

THE MOST COMPREHENSIVE GUIDE TO RESIDENTIAL PROPERTIES IN THE METROPOLITAN AREA

NEW YORK LIVING

BROWNSTONE NEIGHBORHOODS

November 2003

\$4.95 USA
\$5.95 CANADA



www.newyorklivingmag.com

FLORIDA'S NEWEST DEVELOPMENTS

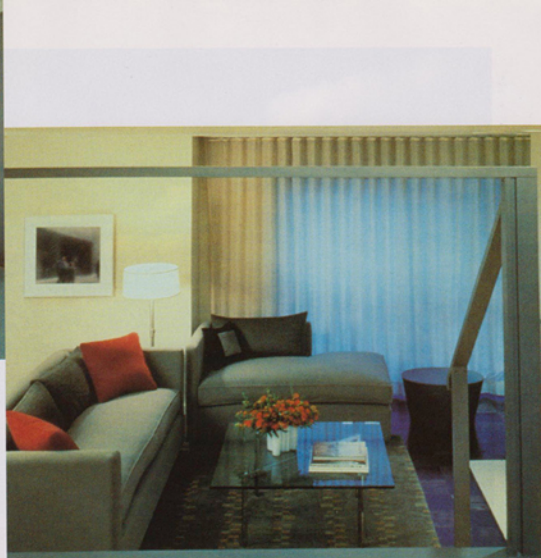
steeped
in style



Eclectic Triplex in Midtown

AJS DESIGNS

PHOTOGRAPHS BY BJORG



The owner, a thirty-something single professional first-time homeowner, desired a home that reflected her personal sense of style (contemporary), was a retreat from city life (tranquil), was easily maintained (organized) and conducive to entraining (open plan with a concealed bedroom).

The triplex's most dramatic element was an 18-foot vertical space that joined all three levels, which was concealed in the original layout. By moving the kitchen away from the edge of the center level, three floors and vertical space adjoining it was exposed. The new "interior tower" was punctuated by an etched glass opening to the bedroom and a drywall "brow," finishing both with an accent color, which draws the eye upward.

The stair design emphasizes connection and vertical movement. The maple steps and risers form a blonde ziggurat that lightens in the scale as they ascend from level to level. The sight lines were improved and the space was simplified by massing functional elements together and accenting them with distinct finishes. The fireplace became a focal point when ceramic tile was extended from the hearth to wrap around the HVAC, creating a stronger frame at the hearth.

The furniture and window coverings add a final layer of architecture. Selections were chosen for their comfort, strong simple silhouettes, and viewability from a variety of vantage points. The windows, covered in wool sheer, act to screen an imperfect view. By extending the drapery from floor to ceiling and wall to wall (beyond the actual glass line) the openings feel softer and larger than they actually are.

Contact: Abigail Shachat, AJS Designs at 212.643.8043.

