

# INTERIOR DESIGN®

SEPTEMBER  
2017

soaking up new york





**After decades of dedicating**

the September issue to New York, *Interior Design* is for the first time devoting a whole section to real estate. Sure, the city has long possessed beaux arts grandes dames and pioneering modernist towers.

But for many years, while the Middle and Far East were building like crazy, it was quieter on the Big Apple front. Many of the best architects

were busy far away from home. Not so today.

If one thing has become crystal-clear during the current boom, developers have come around to the value of good design. Observers point to *Interior Design* Hall of Fame

**this city runs on real estate**

member Richard Meier's twin Greenwich Village apartment towers, completed in 2002, as a turning point. Until then, while Meier had designed museums from Los Angeles to Barcelona, Spain, not to mention government and commercial buildings in California and the Czech Republic, he'd never completed a ground-up structure in his hometown. So everyone in the real-estate world sat up and took notice. Developers are now turning to top local firms as well as superstars from abroad for buildings that are making singular contributions to the skyline.

Just consider SHoP Architects's American Cooper Buildings, two copper-clad towers by the East River in Midtown that lean toward each other as if engaged in a tango. A connecting sky-bridge looks like an arm flung around a dance partner—kick it, baby. It's not all about good looks, either. *Sustainability* has become the watchword for projects large and small. Of course, some firms have been attuned to these issues all along. But today, with LEED fully entrenched and evidence of green design's health benefits mounting, a certification program called WELL hopes to do for interiors what LEED has done for architecture.

Although many of the maneuvers that LEED and WELL require remain hidden to the buyer or renter's eye, plants are very much in evidence. Terraces and rooftops have come alive with landscaped lounges, lovely to look at and linger on. Interiors are just as imaginative, as designers experiment with materials and showcase original art. In apartment buildings, lobbies are being reinvented as community hubs, and coworking areas are cropping up for the benefit of the freelance workforce. Amenities are ever more plentiful: billiard rooms, wine cellars, hammams...or all of the above.

Designers new to the development game seem to enjoy the change of pace. Brian Messana and Toby O'Rorke sat in on meetings for the Upper East Side building that Messana O'Rorke is helping convert from a rental to a condominium—and discovered a talent for marketing and branding. "Before this, we'd always done very personal, one-on-one residential projects, never multi-family residential," Messana says. "But see? We're already talking like developers." And no marketing executive could have done a better job than the namesake principal of Andre Kikoski Architect, which is designing the interiors of Davis Brody Bond's apartment building 1 Hudson Yards on the edge of Midtown. Leading a tour that began in the lobby, he pointed-out wall panels made by pouring molten bronze over linen.

Then there's always the possibility of impressing the family. Meyer Davis Studio's Will Meyer was recently watching the U.S. Open on television with his children when a real-estate commercial flashed onto the screen. His kids turned to him and asked, "Dad, isn't that the building you're working on?" —Jane Margolies

**Zaha Hadid Architects**  
project 520 West 28th Street,  
Chelsea.  
developer Related.



# it's their vision

Aero Studios  
 Anda Andrei Design  
 Tadao Ando Architect & Associates  
 Arquitectonica International Corporation  
 Ateliers Jean Nouvel  
 Shigeru Ban Architects  
 Jeffrey Beers International  
 Beyer Blinder Belle  
 BSKS Architects  
 Bonetti/Kozerski Architecture  
 Piet Boon  
 Martin Brudnizki Design Studio  
 CetraRuddy Architecture  
 Champalimaud Design  
 David Chipperfield Architects  
 Clodagh Design International  
 Concrete  
 CookFox Architects  
 Dattner Architects  
 Davis Brody Bond  
 Diller Scofidio + Renfro  
 Durukan Design  
 Elkus Manfredi Architects  
 Fogarty Finger Architecture  
 Foster + Partners  
 FXFowle Architects  
 Gabellini Sheppard Associates  
 Gensler  
 William T. Georgis  
 Gilles & Boissier  
 GKV Architects  
 Alexander Gorlin Architect  
 Groves & Co.  
 Zaha Hadid Architects  
 Handel Architects  
 Herzog & de Meuron Basel  
 Hill West Architects  
 Hollwich Kushner Architecture  
 INC Architecture & Design  
 Bjarke Ingels Group  
 Interior Architects  
 Ismael Leyva Architects  
 Stephen B. Jacobs Group  
 Jahn  
 Thomas Juul-Hansen  
 Andre Kikoski Architect  
 Kohn Pedersen Fox Associates  
 Lissoni Associati  
 Lubrano Ciavarra Architects  
 Dean Maltz Architect

