



Entry Form 2018 Annual Awards for Program Excellence

Entry Deadline: Friday, June 15, 2018, Midnight ET

Each entry must include a completed entry form. Please complete a form for each entry your HFA is submitting. The completed entry form will become the first page of your entry.

This form is a fillable PDF. Type your information into the entry form and save it as a PDF. Please do not write on or scan the entry form. **Questions: Call 202-624-7710 or email awards@ncsha.org.**

Entry Title: Enter your entry's title exactly as you wish it to be published on the NCSHA website and in the awards program.

Category:

Subcategory:

Entry Summary: A 15-word (max) summary of the program, project, or practice you are entering.

HFA:

HFA Staff Contact:

Phone:

Email:

Visual Aids:

Are you mailing to NCSHA 10 copies of any visual aids that cannot be included in your entry PDF? Yes No

Payment:

My HFA is mailing a check to NCSHA.
My HFA is emailing the credit card authorization form to awards@ncsha.org.

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Adaptive reuse of significant, historic buildings into mixed-use developments is transforming downtowns and enriching lives. By repurposing historic public and industrial buildings into affordable housing, New York State is creating fresh opportunities for New Yorkers, bringing new life to Main Street and financial opportunity for developers, revitalizing local economies and creating jobs, while maintaining neighborhoods' character, historical and cultural identities. New York State Homes and Community Renewal (HCR), the state agency that oversees the Housing Finance Agency, is leading this effort. Amid a huge strategic, state-run economic development initiative that is pumping billions into local economies HCR works with the communities, using preservation as a tool to reinvest in cities, towns and neighborhoods. New York State's ambitious \$20 billion affordable housing plan plays a big role, providing capital to kick-start the adaptive reuse and historic preservation of many of these shuttered department stores, factories, schools, YMCAs, and hospitals, transforming them into affordable housing.

Industry was often at the core of many of New York State's towns, with housing, schools, businesses and municipal facilities growing near factories and other job sites. As technology, global and domestic trade patterns and fashions changed, so did manufacturing. Some companies went out of business, others shifted focus, contracted the workforce, or moved their operations south or abroad; as a result town centers lost their business anchors and their luster. The workforce population followed the jobs, leaving storefronts, theaters, and hotels that served once bustling Main Streets vacant or underused. The buildings remained; for some reminders of an economy gone south, but for HFA a vision of opportunity and hope for the future. Too expensive to demolish, and with no other fully productive uses on the horizon, many buildings were repurposed as warehouses or mothballed. Working with its partners in the private, nonprofit and financial sectors, HFA crafted complex transactions that put public resources to the best use, leveraging private investment that has transformed these hulking, forbidding, blighting properties back to life.

Today town centers are resurging, due in part to the part New York's HFA has played, and continues to play, in reimagining 21st Century downtowns by financing quality, sustainable, affordable workforce housing development projects. Since 2011, New York's HFA has financed 14 large adaptive reuse projects with 1,040 apartments, investing \$154.2 million and leveraging \$111.8 million in other funds.

Some standout projects include:

AP Lofts, 545 Swan Street City of Buffalo, Erie County: Blended funding, including \$24.5 million from the HFA, is transforming the former 118-year-old Atlantic & Pacific Tea Company Warehouse in Buffalo's Larkinville neighborhood into 147 units of mixed-income workforce housing. The \$40 million renovation includes a gut interior demolition down to the concrete superstructure and creation of a new center core that allows light and ventilation to reach the interior units, forming a new courtyard above the parking level for resident use.

The conversion of the eight-story warehouse into one- and two-bedroom loft-style apartments provides modern, energy-efficient multi-family housing for working individuals and families. AP Lofts features a community room, business center, fitness and wellness center, outdoor patios and green space, climate-controlled indoor parking and a leasing office. In addition, there will be 4,200 square feet of commercial/retail space facing Hamburg Street. <https://www.aploftsatlarkinville.com/>

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<https://www.buffalorising.com/2017/05/construction-watch-ap-lofts-at-larkinville/> Please see the attachment for more information.

West Middle School Apartments, 217 Genesee Street, Auburn, Cayuga County is the \$20 million adaptive reuse of the historic former Auburn West Middle School, which was constructed in 1940 as part of the Works Progress Administration, into 59-unit residential development. Fifteen of the apartments are set aside for individuals who receive services from the New York State Office of Mental Health and in need of permanent housing with onsite supportive services. All tenants must have incomes below 60% of AMI with rents tiered for those below 50% and 60% of AMI.

The existing classrooms, labs, cafeterias and offices are all converted into apartments and the gymnasium was divided by a platform creating two spaces – the upper space for residential and the lower space for the tenant’s community room. The supportive service provider occupies the building’s lower level. The former school’s auditorium is renovated and available to the public for events. Most of the original finish elements have been preserved and incorporated into the final design.

<http://www.westmiddleschoolapts.com/> https://auburnpub.com/lifestyles/inside-west-middle-school-apartments-former-auburn-campus-opens-to/article_2abf697c-4e82-505b-a504-d0e055851609.html

Please see the attachment for more information.

The Lace Factory Apartments, 165 Cornell Street, Kingston, NY Ulster County An HFA-financed \$18.89 million project transformed the United States Lace Curtain Mill, a 1903 industrial building that had stood empty for 20 years, into 55 units of affordable housing with a preference for artists. Kingston’s Midtown neighborhood, the largest of the City’s neighborhoods, is known for its early 20th Century industrial buildings and is home to the Ulster Performing Arts Center, Kingston City Hall and Kingston Benedictine Hospital.

The Lace Factory building, which is listed on the State and National Registries of Historic Places, was gut renovated to reconfigure it for residential use and now has a geo-thermal heat pump system and a rooftop photovoltaic system, new elevators, centralized electrical and mechanical equipment, restored masonry and windows, new insulation and exterior wall treatments, and Energy Star rated equipment and lighting. The boiler house in the center court yard of the complex now contains a gallery that surrounds the preserved and restored boiler. A new floor constructed above the gallery space functions as a common studio space available to the tenants. <http://www.hvmag.com/The-Lace-Mill-Kingston-RUPCO/> <http://www.dailyfreeman.com/arts-and-entertainment/20170301/lace-mill-in-midtown-kingston-showcases-resident-artists> <http://thelacemill.com/> Please see the attachment for more information.

M+M Apartments, 182 Avenue D and 281 Mills Street, Rochester, NY, Monroe County A tale of three buildings: the \$19.3 million M+M project transformed three vacant, historic industrial buildings, the Michelsen Furniture Factory on Avenue D, and Mills III in the former Rochester Plumbing Supply building at 281 Mills Street, into a total of 59 affordable workforce rental apartments. The mix of one- and two-bedroom units serves individuals and families with total household incomes at or below 60% of area median income, \$23,450 to \$40,200 depending on family size. Both sites are listed on the National Register of Historic Places.

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Before becoming a warehouse, the Michelsen Building was a furniture factory constructed sometime before 1920. The Mills site consisted of three buildings including a centrally placed three-bay garage that was demolished. On this site, most of the historic tax credits focused on façade restoration, replication of windows and cornices, and preservation of hand painted signage on the building walls. Throughout the M&M site, materials and finishes were preserved or replicated to remain true to the original design.

Please see the attachment for more information.

Sunrise-Century Apartments, 135 Baldwin Street, Johnson City, NY Broome County This \$22.7 million adaptive reuse project is converting two former factory buildings adjacent to the former Erie Lackawanna Railroad, now part of ConRail. The building in the foreground was originally called the South End Factory, aka “The Century Building” and the one in the background was the Welt Factory, aka “The Sunrise Building.” These two structures were on the southern end of the massive complex of other factories in the EJ Site which encompassed nearly 125 acres of the City of Endicott.

Please see the attachment for more information.

University Lofts, 120 Minnesota Avenue, Buffalo NY Erie County Built in 1917 and shuttered in 2007, the former Buffalo Public School 63/Campus North is now a 44-apartment mixed-income housing development. The \$16 million renovation project retained a high level of architectural integrity with its original floor plan and many of its historic features and materials. The building recalls a time of great growth in the City of Buffalo and remains a local landmark due to its prime location, scale and architecture. To meet historic preservation requirements, the existing proscenium and a portion of the stage will be preserved along with extensive terrazzo and interior elements throughout such as plaster, trim, windows and doors will be repaired and preserved. Original walls will undergo extensive repair and rehabilitation and historic wood and terrazzo flooring must be retained and restored wherever possible.

<https://www.buffaloring.com/2016/06/lofts-at-university-heights-gets-funding-boost/>

<https://www.buffaloring.com/2016/11/lofts-at-university-heights-begins-construction/>

<https://www.wkbw.com/news/finally-affordable-lofts-in-buffalo-with-parking> (please copy and paste

