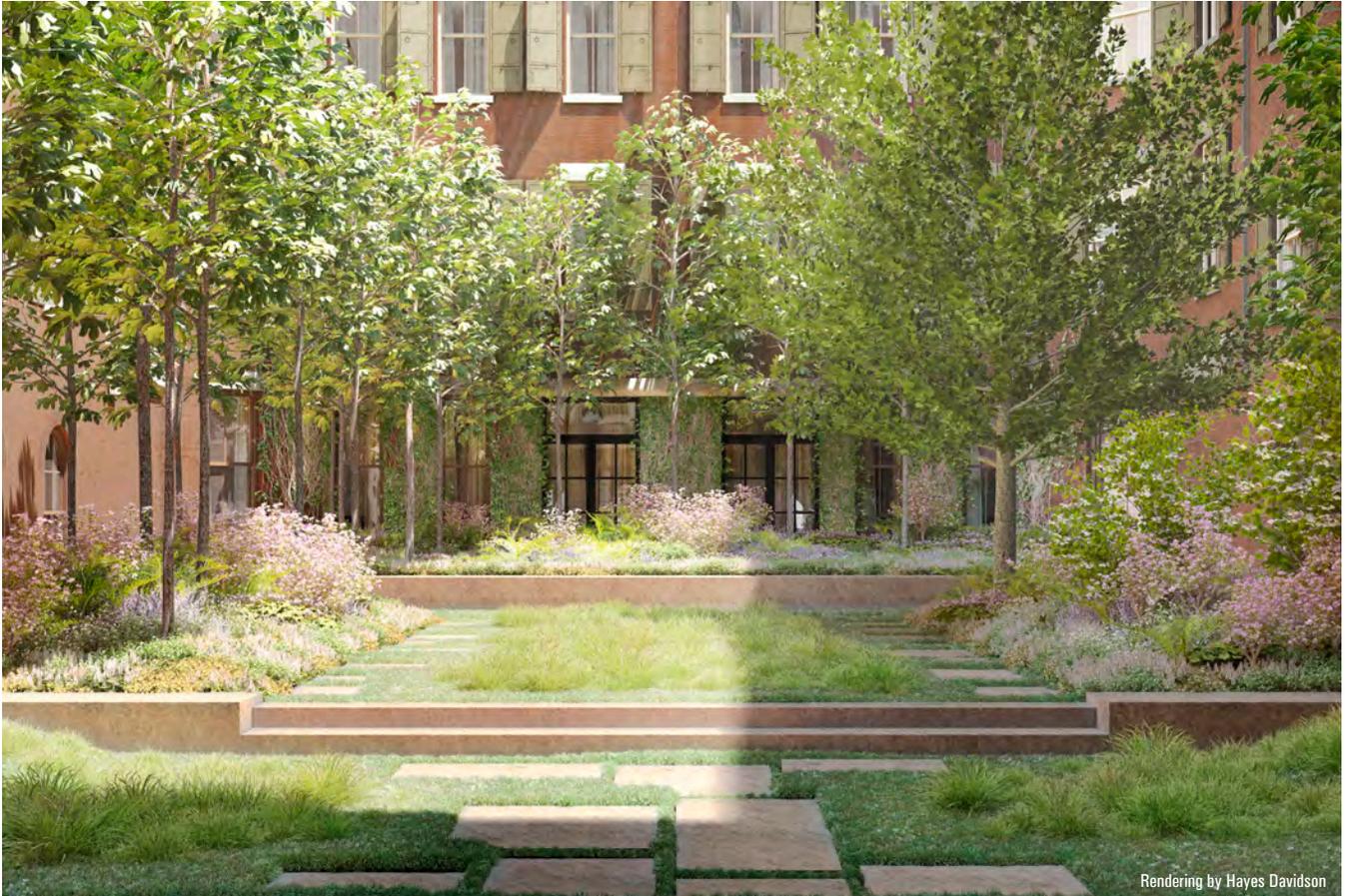




443

GREENWICH  
GARDEN COURT



Rendering by Hayes Davidson

**443 GREENWICH**  
**GARDEN COURT**  
**NEW YORK, NEW YORK**

Building from the successful design traditions and qualities of European residential building garden courts, 443 Greenwich Street’s central courtyard is an unexpected garden discovery within one of TriBeCa’s most distinctive late nineteenth century light industrial buildings. Upon entering the lobby, residents and visitors are immediately struck by the garden’s presence and its encompassing central location. As both a refuge and viewing garden, this woodland shade garden has a simple spatial framework is organized by a towering grove of columnar Tulip trees that frame a sedge meadow. The grove’s thicket of trunks and interlocking branches provide many apartments with welcomed filtered privacy and visual and spiritual connections to the garden’s seasonal evolutions.

