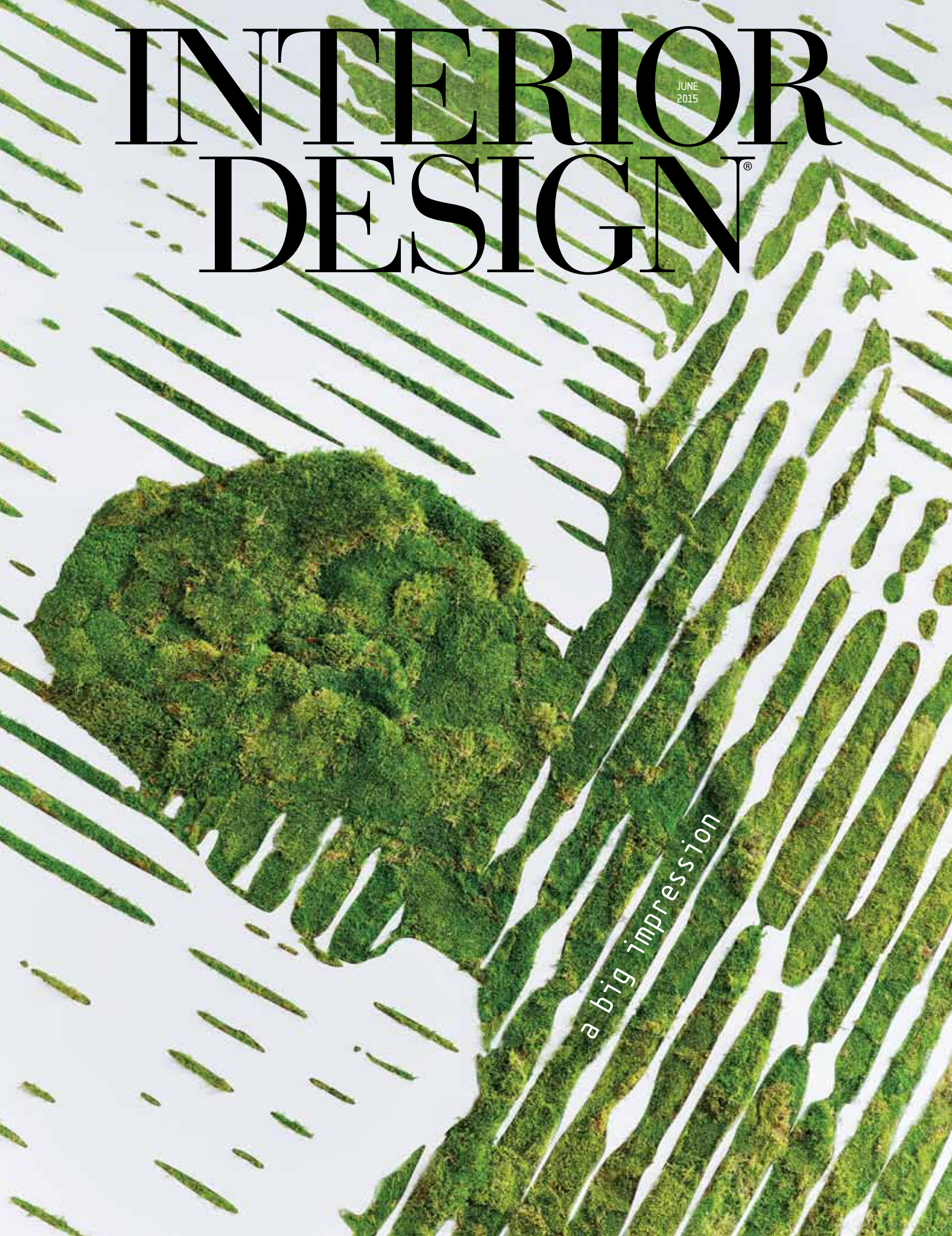


# INTERIOR DESIGN®

JUNE  
2015

*a big impression*



## Meyer Davis Studio

"You're the One," page 160

**principal:** Will Meyer.

**principal:** Gray Davis.

**firm site:** New York.

**firm size:** 34 architects and designers.

**current projects:** Dream Hotel Times Square and Vaucluse restaurant in New York; Auberge Beach Residences & Spa Fort Lauderdale in Florida; W Retreat Kanaï in Mexico, with Edmonds International.

