



## Virginia San Fratello

Interior Designs in collaboration with TCA:

*Telemedia Accelerator*

*Rasiej Townhouse*

*E. 61st St. Residence*

*Lincoln Center Restaurant*

# TELEMEDIA ACCELERATOR

NEW YORK, NEW YORK

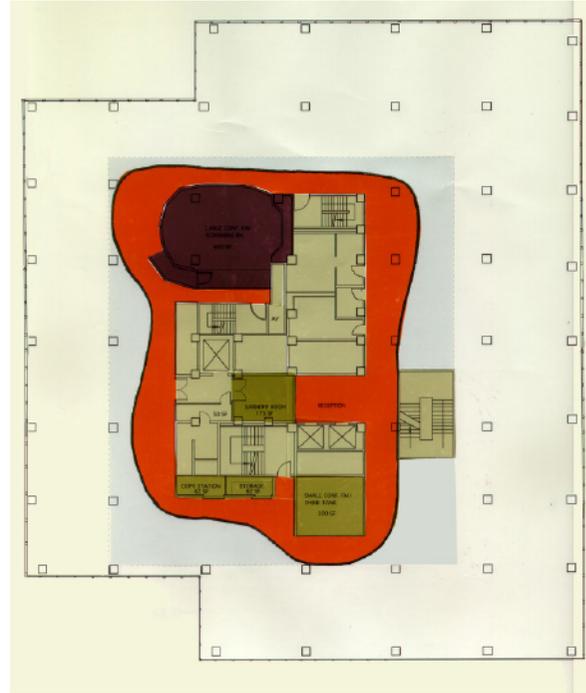
When the leaders of the TeleMedia Accelerator approached TCA (Virginia San Fratello - project architect) in November of 1999, they had a vision of a workplace where energy and innovative ideas naturally emerge, where state-of-the-art design breeds open communication. We responded by creating a future-focused 'lab' environment that encourages a new workplace dynamic. The unique nature of the TeleMedia Accelerator project added design demands. A for-profit enterprise with a civic mission, the TeleMedia Accelerator was created to provide seed funding, space, infrastructure and professional services to accelerate the growth of new companies in broadband content and e-commerce sectors. When fully occupied, the space will be home to more than 10 individual organizations with distinctive personalities yet shared needs.



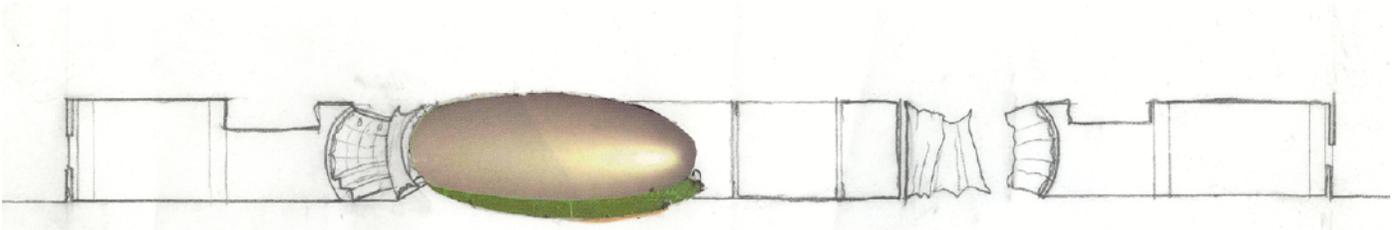


## TELEMEDIA ACCELERATOR

Challenges were addressed with a ring of offices organized around an existing service core. Conference rooms and pantry space connect to the center. The design reflects the Accelerator's new work style. A lounge, a think tank and a large open space for casual meetings or just relaxation were added. Each space plugs into the central core, offering an alternative environment for group or individual breaks. The private incubator space is separated from the public corridor by a sinuous, full-height wall. Inside, the plug-and-play facility is designed to accommodate today's breakthrough technology.

