



# KUSHNERstudios

Architecture + Design

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PORTFOLIO



Featured Project: 880 West 181st Street, New York City





#### **Key Personnel**

Adam Kushner, Principal, General Contractor

Jason Prisco, General Contractor

#### **Project Description**

As a Design-Build effort this project tested our technological and communication skills as we exchanged information between New York City and Bangladesh. 'Global Village' indeed. This pied-a-terre is located in the (relatively) bucolic climes of the northern reaches of Manhattan. Built for a client who only resides in New York City a few weeks a year, it was meant to provide a minimalist island of serenity and comfort. Working with a Buddhist priest, the client's spiritual advisor and house painter, much of this project was an exercise in removals and paring down the ornamentation found in this genteel 1930's apartment building. In the end, simple, white and clean were the resultant aesthetic. All involved appreciated the efforts required to achieve this (which of course, translates as doing more to achieve less).

#### **Program**

890 S.F.

Kitchen renovation, general refurbishment.

**Date completed** 2012



Featured Project: 143 Avenue B, New York City



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#### **Key Personnel**

Adam Kushner, Principal, General Contractor

Jason Prisco, General Contractor

#### **Project Description**

This marks the smallest project we have formally undertaken as a design/build endeavor. Produced for a fashion model client who spent just a few weeks a year in NYC, we tried to accomplish a maximust aesthetic in a minimalist space. This 40 S.F. kitchen became a social center for a spare but vibrant East Village apartment that spoke to the clients' aesthetics. Renovation of an existing kitchen included new custom built counter tops, tiles and glass shelving, including the upgrade of fixtures and appliances.

#### **Program**

40 S.F.

Kitchen renovation.

**Date completed** 2010





**Featured Project:** M Wells Steakhouse - 43-15 Crescent Street, Long Island City, NY

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## Key Personnel

Adam Kushner, Principal, General Contractor

John Bedard, Project Manager

Jason Prisco, General Contractor

## Project Description

This Design-Build effort confronted the realities of creating a restaurant space out of an old auto body shop in Long Island City, Queens head on. No stone [or surface] went untouched. The primary challenge was converting a barren and hostile space intended for debilitated vehicles into a warm and noble place worthy of being called a proper, if not slightly loonely, steak house.

It proved epic in scope and nature but in the end, combined with the owners' innate talents in both the culinary arts and interior design, we pulled off the [almost] impossible. Creating a baroque space, long on quirkiness and eccentricities, matching the personalities of the star players and their cuisines, yet raw and approachable. Sounds odd no? But it all hangs together cohesively and reviews seem to confirm this opinion. [Go for the food, by all means, but linger on to appreciate the space.]

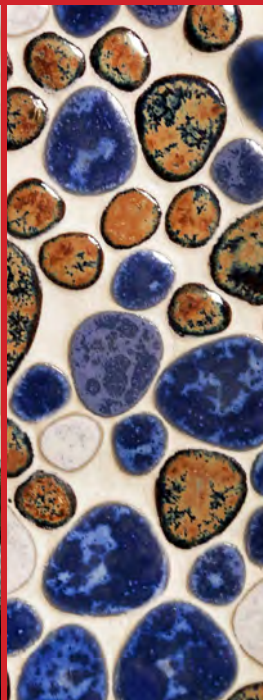
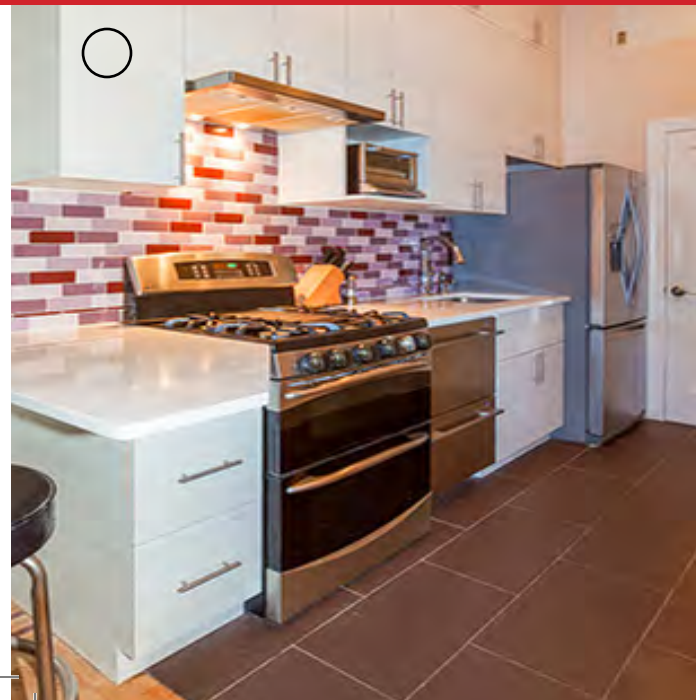
## Program

4500 S.F. dining room, boat fabrication yard, kitchen, bar/raw bar, outdoor dining, pastry/prep spaces, refrigerated meat & wine rooms, walk-in boxes, outdoor wood oven.

