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A GUIDE TO THE
CITY'S BEST
RESTAURANTS &
ENTERTAINMENT

NEW YORK

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HOME DESIGN 2001

Comfort Zone

Stylish Solutions
for Difficult Spaces

By Wendy
Goodman

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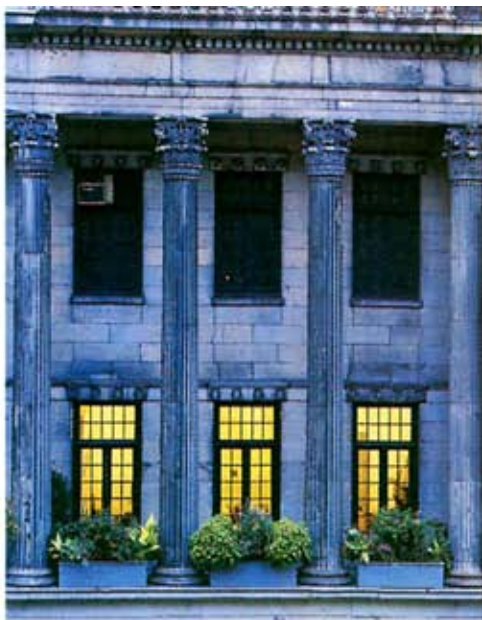
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Restoration Drama

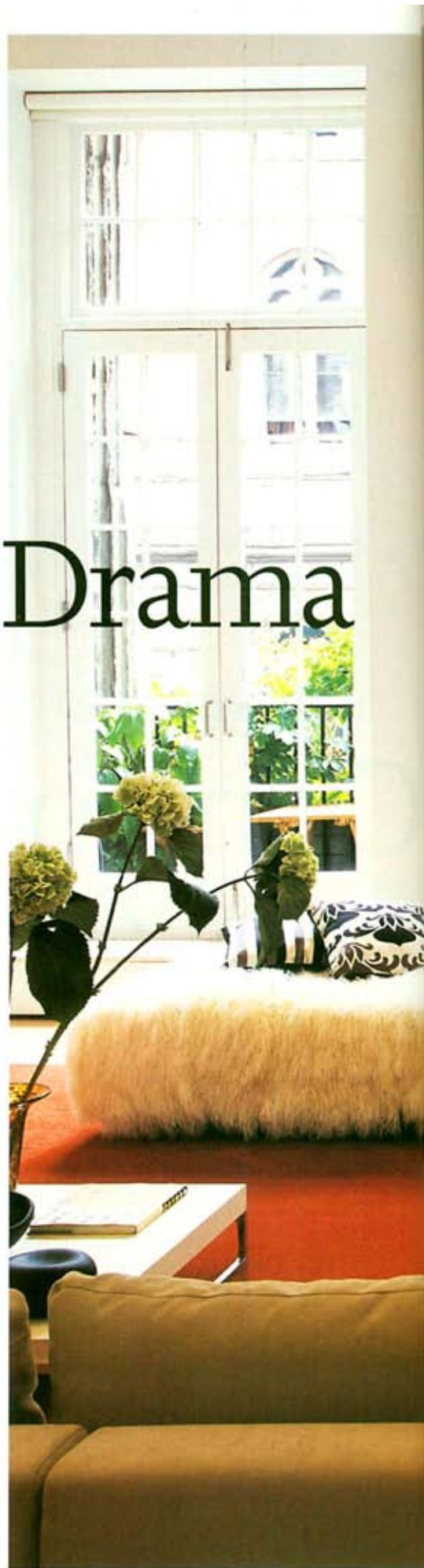
The Colonnade building—a wreck with a bold-faced past—takes a step into the twenty-first century, with a modern, easy (and dog-friendly) interior.

Living in a landmark building like Colonnade Row may sound romantic—after all, the residences, built in 1833, once housed Cornelius Vanderbilt, Washington Irving, and William Makepeace Thackeray. But that imposing Neoclassical façade hid an elegant mess. When architects Clarissa Richardson and Heidar Sadeki, of UT, were called to renovate this duplex, they found floors that canted right like the deck of a ship, French doors that were crumbling to dust. Even the marble fireplace was falling apart. UT held on to the mantelpiece as a totem of the building's grand past, but stripped the rest to its bones, creating a smooth, streamlined space. They kept the bedroom small and gave the bathroom—fitted with two oversize lilac tubs—a glass wall, to integrate it into the living space (yes, the glass turns opaque). The other design challenge was accommodating the owners' two diminutive and obsessively loved dogs. Wherever possible, the architects kept things soft and

grounded—low sofas, leather steps, rubberized stair treads. They've designed for man's best friend, without compromising their luxurious, ultramodern version of Zen. That's an idea that works in any era.

