

# ARCHITECTURAL PRODUCTS

MARCH-APRIL 2022 // VOL 20 NO 2

ARCH-PRODUCTS.COM

## IMAGINE A (WELL) PLACE

### OFS Brands Corporate HQ

As the country's second-largest WELL Platinum facility, this recently retrofitted space was reworked to provide a place where people can thrive. **52**▶

### WELL Educated

Perkins&Will crafted the Heritage College of Osteopathic Medicine at Ohio University so that going to medical school could be good for one's health.



### WELL-Friendly Furniture

Explore the ergonomic furniture and material selections that foster comfort and wellbeing throughout the day.

# HIGH-STYLE, HIGH-RISE

What defines the design of a luxurious, high-rise apartment? Capturing the distinctive character of the people living there, of course. Often achieved through a close collaboration between designer and client, these partnerships result in the place where people who could live anywhere call home.

by **Vilma Barr**, contributing writer

## Case Studies in Luxury

The projects profiled illustrate just how similar and distinct those high-end homes can be. The trend, which designers say had its beginnings pre-pandemic, is for "relatable spaces where the residents can really feel at home."

---

**Project:** Miami Beach Apartment  
**Interior Designer:** Jennifer Post Design  
**Lighting Designer:** Cline Bettridge Bernstein (CBBLD)







Photos: Courtesy, Freeman Interiors

**Project:** Sherry-Netherland Building, New York City  
**Interior Designer:** Freeman Interiors

## His, Hers, Theirs

The choice of products and colors in a luxury apartment can evoke a variety of moods, literally setting the daily tone for the people living there. The husband/wife team of architect Don Freeman and interiors specialist Renee Freeman, known as Freeman Interiors, has built a nationwide practice that offers a wide range of services, from design-build to selecting linens and towels.

One of Renee and Don's objectives is to regularly update their knowledge of the materials they recommend. Their lessons take place all over the world—from showroom events staged locally by furniture manufacturers to the shops of antique dealers in Paris. "Our clients range in age from those under 40 who want a newer and fresher look for their interior living spaces to clients with more traditional tastes," says Renee. "It is our role to make them feel

comfortable and find whatever fits their personal style, assembling the materials options that they relate to."

For a client residence in the Sherry-Netherland building in New York, the husband had in mind a contemporary look for the bedroom, while the wife had a vision of a dramatic star-worthy bathroom. "The unit is in a 38-story apartment building built in 1927, facing Central Park, so there is a feeling of sumptuousness as soon as you enter," says Renee. This is carried over into the furnishing and product selection by the Freemans that satisfied their clients individually and together.

The bathroom communicates a "Here Lives Glamour" feeling. Renee matched the flooring and vanity top with honey onyx slab. The ribbon mahogany vanity and dressing table lend continuity to the

### BEDROOM

**Furnishings:** Ribbon mahogany, Ralph Lauren Bed

**Flooring:** ABC Carpet

**Materials:** Drapery fabric: Silk, J. Robert Scott

### DESIGN TEAM

**Don and Renee D. Freeman, Freeman Interiors,** are Philadelphia-based with work all over the U.S. Their practice includes homes and apartments in landmark urban towers, restaurants and lobby hotel lounges. The firm provides architectural planning to selecting interiors and art.



Products and colors can evoke a variety of moods, literally setting the daily tone for the people living there.



**BATHROOM**

**Vanity:** Ribbon mahogany vanity with honey onyx slab top, designed by Freeman Interiors

**Sink faucet, bowl/ water temperature knobs:**

Bates + Bates sink bowl; Phylrich faucet

**Flooring:** Honey onyx slab

**Furnishings:** Ribbon mahogany dressing table, designed by Freeman Interiors

**Materials:** Silk, J. Robert Scott Drapery fabric



rectangular space. Gold tone metal for the graceful faucet and temperature knobs and a polished gold sink coordinate with the mirror frame and wall light fixtures. Deeply pleated silk draperies frame the window.

In the bedroom, the off-white carpeting, wall color, and bed covering emphasize the sculptural contours of the ribbon mahogany bed frame. A deep-carved molding, added by the Freemans, frames the ceiling behind which were hung silk draperies. On the top of the mirror-covered vanity are two white antique vases.



**KITCHEN IN HIGH-RISE, WASHINGTON SQUARE, PHILADELPHIA**

**Custom Storage/Utility Wall:** high-gloss lacquer over wood

**Stove-top/Counter:** Gaggeneue Cook-top, stainless steel; white quartz countertop

**White Dining Chairs:** Brueton Furniture

**Flooring:** Ceramic tile

EXCLUSIVELY FROM KRIEGER

# Highest Tested Acoustical Door and Window Wall



Up to STC 52

Lab Tested as a Complete Unit

8 Different Configurations

Performance Combinations

Krieger's fully customizable acoustical assembly comes in 8 different configurations and is ideal for interior and exterior applications where noise reduction is essential—from industrial plants and office buildings to meeting rooms and schools. With its guaranteed STC rating, this acoustical assembly is available in multiple performance combinations including blast and bullet resistance, radio frequency shielding, and more.



