

Two-Story Transformation

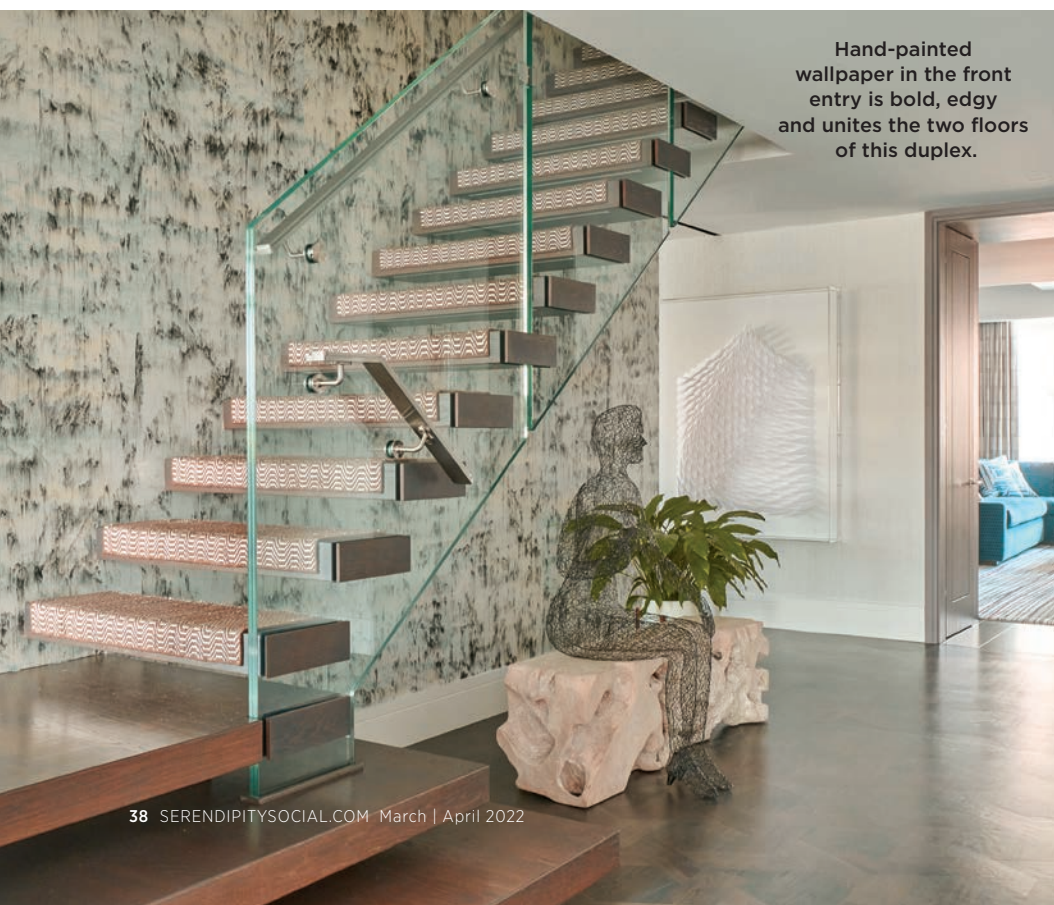
OPENING UP THE INTERIORS AND TAKING ADVANTAGE OF THE RIVERSIDE VIEWS OF THIS MANHATTAN APARTMENT BROUGHT THIS DATED DUPLEX INTO THE 21ST CENTURY.

BY KRISTAN ZIMMER • PHOTOGRAPHS BY JANE BEILES

HOME



Once left untouched, the revitalized terrace now provides al fresco dining, sitting and play space.



Hand-painted wallpaper in the front entry is bold, edgy and unites the two floors of this duplex.

“WE BROUGHT OUR EXPERIENCE WORKING ON THE WEST COAST INTO THE LAYOUT OF THE APARTMENT BOTH INSIDE AND OUT, BUT THE EXTERIOR HIGHLIGHTS THAT BACKGROUND BEST.”

-GRAYDON YEARICK,
ARCHITECT

“The living room, dining room and bar are technically one large area, but each one seems to have its own anchor—a unique attribute that draws you in or helps define the space,” says Hoffman. In the dining room, a swing between two columns in a corner window provides purpose and personality simultaneously.

When New York Architect Graydon Yearick’s longtime clients came to him with plans to renovate their dated 1990s Manhattan duplex, he was up to the task. The directive: Transform the space to take advantage of the Hudson River views and re-focus the interiors so that they draw your eye outside while keeping your attention on entertaining family and friends inside.

SIMPLIFYING THE SPACE

“The floor plan was a maze of walls and hallways,” says Yearick. “We were able to simplify and calm the space down, while giving it a cohesive point of view and emphasizing the two-story nature of the space through a better, larger staircase and other visual connections between the two floors.”

