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**DAKOTA SMITH** has the scoop on the next big buildings

## The eye has it

### CATWALK CHATTER

The Oculus Condominium, a new 10-story, 47-unit building under construction at 50 W. 15th St. will have an interesting exterior: terra-cotta. While the material was used on skyscrapers in the late 1800s and early 1900s, it's far too expensive to use en masse in new buildings today. So what made developer Alchemy Properties, go terra?

"We don't find glass buildings that interesting," says Kenneth Horn, president of Alchemy. Yeah, Ken, buck the trend!

Besides the terra-cotta, which Horn describes as having an oatmeal-ochre color, the Oculus (visitors who've been to Rome's Pantheon will know oculus is Latin for "eye") will offer catwalk balconies on the front of the building. Sales will begin next month, with prices averaging about \$1,000 to \$1,200 a square foot.

[alchemy-properties.com](http://alchemy-properties.com)

The  
Oculus  
W. 15th St.



FRONLE Architects

**TERRA-COTTA TIME:** The Oculus condo will sell for \$1,000 to \$1,200 a square foot.