[www.KriegerProducts.com](http://www.KriegerProducts.com)





Peter Aaron@OTTO

## The Lighting Dimension

A major ingredient in a recipe that makes an apartment in a luxury building feel like a home is the lighting that makes it come to life. Lighting designers Stephen Bernstein and Michael Hennes of Cline Bettridge Bernstein Lighting Design (CBBLD) approach a project fully aware that the effect of the illuminated living spaces and their furnishings increases in visual value over time.

Bernstein, a founder and principal of the firm whose client roster involves a spectrum of building types, says that the complexity of residential lighting design involves paying close attention “to every inch, every elevation, every material.” Hennes, who is an associate principal, points out that as lighting consultants they collaborate with gifted architects and interior designers to create beautiful living environments. “The quality of the lighting not only adds to the three dimensionality of the space but is an important factor in making the residents look good and feel good whenever they are in the apartment.”

The far-reaching influence of lighting in a space is something the clients are much more aware of these days. “They are critical and want to see and examine

**Residential lighting design involves paying close attention “to every inch, every elevation, every material.”**

—Stephen D. Bernstein, CBBLD

how materials will look with the proposed lighting,” says Bernstein. “We construct settings so they can judge the effects introduced by the lamps and fixtures, and with natural light,” Hennes adds. “It varies from the reflectiveness of polished flooring in a classic foyer to the abundant daylighting in an apartment located in a seaside building.”

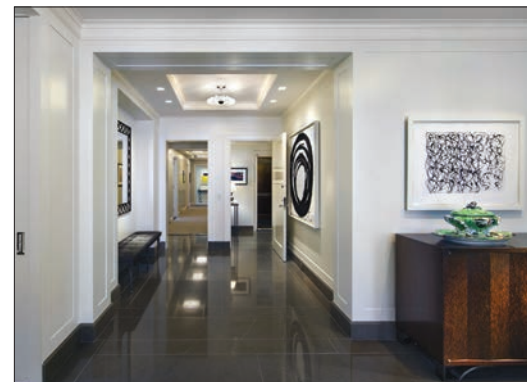
**Project:** Park Avenue Apartment, New York City  
**Architect:** Robert A.M. Stern Architects  
**Interior Designer:** Arthur Dunnam for Jed Johnson Studio  
**Lighting Designer:** Cline Bettridge Bernstein Lighting Design (CBBLD)

### LIBRARY LIGHTING AND CONTROLS

**Lighting Controls:** Lutron Maestro wall dimmers  
[www.lutron.com](http://www.lutron.com)

**Lighting:** Perzel No. 2045 decorative pendant,  
[www.perzel.fr/en](http://www.perzel.fr/en)

Recessed accent light with 4-in. square aperture; Recessed, linear, lensed wall grazing fixture; Osram Sylvania lamping; manufacturer Specialty Lighting Industries  
[www.specialty-lighting.com](http://www.specialty-lighting.com)



### FOYER

**Lighting:** Perzel No. 2085A decorative pendant  
 Recessed, adjustable accent light with 4-in. square aperture; Osram Sylvania lamping; manufacturer, Specialty Lighting Industries



**Project:** Miami Beach Apartment  
**Interior Designer:** Jennifer Post Design  
**Lighting Designer:** Cline Bettridge Bernstein Lighting Design (CBLD)

**LIVING ROOM**

A custom multi-lamp chandelier is center of the room.



**Lighting:** Recessed downlight clusters, 3000K integrated LED lamping; Optolum, TL3-Series [www.optolum.com](http://www.optolum.com)

**Vignettes from the Client**

One technique that Bernstein and Hennes have successfully employed to gain client's acceptance of the lighting program and its overall benefits to the finished interior is to construct vignettes featuring materials and products under consideration. "It is critical that they see the products in person they will be living with and respond to the colors, textures and profiles under actual lighting conditions," says Bernstein.

This is an especially important approach when working with clients in different geographic locations. In Miami Beach, the cool white background has accents of blue and green and a blue area carpet to echo the sky and ocean. A mirror plaque for the ceiling-hung light fixtures also reflects the outdoor environment.

For a Park Avenue apartment in Manhattan, (opposite page) the foyer is a transitional art-filled space with dark polished flooring, and a recessed cove-lit ceiling square with a circular fixture. In the library, above the warm neutral furnishings and patterned carpet is a chandelier composed of white glass cylinders extended by black metal rods.



Peter Aaron/Otto

**GALLERY**

This space was thoughtfully designed to showcase the owner's art collection. Dimmable, adjustable accent lighting places the light precisely where it is needed. The reflective white flooring is polished stone, Glassos Nano.

**LIGHTING THE LOLLIPOPS**

A recessed linear wall washer backlights the three pieces of art. Recessed, adjustable accent lights with square apertures front light the eye candy. All fixtures manufactured by Specialty Lighting Industries.

