

SPRING 2019

PRODUCTS

FOR RESIDENTIAL CONSTRUCTION PROFESSIONALS

Outdoor Living + Exteriors

BEAUTY AND BRAWN

Historic Views

SPECIAL WINDOWS ANCHOR A LUXURY CONDO DEVELOPMENT IN NEW YORK

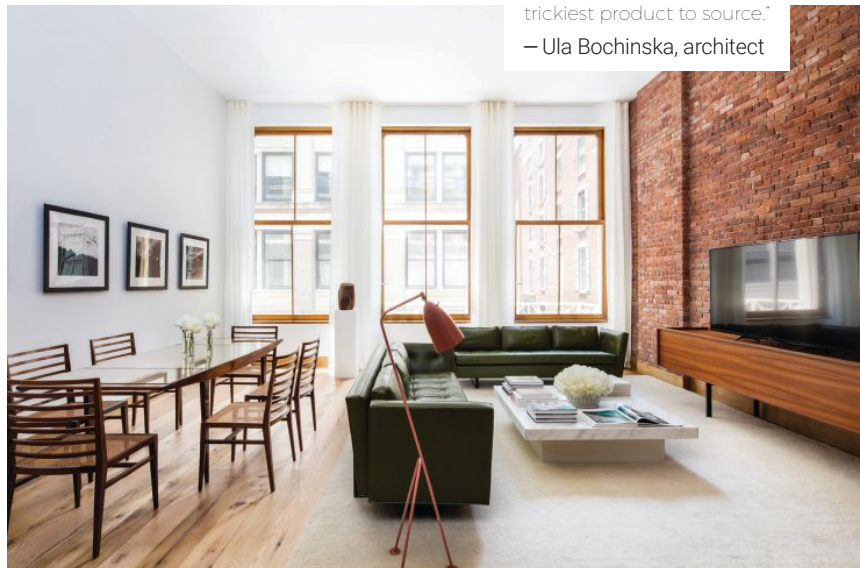
BY LYDIA LEE

TRANSFORMING A TRIO OF historical cast-iron buildings in New York City's Tribeca neighborhood into modern residential and office space was a daunting task, since the structures were largely in their original 1869 condition. The plan for 60 White Street was to create eight luxury condominiums ranging in size from 2,000 to 3,000 square feet. But the developer, Sorgente Group of America, also wanted the project to meet strict energy efficiency standards, so it decided to retrofit the structures using the rigorous Passive House approach.

"The quality of the development is so different from many others—everything is extremely well built," says Ula Bochinska, principal of local firm Bostudio Architecture and the architect for the project.

The neoclassical buildings' façade featured many large windows, and to get city approval for the project, the design team had to overcome a major hurdle: The wood-framed windows had to look original but meet Passive House standards for high insulating value. "It was very difficult to get the right windows," Bochinska says.

Because traditional double-hung windows with sliding sashes couldn't achieve a tight enough seal, Bochinska proposed awning windows. But those were roundly rejected by NYC's Landmarks Preservation Commission. Instead, she worked with Zola European Windows, based in Steamboat Springs, Colo., to



The simulated double-hung windows have solid meranti wood frames. Floors are reclaimed white oak.

make a custom simulated double-hung window, which has a lower pane that functions as a tilt-and-turn window. It tilts in for ventilation but can also turn in, allowing for easy cleaning.

In terms of acoustic and thermal performance, the windows provide up to 51 decibels of soundproofing and feature R-11 glass and triple glazing. The project passed its Passive House blower-door test, and the windows—in concert with the heavily insulated building envelope—allow the residences to use less heating and cooling energy. Each condo also has its own energy-recovery ventilator.

Inside, the units feature rich hues, high ceilings, and the exposed brick walls of the original structure. "It was important for the client that the units felt warm, so we thought of warmth inside and out, including the off-white façade, beige exterior door frames, and bronze hardware," Bochinska says. "We also used a lot of wood."

The clean-lined interiors feature custom solid-core doors with a white oak veneer and kitchen cabinets also faced with white oak in a 3/8-inch-thick veneer. The custom floors have their own history: They are antique reclaimed white oak selected from a reclaimed wood showroom

TOP: The two penthouse units connect to bluestone-paved terraces through Zola Thermowood Lift & Slide doors framed in white oak. LEFT: The simulated double-hung windows have solid meranti wood frames. Floors are reclaimed white oak.

PHOTOS: NICO ARELLANO

PROJECT /
60 White Street, New York City
ARCHITECT /
Bostudio Architecture, New York

PRESERVATION ARCHITECT /
CTS Group Architecture / Planning,
Chatham Township, N.J.

GENERAL CONTRACTOR /
R&S Construction, New York
PASSIVE HOUSE CONSULTANT /
Duncan Architect, New York

CASE STUDY



The bathroom fixtures are from the Kohler Purist series in Vibrant Brushed Bronze, complementing an expanse of Vermont Danby marble.

MANUFACTURER /
Zola European Windows
SPEC /
Triple-glazed simulated double-hung windows and lift/slide doors
CIRCLE NO. 847

and then engineered for stability. The kitchens and baths use marble, quarried in Vermont, to line the countertops, sinks, and bathtubs.

