

APRIL 2010

As part of our design services AENA has always carefully considered the historic context of our project sites. Whether located within a historic district or part of an existing structure or adjacency that merited special consideration, we seek to design and build projects that are sympathetic to the existing context while addressing modern aesthetic sensibilities and maintenance concerns. Among our completed projects are a number of historically sensitive renovations of brownstones and apartment buildings as well as commercial and institutional structures. Our current work includes the restoration of 44 Beaver Street a 97,596 square foot office building in lower Manhattan for the City of New York as well as the restoration of a landmarked brownstone in Harlem for a private client.

Our Harlem project is located on the south side of Marcus Garvey Park (the former Mount Morris Park). In order to win approval for the renovation of this historic Queen Ann style row house built in 1886, AENA was commissioned to obtain a certificate of appropriateness from the New York City Landmarks Preservation Commission for the conversion of this unique property. The public approvals process was lengthy despite the proposal of modest modifications to the building's Landmarked exterior. AENA led the successful approvals process by appearing in front of the Mount Morris Park Community Improvement Association and Community Board 10 prior to presenting to the full Landmarks Preservation Commission.

By working with staff and commission members, AENA was able to win approval from all the agencies having jurisdiction over the project including the NYC Building Department of Buildings, the NYC Landmarks Preservation Commission, the NYC Department of Environmental Protection as well as procuring special permits from the NYC Department of Transportation and the NYC Housing Preservation Commission. This project sought and won approval for an addition to the rear of the property that was both innovative and sympathetic to the historic context while not being historicist or imitating surrounding structures. The addition provided users with modern amenities in spaces filled with natural light and connected the interiors to the well landscaped rear yard. Upon permit approval AENA completed the facade restoration of the building as part of our design-build services complying with all Landmarks requirements for quality assurance by working with staff during construction to provide all necessary samples and project documentation.

As part of our design, expediting, and design-build services, AENA is capable of understanding the most cost effective way to restore or maintain the facades of existing buildings or design a new facade for any structure while seeking all required approvals for permitting or providing certified reports that may be needed for compliance with NYC Local Laws.

Our extensive experience in the restoration and adaptive re-use of historic properties in combination with our hands-on design-build approach allows us to fully restore noteworthy buildings in a cost effective manner while adding both value and reducing future maintenance to the renovated areas. Our work to restore residential structures of a modest scale along with large commercial buildings that have involved complex restoration techniques allows us to successfully restore or provide maintenance consulting services on any building type.

*Façade restoration.**Commercial façade restoration.**Façade details.**Façade elevation.*

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