

JUNE 16, 2014 - DESIGN AIDD ARCHITECTURE IN THE NEWS - ART SPACE: By Tamara Stone

Art Space



The New York High Line, celebrating its 5th year anniversary this month, is credited with elevating its surrounding area by encouraging the growth of shops and art galleries. Two such galleries are the Fergus McCaffrey Gallery and Alexander Gray Associates Gallery, both designed by Design AIDD, in a landmarked factory, right off the High Line.

Design AIDD transformed a landmarked structure into gallery space to accommodate their clients' desire for a minimalist-styled space. The existing concrete filled exterior walls were replaced with a new stainless steel storefront "to emphasize the space from street level," according to Design AIDD principal architect David Kirshenbaum.

For both galleries, Design AIDD sought to "transfer the clients' vision into a reality and refine it." As galleries seek open space, the architecture firm made it their goal to create as much new space as possible by removing mechanical and HVAC systems to provide "clean interiors with 15-foot high ceilings in the main first floor gallery and 14-foot ceilings on the second floor exhibition space." To open up the 4,000 square foot Alexander Gray Associates space, Design AIDD integrated the staircase between the first and second floor. According to Kirshenbaum, "The full-height storefront allows the natural northern light to wash over the space, making an otherwise small area appear larger." The integration gives way to balconies, providing new vantage points and extra surface area for additional artwork.

One of the more unique features of the project is that Design AIDD was given two distinct buildings to work with, not one. Adjacent 10 story and 12 story buildings are now combined through connecting walkways. The same stainless steel storefront facade at 526 West 26th Street is carried over to 508 West 26th Street to accommodate the New York City Landmarks Preservation Commission's request for minor modifications to the storefront that included incorporating concrete spandrels reminiscent of the building façade panels above the new storefront design." From the outside, the two buildings now look like they have always been connected.

The structure fits well in its surrounding area, chock full of industrial buildings converted into art galleries. Design AIDD's expertise in converting factory buildings into office buildings and art galleries, is evident in this transformation, their largest scale art gallery project to date.

• DESIGN AIDD ARCHITECTURE

ICF project wins award

Design AIDD Architecture, DPC, has received the Sustainable Building Project Award from the American Planning Association Sustainable Communities Division (APA) for the design of The Cornerview Apartments.

The three-story 15-unit affordable housing rental at 812 East 231st Street is one of the first residential projects in the Bronx to be built entirely with Insulated Concrete Form (ICF) system, a lean building process that is highly sustainable and energy efficient.

The award recognizes projects and people who exhibit exemplary scholarship, leadership and inspiration in sustainability planning and implementation.

President Andrea Harris said the award "reaffirms our... commitment to finding innovative ways to reduce the carbon footprint."

JUNE 9, 2014 - DESIGN AIDD ARCHITECTURE IN THE NEWS - 812 East 231st Street,

100% Affordable Housing Development

Winner of 2013 ICF "Best in Class" Multi-Family Award

The construction of a 15 unit rental development in the Wakefield section of the Bronx, New York demonstrates that a moderate sized building can be built 100% affordable using best construction practices and high end materials when efficient building systems and sustainable design principles are put into place.



Rendering North West Corner 15 Unit Affordable Housing Development, Bronx, New York

DESIGN AIDD ARCHITECTURE

The Design AIDD team firmly set out to show that affordable housing must incorporate good design and high quality materials in order to be sustainable for the investor, tenants and the community involved. While there are countless examples of affordable housing that falls into disrepair due to poor construction, the Wakefield building is an example of a well-constructed structure that could easily be mistaken for a high end apartment.

Instead of building typical windows on the street side and to the rear of the building, the Design AIDD team took on the challenge of placing windows at multiple corner exposures in every dwelling unit. The use of ICF system enabled this unique opportunity resulting in apartments with significantly more daylight, increased natural ventilation and desirable views. The cost savings achieved earlier in the construction from the ICF system were substantial enough to allow an upgrade of interior finishes including maple hardwood floors, porcelain-tiled kitchens and bathrooms, cherry wood kitchen cabinets and marble flooring in the entry vestibule.

