

# Jeffrey Langsam

Architect, P.A.

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Jeffrey Langsam is a Registered Architect in the states of New York, New Jersey and Florida. He received his Bachelor of Architecture from the internationally renowned Cooper Union for the Advancement of Science and Art, in New York City.

With over 30 years of proven experience in the New York metropolitan area, Jeffrey can provide a full range of architectural and consulting services, including zoning and building code analysis and construction consulting. Jeffrey's company thrives on its creative design capabilities and technical expertise.

Above all, Jeffrey is committed to providing his clients with personalized service. Clients play an integral role in the final design and are kept constantly apprised of all aspects of their projects.

## **OWNER REPRESENTATION SERVICES AND MANAGEMENT CONSULTING**

**-Gemini Real Estate Advisors, LLC, New York, N.Y.-** Provide Owner Representation services for several hotel projects in New York City. Services include review of drawings, preparing building overview reports, addressing construction issues, attending development meetings, visit sites to review ongoing construction and prepare update reports for clients.

**-CIGON, LLC-** Owner Representation services for renovation of existing building in the Bronx into office and manufacturing facility.

**-Upper West Side Townhouse, New York, N.Y.-** Acted as liaison and buffer between owner, contractor and architect to complete contentious single family townhouse renovation. Joined project while under construction, guided project to completion and coordinated building department signoffs.

**-Variety of services for multi-tenant residential, commercial and industrial buildings.**

**-Services:** Office, lobby and apartment design; alteration reviews; Local Law 10 inspections; exterior restoration and miscellaneous building upgrades.

**-Clients:** Gumley-Haft, Buchbunder & Warren, York Management, the Argo Corporation, and Merlon

## **RESIDENTIAL TOWNHOUSES**

**-Harnick/Rastegar Residence, New York, NY-** Gut-renovation of a four-story single-family brownstone. Scope of work included removal of the existing front facade and the construction of a new limestone-clad front addition. A fifth-floor penthouse was added to the top of the building as well.

**-Howley/Eisenstadt Residence, New York, N.Y. –** Six-story landmark townhouse renovation. Scope of work included a new swimming pool and whirlpool, facade redesign, new penthouse master bedroom suite and upgrade of all mechanical and communication systems.

**-Nelson Residence, New York, N.Y.-** Gut-renovation of five-story 7,800-square-foot landmark townhouse, including a new elevator, rooftop addition, greenhouse enclosure on balcony and upgrade of all building services.

**-Hutchinson Residence, New York, N.Y.-** Gut-renovation of five-story townhouse. Project included new front facade, glass enclosed swimming pool and whirlpool, elevator, ornamental stair and penthouse addition.

**-Konecky Residence, New York, N.Y.-** Design of a double-height rear addition with 19-foot-high exterior glass wall. Existing rear facade was removed on the lower two floors to open these spaces to the addition. The top floor was redesigned to create two bedroom suites.

**-Gridley Residence, New York, N.Y.-** One-story addition to existing brownstone. Redesign of third floor into master bedroom suite.

**-Weinberg Residence, Park Slope, N.Y.-** Interior and exterior restoration of landmark townhouse destroyed by fire.

### COMMERCIAL/MIXED USE TOWNHOUSES

**-Heartwise Cardiology**, New York, N.Y.- Conversion of an existing townhouse with two duplex apartments and one floor-through apartment into a two-story medical office and three floor-through apartments. Scope of work included a three-story rear yard addition.

**-647 Elton Avenue**, Bronx, N.Y.- Conversion of four Old Law Tenement buildings into a mixed-use office building for retail, commercial and institutional tenants. Project included a rear addition for an elevator and fire stair.

**-Banco di Napoli**, New York, N.Y.- One-story addition and interior renovation of Landmark commercial townhouse.

**-13 South Elliott Street, Brooklyn, N.Y.-** Gut-renovation of dilapidated four-story brownstone into two income producing duplex apartments for an investor. Project received both Buildings Department and Landmarks approval.

### MULTI FAMILY HOUSING/ADAPTIVE REUSE

**-The Milk Warehouse**, Brooklyn, N.Y.- Renovation of existing milk warehouse into 37 cooperative apartments. Renovation included creation of a new courtyard for code-required light and air for additional residential units and a rooftop addition.

**-Church Condominiums**, Brooklyn, N.Y.- Vacant church renovated into 12 condo units.

**-Prospect Park Southwest Tower**, Brooklyn, N.Y.- New construction of a 10-story, 35-unit apartment building overlooking Prospect Park. Project was designed under the New York City Quality Housing Zoning requirements

**-431 West 121<sup>st</sup> Street**, New York, N.Y.- Lobby and hallways renovation. Miscellaneous upgrades throughout building

**-185 West End Avenue**, New York, N.Y.- Redesign of mailroom. Cellar renovations required amended Certificate of Occupancy & removal of Buildings Department violations.