link) *Please see the attachment for more information.*

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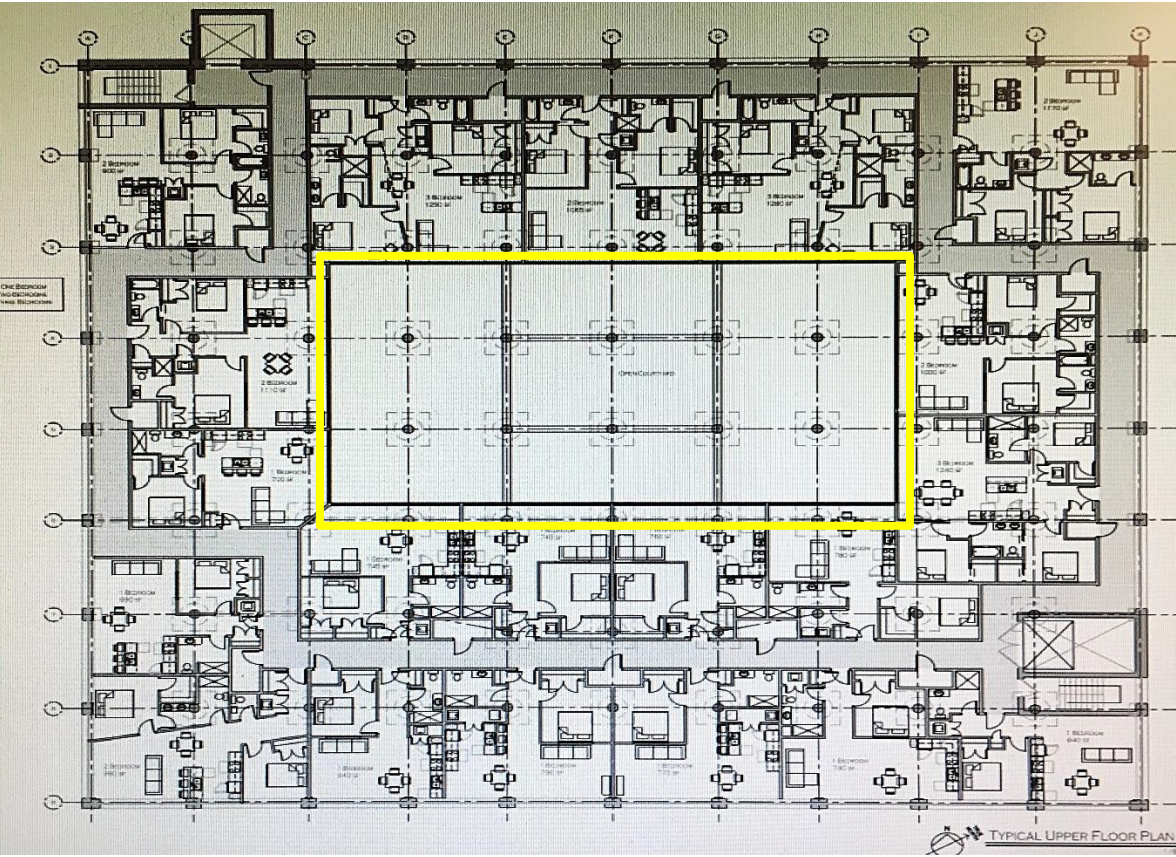
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AP Lofts, Buffalo, NY

AP Lofts at Larkinville is the adaptive re-use of the former Atlantic & Pacific Tea Company Warehouse built in 1910 into 147 units of workforce housing in the City of Buffalo, Erie County.

The renovation includes a gut interior demolition down to the concrete superstructure. A center core will be cut into the structure to allow for light and ventilation to reach the interior units (see below). This will form a new courtyard above the parking level for resident use. In addition, all new interior partitions, mechanical, electrical, plumbing, roofing, elevators, finishes will be completely new. New windows will be installed throughout. The project will incorporate green features, including Energy Star lighting fixtures and appliances, motion sensor activated lighting, low flow plumbing fixtures, all in accordance with the Agency’s green building guidelines. In addition, at present the site’s 1.21 acres are entirely impervious surfaces. Through the reduction of paved areas, green space and a large exterior patio will be added.



Architect’s plan for a typical renovated floor. The highlighted box indicates where the central core of the building will be chopped out to create the lightwell for the interior units

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AP Lofts, Buffalo, NY



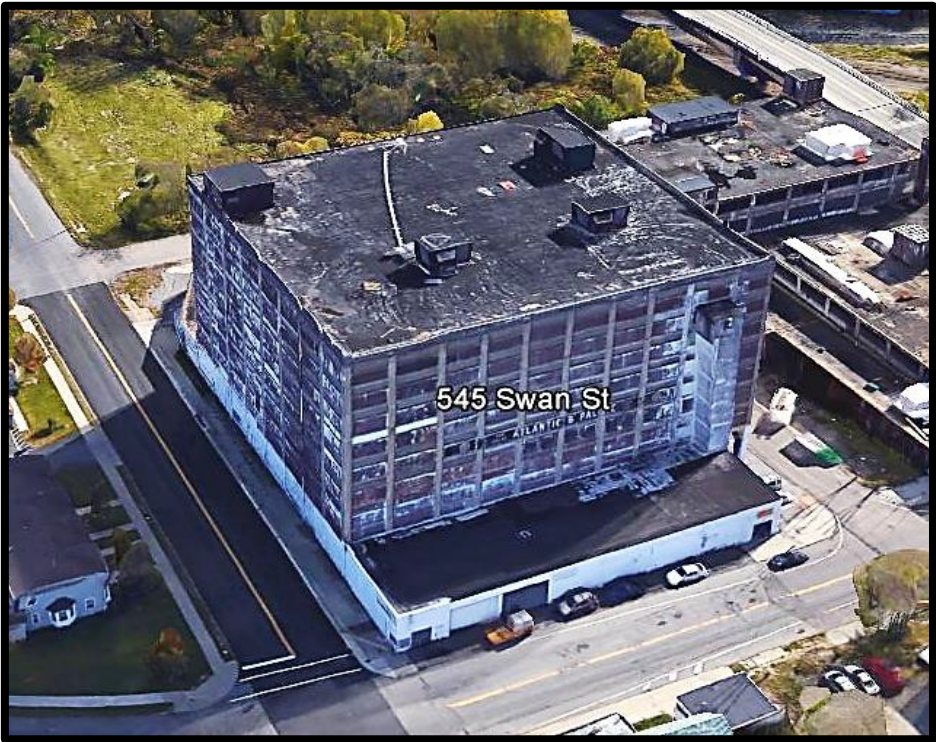
Photo circa 1910-1915



Photo circa August 2017-Demolition in progress

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AP Lofts, Buffalo, NY



545 Swan Street, Buffalo circa October 2016



Architects Rendering-note how the center of the building will be carved out to create the necessary light well for apartments in the inner core

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AP Lofts, Buffalo, NY



In its day as a warehouse/distribution center, goods and groceries of all types were stored throughout each floor. The floors were usually divided into the type of good being stored there, such as a floor for produce, a floor for meats and a floor for dry goods and so on. Each floor was served by four huge elevators; two to bring goods up from rail cars, and two to bring goods down to the truck loading docks.



Gutted floors circa August 2017. The framed out area is where one of the elevators was removed.

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AP Lofts, Buffalo, NY



Remnants of a past era found between walls and in other hidden areas exposed during demolition:
The **Silver King Extra Dry Ginger Ale** was brewed and bottled in Waukesha Wisconsin from the 1880s into the 1940s. The **Spray Amber Ale** was brewed and bottled in Niagara Falls by the Riverview Breweries from 1833-1937. The **Astoria Cherries** were manufactured in Belleville, NJ by the Fruit Products Corp from 1905-1937



In keeping with historic requirements, original elements will be preserved and re-used when feasible. Above are two of the many solid wood refrigerator doors that will be preserved and hung as wall décor in the hallways.

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AP Lofts, Buffalo, NY



The process of cutting a central core into structural concrete slabs begins with the placement of steel girders at the base slab to create a “cage” of steel posts and beams which frame the perimeter of the new opening. Everything within that border will be removed.



A finished frame. The posts align with the posts below and above to evenly distribute the weight

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The slab is first cut to the perimeter dimension of the frame below it, and then the concrete slab is chopped away. The original concrete capital columns will be removed separately.



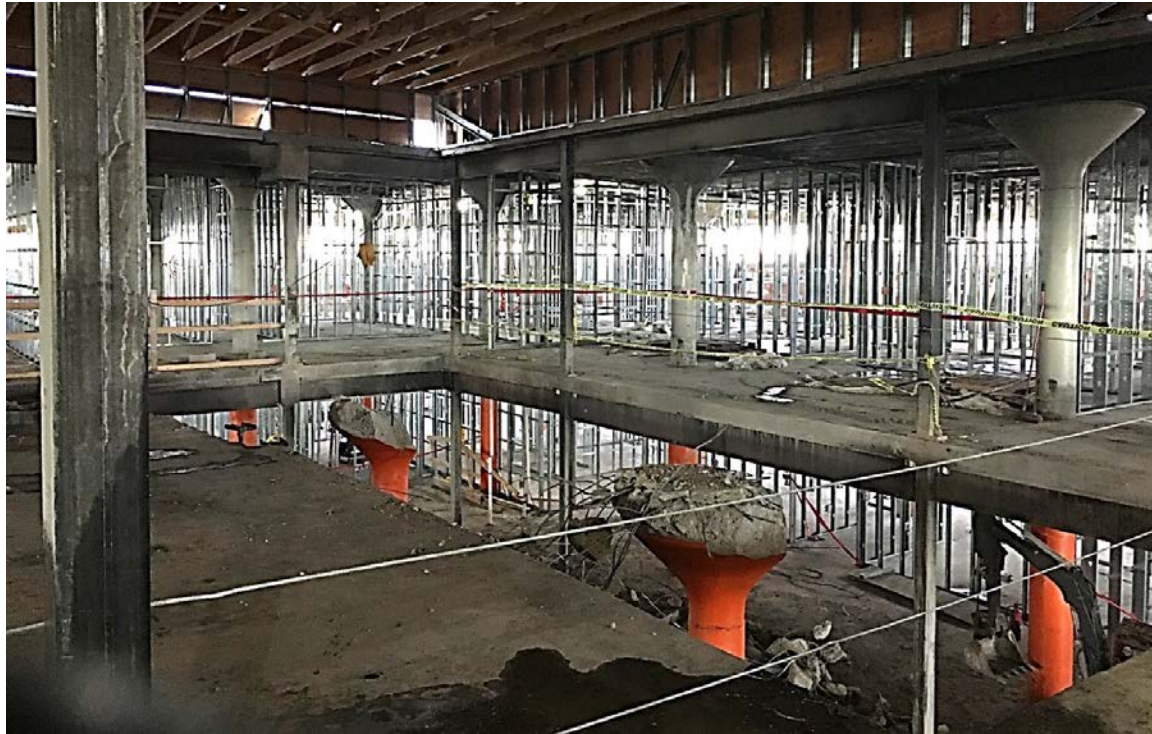
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AP Lofts, Buffalo, NY



View of a partially finished cut at the top floor. Note the framing of the roof opening above and initial partition framing for the apartments beyond



View of the roof cap.

