

HISTORIC PRESERVATION & REHABILITATION



FOX HALL

Cedars is a 90,000 SF project combining new construction and historic restoration in the Longwood Historic District of the South Bronx. The new construction consists of 95, low-income rental apartment for seniors and grand-families referred to permanent housing from NYC shelters. The historic restoration of the Denison-White Mansion (ca. 1850), a historic landmark renamed 'Fox Hall', has been readapted to serve as a public center for programs, activities, recreation, community outreach, and for use by local community groups and organizations.

FARLEY POST OFFICE

The USPS' original main New York General Postal Facility at 8th Avenue and 33rd Street in Manhattan was a project which involved documentary research, preparation of base drawings, exterior conditions surveys and drawings, execution of emergency and long-term repairs for exterior terra cotta and related roofing, flashing and drainage for this 1909 and 1933 landmark by McKim, Mead, & White.

Because of the building's history and high visibility, UAI's work required careful coordination with USPS officials, public interest groups, and New York City and State Landmarks agencies.



HERBERT STREET, 19TH PRECINCT

The 19th Police Precinct Station House and Stable is a landmark Romanesque Revival police precinct complex, consisting of a three-story station house and a stable wing which will be converted to 14 affordable condominium units varying from 1 to 3 bedrooms. As a Landmark and SHPO (State office of Parks and Historic Preservation) project, all exterior and some of the interior details have been preserved or carefully replicated.

LITCHFIELD VILLA

The national landmarked Litchfield Villa in Prospect Park is a mid-19th century ex-urban dwelling by the American architect, Alexander Jackson Davis. Today the structure houses the Brooklyn administration headquarters for the New York City Department of Parks and Recreation.

UAI was responsible for a complete survey of existing conditions, historic research for the proposed restoration to return the building to its original exterior design, replanning and reprogramming the spaces for Parks Department use, and the complete upgrading of mechanical systems and handicapped accessibility compliance.

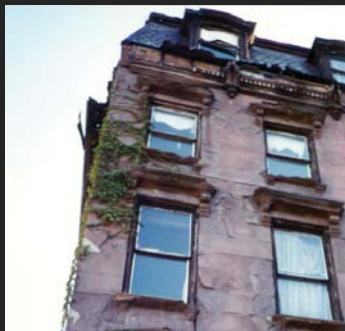


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BROOK AVENUE GARDENS

The restoration and rebirth of the Hertlein & Schlatter Building in the South Bronx represents an exemplary preservation project that involved the conversion of a long-forgotten and dilapidated 19th century industrial building into rental apartments for low and moderate income families.

The poor condition of the structure required the repair and replacement of large areas of original brick. An exhaustive search turned up replacement bricks that matched the color, size and texture of the 100 year old originals. In the interior, the industrial character of the historic building with exposed chamfered wood columns, cast iron columns, brick piers and tall ceilings, was retained.



PUBLIC SCHOOL 157

UAI, in joint venture with John Ellis & Associates, reconfigured this historic turn-of-the-century school building into 72 units of housing. For the project to qualify for federal funds and historic tax credits, we retained or reconstructed most of the historically significant fabric of the building.

Within the building, elevator service was added by removing the stairs from an existing stairway and inserting the elevator shaft within. To preserve character-defining elements such as transoms, stained glass windows, and curved stair walls, new wall sections and fire doors were created using fire shaft-liners and new metal components.

CUMBERLAND AVENUE

This project entailed the restoration of two brownstones in the Fort Greene Historic District of Brooklyn. Constructed in the 1860s in the French Second Empire style, the buildings occupy a prominent site diagonally across from Fort Greene Park.

Decades of neglect had left both the interior and exterior in a state of extreme deterioration. UAI's historic restoration documents were prepared for the required Landmarks Commission approval. The project is symbolic of the historic revitalization of the neighborhood.



ROOSEVELT ISLAND OCTAGON

UAI provided emergency stabilization for this 1834 landmark structure which had been severely damaged by fire and a decade of exposure to weathering. Our efforts included shoring, bracing and the provision of interim roofing.

We produced full building documentation including measured drawings, an historic structures report, interior and exterior conditions surveys, paint analysis, and salvage. In addition, we developed recommendations and cost estimates for short-term stabilization, mid-range public access and long-term full scale restoration and reuse.