

# Brownstoner

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## A 21-Story Tower Is Starting to Rise Above a Prominent Corner in Downtown Brooklyn



Photo by Craig Hubert

By: Craig Hubert

Even by the standards of Downtown Brooklyn, where buildings seem to sprout up like weeds in a garden, the future 21-story building bound by Boerum Place, Red Hook Lane and Fulton Street is moving rather quickly.

# Brownstoner

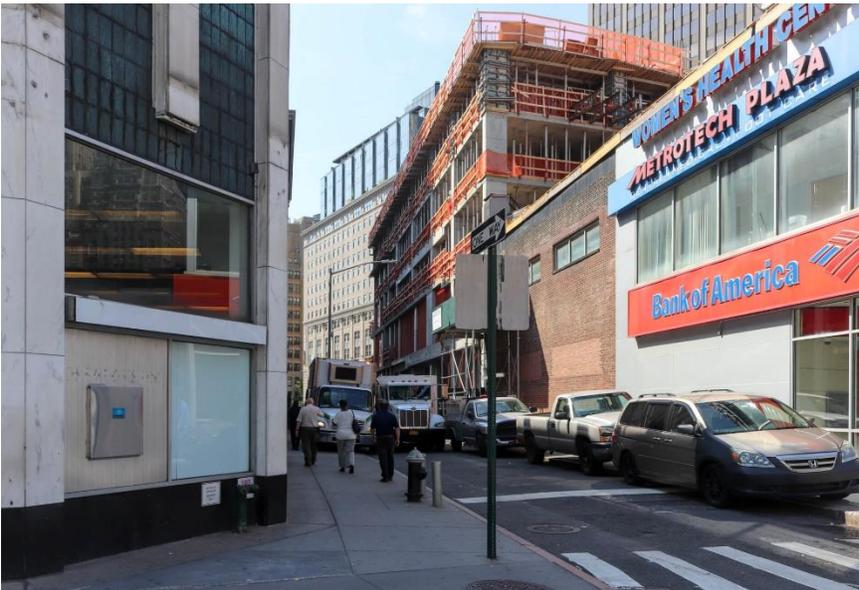
The address, according to building records, will be 1 Boerum Place. Excavation [began in April](#), according to a story in New York Yimby, and now the building is up to five stories.



Rendering via SLCE Architects

Based on renderings, the building will bend along the curve of the street with setbacks that appear to be every six floors on the side that faces Boerum Place. Building permits show that Robert Laudenschlager of SLCE Architects is the applicant of record. Storage for 49 vehicles will be located underground, along with a residential storage room, a sauna and a pool. Retail will occupy the first and second floors.

# Brownstoner



There will be 122 units in the building, four of which, according to building permits, will be duplexes. An exercise and yoga room will be on the third floor, along with a tenant's lounge. Bicycle parking for 63 spaces will be on the fourth floor. The mixed-use building is slated to open in 2021, according to the developers.

Avery Hall Investments, Allegra Holdings and Aria Development Group are the developers (Andrew McCarthy of Avery Hall is listed as the owner on building permits). They purchased the property in 2016 for \$76.5 million. Avery Hall has been

# Brownstoner

behind a number of projects in Brooklyn, including a Morris Adjmi-designed residential building at 465 Pacific Street in Boerum Hill.



The site in July of this year. Photo by Susan De Vries

Before the building was demolished in 2018, it was home, most recently, to a Brooklyn Industries clothing store (facing Fulton), and HSBC Bank and the Brooklyn Law School (facing Boerum Place). Built in 1955, it was designed by the architecture firm DeYoung, Moscovitz & Rosenberg, who also designed buildings at the Fashion Institute of Technology. In 2013, it was featured by Brownstoner's Suzanne Spellen as a [Building of the Day](#).

# Brownstoner



The site in 2007. Photo by Scott Binter for PropertyShark

When it reaches its full height, the new building will join a rapidly growing stretch of Downtown Brooklyn. Three blocks away is 11 Hoyt, a 57-story tower designed by Studio Gang; two further blocks away is Brooklyn Point, at the corner of Flatbush Extension and Willoughby Street.

[Photos by Craig Hubert unless noted otherwise]