

Art Department



Matthew Williams

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250 Bowery

In Luc Sante's *Lower East*, a seminal depiction of turn-of-the-century New York City, the Bowery is described as the "shadow" of Broadway. Dating back to the Civil War, the Lower East Side neighborhood has been home to the city's down-and-out population as well as to brothels, beer halls, boarding houses, and less reputable theaters. Its long history has yielded an eclectic mix of architecture, though few buildings of true significance. In the early twenty-first century, however, the Bowery began to transform. Museums, galleries, and destination restaurants opened alongside tenement buildings and restaurant supply stores, adding a grander scale to the gritty thoroughfare. If the Bowery is currently characterized by any one thing, it's change. 250 Bowery was conceived in this spirit.

Designed in collaboration with Aldo Andreoli, 250 Bowery is a contemporary glass and metal building that stands in stark contrast to the mix of nineteenth-century buildings lining the Bowery. Although the loft structure was designed with the future of the neighborhood in mind, it strives to be sensitive toward its present context: a muted facade subdivided by a hierarchical system of layered grids helps mitigate the building's perceived scale while giving it a surprising depth. Metal channels frame the building and divide its mass into gridded sections that are two floors high and two bays wide; set within that giant order, flat cruciform panels define a smaller grid containing factory sash windows. The eight-story building houses 24 condominium units, including duplex penthouses, and has a landscaped terrace on the roof and a retail and exhibition space at ground level.

250 Bowery was one of the first upscale residential buildings constructed on the historic street. Along with the nearby New Museum and other projects, it is reinventing the old neighborhood with a new architectural scale and cultural amenities that are drawing a spotlight onto the former "shadow" of Broadway.

2005
New York, New York
88,000 sq ft
Aldo Andreoli
Matthew Williams



1. View north across the Bowery to 250 Bowery's front facade.

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