**honors:** Interior Design Best of Year Awards.

**role model:** Each other, as a sounding board.

**checking in:** Meyer favors the Connaught hotel in London.

**checking out:** Davis's fantasy destination is Kotor, Montenegro.

[meyerdavis.com](http://meyerdavis.com)



## Ippolito Fleitz Group

"Lofty Ambitions," page 190

**principal:** Peter Ippolito.

**principal:** Gunter Fleitz.

**previously seen in:** February 2015.

[ifgroup.org](http://ifgroup.org)

## 3xN

"Reflections on History," page 182

**senior partner:** Kim Herforth Nielsen, AIA, RIBA.

**firm sites:** Copenhagen and Stockholm.

**firm size:** 81 architects and designers.

**current projects:** Royal Arena and wing and administrative building for the Royal Hospital in Copenhagen; a mixed-use building in Stockholm; International Olympic Committee in Lausanne, Switzerland; a classroom and administrative building for the Duale Hochschule Baden-Württemberg in Heilbronn, Germany.

**honors:** Royal Institute of British Architects European Awards.

**role model:** Gehl Architects's Jan Gehl, for exploring what design should and can do for cities.

**apart:** Nielsen's employees hail from 15 different countries on three continents.

**together:** Every Thursday, nicknamed Cake Day, everyone gathers for a sweet treat.

[3xn.com](http://3xn.com)

