



# Edgewater HOUSE



## Edgewater, New Jersey

The grounds and property, which comprise the Edgewater Colony, have a rich history stretching way back to the Revolutionary War. In the 1860's the Fort Lee Park Hotel defined the 26-acre

property. The hotel was popular with many New Yorker's and offered entertainment, gambling and an array of sports. The Hotel was completely destroyed by fire in 1914, and became a homestead for many poor working class families. In the 1920's the Hartnett Camps were founded, which was a riverfront, summer campground where vacationers set-up tents for the summer. During the Great Depression, many of the day workers working on the construction of the George Washington Bridge (Phase I 1929-1933) set up temporary camps or bungalows on the property.



As for ownership, residents don't hold property deeds in the usual sense, but instead buy shares. When the property was purchased by our clients the history was unknown, but the location proved to be perfect. Having lived above this location in one of the high rise buildings for many years, our clients wanted to be closer to the Hudson River and also be part of a community. The property, a sliver of rock faces East and sits about 10 Feet above sea level with great views of the Manhattan Skyline and to the South of the George Washington Bridge.



"When I saw the site, I couldn't believe how close we were to the water said Leon Cohen, AIA, principal of CSR. Having sailed the Hudson River, the projects concept unfolded reflecting (2) forms reminiscent of sails sitting on the rock. The curvature of the forms would give better visual orientation to the south and to the bridge to the north. I felt the house's forms should visually float in the water at high tide."



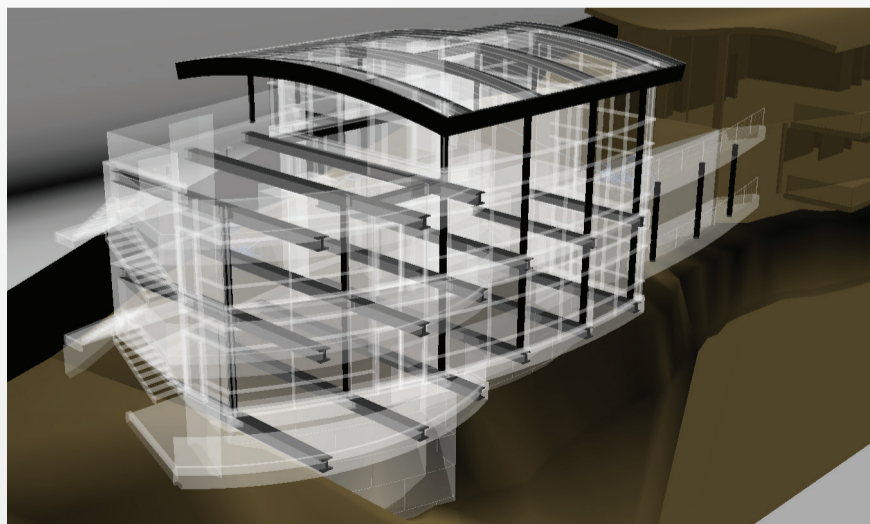
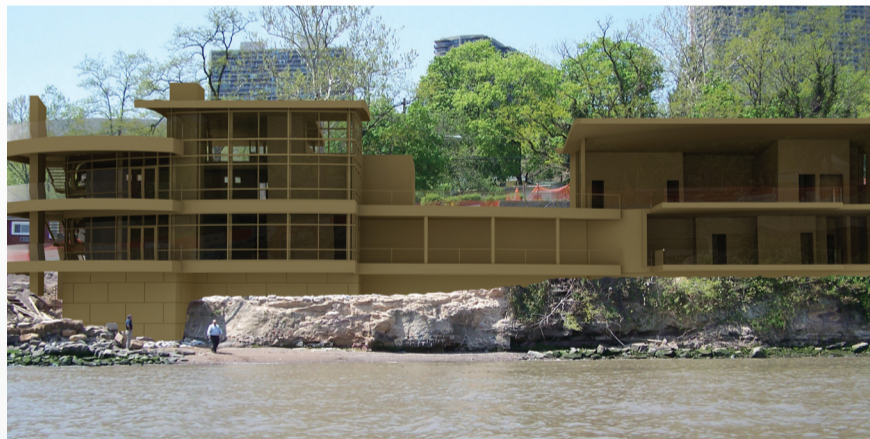
The program called for the design of 2 connecting residences in the Edgewater Colony on the Hudson River. The homes had to be separated due to the local zoning limitations for residential square footage and waterfront development standards resulting from minimal rock and land area available for construction. The design of the house called for large overhangs in order to establish the first level above the rock and to maximize the available views. Behind the house a retaining wall was required to hold the road from sliding downwards towards the water. As a result, reinforced concrete was selected as the structural material to construct the residences.



