



They Had Space to Spare Inside Their Huge Manhattan Condo. So They Built Two Treehouses.

After combining two units at 165 Charles, Michael Holtz and Megan Genualdi constructed a large wooden structure with a spiral staircase and netted seating

By [Nancy Keates](#) [Follow](#)
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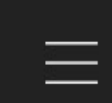
When Michael Holtz and Megan Genualdi walk their Havanese Poodle named Bagel on the Hudson River Greenway along the West Side Highway in Manhattan, they often overhear people talking about their apartment.

“Is that a kid’s club?” and “What’s in there?” are common questions. Their doorman regularly turns away strangers who ask to visit their home in person, thinking it is some sort of public amenity space.

The reason for all the attention is what they call their “treehouses”: a wooden structure with two wings that spans the 22-foot high living area with a spiral stairway and netted seating. It is highly visible from the street through massive, floor to ceiling windows in their combined units in the iconic Richard Meier-designed building known as 165 Charles.



Inside the apartment is what they call their ‘treehouses’: A two-part wooden structure designed by architect Andrew Heid, the principal of New York-based No Architecture, in part to reduce the room’s volume.
PHOTO: DOROTHY HONG FOR THE WALL STREET JOURNAL



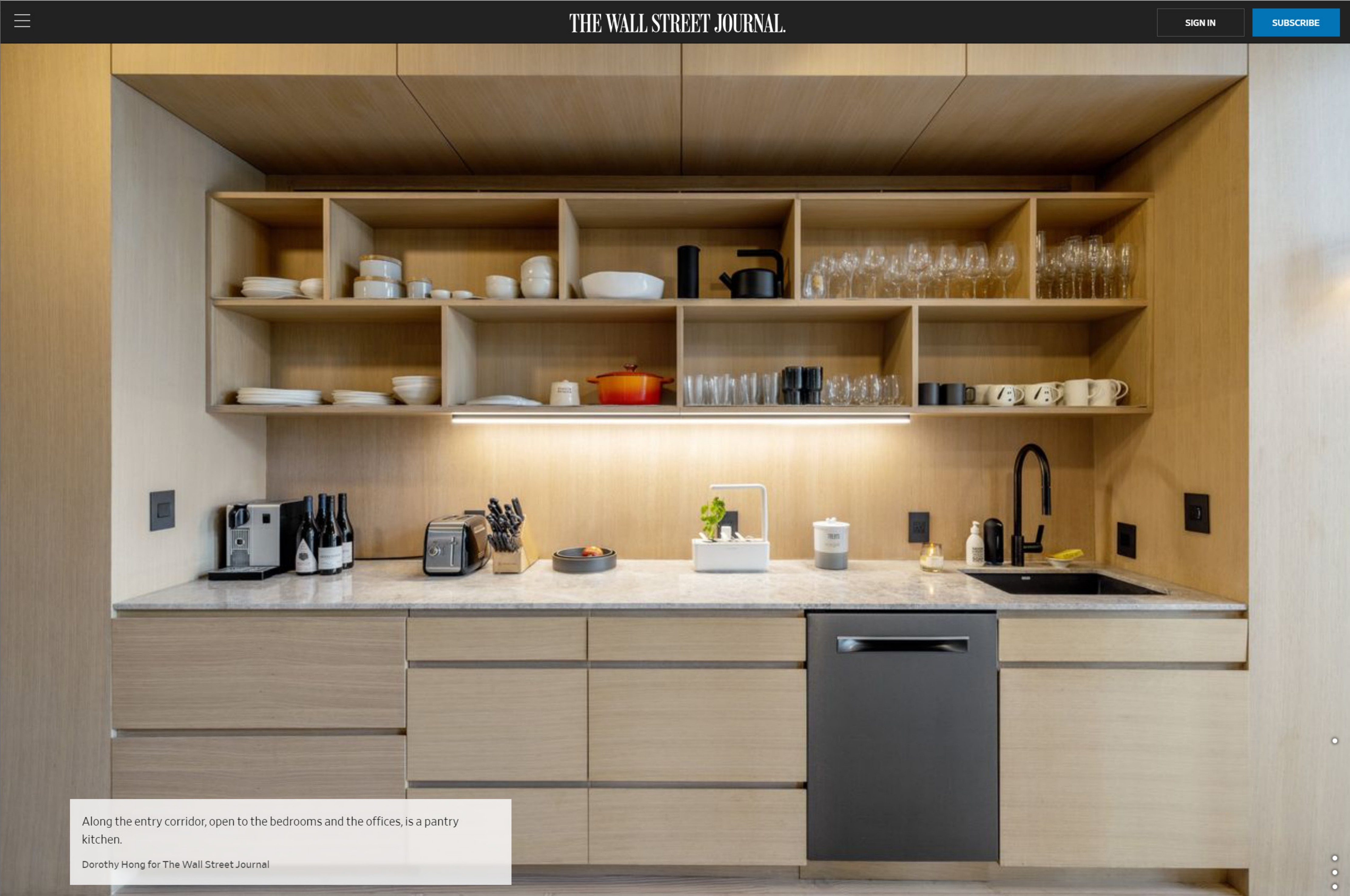
In 2017, he hired architect Andrew Heid, the principal of New York-based No Architecture, to create a design for what ended up being a \$4.5 million project to integrate two of the apartments into a four-bedroom, four-bathroom, 3,500-square-foot space. The renovation eliminated the partition wall between the two apartments, leaving a cavernous main living area that includes the kitchen, dining room and sitting room.