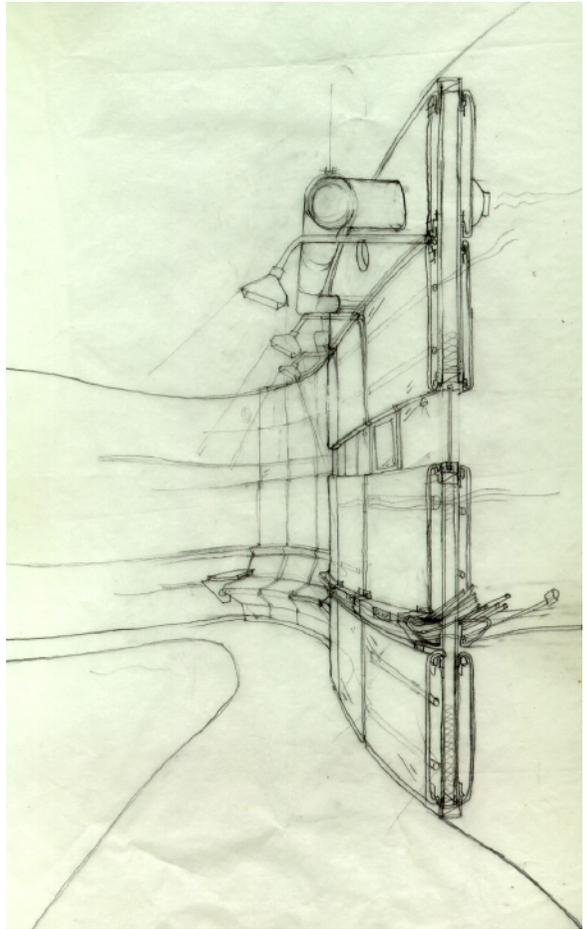


concept plan above / section below





reception



concept sketch for corridor



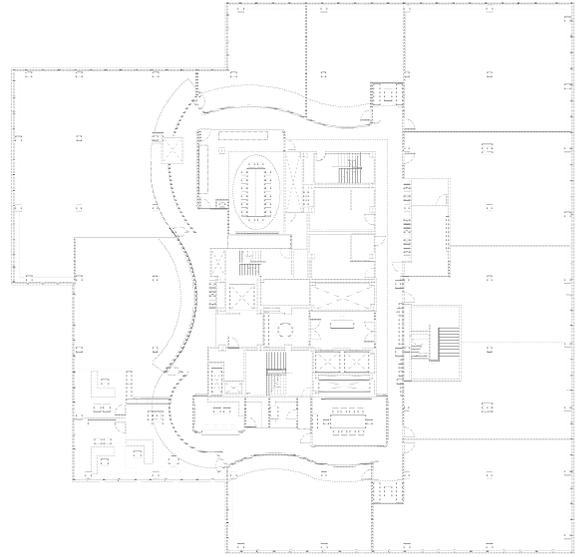
serpentine corridor



TELEMEDIA ACCELERATOR



communal lounge



floor plan



think tank

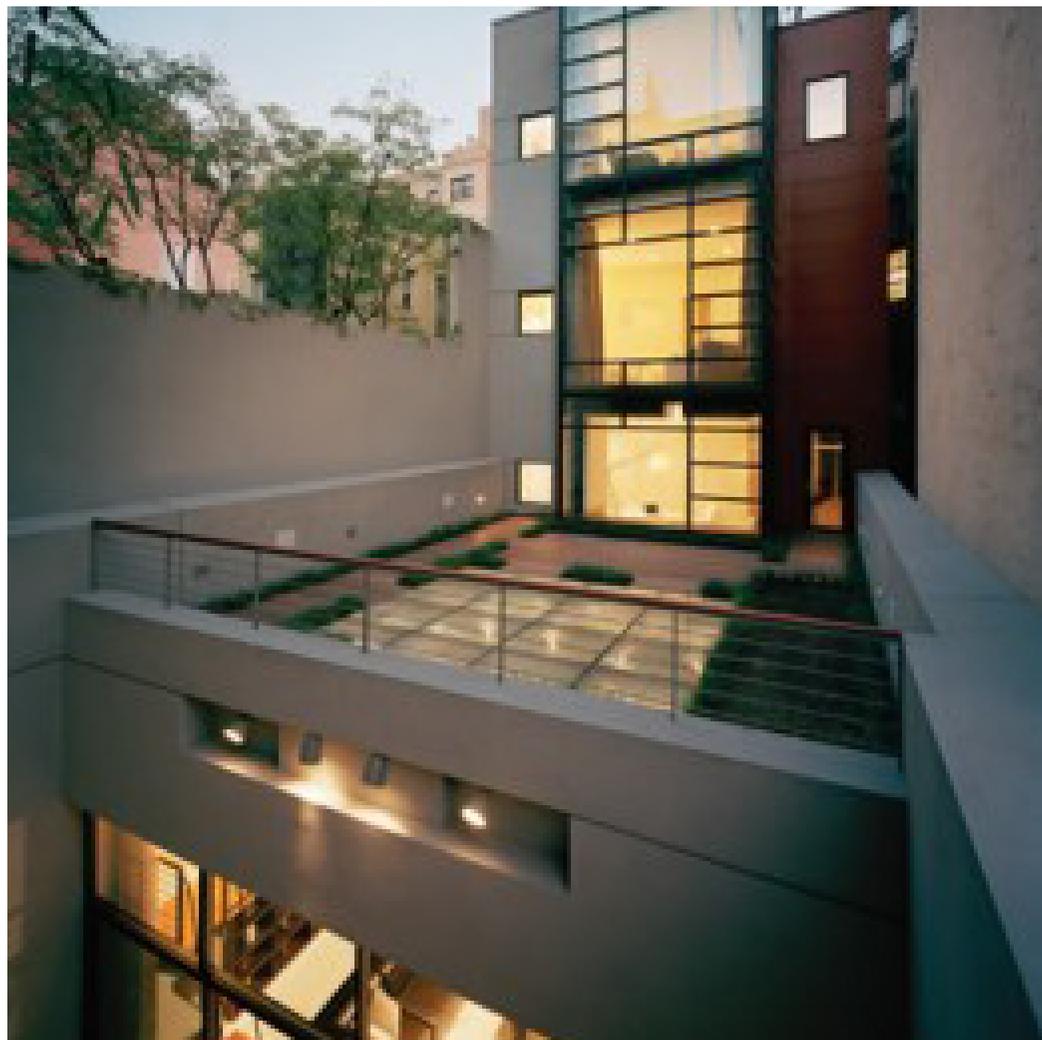


entrance with removable panels for future signage

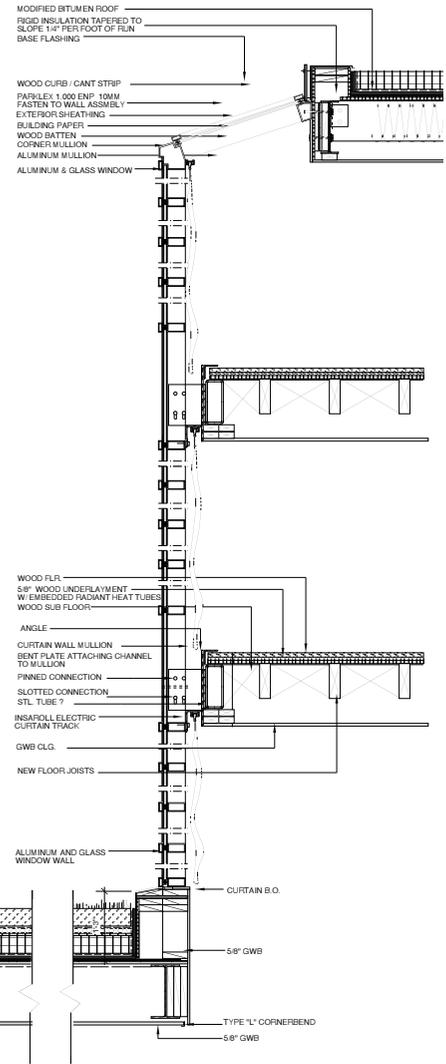
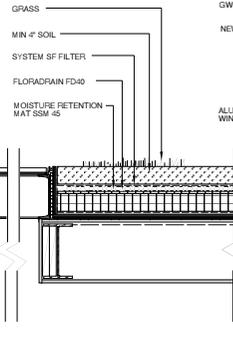
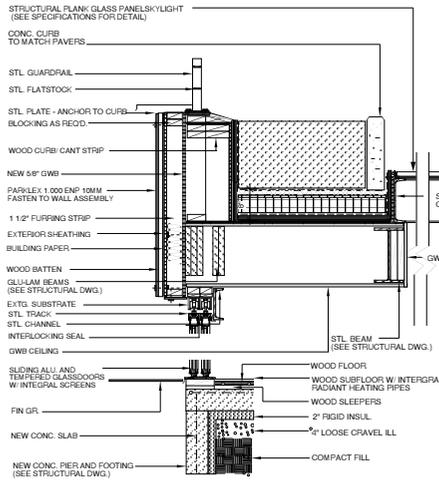
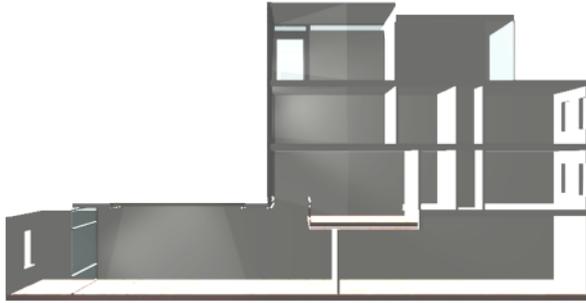
# RASIEJ TOWNHOUSE

NEW YORK, NEW YORK

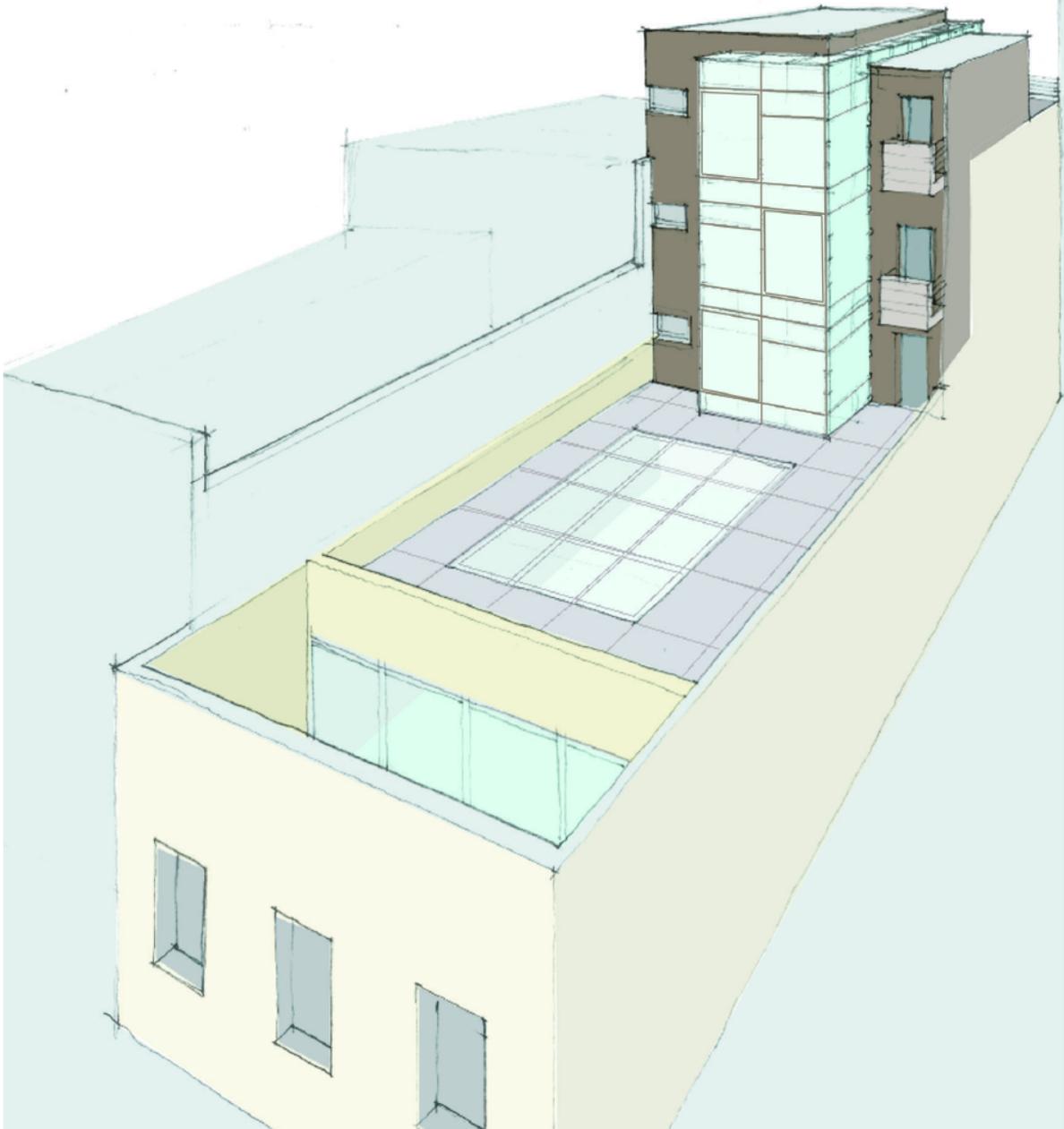
The Rasiej townhouse is a 19th century carriage house in New York's Greenwich Village. The client intends to transform the existing three story interior into a light-filled space and in addition to add a penthouse and a new glass addition onto the rear. The redesign incorporates dramatic changes. Virtually the entire interior and back wall have been removed and reconstructed. The original long and narrow floor plan meant natural light was not available in the center of the house. In the new design, we inserted a large open staircase in the midsection of the townhouse. A vast glass skylight, added above the staircase, creates a light well and transforms the feel of the space. The family's main living spaces are to the south, or garden, side of the residence. The old masonry wall will be demolished and replaced by a glass and steel wall and a fourth floor addition. The new glass wall will allow the maximum amount of light to penetrate the four floors above ground and create an airy atmosphere with views of the walled-in garden space and the rooftop terrace. The wall will be supported by a framework of steel tubes in-filled with aluminum.



