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419 East 6 Street is located on a 19 foot wide by 91 foot deep vacant lot in the Lower East Side of Manhattan. This high-medium density residential neighbourhood is characterised by a four to six story street wall of tenement buildings with ground floor commercial space. Prior to this intervention, the vacant lot produced a break in this fabric. We subscribed to the New York City Zoning Resolution's Quality Housing Program which limits the lot coverage to 65% in exchange for a increased floor area ratio of 3.44. Adherence to this program also stipulates a 5 foot front and 30 foot rear setback from lot lines, the provision for accessible communal recreation space and tree planting. The proposed building consists of a ground floor commercial space with sole access to a landscaped backyard and four full floor residential units on the second through fifth floors, each with access to the roof terrace and recreation area. The building utilizes commercial construction materials and methods to achieve a non-combustible rating allowing for a single means of egress on this confined site. Floors of poured-in-place concrete on metal deck span between load bearing party walls of grout filled and reinforced concrete masonry units. The front facade consists of an operable, structurally glazed, unit curtain wall system for the living spaces and exposed concrete masonry units at the stair shaft. A strategy of surface manipulation is adopted with the intent to enhance the habitability of the narrow living volumes. To achieve this a grid of electronic displays is applied to a 60 foot long wall of each unit. Through the application of electronic imagery such as television, a movie or a wheat field to the interior surfaces, the architecture plays on our susceptibility to the stimulus derived from moving image.