Mancini Duffy  
 March & White  
 Peter Marino Architect  
 Markzeff  
 Marvel Architects  
 Richard Meier & Partners Architects  
 Messana O'Rorke  
 Meyer Davis  
 Michaelis Boyd Associates  
 Mojo Stumer Associates Architects  
 Morphosis  
 Morris Adjmi Architects  
 MR Architecture + Decor  
 ODA New York  
 Office for Metropolitan Architecture  
 Office of Thierry W. Despont  
 Oppenheim Architecture & Design  
 Pelli Clarke Pelli Architects  
 Pembroke & Ives  
 Perkins Eastman  
 RDAI  
 Renzo Piano Building Workshop  
 Rockwell Group  
 Roman and Williams Buildings and Interiors  
 Daniel Romualdez Architects  
 S9 Architecture  
 Selldorf Architects  
 Shamir Shah Design  
 Shimoda Design Group  
 SHoP Architects  
 Skidmore, Owings & Merrill  
 SLCE Architects  
 Spacesmith  
 SPAN Architecture  
 Robert A.M. Stern Architects  
 Stonehill & Taylor Architects  
 Studio Gang  
 Studio Jacques Garcia  
 Studio Sofield  
 Studios Architecture  
 TPG Architecture  
 Rafael Viñoly Architects  
 Isay Weinfeld Arquitetura e Urbanismo  
 Weiss/Manfredi Architecture/Landscape/Urbanism  
 Whitehall Interiors  
 Wimberly Interiors  
 Woods Bagot  
 Workshop/APD  
 WXY Architecture + Urban Design  
 Yabu Pushelberg

# 100 ARCHITECTS & DESIGNERS

**Foster + Partners** and  
**William T. Georgis**  
**project** 100 East 53rd  
 Street, Midtown.  
**developer** RFR Realty.



# 100 DEVELOPERS

POWERGRID100

Adam America Real Estate  
Adellco  
Alexico Group  
Anbau  
Aronov Realty  
Atlantic Realty Development  
BD Hotels  
Bizzi & Partners Development  
Blumenfeld Development Group  
Boston Properties  
Breaking Ground  
Brodsky Organization  
Brookfield  
Centaur Properties  
Charney Construction & Development  
Chetrit Group  
Clipper Equity  
Concern for Independent Living  
Continuum Company  
Corigin Real Estate Group  
DDG  
DHA Capital

Delancey Street Associates  
Durst Organization  
El Ad US Holding  
Extell Development  
F&T Group  
Fisher Brothers  
Flag Luxury Group  
Fortis Property Group  
Gemdale USA Corporation  
Georgica Green Ventures  
GID Development Group  
Gotham Organization  
William Gottlieb Real Estate  
SL Green Realty Corp.  
Greenland Forest City Partners  
Greyscale Development Group  
Greystone & Co.  
Hamlin Ventures  
Heritage Real Estate Partners  
HFZ Capital Group  
Hines  
Howard Hughes Corporation  
Imperial Companies  
Ironstate Development Company  
iStar  
JDS Development Group  
Joie de Vivre Hotels  
Knightsbridge Properties Corp.  
Lendlease Corporation  
Lightstone Group  
LIVWRK  
William Macklowe Company  
Macklowe Properties  
Madison Equities  
Magnum Real Estate Group  
MCR Development  
Metro Loft Management  
Midtown Equities  
Naftali Group  
Hugo Neu Corporation  
O'Connor Capital Partners  
Orange Management

Pontiac Land Group  
Property Markets Group  
Rabsky Group  
Related  
RFR Realty  
Rose Associates  
Rudin Management Company  
RXR Realty  
Savanna Fund  
Ian Schrager Company  
Second Development Services  
Silverstein Properties  
Soho Properties  
Somerset Development  
Spitzer Enterprises  
Starwood Capital Group  
Steiner NYC  
Strategic Capital  
Sumaida + Khurana  
Taconic Investment Partners  
Tamarkin Co.  
Tavros Capital Partners  
Tessler Developments  
TF Cornerstone  
Thor Equities  
Time Equities  
Tishman Speyer  
Toll Brothers  
Two Trees Management Co.  
Victor Group  
Vornado Realty Trust  
Witkoff  
World Wide Group  
Xin Development Group International  
Youngwoo & Associates  
Zeckendorf Development

*it's their clout*



**Handel Architects and  
Hollwich Kushner Architecture**  
**project** Journal Squared, Jersey City.  
**developers** KRE Group and National  
Real Estate Advisors.



