







The place we call home defines and reflects us in equal measure.

No other destination has such power to enhance the quality of daily life, to deliver so secure a foundation.

In the Townhomes of Downing Street, dappled light plays across the understated sandstone façade that belies six luminous floors and the elevator that connects them.

Nature and family superimpose their familiar and beautiful rhythms onto over 6,000 square feet of well-conceived living space.

This residential block is a tranquil oasis within the bustling Village, a downtown nexus between bohemian culture and discreet privilege.

It is here that New York's carefully organized streets are left to their own devices and this off-the-grid enclave is truly a world apart.

THE TOWNHOMES OF DOWNING STREET





### THREE DISCREET HOMES

Visually coherent yet subtly distinct. Each one possessing the land on which it is built.  
All easily accessible from the street and opening directly into gracious light-filled rooms.

## MEAT PACKING DISTRICT





## THE GREAT ROOM

The Great Room awaits. This welcoming point of entry is the nerve center of the home, the symbolic hearth around which everyone gathers.

The eye follows as the space segues outside, one continual line of luxurious living space.







## THE PARLOR FLOOR

Upstairs, the Parlor offers a vast expanse punctuated by floor-to-ceiling windows overlooking the south-facing garden.

The uninterrupted flow makes it ideal for entertaining large gatherings; the marble fireplace is a focal point for more intimate occasions.











## OBSERVATORY

The crowning touch, the Observatory is a sunny perch with unobstructed vistas of the urban landscape.  
An aerie at treetop level, it opens onto superbly landscaped terraces in both directions.  
Ascending to this room in the sky is a revelation, the ultimate village retreat.





## ATELIER

This large open room is flooded with natural daylight thanks to skylights and a wall of glass facing the sunken courtyard.

A spiral staircase winds up to the outdoor patio.

The adjacent laundry and powder rooms make the Atelier a versatile and eminently inhabitable space.





## REAR GARDEN

The rear garden is a private haven of green—a real yard within the city. Moss grows between the stone slabs underfoot.

Beyond the wooden fence, tall trees provide a lovely screen.

As a setting for cocktails or quiet contemplation, there is little to rival this secret garden.



THREE CONTEMPORARY TOWNHOMES.  
OVER 6000 SF OF LIVING SPACE.



Each home features six floors of smoked and brushed Euro Oak flooring connected by a private elevator as well as an elegant wood and steel stairway. Interior spaces are illuminated by northern and southern light, streaming through mahogany-framed windows and skylights on both the Observatory and Atelier floors. Comfort is maximized through radiant heat and zoned central air-conditioning. Solid-core wood doors with satin nickel finish levers are flush with ceilings or extend visually with a transom to create a seamless flow of space.

The Townhomes of Downing Street are designed by 1100: Architect, the New York- and Frankfurt-based firm renowned for functional, relevant architecture of enduring beauty. The studio carefully considers light, materials and details specific to the unique nature of each project. At Downing Street, materials include an organically delineated buff sandstone from Briar Hill Quarry offset with a grey granite base and solid mahogany window frames and privacy screens. Rear gardens and terraces are designed by SCAPE. They include an enchanting mix of delicate ferns, mosses, trees and vines, accented by cedar fencing, Corten steel planters and bluestone pavers.

## OBSERVATORY

A rooftop oasis with indoor and outdoor space. Floor-to-ceiling glass walls, elevator and stair access, skylights, smoked and brushed Euro Oak flooring, northern and southern terraces, and custom cedar planters. Powder Room or Bathroom with shower, featuring stainless steel penny round tile walls, Gris de Siena limestone floors and Duravit wall-mounted toilet.

## THE MASTER SUITE

Fully appointed suite occupying entire floor. Double-insulated glass windows; smoked and brushed Euro Oak flooring; en suite Dressing Room; Master Bath with 6' Zuma spa tub, glass-enclosed shower, enclosed toilet and white stained ash double vanity. Materials include: Novelda crème limestone slab flooring, Bianco Dolomiti marble countertop & sinks, Grey River marble slab walls with waterproof Venetian plaster surrounding bathtub, Dornbracht platinum matte fixtures, and Duravit wall-mounted toilet.

## CHAMBERS

2-3 secondary Bedrooms and 2 Bathrooms. Bathrooms feature Cohare limestone floor trim, shower base and wet walls; grey stained Douglas Fir veneer custom millwork; Dornbracht platinum matte fixtures; and Duravit wall-mounted toilet. En suite Bath includes Zuma 6' bathtub, blue resin cast sink and light blue penny round tile flooring. Second Bath includes glass-enclosed shower, honey resin cast sink and beige penny round tile flooring.

## THE PARLOR FLOOR

Open loft-like space with floor-to-ceiling north and south facing windows. Smoked and brushed Euro Oak flooring and gas fireplace with sculpted mantle wall and Absolute Black granite hearth.

