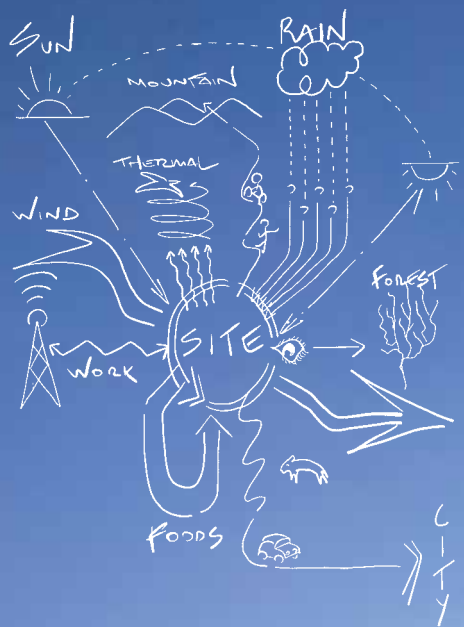


# THE PLAN



**MAD**  
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Archi-Tectonics  
Studio Gang

Desai Chia  
Architecture  
C.F. Møller  
Barcelona Mapping

Morphosis  
with Albert Kahn Associates  
**Archipelagos**  
Hamonic+Masson  
& Associés

Editorial  
Critique:  
Aires Mateus

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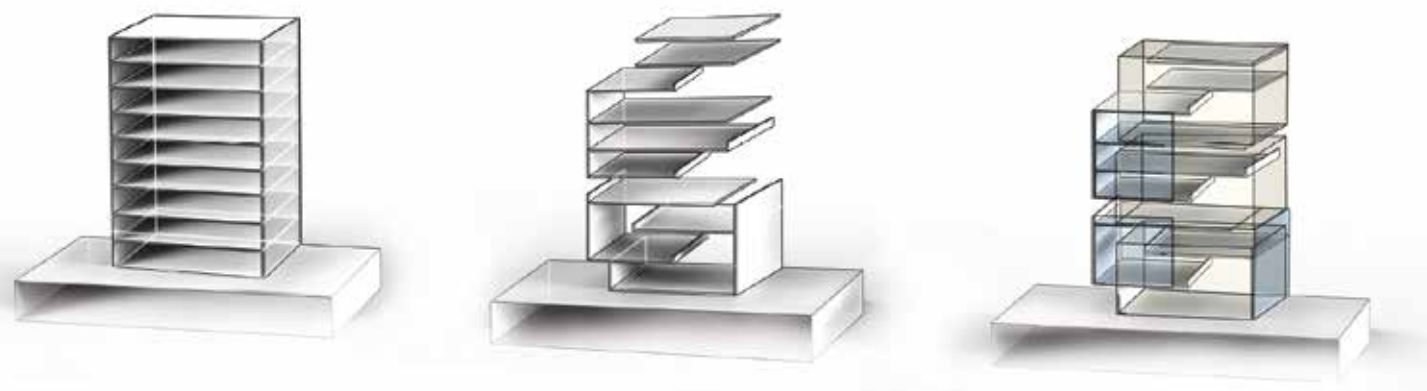
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MAY 2017



# 33 VESTRY STREET RESIDENTIAL BUILDING

## STANDING OUT WITH BALANCED DISTINCTION

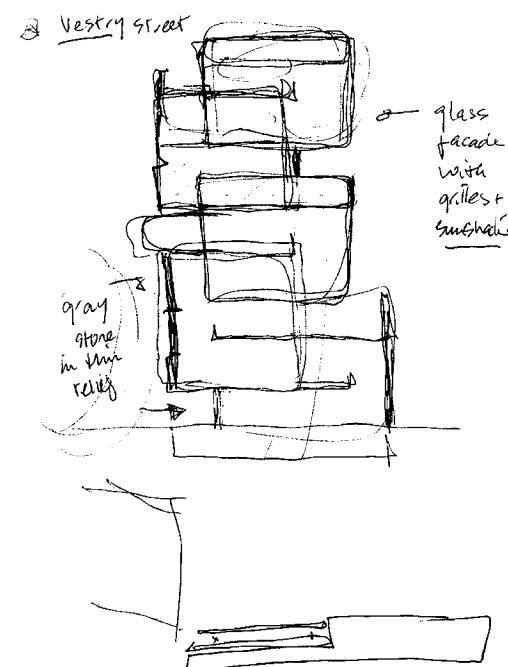
NEW YORK, USA



- Conceptual diagrams and study sketch of how the volumes break down and recombine. The compact street frontage contrasts with the disjointed inward facing façade