As part of a lean building process, the Design AIDD team purposefully chose to replace the traditional wood frame and concrete block construction process with the Insulated Concrete Form (ICF) System that significantly reduces labor costs, provides a faster erection of walls, a tighter envelope, hence reducing mechanical loads and improving waterproofing and energy efficiency. A fundamental decision to incorporate this process resulted in a construction that was significantly under budget, ahead of schedule and highly sustainable in the areas of energy savings and quality of life.



MAY 29, 2014 - DESIGN AIDD ARCHITECTURE, DPC IN THE NEWS

Design AIDD receives Sustainable Building Project Award from the APA – New York Real Estate Journal Online

**Design AIDD receives Sustainable Building
Project Award from the APA – New York Real
Estate Journal Online Design**

AIDD receives Sustainable Building Project Award from the APANew York Real Estate Journal OnlineBronx, NY Design AIDD Architecture, DPC has received the Sustainable Building Project Award from the American Planning Association Sustainable Communities Division (APA) for the design of The Cornerview Apartments. The three-story 15-unit affordable

← *Is green design ready to take root in neighborhoods? – GreenBiz.com (blog)* Abuses to end Lamar County public recycling program – Hattiesburg American →

MAY 29, 2014 - DESIGN AIDD ARCHITECTURE, DPC IN THE NEWS

Design AIDD receives Sustainable Building Project Award from the APA



The Cornerview
Apartments, 812 East 231st
Street - Bronx, NY

Bronx, NY Design AIDD Architecture, DPC has received the Sustainable Building Project Award from the American Planning Association Sustainable Communities Division (APA) for the design of The Cornerview Apartments. The three-story 15-unit affordable housing rental at 812 East 231st St. is one of the first residential projects in the area to be built entirely with Insulated Concrete Form (ICF) system, a lean building process that is sustainable and energy efficient. The top national award recognizes projects, policies, plans and people who exhibit exemplary scholarship, leadership and inspiration in sustainability planning and implementation.

“This honor reaffirms our design principles and commitment to finding innovative ways to reduce the carbon footprint,” said president and co-principal Andrea Harris, AIA, LEED AP BD+C. “It’s especially exciting to see how easily this new technology adapts to a variety of housing types from affordable housing to market-rate and luxury projects.”

The architects’ design led to the replacement of the building’s traditional masonry brick concrete block construction process with ICF, which provided for a faster erection of walls, a tighter envelope and improved waterproofing. The cost savings enabled the developer to upgrade interior materials in each of the one- and two-bedroom apartments, by adding a variety of finishes such as maple hardwood floors, porcelain and glass-tiled kitchens and bathrooms and cherry wood kitchen cabinets, reminiscent of a high end development. Additional amenities include a parking garage, recreation spaces, common bicycle and laundry rooms and landscaped, furnished front and rear yards.

In addition, 812 East 231st Street exceeded the NYSERDA pilot Multifamily Performance Program requirements as well as the lender’s Green Finance Loan Program for energy efficiency and is projected to save energy costs by more than 20% compared to traditional buildings.

“This project was especially gratifying because we were able to complete the project ahead of schedule and significantly under budget,” says Vice President and Co-principal Ian Pinto, Associate AIA. “Our firm is committed to designing high performance buildings that meet the collective needs of property investors and the community-at-large.”

The developer and owner of the building is Lemle & Wolff, Inc., the general contractor was Apartment Rehab Corp. and the structural engineer was Antonucci & Associates.

ABOUT DESIGN AIDD ARCHITECTURE, DPC

Established in 2007, Design AIDD Architecture, DPC is spearheaded by a team that includes three founding principals, comprising President Andrea Harris, AIA, LEED AP BD+C and Vice Presidents Ian Pinto, Associate AIA and David Kirschenbaum, Associate AIA. Design AIDD is a full-service architectural firm specializing in construction and rehabilitation of affordable, zoning and building code consultation, sustainable housing and mixed-use projects throughout New York and New Jersey. The principals’ combined experience includes the design and construction of nearly 4,000 units of affordable, market-rate and high-end multi-family housing and the firm is considered a leader in sustainable design for affordable, adaptive re-use and rehabilitation projects.

