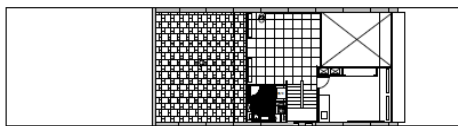


ROTHENSTEIN HOUSE

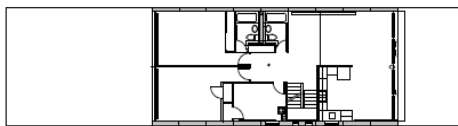
ASTORIA, NY



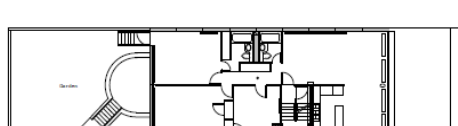
Designed by architect Guy Rothenstein and built on a corner lot in 1965, the distinct Rothenstein house commands a dramatic view of Astoria Park and the Triborough Bridge. The three-story, two-family home with a professional cellar office was recently sold outside the family, and the new owner hired Laura Heim Architect to assist in the restoration, which was undertaken with a due respect for the unique character of the house. The façade has been cleaned and restored with new doors and windows. The dramatic sky terrace has been retiled and the interior floors refinished with bamboo, cork and maple. Many of the character-defining details have been preserved or reinvented, particularly in the unique bathroom designs.



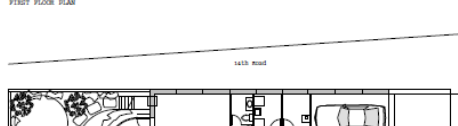
Third Floor Plan



Second Floor Plan



First Floor Plan



Cellar Floor Plan

Legend

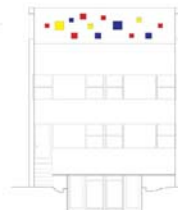
- 1. Entrance
- 2. Living Room
- 3. Dining Area
- 4. Kitchen
- 5. Bedroom
- 6. Open to Below
- 7. Study
- 8. Lounge
- 9. Terrace
- 10. Office
- 11. Laundry
- 12. Boiler Room
- 13. Storage
- 14. Garden



Longitudinal Section



Front Elevation



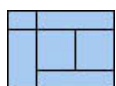
Rear Elevation



Side Elevation - Facing West



Site Plan- Context



Laura Heim Architect PLLC

www.heimarchitect.com

Type: Residential and Commercial,
 Restoration & Renovation
 Program: Office & 2 Apartments
 MEP Consultant: Landmark Facilities Group
 Area: 5000 SF
 Status: Completed 2007