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SIXTY-SEVEN VESTRY

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SIXTY-SEVEN VESTRY





SIXTY-SEVEN VESTRY



# *The Last of Its Kind*

An iconic building and the last of Tribeca's historic waterfront properties, 67 Vestry captures the enduring spirit of creativity and excitement that continues to define life downtown. With sweeping, unobstructed views over open sunset vistas, this historic site has been converted into a collection of just 13 homes, each exquisitely designed by the renowned *Gachot Studios* in collaboration with *BP Architects*.

A former home and workspace for prominent New York artists, this Romanesque Revival<sup>1</sup> landmark has remained a central figure in Tribeca since 1896. With unrivaled views of the waterfront that stretch from the Statue of Liberty to Hudson River Park, these expansive lofts above the cobblestones of Vestry Street<sup>2</sup> are a true rarity.

1. The Romanesque Revival was an architectural movement inspired by 11th and 12th century forms that grew popular in America during the late 19th century, producing large, castle-like structures including The Puck Building in New York.

2. Vestry Street gets its name from Trinity Church, which was built in 1696 on Wall Street. In 1705, Queen Anne gifted the Parish 215 acres in Lower Manhattan including the area where 67 Vestry now sits.

I.

A Pearl  
Enclave &  
*Countless*

*History*

Successful

at Home to

its *Creators*



# *A Cultural Landmark*

As a creative epicenter for the *Tribeca Renaissance* of the 1970s, 67 Vestry housed and connected great creative minds, anchoring an avant-garde community fresh in its development. Originally built in 1896 as the warehouse for *The Great Atlantic & Pacific Tea Company*, this building would later become famous as the place where artists gathered, John Chamberlain crushed steel, the Dia Art Foundation operated and Andy Warhol's friends gathered.

Here, plays were written, sculptures took shape and records were recorded. Together, these forces shaped pop culture and much of what we know today as modern art.



In addition to its famed tenants like Andy Warhol, John Chamberlain and Marisol Escobar, the building at 67 Vestry was prominently featured in Wim Wenders' 1977 Film, *An American Friend*, starring Dennis Hopper.

67 Vestry sits on land gifted by the Queen, paved by the Church and shaped by artists. Designed by “the father of the skyscraper<sup>1</sup>,” the building was a key figure in New York’s creative community, attracting artists and musicians whose lives and work would lay the blueprint for loft living, redefining downtown Manhattan and permanently shifting pop culture.

Certified for occupancy in 1977, 67 Vestry attracted a cast of artists, musicians and writers, including Andy Warhol, who kept a studio on the second floor. By converting the raw industrial spaces into functioning studios, the artists working on-site were able to envision works in a new context and on a larger scale, producing iconic pieces like Robert Wilson and Phillip Glass’ opera, *Einstein on the Beach*<sup>2</sup>.

1. 67 Vestry’s architect, Frederick P. Dinkelberg, earned this moniker after designing the world’s tallest office building on Broadway in the 1880s. Dinkelberg would later go on to design The Flatiron Building along with Daniel Burnham, before moving his practice to Chicago.

2. First produced for the 1976 Avignon Festival in France, *Einstein on the Beach* was an epic five hour opera that challenged many of the genre’s tropes, abandoning linear plot and influencing generations of artists that followed.

John Chamberlain moved into his studio at 67 Vestry in 1974. Here, he would refine his large scale sculptural practice, creating works from automotive steel and taking cues from the surrounding industrial environment.

Filled with collected junk and salvaged car parts, Chamberlain's studio was a raw and chaotic place with walls graffitied from the colorful over-spray of his painted sculptures.





## I. HISTORY



When David Ellis bought 67 Vestry in the 70s, he placed ads in *The Village Voice*, inviting artists to move in and convert the large, triple exposed loft spaces from raw shells into studios where they could live and work.



### MARISOL ESCOBAR

Born in Paris in 1930, Marisol Escobar studied at the École des Beaux-Arts in Paris before moving to New York and enrolling in the Hans Hofmann School alongside her future neighbor, Dan Flavin. It was in New York that she would refine her sculptural practice, both producing her own artworks and starring in the films of her friend and fellow tenant at 67 Vestry, Andy Warhol.

Rising to success through her inclusion in the 1961 exhibition *The Art of Assemblage* at MoMA, Marisol's wooden figures placed her in conversation with the Abstract Expressionists and Pop Artists of her day. Marisol's satirical works often lampooned famous historical figures, adorning them with faces resembling her family members and her own.



