

### **Program Summary:**

The private residence consists of a gut renovation of a 2600-square-foot apartment and accompanying terraces at a prominent New York City hotel.

### **Program Statement:**

Set within an iconic hotel on Manhattan's Upper East Side, a 2600-square-foot apartment on the 19<sup>th</sup> floor was transformed by the architect in a sophisticated pied-à-terre for a Tennessee couple. Longtime patrons of the hotel, the couple chose the landmark – renowned for its Art Deco heritage and storied clientele – over newer, amenity-rich towers, drawn by its timeless elegance and personal significance.

The new owners inherited an apartment that had been completely gutted to its concrete shell by the previous occupant. The stripped-down condition allowed the design team to clearly understand and integrate necessary infrastructure into custom casework and walls. The renovation also included removing a dated 1980s aluminum conservatory that had enclosed an 80-foot terrace facing Central Park – an unfortunate “shroud” between the interiors and extraordinary views. With approvals from the Landmarks Preservation Commission and the building's co-op board, the design reinstated a 45-foot open terrace, flanked by two steel-mullioned conservatories, dramatically enhancing light and connection to the outdoors.

Inside, the architects created a three-bedroom, three-and-a-half-bath layout infused with bespoke walnut millwork, nickel inlay, leather accents, and Art Deco flourishes. The interiors complement the couple's collection of late 19<sup>th</sup>- and early 20<sup>th</sup>-century American impressionist works, many depicting New York scenes. Highlights include a custom verre églomisé mural by Vesna Bricelj, based on sketches by artist Richard Haines, referencing famed murals in the hotel bar downstairs. A curved breakfast nook, detailed kitchen, and elegant conservatories complete a home that feels urbane, art-filled, and deeply connected to New York.

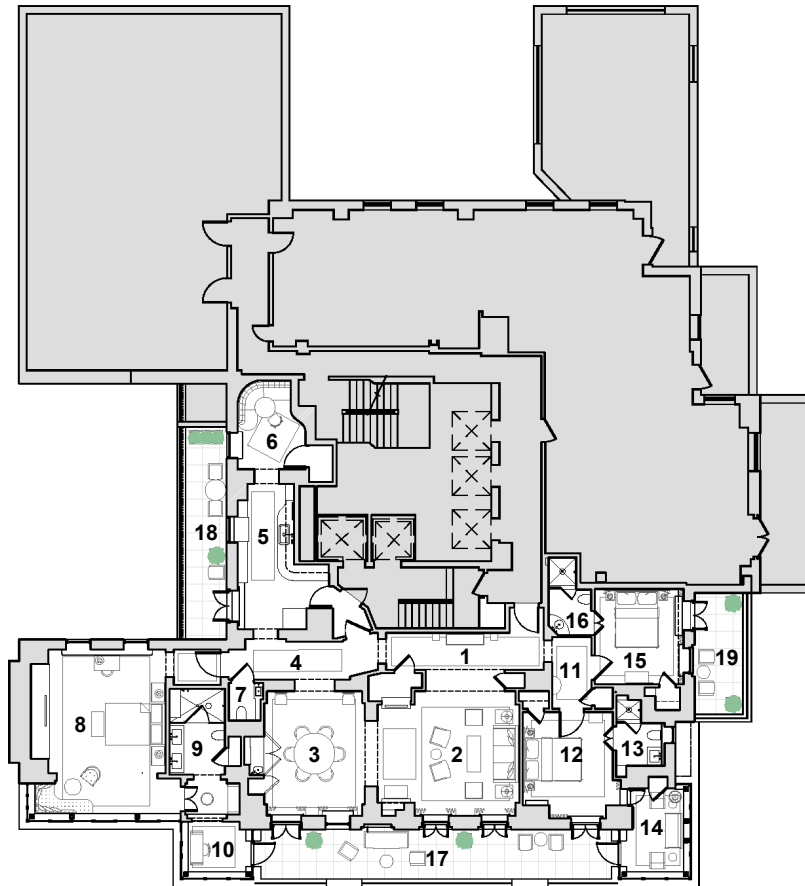
# IA-315.01

Building Area: (sf)  
**2600**

Cost per Square Foot:  
**Withheld (at owner's request)**

Construction Cost  
**Withheld (at owner's request)**

Date of Completion:  
**December 2020**

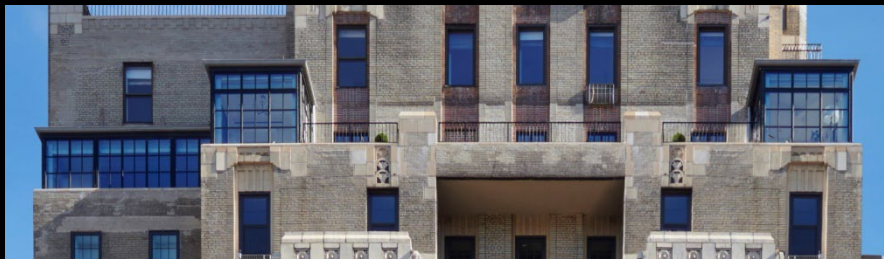


FLOOR PLAN

- 1 Entry Hall
- 2 Living Room
- 3 Dining Room
- 4 Hall
- 5 Kitchen
- 6 Breakfast Room
- 7 Powder Room
- 8 Primary Bedroom
- 9 Primary Bathroom
- 10 North Conservatory
- 11 Hall
- 12 West Guestroom
- 13 Bathroom
- 14 South Conservatory
- 15 South Guestroom
- 16 Bathroom
- 17 West Terrace
- 18 North Terrace
- 19 South Terrace