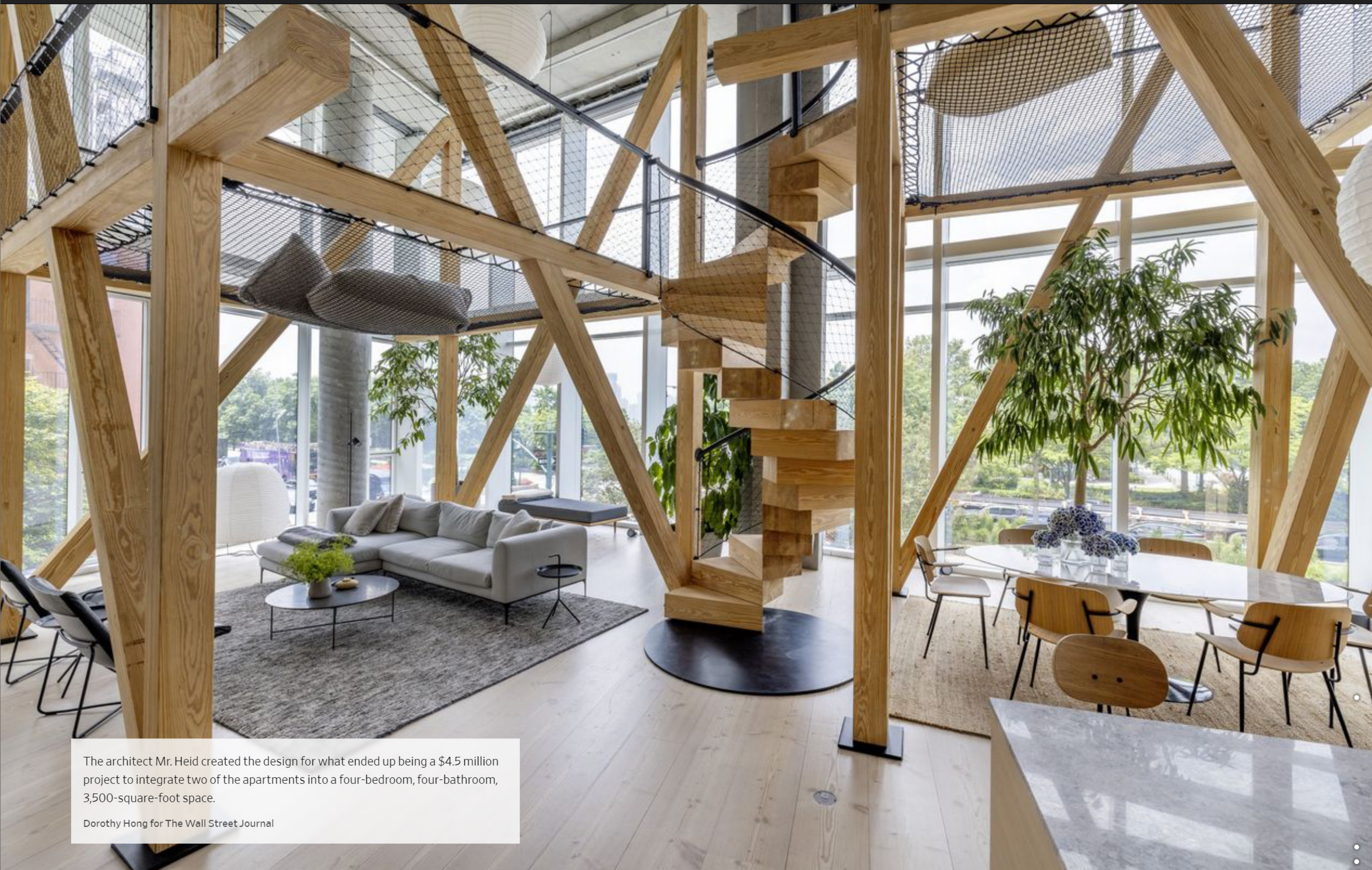
The kitchen is part of the main living area in the apartment.