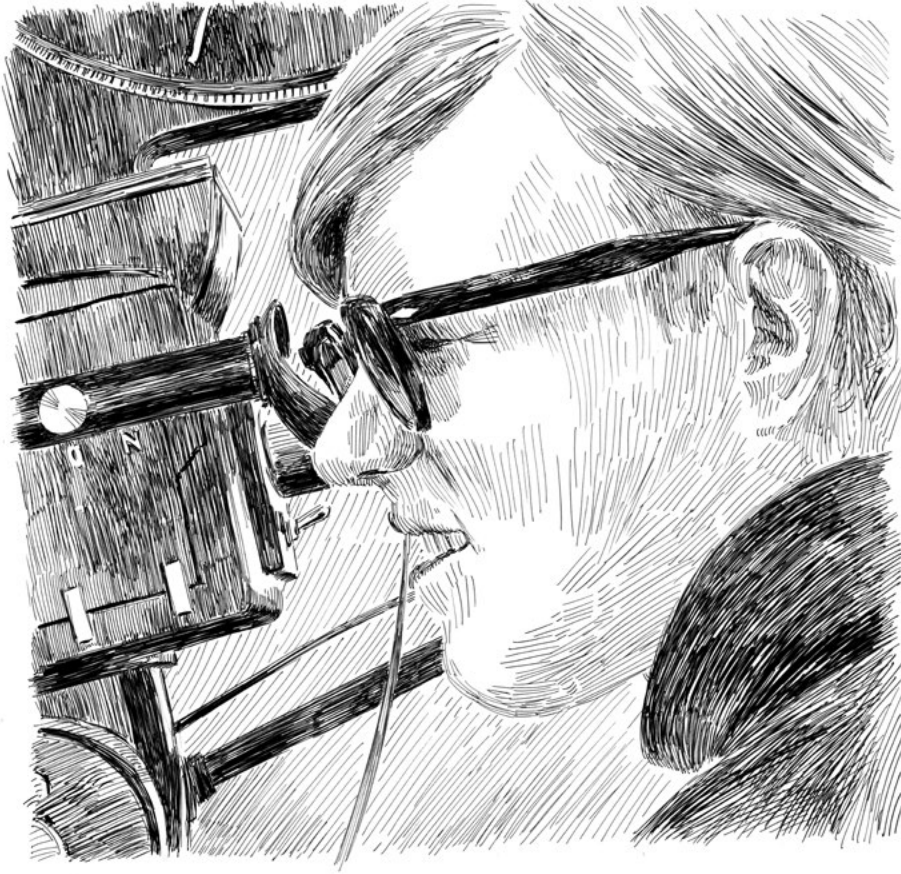
### JOHN CHAMBERLAIN

Known best for his metal sculptures made from the parts of crushed automobiles, John Chamberlain is one of America's most famous artists and an essential part of Pop Art's history. After serving in the US Navy, Chamberlain studied fine art and eventually moved to New York in 1956, where he would begin his steel based practice in earnest. Like Marisol, Chamberlain also rose to fame after his inclusion in the *Art of Assemblage* at New York's Museum of Modern Art.

### ROBERT WILSON

As one of America's preeminent playwrights and stage directors, Robert Wilson's works have consistently pushed the boundaries of theater by pulling in collaborators from adjacent creative industries. Over the course of his career, he has worked with artists including composer Philip Glass, poets Christopher Knowles and Allen Ginsberg, and musicians David Byrne and Lady Gaga — all while simultaneously exploring new ways of using choreography, light, sound and video on stage.





## I. HISTORY

### ANDY WARHOL

The godfather of Pop Art, Andy Warhol first got his start working as an illustrator before rising to prominence as a fine artist. Warhol's works often dealt with themes of commercialism and fame, involving celebrities he met while living in New York, as well as friends of his who would hang out in his studio. Known for his parties and factory approach to a studio practice, Warhol was himself a creative center downtown in the 70s, influencing, employing and supporting his fellow artists, including his assistant and longtime 67 Vestry resident, Ronnie Cutrone. In addition to his iconic silkscreens of Marilyn Monroe and Campbell's soup cans, Warhol also founded *Interview Magazine* and managed The Velvet Underground.

### MARK DI SUVERO

Born in Italy, Mark di Suvero's family came to America during World War II, settling in California where he studied fine art at The University of California, Santa Barbara. In 1957, di Suvero moved to New York and began working construction, bringing home materials from job sites and incorporating them into his work. Di Suvero began showing to instant acclaim, only to break his back in 1960 during an elevator accident. Ironically, it was this accident that would lead him to working with an arc welder and other industrial materials. In the raw commercial spaces at 67 Vestry, di Suvero's work continued to grow, embracing the scale of his studio and extending into large, monumental works.

### DAN FLAVIN

An influential minimalist and native New Yorker, sculptor Dan Flavin was born in Jamaica, Queens and studied art while serving with the US Air Force. After the war and along with his neighbor, Marisol Escobar, Flavin studied at the Hans Hofmann School of Fine Arts before working as a mail-room clerk at the Guggenheim Museum, as an elevator operator at the MoMA, and as a guard at The Museum of Natural History. It was at these banal posts where he first conceived of the fluorescent works for which he is now famous. Working in his studio, Flavin's sculptures evolved into large installations, many of which are now held as permanent works in major collections around the world.

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# *Sunrise to Sunset*

Each home at 67 Vestry looks out over Hudson River Park and onto a wide expanse where sunlight mingles with water and sky. These dynamic views showcase the dramatic play of the elements, giving you an unobstructed glimpse of nature as it changes from one moment to the next.

