

Goldstein, Hill & West Architects LLP

Making Great Buildings

605 W. 42nd Street

In 2009, Alan Goldstein, Stephen Hill, and David West brought together their many years of experience to create the City's complete residential architecture firm, one that excels in balancing all variables and constraints to make great buildings. Despite opening its doors during the depths of a major economic downturn that hit hard in the New York real estate development business, Goldstein, Hill & West LLP has been highly successful over its first three years, enjoying steady growth with major assignments from the most prestigious developers.

The firm was formed after the dissolution of the NYC firm of Costas Kondylis and Partners where Alan Goldstein, Stephen Hill, David West were partners. Collectively, the three partners have experience designing 35,000 residential units in over 100 buildings. The individual contributions of the three principals have now come together in a seamless whole where their blending of skills, experience, and chemistry has contributed to the prosperity of firm.

Goldstein, Hill & West thrived during the recent economic downturn, continuing to hire architects and staff while others laid off employees. They have been engaged for some of New York's largest new apartment buildings, as well as smaller boutique condominium projects. This depth of experience enables Goldstein, Hill & West to conceptualize the possibilities of a site, and help the development team achieve it. "We are designers who are also business-oriented. We understand that a building



343 - 345 Bond Street

needs to succeed on many levels, and our goal is to deliver on all – design, resident living experience, financial viability, and more,” says Hill.

To create a major residential building in New York, the architect must work with the builder to lay out efficient, usable floor plans while navigating complex zoning restraints. Multiple building systems must be packaged neatly and function correctly. And all of these elements must be wrapped up and presented in an attractive, marketable exterior. “The firm has the ability, and the flexibility, to take on an entire project from start to finish, advising on everything from zoning matters to the shape and skin of the building, right down to the interior design of spaces within the building,” adds Goldstein. “We are a complete firm,” West notes. “Few other architecture firms can put together all the pieces the way we can.”

And it is by bringing its years of experience and breadth of expertise to bear on each new assignment, Goldstein, Hill & West has become a trusted advisor to the New York development community. “Our combined expertise helps us advise developers

on what is possible, and what is wise, especially if they engage us early in the process. On several occasions we’ve been able to rescue a project that really could have gone down the wrong road,” adds Hill.

Goldstein, Hill & West’s unrivaled zoning knowledge is a key element of the early-stage advice it offers. “Our role is to help the developer, from the time he or she acquires a site or even earlier, to understand exactly what he can do. We pride ourselves on providing the best recommendation for maximizing the site within the relevant constraints,” says West.

The firm’s success is illustrated through a number of the projects it has designed, most notably:

**343 - 345 BOND STREET
CARROLL GARDENS
Brooklyn, NY
Client: Lightstone Group**

This project consists of two buildings on adjacent city blocks in the Carroll Gardens neighborhood of Brooklyn, directly facing the Gowanus Canal. The 640,000 SF property with 700 apartments is a large project with many challenges. When

complete, the buildings will provide a significant open promenade that brings the public into the complex; they will blend new green technologies with efficient apartment designs and generous amenities. The design of the building is a blend of contextual with contemporary. “Carroll Gardens is an area of Brooklyn that, in recent years, has transformed into a bustling cultural and residential neighborhood. 343-345 Bond Street was designed to bridge the industrial character of the old waterfront and the iconic low-rise brownstones situated across Bond Street.”

**250 WEST STREET
New York, NY**

Client: ELAD Group

Originally constructed as a warehouse in 1906, 250 West Street’s conversion into luxury condominiums is an example of the preservation and adaptive reuse of old buildings in changing neighborhoods. Upon its completion later this year, this 111 unit neo Renaissance building, which will have a 5,000 SF amenity roof, a residential library, a fitness center

and 60 foot swimming pool, and it will be a significant contributor to the emerging character of this old industrial area.

As is often typical in the conversion of industrial buildings to residential use, large floor plates with limited natural light are a major challenge for architects. Working closely with its client, the ELAD Group, the decision was made to forego some floor area and cut out a portion of the existing floor plate to create a new courtyard that brought natural light and ventilation to the innermost portions of the buildings. This allowed GHWA to develop a more efficient layout with many more units than would otherwise be possible, including a new penthouse unit.

“The west side of 250 West Street offers residents with sparkling river views. The new penthouse unit includes a wrap-around outdoor terrace with spectacular river and city views in all directions. Challenges we have faced on the layout and design of this project have turned into wonderful features that have been well received by home buyers,” Goldstein says.



250 West Street



605 W. 42nd Street

**22 CENTRAL PARK SOUTH
New York, NY**

Client: ELAD Group

This project entails the nearly complete reconstruction of an existing 17,000 SF, seven-story landmark structure situated adjacent to the famous Plaza Hotel on Central Park South. The reconstructed residential building will contain six luxury floor-through condominiums and one duplex penthouse condominium.