**Ateliers Jean Nouvel and Office of Thierry W. Despont**

**project** 53W53.

**developers** Hines, Goldman Sachs Group, and Pontiac Land Group.

**BKSK Architects and Ken Fulk**

**project** Henry Hall, 515 West 38th Street.

**developer** Imperial Companies.

**CetraRuddy Architecture**

**project** 200 East 59th Street.

**developer** Macklowe Properties.

**David Chipperfield Architects**

**project** Bryant, 16 West 40th Street.

**developer** HFZ Capital Group.

**Foster + Partners and William T. Georgis**

**project** 100 East 53rd Street.

**developer** RFR Realty.

**Handel Architects**

**project** 525W52.

**developers** Taconic Investment and Mitsui Fudosan Co.

**Handel Architects and Rockwell Group**

**project** House 39, 225 East 39th Street.

**developer** Fisher Brothers.

**ODA New York**

**project** 305 East 44th Street.

**developer** Triangle Assets.

**ODA New York and Escobar Design**

**project** Charlie West, 505-513 West 43rd Street.

**developer** Elad Group.

**SHoP Architects and K&Co.**

**project** American Copper Buildings, 626 First Avenue.

**developer** JDS Development Group.

**SHoP Architects and Studio Sofield**

**project** 111 West 57th Street.

**developers** JDS Development Group and Property Markets Group.

**Skidmore, Owings & Merrill and Roman and Williams Buildings and Interiors**

**project** Eugene, 435 West 31st Street.

**developer** Brookfield.

**Skidmore, Owings & Merrill and Daniel Romualdez Architects**

**project** 252 East 57th Street.

**developers** World Wide Group and Rose Associates.

**Robert A.M. Stern Architects and Office of Thierry W. Despont**

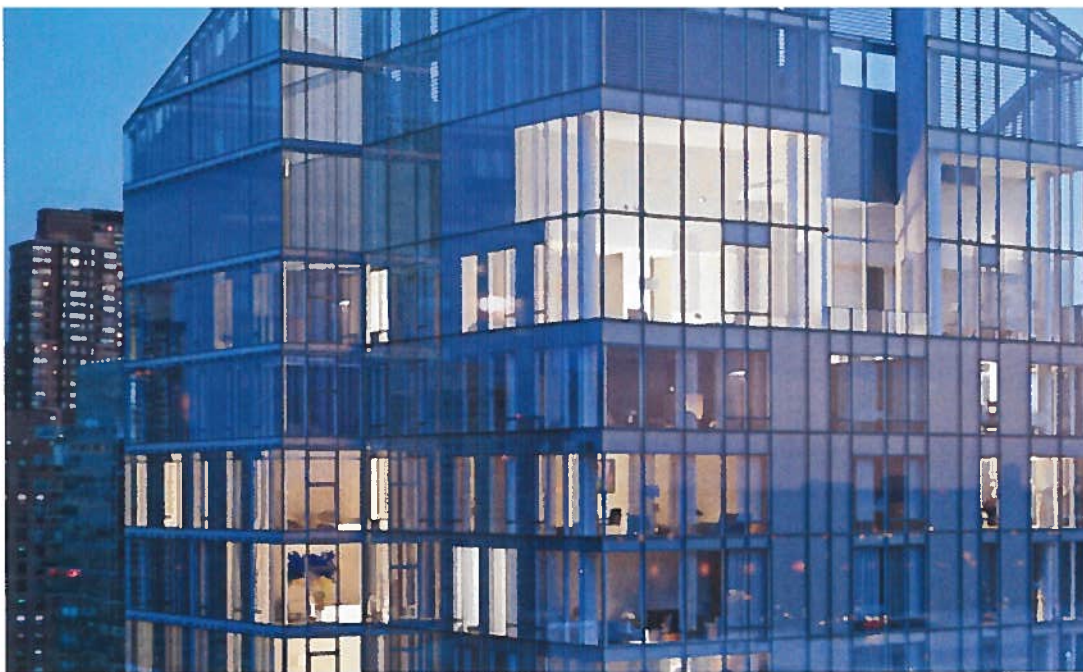
**project** 220 Central Park South.

