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<http://www.nydailynews.com/life-style/breaking-ceiling-ceiling-apartments-push-limits-vertical-space-article-1.1879229>

Breaking the ceiling ceiling: Apartment developers push the limits of vertical space

Ceilings 17 feet high and above are becoming popular as a way to lure wealthy buyers; buildings at 67 Franklin St. in Tribeca and 30 Park Place in the Financial District are examples

By Katherine Clarke



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A 23-foot ceiling in the Cast Iron House at 67 Franklin St.

Developers are taking luxury to new heights — literally.

The super-tall ceiling — we're talking more than 17 feet — is the latest amenity developers are adding to new high-end homes, well above the typical 9-foot heights of prewar buildings.

A cast-iron building being renovated and reconfigured by Pritzker Prize-winning architect Shigeru Ban at 67 Franklin St. in Tribeca will have 11 duplex units with ceiling heights ranging from 17 feet to a whopping 25 feet.

“Buyers are just blown away by that ceiling,” said Corcoran Sunshine broker Danika Dorsey. “When they realize just how high that ceiling is, and just how cathedral-like it feels, they say, ‘Wow.’”

Developers see high ceilings as just another way to differentiate their condos from the competition as the market becomes increasingly saturated with units fit only for the uber-rich. After all, there are currently more than 400 homes on the market in Manhattan for \$10 million or more.

During the last development boom, before the recession, developers started building 10- and 11-foot ceilings in projects such as the Time Warner Center condos at Columbus Circle, brokers said. But now, that ceiling has been shattered.

At 30 Park Place, a new condo by World Trade Center developer Larry Silverstein in Tribeca, ceiling heights go up 14 feet — what some are calling “Double Chamberlains.” Ceilings also top 14 feet in the penthouses at 56 Leonard St., a project underway in Tribeca.

“There’s a level of drama to these kinds of residences that you can’t deny,” said new-development marketing pro Melissa Ziweslin, who heads sales at 30 Park Place. “It wasn’t long ago that a 9-foot ceiling was considered generous. Now, buyers look for ceilings of 10 to 11 feet minimum, and developers keep upping the ante.”

Double-height ceilings can command a premium of up to 30%, experts said.

The five-bedroom duplex with 25-foot ceilings at 67 Franklin St. will be listed for \$10.55 million, for instance. A similar unit with a “normal” roofline would cost around \$7.4 million, experts said.

Of course, one man’s ceiling is another man’s floor — meaning that developers who want to provide a real-estate sequel to “The Air Up There” must sacrifice square footage that could be used to add additional floors. Taller apartments may look nice, but if a developer creates too many of them in a building, he or she could be cutting into the bottom line.

And there’s a limit to all this “sky’s the limit” talk. Ceilings of more than 25 feet begin to make a space feel distorted or vertiginous.



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The ceiling heights at 67 Franklin go up to 25 feet

“You don’t want to feel like you’re living in an elevator shaft,” one broker quipped.