Residents experience the garden design’s natural world wonders daily while moving through the building’s lobby and the surrounding hallways. The courtyard’s seasonal delights entice visitation with a collection of moveable and comfortable chairs that complement the granite seat walls. Stepping stones are set within woodland floor plantings which force slower movement and greater attention to movements. The garden design inspires contemplation, reflection and discovery once immersed within the profundity of its natural wonders.

**PROJECT FEATURES**

- 4,000 SF court garden
- 5,200 SF common roof terrace
- 14,500 SF private roof terrace gardens
- Biophilic design principles
- Historic consistent material palette
- Living roof garden design
- Hudson River valley woodland reference
- Native-based plant community matrixes
- Seasonal plant performance
- Low landscape management requirements

**COMPLETION**

Fall 2016

**COST**

\$125M Landscapes: \$3.45 M

**CLIENT**

Metro Loft Management

**DESIGN TEAM**

- Architect: Cetra/Ruddy Inc.
- Structural Engineers: GACE
- MEP: Cosentini Associates
- Lighting: Kugler Ning Light Design
- Irrigation: WC3 Design
- Landscape Contractor: Steven Dubner Landscaping

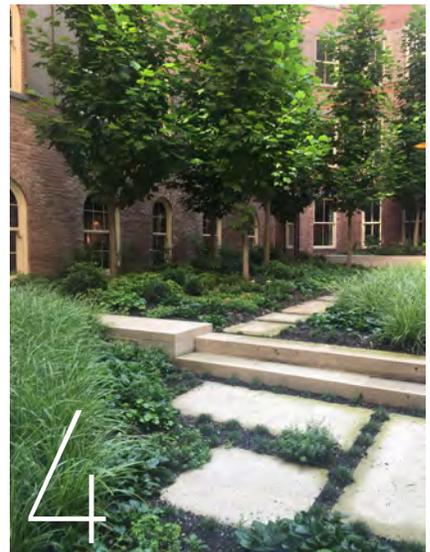


Photo credit: Jay Berman



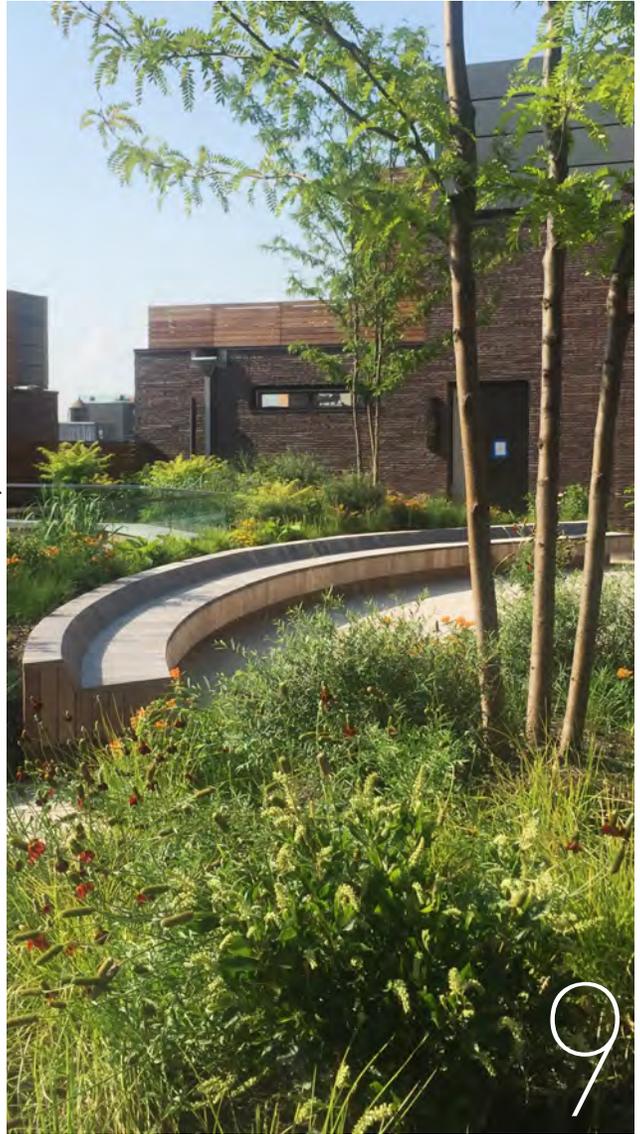
2 Procession through lobby to garden court 3 Historic building's central cavity 4 + 5 + 6 Woodland garden views



