

Salvatore Perry, R.A., LEED AP

Sal began building at a very early age. He designed and constructed his first ground-up, two-level structure for his high school history teacher when he was sixteen - a mixed-use garage, storage, and wrestling training facility. Before earning a scholarship to study architecture at Rensselaer Polytechnic Institute, he had already developed a working knowledge in the fields of surveying, demolition, excavating, masonry, concrete, rough and finish carpentry, plumbing and electric. While at RPI, he became completely enthralled with the architecture curriculum, specifically the poignant overlap that marries resonant conceptual design with innovative construction methods.

In his sophomore year he bought a church bordering campus and renovated the building for rental to ten fellow students. It became known simply as 'The Church' and attracted some of the most creative and technical minds on campus, forming a vibrant community of burgeoning architects, engineers, and innovative thinkers.

While at RPI, Sal began working with Karla Rothstein and Joel Towers to help build *SR+T Architects'* iconic Ballston Lake House, later published in Kenneth Frampton's *American Masterworks: Houses of the 20th and 21st Century*.

Upon graduation in the mid 1990's, Sal moved to Brooklyn and co-founded *Tectonics, Architecture and Building Workshops* with Karla Rothstein, Joel Towers, and Michael Granville. He spent eight formative years in a live/work industrial building with a community of architects, artists, photographers, musicians, potters, film makers, bakers, and a violin maker, among others. During this time, he cofounded Latent Productions and purchased its first development project in the SoHo neighborhood of Manhattan at the age of 26.

As a registered architect, builder, and developer he now has over 20 years of experience in the design and construction industries, working directly in virtually every trade involved in realizing mid-rise buildings.

He has effectively directed Latent Productions to leverage the potential of architecture to catalyze projects of increased integrity and longevity. Sal leads the successful development of multifamily and commercial projects, including new construction, adaptive re-use, and gut rehabilitation. He orchestrates the on-site and off-site flow of work with a unique ability to cross boundaries of expertise and collaborate with professionals and builders of any discipline.

Sal intentionally blurs the boundaries between life and work, employing an entrepreneurial mindset to every endeavor. He enjoys writing, storytelling, exercise, spending time with friends and family, and laughter.

EDUCATION

1997 Bachelor of Architecture. Rensselaer Polytechnic Institute, Troy, New York.

PROFESSIONAL ORGANIZATIONS

Licensed and Registered Architect in the State of New York
LEED Accredited Professional
NCARB Certified

PROFESSIONAL EXPERIENCE

1999 – current Latent Productions, Development Director and Co-Founder
1996 – 2009 SR+T Architects, New York and Berlin, Associate Architect
1996 – 2002 Tectonics. Architecture and Building Workshops, Brooklyn NY, Co-Founder

CONSTRUCTION EXPERIENCE

2003 – 2006	Oyster, LLC, New York, NY Project and construction management
1991	Bruno Masonry, Queens, New York bricklaying
1990	Gill Bros. Carpentry, Queens, New York cabinetry, carpentry
1989	Milano Carpentry, Queens, New York carpentry, sheetrock, demo
1989	Franklin Paving, Queens, New York heavy equipment excavating, road and driveway surfacing
1989	Popkin Land Surveying, Hicksville, New York land surveying for new construction
1987 – 1988	Gilbert Contracting, Syosset, New York laborer, plumber's assistant, electrician's assistant

SELECTED PROJECTS

ARCHITECTURAL COMMISSIONS

2014 – current*	SEED, BK Twenty Five Affordable Homes. Brooklyn NY (phase two) Co-development with Habitat for Humanity of a 25-unit low income housing community composed around an internal garden courtyard on five vacant lots in Brownsville Brooklyn. NYC Uniform Land Use Review Process complete / approved.
2013 – current*	South Slope Condos. Brooklyn NY 10,000 SF mixed-use building. Residential units carefully detailed with translucent, polycarbonate facades gently hover like lanterns above a masonry commercial base. Currently under construction.
2013 – current*	Park Mixed-Use. Brooklyn, NY Four story mixed-use building utilizing passive house protocols and innovative Latent-prototyped concrete block construction methods to produce highly energy efficient, affordable units. Pending DOB approval.
2013 – current*	Beach Resilient Housing. The Rockaways, Queens, NY post-Sandy analysis of Jamaica Bay waterfront properties and development of prototypical single family house intelligently negotiating environmental and floodplain realities. Currently in construction document phase.
2013 – current	House of Little People. NYC, NY Prototype design for urban child-care facilities focused on advanced ecological metrics of health and energy. Facilities for children ages 2-5 aim to be in all five boroughs by 2015. Currently in construction document phase.
2013	RCP Factory. Brooklyn, NY 10,000 SF fabrication facility, offices and showroom for design and hand-manufacture of custom hospitality and banquet equipment. Complete.
2012 – current	Fort Greene Landmark. Brooklyn NY Reconstruction, expansion and modernization of landmarked corner multi-family brownstone. currently nearing completion.
2012 – 2013	Verboten / Brooklyn Events. Brooklyn NY 10,000 SF 750-person permanent, multifunctional venue for a promoter in the New York dance music scene, with over 75 events and 250 top-tier DJs booked annually. Currently hosting 2,500+ people across multiple events each weekend. Voted #1 dance club in NYC for 2014 in Village Voice.
2012*	Runner & Stone. Brooklyn NY Design and construction of a Bakery, Bar and Restaurant near the Gowanus Canal.

Complete with custom fabricated 'belly blocks' cast in flour sacks, and tables and chairs crafted from re-purposed water towers. Reservations recommended.

2011 – 2012* **285 Third.** Brooklyn NY
Transformation of a tired 3-story brick structure into two sleek urban homes above an interlocking commercial base. Complete.

2011 – current* **Syosset Carwash.** LI NY
Amplified tunnel capacity instigates re-calibrated customer experience and manager's elevated control center. A unifying porous skin mitigates solar heat gain by day while functioning as a glowing lure at night. Currently under construction.

* indicates ownership and / or prime development strategy provided by Latent.

SELECTED WEB LINKS

Professional content

<http://www.latentnyc.com>

<http://www.latentnyc.com/network/principals>

<http://latentnyc.com/capacities/>

<http://www.nytimes.com/2007/11/18/greathomesanddestinations/14gh-italy.html>

CONTACT

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