

Town Houses

ARCHITECTURAL HOUSES



T RESIDENCE

Width: 21 ft.

LOCATION

New York
New York, United States

DESIGNER

Studio Rinaldi

COMPLETION

2003

SITE AREA

2,500 sq. ft. (232 sq. m)

FLOOR AREA

2,500 sq. ft. (232 sq. m)

Letting in daylight and marrying old and new are the trusts of the T Residence design. Located in Manhattan's Upper West Side in New York, this renovation preserves the townhouse's old features, such as its plaster ceiling and crown molding in the dining room, and it integrates newer materials like Plexiglas in the garden.

The architect has chosen to locate the day functions on the ground floor of the two-story flat, which is part of a five-story structure. The dining room, configured in an open plan concept, is set near the kitchen and fits nicely with the bay created by the facade. A rear stairway connects the first and second levels, which contain

the bedrooms. The rear elevation features a balcony overlooking the courtyard. By glazing the dwelling's rear facade, a spatial flow to the outside was achieved, an aspect that makes the interior seem larger. Transparency was gained indoors by using glass partitions and doors that, although they serve to separate the functions and spaces, do not block the passage of light. Sandblasted polycarbonate stair risers and shelves, as well as clear polycarbonate vertical elements in the study, project light from the exterior.

Oak, which was used in the original design, was selected for the dining room, vestibule, study, bedrooms, and den, achieving integration of old and new. The wood floors and baseboards are clear white oak, and the flooring differentiates the traditional central living room, where much of the original detailing is preserved. A walnut border and diagonal plank installation subtly set off the living room, while the new doors adjacent to the existing fireplace blend into the wall with painted stucco work and oak panels.

The garden can be regarded as the last room of the townhouse. The small space embraces many different materials and textures. On the walls, rough and natural Brazilian quartzite contrasts with polished French limestone. Elements of the garden include a teak bench, steel channels, various pavers, and a concrete fountain.

opposite: Rear elevation

