

**Spire Lofts**  
**163 & 167 North 6th Street,**  
**Brooklyn, NY 11211**

Type: 104 Units Multi  
Family Residential  
Client: Michael Litcheinstein/  
North Flats LLC  
Year: 2014  
Cost: \$20 million  
Project Size: 48,766 G.S.F.

Spire lofts is an adaptive reuse, rehabilitation and conversion multi-family residential project. It assembles a cluster of buildings formerly used as the St. Vincent de Paul campus: a Roman Catholic Church, School and Rectory building. ZAD created a residential complex of 102 rental units in an interconnected complex of existing Neo Gothic Church and masonry buildings.

Partner in charge: Willy Zambrano  
Project Manager: Nancy Guzman  
Designer: Anna Maria Jakiela



**ZAD**

Zambrano Architectural Design  
410 Atlantic Avenue  
Freeport, NY 11520  
[www.zambranoarchitects.com](http://www.zambranoarchitects.com)

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Existing structures such as the rectory and the buildings were maintained to retain their existing turn-of-the-century historical fabric on the exterior facade and interior structures. The existing 2 story school was extended vertically to 5 stories and was the only building that complied with today's zoning standards.



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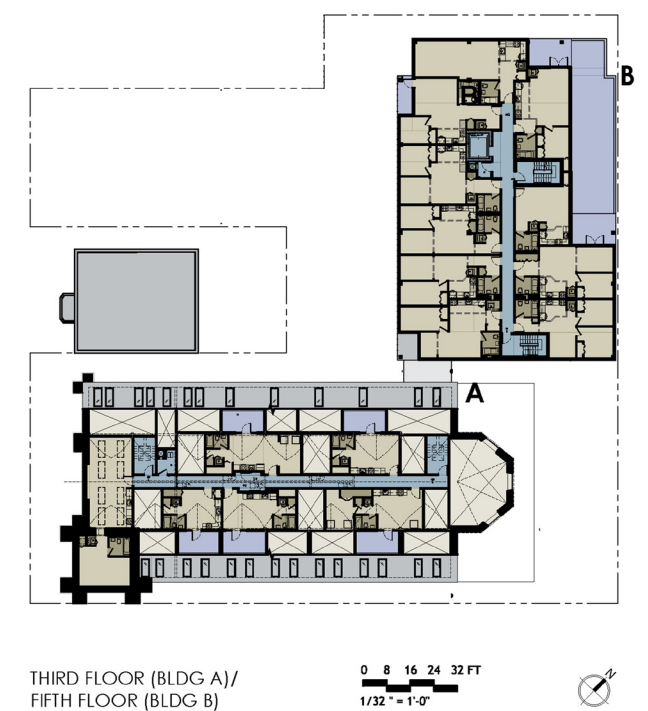
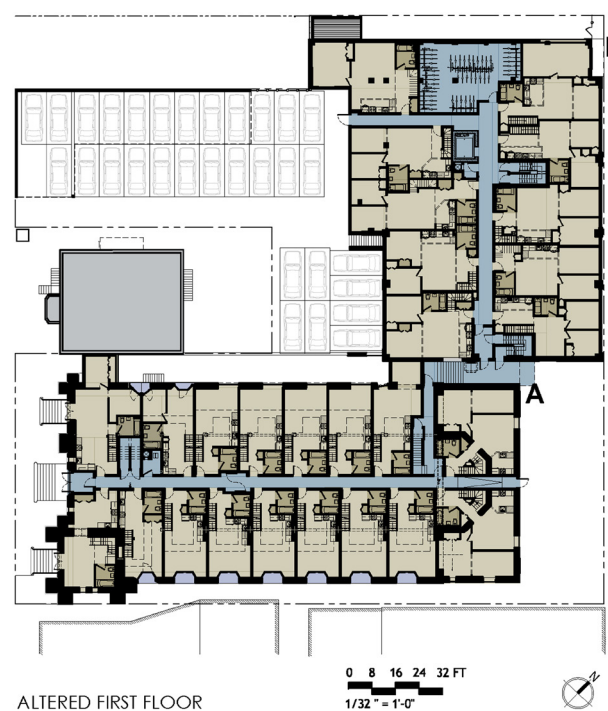
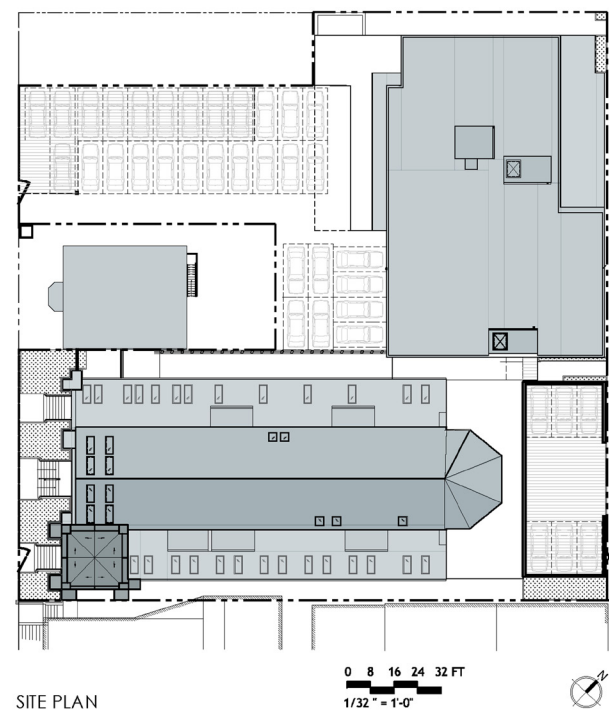
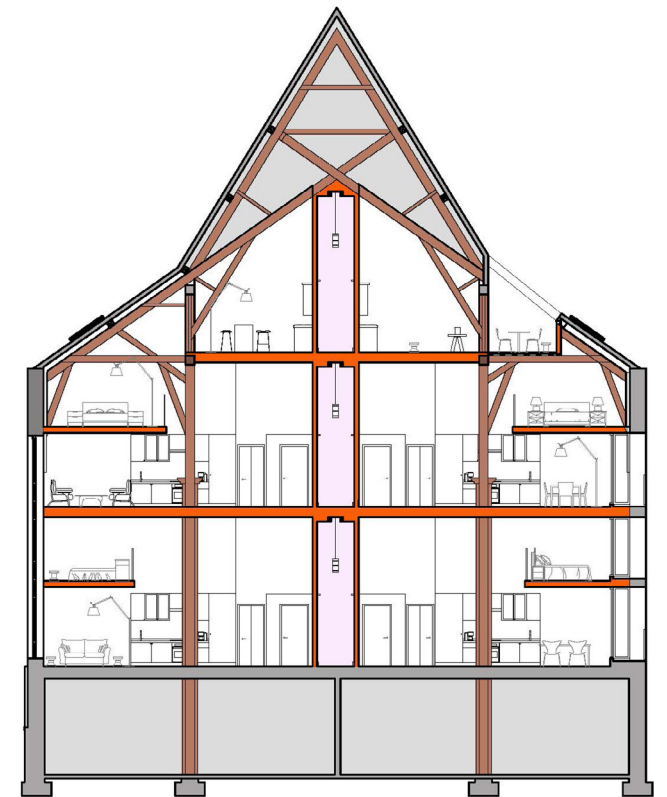