**DESIGN TEAM**



**Stephen D. Bernstein**, founder and principal, CBLD, leads the firm's design team in high-profile projects in the U.S. and worldwide, winning more than 45 awards.



**Michael Hennes**, associate principal and project director, CBLD. In his 35-year career with the firm, his projects have won IES and Lumen awards, among others. He is a LEED Accredited Professional.





Project: Penthouse  
Architect and Interior Designer: Massimo Iosa Ghini

## Creating Casual Class

Occupying three levels above the sixtieth floor of a downtown skyscraper, the 9,200-sq.-ft. penthouse reflects the sophisticated tastes of the owner, who took an active role in creating the elegant environment in collaboration with Bologna, Italy-based architect and interior designer Massimo Iosa Ghini.

The main living area comprises a two-story structure within the apartment, divided into the living room, dining area, kitchen, pantry and wine cellar, and main bedroom with bathroom and dressing area. A fully equipped home theater has a wall-size screen and professional sound system. There is also a pool, fitness center, sauna and Turkish bath.

"Different areas of the unit are designed to offer residents comfort, beauty and uniqueness," says Ghini. His client, like the others shown here, has a significant art collection, a major factor in contributing to the selection of background colors and furnishing styles. "By combining rich fine finishes and natural

materials, the interiors are elegant and contemporary, with a feeling of timelessness," says Ghini.

Ghini and his client agreed that modern classic furnishings and accessories created by iconic contemporary designers would create a refined and casual overall layout. "The luxury is subtle," Ghini says, citing the upholstered L-shape sofa in the living room. "It is by French designer Jacques Grange, whose work is in the homes of A-list clients worldwide. This example shows his talent for furniture that is beautifully proportioned for comfort." Ghini also specified widely distributed products from manufacturers known for their top-tier merchandise, such as Gio-Ponti's sculptural chairs for Cassina.

Each fabric and furnishing was carefully selected for both form and function. Textured tiles from Moka contrast with the sleek, glass-enclosed shower stall. The walls and ceiling in the theater are covered with dark blue fabric for added sound control.

### LIVING ROOM

Neutral background tone accommodates the owner's art collection. Dark dropped ceiling and flooring contrast the upholstered seating.

**Sofa:** Jacques Grange  
**Sphere chairs:** Boris Tabacoff  
**Coffee table:** Petales, Mason Jansen  
**Armchairs and pair of lounge chairs with ottomans:** Designed by Gio Ponti, Cassina  
Tulpa table lamp, Lumenform

### DESIGN TEAM

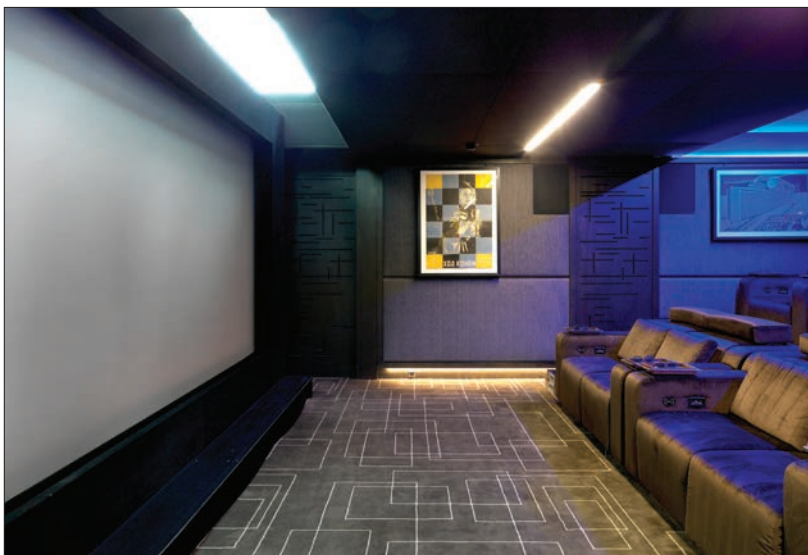
**Massimo Iosa Ghini,** Iosa Ghini Associates, founded in 1990, has offices in Bologna and Milan, Italy and Miami. His award-winning projects include retail, museums, transportation and residences as well as functional and decorative products. He has taught at universities in Rome, Ferrara and Hong Kong.





**BATHROOM**

A glass enclosed shower looks out over the city from the sixtieth floor.  
Natural striped stone wall tiles: Moka; Fixtures: Custom



**HOME THEATER**

**Paneling:** Custom, with Milton type fabric by Sahco for covered acoustic panels  
**Materials:** Seating upholstered in Avalon fabric by Sahco  
**Screen:** Cineramax



**DRESSING AREA**

To accommodate hanging garments and shelf storage.  
**Full height units:** Custom, black zebrano (zebrawood) paneling  
**Trunks:** Louis Vuitton