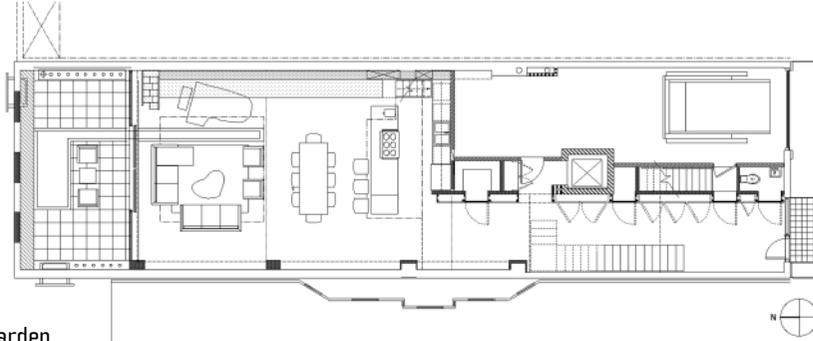
# RASIEJ TOWNHOUSE



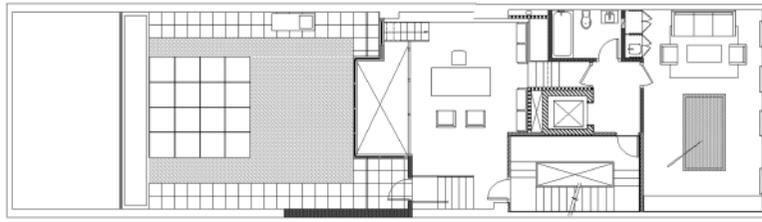
curtain wall building section



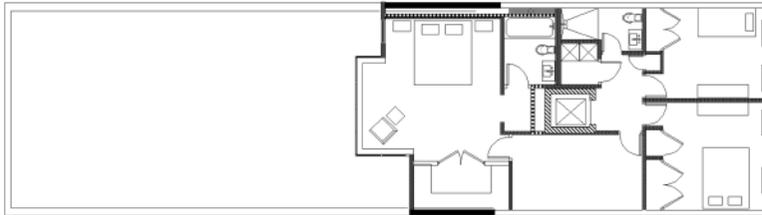
RASIEJ TOWNHOUSE



first floor plan and garden



second floor plan with roof terrace



third floor plan



penthouse



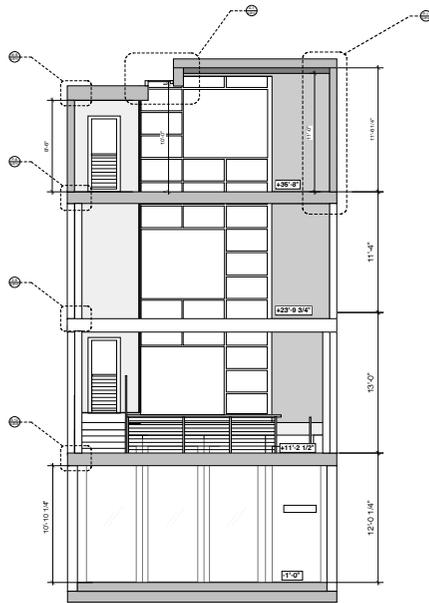
outdoor terrace



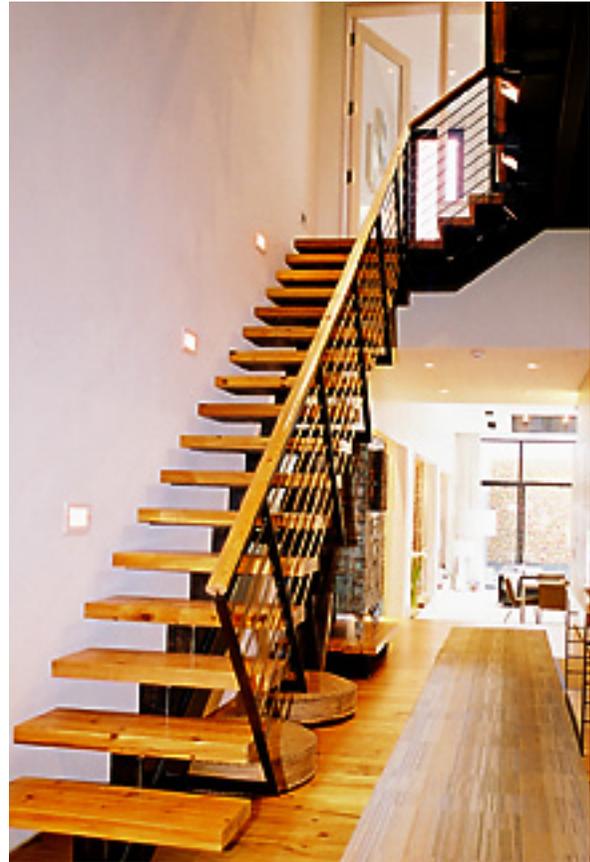
penthouse suite



## RASIEJ TOWNHOUSE



section



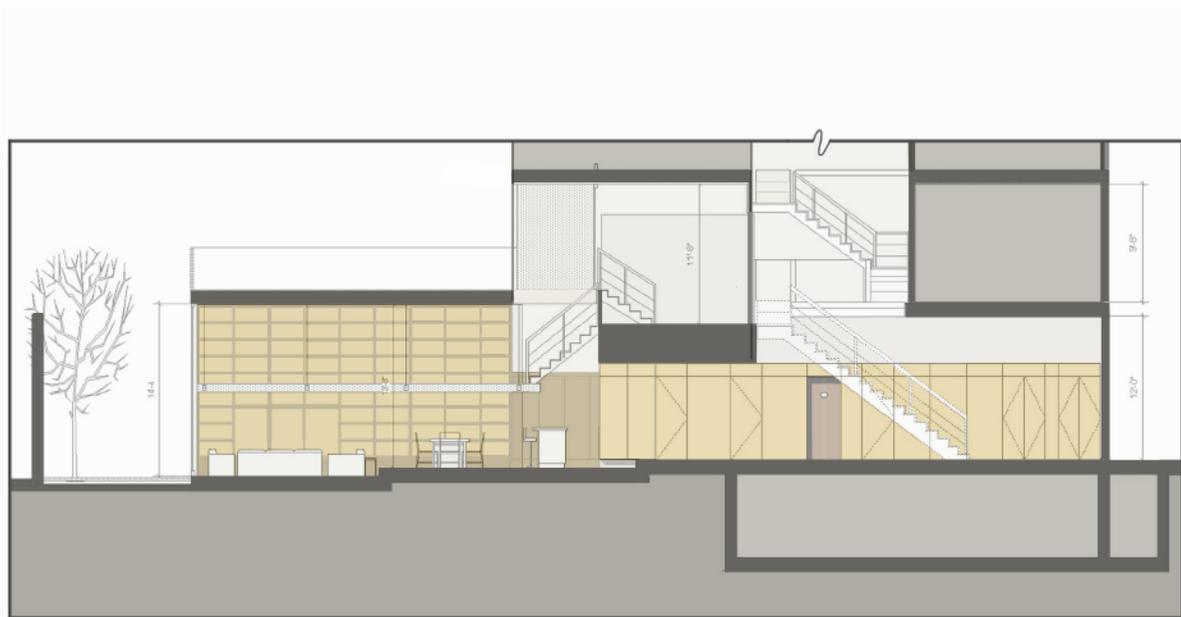
sketch

All of the wood floor and stairs are made out of the recycled ceiling joists that were removed from the original carriage house. The beams were planed down, cut and reused through out the new residence. There is also a wall of vegetation growing on the back of the courtyard, in front of a koi pond, the becomes the fourth wall of the living room - merging the interior with the exterior. The koi pond in the garden finds its way under the glass doors that divide the courtyard from the living room and re-emerges in the center of the room, connecting the interior to the exterior.

The stairwell is also a light well and brings natural daylight into the townhouse during the day and illuminates like a vertical tower at night.



## RASIEJ TOWNHOUSE



We selected natural materials that reinforce the tone of the design's contemporary simplicity. Stone, travertine and sisal are used throughout. Frosted glass, bleached maple and stainless steel also enhance the new light-filled interior atmosphere. The new penthouse will be clad with wood parklex panels, which are new to the architectural market in the United States.

Since the townhouse is located in one of New York City's historic districts, we worked with the landmark preservation agency to ensure that the redesign preserved the visual aesthetics of the neighborhood. The clear spatial configuration, the innovative glass addition, the use of natural materials and attention to neighborhood integrity work together in this New York City residence to redefine modern townhouse living. Virginia San Fratello was the project architect for the Rasiej townhouse while working at TCA.



## E. 61ST. STREET RESIDENCE

New York City, New York

The interior of this 19th century townhouse was transformed into a light-filled space, while retaining the original brownstone detail on the building's front facade.