### ARCHITECTURE

Archi-Tectonics





The sober alignment of compact building fronts on the streets of TriBeCa speaks clearly of this New York neighborhood's not-so-distant past. The ubiquitous worksites speak of its far-reaching transformation. Until the 1970s, TriBeCa - an acronym for Triangle Below Canal Street - was the hub of the cotton and textile trade, as testified by the buildings on Hudson Street, West and Harrison Street. As the industry declined and disappeared from TriBeCa in the Sixties and Seventies, the plentiful, now empty, commercial spaces began to attract several artists eager to leave the pricey Soho neighborhood nearby. The influx of the art world gave a whole new lease of life to the TriBeCa, which also received a commercial and residential boost, making it now one of the most attractive, sought-after areas of New York.

Architect firm Archi-Tectonics has added another residential piece to the mosaic on Vestry Street where several former warehouses have already been converted to housing. **The 33 Vestry Street project resonates with its context but at the same time marks a departure from traditional TriBeCa features. Flanked by two converted industrial buildings, number 33 aligns with the street wall and cornice heights but stands apart for the design and materials of its façade.**

One of the stated aims of the project was to be a new TriBeCa landmark while at the same time respecting the essential features of its surrounds. The building conforms in its proportional systems, extreme ceiling heights, tripartite stone façade subdivisions, and street façade alignments. At the same time, however, the street-side façade reflects a distinctive typology and distribution system. No longer a traditional residential condominium, it is rather a set of stacked custom-designed townhouses - each with its own identity, occupying a whole floor or distributed over two or three levels. Their extremely generous size (between 300 and 450 sqm) includes large outdoor spaces in the form of terraces and gardens. The building's dual character creates an inherent tension. On

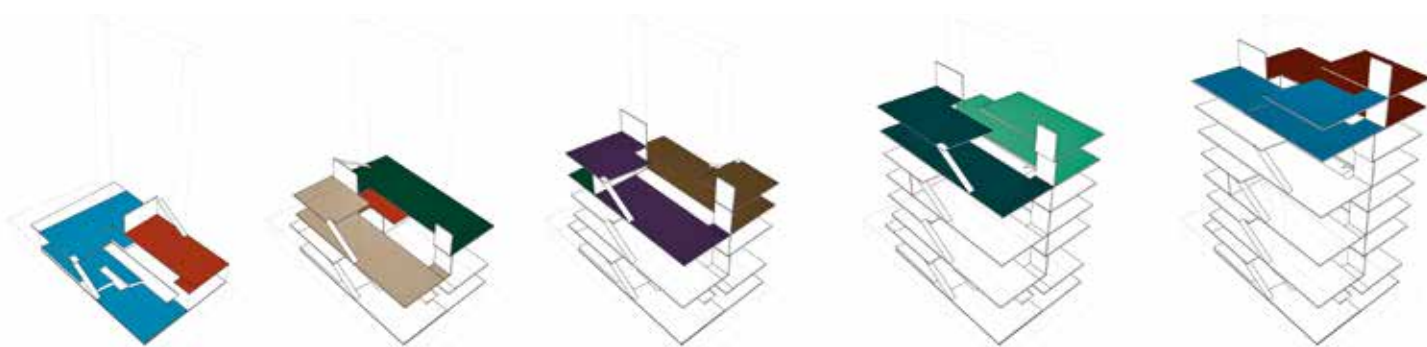
the one hand, the introverted urban nature of the residence as expressed by the hermetic street façade; on the other, the variegated bucolic court-facing façade with large cantilevering volumes and loggias mark out the different identity of each townhouse and its occupant. The north-facing street front is a stone-glass panel curtain wall arranged in a tripartite design. In stark contrast, the south façade overlooking the garden is a three-dimensional frontage whose terraces and cantilevers provide shaded interiors.

The two systems meet in the center of the building. Here, floors and ceilings are made to slope and fold. Lower ceiling heights compress street-side spaces only to widen out to double-height volumes on the inner garden side.

