

Designed for Success

Following on the popularity of Chelsea Modern, developer Robert Gladstone, architect Audrey Matlock and Corcoran Sunshine Marketing Group's Elaine Diratz re-team to create 57 Irving Place in Gramercy



57 Irving Place

In New York, the importance of design is evident everywhere from the catwalks of Fashion Week to the very architecture of the city. A sensitivity and passion for design also serves as an important common ground for developer Robert Gladstone, architect Audrey Matlock and Corcoran Sunshine Managing Director Elaine Diratz. The three were behind the creation of Chelsea Modern, the highly successful development on West 18th Street, and have teamed up again with 57 Irving Place.

The 11-floor building is the newest residential addition to the Gramercy neighborhood and is located on the Irving Place enclave just south of Gramercy Park. With only nine apartments, 57 Irving Place features generous floor plans, as well as innovative design elements that set the development apart. "The design of the building is amazing," says Diratz. "That has a lot to do with the success of our team."

Take 57 Irving Place's windows, for instance. Every residence has at least 100 linear feet of window space, and they are not just typical casement or slide types, Gladstone explains excitedly. The windows at 57 Irving Place, like the ones at Chelsea Modern, are set on special hinges, allowing them to open parallel to the structure's façade.

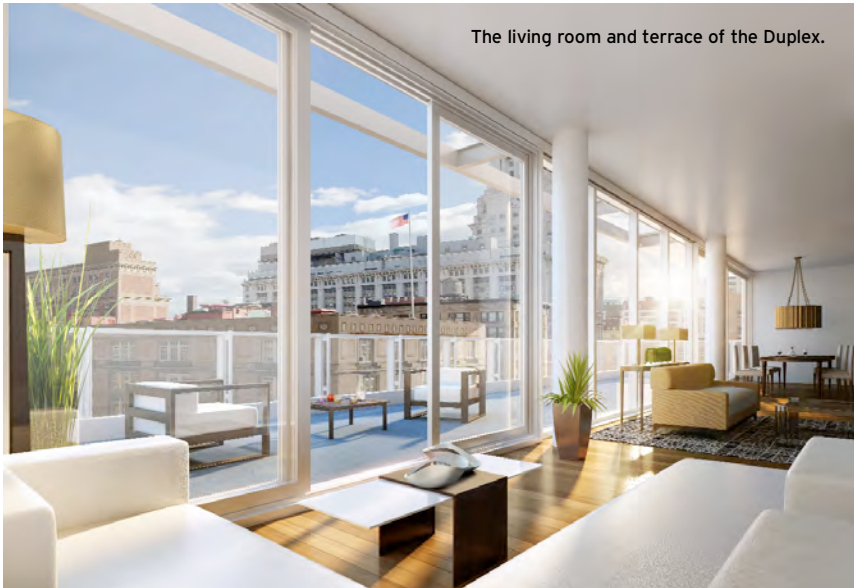
"It's a tremendous detail, and it's very hard to engineer," Gladstone says. "The windows are made outside of Venice. They are so massive that they are motorized and opened with a push button. It's all so exciting and different. Not only does it allow air in on all four sides of the window, but it adds another dimension to how the façade looks." The most convincing endorsement of 57 Irving Place is that the developer is looking forward to being one of the building's first residents.

While Gladstone chats animatedly about windows, Matlock can't get enough of the fritted glass at 57 Irving Place. The design in the slightly opaque glass is a digitized image of clouds.

"The cloud pattern appears in the frit, which is a translucent white," Matlock says. "Then the actual clouds in the sky are reflected in the rest of the glass of the building. That allows for changeability, depending on what time of day it is. The idea of having the sky reflected in the glass makes the building distinctive while giving it warmth and humanity."

For the architect, function is as important as form, and the specially designed glass filters light into the space and allows for a clear view outside during the daytime. The shading on the glass has the green-friendly benefit of controlling heat gain and loss.

"We didn't want a glass office building," Gladstone says of 57 Irving Place's design. "People live there, so we wanted it to



The living room and terrace of the Duplex.

“The idea of having the sky reflected in the glass makes the building distinctive while giving it warmth and humanity.”
—architect Audrey Matlock

look like that. The windows and glass are details that remind the eye that this is a residence.”

The one-of-a-kind Townhouse at 57 Irving Place occupies three full floors of the building, and totals more than 6,700 square feet. The Townhouse boasts its own private amenity floor with a 30-foot-long saltwater swimming pool. Gladstone explains that the team chose a saltwater pool because it is healthy and chemical-free. Diratz suggested the length, as she believes it is currently the largest private saltwater pool of its kind in Manhattan.

In every residence, floors are satin-finished, wide-plank walnut. Bamboo, a sustainable resource, is used in the bathrooms and for the building’s custom millwork and cabinetry.

“Robert has a great sense of aesthetic, which many developers don’t have,” Diratz says. “He’s been bold and forward-thinking at Chelsea Modern and 57 Irving Place. He’s got vision and guts, and it’s fun working with someone like that.”

The attention to design not only makes for a beautiful building, but the shared passion also makes for a successful project. “It’s a really well-synched team,” Matlock says. “Everybody shares a vision and embraces the idea of innovation.” ♦



A view of the three-floor Townhouse.



The Townhouse’s saltwater pool.



The Full-Floor Residence kitchen.



Chelsea Modern

About Chelsea Modern

Prior to opening 57 Irving Place, the team collaborated on Chelsea Modern, now more than 75 percent sold. With a design that garnered an AIA Award for Excellence in Architecture, Chelsea Modern has 47 exclusive residences characterized by spacious layouts and impeccable finishes. The building offers two-bedroom residences, topped by stunning three-bedroom penthouses with private terraces. For those who prefer townhouse living, Chelsea Modern offers modern townhomes with private street entrances and landscaped gardens. Services and amenities include a private gym, a residents’ garden with cascading water wall, a rooftop deck, cold and private storage, and a 24-hour concierge/doorman. Located in the heart of West Chelsea, the building is steps from the Highline and Hudson River.