**developer** Vornado Realty Trust.



FROM TOP: COURTESY OF SHoP ARCHITECTS/K&CO.; JONATHAN MOREFIELD



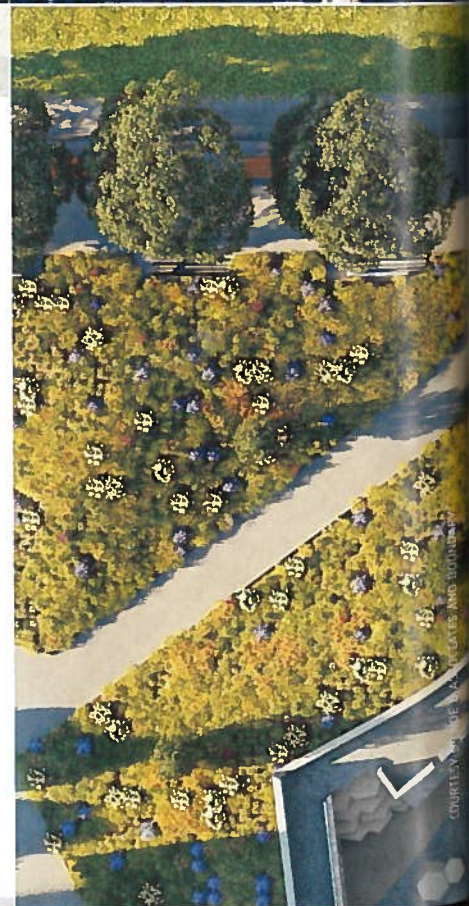


**POWERGRID100** residential

## the dream team

**Waterline Square has brought some of the city's biggest names to the Upper West Side**

**It's truly towering.** And we're not talking just height. We're talking talent. Preeminent architecture and interiors firms, normally in competition with one another for commissions, have united for Waterline Square, the Upper West Side mega-project led by GID Development Group president James Linsley. Assigned to sites clustered in a parklike setting of 5 acres facing the Hudson River, Kohn Pedersen Fox Associates's William Pedersen, Richard Meier & Partners Architects, and Rafael Viñoly Architects have each designed a glassy, angular building of 34 to 38 stories with condominiums at the top, rentals below. At ground level in the KPF building, Martin Brudnizki Design Studio will contribute a food hall. Connecting everything belowground is an amenities "club" orchestrated by Rockwell Group's David Rockwell. As for the towers' interiors, Champalimaud Design's Alexandra Champalimaud is outfitting Richard Meier's, Yabu Pushelberg's George Yabu and Glenn Pushelberg are doing KPF's, and Groves & Co.'s Russell Groves is paired with Rafael Viñoly. Dynamic duos, all. —Jane Margolies









**Beyer Blinder Belle and Champalimaud Design**

**project** Kent, 200 East 95th Street, Upper East Side.

**developer** Extell Development.

**Martin Brudnizki Design Studio and Champalimaud Design and Groves & Co. and Kohn Pedersen Fox Associates and Richard Meier & Partners Architects and Rockwell Group and Rafael Viñoly Architects and Yabu Pushelberg**

**project** Waterline Square, 10 Riverside Boulevard, Upper West Side.

**developer** GID Development Group.

**DDG**

**project** 180 East 88th Street, Upper East Side.

**developer** DDG.

**Hill West Architects and Whitehall Interiors**

**project** 1399 Park Avenue, East Harlem.

**developer** Heritage Real Estate Partners.

**INC Architecture & Design**

**project** Vandewater, 543 West 122nd Street, Harlem.

**developer** Savanna Fund.

**Bjarke Ingels Group**

**project** Gotham East 126, 158 East 126th Street, Harlem.

**developer** Blumenfeld Development Group.



**Thomas Juul-Hansen**

**project** 221 West 77th Street, Upper West Side.

**developer** Naftali Group.

**Messana O'Rourke**

**project** 200 East 62nd Street, Upper East Side.

**developer** O'Connor Capital Partners.

**Morris Adjmi Architects**

**project** 207W79, Upper West Side.

**developer** Anbau.

**Pelli Clarke Pelli Architects and Jeffrey Beers International**

**project** 1 West End, Upper West Side.

**developers** El Ad US Holding and Silverstein Properties.

**SHoP Architects and Clodagh Design International**

**project** Citizen 360, 360 East 89th Street, Upper East Side.

**developer** Anbau.

**Robert A.M. Stern Architects**

**project** 20 East End Avenue, Upper East Side.

**developer** Corigin Real Estate Group.

**Robert A.M. Stern Architects**

**project** 520 Park Avenue, Upper East Side.

**developer** Zeckendorf Development.



"This was a 1960's building—we tore down walls and opened up kitchens" —**Brian Messana**





# doing it all

Creative vision meets business acumen at apartment buildings by DDG and Tamarkin



CARY TAMARKIN



550 WEST 29TH STREET

"The developer in me wants to

spend as little as possible, as quickly as possible, but the architect in me insists on spending money to reach my artistic goals"

—Cary Tamarkin

Being a designer is certainly challenging. Ditto being a developer. But some firms manage both to design and to develop.

DDG sometimes goes even further, constructing and managing its properties as well. For 180 East 88th Street, at 50 stories soon to be the tallest apartment building on the Upper East Side, DDG is throwing some curves into the design. Arches will evoke both caves and cathedrals in the lobby, then reappear at the pinnacle of the facade, fronting penthouse terraces. While the handmade bricks for the exterior are imported from Denmark, and the over-size windows are Italian, the views are genuine New York.

Tamarkin Co.'s founder and president, trained architect Cary Tamarkin, usually draws inspiration from what's down on street level—the tough, workaday buildings of the city. His designs rely on brick, concrete, and factory-style gridded steel-framed windows as a way to fit in with the old industrial buildings in Chelsea and the West Village, where his projects tends to be. Which is not to say they're cookie-cutter. With 550 West 29th Street, a 12-story apartment building currently under construction, he's taken the factory-window concept to the nth degree.

—Jane Margolies



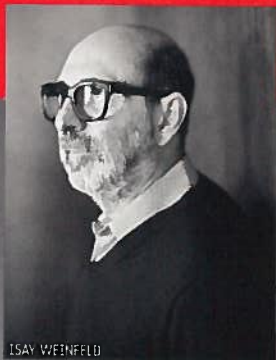
180 EAST 88TH STREET





"When you are swimming, you can look up and see the green outside"