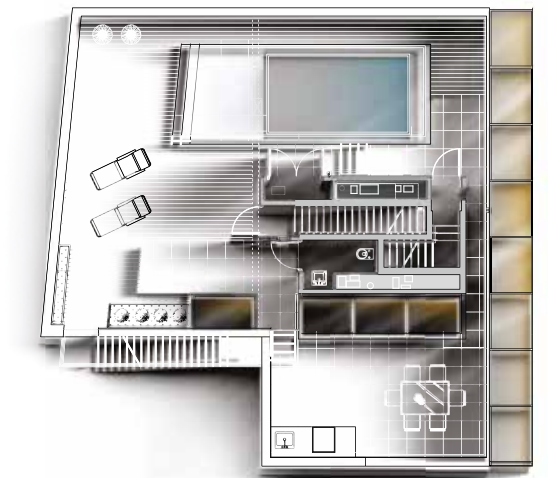
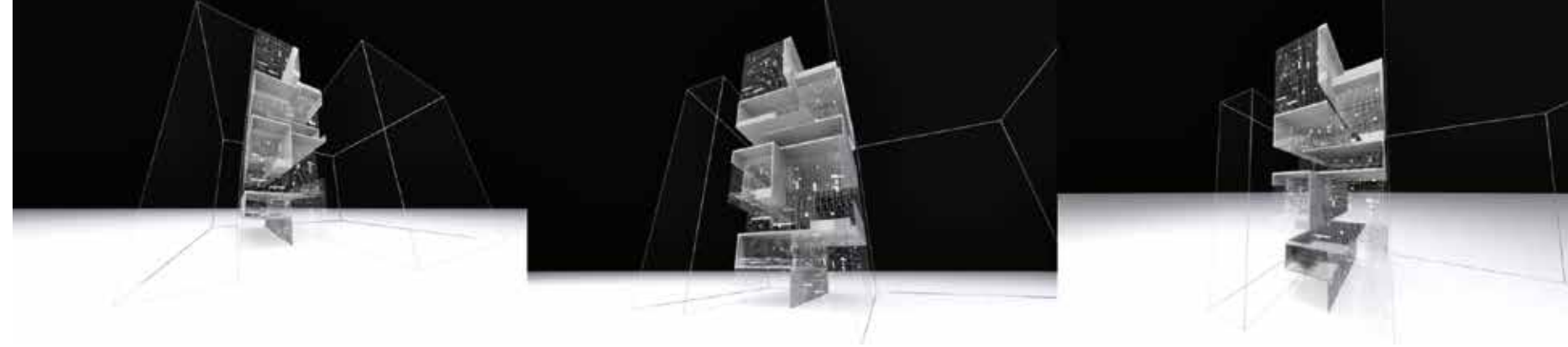
The building's eight stories are stacked in staggered fashion, the many different size and design of dwelling units slotted into one another to allow for different layouts and exposure. Every floor is divided so as to ensure that where there are two apartments, each enjoys north-south orientation over both street and garden. Bedrooms and services are placed street side, illuminated during the day by natural sunlight filtering through the irregular patterns on the thin stone facing slabs. Day zones are placed courtside, their double-height volumes opening onto terraces. The composition, placement of the apertures, and large cantilevers on this inner façade give a clear indication from the outside of how the different dwelling units have been divided up. The exterior features - long narrow terraces with ample gardens - also provide clues as to a suspended volume, has an exclusive rooftop terrace with swimming pool.

Located in a booming real estate neighborhood that can easily absorb ambitious projects like this, the 33 Vestry Street program by Archi-Tectonics reflects urban living priorities but at the same time allows for custom-designed living. **Here, compact sobriety signals discrete conformity to urban tenets, while open spaces and terraces answer our ancestral need for a natural environment.**