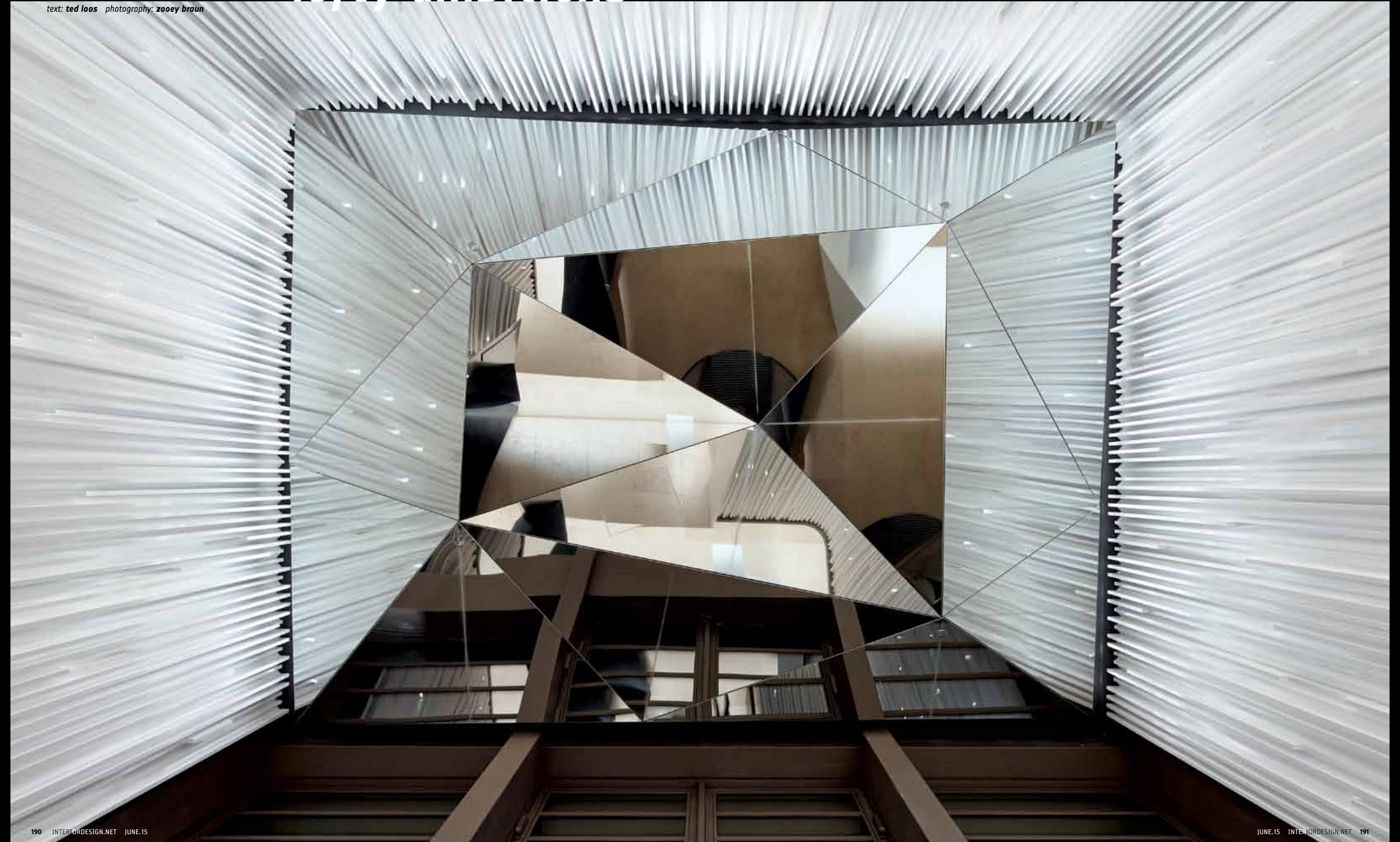


## HEADLINERS

Ippolito Fleitz takes a Frankfurt office tower  
from bland to fabulous

# lofty ambitions

text: ted loos photography: zoey braun





"The lobby's aesthetic is a little bit sensual, with more character"

**Previous spread:** Strips of lacquered fiberboard meet a mirrored ceiling in the lobby of a Frankfurt tower renovated by the Ippolito Fleitz Group for Phoenix Real Estate Development and its tenants.



**Opposite:** The custom desk and bench in the lobby were CNC-cut from solid-surfacing. **Left, from top:** Artificial plants fill vitrines in the Phoenix reception area. Walnut-veneered paneling lines a corridor. **Right:** Beatles lyrics appear in neon.



**A 1990's office tower.** That sounds unpromising enough. Then add a location in the gray city of Frankfurt, no less. Those starting points notwithstanding, the Ippolito Fleitz Group managed to bring high-style oomph and even a bit of whimsy to this multipronged project for Phoenix Real Estate Development.

It helped that Peter Ippolito and Gunter Fleitz are personal friends of the partners at Phoenix. "These are unconventional guys in the market," Ippolito says. "They like a bit of twinkle, and they're big storytellers. We tried to give that energy a place in the renovation."

The 11-story tower, recently reclad in limestone, epitomizes "that clean-cut Frankfurt look," he continues. And he can be forgiven for throwing a bit of intra-German shade. Ippolito Fleitz's base is Stuttgart, considered the country's manufacturing and engineering hub versus slightly larger Frankfurt for banking—the two are rivals. Behind the tower's unassuming facade lay 8,000 square feet of

public space that Ippolito Fleitz was hired to transform as well as designing a few tenants' office suites, totaling another 20,000 square feet.

Starting in the lobby, now utterly transformed, the aesthetic is "a little bit sensual, with more character," Fleitz says. "Phoenix's goal was to have the best lobby in Frankfurt." He and Ippolito may well have accomplished that.

Protruding from the walls, in slightly different depths, white fins create a mesmerizing, undulating visual effect. What you don't notice, tucked between, is the soundproofing that reduces the annoying noisiness so common in spaces where people stream in and out. "Improving acoustics is always a priority," Ippolito says. ➤



With no need for acoustical tile on the ceiling, it could be clad in a composition of mirrored triangles installed to angle slightly downward, creating kaleidoscopic reflections that make it seem from certain perspectives as if the space were an atrium. To pull you through, toward the elevators, Ippolito Fleitz designed two long forms in solid-surfacing, their irregular folds recalling Zaha Hadid. The white form on the left is the reception desk, while the black one on the right is a bench.

When the elevators open up on seven, Ippolito Fleitz's surprising flair is immediately in evidence again. Flanking the reception area, full-height vitrines contain a profusion of tropical-looking greenery. As in: "It's a jungle out there in the real-estate business." Never mind that the lush-seeming greenery is entirely fake. "It's about the desire for beauty, too," Ippolito explains.

For an extra jolt, the vitrines sport neon letters spelling out the names of Beatles songs: "Eight Days a Week," "We Can Work It Out," and the like. That's a private joke made public, since the four Phoenix part-

ners think of themselves as a real-estate version of the Fab Four. No word on who admits to being Ringo.

Also in-jokes are the framed photographs casually propped against the wall in the conference room. The image of a broom refers to Stuttgart's reputation for being tidy, and the polar bear represents the swagger Phoenix is known for. In addition to being fun, the whimsical touches serve a real icebreaking purpose when it comes to getting things accomplished. "You instantly have something to talk about with clients," Fleitz says. "You can have a nice conversation that leads into a more serious subject."

