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## A breath of fresh air

The new **ModernHaus Hotel** is rising from the “ashes” of a previous hotel to give New York and its neighborhood of Soho, a lifestyle in step with contemporary needs. Design by Palette Architecture

**C**ollaborative design and a careful selection of materials have been the cornerstones of design for the founders of Palette Architecture studio since they first met as students at the Graduate School of Architecture at Columbia University. This was the origin of the new

ModernHaus hotel in the heart of New York’s Soho, a luxury boutique hotel with 114 rooms, formerly known as The James New York. Guided by Palette Architecture, the renovation project involved all stakeholders, including the building owners, interior design firms Wilson Associates





and M. A. Bowers Inc., and the hotel's food and beverage suppliers. The rough original materials of the building, which was built in 2010, were softened and it was brought into a full connection with the neighborhood. Its essence was carefully preserved, highlighting the finishes in precast concrete and steel, balanced by the choice of natural materials, contrasts of chiaroscuro nuances – both on wood and metal – the use of soft fabrics and bright colors (such as Calder-style carpets), a new style with a powerful contemporary feel. The team embarked on a transformation process, infusing coherence and character in the project by adding elements that evoke the neighborhood's rich cultural history, such as geometric patterns and selected artwork. It also adapted a number of underused or obsolete areas to give more space to common areas. For example, for the restaurant it made use of the great potential the roof's square











footage and made a completely glassed-in section – protected by movable screens as needed – which creates a new lively, dynamic space, completely immersed in the neighborhood. Renovation was also done to the popular nightclub The Jimmy, a rooftop bar on the 18th floor of the property that is a poolside bar by day. Keeping its existing feel, the bar was reconfigured, highlighted by a DJ booth, improved acoustics, and redesigned furnishing based on the existing one, but with new patterns. The layout of the rooms was kept largely intact for the breathtaking views they afford, which was among the strengths of building's original layout, with the room floors starting from about 18 meters above ground level. Only for the presidential suite, which has been continuously modified with renovations and improvements, the architects created an inner-facing orientation to create an intimate feel while making use of its size and power. John Sunwoo, a founding partner of Palette Architecture, is happy with the results, “We’re very proud of what was a truly collaborative project, and the final result is that every major space of Modern-Haus now features a dialogue between the original design and the contrasting intervention.”







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Client: Thor Equities  
Architecture: Palette Architecture  
Interior design: Wilson Associates  
Creative direction: M.A. Bowers  
Interior design collaborator:  
Jack J. Sitt, director of Thor Equities  
Structural engineer: DeSimone Consulting Engineers  
Main Contractor: Hidden Hill Hospitality  
Landscape architect: HM White  
Lighting designer: Dot Dash  
Lighting: Aldabra, Bold Lighting, Elemental,  
Modulightor, Tech Lighting, Trov  
Glass supplier: Vitro Architectural Glass  
Storefront and entrance systems:  
Assa Abloy, CR Laurence  
Doors: Ceco Door  
Door hardware: Dormakaba, Hafele  
Bathroom fixtures: Kohler, Moen, Watermark  
.....  
Author: Manuela Di Mari  
Photo credits: Pavel Bendov

