City from Rogers Stirk Harbour + Partners, a firm attached to world-renowned projects such as the Guggenheim Helsinki and Gare du Nord train station in Paris. Overlooking City Hall Park, it has 30 homes, all with floor-to-ceiling windows and a façade with copper screen fins. Prices begin at \$1.825 million.

You may not be able to live in these starchitect buildings, but that doesn’t mean you can’t appreciate their designs which will undoubtedly have you looking once, and then again and again.

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