# IA-315.03



## WEST FACADE

To enable a successful interior renovation, the existing terrace – enclosed by a 1980s conservatory spanning the entire west façade – had to be removed. This conservatory had created an unfortunate buffer between the living space and the exterior. The restored west terrace is now framed by two smaller conservatories at the north and south ends. The west façade has been meticulously rebuilt using new brick that matches the original, complemented by cast stone and terracotta-clad piers that replicate the historic detailing. The revitalized terrace now provides direct natural light and access to the living and dining rooms, a guest room and the two conservatories. It is finished with limestone pedestal pavers, designed with open joints to facilitate drainage.

# IA-315.04



## ENTRY HALL | LEFT

Throughout the project, the architects employed thick cased openings to discreetly house mechanical systems and ductwork between rooms, thereby avoiding the need for ceiling-lowering soffits. In the entry hall, the ceiling is enhanced with antique mirror-clad coffers, increasing the perceived ceiling height and adding reflectivity to the space.

## POWDER ROOM | RIGHT

The Art Deco-inspired powder room evokes the architectural style of the hotel, featuring ceramic tiled walls, brass corner edging and a brass sink and faucet.



# IA-315.05



## LIVING ROOM

The interior renovations include a complete reconfiguration and redesign of the three-bedroom, three-and-a-half-bath apartment. New steel doors and windows in the living and dining rooms now welcome abundant natural light from the newly reopened west terrace. Custom millwork, plaster crown moldings, and custom furniture and carpets complement the original architecture of the Art Deco landmark building.

## IA-315.06



### LIVING ROOM | LOOKING TOWARDS DINING ROOM

The architects concealed plumbing and stormwater chases within custom Art-Deco-inspired walnut millwork cabinets, which also house television and A/V equipment. Shimmering glass panels, created using verre eglomise by Brooklyn artist Vesna Bricelj and based on sketches by artist Richard Haines, evoke illustrations of Central Park featured in the murals in the hotel bar downstairs.



# IA-315.07



## KITCHEN

The architects restored original exterior openings and introduced new ones along the north wall to create a light-filled galley kitchen. Custom waxed walnut millwork, paired with antique mirrored and glass upper cabinets, reflects and disperses natural light throughout the space.



## BREAKFAST ROOM

The architects transformed underutilized space from a poorly circulating hallway into a warm breakfast nook adjacent to the kitchen. The room features curved walnut and leather-paneled millwork and a custom banquette. As in other areas of the apartment, curved walls were used strategically to bypass vertical infrastructure that had to remain in place.



# IA-315.09



## PRIMARY BEDROOM

In designing the primary bedroom, the architects replaced three smaller masonry openings with a single large cased opening, extending the bedroom into the newly constructed conservatory along the tower's west façade. As in the public rooms, custom walnut millwork continues into the primary bedroom, introducing closet space where none previously existed.

# IA-315.10



## NORTH CONSERVATORY & VESTIBULE | LEFT

The northwest conservatory, accessible from the primary bathroom, steps up to align with the adjacent west terrace. To preserve the taller ceiling heights in the primary bedroom, the architects utilized attic space above the bathroom vestibule and conservatory to house mechanical equipment.

## PRIMARY BATH | RIGHT

Because existing plumbing locations required placing the primary bathroom away from the exterior wall, the design sought to create a light-filled space through the use of classic white and pale gray marble on the walls and floors. Custom washstands with clear legs, glass shelving, and black stone floor borders evoke the elegance of the hotel's original period.



# IA-315.11



## SOUTH GUESTROOM

To reduce the need for additional furniture in the compact guestrooms, the architects designed custom walnut beds with built-in reading lamps and floating bedside tables. The rooms were laid out within the existing footprint to provide direct access to the west and south terraces. Both guestrooms were fitted with custom walnut interior doors featuring nickel inlay, matching those used throughout the residence. Unlike in the primary bedroom, mechanical equipment was housed in the plenums above the guest rooms, resulting in slightly lower ceiling heights.



# IA-315.12



## SOUTH CONSERVATORY

### BEFORE | LEFT

1980s greenhouse along west terrace.

### AFTER | RIGHT

In the new southwest conservatory, the architects replicated the window muntin pattern found in an earlier conservatory designed by the building's original architects. With direct access to the West Guestroom and the expansive west terrace, the new space offers sweeping views to the north, west, and south.

# IA-315.13



## WEST TERRACE

### BEFORE | LEFT

The design team specified the removal of the conservatory that had enclosed the entirety of the west façade and acted as a buffer between the living space and the exterior.

### AFTER | RIGHT

The restored west terrace is flanked by two smaller conservatories at its north and south ends. The west façade has been rebuilt with new brick matching the original, while new cast stone and terracotta-clad piers replicate the historic detailing. The terrace enhances natural light in the living and dining rooms and features limestone pavers with open joints that allow drainage below.