Balancing openness and privacy is always the challenge with a modern floor plan but Yearick managed to find that balance by providing fluidity. For example, a glass wall in the master bedroom gives inhabitants views out to the river and down into the living room. “The bedroom is large enough to use privately without being seen from the living room, and we have layers of draperies for additional privacy,” says Yearick. “When you look up from the living room you don’t experience a bedroom per se, you experience the ultimate luxury in New York—space. This was also our opportunity to continue the wrap-around window effect and to introduce the clients to a newer, contemporary lifestyle.”

On the first floor, the kitchen, living room and bar area are open to each other but the kitchen work area is tucked around the corner. “We wanted to define the work area with a stone surround,” says Yearick. “We did this and bookended the cabinetry with tall appliance cabinets at both outer edges. We also designed the kitchen island as a sculptural composition of stone waterfalls and cabinetry inserts. We did this to give visual weight without it becoming too monolithic.”

HOME



Art plays a huge part in the design of this duplex. Just off the kitchen, a photograph by Scott Peterman and an ink drawing by Matt Shlian complement the modern light fixture by Zia Priven.



Aspen trees surround the fully landscaped terrace, complemented by native plants that attract butterflies and bees to the space. A small kitchen cutting garden is the perfect spot for herbs.

HOME

OUTDOOR LIVING

The 4,800-square-foot apartment already had a 1,800 square foot wrap-around terrace, which makes the apartment unique in Manhattan. But pre-renovation, the terrace was unused and unfurnished, with no landscaping. “We brought our experience working on the West Coast into the layout of the apartment both inside and out, but the exterior highlights that background best,” says Yearick. The terrace is designed with three outdoor uses in mind, each of which corresponds with the interior spaces. There is a sitting area off the living room, a dining area off the dining room and a play space off the kitchen sitting area. “The organization principles were to open some views and hide others based on site and surrounding conditions,” says Yearick. One of the challenges was grappling with noise and wind. They mitigated both with plantings: Hedges, a grove of trees and low-lying stepped undulating planters.

“I’M A BIG BELIEVER IN LAYERS, TEXTURES AND THE RELATIONSHIPS OF ITEMS WITH EACH OTHER. WHEN SELECTING DESIGN ELEMENTS, DON’T THINK OF EACH ITEM ALONE BUT HOW IT RELATES TO A WHOLE.”

-LINDA HOFFMAN,
INTERIOR DESIGNER

The bar and lounge area up the cool factor with lux finishes and custom furnishings. “We did some really great wall treatments and decorative lighting that are definite standouts for me,” says Hoffman.



HOME



The master bedroom is surrounded with floor-to-ceiling windows, letting in natural light and providing views of the Hudson River and the first floor.

In the kids' study, the feather pendant light and game table were selected for the fun factor. The chairs are deliberately the same as the ones in the dining room area for times when the family needs more seating for large dinner parties.



COLOR AND COOL FACTOR

Inside, Interior Designer Linda Hoffman of Greenwich, CT-based Linda Hoffman Interiors, started with a clean slate and chose furniture and details that were elegant and tasteful but also fun and unique.

In the entryway, the hand-painted wallpaper on the entry stair wall is bold and edgy. The same studio did the wallpaper in the dining room, this time using a design of strings applied to paper and then painted.

A custom Bocci chandelier in the living room features 42 hand-blown colored glass globes. "We custom selected all the colors, how many of each to use and where they would hang within the composition," says Hoffman. "It was one of the first items the client fell in love with and pretty much drove the design for the rest of the space."

In the dining room an unexpected swing hangs between two columns in the corner window. "It wasn't a functional space for furniture," says Hoffman. "The obvious choice was a piece of sculpture, but that

The family of four does lots of entertaining, formal and informal, so the kids' study provides plenty of seating. The design is intentionally at once sophisticated and fun. Pops of red accent the blues and neutrals in this room. A Matt Shlian work on paper hangs on the wall.

HOME



Stone waterfalls and inset cabinets give the kitchen work island a sculptural effect; (right) A fun piece of art chosen by Hoffman and reframed in painted lucite for the powder room.

Styling by Susie Catlin.



seemed too ordinary—thus the swing!”

The bar and lounge space has a cozy vibe and lux finishes. “The bar/lounge is its own little jewel box,” says Hoffman. She finished the space with wood veneer on the walls, leather upholstery on the cabinet doors and wine fridges, brass screens, marble and a woven leather-and-hide rug.

“I’m a big believer in layers, textures and the relationships of items with each other,” says Hoffman. “When selecting design elements, don’t think of each item alone but how it relates to a whole. In design, it’s more about the sum of the parts.”

Artwork played a big role, too. While the couple had a few pieces in their collection, New Canaan, CT-based Heather Gaudio Fine Art sourced most of the works in the final design. Curators carefully selected works that reflected the calm yet colorful palette and the homeowner’s taste. Most notable, is an encaustic painting by Martin Kline. “His works are found in many prominent museums and private collections here and abroad,” says Rachael Palacios, gallery director at Heather Gaudio Fine Art. The process was quite collaborative, says Palacios. She adds: “It was a really gratifying experience to grace such a stunning space with beautiful art.”