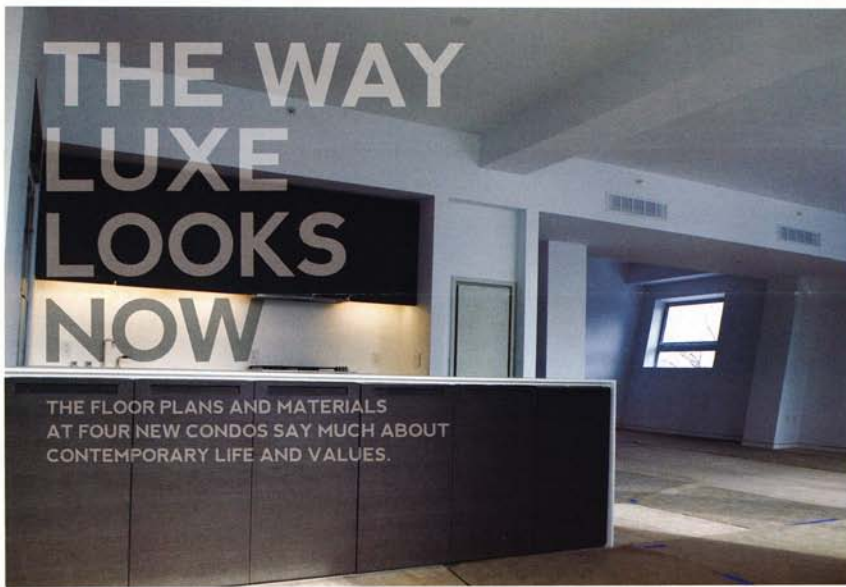


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THE FLOOR PLANS AND MATERIALS AT FOUR NEW CONDOS SAY MUCH ABOUT CONTEMPORARY LIFE AND VALUES.



HL23
 515-517 WEST
 23RD STREET
 NEIL M. DENARI
 ARCHITECTS

Clockwise from top left: Bands of marble in a bathroom; notched kitchen cabinetry; structural steel gets a more sinuous look thanks to fritted glass; tower on the High Line; a typical living space.



Julius Schulman's iconic photograph of the cantilevered, night-lit living room of Pierre Koenig's Case Study House #22—two women chatting with the lights of Los Angeles below—captured the essence of postwar modern living, California-style. Time will tell if the luxury perches of HL23 will prove as emblematic of the layered urbanism of 21st-century New York. Still, the Neil Denari-designed, 14-story building is sure to offer some of the best in-home people watching in the city, with endlessly fascinating views of the people on the High Line, as well as the changing foliage of the linear park, cars passing below, and the ever evolving skyline of far west Chelsea.

A freewheeling California spirit

echoes through the project's formal and structural dynamism, but also at a top-level, 1,000-square-foot penthouse entertaining room with a three-sided wraparound terrace. Custom 20-foot-long sheets of glass move on mechanized tracks on three sides, removing the boundary between indoor and outdoor living. But while the Case Study houses symbolized an accessible, leisurely lifestyle, the glass box atop HL23 epitomizes luxury living out of reach to all but the very few: There are 12 units. While the views out are sure to captivate potential buyers, the architect and developer have paid equal attention to the details within. Museum-quality white oak hardwood floors have a clear coat finish. Kitchens

are outfitted with contrasting charcoal gray-stained wood cabinets with notched pulls instead of hardware, beveled solid surface countertops, and a full complement of high-end appliances, including double ovens and 48-inch refrigerator/freezers. Custom mechanical shades rise from the floor to the ceiling, offering a buffer against voyeurism. The bathrooms are covered in massive slabs of marble, selected for their highly graphic veining (horizontal bands, splatter paint, dramatic book-matching) different in every unit. "I don't like the busy-ness of tile, and all the grout seams," Alf Naman, HL23's developer, told AN on a recent tour. "I love the purity of the slab." A material that has connoted luxury

for centuries to the point of cliché, the marble here manages to look brand new.

Rooms are laid out carefully, and so while the public areas are open and free flowing, bedrooms feel private, with bathrooms, closets, and discreet hallways, preventing shared walls. Careful planning extended to minimization of the service core, which Naman credits to architect of record Marc Rosenbaum. "When you can gain 12 inches here or there, it's worth all the effort. It means you can create more generous spaces," Naman said.

When the building is complete, one hopes HL23 will also be photographed to capture how modern New Yorkers—some of them, at least—live now. **ALAN G. BRAKE**