—Isay Weinfeld



ISAY WEINFELD



**Jeffrey Beers International and Rafael Viñoly Architects**

**project** 277 Fifth Avenue, NoMad.  
**developers** Victor Group and Lendlease.

**Karl Fischer Architect and Shamir Shah Design**

**project** 172 Madison Avenue, NoMad.  
**developer** Tessler Developments.

**Zaha Hadid Architects**

**project** 520 West 28th Street, Chelsea.  
**developer** Related.

**INC Architecture & Design and Office for Metropolitan Architecture**

**project** 121 East 22nd Street, Gramercy Park.  
**developers** Gemdale USA Corporation and Toll Brothers City Living.

**Kohn Pedersen Fox Associates and Martin Brudnizki Design Studio**

**project** Madison Square Park Tower, 45 East 22nd Street, Flatiron District.  
**developer** Continuum Company.

**Peter Marino Architect**

**project** Getty, 501 West 24th Street, Chelsea.  
**developer** Victor Group.

**Pembroke & Ives**

**project** 212 Fifth Avenue, Tenderloin.  
**developers** Madison Equities and Thor Equities.

**Studio Jacques Garcia**

**project** D'Orsay, 211 West 14th Street, Chelsea.  
**developer** Adellco.

**Tamarkin Co.**

**project** 550 West 29th Street, Chelsea.  
**developer** Tamarkin Co.

**Isay Weinfeld Architettura e Urbanismo**

**project** Jardim, 527 West 27th Street, Chelsea.  
**developers** Centaur Properties and Greyscale Development Group.

**Woods Bagot**

**project** Gramercy Square, 215-225 East 19th Street and 220-230 East 20th Street, Gramercy Park.  
**developers** Chetrit Group and Clipper Equity.



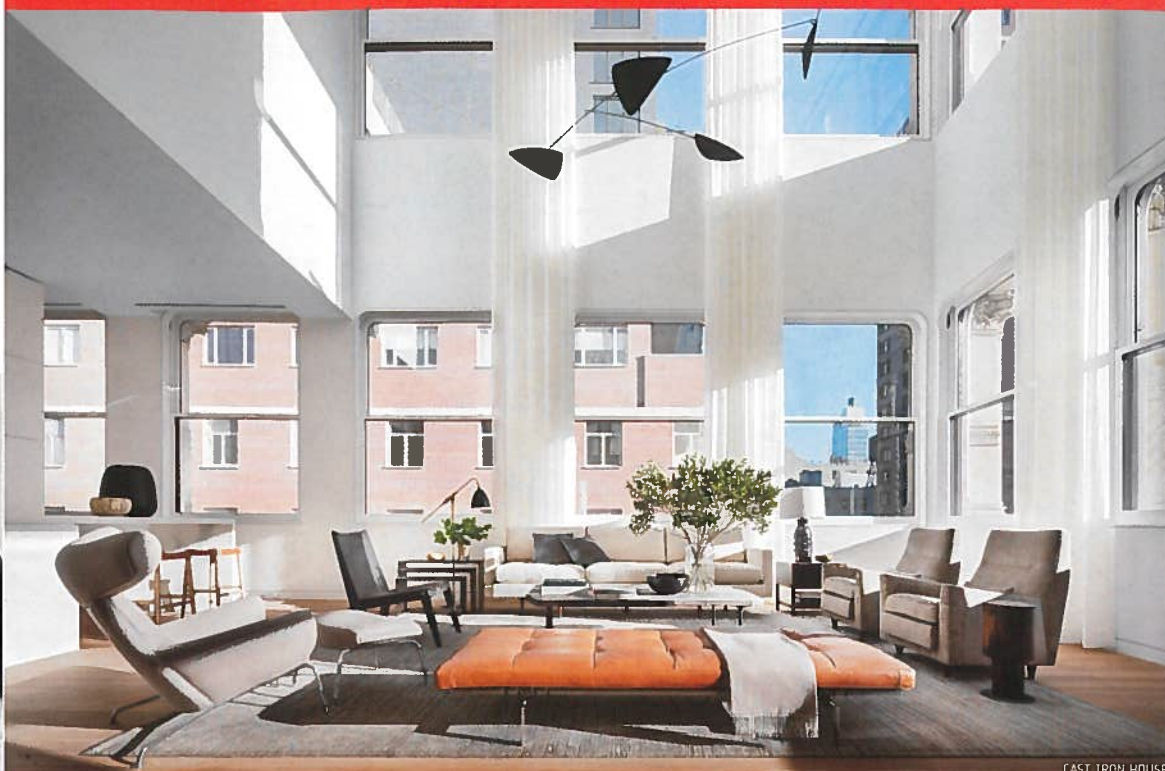


# model behavior

To make new buildings come to life, developers enlisted these interiors stars



BRAD FORD



CAST IRON HOUSE

Kelly Behun Studio	432 Park Avenue, Midtown.
Rafael de Cárdenas/Architecture at Large	Greenwich Lane, 155 West 11th Street, West Village.
West Chin Architect	520 West 28th Street, Chelsea.
Dufner Heighes	15 Hudson Yards, Midtown.
Brad Ford ID	Cast Iron House, 67 Franklin Street, TriBeCa.
Jennifer Post Design	520 West 28th Street, Chelsea.
Eve Robinson Associates	Woolworth Tower Residences, 233 Broadway, Civic Center.
Alan Tanklsey	Woolworth Tower Residences, 233 Broadway, Civic Center.