**Date completed** December 2013



Featured Project: 305 West 105th Street, New York City





#### Key Personnel

Adam Kushner, Principal, General Contractor

Jason Prisco, General Contractor

#### Project Description

This Design/Build effort for a young creative couple was driven by their immediate need to provide more room for their expanding family. Ignoring the adage that fish only grow as large as their tank, and this being New York, our greatest contribution was being able to carve out additional space in a finite 2-story volume without feeling like we were doing just that. In the end we created an extra bathroom, an extra bedroom, a dressing area and even child oriented play loft. The finishes tastefully walked the line between light traditional detailing (this being an exquisite 1910 small unit Upper West Side apartment building) and the clients' modernist desires.

#### Program

1200 S.F. Duplex

Kitchen renovation, 2 bathroom makeover, additional bedroom, dressing closet & play loft, new stair & storage spaces.

**Date completed** September 2013



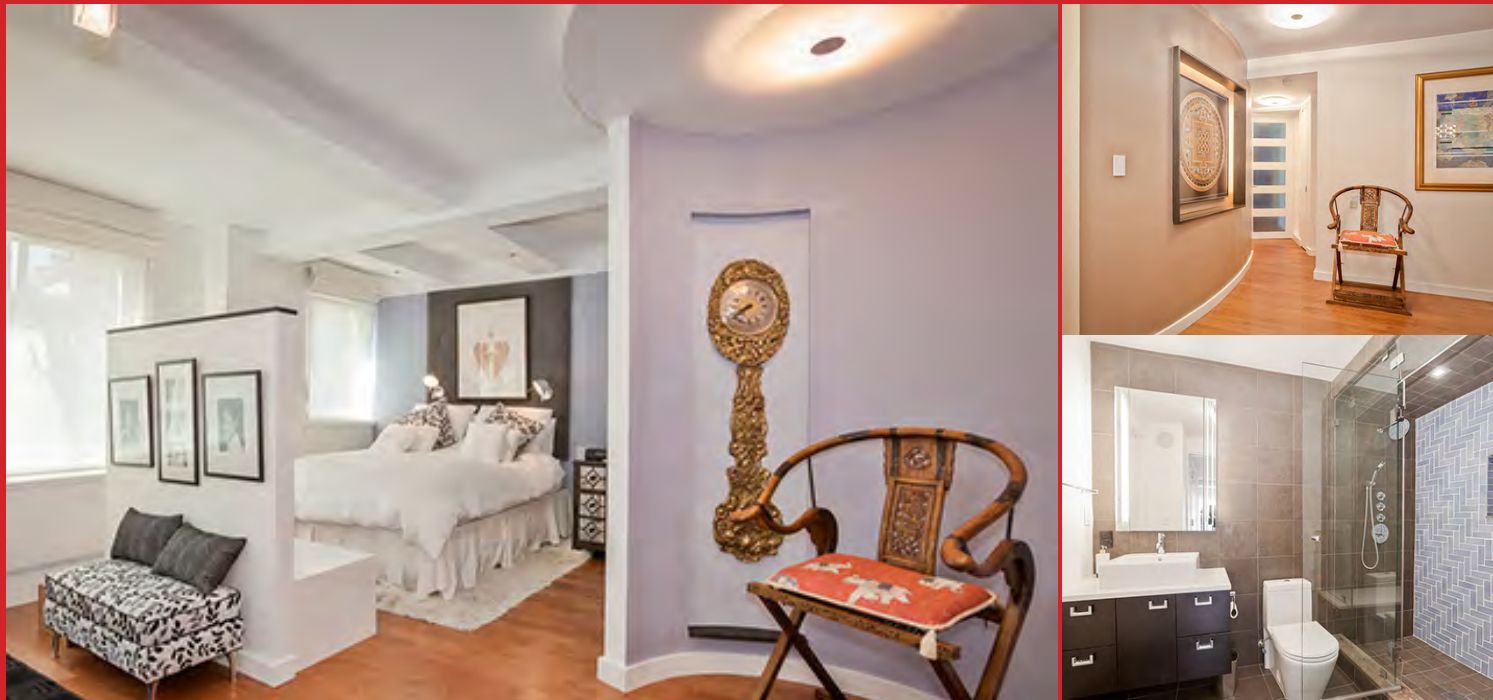
Featured Project: 320 Central Park West, New York City