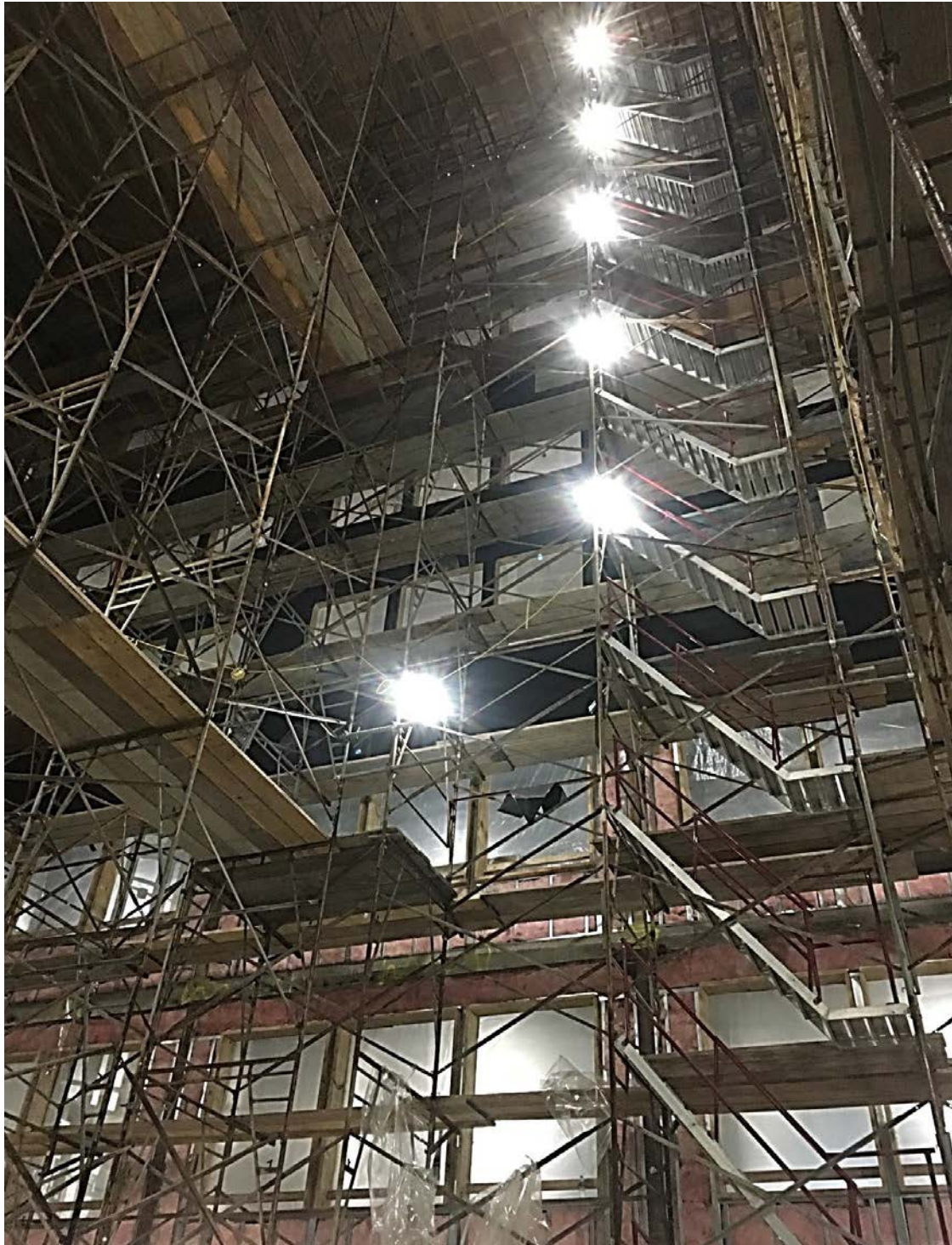
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AP Lofts, Buffalo, NY



Cutting and removal of all of the structural concrete to create the new lightwell opening is now complete. Pictured above is the internal scaffolding that has since been erected in order to begin constructing the curtain wall façade of the apartments that face the new opening.

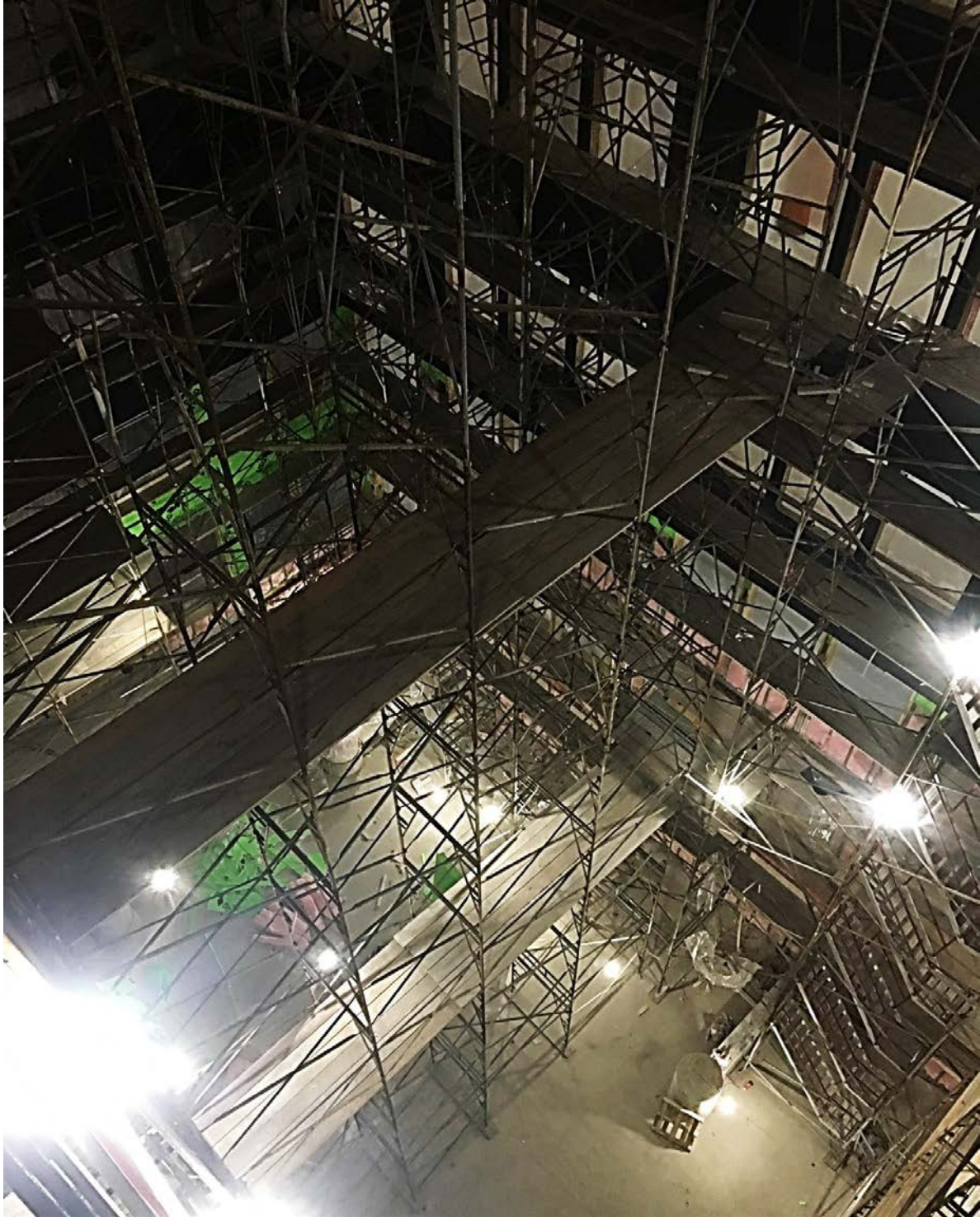
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View from top of scaffold just below the new opening (currently covered) looking down to the base.

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AP Lofts, Buffalo, NY



Pictured above is an example of the sequence utilized to create the façade;

- The pink circle shows the exterior side framing of the apartment wall with batt insulation
- The green circle shows the batt insulated exterior wall then sealed in a 2” rigid board insulation
- The white circle shows the fully insulated wall covered in a weather barrier (like roofing paper)

The final veneer will be a solid cement panel system of varying colors (like an EIFS) with aluminum windows and trim.

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The Lace Factory Apartments

The United States Lace Curtain Mill was an early twentieth century mill structure located in the Midtown section of the city of Kingston, NY. The 53,000-square-foot building was largely unused over the past two decades and presented as a blighted and forgotten structure featuring boarded windows, no public interface and lost opportunity.

The design concept for the Lace Factory was planned to accommodate 55 units of mixed-income housing with a preference to those engaged in the arts as their primary source of income. The two main wings of the building take advantage of the abundant natural light around the perimeter for unit living spaces. The design of the interior corridors breaks the repetition of the traditional corridor, offering areas that double as passive seating and community gathering areas. The existing boiler room was converted to a community and gallery/studio space with anticipated amenities that will cater to the arts community. A community sculpture garden complements the interior community spaces, offering on-site passive recreational areas to the tenancy.



LACE FACTORY-KINGSTON, NY

Top: Circa Jan 2014 Bottom: Completed site June 2015



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The Lace Factory Apartments



Still in use as a warehouse in the mid-1950's



Abandoned – 1980s



Repurposed-2015

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The Lace Factory Apartments



South wing and boiler house circa June 2015. Notable site changes include the removal of the former coal house from the front of the boiler enclosure (the outline of the coal house roof can still be seen on the face of the boiler house), the addition of a transitional structure from the entry lobby to the boiler house which will now be an art gallery, reduction in the height of the chimney, and the conversion of the coal gondola spur tracks to a cobblestone walkway connecting the parking lot to the rear new central entrance.

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The Lace Factory Apartments



Façade of the south wing of the site, circa October 2013



Façade of the completed south wing of the site, circa June 2015

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The Lace Factory Apartments



Note the tremendous height of this area. This part of the factory likely housed the heavy millinery machines which would have woven the raw threads and fabrics into linens. The original slabs were too deteriorated to preserve, and many sections needed to be opened to accommodate new infrastructure anyway.



The heavy slabs were needed to support the sheer bulk of the machines and the ceiling height was needed to accommodate both the size of the machines and the overhead pulley and belt system driven by the steam boilers. Pictured above is a typical knitting mill machinery floor circa the early 1900s, about the same time the Lace Factory was in business

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The Lace Factory Apartments



To better understand the full perspective of this adaptive reuse, note the above picture of the 3rd floor of the north wing. This floor space now accommodates approximately 10 apartments.



100 years ago, this same floor space was the location of the sewers who labored 12 hour days to convert the milled linens fabricated in the foundry below into fine lace. Pictured above is a typical knitting mill in nearby Troy, NY of the same era of the Lace Factory whose similar sized and configured floor space housed over 200 workers, most of whom were immigrant women.