Materials and colors likewise balance sobriety and lightheartedness. Walnut veneer tops the conference table, an echo of paneling outside, but paint is Easter egg blue. Around the table, task chairs by Charles and Ray Eames are hallmarks of modernism, but their chic chartreuse seats may prompt a double take for newcomers to the Phoenix approach.

A business with a much more conservative mind-set shares the seventh floor with Phoenix in addition to occupying ➤



**Opposite top:** A photograph represents an inside joke among the Phoenix partners. **Opposite bottom:** Neon signage is custom.

**Top:** Chairs by Michael Sodeau Studio gather in Phoenix reception. **Bottom, from left:** In a meeting room at the executive search firm Egon Zehnder International, a Phoenix tenant, a Jason Miller Studio chandelier hangs above Claudio Bellini chairs. The firm's reception desk rests on a limestone plinth.

the three levels above. It's the executive search firm Egon Zehnder International, and Ippolito Fleitz gets the message across right away with the reception desk, a taupe-stained oblong set on a limestone plinth. "It's very rational. Nobody gets scared with wild geometries," Ippolito says. The sparseness emphasizes the expansive city views.

Tamer but still smart, the scheme includes some striking pieces. A librarylike meeting room centers on a glam hub-and-spoke chandelier in aluminum with globes of smoked glass, and the table beneath is an asymmetrical, rounded wedge. Whether in Frankfurt, in Stuttgart, or anywhere else, keeping clients satisfied never goes out of style. 🍷

**PROJECT TEAM**

**CHRISTIAN KIRSCHENMANN** (PROJECT ARCHITECT); **KIM ANGENENDT**; **ANDREW BARDZIK**; **ALEXANDER FEHRE**; **KATJA HEINEMANN**; **HÉLÈNE LAHACHE**; **TIM LESSMANN**; **YULIYA LITYUK**; **YOU SEOK NA**; **EMMA NISHIMOTO**; **ISABEL POHLE**; **ENRIQUE SANZ SEGURA**; **VERENA SCHIFFL**; **MARINA SCHLACHTER**; **MARKUS SCHMIDT**; **DANIELA SCHRÖDER**: IPPOLITO FLEITZ GROUP. **LICHTWERKE**: LIGHTING CONSULTANT. **WERNER GENEST UND PARTNER INGENIEURGESELLSCHAFT**: ACOUSTICAL CONSULTANT. **B+G INGENIEURE**: **BOLLINGER UND GROHMANN**: STRUCTURAL ENGINEER. **INGENIEURBÜRO LIEBERT VERSORGUNGSTECHNIK**: MECHANICAL ENGINEER. **IBB BURRER & DEURING**: **INGENIEURBÜRO**: ELECTRICAL ENGINEER. **BÜHLER**



*Left: The Phoenix conference room features chairs by Charles and Ray Eames. Right, from top: They flank the table's walnut-veneered top. Padded polyurethane upholstery softens cabinetry in reception. Opposite: In a restroom, a birdcage sculpture in painted steel stands on a custom sink in solid-surfacing.*

**INNENAUSBAU**: STONENWORK. **JAEGER AUSBAU**: GLASSWORK. **NEON DESIGN**: SIGNAGE WORKSHOP. **GANTER INTERIOR**: GENERAL CONTRACTOR.

**PRODUCT SOURCES**  
**FROM FRONT** **EGGER**: FIN MATERIAL (LOBBY), DESK MATERIAL (RECEPTION). **KORONA LEUCHTEN**: PENDANT, LINEAR FIXTURES (RECEPTION). **VITRA**: TASK CHAIRS (RECEPTION, CONFERENCE ROOM). **OFFECCT**: LOUNGE CHAIRS (RECEPTION). **ROLL & HILL**: CHANDELIER (MEETING ROOM). **WALTER KNOLL**: CHAIRS. **THROUGH APARTMENT 91**: CURTAIN FABRIC. **B&B ITALIA**: TABLES (MEETING, CONFERENCE ROOMS). **XAL**: LINEAR FIXTURE (RECEPTION). **DURLUM**: CEILING SYSTEM. **FLETCO CARPETS**: CARPET. **FOSCARINI**: CHANDELIERS (CONFERENCE ROOM). **ULTRAFABRICS**: CABINET UPHOLSTERY (RECEPTION). **DYSON**: SINK FITTINGS (RESTROOM). **THROUGHOUT** **BLÜTESIEGEL**: ARTIFICIAL PLANTS. **OBJECT CARPET**: CARPET. **DUPONT**: SOLID-SURFACING.



"Materials and colors balance sobriety and lightheartedness"