MARCH 10, 2014 - DESIGN AIDD ARCHITECTURE IN THE NEWS

Design AIDD Tapped to Build High Line Art Gallery

McCaffrey Fine Art Gallery selects noted New York architects to bring creative touch to second location.

NEW YORK – Design AIDD Architecture, DPC is applying its creative prowess to the McCaffrey Fine Art Gallery at 508 West 26th Street, between Tenth and Eleventh Avenues. In 2008, the New York-based architectural firm ushered the 12-story landmark building, at the same address, into the 21st century with a series of upgrades including office expansion and extensive interior redesign. The team has again been tapped to oversee the build-out process of the gallery's second location, situated along Chelsea's popular artist's row of modern, contemporary, and fine art galleries.



With its extensive background in landmark building rehabilitation, Design AIDD is applying the same level of attention to the multi-level exhibition space. The concrete floors will be resurfaced. New walls are being erected to create open and inviting viewing areas. Additional highlights include electrical upgrades, a new climate control HVAC air conditioning system, and an on-site storage facility.

"It's a great compliment to be hired for a project based on a preceding body of work," says David Kirschenbaum, a vice president of Design AIDD. "McCaffrey Fine Art's High Line gallery will be a welcome addition to Chelsea's extraordinary diverse landscape,

FEBRUARY 21, 2014 - **DESIGN AIDD ARCHITECTS IN THE NEWS**

Design AIDD Restructures with Core Principles – and Principals!

Well-established as a leader in the design of **Affordable Housing**, art galleries and new construction, Design AIDD Architecture, DPC (a Design Professional Corporation) has been restructured from **Design AIDD Architects, PLLC**. Initially launched in 2007, the newly incorporated firm continues with three of its original founders: Andrea Harris, AIA, LEED-AP BC+C; Ian Pinto, Associate AIA; and David Kirschenbaum, Associate AIA. The DPC incorporation required changes in the principals' titles, with Ms. Harris serving as president, and Messrs. Pinto and Kirschenbaum and vice presidents.

"Separately and collectively, we have a tremendous amount of experience, covering a diverse range of projects," points out Ms. Harris. "But from day one, our work together has been inspiring and we are thrilled to continue this collaboration in a stronger and even better defined context."

In its current iteration, Design AIDD Architecture has already begun with several new projects that include adaptive re-use, affordable housing – both new construction and restoration -- church renovations, a West Village landmark and the design of two West Chelsea/High Line art galleries. Among their landmark projects is the 12-story Wolf Building, which is currently undergoing a series of comprehensive infrastructure upgrades including the conversion of two duplex gallery spaces and the installation of a new staircase.

"We take pride in serving as the architects of record for the Wolf Building," adds **Ian Pinto**. "It allows us play a key role in steering the evolution of the building's design while still honoring its historical legacy."

Another project the group has recently completed is the historical façade work of a landmark townhouse at 90 MacDougal Street in Greenwich Village, which has already been featured in *The New York Times*. Mr. Kirchenbaum opines, "This was an unusual assignment because it had more to do with finding a color that the owners would be happy with, as well as their neighbors, community board and Landmarks Preservation Commission. Together, we found a warm lavender shade that was amenable for all and contextually appealing."

In addition to residential and commercial project work, the Design AIDD team is recognized for its expertise on zoning laws in New York. Together, the three principals' combined experience encompasses the design and construction of nearly 4,000 units of housing, across all asset classes. In addition, award-winning Design AIDD Architecture, DPC is considered a leader in sustainable design for affordable, adaptive re-use and rehabilitation development.

“Best in Class” Design AIDD Awarded Top Honors from ICF Builder Magazine For Bronx Apartment Building

LEED-Accredited Architecture Firm Honored for 812 East 231st Street Design

Design AIDD Architects, a New York-based LEED-accredited architecture firm, has received the prestigious “Best in Class” Multi-family Award from ICF Building Magazine for the firm’s design of “**The Cornerview Apartments**” at 812 East 231st Street in the Bronx. The top international award in the Insulated Concrete Form (ICF) industry, it covers residential, commercial and multi-family building categories, based upon the following criteria:

- The size of the project, including project cost and square footage of exterior walls;
- Complexity: Sets new standards or advances for the industry;
- Percentage of project built with ICF’s;
- Sustainable design, including both structure and landscaping;
- Energy efficiency;
- Architecture, comprising creative and aesthetic appeal;
- Quality of craftsmanship;
- Site and construction consideration, including overcoming adverse site conditions and delays.