The challenge, as presented to GHWA by its client, the ELAD Group, was to design a building that rises to the level of design appropriate for a building ad-

jacent to the Plaza Hotel and across the street from one of the most public areas of Central Park. To achieve this, GHWA designed a new limestone façade with magnificent picture windows and cast iron ornament. “One of the major challenges of the 22 Central Park South project was the incorporation of a major subway entrance into the base of the building. By using ornamental cast iron for the subway signage, and a limestone finish for the interior stairway walls – the same palette used on the façade – we were able to integrate the subway entrance into our façade in an elegant way,” Goldstein says.



22 Central Park South

**71 READE STREET
New York, NY**

Client: CB Williamsburg

The project required approvals from the Landmarks Preservation Commission, as well as a Board of Standards and appeals variance. This project is unusual in that it has two façades on two separate streets, Chambers Street and Reade Street. The design therefore responds to the unique characteristics of each street differently while maintaining an overall integrity of façade patterns, as illustrated in the deeply articulated limestone façade maintaining an elegance that is referential to the district characteristics of the stone and cast iron buildings that line these blocks.

The project design calls for 17 large condominium units including a penthouse duplex unit, nearly all of which will have direct elevator access to the unit. The project will also contain approximately 62,000 square feet and eight stories plus two cellars, while the amenities include a parking garage, children’s playroom, exercise room and rooftop outdoor space. “71 Reade Street is a special project as it is the first new building GHWA was asked to design during the economic downturn,” West says. “It sits mid-block in the heart of the Tribeca South Historic District. In order to move forward with this project, we worked closely with the Landmarks Preservation committee, to determine the exact design that would fit within its requirements.”

71 Reade Street



Alan Goldstein



L. Stephen Hill



David West

605 WEST 42ND STREET New York, NY

Client: Moinian Group

This project is a 1,000,000 SF, 100-unit, 61-story tower on a prominent site at the intersection of West 42nd Street and 11th Avenue. The all-glass façade is in the tradition of classic modernist aesthetics. The tower springs from a glass podium that will contain significant retail space. “This is a magnificent building in one of the most prominent sites in the city. It will be the exclamation point at the terminus of the high-rise corridor that stretches from river to river across 42nd Street,” West continues. “The site calls for a heroic building. Our response has been to provide an understated glass façade, and to let the form and height of the project do the talking.”



As the firm continues to grow and flourish, the industry’s esteem for GHWA has become increasingly evident. The principals are frequently called upon by a number of key industry organizations, such as the Real Estate Board of New York, for sensible advice regarding building issues, and David West has a strong relationship with the Department of City Planning, often asked to opine on pending zoning amendments and other zoning matters. Further, Alan Goldstein is widely recognized in the architectural community for his deep understanding of the New York City building code and, most recently, was asked to serve as a representative on the Residential Committee of the Construction Codes Program, a technical committee developed by the Department of Buildings to collaborate on the new 2008 NYC Construction Code.

It’s therefore no wonder that the firm has also become known for its extraordinary skill in resolving the complex interrelationship of elements needed for the largest and most intricate buildings. This wouldn’t be possible without the contributions of its senior associates and experienced staff.

Nick Koumarnetos, a senior associate, has worked with the partners from Goldstein Hill & West for the past 16 years. He has served as the lead architect on multiple projects at GHWA, including ten

of the thirteen buildings at the Riverside site between 59th and 72nd Streets, and The Caroline, a luxury residential building on 23rd Street and 6th Avenue. Mr. Koumarnetos notes that the partners were largely influential in the progression of his career. “In essence, I grew up in this office mentored by an exceptional group of architects who taught me all of the aspects to this profession.”

Garrett Gourlay, also a senior associate at Goldstein, Hill & West, joined the firm in 2011. He brings to the firm broad industry experience, appreciates the diverse spectrum of projects the firm has in its repertoire; a variety of scales and levels of complexity that aren’t available at many of the other architectural firms throughout the City. “I’ve had the opportunity to bring new work to the firm through my relationship with prior business associates. In taking an active approach to a part of the firm’s growth, I have been able to further my own professional development,” says Gourlay.

Jason Dubowski, LEED AP is an associate at Goldstein Hill & West, and has been with the partners of the firm for six years. “By organizing our office in a way where teams stay involved start to finish, we are able to better understand and streamline the entire process from preliminary design to construction completion,” said Dubowski.

Michael Rose has designed buildings with Alan Goldstein, Stephen Hill, David West, and a handful of other members of the firm for more than 14 years. For Rose, the best perk of the job is the process of creating a building – from conception to breaking ground to project completion. “Here, every architect has an important role and I feel fortunate to be involved in the strategic aspects of project development as well as the nuts and bolts of executing a project,” adds Rose.

Goldstein Hill & West has overcome the economic hurdles of the past three years to rise as one of the City’s most prominent architectural firms, sought after for both great design and wise counsel. With its strong team of architectural talent, its knack for business and a strong sense of upcoming trends in the market, GHWA will continue to expand its activity designing high profile residential projects, transforming the Manhattan landscape for years to come.