



THE APPRAISAL

Giving New Meaning to the Term 'a Fixer-Upper'



Michelle V. Agins/The New York Times

Jessica Glick, left, with Havi, and Rachel Gould, with Neko, note that unlike the Ludlow, where they live, many buildings bar pets.

By CHRISTINE HAUGHNEY
Published: January 24, 2011

Archie Gottesman is a pet lover and the chairwoman of Animal Haven, a shelter for cats and dogs. She spends her spare time looking for homes for pets, to save them from being euthanized.

She is also the chief executive of Edison Properties, which owns Manhattan Mini-Storage, a chain of parking garages, and a three-year-old rental building on the Lower East Side called the Ludlow. She has used her position to change a tiny piece of the world by making it a policy that all new renters at the Ludlow have their cats and dogs spayed or neutered before moving in.

"We just wanted to emphasize the pet overpopulation problem," Ms. Gottesman said.

"It may not save the entire population. But it may have more of an effect."

She acknowledges that the policy is landlord-friendly: after the surgery, pets are better behaved and less likely to leave their mark on walls and floors.

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And she is aware that such a policy might not go over well, say, in the New Jersey suburb where she lives, among neighbors she calls “backyard breeders.”

But so far, Ms. Gottesman said, she has not received complaints at the Ludlow from what she describes as its “pet-savvy crowd.” There are 68 pets in the 243-unit building, where studios start at \$2,300, one-bedrooms at \$3,650 and two-bedrooms at \$5,500. Residents receive frequent e-mails about dog-walking services, and one resident even started an informal doggie day care.

Samantha Strauss, who lives in the building with Toby, a half-Cavalier King Charles and half-cocker spaniel, often has puppy play dates with a neighbor, a single woman with a cockapoo. Ms. Strauss adopted Toby after she moved in, and neighbors would press her when they saw her with Toby in the elevator.

“They would ask me, ‘Is he neutered yet? Are you going to have him neutered?’” she said. (She did have him neutered at 6 months.) “It’s like when you have a child. ‘When are they going to preschool?’”

Jessica Glick and her girlfriend, Rachel Gould, who moved into the Ludlow in June, said they were happy to find a pet-friendly building, because so many buildings do not allow pets. They already had had Havi, a Maltese-Yorkie mix, and Neko, a Pekingese-poodle mix, spayed at 6 months to give the dogs “happier and healthier lives.”

“I’ve observed animals in heat,” Ms. Glick said, “and they don’t seem particularly happy during those times.”

She understands that some New Yorkers may differ; a friend from law school and her boyfriend recently decided not to neuter their French bulldog, Ms. Glick said. “They didn’t want to emasculate him.”

Take a Seat

Many New Yorkers struggle to figure out where their couch might fit, but buyers interested in a 5,400-square-foot loft at 114 Liberty Street should have no problem. Listing photos for the apartment, which is the largest for sale in the financial district and has an asking price of \$6.39 million, show three sofas and two loveseats in the living room, with enough space left over to host an “American Idol” casting call. They just would have to be careful not to disturb neighbors like Russell Simmons.

How Romantic

Howard Josephs, a real estate developer, has been looking for love, and a home. So on a recent Sunday he multitasked with Geraldine Onorato, his agent from Rutenberg Realty, and Kaylie Stansfield, whom he has been seeing for the past two months.

Together they checked out a half-dozen Upper West Side apartments, and afterward, without the agent, they had brunch and saw a movie. “It was a good date day,” said Ms. Stansfield, an Australian transplant who lives in Hell’s Kitchen. “It’s also good to see how the other half lives.”

Too Romantic

Love Lane Mews, a new 38-unit condo project in Brooklyn Heights, got its name innocently enough: It sits on a corner on Love Lane. But there is a history that shows the risk in naming buildings.

According to the book “Brooklyn by Name,” Love Lane got its name when the two older



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unmarried sons of the DeBevoise family, whose estate was nearby, adopted their housekeeper's daughter Sarah.

Then they learned the meaning of "My, they grow up fast."

The book delicately states that Ms. DeBevoise "charmed a wealth of gentleman callers" and that the street's name comes from the many "love lines" or initials she scrawled on a nearby fence.

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A version of this article appeared in print on January 25, 2011, on page A20 of the New York edition.

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