The three-story 15-unit affordable housing rental was one of the first residential projects in the borough to be built entirely with the ICF system. The use of concrete as a construction material provided the unique opportunity to design full corner windows, resulting in apartments with substantially more daylight, desirable views and spacious living rooms. The project was part of NYSERDA’s Multi Family Performance Program.

“This award affirms our confidence in the ICF system as the wave of the future,” says Design AIDD Principal Andrea Harris, AIA, LEED AP BC+C. “The use of this construction technology has produced an energy-efficient and cost-effective multifamily development that significantly reduces the carbon footprint in this building. We are very pleased with the success of the project and honored to be acknowledged by the industry.”

The developer and owner of the building is Lemle & Wolff, Inc., the general contractor was Apartment Rehab Corp. and the structural engineer was Antonucci & Associates.

Adding even more benefits to the building, Design AIDD placed the mechanical room on the roof, enabling the boilers to function more efficiently. The positioning also eliminated the need for flue penetrations through the building floors, which added more living space to the project.

With the cost savings accrued through the architects’ designs, the developer was able to upgrade interior materials in each unit, by adding maple hardwood floors, porcelain and glass-tiled kitchens and bathrooms and cherry wood kitchen cabins. The project exceeded the energy code requirements by 25 percent.

Adds Design AIDD Principal Dan Heyden, AIA, LEED AP, CPHC - Passive House, “We had an opportunity to create a development that set a higher standard than what is generally expected in affordable housing. The design principles we used easily translate into market-rate and luxury projects, as well.”

The architects were able to design amenities that included a parking garage, recreation spaces, common bicycle and laundry rooms and landscaped, furnished front and rear yards. Moreover, each of the one- and two-bedroom apartments at 812 East 231st Street has high ceilings and open kitchens with Energy Star appliances, with layouts designed to maximize cross-ventilation through multiple exposures. Built on an east-west axis to optimize light and provide better solar access for daylighting and winter solar gain, the position of the rooms has been orchestrated to reduce overheating and promote passive cooling.

The award reinforces Design AIDD’s ability to create affordable housing that is especially affordable to the residents.

ABOUT DESIGN AIDD ARCHITECTS, PLLC

Established in 2007, Design AIDD Architects, PLLC is spearheaded by a team that includes Andrea Harris, RA, AIA, LEED-AP; Ian Pinto, Associate AIA; David Kirschenbaum, Associate AIA and Dan Heyden, RA, AIA, LEED-AP, Certified Passive House Consultant. The full-service architectural firm specializes in affordable and sustainable housing, mixed-use projects, office interiors, healthcare facilities, art galleries and zoning and building code consultations throughout New York and New Jersey. The combined experience of the four principals includes the design and construction of 3,500 units of affordable, market-rate and high-end multi-family housing. In addition, the award-winning firm is a leader in sustainable design for affordable, adaptive re-use and rehabilitation projects.

Green Project of the Month: Design AIDD honored by ICF Building Magazine for 15-unit Wakefield Apartments



Wakefield Apartments, 812 East 231st Street - Bronx, NY



Interior at Wakefield Apartments, 812 East 231st Street - Bronx, NY



Interior at Wakefield Apartments, 812 East 231st Street - Bronx, NY



Insulated Concrete Form (ICF) at Wakefield Apartments.



Insulated Concrete Form (ICF) at Wakefield Apartments.

Bronx, NY Design AIDD Architects has won ICF Building Magazine's highest honors for the Wakefield Apartments at 812 East 231st St., a three-story 15-unit affordable housing rental. The New York-based architecture firm received the "Best in Class" Multi-Family Award for incorporating a revolutionary technique that uses Insulated Concrete Form (ICF) in lieu of conventional materials. The project was part of NYSERDA's Multi Family Performance Program and exceeded the energy code requirements by more than 20%.

"This award affirms our confidence in the ICF system as the wave of the future," said Design AIDD principal Andrea Harris, AIA, LEED AP BC+C. "The use of this construction technology produced an energy-efficient and cost-effective multifamily development that significantly reduces the carbon footprint in this building. We are very pleased with the success of the project and honored to be acknowledged by the industry."

