

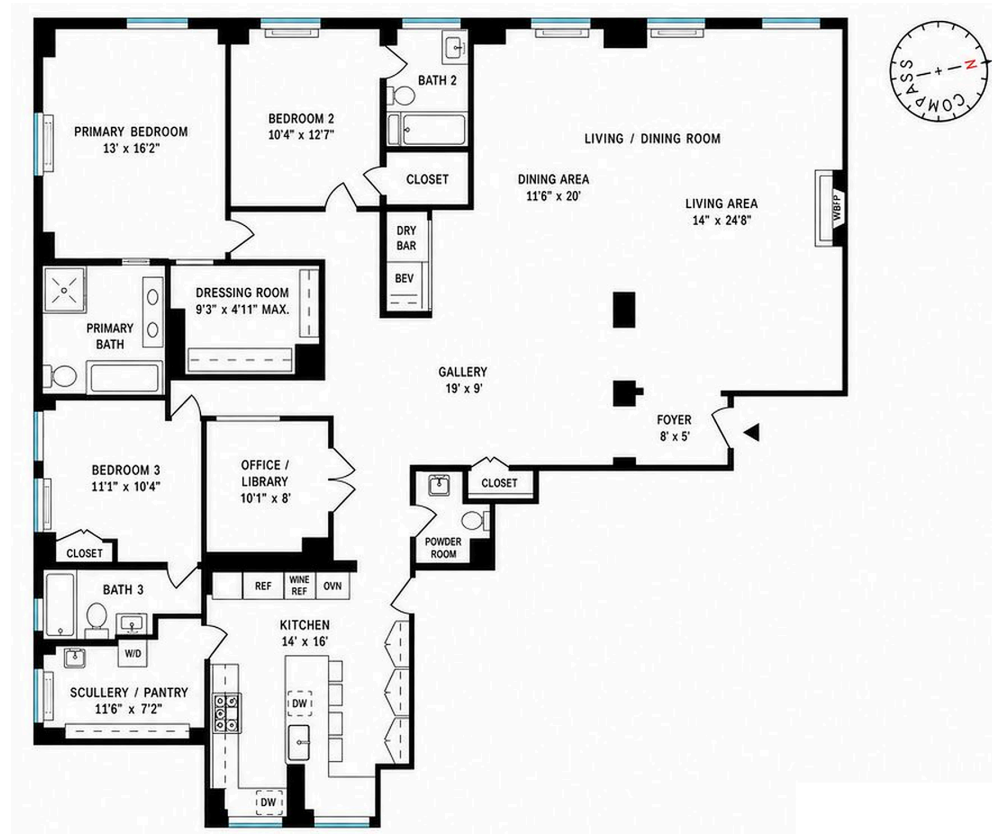
1158 Fifth Avenue, Residence 4A

CARNEGIE HILL · ON CENTRAL PARK · APPROX. 2,500 SQ FT · EIGHT ROOMS



THE ALTERNATE PLAN

A larger project that still works at this price, because the costliest pieces, the central air and the floors, are already in place



Alternate plan, drawn to the existing footprint. Illustrative only; dimensions approximate.

What changes

- Living and dining become one room running about 44 feet along the park wall, with the wood-burning fireplace at the far end and a dry bar at the dining end.
- The primary suite gains a dressing room and a new bath with a separate shower, tub and dual sinks.
- Bedrooms 2 and 3 each keep a closet and a full bath.
- An office or library takes the place of the former dining room, which is now part of the living area.
- A powder room comes off the gallery, and the staff room becomes a scullery and pantry with the laundry and a second dishwasher.

Why it works in this apartment

The footprint is a true classic eight at about 2,500 square feet, so the plan is a reorganization, not a squeeze. The gallery and the park-facing wall stay where they are. The floors are Brazilian cherry, which can be preserved and refinished to a range of shades (page 3), and the Mitsubishi VRF central air is already installed, with its condenser outside the kitchen window.

What is already done

Central air, triple-pane windows, a vented dryer and fitted closets are in place from the renovation completed in 2008. Central air and new hardwood floors for an apartment this size can easily account for roughly 30 percent of a gut renovation, which is what makes the alternate plan a realistic way to make the home truly new.

Approvals

The alternate plan is conceptual and subject to board, architectural and governmental approvals. I have the building's alteration agreement and am glad to send it along.

WITHOUT MOVING A WALL

The layout already works. Paint, wallpaper, lighting, curtains and furniture do the rest.

