

THE CLOSER

Disclosures, appraisals, flips and splits of New York's real estate community

✱ With Washington Square Park surrounded by New York University-owned property and pre-war co-ops, **173 MacDougal** could be the only condo that will ever be built with actual park views. Even without a sales office, **Corcoran** broker **Julie Pham** has already put five of the nine units to contract. From New York-

based developer **Property Markets Group (PMG)**, specialists in historic conversion, this boutique building is in the midst of near-perfect façade re-creation. Led by **PMG** partners **Kevin Maloney** and **Ned White**, the developers searched far and wide to meet New York City Landmark Commission standards to perfectly match the deep rust red color of the brick that originally was used for this 1800s Greenwich Village factory.

This development is so hot, **Mick Jagger**, supermodel **Adriana Lima** and actress **Christine Lahti** all looked at the 2,400-square-foot \$6.5 million penthouse. Overlooking historic MacDougal Alley — once home to **Jackson Pollock** and sculptor **Isamu Noguchi**, and a hangout of **Jimi Hendrix** — the penthouse has views of the entire Village. If interested in any of the remaining four units, call

Pham at (212) 444-7820. SoHo architects **TRA Studio** handled the historic conversion with facade experts **Walter Melvin Architects**.

✱ **The Mark Hotel and Residences** just added another feather in its very luxurious amenity cap. It was just announced that superstar chef **Jean-Georges Vongerichten** will helm the six-star hotel and condominium's restaurant, set to open just after the first of the year in an extension of the hotel's black and white marble-floored lobby.

Alexico's Louise Sunshine introduced **Vongerichten** to a gathering of the city's elite brokers at the **Mark's Sales Galerie** a week ago last night. In attendance was **Jacques Grange**, the French interior designer for the hotel and residence, who will also be doing the restaurant's interior. **Grange**, who has worked for **Yves St. Laurent** and **Catherine Deneuve**, is known as one of the world's best interior designers. The crowd munched on **Vongerichten's** passed hors

d'oeuvres, which included bite-size tuna rolls and a mozzarella pineapple combo.

✱ Besides a segment featuring this writer, **Jason Sheftell**, this week's episode of "**NY Residential**" has an interview with host **Cathy Hobbs** and established New York persona **Tinsley Mortimer**, who just became the lifestyle director for a W. 57th St. condo project for **B+B Investment Group**. **Mortimer** is one of the city's freshest faces and go-to socialites, with appearances on "**Gossip Girl**" and in the front row of Fashion Week's top shows. The interview airs Sunday at 9 a.m. on the CW/Ch. 11.

✱ Smart real estate law firms recognize the importance of a New York-Philadelphia connection. Led by partner **Stuart Rich**,



midtown-based **Meister Seelig & Fein** recently inked an affiliation with Philly firm **Obermayer Rebmann Maxwell & Hoppel** that will further ease the real estate transactions between the cities connected by a train line.

"There is a long history of transactional flow between companies based in New York and Philadelphia," says Rich, whose boutique real estate firm recently closed a deal on a West Chelsea art warehouse soon to become a residential building. "For us, it adds to the strategic relationships we are building, which are helpful for a midsize New York law firm in an ever-changing marketplace."

The firm's founding partner and well-known hard-hitting commercial litigator **Stephen Meister** has a client list including **Donald Trump** and **Laurence Gluck**, as well as developer **El-Ad**. **Meister** is the lead attorney handling **El-Ad's** dispute with Russian financier **Andrei Vavilov** over his penthouse apartment at the **Plaza Hotel**.

Jean-Georges Vongerichten and Jacques Grange at The Mark



Mick Jagger and Adriana Lima

GARY GERSHOFF



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