### RESIDENTIAL

**-Tarlow Residence**, New York, N.Y.- Combined two apartments on Fifth Avenue into a duplex penthouse residence overlooking Central Park.

**-Nasella Residence**, New York, NY- Gut-renovation of a 2,500-square-foot two-bedroom apartment on Madison Avenue.

**-Greenberg Residence**, New York, N.Y.- Gut-renovation of 2,800 square-foot Soho loft.

**-Tublitz Residence**, Boca Raton, FL.- Renovation of penthouse-apartment facing the Atlantic Ocean and the Intercoastal.

**-Rosenberger Residence**, New York, N.Y.- Design of ground floor, three-bedroom apartment on Fifth Avenue for simultaneous use as a residence and doctor's office.

**-Cole Residence**, New York, N.Y.- Renovation of two-bedroom, Fifth Avenue apartment with enlarged windows, custom kitchen and bathrooms.

**-Tina Brown Residence**, Bedford, N.Y.- Renovation of children's wing, including raising the existing roof to create additional usable space.

**-Carew Residence**, Ocean Beach, N.Y.- Renovation of Fire Island Beach house to create a large family-style eat-in kitchen. All public spaces in the house were opened to one another to allow in more light and create a better flow throughout.

**-Melnick Residence**, Bradley Beach, N.J.- Gut-renovation of beach house: Restructured first floor to remove structural walls to create one open space. Opened existing enclosed porch and created deck above with ocean views accessible from the master bedroom. A zoning variance was obtained for the deck.

## COMMERCIAL

**-Splashlight Digital & Photographic Studios LLC**, New York, N.Y.- Mezzanine and second-story addition to an existing one story building to create a 20,000-square-foot commercial photography facility with a restaurant, outdoor terrace and miscellaneous support services.

**-Splashlight Digital & Photographic Studios LLC**, Miami, FL.- Converted existing warehouse into commercial photography facility with one photographic studio, offices and “on location” equipment rental and delivery service.

**-Dental Associates**, Brooklyn, N.Y.- One-story addition to existing dental office to double the size of the practice. New addition includes five operatories and all support spaces.

**-Controlled Screening**, Fairfield, N.J.- Reconfiguration of existing offices and redesign of an existing warehouse into a manufacturing plant for a company that fabricates airport metal detectors and X-ray security equipment.

**-Formosa Plastics Corporation**, Livingston, N.J.- Renovation of public spaces within 200,000-square-foot corporate headquarters. Scope of work included main lobby, elevator lobby, hallways, conference rooms, dining room, and cafeteria.

**-Marshall Junction Partners**, New York, NY- Redesign of a full floor in the Flatiron District for a venture capital and technology firm. Open flexible office plan was designed to encourage interaction among employees, as well as multiple closed/meeting areas for when privacy was an issue.

**-Corsis Technologies**, New York, NY- 7,500-square-foot loft style two-story renovation. Use of steel and glass partitions along perimeter walls allowed light to filter through to open office area at the center of the space. Adjacent roof space was redesigned as a terrace to be used for meetings and networking.

**-Kenneth Salon at the Waldorf Astoria**, New York, N.Y.- Gut-renovation of 4,500-square-foot beauty salon.

**-Wang Associates**, New York, N.Y.- 40,000-square-foot renovation of existing and additional office space for public relations and marketing firm.

**-Dr. F.F. Moqtaderi**, New York, N.Y.- Renovation of Fifth Avenue medical office for surgeon, including outpatient operating room.

**-Dr. Anthony Squire and Dr. Ray Matta**, New York, N.Y.- Gut-renovation of 1,500-square-foot medical office for two cardiologists.

**-Dr. John Carew**, New York, NY- Gut-renovation of a Park Avenue medical office for an ear, nose and throat physician.

## EDUCATIONAL/INSTITUTIONAL

**-Seton Hall University, Ring Building**, South Orange, N.J.- Redesign of existing interior spaces into new offices. Exterior renovations included a ramp for handicapped accessibility, new patio and modified exterior openings.

**-Seton Hall University, School of Graduate Medical Education and School of International Diplomatic Relations**, South Orange, N.J.- Design of new audio and voice labs. Redesign of faculty offices and conference rooms.

**-Touro College Women's Division**, New York, N.Y.- Interior and exterior renovation of a Landmark seven-story 23,000-square-foot building. New program included laboratory, rolling library stacks, office and classroom layout.

**-Altro Health and Rehabilitation Services**, New York, N.Y.- Renovation of seven-story building into executive offices and a facility to train handicapped people.