Left and above: Colonnade Row is landmarked, so even the simplest gray wooden window boxes had to be approved by the Landmark Commission.

PHOTOGRAPHED BY
ANDREW BORDWIN



This page: "To create a Zenlike space, we wanted to use light colors," Richardson says. "The Ultrasuede we got can be finished very durably and cleaned easily—they've lived there for three months and it still looks like new." The antique French doors had to be rebuilt, since much of their wooden frame had rotted away; the architects also had to find a craftsman still making plate glass the nineteenth-century way (in other words: wavy) to replace a pane broken during construction. UT picked the scarlet rug to inject warmth into the cool room; set into the white oak floor, the dense pile (industrial-grade wool, from Bentley) forms a continuous surface. The woven chair at rear is a vintage piece, designed by Poul Kjaerholm.





“We wanted to combine a natural palette, of limestone, wenge, and slate, with the synthetic —lilac and seagrass Corian.”



Top: The onyx fireplace, black with a gold fleck, needed an all-new interior, as the stone inside had crumbled away with age. The low-lying B&B Italia sofas were selected with the dogs' short legs in mind. Heavy black ceramic bowls, from Troy, weigh down the lacquer-and-chrome coffee table, also B&B.

Right: UT's clients wanted a bathroom big enough for a party. "It's definitely the room they hang out in the most," Richardson says. It's equipped with his-and-hers tubs, his-and-hers showers, and a black slate bench big enough to recline on. The French limestone-tiled space looks onto the living room through a window fitted with electronic glass—it goes from clear to opaque at the flick of a switch. The sink and the two tubs are made of Corian, the former in seagrass, the latter in lilac.

Left: Inspired by Japanese baths, UT made the tubs extra deep and cut an overflow slot for a waterfall effect. The floor is slanted so that all the water goes to a central drain.







Left: The staircase pops up like a display case in the center of the apartment, enabling a double-decker view of the master bedroom and the dining room. "We wanted it to be like a floating object in the space," says Richardson, visible below. The banisters are three eight-inch-thick glass panes; the steps have a particularly low rise, to accommodate the dogs, and are wrapped in forgiving industrial rubber. For the small but cozy master bedroom, UT custom-designed the bed, upholstered in taupe Ultrasuede—the dogs got a custom Ultrasuede step to match. The polished curtain, at rear, is a Covington polyester lined with blackout material to increase the cocoonlike feel. The sheets are Ralph Lauren.

Above: The wenge wood chairs and table, both by B&B Italia, make a workstation: Hidden underneath the table are outlets for DSL. UT chose B&B bookshelves with frosted-glass doors. Lighting is built into the cases, silhouetting their contents and providing a cool glow.

Right: Every UT project features a Mongolian-lamb ottoman, available on their Website (www.utarchitecture.com). For assistance getting on it, the dogs can rely on custom-made garnet leather steps. The graphic throw pillows are from Troy; the credenza, at rear, is B&B Italia—the architects fit the base of the cabinet with a stainless-steel strip to prevent the dogs' toys from getting trapped.



ght: In the downstairs space, UT added a fireplace made from one solid sheet of black marble, a contemporary commentary on the antique mantel upstairs. The B&B Italia dining table is a larger version of the one upstairs; the wenge chairs are upholstered in a rust-red wool. The gray wool curtain defines the ultimate modern guest room: a Murphy bed.



