

Deign AIDD Architecture, DPC / TOWNHOUSE AT EAST 69TH STREET

Project:	Single Family Townhouse at East 69 st Street, New York
Description:	A substantial rehabilitation and addition to an existing 3,005 square feet traditional brownstone to a 6,750 square feet single family residence with a private ground floor commercial office space.
Features:	(4) four bedrooms, (5) five bath, recreation room, wine cellar, private library, private elevator and (4) four private outdoor terraces.
Structural Innovation:	Atlas hollow clay structural face brick.
Size:	6,750 SF
Completion:	May 2013
Cost:	\$3,000,000



Conceptual Rendering
North Facade



Completed Construction
North Facade

Project Description:

Located on the tree lined street on the Upper East Side of Manhattan, a traditional three-story brownstone townhouse was transformed into a luxury modern five-story single family home with a ground floor commercial office. The finished cellar has an indoor recreation space, a custom wine cellar and laundry room. The four-bedroom, five bath home features a five-story cascading grand staircase, Brazilian teak wood floors, 10-foot high ceilings, five fireplaces, four terraces, and marble and stone baths. The open kitchen and dining room has a private terrace with a retractable glass roof while some of the bedrooms boast operable skylights. Additional highlights include a private elevator, a spacious library, a curved balcony overlooking a lower level, double height formal living room and a penthouse ballroom with front and back terraces.

TOWNHOUSE AT EAST 69TH STREET



**Partial view of east 69th street looking east
prior to construction**



**View of existing townhouse
prior to construction**

Tradition Preserved with a Modern Touch:

To honor the original brownstone the existing façade and its ornate features including the wood cornice were restored. The current zoning laws were leveraged to maximize the six-foot expanse between the existing brownstone façade and the property line creating an enclosed porch like feature on the living room floors. A new 54-foot high glass curtain wall skin was designed in front of the existing façade, through which the home's historic details are revealed from the street. The existing windows of the house were converted into the porch archways to further emphasize the effect of the enclosed porch.

The new facade design captures sweeping views along the east and west from the corners of the house. The grand brownstone entrance stoop stairway was also restored and acts as the primary entrance to the house.



**Curtain wall facade
Completed construction**



**Entrance stoop stairway
Completed construction**

TOWNHOUSE AT EAST 69TH STREET



Existing cornice and enclosed porch under construction



Existing cornice and enclosed porch-completed construction



Townhouse entrances Completed construction

Structural Innovation:

The challenge was to design a load bearing structural system for the vertical addition above the existing party walls within the constraints of a 16 feet 8 inch wide house. The use of 8 inch wide Atlas hollow core structural face brick provided a better alternative to traditional concrete and brick masonry construction and helped maximize the usable width of the building.



Atlas face brick bearing wall Completed Construction

The existing structural wood flooring system that spanned between the existing party walls was replaced with a more efficient steel frame beam and metal joist system.

The center piece of the house is a five-story elegant cascading grand staircase made of steel frame, solid teak treads and ornate wrought iron handrails. The staircase is highlighted with the natural light that pours through a circular glass skylight at the ceiling of the very top floor.

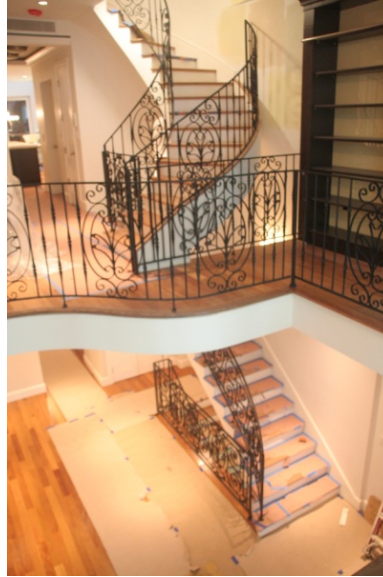


Steel frame joist system and atlas bearing wall Under Construction

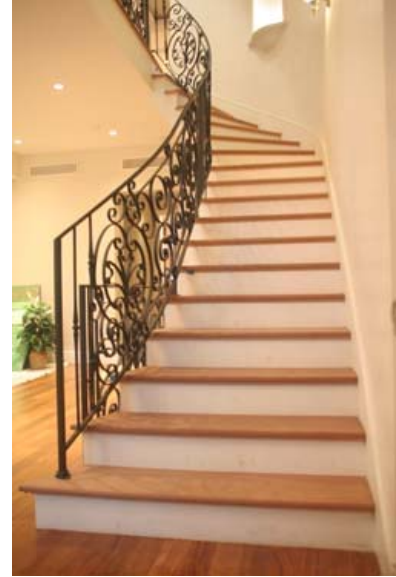
TOWNHOUSE AT EAST 69TH STREET



**Curved balcony at double height living room
Completed Construction**



**Double height living room Completed
Construction**



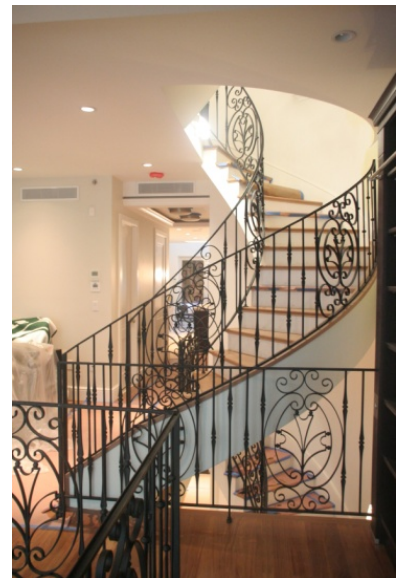
**Grand Staircase
Completed Construction**

