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GREENWICH VILLAGE
RESTORATIONS

DUMBO LOFT

MINIMALISM IN TRIBECA



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OPEN HOUSE The dining area on the first floor is flooded with natural light, courtesy of the floor-to-ceiling windows that open onto the mews designed by Gunn Landscape Architecture. The Holly Hunt table is surrounded by Giron chairs from ABC Carpet & Home. Paintings are from the *Shoeshine Series* by Adrian Tone.

WORKSHOP APD GIVES A 100-YEAR-OLD BUILDING NEW LIFE IN THE WEST VILLAGE

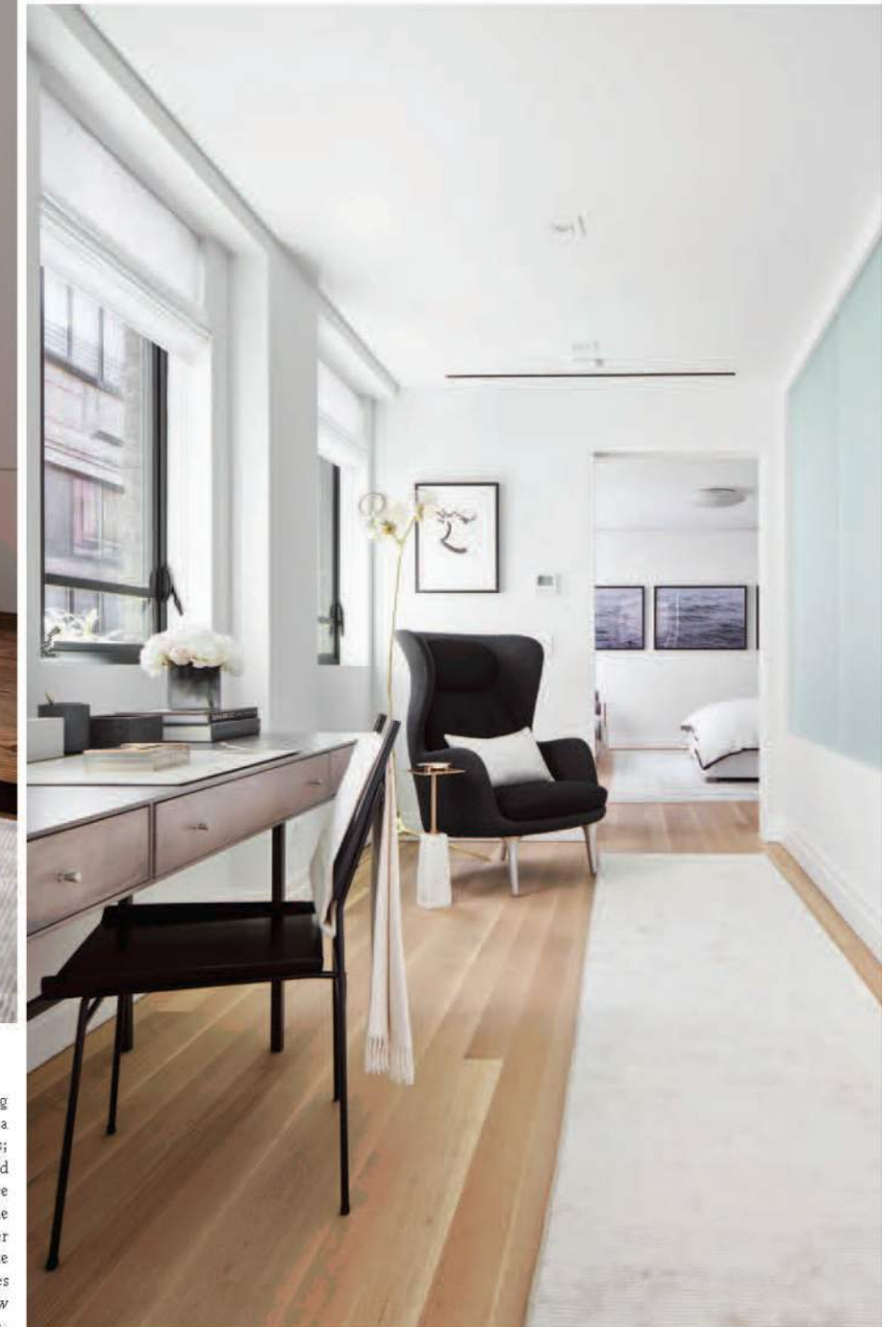
INDUSTRIAL AGE

INTERIOR DESIGN **WORKSHOP APD**
LANDSCAPE DESIGN **GUNN LANDSCAPE ARCHITECTURE**
BY **DEBORAH L. MARTIN**
PHOTOGRAPHY **DONNA DOTAN**



WHEN ANDREW KOTCHEN first saw the West Village building complex known as the Printing House, it was, as he said, “beyond dismal.” Originally an industrial building erected in 1921, it had subsequently been converted into dark windowless apartments in the 1980s. The mews fronting the building was paved over, with no greenery. Says Kotchen, a principal at Workshop APD, “We immediately knew we wanted to make it softer, create a unique garden that is so rare in New York. We worked with Gunn Landscape Architecture to create the new mews, which changed the whole project.” **CONTINUED ►**

LIVING LARGE *OPPOSITE:* In the living area, a custom chaise by Prestige Furniture is a perfect place to enjoy the serenity of the mews; A pair of lounge chairs from Eric Appel and nesting tables from ABC Carpet & Home are tailored yet comfortable touches. *RIGHT:* The office provides a transitional area off the center stairway, leading to the master bedroom. The Easy chair by Republic of Fritz Hansen faces a frosted glass panel which allows light to flow from the outdoors into the bedroom.