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#### Key Personnel

Adam Kushner, Principal, General Contractor  
Jason Prisco, General Contractor

#### Project Description

This gut renovation was for a client who had recently moved back to the city from her suburban New Jersey home. This restart marked a new time in her life to entertain guests and enjoy the urban experience anew. After entering this immaculate Art Deco Central Park West building, one is greeted with a screen of glass and an imprint in the floor of the paw prints of her faithful mascot and a framed Buddhist Mandala. These pairs of divergent symbols reflect the client's sensibility and like an overture set the stage for the ensuing drama to unfold. From here we marked the beginning of the path: either right to her bedroom suite, or left to her entertainment areas. We chose materials rich in texture, but not overbearing. Her possessions tastefully worked with the rooms architecture and ultimately the space became a reflection of who she is and where she wants to be at this inflection point in her life.

#### Program

1700 S.F.  
3 bedroom, 3 bath, entry, kitchen, dressing area.

**Date completed** Feb 2012



Featured Project: Kings County Distillery, Brooklyn, NY

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#### Key Personnel

Adam Kushner, Principal, General Contractor

Jason Prisco, General Contractor

#### Project Description

KUSHNER studios is proud to be such a large participant in this milestone of a project. Building it with our construction forces, this is the first new distillery in New York City to open since prohibition (and only the second one at the time in the state). As a 'small world' anecdote, the first distillery to open since prohibition was Tutthilltown Distilleries, owned by an early client of ours, Ralph Erenzo (The Crag Climbing Wall) who left the big city to make whiskey in the Hudson valley.

The client entrusted us to design and build his facilities. With some of the corn growing in the side yard used to make the hooch, the phrase 'Made in Brooklyn' takes on a special meaning. Since its initial opening, it has acquired quite a following and tours of the facility are well attended. In addition, a special area cum museum ('Boozeum') was installed to celebrate the brewer's local history. The owners, it should note, hail from an architectural background and the publishing industry, giving hope to many daydreaming cube dwellers of abandoning their day job in search of their dream job.

#### Program

5000 S.F.

Barrel storage, production room, reception, taproom, 'Boozeum', tasting area, bathrooms.

**Date completed** 2012



Featured Project: 136 West 13th Street, New York City



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#### **Key Personnel**

Adam Kushner, Principal, General Contractor

Jason Prisco, Partner, General Contractor

#### **Project Description**

A simple, elegant and successful collaboration between Architect/Contractor and Client. Along the way we encountered the usual 'expected' surprises (rotten beams, misplaced HVAC risers, etc.) But all were resolved to produce a wonderful home upgrade.

We present this piece, not as a stellar example of our out-of-the-box creativity, but rather to demonstrate that even in the tightest of spaces and budgets, great modernist design/build solutions can be achieved with all parties happy and proud of the results.

#### **Program**

1 Bedroom, 1 bath, kitchen, unit renovation.

**Date completed** 2013



Featured Project: 343 East 50th Street, New York City



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#### Key Personnel

Adam Kushner, Principal, General Contractor  
Jason Prisco, General Contractor

#### Project Description

It is an odd thing in an architect's career to be able to design a building and then to be asked to renovate one of the units within the building. Such was the case here, and rather than looking at it as a deficiency in the original design, it was a fruitful collaboration with an empty nester couple with global ties in business that required a Manhattan home. In the end, a tasteful apartment was produced that reflects the couples' stylistic intent, the architect's love of an open space plan and the contractor's attention to detail. An interesting footnote. A few months post completion the clients were transferred to Europe and the apartment was sold to another couple that required their personal imprint placed upon it.

#### Program

General overall renovation, new bathroom, dressing areas.

**Date completed** 2013



Featured Project: Charlemagne - 679 Greenwich Street, New York City



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#### **Key Personnel**

Adam Kushner, Principal  
John Bedard, Junior Partner

#### **Project Description**

As Architects of Records here, we worked with this prolific restaurateur on all finishes and focused instead on the rather pedestrian issues an architect faces in this city (codes, egress, inspections, etc.), which we undertook to the satisfaction of all parties involved. The space, a former seedy bookstore, reflects a huge change in the West Village. But, alas, was perhaps ahead of its time and closed shortly thereafter giving one a moment to pause and consider the raw human energy that goes into these projects.