For architectural lighting, Bochinska sourced LED fixtures from Zaneen, including a notably large rectangular recessed light from the PI² series to amply illuminate kitchen work surfaces. She also selected Kohler bathroom faucets in the company's Vibrant Brushed Bronze finish and had the kitchen faucets refinished to match. "It's a unique, subtle finish—not quite gold, but with those warmer tones instead of silver tones," she notes. "It's a beautiful addition to the color palette." **P**

Lydia Lee is a San Francisco Bay Area-based freelance writer specializing in architecture and design.

PRODUCTS

FOR RESIDENTIAL CONSTRUCTION PROFESSIONALS

NAME _____
TITLE _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP + 4 _____
PHONE* _____ CELL* _____
E-MAIL* _____ FAX* _____

I want to receive/continue to receive PRODUCTS free-of-charge.

(Free print edition available only in USA. Free digital edition available worldwide.)

☐ YES ☐ NO How would you like to receive your subscription? ☐ PRINT ☐ DIGITAL (email address required)

SIGNATURE _____ DATE _____

Circle numbers below to receive free information from companies listed in this issue.

751	765	779	793	807	821	835	849	863	877	891	905	919	933	947
752	766	780	794	808	822	836	850	864	878	892	906	920	934	948
753	767	781	795	809	823	837	851	865	879	893	907	921	935	949
754	768	782	796	810	824	838	852	866	880	894	908	922	936	950
755	769	783	797	811	825	839	853	867	881	895	909	923	937	951
756	770	784	798	812	826	840	854	868	882	896	910	924	938	952
757	771	785	799	813	827	841	855	869	883	897	911	925	939	953
758	772	786	800	814	828	842	856	870	884	898	912	926	940	954
759	773	787	801	815	829	843	857	871	885	899	913	927	941	955
760	774	788	802	816	830	844	858	872	886	900	914	928	942	956
761	775	789	803	817	831	845	859	873	887	901	915	929	943	957
762	776	790	804	818	832	846	860	874	888	902	916	930	944	958
763	777	791	805	819	833	847	861	875	889	903	917	931	945	959
764	778	792	806	820	834	848	862	876	890	904	918	932	946	960

*BY PROVIDING YOUR PHONE NUMBER, CELL PHONE NUMBER, FAX NUMBER OR E-MAIL ADDRESS, YOU GIVE US PERMISSION TO USE IT TO CONTACT YOU ABOUT YOUR SUBSCRIPTION

A. Which of the following best describes your company's primary business?

(Check one box only.)

- 10 ☐ Builder / Developer / Contractor
20 ☐ Architectural Firm, Engineering Firm, Architectural/Engineering Firm, Designer of homes
30 ☐ Remodeler
40 ☐ Kitchen & Bath Specialist
50 ☐ Manufacturers, Land Development, Others Allied to the Field

B. Which category best describes your job title?

(Check one box only.)

- 10 ☐ President, Owner, Partner, Corp Exec, VP, CEO, GM, Director
20 ☐ Architect, Designer, Engineer
30 ☐ Construction Manager, Project Manager, Supervisor, Superintendent, Foreman
40 ☐ Purchasing Director, Sales or Marketing Manager, Sales, Estimator

90 ☐ Other (please specify): _____

C. Which of the following building materials, products, or equipment do you buy, specify, or influence the selection of?

(Check all that apply.)

- 01 ☐ Appliances
02 ☐ Cabinets / Countertops
03 ☐ Carpet
04 ☐ Caulks & Sealants
05 ☐ Central Vacuum Systems
06 ☐ Computer Hardware & Software
07 ☐ Construction Equipment
08 ☐ Decks, Patios, Fencing Materials
09 ☐ Doors, Patio Doors
10 ☐ Drywall
11 ☐ Energy Efficient Products
12 ☐ Engineered Wood Products
13 ☐ Fireplaces & Accessories
14 ☐ Floors, Flooring & Flooring Coverings

- 15 ☐ Garage Doors
16 ☐ Hand & Power Tools
17 ☐ Home Security / Automation Systems / Sound Systems
18 ☐ HVAC
19 ☐ Insulation
20 ☐ Lighting / Lighting Fixtures
21 ☐ Locksets / Hardware
22 ☐ Masonry
23 ☐ Paints, Stains, Finishes
24 ☐ Plumbing Fixtures/Faucets
25 ☐ Roofing / Roofing Materials
26 ☐ Siding
27 ☐ Skylights
28 ☐ Tile
29 ☐ Trucks / Commercial Vans
30 ☐ Tubs / Shower Surrounds
31 ☐ Windows
32 ☐ Sunspaces

FREE SUBSCRIPTION / READER SERVICE

www.ResidentialProductsOnline.com

TO RECEIVE FREE INFORMATION FROM COMPANIES IN THIS ISSUE:

FASTEST: ONLINE
Fill out our online web card at
www.cdsreportnow.com/get/now?pd

FAX
Complete form and fax to
630.739.9700

EMAIL
Complete, scan and email as an attachment to
rsccards@cds1976.com

MAIL
Complete form and mail to
CREATIVE DATA
440 Quadrangle Drive, Suite E
Bolingbrook, IL 60440-3000

TO CONTINUE YOUR FREE SUBSCRIPTION:

FASTEST: ONLINE
www.cdsreportnow.com/renew/now?pd
1. Choose "Renew Subscription" (you'll need the mailing label on the front cover of this issue).
2. Answer a few questions.

FAX
Complete form and fax to
1-800-207-9431

MAIL
Complete form and mail to
PRODUCTS
3030 W Salt Creek Lane
Suite 201
Arlington Heights, IL 60005