Hudson River Park is one of the city's largest green spaces, offering 550 acres of picturesque fields, playgrounds and piers to enjoy. With running and cycling paths along the waterfront, this unique location allows residents to experience the perks of city living without sacrificing their connection to light and nature.

SIXTY-SEVEN VESTRY



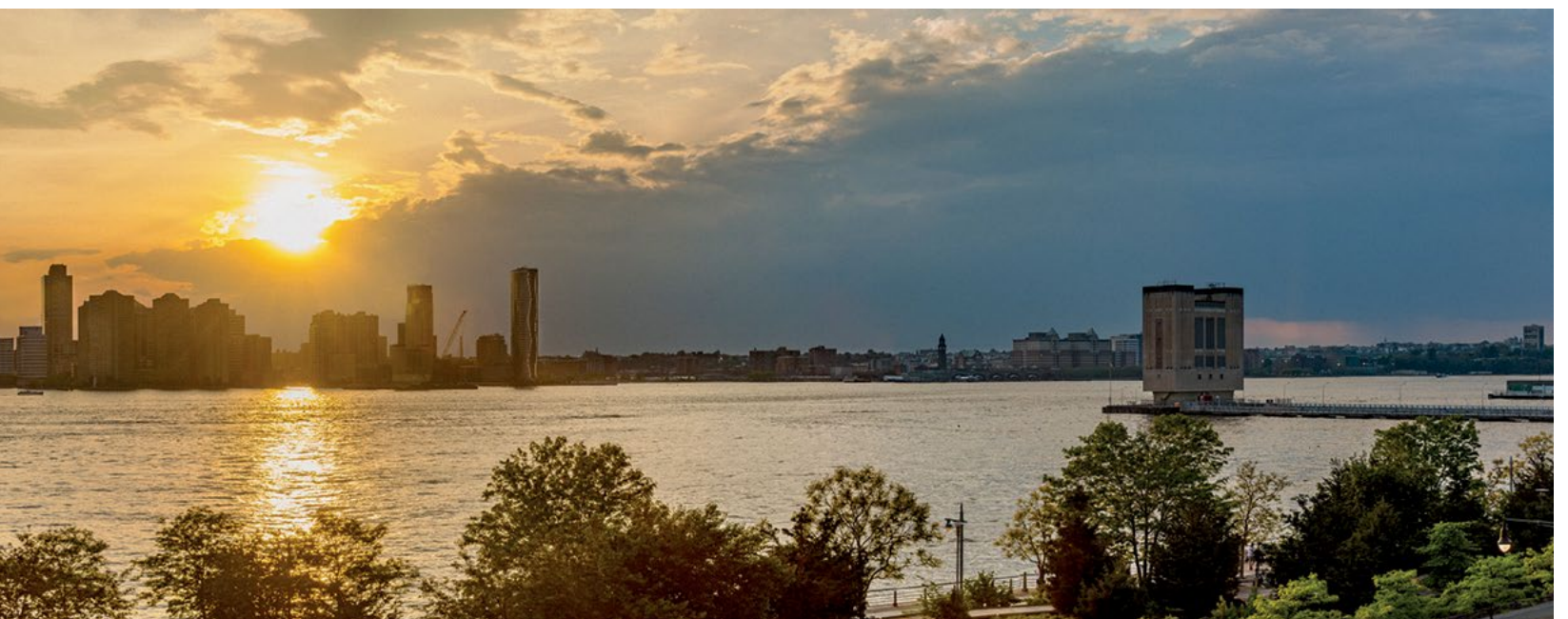
