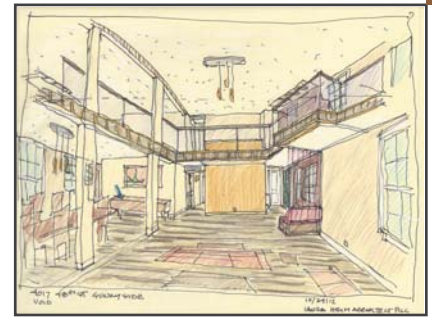
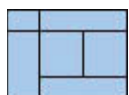
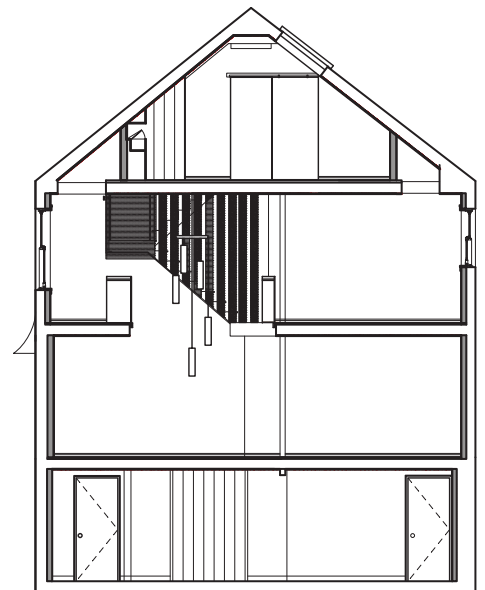


VOID HOUSE

SUNNYSIDE GARDENS, NY



This project involved converting a two family house, the largest of its type in Sunnyside Gardens, to a one family residence with an enlarged kitchen, open living/dining area, second floor study, four bedrooms and four bathrooms. Given the generous size of the floor plate and the low ceilings, an atrium wrapped with glass railings was inserted into the center of the house connecting the first and second floors. A dramatic sculptural walnut staircase leads to the attic space. In addition, a series of energy efficient measures, such as new radiant floor heating throughout, Marvin tripane windows, and new insulation along all exterior walls and ceiling, were included. To enhance the exterior, the bricked in porch was to be restored to be light filled with double hung wood windows and panels and a new copper hood was installed over the kitchen entry. The final design juxtaposes a modern, light filled central void with a restored traditional porch volume.



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Type: Residential Renovation
Program: Conversion 2 Family to 1
Area: 4430 SF
Status: Design Completed 2013