Wakefield Apartments is one of the first multifamily projects in the Bronx to be built entirely with the ICF system manufactured by Nudura, which consists of pre-manufactured rigid insulation panels on both sides of a poured-in-place concrete wall. Acting as formwork for the concrete system, the panels reduce labor costs, provide faster erection of exterior walls and create a tighter envelope with greater insulation, waterproofing and energy efficiency. The use of concrete as a construction material provided the unique opportunity to design full corner windows, resulting in apartments with substantially more daylight, desirable views and spacious living rooms.

As an additional energy-efficiency measure, Design AIDD placed the mechanical room on the roof to allow the boilers to function more efficiently by eliminating flue penetrations through the building floors and providing greater flexibility to accommodate amenities, such as accessory recreation rooms.

With a cost savings accrued through the architects' designs, the developer was able to upgrade the interior finishes and materials in each unit, adding maple hardwood floors, porcelain and glass-tiled kitchens and bathrooms and cherry wood kitchen cabins. In addition to a design aesthetic, the apartment layouts maximize cross-ventilation through multiple exposures, bolstered by double-sided corner windows at the perimeters of all the living rooms.

The developer and owner of the building is Lemle & Wolff, Inc., the general contractor was Apartment Rehab Corp. and the engineer was Antonucci & Associates. Mikhail Yusim of Lemle & Wolff was the project manager.

Established in 2007, Design AIDD is a full-service architectural firm specializing in new construction and rehabilitation of affordable housing, sustainable housing and mixed-use projects, zoning and building code consultation and violation removal throughout New York and New Jersey.

Owners, Developers & Managers / Design-Build

Design AIDD Architecture restructures to a DPC

New York, NY Design AIDD Architecture, DPC has been restructured from Design AIDD Architects, PLLC. Launched



Andrea Harris

in 2007, the newly incorporated firm continues with three of its original founders: Andrea Harris, AIA, LEED-AP BC+C; Ian Pinto, Associate AIA; and David Kirschenbaum, Associate AIA.

The DPC incorporation required changes in the principals' titles, with Harris serving as president, and Pinto and Kirschen-

baum and VPs. "Separately and collectively, we have a tremendous amount of experience, covering a diverse range of projects," said Harris. "But from day one, our work together has been inspiring and we are thrilled to continue this collaboration in a stronger and even better defined context."

Design AIDD Architecture has already begun with several new projects that include adaptive re-use, affordable housing - both new construction and restoration - church renovations, a West Village landmark and the design of two West Chelsea/High Line art galleries.

MARCH 11 - 24, 2014 - DESIGN AIDD ARCHITECTURE IN THE NEWS

Design AIDD Architecture restructures to a DPC

New York, NY Design AIDD Architecture, DPC has been restructured from Design AIDD Architects, PLLC. Launched in 2007, the newly incorporated firm continues with three of its original founders: Andrea Harris, AIA, LEED-AP BC+C; Ian Pinto, Associate AIA; and David Kirschenbaum, Associate AIA. The DPC incorporation required changes in the principals' titles, with Harris serving as president, and Pinto and Kirschenbaum and VPs. "Separately and collectively, we have a tremendous amount of experience, covering a diverse range of projects," said Harris. "But from day one, our work together has been inspiring and we are thrilled to continue this collaboration in a stronger and even better defined context."

Design AIDD Architecture has already begun with several new projects that include adaptive re-use, affordable housing - both new construction and restoration - church renovations, a West Village landmark and the design of two West Chelsea/High Line art galleries.

Among their landmark projects is the 12-story Wolf Building, which is currently undergoing a series of infrastructure upgrades including the conversion of two duplex gallery spaces and the installation of a new staircase.

"We take pride in serving as the architects of record for the Wolf Building," said Pinto. "It allows us play a key role in steering the evolution of the building's design while still honoring its historical legacy."

Another project the group has recently completed is the historical façade work of a landmark townhouse at 90 MacDougal St. in Greenwich Village, which has already been featured in The New York Times. Kirchenbaum opines, "This was an unusual assignment because it had more to do with finding a color that the owners would be happy with, as well as their neighbors, community board and Landmarks Preservation Commission. Together, we found a warm lavender shade that was amenable for all and contextually appealing."