## II. VIEWS



SIXTY-SEVEN VESTRY



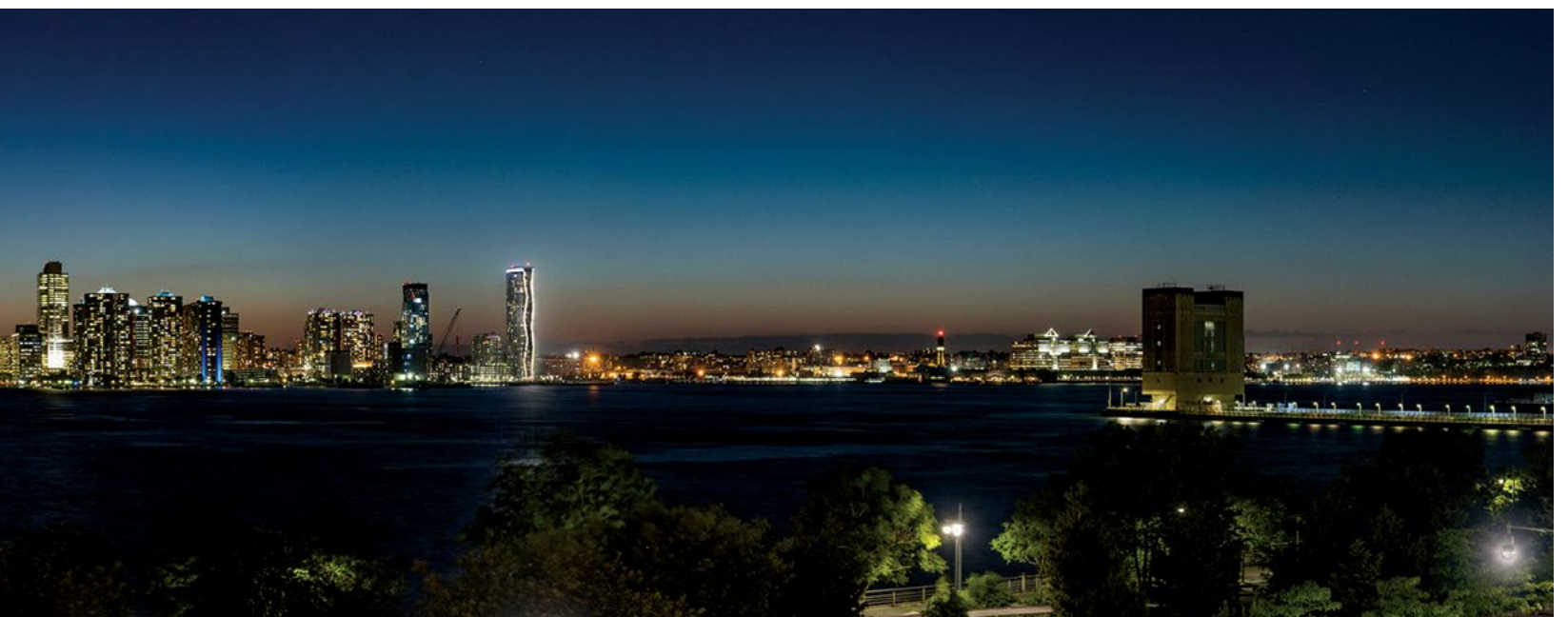
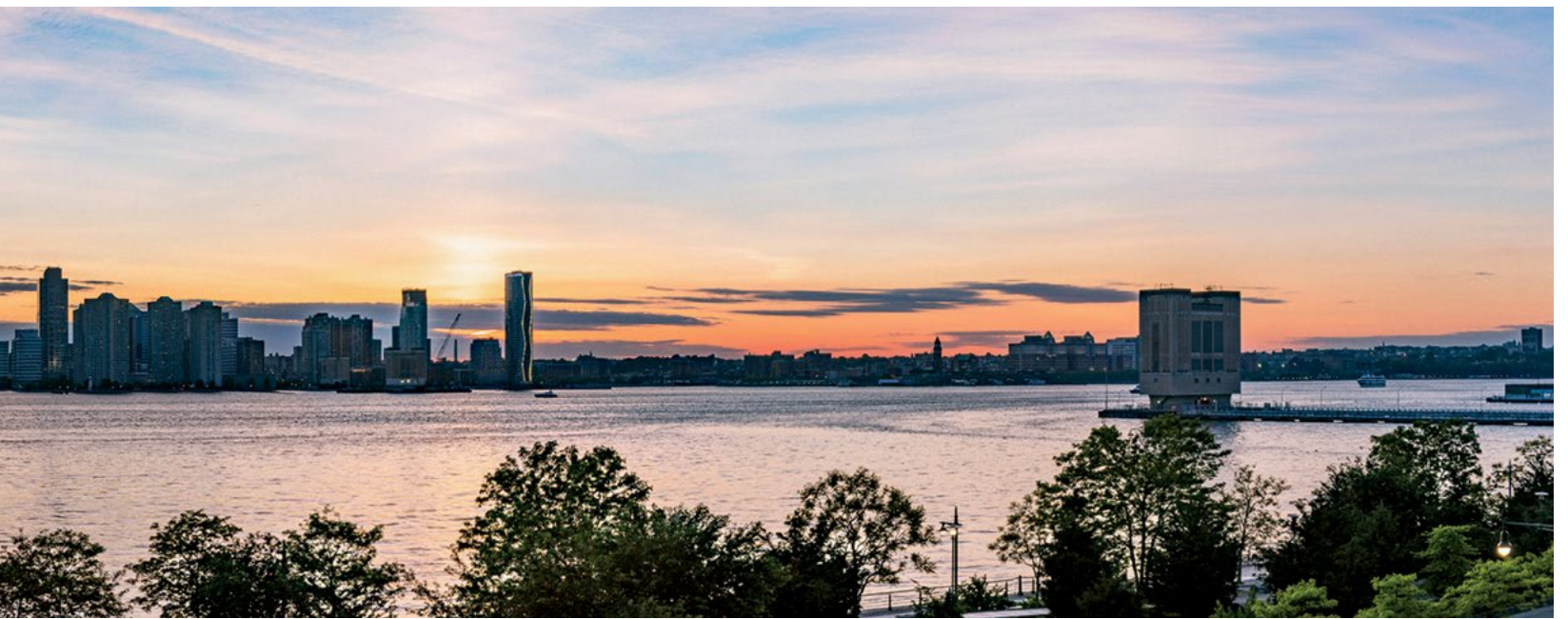
## II. VIEWS



SIXTY-SEVEN VESTRY



## II. VIEWS





Hudson River view from 67 Vestry Penthouse

*“Standing in  
the middle of the  
living space, one  
looked out at the  
Hudson as if one  
were on a ship.”*

ROBERT WILSON, IN REFERENCE TO 67 VESTRY

III.

