YOUR HOME GOSSIP

THE CLOSER

Disclosures, appraisals, flips and splits of New York's real estate community



The private courtyard garden at the SoHo Mews at 311 West Broadway is complete. Designed by British landscape architect Peter Walker and Partners,

the 4,000-square-foot, open-air space separating two buildings has an ivy and glass trellis, tire swings, a checkerboard grassand-concrete floor and climbing vines. The three-tiered garden's upper level is reachable by stairs doubling as places to sit or a picnic area. Walker's firm will do the landscaping for the World Trade Center Memorial.

Units in the building, which will house Esquire magazine's top penthouse bachelor pad in the fall, are listed at \$2.325 million for two bedrooms all the way up to \$11.55 million for a penthouse with a wraparound terrace and 360-degree views.

Esquire probably liked the hot tub on the penthouse's balcony. Construction workers liked the views of the SoHo Grand Hotel across the street. When the hotel shades are left open, many an attractive hotel guest would prance around their room half-clothed.

One sad note, the building's architect, Charles Gwathmey, died last week at the age of 71. Gwathmey's 1969 interior work on actress Faye Dunaway's Central Park West apartment made him a legend. He also did residences for David Geffen and Steven Spielberg as well as the extension of New York's Guggenheim Museum. For more info on SoHo Mews, go to www.sohomews.com.

Rockrose Development Corp. is seeing phenomenal success at its new rental, 200 Water St. in the Financial District. In one month, it's leased 104 apartments, Yes, there's a rooftop terrace with cabanas and a water tower shower, free WiFi in all the common areas and a gym, but the building's secret weapon (besides low prices) is a partnership with one of the city's top pizza



pariors. Manhattan's first **Grimaldi's Pizzeria**, consistently voted the city's best pie, will be housed in a retail space next to the building, and residents get a free pass to cut the line any time they want to eat, plus free delivery.

Studios start at \$2,045 with two months free rent and no fee, making net rent \$1,715. First an office building, then an NYU dorm, the building, with East River views, was an easy convert for the developer, who did the

Queens West rentals in Long Island City GrimaldFs is scheduled to open in December. The building is taking renters right away. Go to www.200waterst.com or call (212) 204-1220 for more info.

Shapes, circles and swirls
- that's how New York interior designer Army Lau sees fabrics these days. One of design's freshest thinkers. Lau debuts her first fabric line next month for \$. Harris, Following S. Harris' Isaac Mizrahi line, Lau's mix of fabrics blends geometry, modern art, contemporary colors and classic motifs. Fashionable and even thrilling, Lau's interiors always include work by local artisans whose sculptural additions to moldings, mantels, ceilings and furnishings give each environment three-dimensional texture.

The fabrics, inspired by such modern artists as Mark Rothko and Morris Louis, have a fashionable, clothinglike appeal.

"I didn't want anything literal like leaf or floral patterns," says Lau, whose dog, Mr. Goof, appears in ads for the fabric. "These generate a certain mood by bringing abstract art into the room at every level,"

The fabrics will be available at S. Harris showrooms. They come in chenilles and a variety of other

ILLUSTRATION

BY TOR! HIGA

textiles. Go
to www.amylau
design.com for
information on the
designer's latest
work.

Sketch of Amy Lau onone of her designs