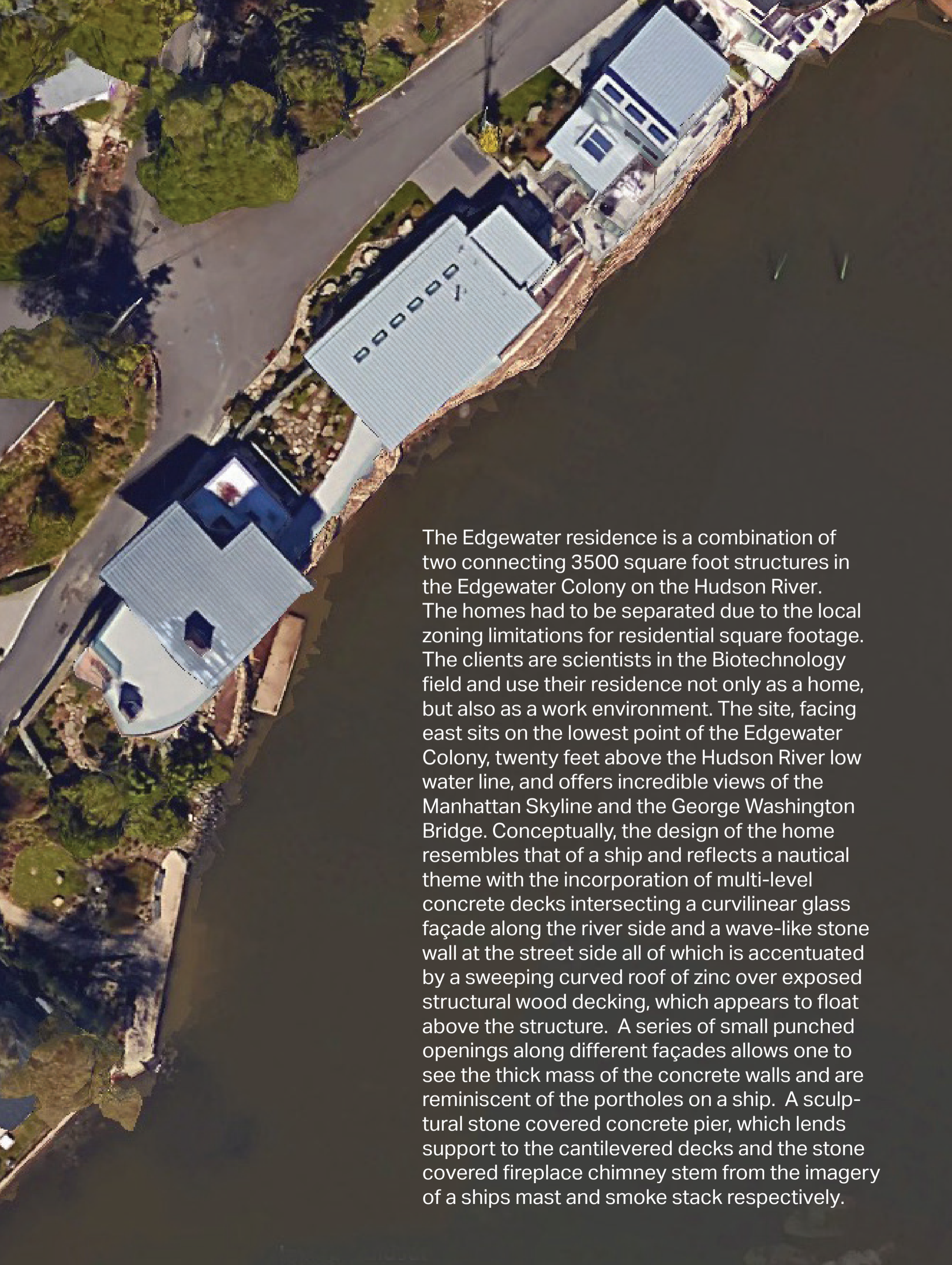
The choice would provide both the required strength and the flexibility to develop the related overhangs and curved forms. The reinforced concrete reflects the strong visual bond with the Washington Bridge. The glass allows the viewer to feel the vastness of the Hudson River. The house has oversized cantilevered decks floating over the water. These several "Boating" analogies: A connecting bridge between the houses makes you feel like you are on a sailboat; A strong masonry column at the center of the cantilevers decks is reminiscent of the mast on a ship; Sitting on the roof deck will make you feel like you are docked on the Hudson enjoying the eastern sunrise or western sunsets. The southernmost part of the house incorporates the living areas and the master bedroom suite while the northern part of the house features additional bedrooms and a working area for guests. Between the forms is a landscaped courtyard which will feature rock gardens, landscaping and water features.



