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BIG TICKET

Townhouses Took Off in December, and Neighbors Filed a Rare Joint Listing

Two townhouses in the West Village, one owned by the producer Scott Rudin, are listed together at \$37.5 million. They could be combined into a 40-foot-wide mansion.



Two brick townhouses at Nos. 20-22 Bank Street in the West Village have been listed together by their respective owners for \$37.5 million. Nina Poon and Santa Paulino Love/MW Studio for Corcoran



By Vivian Marino

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Manhattan townhouses took center stage in December, with several big sales and a prominent listing.

The film producer **Scott Rudin** teamed up with a neighbor for a combined listing at 20-22 Bank Street in the West Village. His four-story Greek Revival house (with a nearly identical facade on the home next door) was previously owned by **Graydon Carter**, the longtime editor in chief of Vanity Fair.

In Turtle Bay, the cosmetics heir **Ronald S. Lauder** sold the glass Rockefeller Guest House, while the house where the composer and lyricist **Stephen Sondheim** had lived has a new owner, two years after [his death](#). And on the Upper West Side, the real estate developer **Charles Bendit**, and his wife, **Karyn Bendit**, closed on the sale of their townhouse.

Other noteworthy December closings included the purchase of a co-op through a trust for **Sara Lee Schupf**, for whom the Sara Lee dessert business was named. Among those selling their co-ops were **Cathie Black**, a former New York City Schools chancellor, and her husband, **Thomas E. Harvey**, a lawyer, as well as the novelist **Erica Jong**. All three transactions were on the Upper East Side.

The month's biggest sale, also on the Upper East Side, was a six-bedroom, six-and-a-half-bath penthouse at 200 East 83rd Street, at Third Avenue, that closed at roughly \$38.3 million. The buyer used the limited liability company 200 E 83 Unit PHC.

The twin red brick townhouses at 20-22 Bank Street, between Waverly Place and West Fourth Street, are being sold together (as a D.I.Y. mansion) for \$37.5 million. Combined, the houses are nearly 40 feet wide with around 7,600 square feet of interior space that includes eight bedrooms, eight full bathrooms and two powder rooms. Outdoor space totals roughly 2,000 square feet. Both structures, built around 1845, retain many original architectural details like their numerous wood-burning fireplaces and ironwork.

Mr. Rudin, who has won critical acclaim for films like “The Social Network” and “No Country for Old Men,” and Broadway shows including “To Kill a Mockingbird” and “The Book of Mormon,” owns No. 22. He bought the building from Mr. Carter in 2019, paying \$17.4 million, then commenced extensive renovations.

“He fully renovated it, added an elevator, and extended in the back,” said Deborah Grubman, a broker with the Corcoran Group who is representing Mr. Rudin. “It’s basically in mint condition.”

No. 20 was not recently renovated, according to the broker for the property, Henry Hershkowitz of Compass. It had been the home of **Dr. Charles P. Dorato**, a dentist, and his wife, **Marilyn Dorato**, since 1976. The building’s top floor currently has a tenant, but will be delivered vacant when sold, Mr. Herskowitz said.

The Rockefeller Guest House, at 242 East 52nd Street, between Second and Third Avenues, sold in a private deal for \$19.9 million. Mr. Lauder, the youngest son of Estée Lauder, had paid almost \$11.2 million for the Modernist building at a Christie’s auction in 2000.

The landmark, two-story home, designed by Philip Johnson, was erected around 1950. It was commissioned for Blanche Ferry Hooker Rockefeller, the wife of the oil magnate John D. Rockefeller III, to showcase her art collection and as a space for entertaining. The Rockefellers donated the building in 1955 to the Museum of Modern Art, which in turn sold it. (Mr. Johnson actually lived in the house as a tenant in the 1970s.)

The brick and glass structure has around 2,075 square feet of interior space. The new owner used the limited liability company Ludo USA in the transaction.



A townhouse that Stephen Sondheim owned for decades on East 49th Street sold for the \$7 million asking price. Jeenah Moon for The New York Times

Nearby, at 246 East 49th Street, also between Second and Third Avenues, the townhouse that Mr. Sondheim had owned for six decades sold for the \$7 million asking price, according to the listing broker, Compass, though the sale had not yet been recorded and the buyer is unknown. The five-story house, measuring 5,690 square feet, has seven bedrooms and three and a half bathrooms.

The Bendits got \$16.5 million for their home at 40 West 74th Street, an elegant neo-Georgian townhouse erected around the turn of the last century a block from Central Park. The sale comes several weeks after the couple had closed on the purchase of a [\\$10.5 million apartment](#) on West 81st Street.

Their recently sold limestone and brick building — 25 feet wide and six stories high (with an elevator) — has about 11,000 square feet of interior space configured as a two-family home, with five bedrooms, five full bathrooms, and four powder rooms. A spacious entertainment room sits on the top floor and at the lower level is a laundry room and large home gym.

The home also comes with 1,349 square feet of exterior space that includes a rear garden, a dining terrace off the kitchen and a rooftop garden.

The new owner made the purchase through the 40 West Revocable Trust.

Mr. Bendit is a founder and co-chief executive of the real estate development company Taconic Partners, whose numerous projects include the Essex Crossing mixed-use development on the Lower East Side.

On the Upper East Side, Ms. Schupf paid almost \$10.8 million for her co-op at 620 Park Avenue, at East 65th Street, a James E.R. Carpenter-designed apartment house in the Lenox Hill neighborhood.

The roomy unit has four bedrooms, four and a half bathrooms, and lots of charm throughout the well-proportioned rooms. This includes numerous prewar moldings, high coffered ceilings and custom hardwood floors.

Ms. Schupf, a philanthropist, is a longtime supporter of science programs for women and girls. Her father, Charles Lubin, was a founder of the Kitchens of Sara Lee; [he named](#) his signature cheesecake after her.

Ms. Jong sold her longtime home at 150 East 69th Street, between Third and Lexington Avenues, for \$3.4 million, below last May's initial asking price of nearly \$4.3 million.

The buyer was **Jack J. Cohen**.

The nearly 3,000-square-foot apartment has three bedrooms, three and a half bathrooms, and a solarium with sweeping Central Park and city views. A custom bookcase takes up an entire wall of the large living room, and the library has two walls of shelves, presumably to house Ms. Jong's many works of fiction, nonfiction and poetry — as well as her best-selling feminist novel "Fear of Flying."



A duplex penthouse at 941 Park Avenue on the Upper East Side sold for \$9.6 million. Andrea Mohin/The New York Times

A penthouse at 941 Park Avenue, at East 81st Street, was sold by Ms. Black and Mr. Harvey for \$9.6 million. The duplex apartment has the feel of a townhouse, with a floor-to-ceiling wood-burning fireplace in the drawing room, milled archways, and along the ornate carved staircase, a custom mural of a lush countryside.

There are four bedrooms and four and a half bathrooms, along with a den, library and an enormous eat-in kitchen. And on the second level is a landscaped wraparound terrace. Included in the sale was a 100-square-foot unit on a lower floor that could be used as an office or guest bedroom.

Ms. Black, who served briefly as the city's schools chancellor, was also chairwoman of Hearst Magazines. The buyers were listed as **Erick Nickerson Randall** and **James Patrick Wyper**.