**OPEN HOUSE** The dining area on the first floor is flooded with natural light, courtesy of the floor-to-ceiling windows that open onto a terrace designed by Gunn Landscape Architecture. The Holly Hunt table is surrounded by Gunn chairs from ABC Carpet & Home. Paintings are from the lifestyle section by Aidan T. O’Toole.

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**WORKSHOP APD GIVES A 100-YEAR-OLD BUILDING NEW LIFE IN THE WEST VILLAGE**

**INDUSTRIAL AGE**

INTERIOR DESIGN: WORKSHOP APD

LANDSCAPE DESIGN: GUNN LANDSCAPE ARCHITECTURE

PHOTOGRAPHY: DRONA GOSTAN
WHEN ANDREW KOTCHEN first saw the West Village building complex known as the Printing House, it was, as he said, “beyond diurnal.” Originally an industrial building erected in 1921, it had subsequently been converted into dark windowless apartments in the 1960s. The mews fronting the building was paved over, with no greenery. Says Kotchen, a principal at Workshop AFD, “We immediately knew we wanted to make it softer, create a unique garden that is so rare in New York. We worked with Chinni Landscape Architecture to create the new mews, which changed the whole project.”

LIVING LARGE: concrete In the living area, a coffee table by Prestige Furniture is a perfect place to enjoy the scenery of the mews. A pair of lounge chairs from Eichholtz and seating table from ABC Carpet & Home are ideal for comfortable lounging. The office provides a transition zone off the master bedroom, leading to the master bedroom. The Tub chair by Republic of Fritz Hansen from a frosted glass panel which allows light to flow from the corridor into the bedroom.
IN AND OUT

The penthouse floor is set up for entertaining: a welcoming terrace is shielded from above by a trellis which provides privacy but still allows light to come through. The facade of the building is high, rectangular, and made of brick. The lower two stories are a dense, four-point, 100-year-old brownstone, with large windows to create privacy and graphic light.

The buildings were developed in two phases. For the first several years, the firm worked on the apartments in the main building. On the heels of that project, the second phase began: developing the new garden and the adjacent townhouses and maisonettes. Originally, the building had five townhouses and eight maisonettes, and Workshop AFD was tasked with converting it into two townhouses and three maisonettes. “The challenge was, how do you create something that is a luxury townhouse, but isn’t traditional? What we did was transform the homes into vertical loft living.”

CONTINUED ON
The center townhouse has five floors, and has windows only on the rear-facing side. Workshop AED created a wall of glass on the first floor where the public spaces are. The living/dining/kitchen area is flooded with natural light and fully connected to the exterior for a sense of indoor-outdoor living. The home has a central core staircase, lined with bagstitch to create privacy and maximize the light. The exterior beige stone facade continues into the stair core, to further break down the boundaries between.

SINKHOUSE: In the boy’s room, built beds by Horace; Northern Meric wallpaper by Holly Hunt; two-seat conversation area. The home is designed as a media room and a place to relax and have fun. In one corner, a wall painted with chalkboard paint provides a creative outlet. A corner of the boy’s room complete with black string and a dreamer from Room & Board. The entryway from the penthouse lounge to the master bedroom.
the indoor and outdoor spaces. The second floor has three bedrooms, and the third floor is the master suite where a light-filled office creates a transition from the public into the private space. The penthouse floor is designed as a lounge and entertaining area, and it opens to a lushly planted terrace. The basement is set up as a media room, with large screen televisions and a modular sofa designed by the firm.

Sara Kotchum, “This project was our opportunity to bring outward-facing progressive architecture to the neighborhood. But we still wanted it to be very contextual to the West Village character.”

The bedroom is a serene escape from the rigor of the day. The platform bed is from Eastern Sun Furniture, and the glass-blowing, sleek in white, has a metallic base. The art above it is by Eliza, and the nightstand is a mix of materials, adding a modern twist to the traditional design.

A cheerful giraffe lamp in a corner is a playful touch, contrasting with the minimalist decor around it. The wallpaper in the background is a mix of vibrant colors, adding a splash of energy to the room. The room is a perfect blend of modern and Classic, creating a space that is both stylish and inviting.