

CONOVER COTTAGES



The Conover Cottages Design Competition

We are excited to announce a design competition for the restoration and renovation of Brooklyn's historic Conover Cottages.

Located on a tree-lined cobblestone street, steps from the water, Fairway, Sunny's, Botanica, the Waterfront Barge, Liberty Sunset Garden Center, and lovely public parks, gardens, and piers, these homes are located on one of the most desirable blocks in "the Back" of historic Red Hook.

Despite their unique character and charm, time has not been kind to the Conover Cottages. Their facades have been swathed in vinyl, and their foundations are distressed.

Low ceilings and sloping floors are evidence of their humble origins. It is unlikely that the original builders intended the homes to last for a century, but they have endured. With sensitivity toward the evolving community and its historic roots, we invite ideas for the rebirth of these beloved homes.

The first cottage, 207 Conover, will begin its renovations this spring. We hope to determine much about the buildings' structure and history at the time of excavation. As the project progresses, we will begin compiling photos and historical data on this site: <http://theconovercottages.com/latest-news/>.

Inspired in part by the Small House Movement, we invite our neighbors and the design community to contribute their visions of what the three adjacent homes can become. The designs should embrace a traditional cottage style; but, as with the original houses, each should retain its own character. Though the block is not restricted by any landmark status, our goal is to keep the spirit of the cottages intact while adding light, higher ceilings, and modern building systems.

Designers will contribute renderings and floor plans for the competition (for all details, view the rfp below). The winning three designs will be awarded \$1000.

Help us re-envision the tradition of the Conover Cottages for the 21st century!

REQUEST FOR PROPOSALS

Conover Cottages Renovation

Please submit your Proposal in the Specified PDF Format!

All ideas are welcome, but we encourage submissions which assume a renovation budget of \$200-300k for each home. These should be modest, tasteful single family homes (3 bedrooms/2.5 bathrooms) which blend into the existing fabric of this Red Hook block. We are looking to preserve the traditional cottage style of the original houses, staying within the structural footprint of the site. But we also seek innovation through material selection, floor layouts, and/or building systems.

All files must be submitted in pdf format and at the requested scale.

- ★ Proposals shall include:
- ★ Conceptual Description - Please limit to around 1000 words, and make sure to include your name, address, and all contact information.
- ★ Façade and Exterior Treatments - Front Elevation, Rear Elevation (1/4" = 1')
- ★ Roofdeck Rendering - view from within house and from above
- ★ Interior Layout - Floor plans for each level including circulation (1/8" = 1')
 - **First floor** front and rear entrances, half bath, kitchen and living room plus access to the backyard;
 - **Second floor** two bedrooms and one full bath;
 - **Third floor** with master bedroom, master bath and roof deck.
 - **PLEASE NOTE:** There is no cellar or attic - all heat/hot water/air handling systems must be located within the three stories of the building.
- ★ Include standard amenities placement, such as refrigerator, stove, dish washer, cabinets, toilet, bathtubs, furniture, etc.
- ★ Interior Character- Minimum one (1) rendering conveying your representation of what living in one of these homes would be like. Think about finishes, fixtures, views and circulation. Show us that you've thought about how this space would function day to day.
- ★ Section - from the street to the back yard (1/4" = 1')
- ★ Lot sizes are 20'x25' and the height restrictions are 21' above street level with 4' basement below street level. (See sketch)
- ★ Additional materials are welcome but not required.

PLEASE MAKE SURE YOUR NAME IS ON EACH PAGE OF THE PDF FILE.

TIMELINE

RFP Released	March 29th, 2010
Submissions Due	June 1st, 2010
Review of Proposals	June 1st - June 15th, 2010
Selection Decision and Awards	June 15th, 2010

RFP EVALUATION AND PROJECT SELECTION

Realty Collective, LLC and the builder will review all proposals with design professionals and Red Hook community members to choose three (3) winning ideas from the materials provided. The three winning proposals are guaranteed awards of \$1000 each, payable by Realty Collective, LLC.