■ Schematic diagram of duplex apartment distribution on the various levels



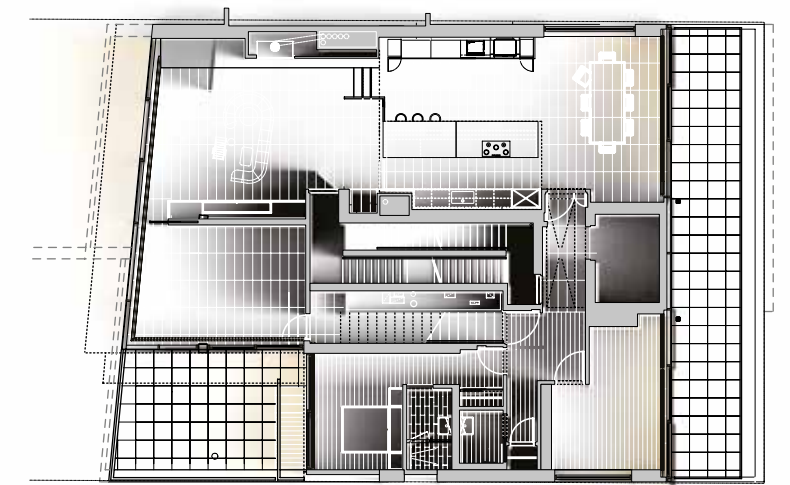
■ Schematic study diagrams of the south facing façade