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# *Residences*

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Homes

*Hudson*



67 Vestry residences offer airy interiors with unobstructed water views, perfect for living and entertaining.

# *Open Lofts, Warm Modernism*

Seamless interiors have been designed by the award winning Gachot Studios, known for their sophisticated modernism and fastidious attention to detail. With celebrated clients including Marc Jacobs and the first Shinola Hotel, Gachot has been included in Architectural Digest's "AD 100" list of designers for the studio's influential work.

67 Vestry's vast living spaces honor the expansive existing structure by transforming its industrial interiors into generous, light-filled living and entertainment spaces. Made from a refined palette of materials, these homes focus on quality and continuity, distilling design to its finest components to achieve a simple, timeless beauty inspired by the freedom of open space. This loft-like atmosphere is supported by all new mechanical systems delivering every modern convenience, including zoned central air conditioning and heating for maximum year-round comfort.

## BREATHING ROOM

With ceiling heights that soar over 19 feet and custom-made Albertini tilt and turn windows, the double-height spaces of the Townhouse Great Rooms are designed to be flooded with daylight.



CLEAN OPEN SPACE TO  
THINK, WORK AND LIVE

67 Vestry's half floor residences are inspired open spaces with direct elevator entry and custom Albertini sound attenuated windows, thoughtfully designed to immerse you in stunning and serene views from the moment you enter.





## A CULINARY WORK OF ART

Each residence is complete with a famed, hand-assembled La Canche range. Known for their scarcity and meticulous attention to detail, these French made appliances were created specifically for 67 Vestry. Gachot selected honed slabs of Pentelico marble, oak cabinetry and Miele appliances to create, a contemporary interpretation of the classic open loft kitchen, defined by elegant forms and spatial simplicity.



SIXTY-SEVEN VESTRY



The full floor residences at 67 Vestry enjoy large, windowed eat-in kitchens that provide ample space to congregate and entertain.



The river-facing master bedroom suites of the full floor residences offer unobstructed water views, artfully framed by custom oversized Albertini windows.



Radiant in-floor heating along with Paonazzoetto honed marble floors and walls adorn an exquisite master bathroom, complete with a deep soaking tub and custom millwork vanities.

WOOD FRAME WINDOWS

Meticulously crafted in Italy by Albertini, the bespoke windows are fabricated in wood to match the sill and surround, elegantly framing breathtaking views.

Finished with special sound attenuation, residents can quietly enjoy access to the city's best views, peacefully observing and drawing inspiration from the energy of the city below.



ENDLESSLY INSPIRED SPACES

At almost 6,000 square feet, the extremely rare full floor residences afford vast, light-filled living and entertaining spaces set against the backdrop of the Hudson River.









SUN, WATER AND SKY

The grand penthouse living spaces offer a calming respite, with serene panoramic views and a Blue de Savoie marble fireplace.



Generous scale, water views and direct access to the set-back terrace make this penthouse master bedroom ideal.



SIXTY-SEVEN VESTRY



#### PAONAZZOZETTA MASTER BATHROOM

Paonazzozetta honed marble floors and walls adorn an exquisite, oversized bathroom, complete with a deep soaking tub, custom millwork vanities and digitally-controlled radiant in-floor heating.

#### SECONDARY BATHROOM

Clad in Bianco Dolomiti marble walls and mosaic tile floors, elegant secondary bathrooms are outfitted with custom wood vanities and accented by chrome Dormbracht Tara fittings.

#### POWDER ROOM

Blue de Savoie marble frames the oversized mirror and sink of the powder rooms, which are surrounded in oak paneled walls and millwork.

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# *A Private Sanctuary*

67 Vestry offers grand services and amenities rarely found in boutique private settings. From the 50 foot swimming pool housed in a dramatic double height space clad in cedar and Bluestone porcelain, to a game room featuring parlor games and a wet-bar, 67 Vestry goes above and beyond to satisfy each resident's needs.

A fitness center with state-of-the-art equipment and training tools offers convenient access to support an active lifestyle, while a 24/7 attended lobby, private storage and limited available parking opportunities guarantee relief from some of the city's most draining challenges. With an array of spaces and services that go from practical to indulgent, the amenities at 67 Vestry are designed to provide ease and escape, making the world's busiest city more liveable.

## I POOL

An exquisite 50 foot long swimming pool set in a grand double-height space with custom cedar wall paneling.

## II FITNESS

A complete fitness center outfitted with a premium array of training equipment and tools to promote an active lifestyle.

