

R A N D

Townhouse Renovation

222 East 61st Street

The renovation of 222 East 61st Street in Manhattan included brownstone facade repairs, interior renovation of two duplex apartments, rear courtyard landscape design, and a complete window replacement program.

PROPERTY

Three-story plus basement townhouse, built in 1871, located in the Treadwell Farm Historic District in Manhattan.

PROJECT OVERVIEW

Complete interior renovation and design, HVAC and fire protection upgrade, exterior repair, and landscaping.

SCOPE OF WORK

RAND designed and administered the following work items:

Architectural Design

- Interior renovation of two duplex apartments

HVAC and Plumbing

- Boiler replacement
- New central air conditioning and radiant heating systems
- New plumbing system, including water heater, piping, and fixtures.
- New sprinkler system installed without removing ceilings

Exterior

- Complete window replacement, including frames and fittings
- Roof repair; skylight replacement
- Balcony restoration
- Exterior staircase replaced
- Brownstone coatings replaced
- Terrace waterproofing

- Water-damaged structural elements replaced
- Courtyard landscaping incorporated recycled brick and original bluestone; custom planter design

ARCHITECT/ENGINEER

RAND Engineering & Architecture, DPC

DESIGN ARCHITECT

Mario Cuiffarin Architect

CONTRACTOR

Aries Construction Co., Inc.

CONSTRUCTION COST

\$1 million