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To attain National Parks Service (NPS) tax credits, as many of the original building elements were to be preserved as was feasibly possible. Exterior details are relatively easy to rehabilitate, but incorporating the huge structural elements of a post and beam foundry into residential units posed an architectural challenge. Circled is a typical support bridle.

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The Lace Factory Apartments



Support bridle incorporated into the final design. Note the “stressed” finish on the wood elements. Because they were all painted in lead based paint, they needed to be stripped per EPA mandates. In many cases, the stripping could not remove all the elements, and the posts could not be sanded down as they are all historic. Instead they were power washed to remove all loose material without damaging the wood, then encapsulated in a clear seal coat.

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The Lace Factory Apartments



Completed unit kitchen at top floor of south wing-note the original beams and planking above. Most of the apartments incorporate some original element into their finish.

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Because of the ceiling height, HVAC had to be hung throughout. The architects used an industrial design philosophy in selecting the type of ductwork used. That design sense was also used for other elements such as ceiling fans and lighting

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Some of the over-height apartments were designed to include an in-unit platform that overlooks the double-height space. Here the base of the elevated platform is supported by an original column.

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The Lace Factory Apartments



Loft view from above

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The Lace Factory Apartments



Pictured above are the original coal fired boilers which provided all the power for the Lace Factory when it was a knitting and fabrics mill. Manufactured by the Union Iron Works of Erie, PA, these boilers, circa 1903, are known as pressurized water tube units and are similar in design to those found on steamships of the era, including the Titanic.



At over 20 feet high, the cost to remove them would exceed any reasonable budget consideration, and as part of the overall rehabilitation of the site into affordable artist's housing, they will be preserved and cosmetically restored and viewable from an elevated platform above. The walls of the enclosure will act as display space for works by the resident artists.

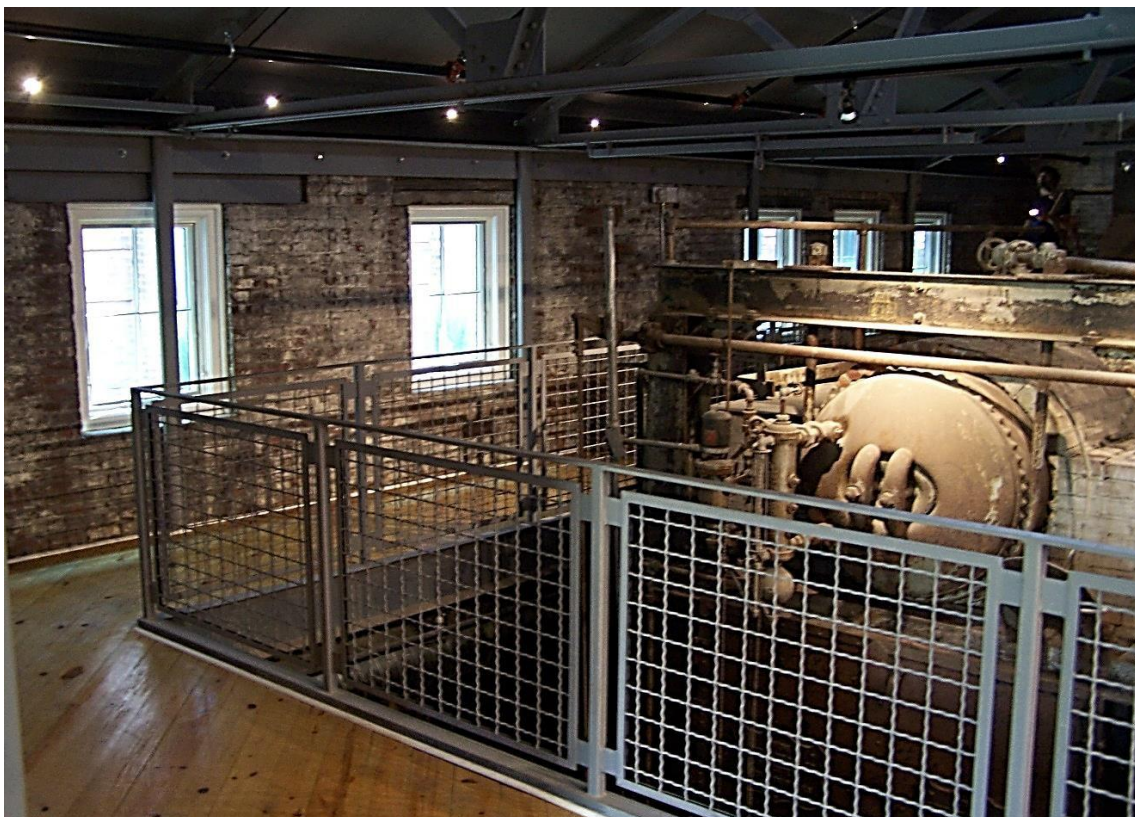
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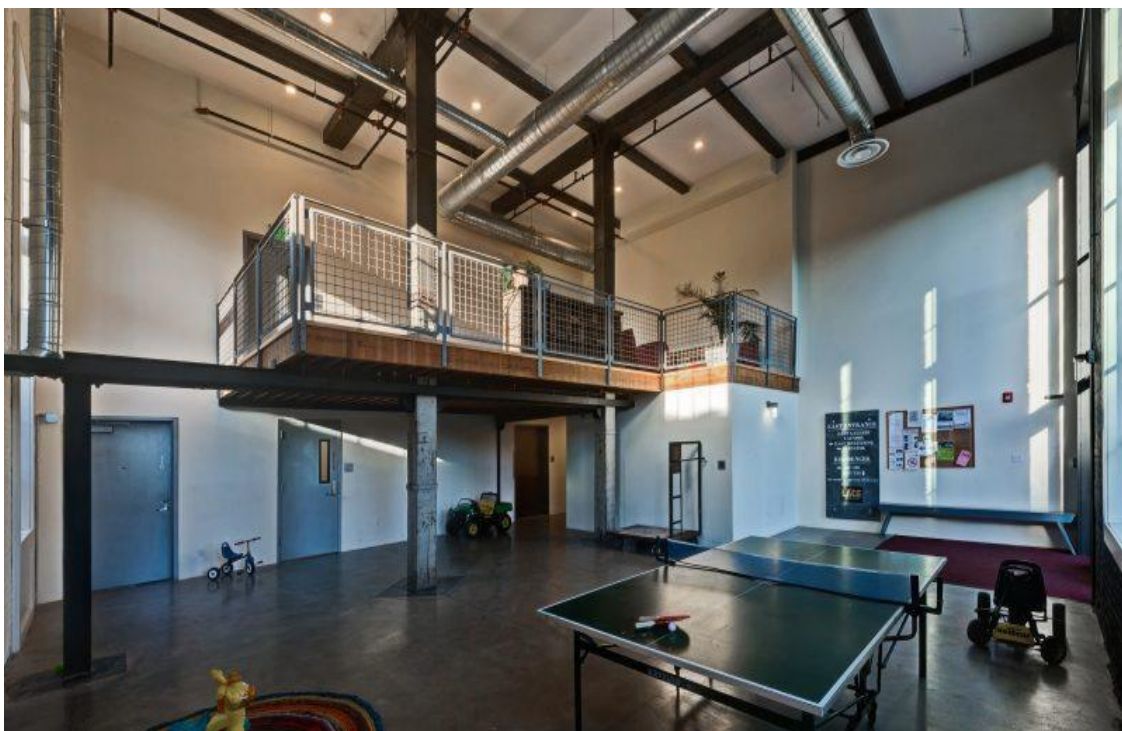
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The Lace Factory Apartments



Repurposed former manufacturing space throughout the mill took advantage of the high ceilings and windows to create expansive interiors utilized for tenant and community use inclusive of art and musical events, lectures and fund raisers.

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West Middle School Apartments

The former Auburn West Middle School, constructed in 1940 as part of the Works Progress Administration, is now a three-story, 59-unit residential development with onsite supportive services.



West Middle School, Auburn circa October 2016

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West Middle School Apartments



Typical classroom (above) converted to living space (below)



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West Middle School Apartments



Most of the original hallways were in excellent condition and did not to be reconfigured for residential use. Historic requirements mandated preserving the lockers so they were sealed, painted and protected with the ADA required chair rail. Apartment entry doors were replicated to look like the classroom doors they replaced.

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The former gymnasium was subdivided into three useable parcels: two sections of apartments and a new community room. This was done by first building a new platform to create two levels. Half of the lower level and all of the upper level became apartments, while the remaining half of the lower level became the new tenant community room



Construction of the steel framing for the platform

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West Middle School Apartments



Poured slab for the new platform—the multi light windows would be replaced with residential grade windows which match the existing historic windows



Apartment framing at the lower level in-progress. Much of original gym floor was preserved.

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West Middle School Apartments



Upper level apartments in progress with new replicated windows



Finished upper level unit

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West Middle School Apartments



New Community Room built in the remaining gym space with original floor.

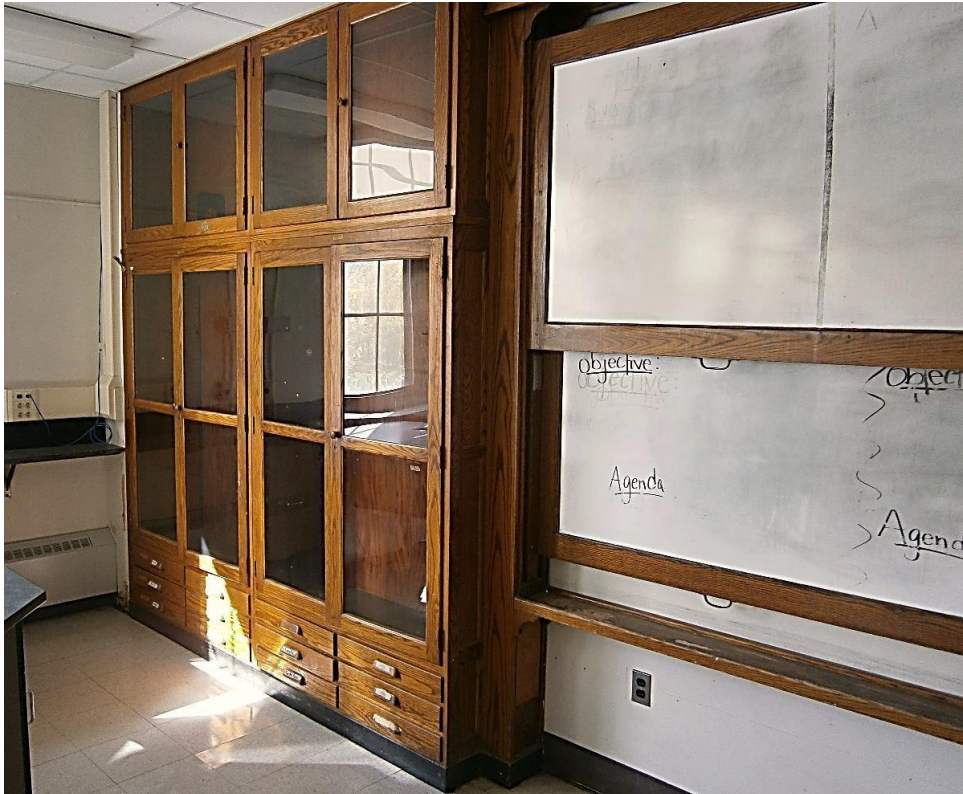
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West Middle School Apartments



This original built-in wall case with two-tiered display board was reclaimed from a former science lab (above), and reconfigured for use in the new tenant community room

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Community Room kitchen (above). The below painted home-plate is set in the original location of the indoor softball court as a reminder of the room's original use as a gymnasium. In several areas, the images of the original lines of the basketball courts which were mostly lost from the refinishing process can still be seen

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New office space built in the former basement for the on-site supportive housing component.