In addition to residential and commercial project work, the Design AIDD team is recognized for its expertise on zoning laws in New York. Together, the three principals' combined experience encompasses the design and construction of nearly 4,000 units of housing, across all asset classes. In addition, award-winning Design AIDD Architecture, DPC is considered a leader in sustainable design for affordable, adaptive re-use and rehabilitation development.

nyrej

THE LARGEST COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

JANUARY 29, 2013 - DESIGN AIDD ARCHITECTS IN THE NEWS - GREEN BUILDINGS - Page 10

WHAT'S NEW FROM DESIGN AIDD ARCHITECTS

FROM LUXURY TO AFFORDABLE, WE DO IT ALL.

LUXURY



Design AIDD Architects engineered the transformation of a three-story, 3,050-square-foot townhouse into a five-story, 6,750-square-foot mixed-use marvel by amalgamating a traditional brownstone façade with a modern day glass façade to encompass more than 3,700-square-feet of available space.

The team leveraged current zoning laws to maximize the six-foot expanse between the existing brownstone façade and the property line. They built up the exposed brick wall and erected a 54-foot high glass and steel façade to expand the home's dimensions.

AFFORDABLE



Employing a revolutionary technique that uses Insulated Concrete Form (ICF) construction in lieu of conventional materials, **Design AIDD Architects** designed an energy-efficient four-story, 15-unit affordable rental development in the Bronx.

Recently completed under budget and ahead of schedule, the building has already achieved the NYSERDA-Multifamily Performance Program certification for energy efficiency.

For more information,
please contact: Andrea Harris
DESIGN AIDD ARCHITECTS, PLLC
508 West 26th Street, Suite 5C,
NY, NY 10001 (212) 255-5056
www.designaidd.com

FIRM OVERVIEW

Established in 2007, **Design AIDD Architects** features a team of talented professionals who share similar visions and goals.

Design AIDD's portfolio is as diverse as the individuals who make up the firm. Current and completed projects include residential, commercial, mixed-use, new construction, rehabilitation, affordable and market rate housing.

Firm Founders:

Andrea Harris, AIA, LEED-AP
Ian Pinto, Associate AIA
David Kirschenbaum, Associate AIA
Dan Heyden, AIA, LEED-AP

Visit www.designaidd.com for additional information and an overview of current and completed projects.

DESIGN
AIDD
ARCHITECTS, PLLC

Pieces fall into place for townhouse makeover team

Design AIDD, a New York-based architectural firm, is engineering the transformation of a three-story, 3,050 s/f townhouse at 368 East 69th Street into a five-story, 6,750 s/f mixed-use building.

The Design AIDD team has amalgamated a traditional brownstone shell with a modern-day glass façade to encompass more than 3,700 s/f of available space.

Upon completion, the modernized, single family residence with a private, ground floor commercial office, will serve as an example of traditional and modern architectural design.

Design AIDD leveraged current zoning laws to maximize the six-foot expanse between the existing brownstone façade and the property line. Next, they devised a plan to create a seamless structure by building up the exposed brick wall. Once the walls were finished, a 54-foot high glass and steel façade was erected to expand the home's dimensions.

"This was a fun project," said Ian Pinto, a co-founding principal of the firm. "The team enjoyed turning an already beautiful home into a true work of art. We were able to honor the original brownstone by restoring the front façade and designing a new skin to reveal the home's historic details."

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. The bedrooms boast operable skylights.

Additional highlights in-



368 East 69th Street

clude a private elevator, a library and a curved balcony overlooking a lower level, double height formal living room.

"The pieces really fell into place on this project, from the zoning allowances and the team's collective design to the actual build-out," says David

Kirschenbaum, another co-founding principal of the firm. We couldn't be more pleased with the final product."

The Upper Eastside residence, owned by John Frezza, president of Brooklyn-based Strategic Construction Cor-

The concept was conceived and inspired by the entire team, including Strategic Development and Construction Group (SDCG), the Brooklyn-based firm that is developing the property as a specialized live-work opportunity for commercial purposes.