## III STEAM AND SAUNA

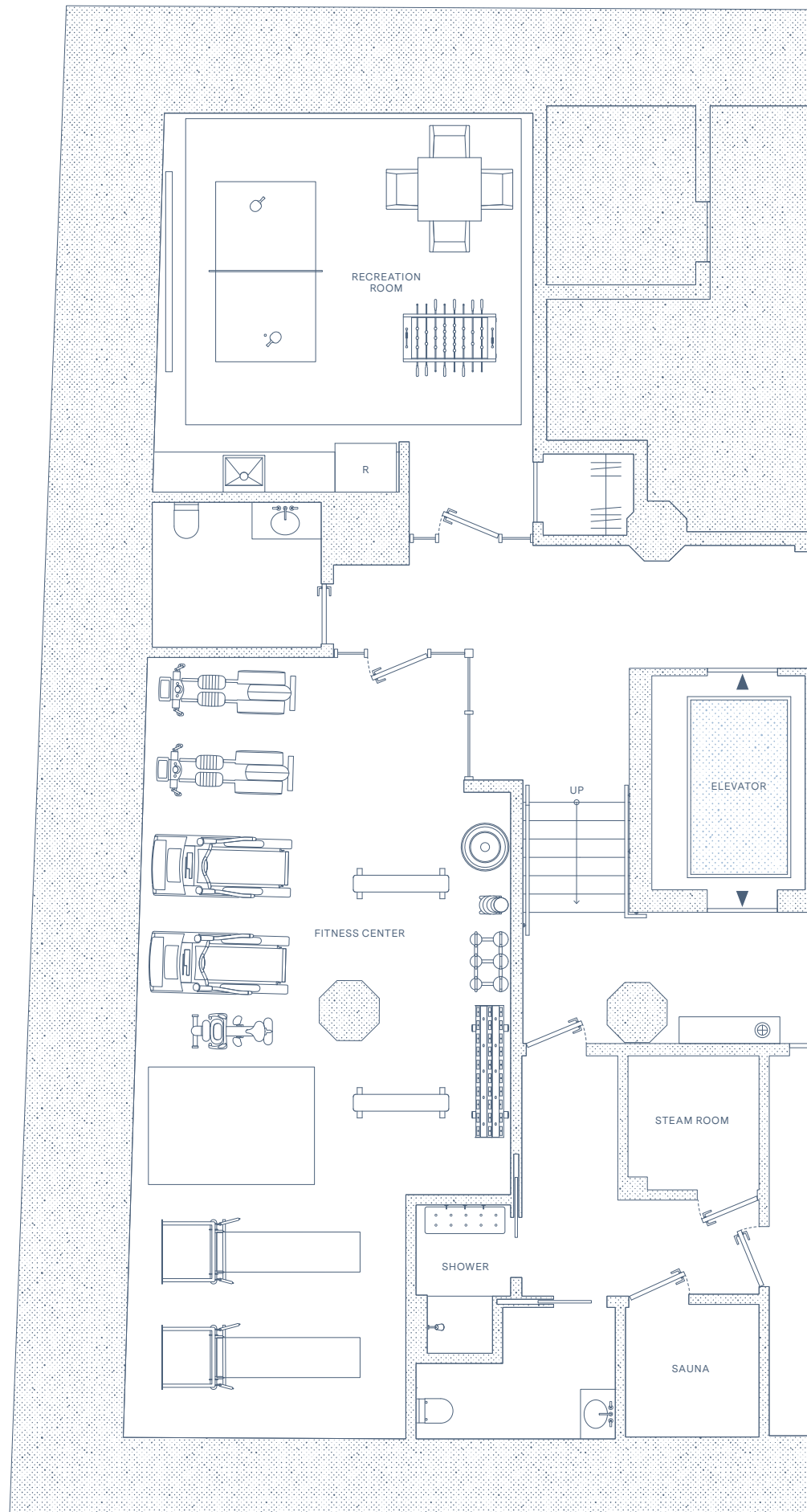
A steam room clad in Bluestone porcelain and a cedar-planked sauna are located on either side of the pool's entrance, giving residents an opportunity to escape and decompress from the day's pressures.