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West Middle School Apartments



The original school courtyard was converted into a passive seating area and playground. The circled windows are the ones that serve the apartments built in the repurposed gym – replicas of the original windows on the adjacent wall.

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

West Middle School Apartments



Attention to historic details is prevalent throughout;

(Above) original slate window sills and polished veneer solid wood casings were all refurbished.

(Below) Typical wood strip floors which were sanded and finished. New base moldings were fabricated from the solid wood eraser troughs from the original blackboard (most of the blackboards could not be preserved because they were adhered to their walls with an asbestos content mastic)



HFA: New York State Homes and Community Renewal

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

West Middle School Apartments



Assorted historic elements adorn the project throughout: a former display case for student projects will be used by the supportive staff for tenant announcements. A former bookcase from the library is in the entry lobby next to the mailboxes-ideal for package deliveries

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

West Middle School Apartments



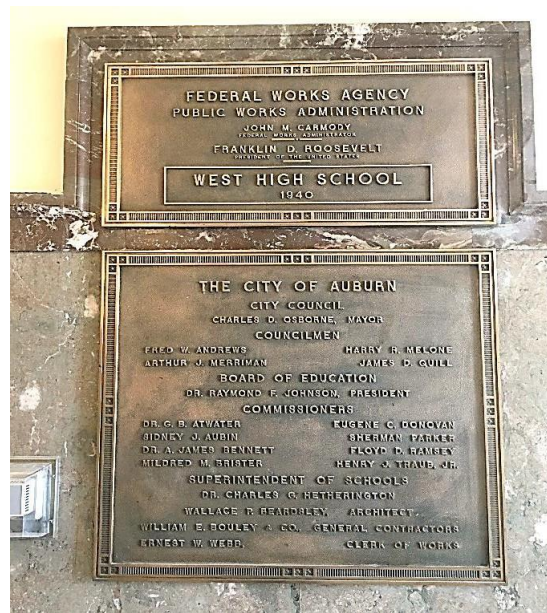
A small recreation room created from part of the library-note original cabinets re-purposed



The former library entry

HFA: New York State Homes and Community Renewal
Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History
Category: Rental Housing
Subcategory: Preservation and Rehabilitation

West Middle School Apartments



The original building entrance now solely serves the auditorium-the faux door panels closed off the school entry. The lobby itself features a mosaic relief of the Finger Lakes region which was cleaned and repaired as part of the rehab. Likewise, the original Federal Works Agency plaque, adorned with the name of President D. Franklin Roosevelt, was also restored

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

West Middle School Apartments



The completed building. Its original Federal Works Agency ornamentation is still visible.

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY

The **Endicott-Johnson Shoe Company** was a prosperous manufacturer of shoes housed in the Sunrise and Century Buildings. An estimated 20,000 people worked in the company's factories by the 1920s, and an even greater number worked there during the boom years of the mid-1940s when, helped by footwear it produced for the military during the war years, it was producing 52 million pairs of shoes a year. During the early 1950s, the work force was still approximately 17,000 to 18,000. The Sunrise Building (Century in the background) at full capacity in the late 1940's. Note the workers streaming into and out of the building at shift change.



Pictured above is the site during its full capacity in the late 1940's. Note the workers streaming into and out of the building during a shift change.

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



The site as it existed in August 2016



Work commenced March 20, 2017

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



Aerial view of the site-note the arrow over the Century Building pointing out the building length skylights. During its time as a factory, these skylights served mainly as a ventilation point for the machinery housed on the upper floor.



Interior view of the top floor of the Century Building. The above noted skylights (arrow) will be preserved and with new fixed glass panels, as the apartments and halls in this space will use the full height of the ceilings in their design.

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Sunrise-Century Buildings, Johnson City, NY



With historic preservation, any existing components which reflect the original purpose of the site are to be preserved. Pictured above is the mechanism which allowed the rooftop skylights to be opened and closed. The white box shows a pulley which could be controlled by a chain from below-as the chain was pulled, the wheel would in-turn pull a spring loaded cable which was connected to a set of scissor arms at the station of each window bay shown in the red box. The arms would push the non-fixed panels (which are the 3rd and 4th in this 5 panel bay) outward, allowing fresh air ventilation. These mechanisms are no longer operable but they will be preserved in-place, and new energy efficient fixed glass panels will be installed in all of the bays.



Typical original signage which will be preserved and relocated throughout the site.

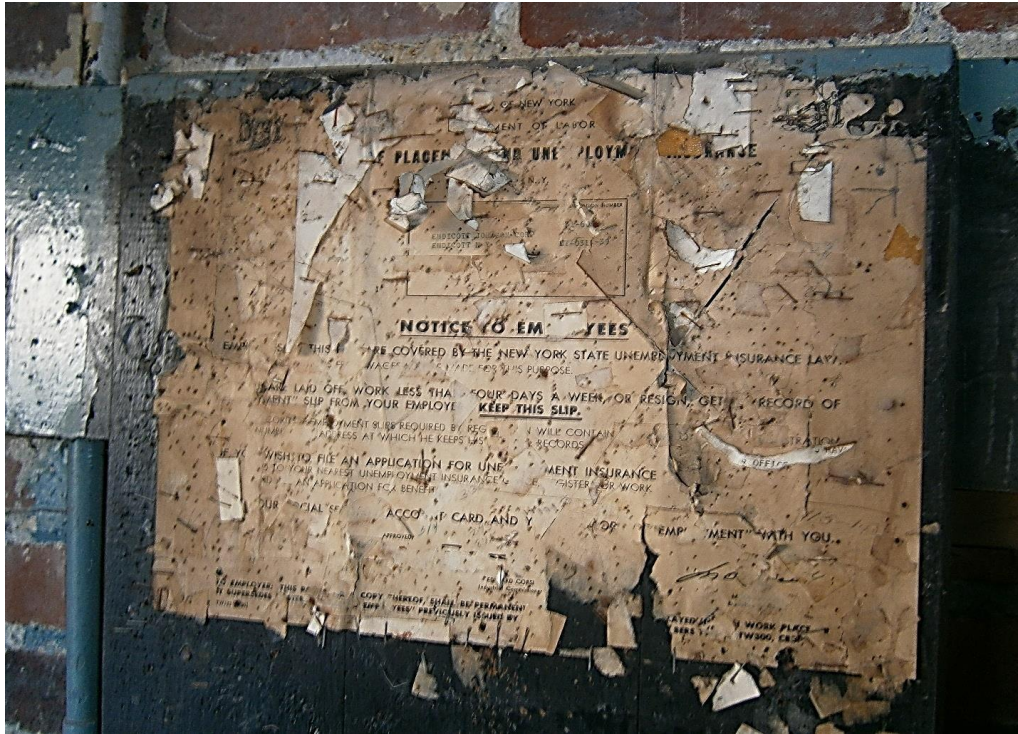
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Sunrise-Century Buildings, Johnson City, NY



Other typical historic items for preservation: Workers Unemployment Insurance Notice (above) and a time card slot below. The highlighted box is where the time clock was.

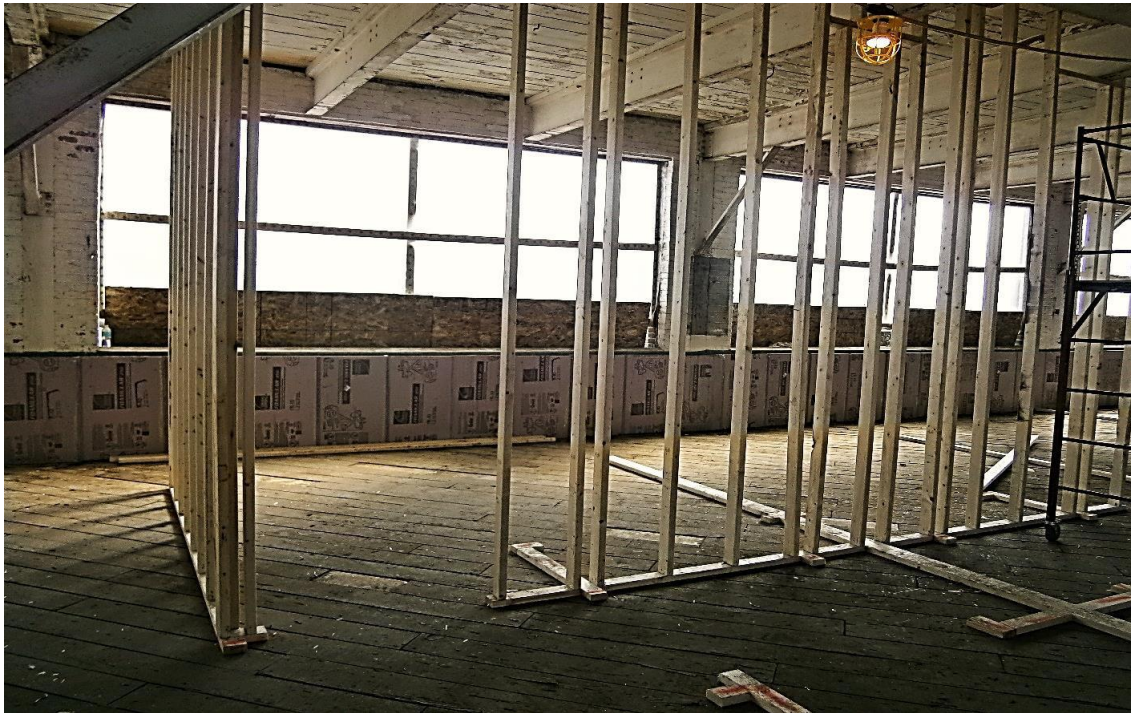
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Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



Initial apartment framing underway in the Century building. Because both buildings were constructed for industrial use, they are relatively intact and sound having been properly sealed over their years of vacancy. With the exception of some water damage at their roofs, and typical foundation settling, neither building is anticipated to need extensive structural rehabilitation. It is also planned to preserve the old growth lumber floors, and many of the posts and beams will be incorporated into the final apartment designs. The multi-lite windows will also be replicated.