#### **Program**

Bar, dining room, kitchen preparation, and bathroom.

**Date completed** December 2013



Featured Project: Torst - 615 Manhattan Avenue, Brooklyn, NY



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#### **Key Personnel**

Adam Kushner, Principal  
John Bedard, Junior Partner  
hOmE inc., Interior Designers

#### **Project Description**

This interior design project required a full gut renovation of the former space to create a full service bar. Some projects are well received and are considered a hit out of the box (while others less so). This one resides in the former category. It was a highly successful collaboration between owners, designers and clients. This has gained as much praise for their beer selections and micro brews on tap as for its interior design. Customers as well as their architects appreciate both equally.

#### **Program**

High-end specialty bar.  
Nordic cuisine food service.  
Bar, dining, kitchen, prep spaces, walk-in boxes, bathrooms.

**Date completed** 2013



**Featured Project:** 128 West 111th Street, New York City



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#### **Key Personnel**

Adam Kushner, Principal

#### **Project Description**

A client looking to house his family decided to leap in with both feet and purchase an entire building in a quickly gentrifying corner of Harlem. He had the foresight to understand that the available floor area would allow him to add enough height to the building to afford the upper floor owner to have a direct view of Central Park by craning over his neighbors' buildings to the south, greatly increasing the marketability of the space. We played with the local vernacular of the area and created modernist box windows to boldly state, that although respectful of local tradition, this building reflected a shiny new Harlem that was, and continues to be minted. Interior modernist details and layout also attest to this contemporary aesthetic.

#### **Program**

13,000 S.F.

Gut renovation of an existing 4-story townhouse with the addition of two floors.

3 duplex apartments, 2 bathroom and 3 bedroom units.

Common lobby, private rear yard, private roof terrace.

**Date completed** 2006



Featured Project: 108 West 131st Street, New York City



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#### **Key Personnel**

Adam Kushner, Principal

John Bedard, Project Manager

#### **Project Description**

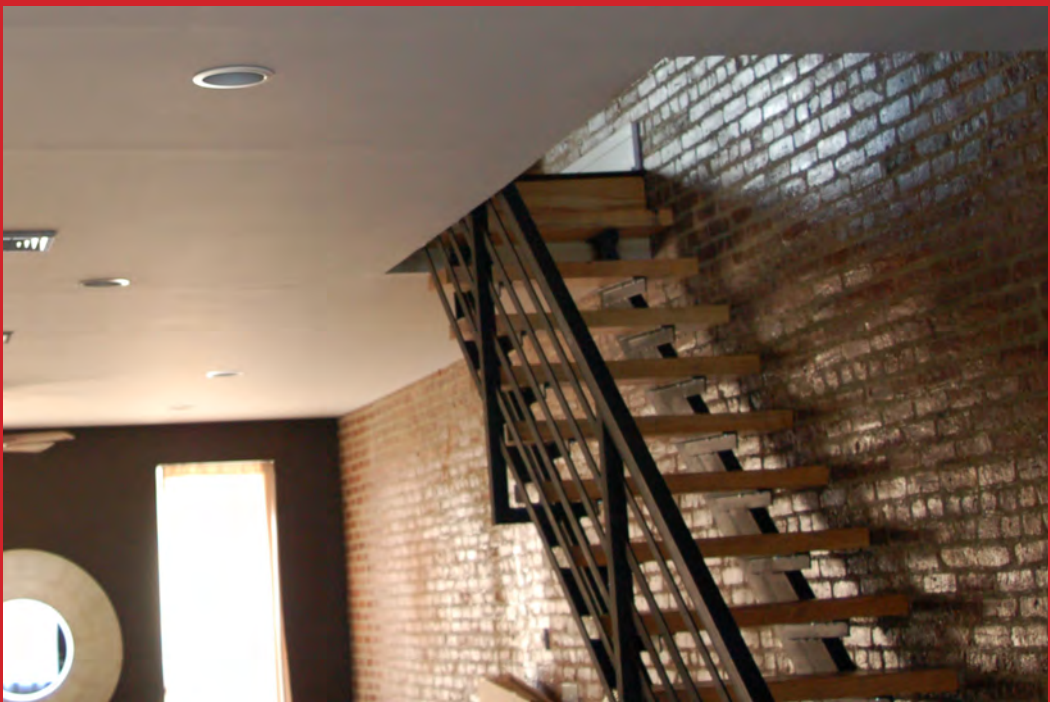
This Project, so much like many other Geo-contemporaneous ones, reflects the growing, if not saturated, trend of buying a glorious Harlem shell and converting it into the Holy Grail of urban habitation: The single family townhouse. In this case this idyl was spread out to 3 apartments to be sold off as individual condominium units. The building is an eclectic mix of modern clean aesthetics set amidst rich details salvaged from the original building.

