

SEPTEMBER 2009

AENA recently completed the renovation of a large Loft located within the Tribeca historic district. The scope of the work consisted of converting an open Loft into a high-end one bedroom apartment.

We worked closely with the client to produce a cost effective renovation that embodied the desired aesthetics for the space and was in keeping with the landmarked building. By offering the client a design-build project delivery model, AENA was able to provide the client with all design, construction and expediting services necessary to complete the project and furthermore give the client a single point of accountability for progress and workmanship.

The Loft renovation was situated within a historic district and subject to Loft Board Control and Co-op Board Approval. The complexities of this type of project required careful multiple steps to facilitate the approval process and clearly shows the strengths of the integrated approach provided by AENA in executing the design and construction.

The proposed design worked within the context of the historic warehouse and maintained the open loft feel while providing ample storage for the client's use. Following pre-design meetings the client was presented with a variety of schemes and materials options. The selected design included raising the ceiling height throughout the apartment by exposing the original building joists and introduced custom built millwork made of mahogany that complimented the existing wood beams, columns, and flooring.

Curved elements were introduced to facilitate the flow between public and private areas and permitted the creative configuration of the bedroom. Translucent features were added to these curves so natural light and ventilation could enter the living room and kitchen while maintaining the privacy of the adjacent spaces.

Additionally, an en-suite bathroom with laundry area was added to the design and ceramic tiles were custom fitted to the curvature and accented with concealed lighting. The open kitchen presents a unique island that was manufactured on site and provides the space with an area for entertaining guests. High efficiency appliances and fixtures were installed throughout the apartment in order to reduce energy use and consequently minimize the client's utility costs.

As part of the renovation efforts the electrical systems, wiring and most of the plumbing was upgraded and or replaced in this historic property to meet the current standards of the Building Code of the City of New York.



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