Dorothy Hong for The Wall Street Journal



Along the entry corridor, open to the bedrooms and the offices, is a pantry kitchen.

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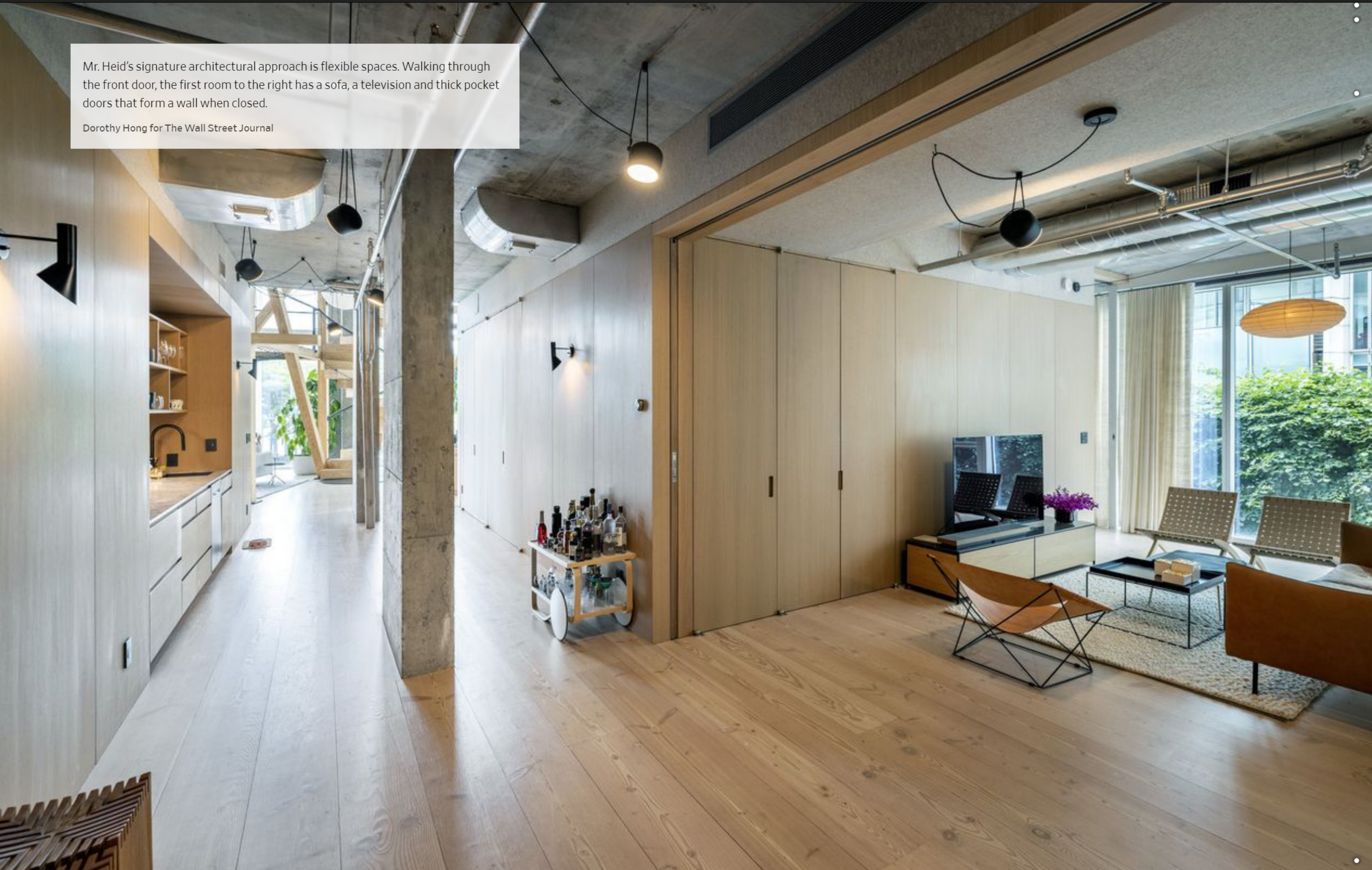


The architect Mr. Heid created the design for what ended up being a \$4.5 million project to integrate two of the apartments into a four-bedroom, four-bathroom, 3,500-square-foot space.

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Mr. Heid’s signature architectural approach is flexible spaces. Walking through the front door, the first room to the right has a sofa, a television and thick pocket doors that form a wall when closed.

