

POSTINGS: Rental Apartments on East Eighth Street; In East Village, a Bit of Greece

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Jeffrey Haitkin, one of its developers, calls it "our Greek-isle style building." Belmont Freeman, its architect, describes it as "an essay in contrast to the brick environment." The building is a new six-story white stucco rental at 325 East Eighth Street, and on its East Village block of dark tenements with fire escapes, its white facade and full-length balconies stand out.

Mr. Freeman said that the building's minimalist design is in the tradition of the Viennese architect Adolf Loos. The building, rising from a low black granite base, has 13 one- and two-bedroom apartments, and occupancy is expected by Aug. 1.

Mr. Haitkin, with his partners, Achilles Perry and Michael Parlamis, formed City Jam L.L.C. (Jam is an acronym of their first names) to develop the \$2.5 million project on a vacant lot between Avenues B and C. The partners, originally from Flatbush and alumni of Brooklyn Technical High School, bought the 94-by-28-foot lot for \$350,000 at a city auction in 1998.

"With tight structural engineering and precision mathematics," Mr. Freeman said, "we were able to squeeze seven levels under the zoning's 60-foot height limit. We also designed the balconies in such a way to maintain the street wall."

The elevator building is the first new construction for the developer and the architect. Apartment rents range from \$1,990 a month for a 503-square-foot one-bedroom on the first floor to \$2,950 for a 556-square-foot two-bedroom on the first floor with a garden and a 65-square-foot balcony. The \$2,950 apartment has already been rented, as has a 569-square-foot, \$2,850-a-month two-bedroom.

"People can get square footage cheaper if they want to limit themselves to indoor square footage only," Mr. Haitkin said. "But if they want private outdoor space this represents value."

All but two units have a garden or a terrace. All have white appliances, cabinets and ceramic floors in the kitchen. A common paved roof deck is open to all tenants.

The two-bedroom apartments have been designed with sharing in mind, the developer said; both bedrooms are equal sized.

The ground level, half of which is below the street level, has mechanical and laundry rooms in the front, and a one-bedroom apartment with a garden in the rear, which rents for \$2,400 a month.

Above the lobby, which is at street level, all floors have two apartments. All but the top floor have a two-bedroom in the rear and a one-bedroom facing the street. The top floor has two one-bedrooms with terraces.

Facing the street with balconies, from the second floor up, are 582-square-foot one-bedrooms, renting from \$2,350 to \$2,500 a month. Sliding doors lead from living rooms and bedrooms onto 100- square-foot balconies where the building's exterior walls are clad in powder-blue porcelain tiles.

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