The minimal land area and bedrock available for construction, led to the design of large cantilevered floors in order to establish the first and subsequent levels above the foundation and maximize the views. These cantilevered decks extend through the façade and produce a visually continuity which is uninterrupted at its edge by the use of a clear glass railing. The front wall at the west elevation needed to act as a retaining element for the road and as a result, reinforced concrete was selected for the structural system, providing the required strength, flexibility and serviceability requirements. Curtain wall construction completed the building envelope between the concrete floors.



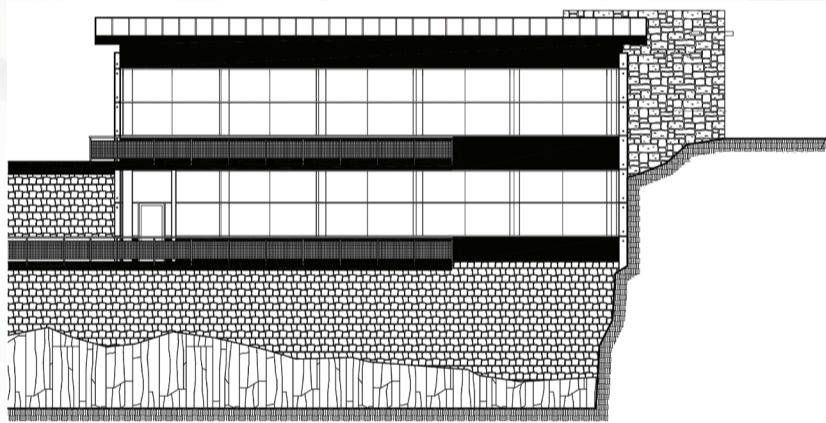
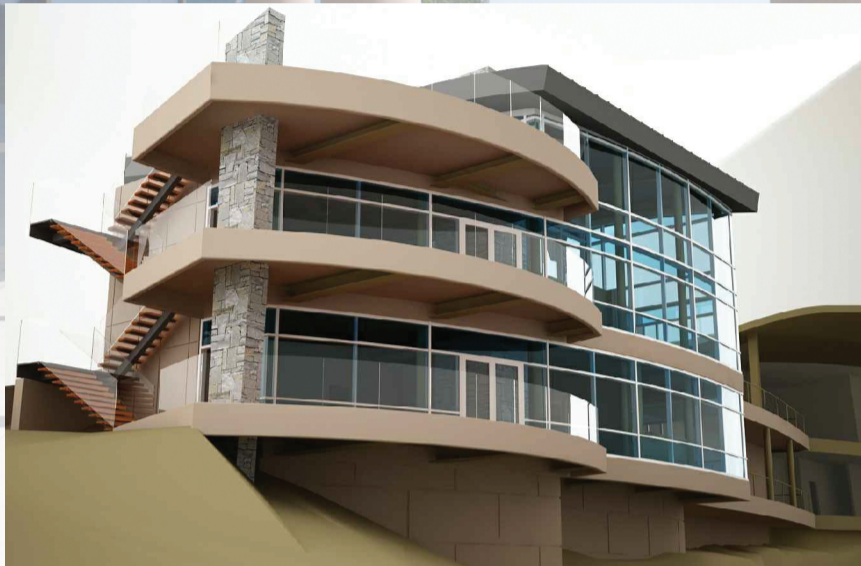
The walls were designed to a thickness of fourteen inches and the floors were seven inch thick one way slabs supported on heavily reinforced concrete girders. The lowest level was designed as a reinforced concrete mat more than three feet thick to resist the overturning effects of the cantilevered terraces and floors. Additionally the entry level slab was also thickened to cope with the consequences of the irregular and sharply sloping rock profile. A pattern of skewbacks and form ties were designed to enhance the aesthetics of the exposed concrete walls. Viewed from the Edgewater Colony there is a sense of stability, durability and permanence to the home with only a few elements which hint as to what the river side shows to be a very light, moving and transparent structure. The results produced a home that is at the same time unique to its immediate surroundings, but very much at home on the Hudson River.