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Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

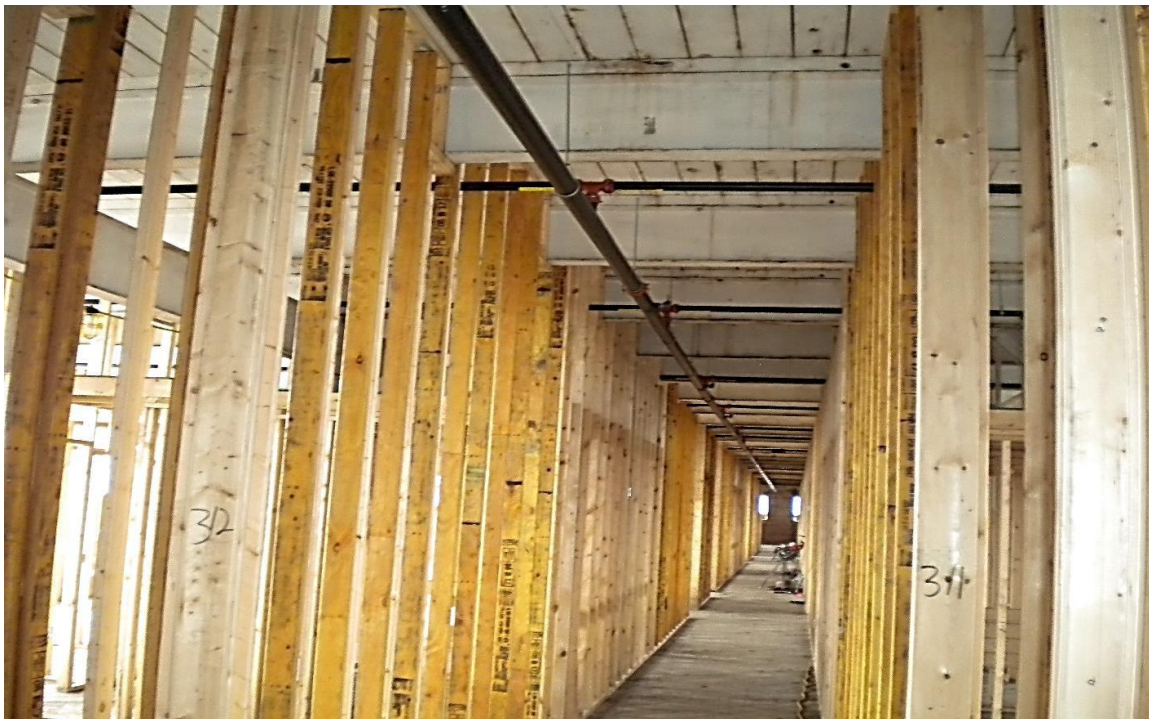
Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



Site circa June 2017-window openings have been cleared and covered to protect the interiors from weathering during construction-they will all be laser measured to ensure the new windows fit perfectly.



Hallway partition framing in progress at the Sunrise building – note the new sprinkler piping above.

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



Pictured is a typical top floor apartment now in its rough framing at the Century Building. The new design will use the near 20-foot-high and existing exposed structure ceilings throughout. The above view is taken from the corner of the living room of a unit looking towards the doorway leading to a bedroom on the left and the bathroom to the right. The arrow points to a full height open space atop the bathroom which can be used for storage or, where large enough (they vary in size depending on the location of existing structural elements) a useable loft. For those apartments, an integrated ladder styled to reflect the era's architecture will be provided.

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Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



Historic rehabs often reveal hidden treasures; during the demolition phase, a wall was opened and behind it was a long-forgotten elevator shaft, and inside that was the cab. A hoist was brought in to lift it out and photos were sent to the National Park Service (NPS), the provider of the historic tax credits. Research concluded that the shaft was an original passenger elevator for the employees which had been sealed when a new elevator was built in the 1930s. The cab was determined to most likely be the very first elevator designed to a maximum load capacity in the United States. It is remarkably intact and will be preserved, rehabilitated and displayed as part of the site's planned museum.

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Sunrise-Century Buildings, Johnson City, NY



Work in the Sunrise building has reached finish stages; VLT flooring and finish painting is underway as is the installation of millwork and fixtures. Note the preserved original structural elements incorporated into the unit

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

Sunrise-Century Buildings, Johnson City, NY



An ingenious solution to dealing with some obstructing preserved elements was accomplished by field fabricating shelf trees where remaining column supports had created head clearance issues.

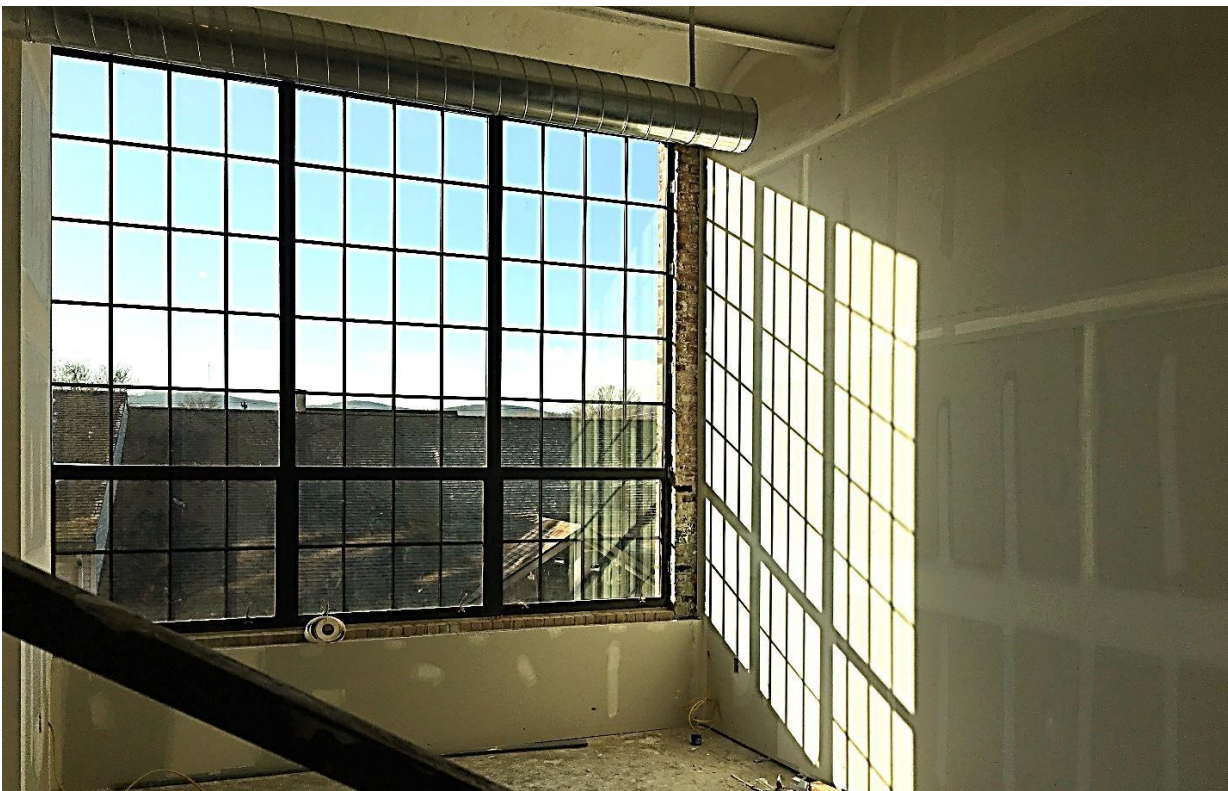
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Sunrise-Century Buildings, Johnson City, NY



The custom-built end unit windows have been installed. Their height required a hopper panel. Pictured are those units in the Century Building.

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M & M Apartments: Michelsen & Mills, Rochester, NY



Michelsen Building circa March 2014 and July 2015.

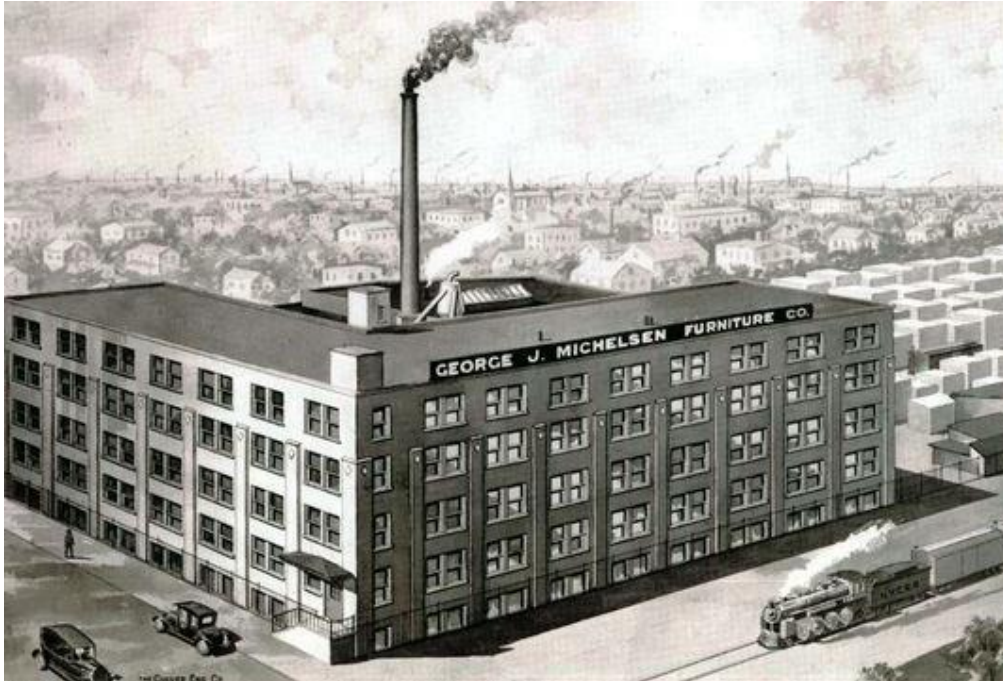
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M & M Apartments: Michelsen & Mills, Rochester, NY



The Michelsen Building was a furniture factory constructed sometime before 1920. It eventually became a warehouse



As seen in this picture from March 2014, the building is of heavy timber post and beam construction which was typical of structures designed to support massive industrial loads. This creates high ceilings and open floor spaces making the apartment layouts more challenging.