"Buyers needed to see how one might live in a Zaha Hadid building" —West Chin



WEST CHIN

POWERGRID100 designers



# POWERGRID100 residential downtown

## Aero Studios and FXFowle Architects

**project** Greenwich Lane, 155 West 11th Street, West Village.

**developers** Rudin Management Company and Global Holdings.

## Shigeru Ban Architects

**project** Cast Iron House, 67 Franklin Street, TriBeCa.

**developer** Knightsbridge Properties Corp.

## Beyer Blinder Belle and Gachot Studios

**project** Shephard, 275 West 10th Street, West Village.

**developer** Naftali Group.

## Beyer Blinder Belle and Workshop/APD

**project** 70 Charlton, Hudson Square.

**developer** Extell Development.

## BKSK Architects

**project** 175 West 10th Street, West Village.

**developer** Greystone Development.

## CetraRuddy Architecture

**project** 443 Greenwich Street, TriBeCa.

**developer** Metro Loft Management.

## CookFox Architects

**project** 100 Vandam, Hudson Square.

**developer** Jeff Greene.

## Herzog & de Meuron Basel

**project** 56 Leonard, TriBeCa.

**developers** Alexico Group and Hines.

## Herzog & de Meuron Basel

**project** 160 Leroy, West Village.

**developer** Ian Schrager Company.

## Kohn Pedersen Fox Associates and MR Architecture + Decor and Rockwell Group

**project** 111 Murray Street, TriBeCa.

**developers** Fisher Brothers, New Valley, and Witkoff.

## Skidmore, Owings & Merrill

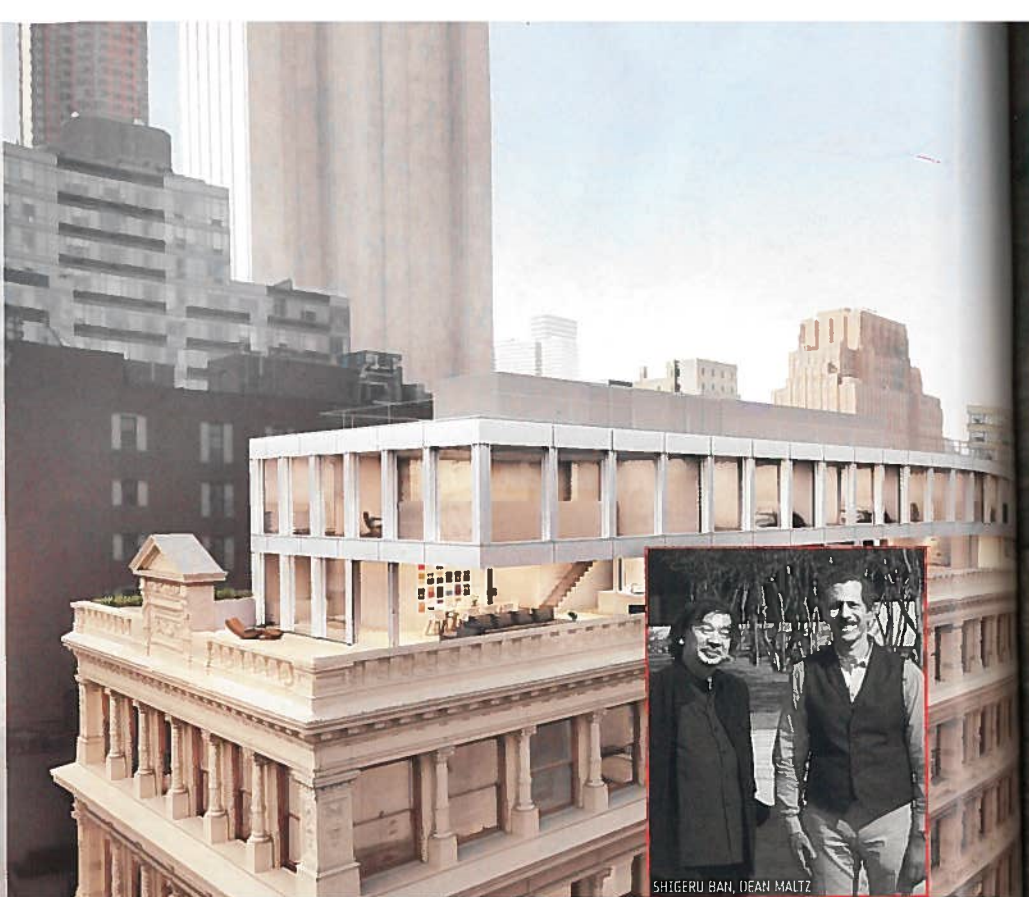
**project** 91 Leonard Street, TriBeCa.

