



HOLIDAY HOUSE

TEN YEARS OF DECORATING FOR A CURE

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SULLIVAN MANSIONS, NEW YORK

Two townhomes, side by side in SoHo. Each with its own front stoop, tucked back from the sidewalk. On the landings, from the front door, a view straight through to a back yard decked with greenery. Off to one side, a stairway leading to three more floors above.

For the luckiest in Manhattan, it's a familiar setting. But these handsome twins, more fraternal than identical, are not typical brownstones. These are thoroughly modern mansions.

The units are two in a row of five comprising the Sullivan Mansions, sitting on an unusual triangular parcel of land, an island within the bigger island of Manhattan, and the fleeting home to Holiday House 2016. The project was developed by Property Markets Group and Madison Equities, New York-based real estate development firms that have reimagined properties for nearly a quarter of a century.

Designed by New York architects Cary Tamarkin and Montroy Andersen DeMarco, the exteriors and interior spaces are judicious in their built-in detail, spare but elegant, with more right angles than curves, except for the sweep of the staircases. In bathrooms and kitchens, materials, not moldings, take center stage.

The townhomes bring the grace of New York past in a brand new way to the bustling, stylish neighborhood of SoHo (short for "South of Houston," the nearby street of neighborhood demarcation), known more for its artists' studios, printing plants, and cast-iron facades than for actual old school townhome living. The lofty, industrial past of the neighborhood eases in, though, through windows of flat-stock black metal, framing the Manhattan sky views like Mondrians.

Like the Hamptons locations, but unlike the Academy Mansion, these buildings were brand new when the Holiday House designers moved in, bringing layers and life to the rooms inside with their usual toolkits: textiles, antiques, color, texture, artwork, and a very determined vision.

