

East 76th Street

This spacious private residence is poised to challenge and bring together the language of conventional long-established tastes of the Upper East Side with a modern design idiom. The removal of boundaries and walls in the public gathering areas allows an open loft-like interior for contemporary living. A series of thresholds were inserted to separate private and semi-private areas from each other and from the gathering spaces. This traditional strategy has been updated with new materials and a modern treatment of spatial transition. We investigated principles of geometric patterning and applied them as functional elements throughout. The patterning is realized as perforated screens which allow air flow for enclosed HVAC units and hide electronic equipment. The screens also create intimate areas directly adjacent to gathering spaces. Throughout the apartment, the subtle transition between programs is further enhanced through a simple palette of materials, relying on precisely executed details to embellish the space throughout.

Square Feet: 3,600
Location: New York, NY
Completed: Pending





(First Page) View to living room and terrace
↑ Entry
← Living and dining areas



- ↑ Kitchen
- ↖ Master bathroom
- ↗ Floor plan: 59th floor apartment