In the redesign, the interior and back walls were removed and reconstructed. A large open staircase was inserted in the midsection of the house with a vast skylight above it; the resulting light well brings natural light into every room.

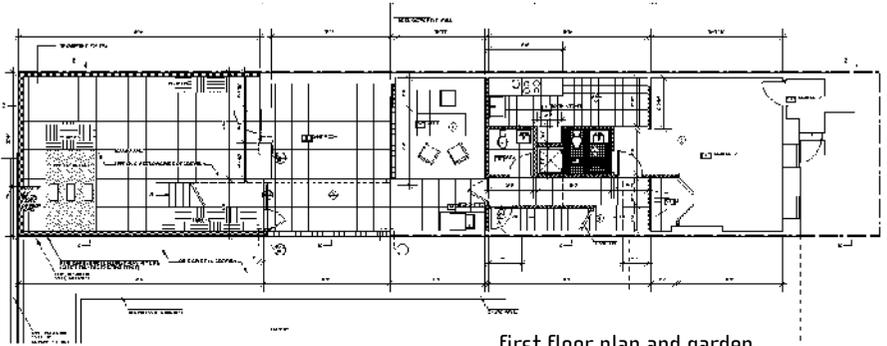
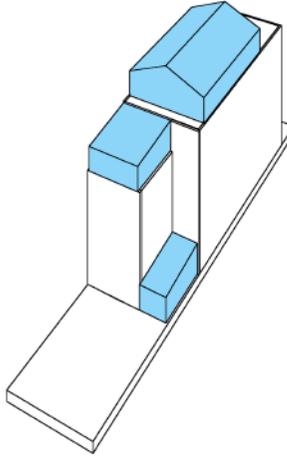
We selected natural materials that reinforce the design's simplicity. Stone, travertine and sisal are used throughout. Frosted glass, bleached maple and stainless steel also enhance the new interior.

The clear spatial configuration, innovative glass addition, use of natural materials and attention to neighborhood integrity work together in this New York City residence to redefine the modern townhouse.



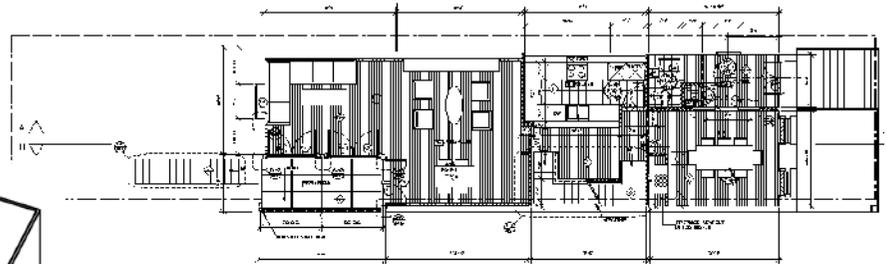
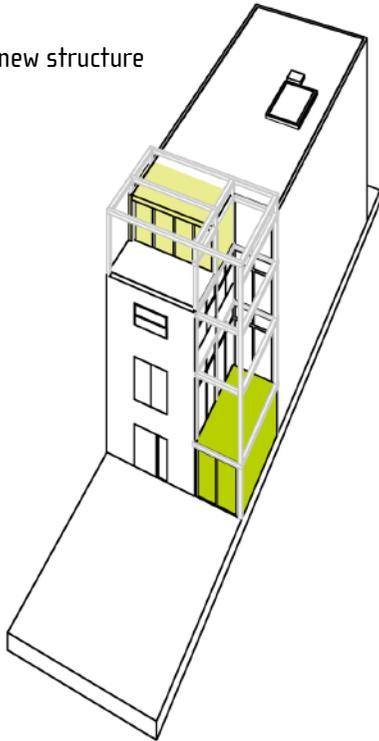
E. 61ST STREET RESIDENCE