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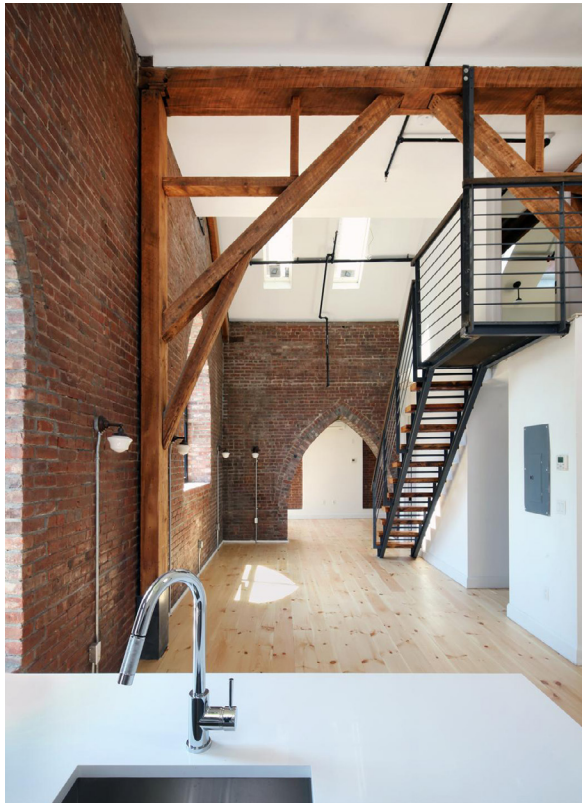
The site and its existing structures reflected non-complying zoning regulations and non-conforming construction standards. ZAD ingeniously incorporated zoning and building code strategies to overcome such obstacles, resulting in a creative solution that allowed its current design and interventions.

The Church and Rectory building maintained their masonry exterior character. Rough-hewed beams that had been up by the church's ceiling now angle through some living spaces and have been left exposed; a reminder to tenants of the historical character of their new living spaces.

Design strategies to overcome these obstacles created dramatic spaces for the individual apartments that engaged the old with new in a very attractive and eclectic look. To maximize space and number of units within the church's structural shell and interior timber truss system, apartments were designed as duplex spaces. This allowed dramatic double height volumes and extra spaces. Recessed balconies, with angled floor to ceiling glass doors, allowed for the required natural light and air requirements, while creating unique balcony spaces. Material selections and palette remain neutral, while new elements for mezzanines, bridges and balconies introduced an industrial look for its interior.







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