

# UPTOWN GIRL

— New York, NY —

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Once upon a time when horse drawn carriages were as commonplace as taxi cabs, top hats outnumbered baseball caps and New York City shone as the glittering epitome of urban romance; the streets reaching from 59th to 96th, nestled between Central Park and stretching to the East River became known as the “Silk Stocking” District.

The appellation proved to be apropos. The city’s most advantaged residents flocked to the metropolitan Shangri-La and the tony Upper East Side we know today was born.

With all due respect to Irving Berlin who famously quipped that, “everyone ought to have a lower east side

in their life”, it was the Upper East Side’s ability to meld opulence seamlessly with family life that lured that charter class of New York’s most celebrated royalty north.

It is here, sitting squarely in Carnegie Hill that the recently completed condominium conversion, Philip House, overlooks a New York coveted by many yet home to few. With a smattering of the world’s finest museums at its doorstep, world class schools including Spence and Dalton within walking distance and the inimitable Central Park it’s backyard; it’s no wonder the area is considered by many to be the quintessential, Manhattan family neighborhood.

With visionary development by The Cheshire Group, Philip House is a masterwork of form meeting function.



The stone facade of the original structure rises, giving way to Palladian arches complementing a quartet of penthouses that are among the most unique in the city. Bright and airy, fresh and contemporary... the homes are glamorous yet traditional, stately yet playful. The beautifully lit, open concept spaces remain uncompromisingly united to the pre-war architecture of the 1920s building itself.

“This project was exciting for us” says Cheshire Group Partner, Jenifer Steig. “We married the period, pre-war feel of the building with a sense of light and air to create homes that are very special, very unique.”

The passion to create these open, illuminated spaces was clearly shared throughout the project’s building and development team, the sentiment repeated by architect Alan Rose, who’s credited with the design. “The challenge was in creating penthouses filled with illumination and space. They needed to be exciting, they needed to be flooded with light and space... but most of all they needed to be compatible with the building.”

And compatible they are. The staggered layout of the penthouses lends a sense of space and privacy that belies the uptown location. The juxtaposition of glass and stone creates an arrangement where





old world glamour dances with modern day form and function in a well-choreographed waltz.

The interiors of the penthouses, crafted by Victoria Hagan, are a study in elegant, open concept living. Soaring glass windows frame iconic views of the city and let light tumble throughout the spaces within. Hardwood floors finished in subtle, soft tones are paired with towering white walls to create open spaces drenched in casual sophistication. Wood burning fireplaces adorned with stone surrounds beckon intimate conversation to give the rooms the warmth and welcome indicative of a true family home.

Adding to the admirable creature comforts the individual homes possess are the buildings substantial amenities. A doorman and concierge welcome residents and guests to the well-appointed, impressive lobby sprawling across an expanse equal to a full city block. Exercise facilities, available storage, a children's playroom and a social lounge complete the family friendly picture.

With the gracious lifestyle found within her walls and the wonderland of the Upper East Side just steps away, Philip House is a delectable slice of the Big Apple that's waiting to welcome you home. ✈

