

WLA 13



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TRIBECA PENTHOUSE

HMWHITE





TRIBECA PENTHOUSE | HMWHITE

Perched atop a six-story landmarked building in New York City's historic TriBeCa neighborhood, a private penthouse space is fully transformed into an "urban oasis". HMWhite's multi-faceted landscape design organizes a series of diverse garden terrace features and horticultural typologies within, around and above the contemporary penthouse creating a dynamic urban living experience. The varied landscape elements are carefully knitted with building infrastructure to expand and blur transitions between interior and exterior spaces creating a unified multi-level garden penthouse.

Organized by three principal systems—modulated floor elevations, vertical vegetation and topographic surface, the design extends from the penthouse interior heightening the sense of journey through and among the various exterior garden rooms. The crisp, even sculptural, architectural geometries countered by soft topographic forms and lush vegetation gently envelop the exterior spaces with a sense of intimacy. The design also accommodates large flexible spaces for entertaining amidst the iconic downtown skyline and the neighborhood's characteristic water towers.

In the beginning, the penthouse owner desired a unique, contemporary garden residence with a lawn and ample room for entertaining large gatherings and gracefully integrating the apartment complex with multiple outdoor destinations. The existing apartment was a large dark space disconnected from its exterior areas and presented many awkward level changes.

Portions of the existing penthouse structure were cut-out to maximize outdoor space. The entire penthouse is supported over massive structural beams straddling the historic building rooftop. HMWhite worked closely with Steve Blatz Architects and team consultants to coordinate the exterior design. Complex infrastructural and engineering efforts were required to support weight loads associated with intensive garden plantings, water features and terrace surfaces all suspended in the air over the roof of the historic building.

With an abundance of natural light, openness and connectivity between interior and exterior spaces the penthouse now features with more than 7,000 square feet of exterior gardens including an interior courtyard, rooftop meadow and multiple exterior terrace spaces.

The landscape design emphasizes level changes as topographic transitions to enhance the sense of journey through and views into each garden space while maintaining a cohesive aesthetic. Stepped terraces and vertical trellis elements mitigate varied roof levels so that the vegetation appears to grow from the floor while merging with interior floor elevations. Strict growing medium profiles for the plantings were designed for varied conditions and provide continuous root zones for long-term growth.

On the main level of the 5,000 square feet penthouse, the South Terrace forms a generous balcony for casual entertaining overlooking the cityscape. Embraced by a grove of aspen trees





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TRIBECA PENTHOUSE | HMWHITE

the terrace features a serene water pool that gracefully steps down to a sunken Dining Terrace. Linear meadow swathes and wooden seating elements emerge from the terrace surface. Custom trellis elements provide screening, support lush seasonal florals and wrap the terrace's perimeter with a veil of soft foliages. Extending from the Master Suite on the northern end of the penthouse an intimate wood deck platform surrounded by wooden privacy fencing showcases a lush garden backdrop. Rising out of a long stone bench, a large vegetated berm rolls up to merge with integrated egress stairs. From the bathroom, an intimate balcony of low woodland surface plantings and large river stones are screened by bamboo clusters for added privacy.

At the heart of penthouse's main living space, a glass enclosed Atrium Garden showcases a zen-like woodland setting with low groundcovers surrounding a sculptural tree, oversized stepping stones and a polished stainless steel staircase feature that connects to an upper level roof garden.

The Roof Terrace features a sculptural sun-deck, integral seating elements, spa and an expansive terrace with custom precast concrete pavers and a lush lawn carpet for lounging and entertaining. Surrounding the wooden deck, a rolling prairie emerges increasing visual, spatial layering while also subtly integrating skylights and masking building mechanical systems.

The unique, contemporary penthouse gardens transition from the intimate woodland and the

wild meadow to the manicured lawn, weaving the residence together as a whole with diverse settings. Recessed lighting elements gently illuminate the terraces and transform the garden ambiance into a romantic setting for evening activities. The colors in the gardens shift dramatically through each season in contrast to its urban context. The planting design creates a dynamic performance year-round. In the Spring, flowering bulbs fill the gardens, followed by a staccato of wildflowers and roses through the Summer, followed by the dramatic colors of Autumn – the penthouse gardens are designed to be a constant splendor for the senses.

3. List the project name, location, design firm, consultants (architects, artists, engineers, contractors, etc.) and the credits for images and text.

TRIBECA PENTHOUSE
NEW YORK, NY, USA

Design Firm | HMWhite

Design Team |

Architect | Steve Blatz Architects;

Structural Engineers | Gage Meyer Structural Engineers;

MEP | Guth/Deconzo

Lighting Design | William Armstrong Lighting

General Contractor | DSA Builders

Sub Contractors | New York Green Roofs (Landscape Contractor); Hudson Machine Works (Metal Fabrication); Flatcut (Wood Work); Essex (custom Pre-Cast); New Force Construction (Pre-cast Installation); Diamond Spa (Reflection Pool + Spa)

Image Credits

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