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

M & M Apartments: Michelsen & Mills, Rochester, NY



Typical living room at Michelsen. The architects used the open spaces to their advantage, designing large, open rooms benefiting from extensive natural light and ventilation. Note the windows which were all fabricated to replicate the type of windows prevalent in the 1920s, this done to garner historic tax credits from the National Parks Service (NPS). They also selected colors and accents in grey and green hues as reference to the building's former industrial use. Bedrooms and other living areas are likewise appointed.

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

M & M Apartments: Michelsen & Mills, Rochester, NY



Typical kitchen and dining area in the Michelsen building. Again note the industrial inspired accents including stainless steel lighting. The original strip floors were wholly restored to their original colors as well.

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

M & M Apartments: Michelsen & Mills, Rochester, NY



Typical interior hall of an apartment in Michelsen. In keeping with the NPS doctrine to maintain as much of the original character of the building as possible, many of the original solid wood posts are incorporated into the design of the apartments and public areas-note the post midway in the hall-it's original wrought iron and riveted capital which ties the preserved floor joists is visible in the opening above.

HFA: New York State Homes and Community Renewal

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M & M Apartments: Michelsen & Mills, Rochester, NY



Typical public hallway at Michelsen. In order to address the potential noise issues of the former industrial high ceilings within these areas the architects designed drop ceilings with acoustical tiles and sound attenuating carpet squares whose color hues match the apartment interiors.

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M & M Apartments: Michelsen & Mills, Rochester, NY



Mills Street site circa March 2014 and July 2015.

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M & M Apartments: Michelsen & Mills, Rochester, NY



The Mills site consisted of three buildings-the building pictured above is the 2-sty structure on the corner of Mills Street and Brown Street which is likely older (circa 1850) than the three-story building (circa 1870) at the other end of the block on Mills and Factory Streets. The two buildings are separated by a later built three bay garage that was demolished to make way for on-site parking and open space. Many of the historic tax credits earmarked for this site focused on façade restoration, replication of windows and cornices, and preservation of hand-painted signage on the building walls.



Brown Street perspective circa March 2014 above and July 2015 below

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M & M Apartments: Michelsen & Mills, Rochester, NY



Mills Street building circa 1908-the Brown Street building is barely visible to the right



The structural restoration of the facades and foundations of the Brown Street building required protection over the harsh winter by a heated wrap. Masons worked unabated throughout to stabilize the building. As a result, the overall site progress was three months ahead of schedule.

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M & M Apartments: Michelsen & Mills, Rochester, NY



The Mills buildings are more irregularly shaped than Michelsen, requiring innovative with unit layouts. As it is a much older building, its structural elements are tighter, providing less unobstructed space to work in. Its former use as a mill meant that it had higher ceilings to accommodate overhead pulleys and machinery, requiring taller windows.

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M & M Apartments: Michelsen & Mills, Rochester, NY



The kitchen in this unit is at the end of a hallway with cabinets and appliances opposite one another on full height walls – the window acts as the central focal point.

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

M & M Apartments: Michelsen & Mills, Rochester, NY



Typical living area at Mills. The architects color-keyed the walls, trim and ceilings to reflect the restored luster of the original oak strip floors.

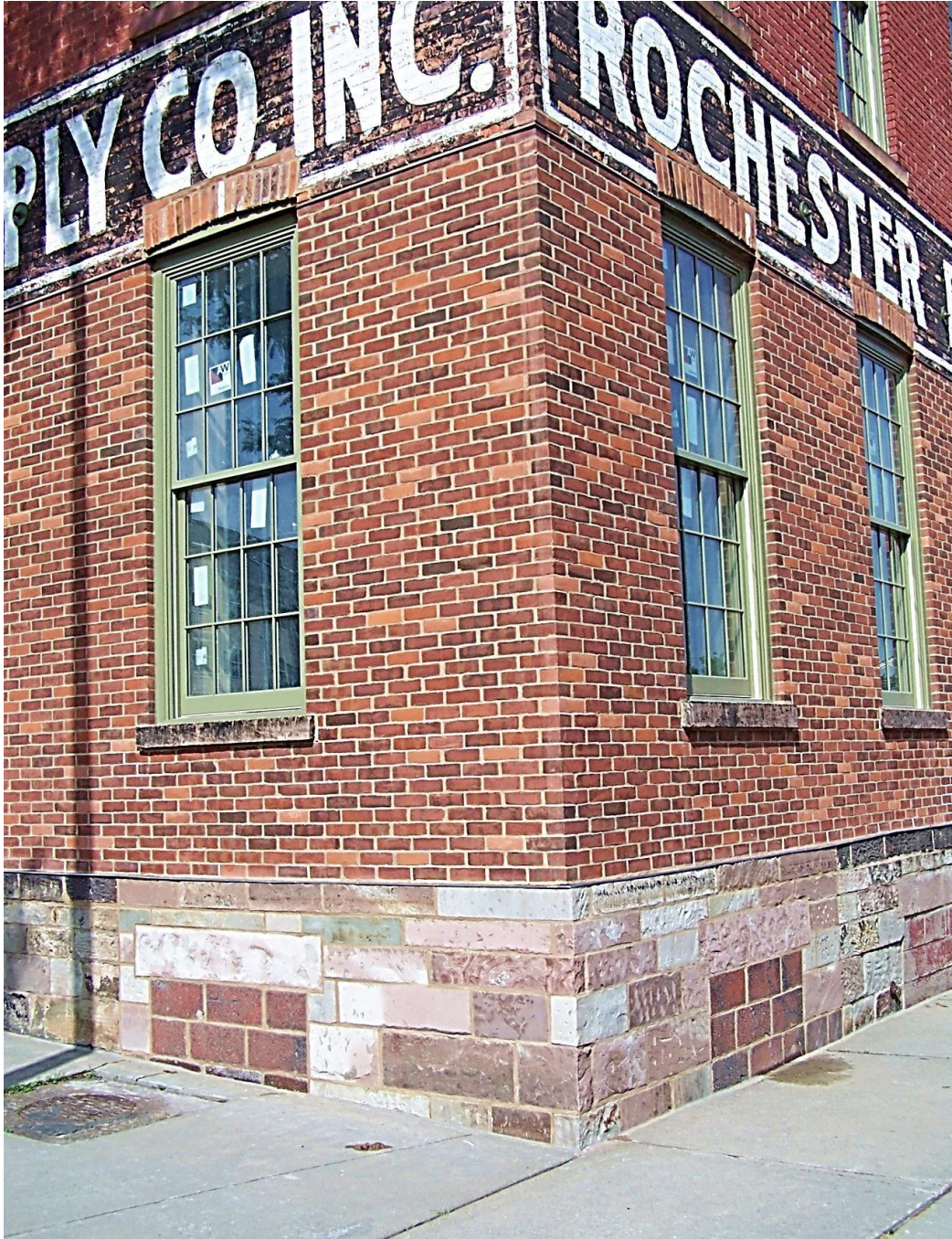
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M & M Apartments: Michelsen & Mills, Rochester, NY



Other historic renovations included the cleaning, pointing and restoration of the fieldstone and brownstone base of the Mills Street foundation. Note the windows: because glass was very expensive in the 1880s, window panes tended to be very small-this room features two types of windows, a “12 over 12” on the left, and a “12 over 8” on the right. Go back and look at the typical Michelsen window circa 1920s which was “6 over 6”. Glass was easier to fabricate and was more readily available in larger panes.

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M & M Apartments: Michelsen & Mills, Rochester, NY



As with the Michelsen building, many original structural elements were incorporated into the final design. Note this rounded timber post in the Mill Street building which is still supporting its original loads but is now also a historic focal point in the public hallway at the ground floor

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

The Lofts at University Heights, Buffalo

Adaptive re-use and conversion of a vacant historic inner-city public school into 45 units of mixed-income affordable housing.

Built in the 1917, this three-story former school was built with reinforced concrete and steel truss construction with red colored brick and limestone trim on a raised concrete foundation. The \$16 million renovation project retained the architectural integrity of the building, preserving its original floor plan and many of its historic features and materials.

The number and configuration of units is consistent with the layout of the classrooms. The gym was converted into two loft apartments, and another two loft units were built into the auditorium. To meet historic preservation requirements, the existing proscenium and a portion of the stage were preserved along with extensive terrazzo. Interior elements throughout such as plaster, trim, windows and doors were repaired and preserved. Original walls underwent extensive repair and rehabilitation and historic wood and terrazzo flooring was retained and restored wherever possible.



University Heights aka PS 63, Lisbon Avenue, Buffalo, NY – circa summer 2016

HFA: New York State Homes and Community Renewal

Title: Adaptive Reuse: From Outmoded to Occupied; Re-energizing Communities by Preserving Their History

Category: Rental Housing

Subcategory: Preservation and Rehabilitation

The Lofts at University Heights, Buffalo

Gallery of Existing Conditions Pre-Construction, circa May 2016



During the course of routine demolition, the cladding around the roof parapet was removed to assess the condition of the masonry-this revealed the long hidden brick inlay original school nameplate which will now be restored as part of the historic preservation.

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Category: Rental Housing

Subcategory: Preservation and Rehabilitation

The Lofts at University Heights, Buffalo



As with the parapet, the removal of protective cladding and barriers revealed more original architectural elements-these are the original entry porticos to the building. One each for Boys and Girls-they likewise will be restored.