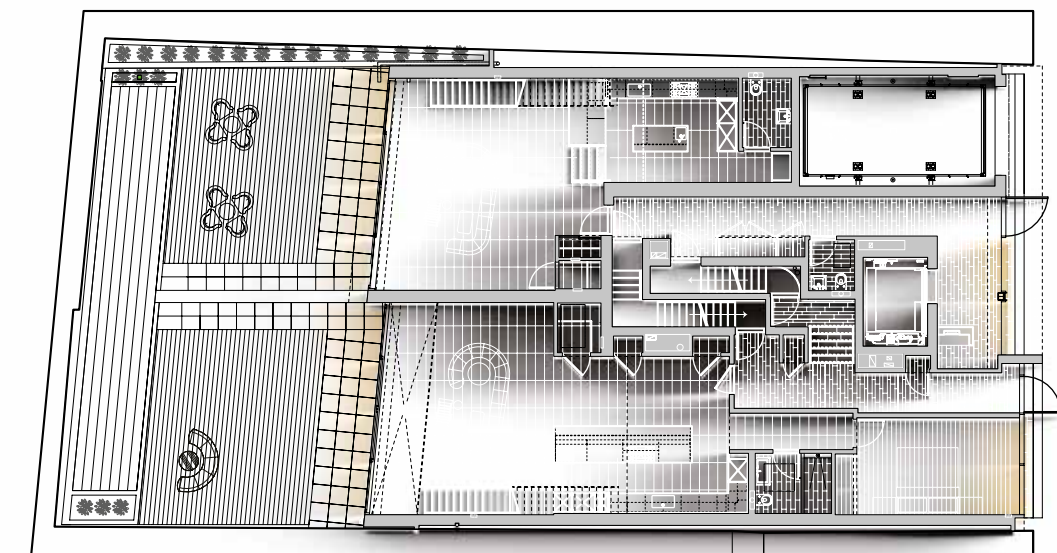
■ Roof Floor plan  
Scale 1:250



■ South façade - Perspective view



■ 8<sup>th</sup> Floor plan  
Scale 1:250

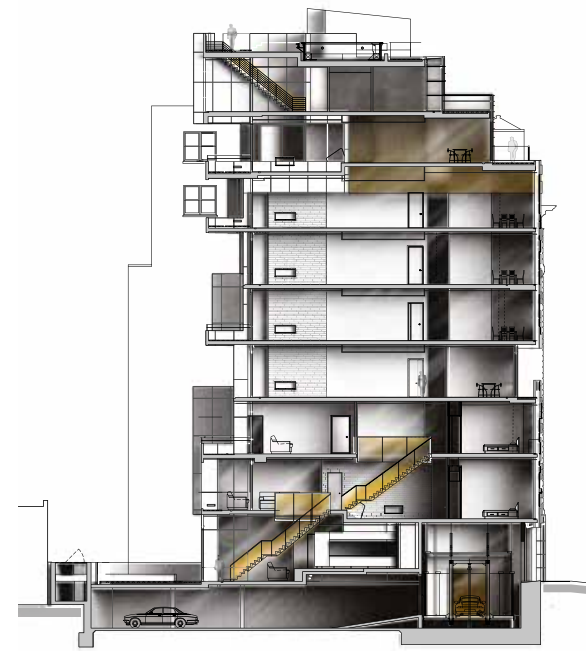


■ 1<sup>st</sup> Floor plan  
Scale 1:250





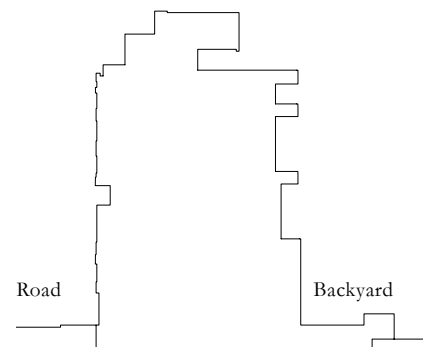
■ Perspective cross-sectional view



■ Cross section - Scale 1:400

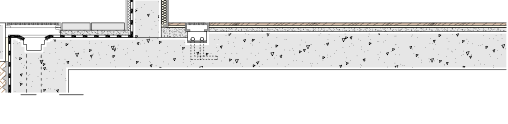
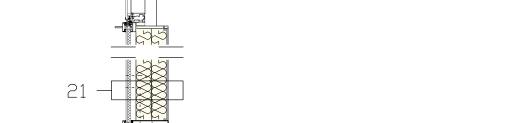
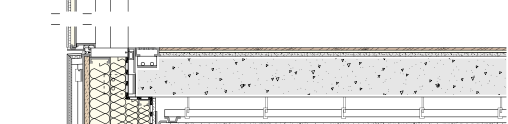
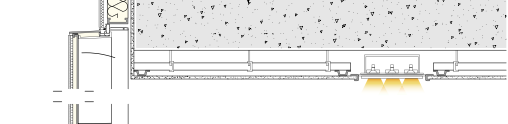
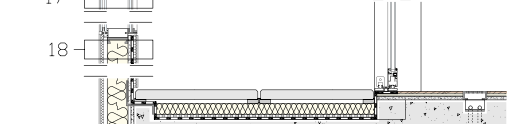
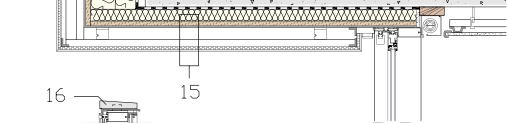
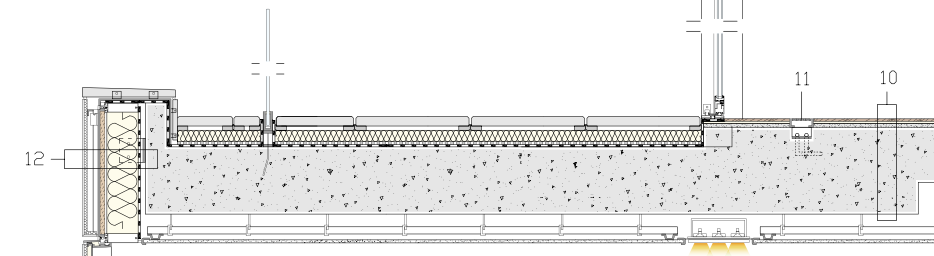
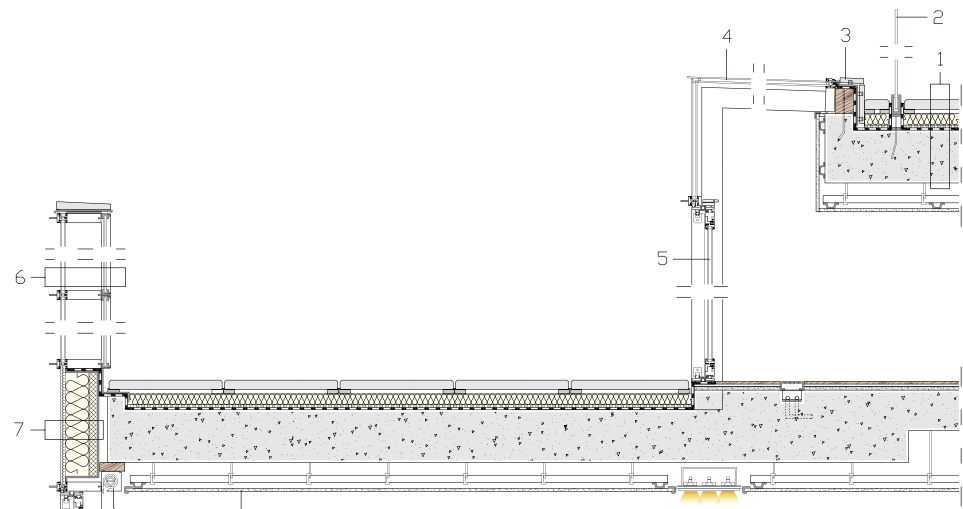