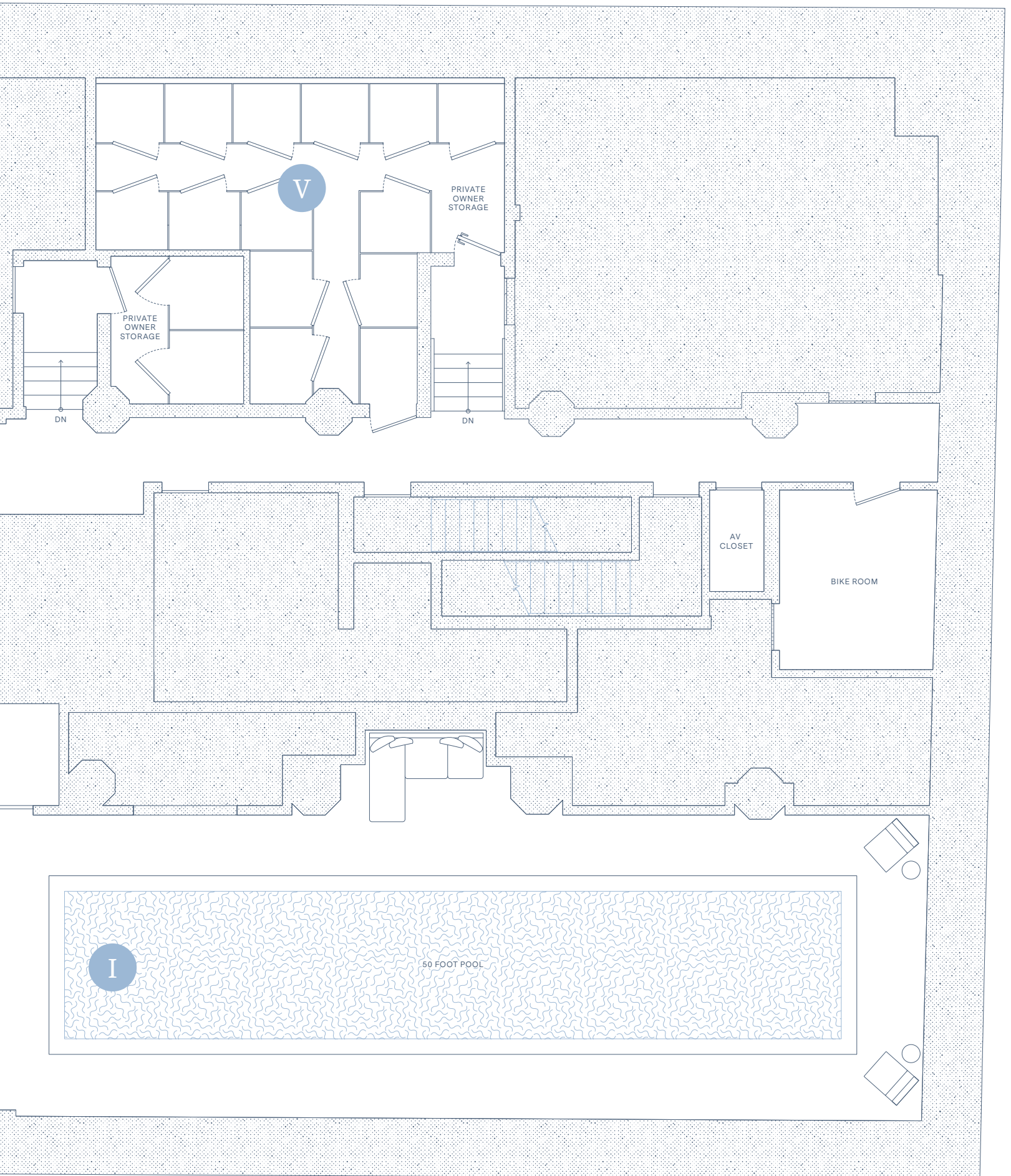
## IV GAME ROOM

The resident game room doubles as a lounge, furnished with foosball, a complete wet-bar, table tennis and a card table where residents of all ages are welcome to play.

## V PRIVATE RESIDENTIAL STORAGE

Private home and bicycle storage are both available, allowing residents to keep their spaces clear and their belongings within reach.









The private lobby, accessed off cobbledstoned Vestry Street, is attended 24/7. The space features fluted limestone wall panels, concrete floors with inlaid metalwork, and a custom Onyx Dolomiti concierge desk.



Exclusive, limited parking opportunities are available to residents.

\*Subject to applicable approvals from the city

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*n River*



Hudson River Park  
Tennis Court  
Basketball Court

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Tribeca Dog Run

Pler 26

Pler 25  
Playground

Tribeca Skatepark

Washington Market Park

Teardrop Park

Rockefeller Park

RIVER TERRACE

# *The Triangle Below Canal*

With a rich and layered history, TriBeCa is one of New York City's oldest and most important neighborhoods. Transformed by the industry and innovations that defined American life, this formerly industrial area includes the western waterfront, famous for its views and historic buildings. Today, 67 Vestry is the last of these iconic waterfront buildings to be converted into a condominium.

A residential neighborhood with many past lives, TriBeCa was once home to Washington Market, Radio Row and now Hudson River Park. Transformed by artists in the seventies, the neighborhood that people know today is as unique and special as the people who created it.





# *Diverse Expertise, Peerless Vision*

## ILIAD REALTY GROUP

Iliad Realty Group is a Manhattan-based residential development firm formed in 2010. Iliad has significant experience in residential development and operations, having completed 30 acquisitions in New York, Texas and Florida since its inception. Most notably, Iliad has a unique depth of experience revisiting iconic and historically significant residential buildings such as 67 Vestry Street, shepherding them into the modern age with innovative engineering and design while maintaining their inherent elegance and timelessness. Iliad's team has completed several such projects in Manhattan, including some of the most successful boutique projects in the marketplace, many of which are notable for their unique design, sophistication and craftsmanship.

## 7G REALTY

7G Realty is the real estate arm of 7G Capital Management, LLC, a family office formed in 2011. 7G Realty and its affiliates have extensive experience in residential and commercial real estate, acting as developers, operators, and as providers of both equity and debt capital to its projects. 7G Realty has a flexible mandate allowing it to structure creative deals aimed at value add real estate opportunities.