## GARDEN FLOOR

Spacious multi-purpose Great Room for cooking/dining/living, with direct access to garden through mahogany-framed sliding glass doors. Open bleached oak kitchen custom designed by 1100: Architect; polished, superwhite Celador quartz countertop and backsplash; SubZero 424 wine cooler and 632 side-by-side refrigerator/freezer; dual Miele G818SCVi dishwashers; Gaggenau BX 280 double convection ovens and warming drawer; Viking DMOC microwave; smoked and brushed Euro Oak flooring; entry foyer of 16" x 16" honed Gris de Siena limestone; Powder Room features marble tile walls, Gris de Siena limestone flooring, Duravit Vero wall-mounted sink and toilet, and Dornbracht platinum fixtures. Homes with ground-level Bedroom suite include glass-enclosed shower, honey resin cast sink and beige penny round tile flooring.

## ATELIER

Large, open room with floor-to-ceiling windows. Smoked and brushed Euro Oak flooring; elevator and stair access, one-three skylights; green roof; courtyard with riverstone pathway and yard access via circular staircase. Powder Room features stainless steel penny round tile walls, Gris de Siena limestone floors, Duravit wall-mounted toilet and Kohler polished chrome fixtures. Laundry Room with side-by-side Miele washing machine and tumble dryer. Control Room.

All images are artist renderings. Artwork of Donald Baechler, William Eggleston, Adam Fuss, Robert Mapplethorpe, Jack Pierson, Pat Steir and Otto Zitko courtesy Cheim & Read ([www.cheimread.com](http://www.cheimread.com)).



# THE TOWNHOMES OF DOWNING STREET

an URBAN MUSE project

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WWW.DOWNINGSTREET.US

## 22

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## 26

<p>4 Bedrooms, 4 Bathrooms 3 Powder Rooms</p> <p>34'5¼"-32'7½" x 75' Lot Size 23'7½" x 45' Build Size 6047 SF Interior Living Space 1431 SF Garden 816 SF of Terraces</p>	<p>4 Bedrooms, 4 Bathrooms 3 Powder Rooms</p> <p>23' x 75' Lot Size 23' x 45' Build Size 6080 SF Interior Living Space 689 SF Garden 711 SF of Terraces</p>	<p>5 Bedrooms, 5 Bathrooms 2 Powder Rooms</p> <p>24'5"-22'7¼" x 75' Lot Size 24'5" x 55'3" Build Size 6534 SF Interior Living Space 448 SF Garden 845 SF of Terraces</p>
OBSERVATORY		
<p>North and South Terraces with plantings Powder Room</p>	<p>North and South Terraces with plantings Powder Room</p>	<p>North and South Terraces with plantings Bathroom with shower</p>
THE MASTER SUITE		
<p>Master Bedroom Suite with 13'9" x 21'7" Dressing Room En suite Bathroom with spa tub and shower</p>	<p>Master Bedroom Suite with 13'9" x 21'4" Dressing Room En suite Bathroom with spa tub and shower</p>	<p>Master Bedroom Suite with 13'3" x 21'4" Dressing Room En suite Bathroom with spa tub and shower</p>
CHAMBERS		
<p>2nd Bedroom including en suite Bath with tub 3rd Bedroom Bath with shower</p>	<p>2nd Bedroom including en suite Bath with tub 3rd and 4th Bedrooms Bath with shower</p>	<p>2nd Bedroom including en suite Bath with tub 3rd and 4th Bedrooms Bath with shower</p>
THE PARLOR FLOOR		
<p>21' double height ceiling Open floorplan for living and dining Fireplace</p>	<p>Open floorplan for living and dining Fireplace</p>	<p>Open floorplan for living and dining Fireplace 20'10" x 9' Southern Terrace</p>
GARDEN FLOOR		
<p>Entry Foyer 20' x 22'8" Great Room with open Kitchen 45' x 9' landscaped Side Grounds with secluded side entrance 29' x 33' landscaped Rear Garden 4th Bedroom including en suite Bath with tub Powder Room</p>	<p>Entry Foyer Private Garage entrance from Downing Street 20'4" x 21' Great Room with open Kitchen 29' x 22'11" landscaped Rear Garden Powder Room</p>	<p>Entry Foyer 20'9" x 21'5" Great Room with open Kitchen 19' x 22' landscaped Rear Garden 5th Bedroom including en suite Bath with tub Powder Room</p>
ATELIER		
<p>33'6" X 23'4" living area with three skylights, glass wall and courtyard access Powder Room Courtyard Laundry Room with washer/dryer Control Room</p>	<p>33'4" X 21'11" living area with three skylights, glass wall and courtyard access Powder Room Courtyard Laundry Room with washer/dryer Control Room</p>	<p>33'2" X 21'1" living area with skylight, glass wall and courtyard access Powder Room Courtyard Laundry Room with washer/dryer Control Room</p>