

# 2002 BSA/AIA NY Housing Design Awards

**Honorable Mention:**  
**DUMBO Lofts**  
Brooklyn, New York

**Client and Contractor:**  
Two Trees Management

**Architect:**  
**The Stephen B. Jacobs  
Group, PC**  
New York City  
[www.sbjgroup.com](http://www.sbjgroup.com)

**Consultants:**  
Andi Pepper Interior Design  
(interior designer);  
Rosenwasser/Grossman  
Consulting Engineers, PC  
(structural); Ettinger  
Associates (mechanical)

The design of the building establishes a new residential presence in the emerging "Dumbo" (Down Under the Manhattan Bridge) neighborhood. The façade is richly ornamented with subtle brick articulation and detailing, recalling earlier historic buildings. The massing reflects new zoning guidelines intended to reinforce the existing context.

Photo: Ben Rahn

