

Housing CITATION

Architect: BSKS

Architects

Project: 114-116

Hudson Street

Condominiums

Location: New York, NY

Client: AFC Realty

Capital

Located in Tribeca, this project renovated a five-story, 19th-century commercial loft structure and built an addition next to and above it, using an adjacent vacant lot. The

double façade is articulated with an integrated system of vertical supports, horizontal sunscreens, and glass frames. From the street what appears to be two separate buildings is really one new, seven-story residential condominium. The 19,000-square foot building consists of four full-floor residential units, one duplex penthouse, and the ground floor retail space. The loft-apartment layouts reflect the scale and fenestration of two very different eras. The original building, naturally more self-contained and private, accommodates the bedroom, bath, and storage. The new, infill portion, which is 45 feet shallower, contains the living/dining/kitchen area in an open plan.

"We wanted to preserve the openness of the vacant lot in plan and façade. It was as if we recreated the historical rift in the urban fabric as we simultaneously sewed it back together."

George Schieferdecker, AIA, Architect

"There is an elegance to the new façade. Actually its two pieces joined together, new and old; the living room gets the glassy façade and the masonry part is the core and bedroom wing."

Jury

BKSK Architects Project Team: George Schieferdecker, AIA (Partner-in-Charge), Todd Poisson, AIA (Associate-in-Charge/Project Manager), Harry Kendall, AIA (Partner-in-Charge of Landmarks Approval), Marc Grassi, Ivan Chabra

General Contractor: Top 8 Construction Corporation

Structural Engineer: Anthony Gennaro, P.E., P.C.

M/E/P Engineer: Stanislav Slutsky

Landmarks Consultant: Higgins & Quaesbarth

Façade & Waterproofing Consultant: Israel Berger & Associates, Inc.

Others: Kawneer (window wall); Marvin (wood windows); Wausau (curtain wall); Gamco (stainless steel storefront); Snaidero (kitchens); Stone Source (stone)



CHRISTIAN WALTER