Each pair is the same room from the same spot. Nothing structural changes between the frames. The difference is paint, wallpaper, light fixtures, curtains, rugs and furniture. Refinishing the floors is a modest job relative to the whole and changes the feel of the apartment as much as anything here, if not more so.

Living room

VIRTUALLY STAGED



AS IT IS TODAY

Dining room

VIRTUALLY STAGED



AS IT IS TODAY

Primary bedroom

VIRTUALLY STAGED



AS IT IS TODAY

Den



VIRTUALLY STAGED

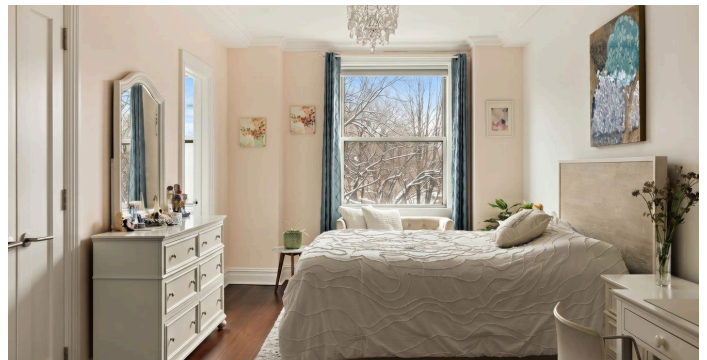


AS IT IS TODAY

Third bedroom



VIRTUALLY STAGED



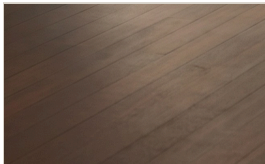
AS IT IS TODAY

THE FLOORS

Brazilian cherry can be taken considerably lighter

The floors are Brazilian cherry, also called jatoba, one of the hardest flooring woods in use (Janka 2,690, about twice red oak). It is photosensitive. Milled a light orange-tan, it deepens toward red-brown with exposure to light, and the floor today carries roughly eighteen years of that. Sanding takes it back to the lighter raw wood, and a non-ambering waterborne matte finish keeps it there far better than oil-based polyurethane would.

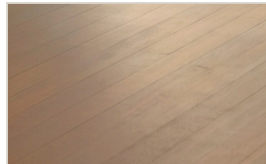
To go lighter still, refinishers apply a two-part wood bleach once or twice, neutralize it, and tone with a white-pigmented sealer or a greige toner (greens and greys cancel red, which is why taupe reads as a true neutral here where plain whitewash can look pink). It is a job for a refinisher who knows exotic species, working from test boards on the actual floor, and bleaching adds about a day to a normal sand and finish.



1. Today

AS IT IS NOW

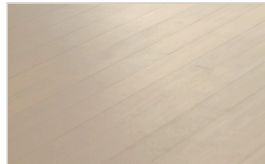
Eighteen years of light on the wood.



2. Sanded, clear matte

NO BLEACH

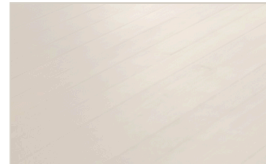
Raw wood under waterborne matte; deepens a little in year one.



3. Bleached once

TWO-PART BLEACH

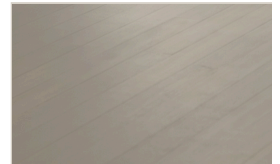
Red largely cut. Muted caramel, grain intact.



4. Bleached, whitened

PIGMENTED SEALER

The Scandinavian direction. Pale greige, faint warmth.



5. Bleached, taupe toner

GREY-GREEN TONER

A true mid neutral, close to smoked white oak.

The swatches are renderings built from a photograph of 4A's own floor, for orientation only. I am glad to arrange access for a refinisher to put test boards down.

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Sources for the flooring notes. The Wood Database, Jatoba (*Hymenaea courbaril*), hardness, color and light sensitivity · Duffy Floors, Medford MA, "Can Brazilian Cherry Floors Be Lightened?" (sand, two-part bleach, neutralize, tone) · Fournier Finishing, "Removing Red and Bleaching to Achieve Trendy Neutrals" (process, UV and whitener additives, bleached jatoba) · Basic Coatings, "Getting the Red Out of Brazilian Cherry" (color-wheel toning) · The Flooring Girl, "How to eliminate the red in Brazilian Cherry" (waterborne finish, sealer caution). Select images virtually staged and labeled as such. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws; all material is informational and subject to errors and omissions.