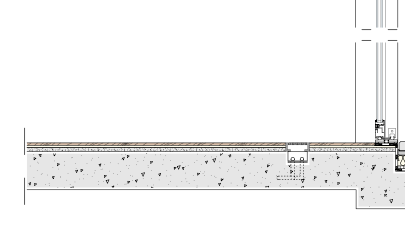
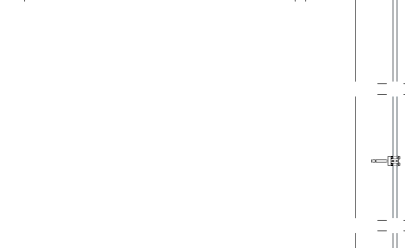
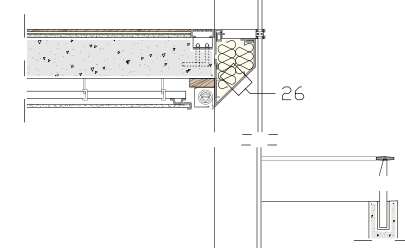
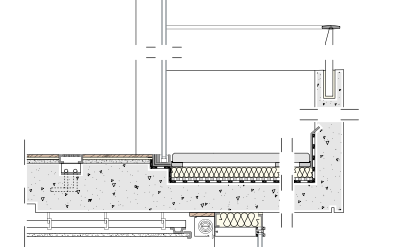
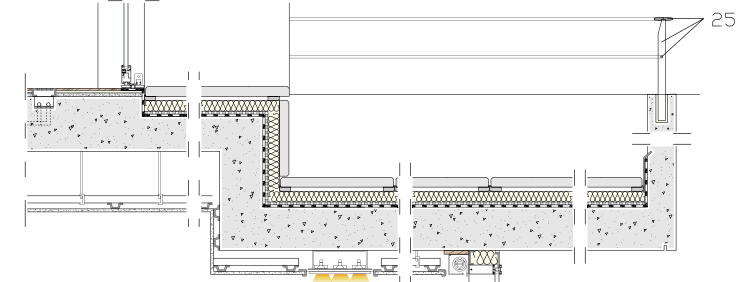
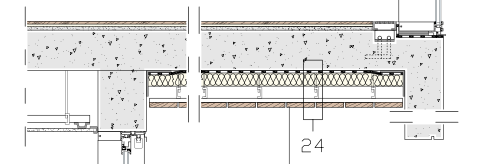
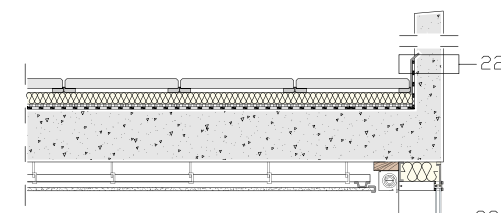
■ Wire-frame cross-sectional detail of street and court-facing elevations