Design Features and Achievements:

Each floor and space was designed taking into consideration the clients living habits and needs. There are two entrances to the main residence; one via the first floor stoop off the street and the second via a private elevator and stair on the basement floor at street level. The double height formal living room with its curved balcony is lined with an ornate wrought iron railing. The open kitchen and dining room located on the second floor has a private terrace with a retractable glass roof. This roof allows the terrace to be an extension of the indoor space during the winter months when is the closed position or an open to sky terrace during the summer months.



**Grand Staircase
Completed Construction**



**Grand Staircase
Completed Construction**

TOWNHOUSE AT EAST 69TH STREET



Brazilian teak flooring at living room
Completed Construction

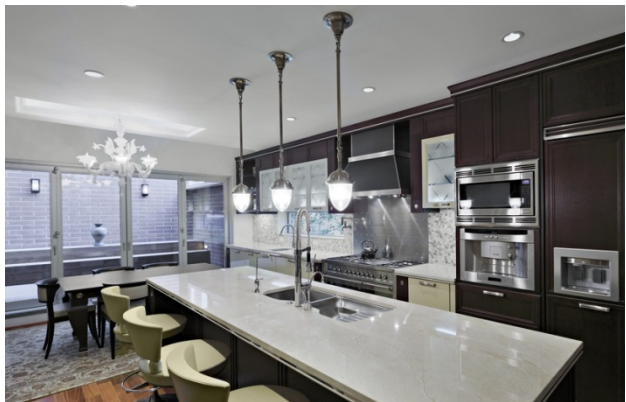


Glass skylight over grand staircase
Completed Construction



View from grand staircase
Completed Construction

The open kitchen is furnished with marble counter tops, marble mosaic backsplash and boasts Viking appliances including a wine cooler, built-in refrigerator, warming drawer, double dishwasher and an under counter ice machine. Each bathroom is finished with marble walls and floors with low floor fixtures. The five fixture bathroom master bathroom has a separate shower and steam room.



Open kitchen and dining room
Completed Construction



View of kitchen
Completed Construction

Three of the terraces are located at the facing south rear of the house to allow for privacy and are designed in a stepped formation to capture the changing views. The bedrooms that face north are enclosed with the floor to ceiling glass curtain wall that extends six feet from the original house. This creates a bay window effect on three sides capturing spectacular views and draws the city into the rooms.

TOWNHOUSE AT EAST 69TH STREET



**Main entrance
Completed Construction**



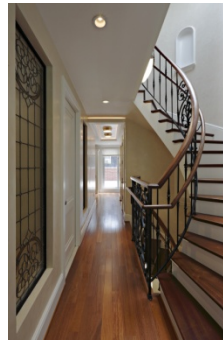
**Elevator
Completed construction**



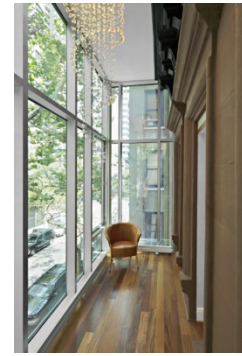
**Operable skylight above bedroom
Completed Construction**



**View of staircase
Completed Construction**



**View of hallway
Completed Construction**



**Sitting area
Completed Construction**



**Master bedroom
Completed Construction**



**Master bathroom
Completed Construction**

TOWNHOUSE AT EAST 69TH STREET



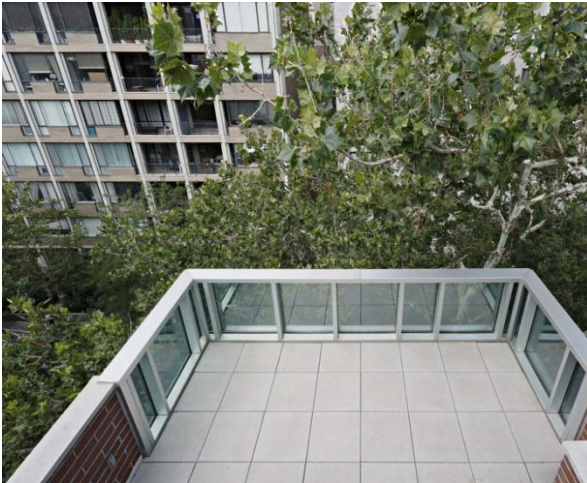
**Retractable skylight above terrace
Completed Construction**



**Operable skylight above bedroom
Completed Construction**



**View of retractable skylight above terrace
Completed Construction**



**Terrace
Completed Construction**