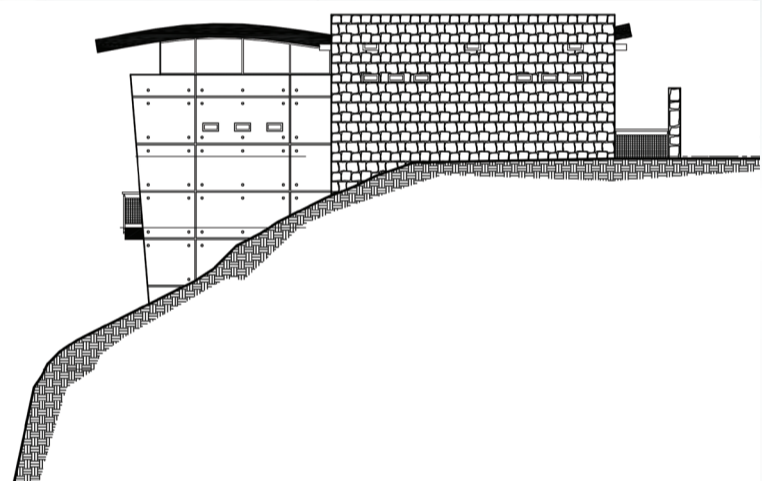
The Edgewater residence is a combination of two connecting 3500 square foot structures in the Edgewater Colony on the Hudson River. The homes had to be separated due to the local zoning limitations for residential square footage. The clients are scientists in the Biotechnology field and use their residence not only as a home, but also as a work environment. The site, facing east sits on the lowest point of the Edgewater Colony, twenty feet above the Hudson River low water line, and offers incredible views of the Manhattan Skyline and the George Washington Bridge. Conceptually, the design of the home resembles that of a ship and reflects a nautical theme with the incorporation of multi-level concrete decks intersecting a curvilinear glass façade along the river side and a wave-like stone wall at the street side all of which is accentuated by a sweeping curved roof of zinc over exposed structural wood decking, which appears to float above the structure. A series of small punched openings along different façades allows one to see the thick mass of the concrete walls and are reminiscent of the portholes on a ship. A sculptural stone covered concrete pier, which lends support to the cantilevered decks and the stone covered fireplace chimney stem from the imagery of a ships mast and smoke stack respectively.



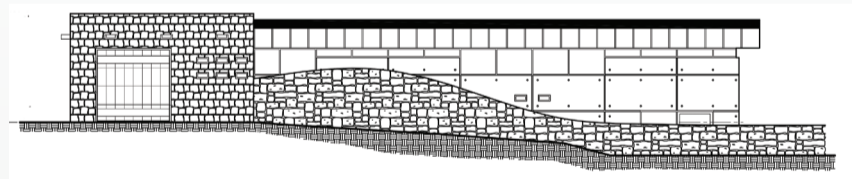




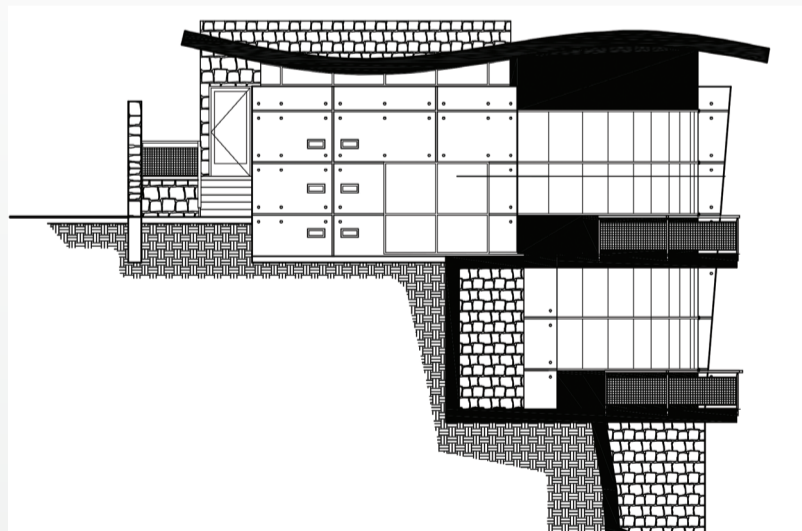
East Elevation



North Elevation



West Elevation



South Elevation

