

Architect/Interior Designer: Barker Architecture Office/BAAO
Photographer: Gieves Anderson
Prop Stylist: Philippa Brathwaite

Upper West Side Triplex

This brownstone apartment, steps from Central Park, is the pied-a-terre for an empty-nester blended family who reside primarily in Seattle, with a palette drawn from Pacific Northwest tones of greens, blues, deep grays, and white oak paneling. The clients had occupied the rear garden duplex for a number of years when the front triplex became available. The two units connected only at the garden level, with front stairs leading up to the parlor and down to the cellar, and rear circulation leading down to the cellar and out to a two-level outdoor garden.

The design approach sought to blur the boundary between the two units while creating private suites at different levels that would enable visitors to come and go independently. The primary living spaces and bedroom suite were located on the garden level. Divisions between the units were removed to provide a clear view from the front through to the garden at the rear. The living room at the front was centered around a working fireplace, while white oak shelving surrounds the street-facing windows. The stairs connecting the three front levels were resurfaced and screened with a reeded glass wall. A wallpapered powder room features a seaside scene, a custom soapstone vanity, and blue-green penny tiles. A white oak tambour banquette with a black wood table and white oak chairs creates an informal dining area. White oak reappears in the kitchen, where the oak island is surfaced in a terrazzo slab. A wall of deep blue-green cabinets inset with brushed copper is lined with a fantasy soapstone work surface. The rear façade was replaced with a glass door and sidelight. The door opens out onto a bridge over a cellar areaway that was added to allow the living spaces to connect directly to the garden without going through the bedroom.

In the primary suite, the deep blue-gray bedroom walls are brightened by a white oak slat headboard and integrated nightstands. The oak slats continue in the bathroom, where soapstone, terrazzo, and white porcelain penny tile provides a mix of color, pattern, and texture.

A white oak stair leads down to a second family room on the lower level toward the rear. There, a teal blue wall wraps over the ceiling to define the sitting area, which is flanked by a terrazzo-lined bar. The floor is surfaced in terrazzo tile that wraps up the walls to provide a durable and waterproof surface below grade. A copper Japanese soaking tub enjoys a view of the sky through doors leading to the garden. The rear guest bedroom is lined in a mural wallpaper with a playful woodland scene. In the bathroom, wood-look porcelain lines the shower.

The reeded glass wall conceals the front stair, which leads down to a work from home space on the lower level. There, mural wallpaper depicting a tree canopy envelops the room, while in the bathroom, a bright green faucet punctuates the white and navy walls. Up the stairs from

the garden level, a loft-like sitting room features a play space wallpapered in an underwater scene concealed behind blue-gray shutters. The bathroom is tiled in forest green and ecru porcelain.

Sources:

Living Room:

“Icarus” by Andrew Zimmerman (Sears Peyton Gallery)

Custom coffee table

Sofa: Benchmade Modern

Rug: Hatsu

Compass Chair from Industry West

Slit Side table by Hay

Disco Side table by Basta

“Pine Point” by Poogy Bjerklie (Sears Peyton Gallery)

Powder room:

Wallpaper by Anewall

Bedrosian porcelain penny tiles

Garden Bar:

Mirror by AYTm

Wall sconces by RBW

Dining:

“Inclination” by Karin Schaefer

Table by Lulu and Georgia

Buddy Chairs by BluDot

Bell Pendants by Normann Copenhagen

Kitchen:

Veronese Multicolore Terrazzo by Artistic Tile

Fantasy Soapstone by ABC Worldwide

Custom kitchen cabinets

Cedar and Moss flushmount lights

Primary Bedroom:

Chair by Lulu and Georgia

Cedar and Moss light fixture

Primary Bath:

Custom terrazzo vanity

Custom soapstone by RGNy

Precision sconces by Kelly Wearstler
Bedrosian porcelain penny tiles

Lower family room:
Gus Modern sofa
Coffee table by West elm
“Parish Hill” by Michael Abrams (Sears Peyton Gallery)

Copper soaking tub by Signature Hardware
“Enter Stage Left” by Karin Schaefer (Sears Peyton Gallery)

Rear lower bedroom:
Wallpaper by Rebel Walls
Slit side tables by Hay
Arch light by Hay

Front lower bedroom:
Wallpaper by Rebel Walls
Desk by Dims
A+R table lamp
Anthropologie rug
Hoist sconce by RBW

Front lower bath:
Tile by Heath
Sink by Nameeks
Vola Faucet
Chip sconce by RBW

Parlor room:
Acuario Wallpaper by Wallpaper from the Seventies
Cirkus Wall sconces by AGO

Parlor bath:
Zia porcelain tiles
Bedrosian porcelain penny tile
Venus sconce by Cedar and Moss