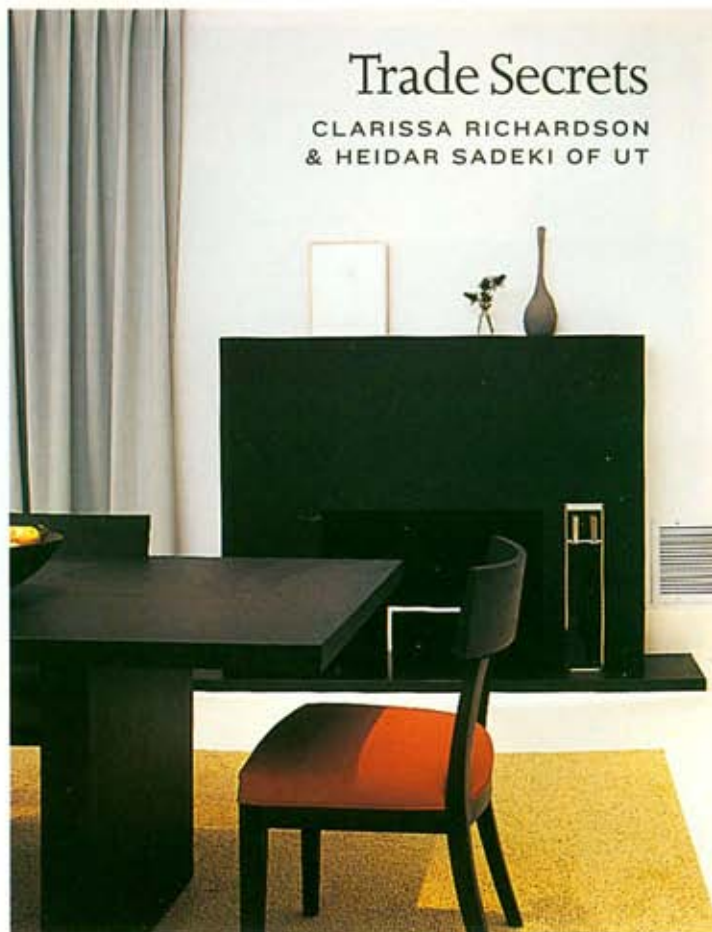
osted cabinets, like the ones in this apartment, can be hard to find. Kartell's new One series, designed by Piero Lissoni, gives you a choice of an open shelf, \$274 (without casters, also available with casters), or a container with doors on casters, \$37. (45 Greene Street; 212-966-6665).



These collapsible dog bowls are lifesavers on long dog walks. Unzipped, they're a heat-sealed PVC bowl for water or food. In two sizes: small (\$16) and large (\$18), both at Flight 001 (96 Greenwich Avenue; 212-691-1001).



The bathroom in this apartment is undeniably sexy. So are the fixtures: Tara by Dornbracht. They're available in polished chrome (shown, about \$704) and other finishes that ratchet the price up to \$1,215 (800-774-1181).



Trade Secrets

CLARISSA RICHARDSON
& HEIDAR SADEKI OF UT

Pleasing the animals: Pets—particularly small dogs—need flooring that their paws can grip. Industrial-grade carpet is ideal. If this doesn't work for you, a runner for ball-catching sessions that can be rolled up and stored is a great alternative. And when choosing upholstery, avoid roughly woven fabrics. Paws will get stuck in them, and they'll be destroyed in no time.

Coping with a small space: Keep the palette neutral and monotone: whites, pale warm grays, or canvas. Color can be added—if you want it—through the accessories, like towels. To make a small apartment seem bigger, use furniture and artwork sparingly. And if you can, knock all the walls down. The only thing we'd enclose is the bathroom.

Before you renovate: Get your material palette down first—is the finished overall look, for example, marble with gold? Envisaging that palette will save you from costly mistakes later on and keep the price of the job down. Also, think about how you want to live—do you want your TV in

the bedroom, in the living room, or no TV at all? People take those questions for granted. But they set the mood for the overall space.

Carpet: Patterson, Flynn & Martin (979 Third Avenue, Suite 632; 212-688-7700). They have an enormous range. A lot of times we're looking for more wacky things, and if they don't have it, they will find it.

Fabric and upholstery: Kravet (979 Third Avenue, Suite 324; 212-421-6363) has everything from the very traditional to unusual synthetics. They stock Sensuede, an Ultrasuede line from Japan. We do all our upholstery through Benchmark (300 Dewitt Avenue, Brooklyn; 718-257-4707, extension 21). For curtains, we use Jo-Vin (94-23 Jamaica Avenue, Queens; 718-441-9350).

Furniture and design stores: Definitely IKEA for kitchen cabinetry and built-in closets. Their kitchen department is great. Target carries very cool homeware. And we love Troy (138 Greene Street; 212-941-4777).