**developer** Toll Brothers.

## Workshop/APD

**project** 111 Leroy Street, West Village.

**developer** Property Markets Group.



SHIGERU BAN, DEAN MALTZ







"The interiors are visually calming to frame the vitality just outside"

—Michael Gabellini

**BKSK Architects**

**project** 1 Great Jones Alley, NoHo.  
**developer** Madison Realty Capital.

**BKSK Architects**

**project** 22 Bond, NoHo.  
**developers** Richport Group and Second Development Services.

**Paris Forino Design and S9 Architecture**

**project** Steiner East Village, 438 East 12th Street.  
**developer** Steiner NYC.

**Gabellini Sheppard Associates and Tadao Ando Architect & Associates**

**project** 152 Elizabeth Street, NoLiTa.  
**developer** Sumaida + Khurana.

**INC Architecture & Design**

**project** 196 Orchard Street, Lower East Side.  
**developer** Magnum Real Estate Group.

**Andre Kikoski Architect and Kravitz Design**

**project** 75 Kenmare, NoLiTa.  
**developer** DHA Capital.

**Marvel Architects**

**project** Residences at Prince, 34 Prince Street, NoLiTa.  
**developers** Time Equities and Hamlin Ventures.

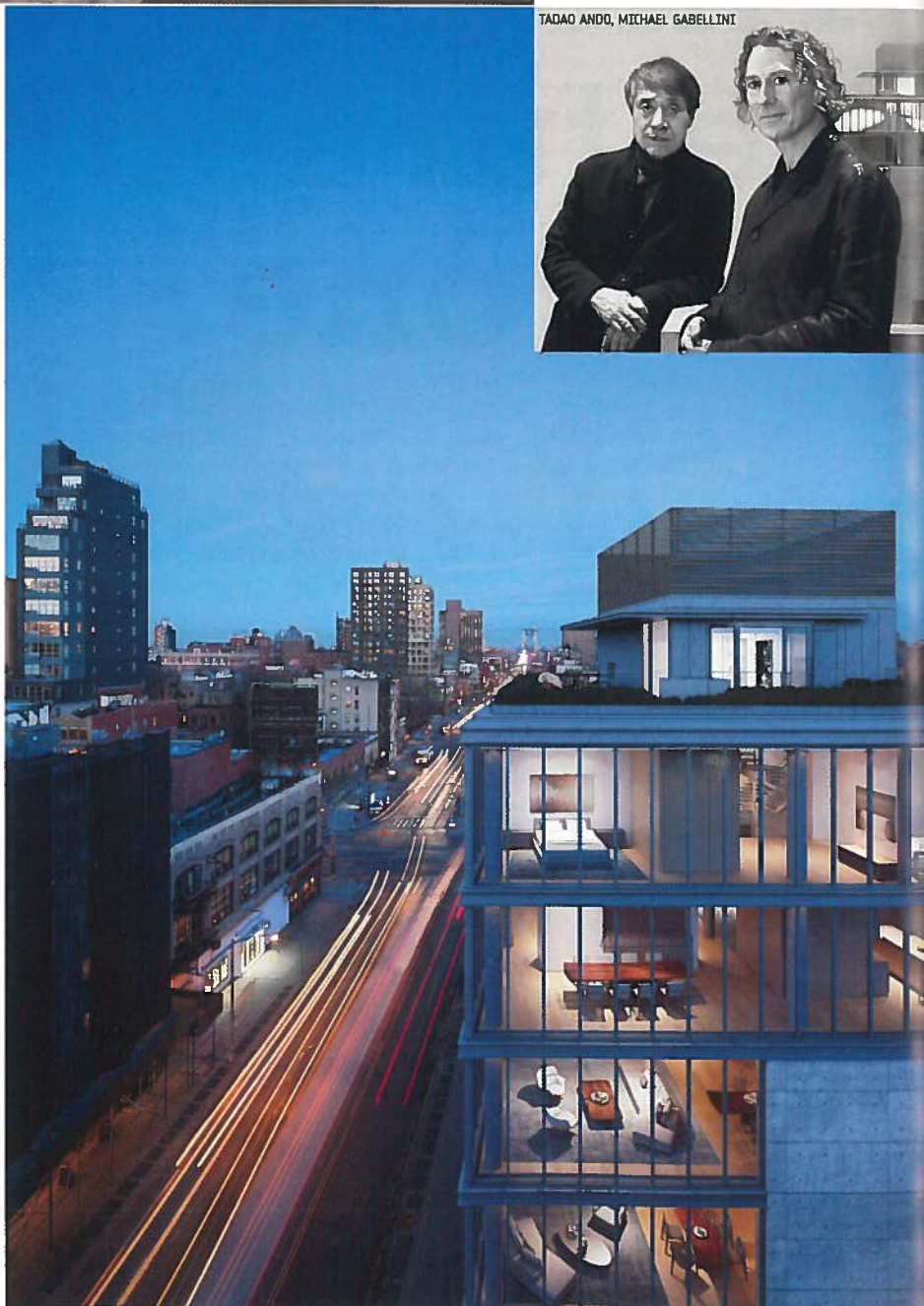
**Renzo Piano Building Workshop and RDAI**

**project** 565 Broome, SoHo.  
**developers** Aronov, Bizzi & Partners Development, Cindat Capital Management, and Halpern Real Estate Ventures.

