

GARVEY PARK CONDOS

New York, NY

AENA Corporation provided architectural, engineering and construction services for the rehabilitation and development of a LEED certified condominium building located on the South side of West 120th Street between Fifth Avenue and Lenox Avenue. The building, across from elegant Marcus Garvey Park is part of a long neglected stretch of townhouses within the Mount Morris Park Historic District in Harlem.

The project scope consists of the gut demolition of interior spaces and the accommodation of new structural and mechanical systems that will upgrade the building to exceed the current New York City building laws and regulations. As part of the rehabilitation an additional 1,100 square feet will be provided for residential space.

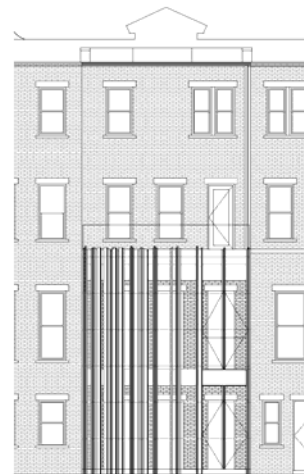
Since the property is located within a Landmarked Historic District the design of the rehabilitated structure presented special challenges. The handsome brownstone façade with its stamped metal cornice will be retained and restored to its original splendor. For the design of the new building rear façade AENA Corporation will use materials that will be sympathetic to the historical character of the site and surrounding buildings.

As part of our continued commitment to energy and environmental conscious design and construction, the new interior layout for the apartments was carefully planned to maximize the amount of light and ventilation entering all habitable spaces to create an open plan feel within the constraints of an existing 18 feet wide city lot. AENA also designed the backyard to minimize water waste while helping to connect people to nature. These ideas as well as many other sustainable concepts enabled AENA to achieve LEED certification for the project.

In addition, AENA Corporation also provided expediting services to the client to facilitate the approval process with city agencies, including the Landmarks Preservation Commission, the New York City Department of Preservation and Development and the New York City Department of Building. AENA also filed the condominium offering plan with the State Attorney General's Office.



Zoning map



Rear Elevation



aena

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