existing structure

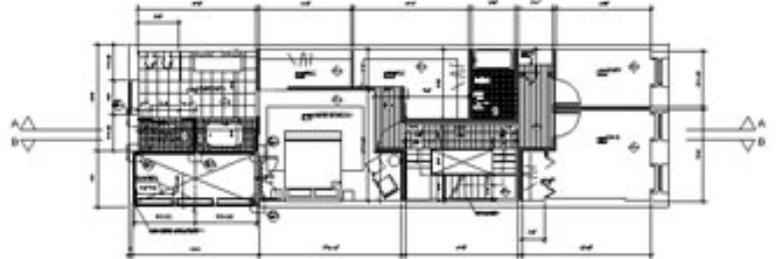


first floor plan and garden

new structure



second floor plan with terrace



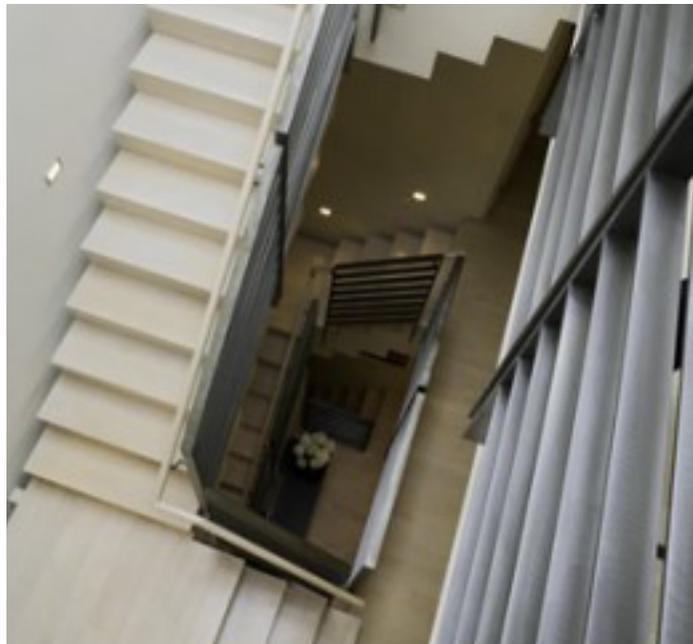
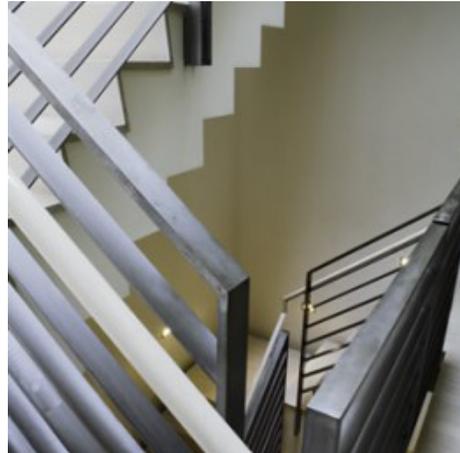
third floor plan



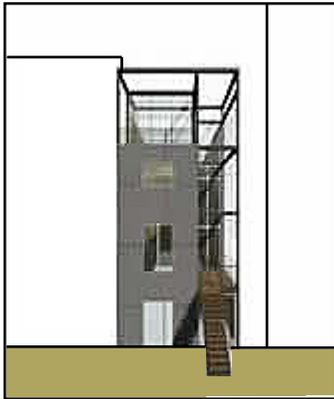
## E. 61ST STREET RESIDENCE



Images of stair. The stair is designed to float in the light well. The treads are held 4" away from the wall to allow for the passage of natural light not only in the stair well but behind the stairs as well. The walls are painted white, the floors are pickled white and the natural aluminum handrails all reflect the light bring indirect, diffuse sunlight deep into the interior of the house.



E. 61ST STREET RESIDENCE





Renderings illustrating the new steel, glass, aluminum and concrete rear addition. The bottom left photo on the facing pages show the built condition of the new open space created in the steel frame that allows for additional natural light to enter the interior of the building.

The travertine courtyard has vegetation planted along the perimeter and a koi pond at the rear of the yard. The travertine pavers continue inside the house to connect the gameroom to the exterior.