IN AND OUT LEFT, TOP TO BOTTOM: The penthouse floor is set up for entertaining; a welcoming terrace is shielded from above by a trellis which provides privacy but still allows light to come through. RIGHT: The façade of the building is beige, textured limestone, an homage to the original building's industrial past. The center core stairways are a dramatic focal point, lined with baguettes to create privacy and graphic flair.

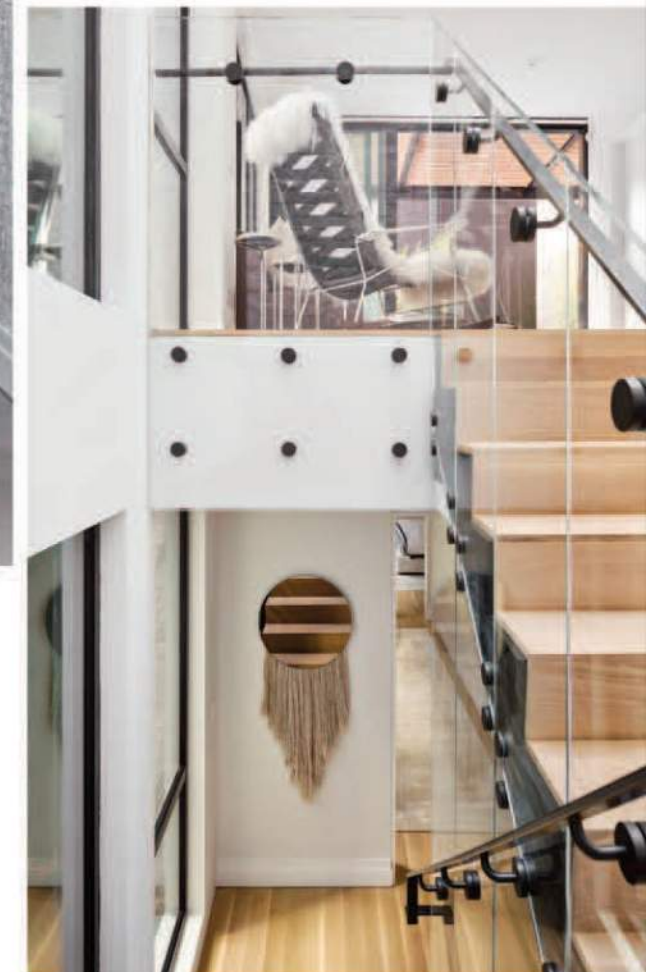
The buildings were developed in two phases. For the first several years, the firm worked on the apartments in the main buildings. On the heels of that project, the second phase began: developing the mews garden and the adjacent townhouses and maisonettes. Originally, the building had five townhouses and eight maisonettes, and Workshop APD was tasked with converting it into two townhouses and three maisonettes. "The challenge was, how do you create something that is a luxury townhouse, but isn't traditional? What we did was transform the homes into vertical loft living." **CONTINUED ▶**



The center townhouse has five floors, and has windows only on the mews-facing side. Workshop APD created a wall of glass on the first floor where the public spaces are. The living/dining/kitchen area is flooded with natural light and fully connected to the exterior for a sense of indoor-outdoor living. The home has a central core staircase, lined with baguettes to create privacy and maximize the light. The exterior beige stone façade continues in the stair core, to further break down the boundaries between **CONTINUED ▶**



BUNKHOUSE *OPPOSITE:* In the boy's room, bunk beds by Horne; Northern Skies wallpaper by Holly Hunt. *THIS PAGE, CLOCKWISE FROM ABOVE:* The basement is designed as a media room and a place to relax and have fun. In one corner, a wall painted with chalkboard paint provides a creative outlet; A corner of the boy's room complete with basket storage and a dresser from Room & Board; The stairway from the penthouse lounge to the master bedroom.





MASTER OF THE HOUSE ABOVE: The Master bedroom is a serene escape from the rigors of the day. The platform bed is from Restoration Hardware. BELOW: The master bath, clad in marble, has a spa ambiance. OPPOSITE: A cheerful girl's room is covered in Kandy vinyl wallpaper by Elitis.



the indoor and outdoor spaces. The second floor has three bedrooms, and the third floor is the master suite where a light-filled office creates a transition from the public into the private space. The penthouse floor is designed as a lounge and entertaining area, and it opens to a lushly planted terrace. The basement is set up as a media room, with large screen televisions and a modular sofa designed by the firm.

Says Kotchen, "This project was our opportunity to bring outward-facing progressive architecture to the neighborhood. But we still wanted it to be very contextual to the West Village character." **SEE RESOURCES** ■

