

DESIGN BUREAU



SPECIAL EDITION

ARCHITECTURE

*THE PEOPLE, PLACES,
AND IDEAS DRIVING
CONTEMPORARY DESIGN*

Inspiring Dialogue on Design 2012

GRAMERCY TOWN HOUSE

NEW YORK, NY

FIRM / FRACTAL CONSTRUCTION
PRINCIPAL ARCHITECT / ULISES LICEAGA
PROJECT TYPE / RESIDENTIAL
PHOTOGRAPHERS / ERIC LAIGNEL & PAUL WARCHOL

When Liceaga's Gramercy Townhouse was first built in 1848, New York City had no running water, gas, or electricity. Patchy renovations done over the years left the house with cheap piping and a sagging support system. But its biggest problem was its layout, a "maze of little rooms" that choked up the home's potential. "The idea was to make the house look a lot bigger than what it was," Liceaga says of his primary design objective. He accomplished this by opening up the plan into a long great room, a penthouse master bedroom, and a double-height living area, spaces that add a sense of depth to the home.—MAGGIE LANGE



To maintain the home's elegantly simple look, Liceaga created an enormous "wall of glass" and peppered it with small LED diodes that provide a little privacy as well as a bit of glimmer. At night, they look like a "private constellation."





AFTER 
 < BEFORE



"The previous owners had sort of psychedelic 1960s furniture," Liceaga says. He refurbished some, including the centerpiece couch and the Le Corbusier dining room chairs.



BEFORE 

The sliding doors open the terrace into the living space and allow for a breeze. "My wife loves gardening, so she spends quite a bit of time outside making it pretty," he says.