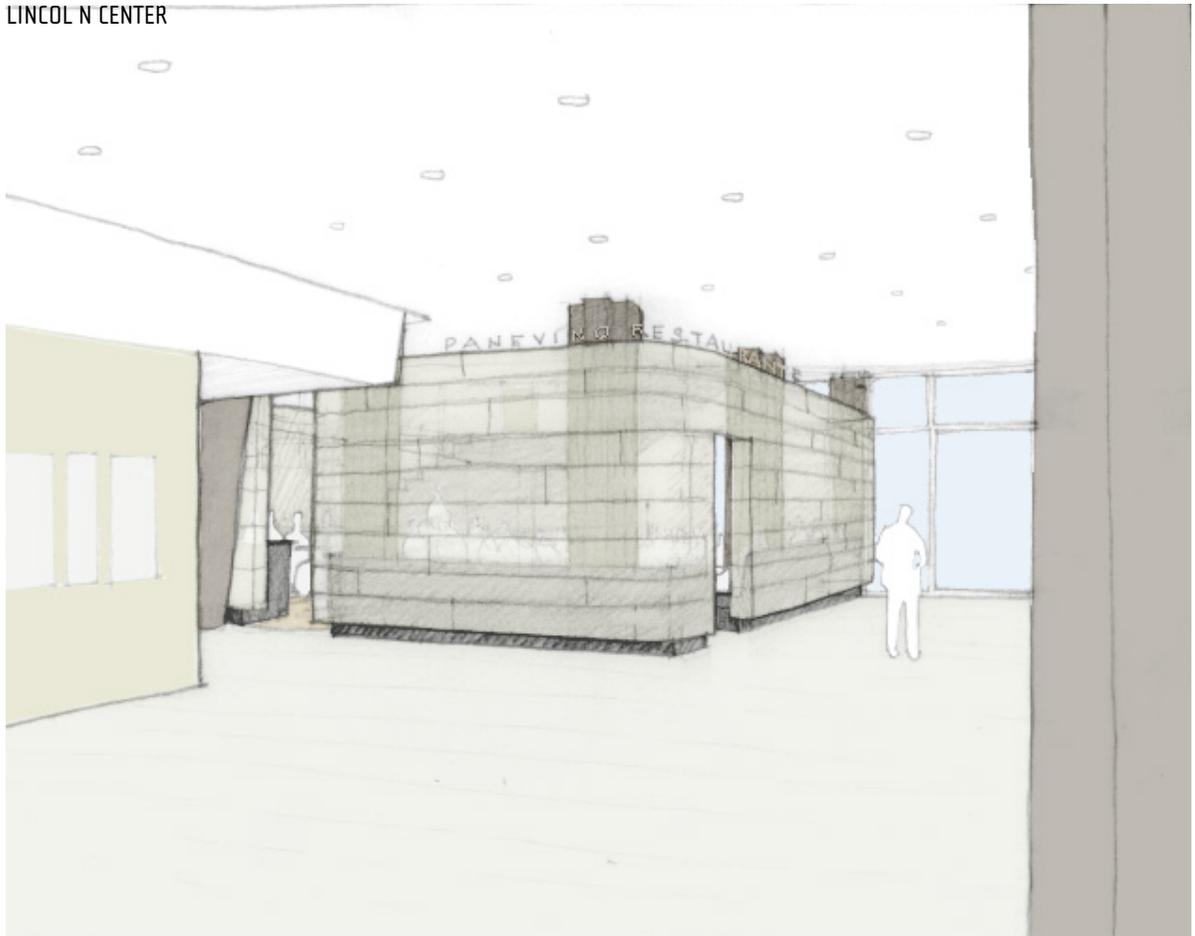
# LINCOLN CENTER

NEW YORK, NEW YORK

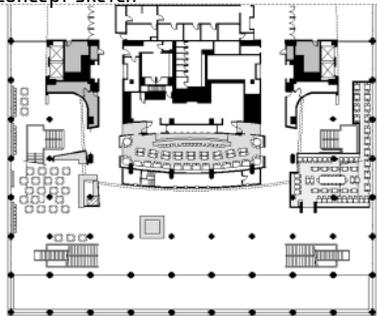
Panevino is located in Avery Fisher Hall within the famous New York City Lincoln Center landmark. A primary concern in renovating the restaurant and bar was to unify the two separate spaces by creating a cohesive architectural setting and designating elements in each space that could be treated in a similar fashion. TCA (Virginia San Fratello - project architect) designed a lightweight prefabricated panel wall system made out of powdercoated steel and lumasite that was easily assembled on site within three days. This allowed the restaurant to be open for most of the construction period. The new lumasite walls have internal light fixtures that illuminate the walls creating a favorable evening dining atmosphere. The furniture, fabric selections and finishes are all of warm gold tones that complement the natural stone and bronze used in Lincoln Center therefore making the restaurant befitting of and at the same time comfortable in such a large, grand space. The overall effect is a very modern and elegant dining space that is at ease in the celebrated historic Lincoln Center.



LINCOLN CENTER



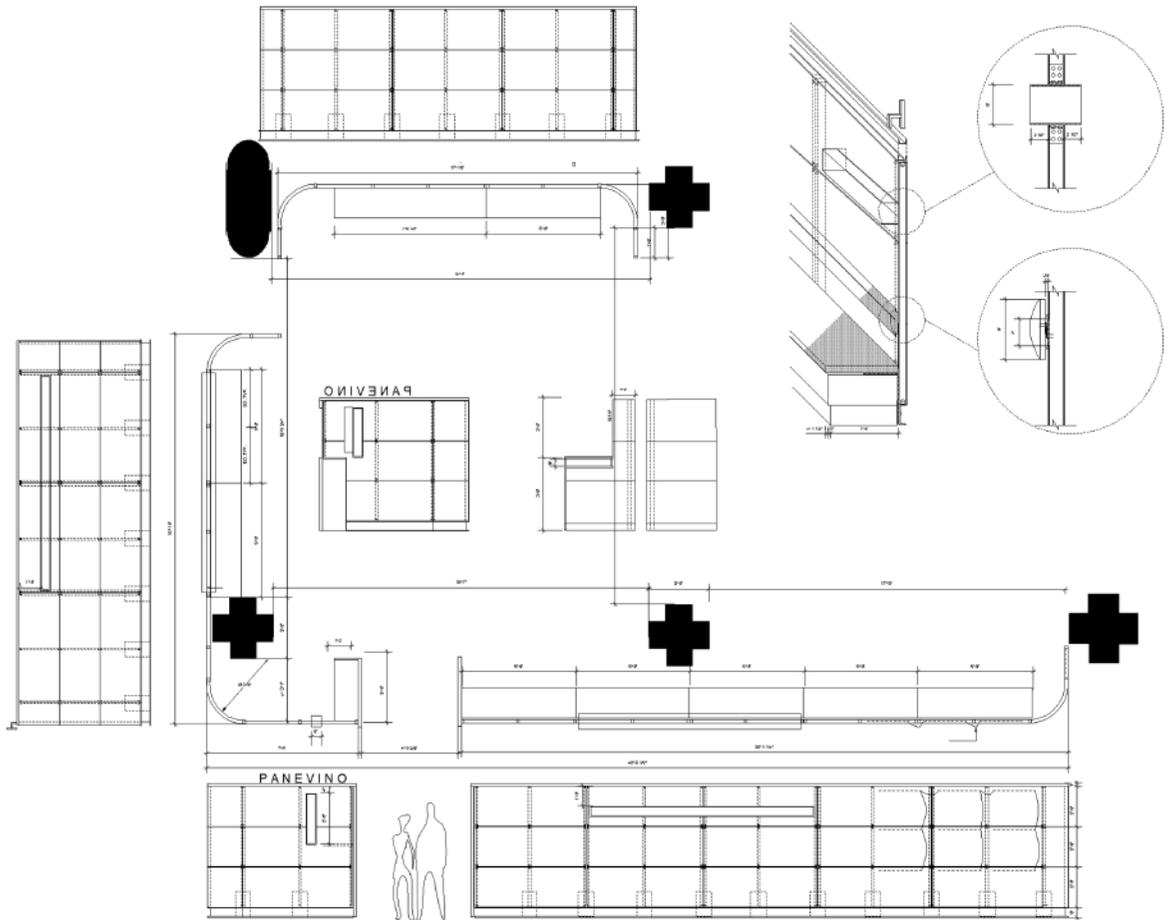
concept sketch



site plan



panevino restaurant



construction drawings



panevino restaurant window + seating + entrance