

Brooklyn Townhouse

544 State Street
Brooklyn, New York

Client - Saul Bardosh
Design - Studio ST Inc.
Architect of Record - Linna Hunt
MEP - Motolla Rini Engineers
Structural Engineer - Robert Silman Associates
Contractor - I J Universal
Area - 5400 sq.ft.
Cost - \$700,000
Completed - February 2005

First time developer, Saul Bardosh, acquired 544 State Street after it was vacant and neglected for over two years. Not only did the interiors need to be completely gutted, but a two-story addition in the back of the building had to be demolished. Fortunately, through close analysis of the zoning law, Studio ST discovered that the owner could enlarge the building by almost 50 percent, by adding 320 sq.ft. to each floor and excavating the cellar.

The townhouse was divided into four apartments, one per floor. Each apartment has an outdoor space – the backyard for the ground floor apartment and a terrace for each of the other apartments. The typical apartment layout includes, on the north side of the building, two bedrooms, one and a half bathrooms, the kitchen and the dining room. The new south side addition contains the living room and an office.

The cellar was excavated to create storage spaces, mechanical rooms, a shared laundry area for the building's tenants and a recreation room attached to the ground floor apartment. Three skylights were added over the main stair, bathing the previously dark stairway in sunlight.

The apartments were designed in a minimal manner with a great deal of thought put into detailing. Special attention was also given to the usability and functionality of a rental apartment. We are proud of the clean, contemporary look of the apartments, which was achieved while keeping to a low construction budget of approximately \$130 per square foot.



skylight
fourth floor living room
hallway cove light (2)