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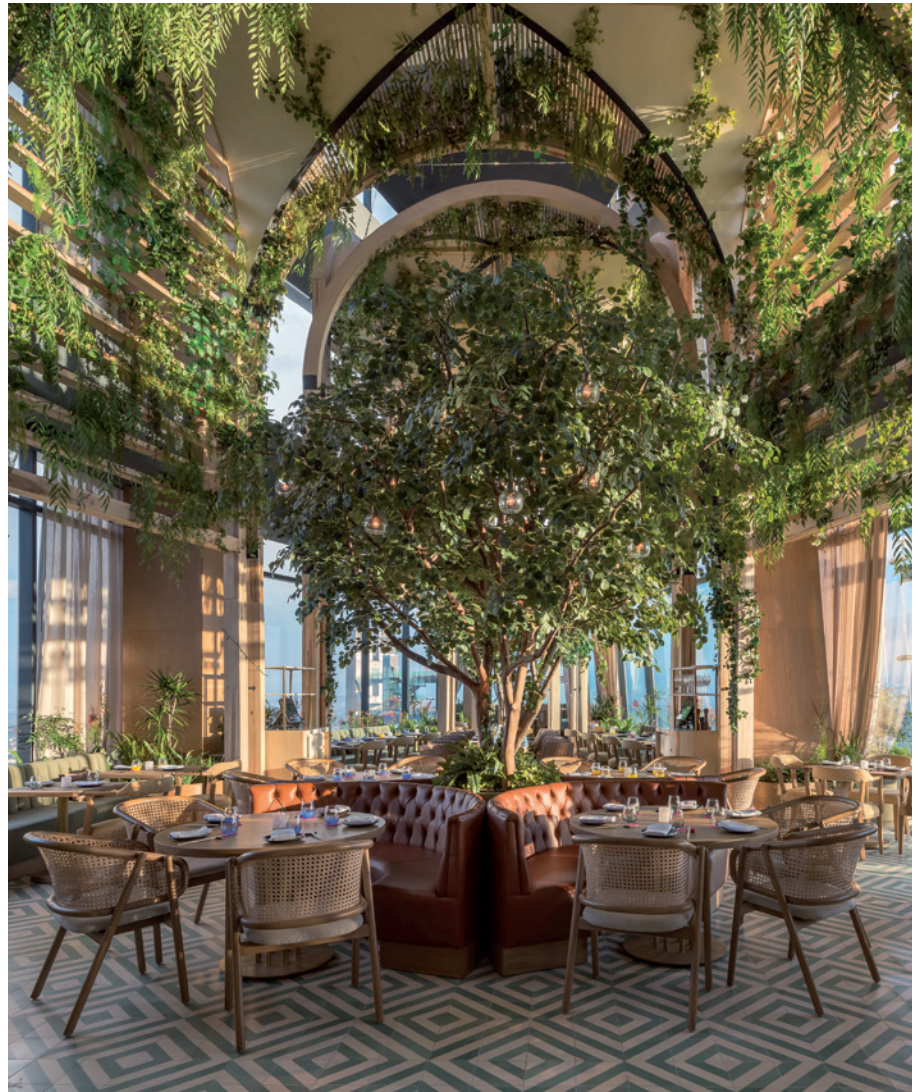




## At marvelous heights

Sordo Madaleno has designed **Ling Ling**, an Asian restaurant in Mexico City. Based on a concept of sophisticated, unexpected beauty, it evokes the grand courtyards and terraces of Mexican architecture. Taking it all the way to the 56th floor

**L**ing Ling is an unexpected restaurant covering 1,000 square meters of the 56th floor of one of the three tallest skyscrapers on the Paseo de la Reforma in Mexico City, Chapultepec Uno, and despite its soaring height, recreating the atmosphere of a traditional Mexican courtyard. More than 700 feet above street level, the Sordo Madaleno architecture firm designed a space with structures and porticoes with lush plant life that takes advantage of its corner location to impress patrons with a 270° view of the city. Making use of a wide palette of plant hues and light, the entire design's driving force, the restaurant opens as a place full of character, both inside and outside. Sordo Madaleno made use of a formal design approach, using structural elements and construction methods that served to render the boundary between architecture and interior design fluid. The unexpected style seduces patrons as soon as they cross the threshold. The cocoon-shaped lobby







is wrapped by a semi-circular wooden structure that holds the neon-lit contour of the Ling Ling logo. A diaphanous backlit fabric cover helps create an atmosphere of suspense before guests are ushered into the surprisingly grandiose interiors. The internal lounge and dining room are enclosed within a wooden vaulted structure made with the technique of stereotomy and highlighted by subtle lighting, featuring custom furnishings. Under this protection, the Sushi Bar offers a view of the chefs at work, while the main bar incorporates a perfect frame of the city's skyline with a dynamic furnishing component. But the true heart of Ling Ling is its terrace. The space is defined by a wooden portico and lots of natural light that pours into the triple-height atrium where the plants climb to frame a full-size tree and a mural depicting Xochitl, Aztec goddess of beauty, flowers and love, hand painted by the Mexican artist Paola Delfin, part of the Open Art Foundation, a program initiated by the founder of Sordo Madaleno.







Owner: Hakkasan Group  
Interior design: Sordo Madaleno Arquitectos  
Furnishings: made to measure

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Author: Antonella Mazzola  
Photo credits: LGM Studio

