



## WORLD ARCHITECTURE NEWS

# Peter Pennoyer Architects design Madison Avenue condo

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The Benson, located at 1045 Madison Avenue and East 79th Street on Manhattan's Upper East Side, is a 19 storey boutique condominium, with 15 striking and classically inspired residences are the avenue's first in more than 20 years

Named as a nod to Miki Naftali's father Benjamin, the project has been thoughtfully designed inside and out by AD100 designer, Peter Pennoyer Architects. The Benson's overall aesthetic draws its inspiration from the surrounding neighbourhood and is reminiscent of the great historic apartment houses of the Upper East Side.

“ The Benson fits seamlessly into its Madison Avenue neighbourhood with grand Beaux-Arts mansions, prominent galleries and storied hotels like the Carlyle and the Mark nearby. Above the street level the building sets back, following the pattern of the great apartment houses of Rosario Candela. The form of building, with its echelon of terraces set behind custom ironwork railings climbing to the freestanding tower, is shaped by the Art Deco-inspired chamfered corners carved in the same limestone that graces prominent jazz-age apartment houses on Park and Fifth Avenue. At night, the six foot tall lanterns that mark the top of Benson will add their soft glow to the skyline over Central Park.

Pennoyer, Founder and Principal, Peter Pennoyer Architects

The project's facade features hand-carved, hand-laid Indiana limestone, a tribute to the architectural legacy of the neighbourhood. With distinctive mullioned windows and a series of setback terraces that are detailed with intricate ironwork, each have been designed to accentuate the scenic views of Central Park and Manhattan's famed skyline, as well as the historic Madison Avenue.

Commanding a stately streetside presence, sculpted Indiana limestone and detailed iron, double-set doors lead into the dramatic lobby; the detailed façade embodies the Upper East Side.

Drawing inspiration from the exquisite exterior design, Italian designer and architect Achille Salvagni created a jewel-box lobby. Creating an alluring progression of spaces, an elegant wood and stone entry vestibule leads into a grandly detailed lobby with fluted walls and a backlit onyx fireplace. Making for a memorable first impression once inside, the entry was inspired by classic string instruments.

Characterised by high quality craftsmanship, the interiors offer a unique selection of homes, with a balance between comfort, beauty, and modernity. The arrival experience begins the moment guests steps onto the private elevator landing leading into the custom-crafted homes. Offering half-floor, full-floor and duplex residences, ranging from three to seven-bedrooms, several homes feature gracious private outdoor space. Three soaring penthouses, each with secluded terraces, crown the top of the building, while the townhouse residence overlooks an enchanting garden.

A feature of the residences is the signature fireplaces with custom mantles that are the focus of the expansive living rooms. Generous ceiling heights with custom crown moldings and oversized divided light windows allow for an abundance of natural light. The master bathrooms feature an oversized window, which is placed above the soaking tub, a natural centrepiece, allowing the hand-laid stone floor to be warmed by natural daylight. The master bathroom also boasts a custom marble vanity with polished nickel hardware, large rain shower, and radiant heated floors to complete the master suite.

The condominium features a suite of amenities; a collection of club-like spaces include a landscaped rooftop lounge with scenic Central Park views and a fire pit, a private cinema, private spa with sauna and steam rooms, creative art studio for all ages and wood-paneled library with an adjoining landscaped garden. Additionally amenities include a half-basketball court and a fitness centre. The lobby will be attended 24 hours a day with a doorman and concierge service, in addition to a pet spa with washing station, bicycle storage, cold storage with room for fresh food and flower deliveries.