7. Custom built-in furnishings and garden structures are integrated within the planting framework.



8 Seasonal floral high-performance within a dense planting vegetative spatial structure



9 Garden design is punctuated with multi-stemmed honey locust shade trees for scale and human comfort



10 Layering of a common plant matrix offering organized and rhythmic repetition



11 Roof plan illustrating the comprehensive landscape framework  
SITE ARCHITECTURE | LANDSCAPE URBANISM

## Bookbindery Built in Tribeca Neighborhood Hosts Contemporary Condominiums

"The Manhattan neighborhood of Tribeca is a place where urban grit and metropolitan glamour merge. In recent years, its brick-and-cobblestone allure has come to rival the posh precincts of midtown for the best opportunities in city living—and the most sought-after apartments and condominiums.

This helps explain why the raw loft spaces of a 260,000-square-foot former bookbindery built in the 1880s attracted developer Nathan Berman, managing principal of nearby Metro Loft Management LLC, to reimagine the classic half-block building at 443 Greenwich as 53 contemporary urban condominiums. "This was really the last and also the largest work of original Tribeca architecture in this highly desirable area," says Berman, whose company is best known for market-leading multifamily conversions of office towers around Wall Street. "We saw a way to reinvent the building that would preserve its landmark character while also allowing an unusually high degree of privacy, a modern sensibility and all the key amenities expected of top-end condominiums."

Originally designed by Charles Coolidge Haight, the red brick, bluestone and iron exterior stands practically untouched. To cross into its magnificent new interior spaces, however, is to travel over a century in a matter of footsteps.

To make it happen, Metro Loft tapped New York-based architecture and interior design firm CetraRuddy, known for award-winning residential works and tricky residential conversions, including numerous properties with prominent architectural lineage. New York-based HMWhite, an acclaimed landscape architecture firm, handled not only a large courtyard but also the 5,000-squarefoot rooftop garden deck with trellises and pool, now under construction.

With a mix of market savvy, design vision and craftsmanship, the team remastered Haight's original work, restoring the historic brick façades and courtyard walls while opening up large interior spaces. The 7-story building was originally constructed of load-bearing masonry perimeter walls with heavy timber columns and girders framing wood-beamed floors. ... The residences of modern materials and various patinated metals highlight the raw, elemental character of the monumental beams and columns, allowing residents to appreciate the history and authenticity of this Tribeca original, Cetra adds....

Modern materials and various patinated metals highlight the raw character of the beams and columns, allowing residents to appreciate the history of this Tribeca original.

To complement the landmark's classic proportions and silhouettes, CetraRuddy's Founding Principal Nancy Ruddy, along with Ximena Rodriguez, principal and director of interior design, devised a palette of contemporary textures, modern craftsmanship and luxury-level finishes. ... Originally designed to illuminate and cross-ventilate factory floors, the courtyard connected to side streets via narrow driveways once used for loading and access. Today, the courtyard offers a lushly landscaped respite, and its driveways lead to an elegant underground parking lobby with Guastavino tile arches, accessed through a historic iron gate. Additional building amenities include a luxe fitness center with children's playroom, a hammam with locker rooms and a 75-foot lap pool lined in travertine marble walls. At ground level, a 24-hour lobby presents a sculptural ceiling design and views of the interior garden....

Local real-estate brokers and shelter media are calling 443 Greenwich "TriBeCa's most private address" and "a new enclave for A-list property buyers" in entertainment, finance, sports and high-tech. "The building's historic character sets a backdrop for true creativity in modern city living," says Richard Cantor of New York's Cantor-Pecorella, a leader in residential real-estate concepts, marketing and sales engaged by Berman to work on the project. Outside, 443 Greenwich is a purely contextual gem, complementing Tribeca's heart and soul."

**Source: Sullivan, CC. "Bookbindery Built in Tribeca Neighborhood Hosts Contemporary Condominiums." Retrofit, 7 Nov. 2016, retrofit magazine**



Photo credit: Jay Berman

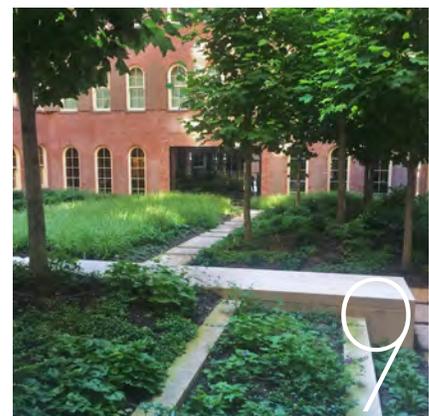


Photo credit: Jay Berman