#### **Program**

5000 S.F.

3 apartment units, mail area, rear yard, laundry facility, and private roof deck.

**Date completed** 2006

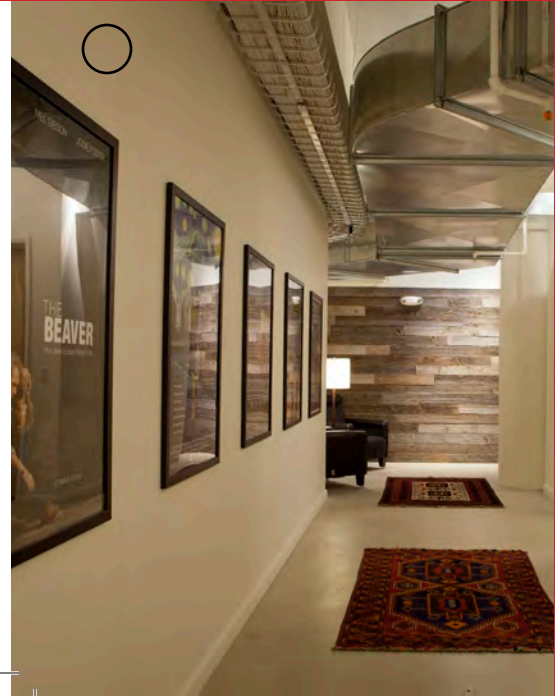


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**Featured Project:** Harbor Picture Company Corporate Offices - 185 Varick Street, New York City





#### Key Personnel

Adam Kushner, Principal  
John Bedard, Project Manager

#### Project Description

This gut commercial renovation was set in a bunker of a building (a former cast-in-place concrete printing house building) converted into a state of the art digital recording and editing studio. The casual vibe of its Founder/Owner was echoed and confirmed with many open non-programmed workspaces and a working kitchen/lounge. The entire package is wrapped in a very intentionally low-tech rustic wood wall paneling and ceiling treatments. The miles of cabling and high and low voltage work, acoustic treatments and incorporation of a technology in constant flux is carefully, seamlessly, and rather invisibly incorporated.

#### Program

11,500 S.F.  
Screening rooms, edit suites, storage library,  
bathroom facilities, reception, lounge, open landscape offices.

**Date completed** 2013



Featured Project: 94 Chambers Street, New York City



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#### Key Personnel

Adam Kushner, Principal, General Contractor

John Bedard, Project Architect

Jason Prisco, General Contractor

#### Project Description

In this most unlikely commercial strip in lower Manhattan, amidst the overturning of the street for new sewer replacement stands a modern temple to wine and the lovers of it. This simple space with a few well chosen surface textures and treatments lets the star product shine. The open kitchen and the intoxicating smells emanating from it reminds everyone that top notch food is also available. This is the first American outpost of this well respected and long established same-named Parisian restaurant. Early reviews have made it a knockout for its food, its wine, and thankfully, its interiors.

A reinforced floor was required to support the two specially built, climate controlled storage rooms for the star of this space: A 8,000 bottle refrigerated wine cellar, and a refrigerated rare wine cellar.

#### Program

Full Bar/ Restaurant gut renovation.

Bar, open kitchen, bathrooms, service, prep kitchen, walk-in spaces, cellar, wine storage, rare wine storage.

**Date completed** April 2014





Featured Project: Diablo Royale - 167 Avenue B, New York City

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#### Key Personnel

Adam Kushner, Principal  
John Bedard, Project Architect

#### Project Description

This gut renovation duplex restaurant posed a challenge for us as architects having to navigate the intricate and multiple code and zoning regulations in satisfying the owner's need for a downstairs preparation and lounge space and a rear occupiable yard, all the while interfacing with the tenement building it occupies (and the vocally opposed neighbors). It is a richly appointed space whose credit for its design belongs to the inventive imagination of its well-established restaurant owner. Alas, as is the fate of many restaurants, it proved to be a popular success, but less so a financial one. Having been closed in 2013, it lives on primarily in the happy recantations of its satisfied patrons (and in photos of its proud architect).

#### Program

2,600 S.F.

Dining, bar, cellar lounge, kitchen, rear yard, prep kitchen, bathrooms, service spaces.

#### Date completed

2010  
Closed 2013