## BP ARCHITECTS

BP Architects is a New York based architectural & design firm specializing in high-end residential and commercial development, adaptive re-use and historic preservation. With over 25 years of experience and dedication to research, construction technology, conceptual design and a deep understanding of branding, BP Architects has been instrumental in the success of numerous high-end residential projects, including The Aphorp, The Astor, The Belnord and 36 Gramercy Park East.

## GACHOT

Gachot is a multidisciplinary design studio and development consultancy with service at its core. Led by principals John and Christine Gachot, the team brings together diverse skills in brand development, interior design, hospitality and real estate development to overcome the constraints of physical space to deliver thoughtful, project-specific results. Inspired by a modern sensibility and the urban vitality of New York, Gachot designs unique experiences with a refined aesthetic and a radical sense of place.

## CORCORAN SUNSHINE MARKETING GROUP

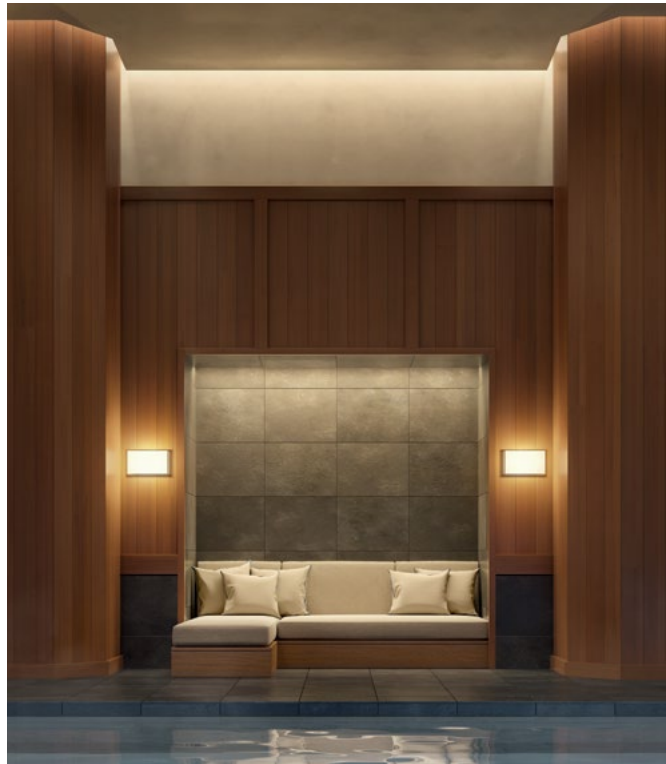
With over 30 years of experience in marketing and collective sales in excess of \$40 billion, Corcoran Sunshine Marketing Group is the recognized industry leader in the planning, design, marketing, and sale of luxury residential development. Representing properties throughout the United States and in select international locations, Corcoran Sunshine Marketing Group's portfolio contains a curated collection of the world's most desirable new addresses.

## MYTHOLOGY

Mythology is a privately held creative studio founded and led by Anthony Sperduti and partners Fernando Music, and Ted Galperin. Located in downtown Manhattan, the team of 30 spans creative disciplines in advertising, design and retail. Mythology's size and philosophy allows the studio to articulate and create brands and brand messaging for startups as well as Fortune 50 companies.

67 VESTRY STREET  
NEW YORK, NY 10013

212.431.6767  
*thelastofitskind.nyc*



THE COMPLETE OFFERING TERMS ARE CONTAINED IN THE  
OFFERING PLAN AVAILABLE FROM SPONSOR; FILE NO. CD18-0411.  
Sponsor: IRG 67 LLC, c/o Iliad Realty Group, 180 Varick Street, Suite 1100, New York, New York 10014.  
Property Address: 67 Vestry Street, New York, New York 10013.

It is noted and disclaimed that any and all artist representations, renderings, mockups, photographs, depictions and illustrations, inclusive of all interior and exterior decorations, accessories, finishes, appliances, furnishings, space constraints, view and lighting, are provided for illustrative purposes only.

Sponsor makes no representations that any such condition is accurate, nor does it represent that any such condition will not change in the future due to modifications or future construction by either Sponsor or a third-party (or due to other unforeseen variables). Sponsor makes no representations or warranties except as exclusively and explicitly set forth in the Offering Plan.

Furthermore, Sponsor reserves the right to substitute and/or replace materials, appliances, equipment, fixtures and other construction and design details specified herein with similar materials, appliances, equipment and/or fixtures of substantially equal or better quality, as is further set forth in the Offering Plan. All dimensions shown in any artist's renderings, floor plans and/or other representations are approximate and subject to normal construction variances and tolerances and the final as-built conditions. Further, all illustrations of existing conditions are made to the best of the artists' abilities and are not representations that such conditions are precise in terms of scope, color and location. Square footage or the usable floor area in any given floor plan is subject to and more particularly described in the Offering Plan. Sponsor reserves the right to make amendments, changes and/or revisions in accordance with the terms of the Offering Plan. Plans and dimensions may contain minor variations from floor to floor. This Offering represents an Equal Housing Opportunity.







THE LAST OF ITS KIND



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