



Lester Evan Tour Architect to complete 102-unit project in Brooklyn

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A major capital improvements program designed and managed by Lester Evan Tour Architect, PLLC is nearing completion at St. Ambrose Magnolia Plaza Apartments at 686 Lafayette St. and 210 Kosciusko St. in the Bedford-Stuyvesant section. The two mirror-image buildings, part of Project-based Section 8 housing built in 1974, each have 51 three and four-bedroom units. Project completion is scheduled for this fall.

The interiors program focuses on comprehensive upgrades to individual apartments; renovations, new lighting and painting throughout all common areas, including lobbies, hallways and stairwells, and the re-design and renovation of an 800 s/f community room at 210 Kosciusko St. Infrastructure improvements include new boilers, upgrades to the buildings' plumbing and electrical systems and the installation of GFI outlets in individual units and all common areas. Exterior repairs include the new roofs and the restoration of parapets. In addition, the accessory parking area for the complex is receiving new asphalt and striping.

"It is always challenging to design a comprehensive improvements program in fully occupied multi-family properties," said Alla Antsis, project manager for Lester Evan Tour Architect, PLLC. "Beyond the renovations, we were dealing with 177 building code violations. But working with an excellent team led by PACC's executive director Deb Howard and housing director Drew Kiriazides, along with our exceptionally efficient contractor, Manda International, we have been curing all the violations and have already received a clean bill of health from HPD. Most importantly we have helped make hundreds of residents' lives better."

Antsis was responsible for the design, management and construction oversight of the project.

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