

## MANSION

### ELEMENTS

# A NEW FLAME

Alternatives to wood-burning fireplaces are gaining popularity. Substitutes that crackle, flicker and glow

**AT 52 LISPENARD STREET**, a new development in Manhattan's Tribeca neighborhood, buyers paying anywhere from \$6.65 million to \$11 million for a condo can expect a gourmet kitchen, heated floors in the master bath and a walk-in dressing room. What they won't get: an old-fashioned fireplace.

A New York City ban on new wood-burning fireplaces that went into effect last year has sparked widespread interest in clean-burning units that run on bioethanol, isopropyl alcohol or simply plug into a wall outlet.

The building's developer, Murat Bugdaycay of Essex Development, helped design the new fireplace units at 52 Lispenard, saying that with New York's frigid winters, "having a fireplace is a real luxury item," he says.

Custom made by HearthCabinet, the fireplaces have marble surrounds, polished stainless-steel de-

tailings, and river stones at the base of the flame. The fuel is a blend of isopropyl alcohol, water and a thickening agent.

Ventless fireplaces require no chimney or gas lines, so they can be placed almost anywhere in the home. The fuels burn clean—no smoke, pollution or odor—and units come in a wide range of sizes and styles.

Nu-Flame, which makes a ventless fireplace that uses bioethanol, says the biggest markets are on the East and West Coasts, where the units add to the aesthetic appeal.

"Fire is now a design element—that is what ethanol and gel fuels have done," says Jo-Ri Way, business-development manager with Bluworld HOMElements, the parent company of Nu-Flame.

"What was once only for the very wealthy is an affordable design element," she adds.

—Beth DeCarbo



**FIRE, NO SMOKE** At 52 Lispenard Street, a new condo building in New York, custom fireplaces made by HearthCabinet have marble surrounds and river stones at the base of the flame; the fuel is a blend of isopropyl alcohol, water and a thickening agent.

CLOCKWISE FROM TOP: EVAN JOSEPH: JO-RI WAY; NAPOLEON PRODUCTS; ANYWHERE FIREPLACE (SOHO); HEARTHCABINET VENTLESS FIREPLACES