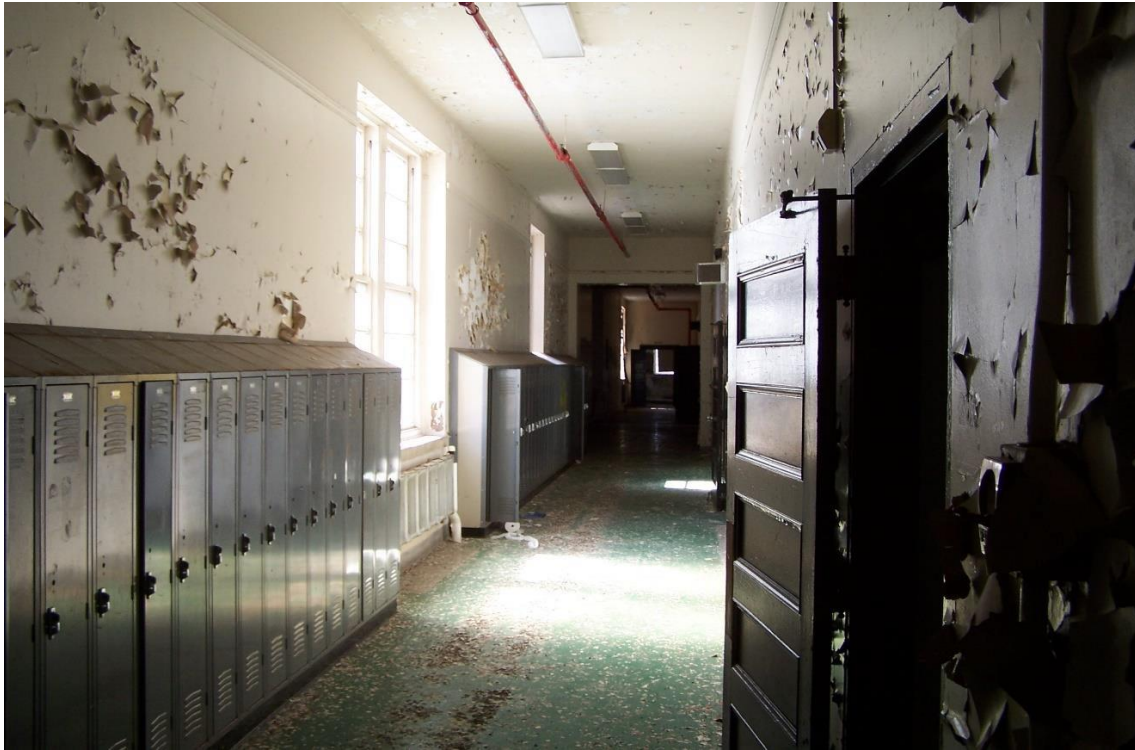
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The Lofts at University Heights, Buffalo



Typical hallways



Typical historic elements to be preserved include the decorative tile reliefs over drinking fountains which are believed to have been done as a project by students after the school opened.

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The Lofts at University Heights, Buffalo



Typical classroom before asbestos and lead paint abatement above, gutted and rough framed classroom/apartment below. Note the original slate chalkboards – many were retained as a finish element in the apartments

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Subcategory: Preservation and Rehabilitation

The Lofts at University Heights, Buffalo



The stage from the auditorium with intact proscenium. New loft apartments were built into the double height space auditorium, taking advantage of the high ceilings by creating in-unit duplexes. The stage was preserved and left intact for tenant and community uses.



Restoration work in-progress, August 2017

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Subcategory: Preservation and Rehabilitation

The Lofts at University Heights, Buffalo

Gallery of Completed Site, circa February 14, 2018



Completed façade included extensive masonry repairs, restoration of the original cornice and replication of the original "PUBLIC SCHOOL 63" signage. Final landscaping will be completed in the spring.

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The Lofts at University Heights, Buffalo



Restored Girls and Boys entrances. These are now mainly used for emergency egress

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The Lofts at University Heights, Buffalo



The majority of the original wood strip floors were salvaged, sanded and refinished. The architects also paid special attention to replicating color schemes from the buildings historical era. Likewise, other design elements reflect the buildings past; apartment entry doors are all five-panel style. Some of these unused doors were retained as a design element for entry porticos, such as for the new elevators. Overhead lighting throughout utilizes a globe design typical of public buildings.

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The Lofts at University Heights, Buffalo



The site retains many historic elements, some grand, and some simple. The top tread on the upside of the original slate steps and at the first floor boards on many of the restored staircases shows an inundation worn into the slate and wood from years of students traversing these steps as they went to classes from floor to floor.

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Subcategory: Preservation and Rehabilitation

The Lofts at University Heights, Buffalo



Typical apartment living area where an original slate blackboard was retained. Note the extensive natural light and ventilation afforded to the unit from the huge windows. Many apartments feature 12 foot ceilings, and because the hallway walls were structural, the rooms maintained their expansive classroom width thus creating larger living areas.

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The Lofts at University Heights, Buffalo



Typical apartment finish-note the base molding. Much of the original 3 piece 8" base remained intact and was salvageable-it was replicated as necessary where applicable. The floors are all original.

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The Lofts at University Heights, Buffalo



The unique nature of the apartments allowed numerous kitchen layouts

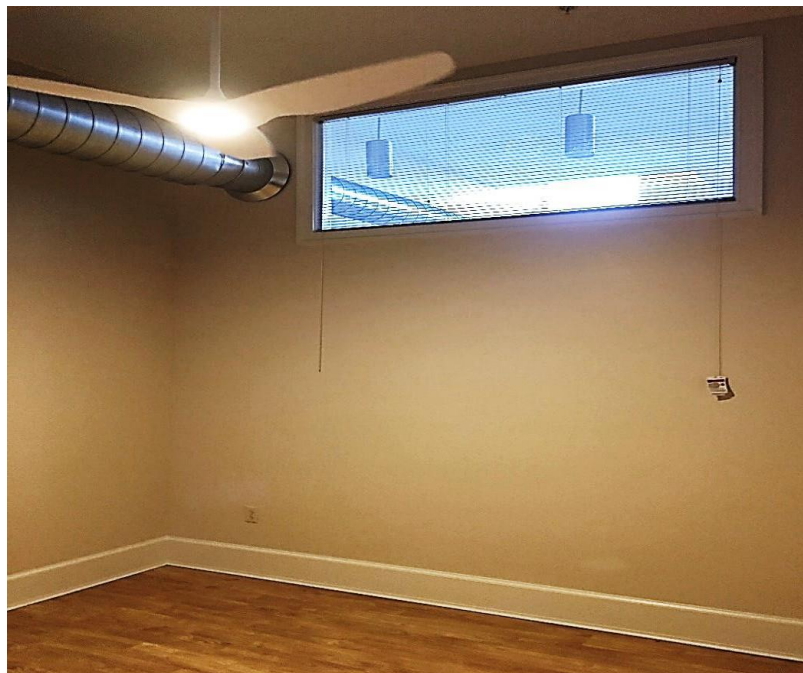
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The Lofts at University Heights, Buffalo



Several apartments were wide enough to allow for the inclusion of interior rooms which could be used as a secondary bedroom or habitable space. The height of the ceilings and windows provided ample light to use “borrowed light” designs.

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The Lofts at University Heights, Buffalo



Typical standard and ADA bathrooms

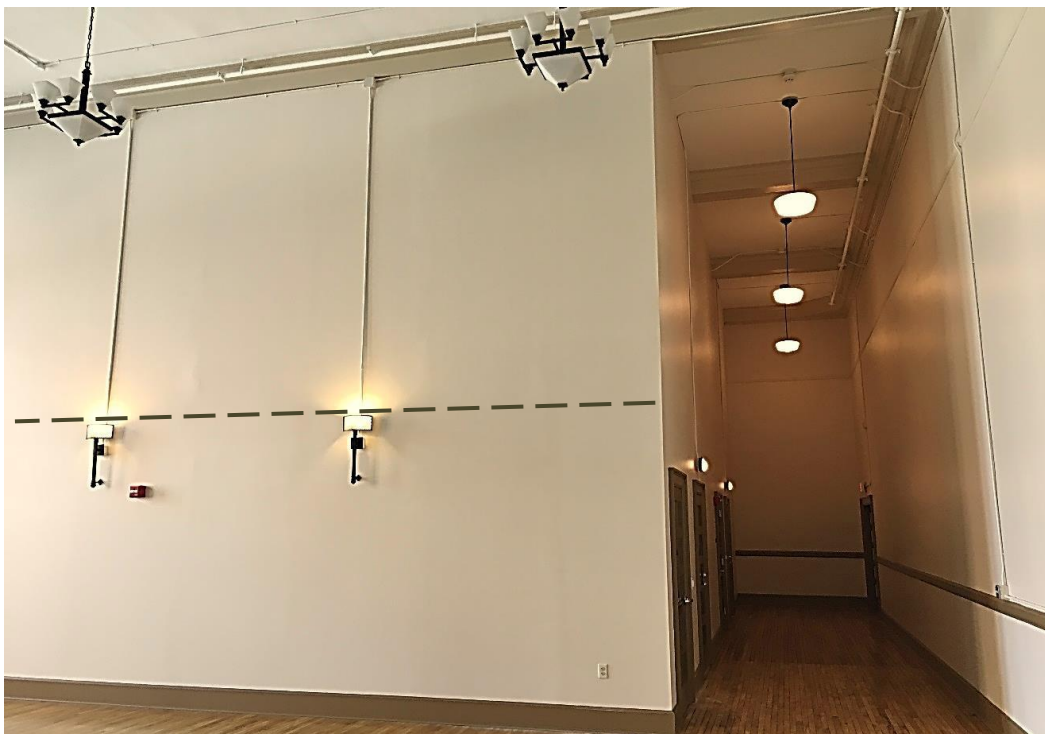
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The Lofts at University Heights, Buffalo



The refurbished auditorium stage (above). The room can be used by the tenants or the community for multiple purposes. The auditorium was reduced by about half its length and a new partition was installed. The height of the ceilings allowed for the construction of two duplex loft units. The approximate height of the platform within is noted by the dashed line above.

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The Lofts at University Heights, Buffalo



Interior views from the auditorium loft apartments – the platform ends short of the upper windows to allow for additional natural light into the floor below

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The Lofts at University Heights, Buffalo



The original fountain relief – restored and preserved.