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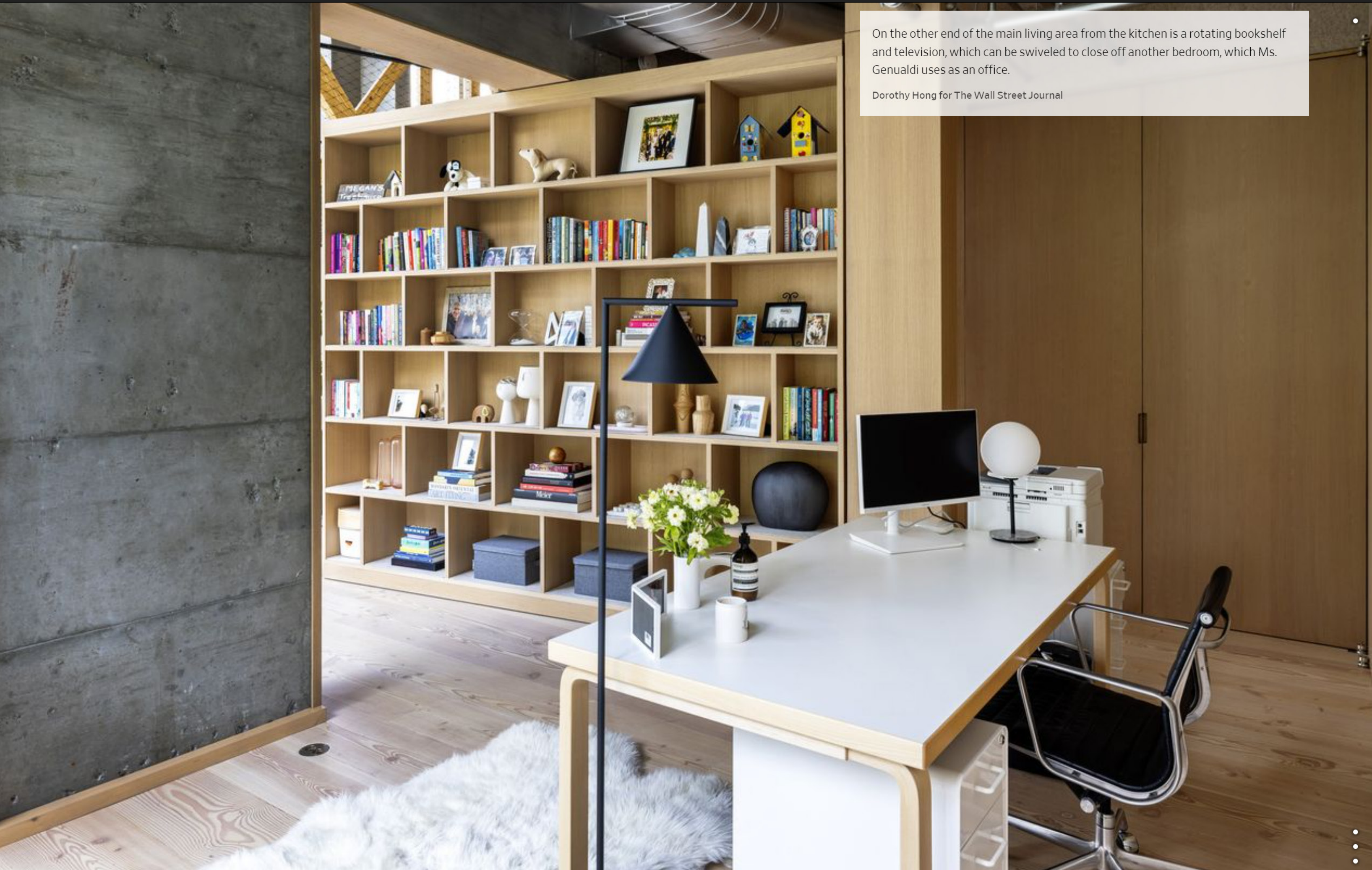
Ms. Genualdi calls this room the CNN Room because it's where Mr. Holtz watched non-stop CNN during the first stages of the Covid pandemic.

Dorothy Hong for The Wall Street Journal



“The whole idea of bedrooms down a central hallway that you don’t use is outdated,” says Mr. Heid. “This was an opportunity to eradicate that.”





On the other end of the main living area from the kitchen is a rotating bookshelf and television, which can be swiveled to close off another bedroom, which Ms. Genualdi uses as an office.

Dorothy Hong for The Wall Street Journal



The main bedroom opens to the TV room across the hall with pocket doors.

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The main bathroom has a wood tub, a concrete wall and exposed ceilings.

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The guest bedroom has a walk-in closet and a bathroom. When there are no guests, the room doubles as Mr. Holtz's extra work room, because it opens up to the main room via a sliding wall on the end.

Dorothy Hong for The Wall Street Journal

area via a pocket door.

The rooms have light-colored Douglas fir flooring, large windows with micro shades and midcentury modern furniture. The main rooms are filled with plants (all Ficus plants because they are able to survive the tint on the windows intended to protect artwork).



The idea for a treehouse structure stemmed in part from permitting limitations: New York City rules didn't allow for them to add more square footage to the apartments, including a loft or any other kind of structure with a platform floor. Since the treehouses have only netting, which are considered 'soft spaces,' and the entire structure can be moved, it counts as furniture, which passed muster with the authorities.

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