A



**DETAIL A  
CONSTRUCTION SYSTEM  
VERTICAL SECTION - SCALE 1:40**

- 1- Walk-on roof comprising 2" (50 mm) concrete blocks on pedestals, 2 3/8" (60 mm) rigid insulation, drainage panel, waterproofing membrane, 11" (280 mm) reinforced concrete slab
- 2- Railing comprising laminated glass in steel U-profiles and steel plates anchored to slab
- 3- 1" (25 mm) stone slab on steel L-profiles
- 4- Skylight with 1/4 - 1/2 - 5/16" (6/14/8 mm) aluminum glazing unit in aluminum frame
- 5- Sliding aluminum door with 1/4 - 5/8 - 1/4" (6/16/6 mm) glazing unit
- 6- Railing comprising aluminum frame and 1/4 - 5/8 - 1/4" (6/16/6 mm) glazing unit, frame of 7 1/2" (190 mm) aluminum, double 1/4" (6 mm) laminated glass on aluminum profile supports
- 7- Floor course fascia comprising 1" (25 mm) aluminum honeycomb stone panels, 4 7/8" (125 mm) rigid insulation, 1 5/8" (40 mm) flame-retardant layer, aluminum sheeting
- 8- Roller blind
- 9- False ceiling comprising 5/8" (16 mm) gypsum board on aluminum omega profiles and frame of C-profiles suspended by tie rods from slab
- 10- Oak floorboards, sound-absorbing matting, leveling layer, 18 1/8" (460 mm) reinforced concrete slab
- 11- Air conditioning grate
- 12- Façade comprising 1" (25 mm) aluminum honeycomb stone cladding, steel upright support, 1" (25 mm) aluminum-reinforced plywood panel, 6 1/2" (165 mm) frame of aluminum profiles sandwiching insulation, vapor barrier, 5 1/2 x 5 1/8" (140x130 mm) steel L-profile
- 13- Façade comprising 1" (25 mm) aluminum honeycomb stone cladding, 3/4" (20 mm) insulation layer, aluminum sheeting trim
- 14- Façade comprising 1/4 - 3/4 - 3/8" (6/20/8 mm) glazing units on aluminum profiles
- 15- False ceiling comprising 1" (25 mm) aluminum honeycomb stone panels on aluminum L-profiles and profile anchors, 1" (25 mm) aluminum-reinforced plywood panel, insulation layer
- 16- Stone handrail on steel flashing
- 17- Railing comprising 1/4 + 1/4 - 1/2 - 5/16" (6+6/14/8 mm) glazing unit with 4 3/4" (120 mm) stone finish in aluminum frame, 3/8 + 1/8" (9+3 mm) glass and stone panel
- 18- Railing comprising 1" (25 mm) aluminum honeycomb stone panels on aluminum frame, frame of 4 3/8 x 1 1/8" (110x30 mm) steel C-profiles sandwiching insulation, 5/8" (16 mm) protective panel, 1" (25 mm) aluminum honeycomb stone panel
- 19- Window with Schüco aluminum frame and 1/4 + 5/16 - 1/2 - 5/16" (6+8/14/8 mm) glazing unit lined by stone panels
- 20- Window with Schüco aluminum frame and 5/16 - 1/2 - 5/16" (8/14/8 mm) glazing unit
- 21- Façade comprising 1" (25 mm) aluminum honeycomb stone cladding on aluminum frame, 1 1/4" (30 mm) air space, double 3 1/8" (80 mm) rigid insulation, aluminum sheeting finish
- 22- 5 7/8" (150 mm) reinforced concrete railing, waterproofing membrane, steel flashing
- 23- Glazed façade with Schüco aluminum frame and 1/4 - 5/8 - 1/4" (6/16/6 mm) glazing units
- 24- False ceiling comprising 1" (25 mm) ipe boards, frame of aluminum C-profiles suspended by tie rods from slab, 2 3/4" (70 mm) rigid insulation, vapor barrier
- 25- Railing comprising shaped steel plates and Ø 1/2" (12 mm) steel tie rods and aluminum handrail
- 26- Aluminum casing, insulation fill
- 27- 9 7/8 x 9 7/8" (250x250 mm) steel box girder







## CREDITS

**Location:** New York, USA - **Client:** Vestry Acquisitions - **Completion Date:** 2014 - **Architect:** Archi-Tectonics  
**Principal in Charge:** Winka Dubbeldam - **Design Team:** Thomas Barry, David Barr, Wouter van Daele,  
Jose Munoz, Monty Forman, Jordan Bartelt, Lucy Flather - **Architect of Record:** Michael Zenreich Architects  
**Main Contractor:** Vanguard Construction and Development Company - **Renders:** Archi-Tectonics  
and Seventh Art Group

### Consultants

**Structural:** Cantor & Seinuk Engineers - **Mechanical:** Stanislav Slutsky Engineers - **Curtain Wall:** Israel Berger  
and Associates

### Suppliers

**Curtain Wall:** Archiglaze - **Glass:** Cricursa - **Roofing:** Kemper Systems - **Elevators:** Kone - **Doors:** Tre-Più  
**Railings:** Atlantis Rail - **Lighting:** Reggiani - **Stones:** Stone Source, Hastings Tile and Stone  
**Fireplaces:** Montigo Fireplaces

**Façade Aluminum System:** Schüco

**Kitchen Cabinet:** b3 system by bulthaup

**Text by** Caterina Testa

**Photography by** Floto & Warner Photography, courtesy of Archi-Tectonics

