

Gramercy Park Sale

A 'Significant' Coda

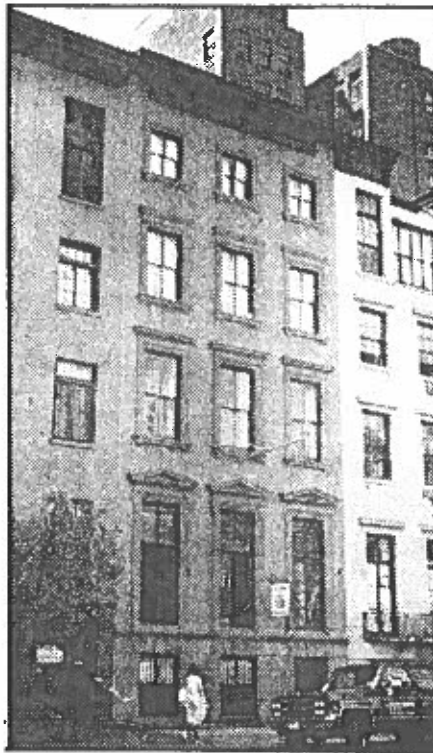
The 136-year-old town house at 11 Gramercy Park South where the composer Samuel L. M. Barlow once lived has been sold for \$1.45 million.

"This sale will be significant for the entire Gramercy Park area," said Edward J. Winslow Jr., of Massey Knakal Realty Services of Manhattan, which represented the former owners, a group that included Joseph Neumann. The significance, Mr. Winslow said, is that the new owner, John Benitez, "is planning a historic restoration of the property which will be in keeping with the quality of the neighborhood."

The previous owners bought the five-story structure in 1990 for \$1.67 million, planning to turn it into a condominium apartment building. Then they decided to sell it as part of a restructuring, their brokers said.

While No. 11 "has been in need of repair for an extended period of time," Mr. Winslow said, and is overshadowed architecturally by such neighbors as the National Arts Club, it is nonetheless a distinguished composition, with high windows capped by triangular pediments on the second floor. In its 1966 designation report for the Gramercy Park Historic District, the Landmarks Preservation Commission described No. 11 as a "fine example of Anglo-Italianate design."

For 50 years, until 1971, Mr. Barlow and his wife, Ernesta, held musical gatherings in their home on Wednesday nights. These were "elegant, serious musicales," wrote Stephen Garmey, in his 1984 history, "Gramercy Park." The Juilliard String Quartet often played at these events, to guests seated on gilt chairs in the drawing room.



Dith Pran/The New York Times

11 Gramercy Park South.