



253 Pacific Street / James Cleary Architecture

12 FEB 2013

Housing Selected Works Brooklyn James Cleary Architecture United States of America

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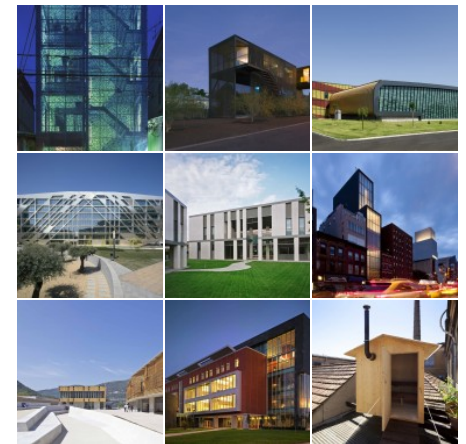
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Architects: **James Cleary Architecture**
Location: **Brooklyn, New York, USA**
Area: **9,170 sqm**
Year: **2012**
Photographs: **James Cleary Architecture**



Structural Engineer: **Anthony Gennaro**
Mep Engineer: **TSF Engineering**
General Contractor: **K-Squared Development**
Client: **253 Pacific Street LLC**

SELECTED BUILDINGS



MORE SELECTED BUILDINGS

MOST VISITED OF THE WEEK

Site Area: 2,500 sqm



© James Cleary Architecture

An advertisement for Progressive insurance. At the top, the word "PROGRESSIVE" is written in a bold, blue, italicized font. Below it, there is a form with the text "Enter ZIP Code:" and a text input field. A blue button with white text says "Get Your Free Quote". Below the button, the text reads "The Name Your Price® Tool. Only from Progressive." Underneath this text is a vertical price slider tool. The slider has a blue bar with the number "\$99" in white. At the bottom of the slider are up and down arrow buttons. Below the slider is a woman with dark hair, wearing a white polo shirt with the Progressive logo, holding a blue and orange price tool. At the very bottom of the advertisement, the word "PROGRESSIVE" is written in the same bold, blue, italicized font on a solid blue background.

253 Pacific Street is a newly constructed building in Brooklyn, New York containing three duplex residences.



© James Cleary Architecture

While the building's construction, style, and materials – including zinc, wood, and exposed concrete – are unapologetically modern, James Cleary Architecture's initial ideas for the building were inspired by Brooklyn's historic brownstones, whose high ceilings, thoughtful apartment layouts, and great depth in the details of their facades, all influenced the building's design.



© James Cleary Architecture

Inside and out, the building mixes high and low to unexpected effect.



© James Cleary Architecture

Outside, wood clads the exterior of the entire first floor, while on the upper floors, raw concrete piers bracket standing seam zinc cladding. Custom fabricated wood and steel planter boxes frame each window on the upper stories, shading windows from summer sun, adding a touch of green to the streetscape, and creating rich shadows that play across the

building throughout the day.



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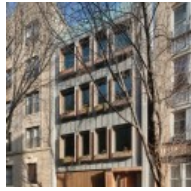
Inside, each apartment features exposed concrete ceilings and walls, walnut flooring, wood burning fireplaces, private outdoor space, and large windows that allow sunlight deep into the building. Each unit's kitchen and staircase are designed as an intertwined pair. The kitchens combine smooth lacquered cabinets with rough blackened steel, while the wood and concrete stairs sweep past freestanding floor to ceiling millwork, creating unique cross views through each apartment, and opportunities for kids to perch on the stair, or tuck themselves underneath it, as mom or dad make breakfast.



Plans

From its highly efficient building envelope, equipment, lighting and plumbing fixtures, to the use of recycled materials wherever possible, 253 Pacific Street has a minimal

environmental footprint designed to reduce energy use by at least 35% compared to standard construction.



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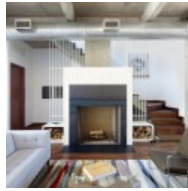
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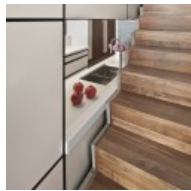
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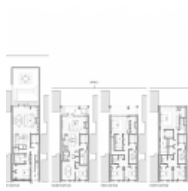
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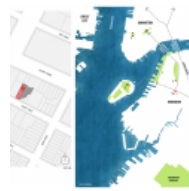
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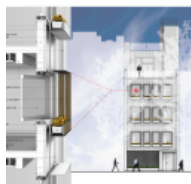
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Plans



Plan



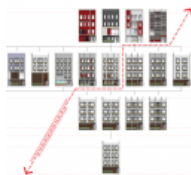
Elevation & Detail



Section



Diagram



Diagram