**Selldorf Architects**

**project** 21 East 12th Street, East Village.  
**developer** William Macklowe Company.

TADAO ANDO, MICHAEL GABELLINI







"We managed each vista, so your eye always lands on something iconic" —Will Meyer

**Ateliers Jean Nouvel and Lissoni Associati and SOMA Architects**

**project** 45 Park Place, Financial District.

**developer** Soho Properties.

**CetraRuddy Architecture**

**project** 180 Water, South Street Seaport.

**developer** Metro Loft Management.

**Gabellini Sheppard Associates and Woods Bagot**

**project** 49 Chambers Street, Civic Center.

**developer** Chetrit Group.

**Groves & Co.**

**project** 1 Seaport, 161 Maiden Lane, South Street Seaport.

**developer** Fortis Property Group.

**Ismael Leyva Architects and Jeffrey Beers International**

**project** 100 Barclay, Financial District.

**developers** Magnum Real Estate Group and CIM Group.

**Jahn and Thomas Juul-Hansen**

**project** 50 West, Financial District.

**developer** Time Equities.

**March & White and Rafael Viñoly Architects**

**project** 125 Greenwich Street, Financial District.

**developer** Bizzi & Partners Development.

**Meyer Davis**

**project** 1 Manhattan Square, 252 South Street, Two Bridges.

**developer** Extell Development.

**Office of Thierry W. Despont**

**project** Woolworth Tower Residences, 233 Broadway, Civic Center.

**developer** Alchemy Properties.



**POWERGRID100** residential

downtown





MORRIS ADJMI

**Morris Adjmi Architects**

**project** Austin Nichols House,  
184 Kent Avenue, Williamsburg.  
**developer** LIVWRK.

**Piet Boon**

**project** Oosten, 429 Kent Avenue,  
Williamsburg.  
**developer** Xin Development Group  
International.

**Durukan Design**

**project** 26West, 26 West Street, Greenpoint.  
**developer** Rabsky Group.

**Stephen B. Jacobs Group**

**project** Level, 2 North Sixth Street,  
Williamsburg.  
**developer** Douglaston Development.

**Ismael Leyva Architects and K&Co.**

**project** Greenpoint, 21 India Street.  
**developers** Mack Real Estate Group,  
Palin Enterprises, and Urban Development  
Partners.

**Marvel Architects**

**project** Pierhouse, Brooklyn Bridge Park.  
**developer** Starwood Capital Group and  
Toll Brothers.

**ODA New York**

**project** 416-420 Kent Avenue, Williamsburg.  
**developer** Spitzer Enterprises.

**SHoP Architects**

**project** 325 Kent Avenue, Williamsburg.  
**developer** Two Trees Management Co.

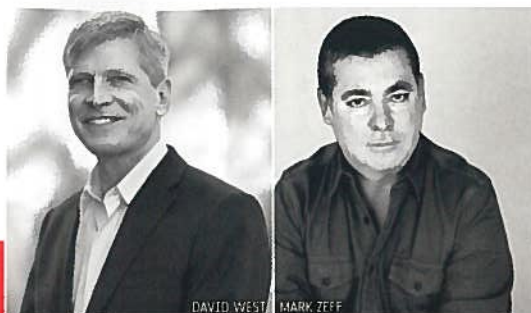
**Ole Sondresen Architect and Paperfarm  
and Stephen B. Jacobs Group**

**project** 868 Lorimer on the Park, Greenpoint.  
**developer** Chatham Development Company.



"A lot of energy and work goes into  
creating a green wall, but it's  
worth it" —Morris Adjmi





DAVID WEST MARK ZEFF

**Aufgang Architects and Meshberg Group**

**project** 237 11th Street, Gowanus.

**developers** Adam America Real Estate and Slate Property Group.

**CookFox Architects**

**project** 550 Vanderbilt, Prospect Heights.

**developer** Greenland Forest City Partners.

**Dattner Architects**

**project** Hub, 333 Schermerhorn Street, Downtown Brooklyn.

**developer** Steiner NYC.

**DDG**

**project** Standish, 171 Columbia Heights, Brooklyn Heights.

**developers** DDG and Westbrook Properties.

**Durukan Design and ODA New York**

**project** 10 Monticelli Street, Bushwick.

**developer** Rabsky Group.

**GKV Architects**

**project** Waverly Brooklyn, 50 Waverly Avenue, Clinton Hill.

**developer** Orange Management.

**Handel Architects**

**project** 33 Bond, Downtown Brooklyn.

**developer** TF Cornerstone.

**Hill West Architects and Markzeff**

**project** 363 Bond Brooklyn, Gowanus.

**developer** Atlantic Realty Development.

**Hill West Architects and Whitehall Interiors**

**project** 2 River Park, 91 Pacific Street, Cobble Hill.

**developer** Fortis Property Group.



"We tried to take the charm of nearby Carroll Gardens and bring it to dodgy Gowanus" —Mark Zeff



**POWERGRID100** residential  
**brooklyn**