

Metropolitan Home



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RIGHT NOW

MODERN LIVING

In a sleek Manhattan high-rise, architecture firm Workshop/APD creates a sexy pad for a twentysomething bachelor—and his mom and dad, too.

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Across from the dining nook of a Manhattan condo designed by Workshop/APD, the Altai console and stools underneath are by Skram, the Roar + Rabbit Infinity mirrors are from West Elm, the walls are in Benjamin Moore's Smoke Embers, and the console accessories are from the Line.



LEFT: The kitchen's custom cabinetry is offset by a graphite marble backsplash from NY Stone; the refrigerator is by Sub-Zero, the ovens are by Bertazzoni, the sink is by Elkay, and the Meta 02 faucet is by Dornbracht. **OPPOSITE:** Wall panels upholstered in Osborne & Little's Morlich plaid and a custom storage bench create banquette seating that complements chairs by M2L; the String Light Cone pendants are from YLighting. On the custom table, the Jars Tourron plates, Aero flatware, and Edge red-wine glasses are from Crate & Barrel, the Carrara china is by Bodo Sperlein, the Pintuck linen napkins are from the Line, the Tube napkin rings are by Minimalux, and the candleholders are by Apparatus.

A kid graduates college...and moves right back home. It may sound like a familiar scenario, but this is a boomerang-generation story with a twist. In one room, "empty nesters" and the recent buyers of a Manhattan pied-à-terre. In the bedroom on the other side of the unit? The full-time resident: their particularly lucky twentysomething son.

Turns out, though, that both sides have a pretty good deal. What other recent grad watches football (or the sun set over the Chrysler Building) on a down-filled Italian sofa? And how many parents can boast of a weekend getaway that doubles as a family vacation? While it might not be the lifestyle setup for everyone, this New York apartment is a well of inspired design moves thanks to architecture firm Workshop/APD's forward-thinking approach to high-rise living.

Workshop/APD also masterminded the architecture of the building—another multigenerational mashup, appropriately enough, combining a pair of incongruous pre- and postwar structures now sculpted into 19 floors of luxury units. Nestled inside are 8,000 additional square feet of shared amenity spaces—including a pool, a children's playroom, a screening room, and a dining room with an adjoining terrace and prep kitchen—all available to maximize this pied-à-terre's 1,500 square feet.

"We're starting to rethink what people need from their apartments," says Workshop/APD principal Matt Berman, who worked on this project alongside his cofounder, Andrew Kotchen, and designers Kaitlin McQuaide and Chris Gardner. "Forget the massive kitchen when you're only a few steps or a short walk from an amazing meal in a great restaurant. And why do you need a home that can host a party for 30 when you can just book the building's lounge for it?"

Instead, this apartment is anchored by one long, open room with flexible spaces for cooking, dining, and living, outfitted in a progressive flow of wall finishes, modern furniture, and shades of gray. Achieving such a restrained look is a careful balancing act, both in design ethos and budget: For each investment piece, there are many other elements in the rooms that won't break the bank. "If every piece were a statement piece, your eye wouldn't know where to land—it'd be a shit-show," Berman explains. "And there are so many great products out there at every price point that you can make smart decisions on where to spend and where not to." He recommends splurging on items that get the most everyday use, like chairs, sofas, and beds. "It's as much about durability, ease of use, and ease of cleaning as design," he says.

Berman did make a statement in the dining nook, which is tucked between the kitchen and living area, where an unexpected corner of plaid upholstery creates a feeling of intimacy. "Pattern can be a graphic language to help you organize a space," Berman says. "It's a mistake to think that a 'minimal' look means limiting yourself to swaths of solid color." And even where he deploys solids in abundance, Berman tends toward materials with texture, like the enveloping deep blue Phillip Jeffries grass cloth and distressed leather in the son's bedroom or the thinly veined graphite marble in the kitchen.

"*Minimal* is such a loaded word," he continues. "It brings to mind a sleek, severe environment, very machine-made, very perfect. But to me, the new minimal combines that tailored feeling with elements that have more of a hand, a natural quality. I don't want to suppress those irregularities of texture and pattern in the materials we use—I want to celebrate them." ■







In the living area, a plush Le Nuvole sectional sofa by Swan Italia is topped with pillows from Élitis and Restoration Hardware and a Splatter Paint throw from Alt for Living. The Dean armchair is from Demorais International, and the Button side tables are by B&B Italia. The Shy Beam lights are from the Future Perfect, the Ripple Fold curtains are by the Shade Store, the rug is by Aronson's, and the artworks are by Andrew Cotton.



In the son's bedroom, a Carson Great Plains bench in a Holland & Sherry plaid is from Sundance, the Nero alpaca throw is by Calvin Klein, and the Ripple Fold curtains are by the Shade Store.

OPPOSITE: The Cloud leather platform bed, Linea Stripe sheets, and Savilla rug are by Restoration Hardware, the blanket is by Yves Delorme, and the two-tone suede pillows are by Calvin Klein. The Brix nightstands are from Hive Modern, the Snoopy lamps are by YLighting, the walls are covered in a navy Phillip Jeffries grass cloth, and the artwork is by Hallie Hart.

