75 FIRST AVENUE
Situated mid-block in the East Village, this low-rise tower cantilevers over an existing neighboring structure.

The facade is subtle yet constantly changing surface: a loose, opaque stack stretched vertically over the building with roman brick punctuated rhythmically by varying proportions of window glazing. Dimensions for the glass apertures on the east and the north elevations respond to the contradictory fire codes for the building envelope. The east façade can freely open up, allowing transparency to maximize natural daylight. The proportion of glass to brick on the north facade is a gradient. The glass apertures gradually increase in size with every level. The gradient also corresponds with the more sought-after views above and the more stringent fire ratings below. On the roof, a metal lattice framework clads the HVAC bulkheads to support a vertical garden for evaporative cooling.