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Case Study Garrison New York



Sunrise Heating & Cooling completed the full HVAC installation for the renovation of a historic 11,800-square-foot mansion built in 1864, situated on 17 acres in Garrison, New York. With five bedrooms, eight bathrooms, and multiple floors requiring complete climate control, this was one of the largest residential projects in Sunrise's portfolio—and one that showcased exactly what the company does best.

Working on historic homes is nothing new for Sunrise. The age and architecture of the property presented the kind of challenges our team is built for. This project was designed as a full geothermal system, combining UNICO chilled water coils with multiple UNICO systems staged alongside Carrier heat pumps. The UNICO equipment was configured with dedicated zoning throughout the mansion, allowing precise temperature control across different living areas and floors while maximizing comfort and efficiency.

Backup heat was provided through UNICO hydro coils staged from a 96% efficient Burnham Alpine boiler, ensuring reliable warmth even in the harshest winter conditions. In addition, hydronic in-floor radiant heating was installed in select areas of the home, providing exceptional comfort and even heat distribution. Wall, ceiling, and floor outlets were installed across every floor of the mansion, delivering complete and consistent climate control throughout the home.



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Before:



To further maximize energy performance, the house was re-framed to accommodate 14 inches of blown-in cellulose insulation, achieving an exceptionally high insulation value that works hand in hand with the geothermal system. Advanced ERV (Energy Recovery Ventilator) systems were also integrated throughout, maintaining superior indoor air quality while preserving energy efficiency across the mansion's many rooms and spaces. Beyond the home's interior comfort systems, Sunrise also installed a hydronic snowmelt system serving the garage aprons, helping to keep exterior access areas clear of snow and ice during winter weather while reducing maintenance and improving safety. The result is a highly efficient, fully integrated mechanical system that respects the character of a historic estate while delivering the comfort, performance, and reliability expected of a modern luxury home. The photos featured alongside this case study capture the scope and character of the property — from the grand entry hall and formal living spaces to the expansive grounds. Each area pictured reflects a space where Sunrise designed and installed a tailored HVAC solution to meet the demands of that specific room and floor.

After:



The project was designed and planned by Scott Kelly, whose expertise in fitting modern HVAC systems into historic properties made him the ideal lead for a job of this scale. Kelly's approach balanced the demands of a sprawling, multi-floor estate with the structural realities of a 19th century home — integrating cutting-edge geothermal technology while preserving the home's historic character. The result is considered among his finest work to date.

From start to finish, Sunrise handled the project with the same precision and professionalism that has defined the company's reputation across the Hudson Valley