



14 University Place

Location: Port Chester, NY

With outdated electrical systems, inefficient heating and leaking roofs, Sagamore residents picked up this 72 unit apartment complex at a bargain price. The main objective presented to **CONANT ARCHITECTS** was to update the existing property with modern amenities and to maximize allowable building area on the site.

Without increasing the total number of units, a partial third story was added to create duplex units to the existing second floor. The building footprint was expanded in several strategic areas to increase ground floor apartments from 1 to 2 bedrooms. The existing monolithic brick building was thus transformed by these architectural additions to a building more in keeping with the scale and character of the neighborhood.

Existing garage parking was expanded, and a new fitness facility and swimming pool were added as amenities. Landscaping and outdoor public spaces were added and building electrical and heating systems were updated to meet NYSERDA and EnergySTAR standards for energy efficiency.