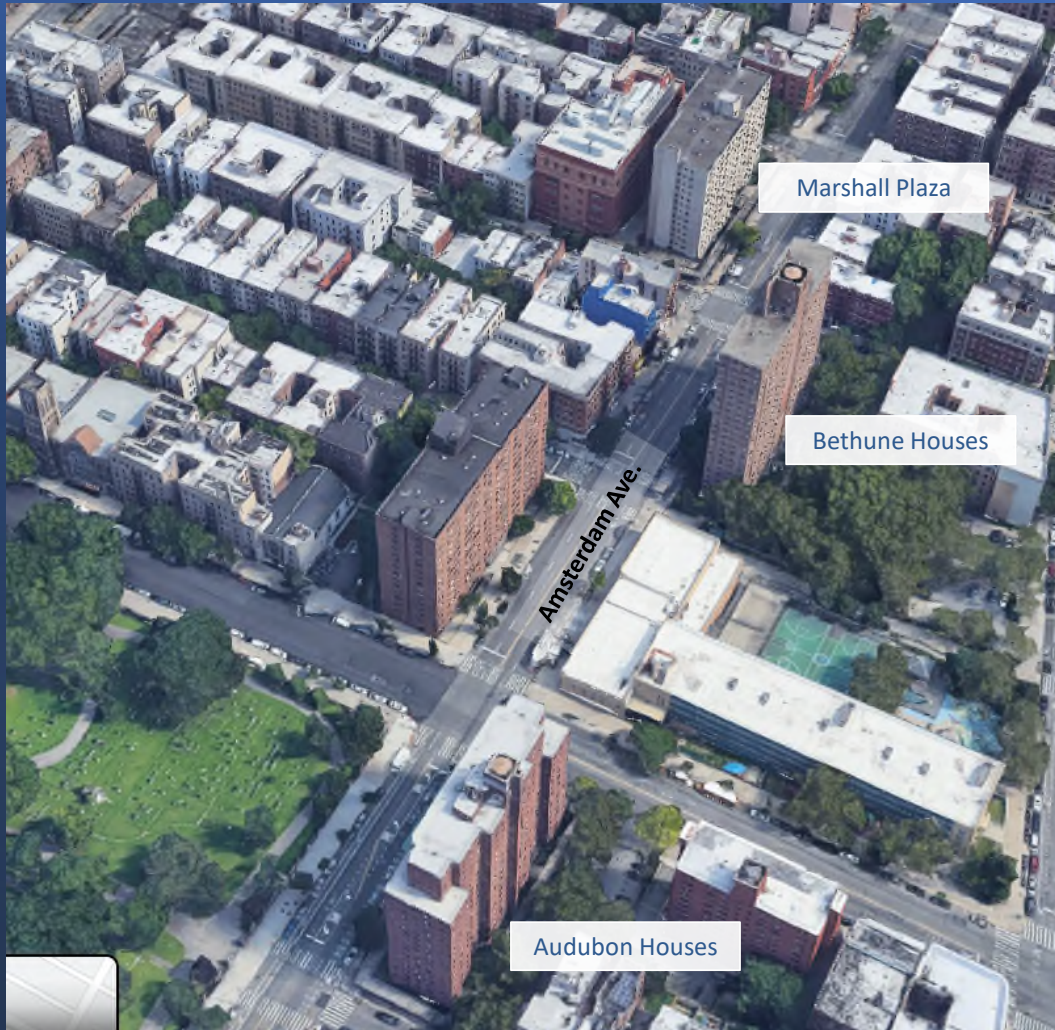




ABM: Challenges with National Register Listing and HTC Approval



Marshall Plaza

Bethune Houses

Audubon Houses

Amsterdam Ave.



National Register Listing

CHALLENGES OF LISTING PUBLIC HOUSING

- Lack of Architectural Distinction
- Lack of Documentation
- Limited Body of Scholarship
- Not Always 50 Years Old



NYCHA PACT: ABM



Audubon Houses, 1962



Bethune Houses, 1967



Marshall Plaza, 1986

LISTING STRATEGY: AUDUBON HOUSES

- Built 1962
- **POLITICS/GOVERNMENT:** representative and intact example of early vest pocket housing (first vest pocket to be completed)



LISTING STRATEGY: BETHUNE HOUSES

- Built 1967
- **POLITICS/GOVERNMENT:** representative and intact example of federally funded senior high rise (also vest pocket, but significant for senior housing)



An aerial photograph of a city street scene with several tall, multi-story buildings. A semi-transparent dark grey rectangular box is overlaid in the center of the image, containing the text 'Historic Tax Credit Approvals' in a white serif font. The background shows a mix of urban architecture, including parking lots with cars and some greenery.

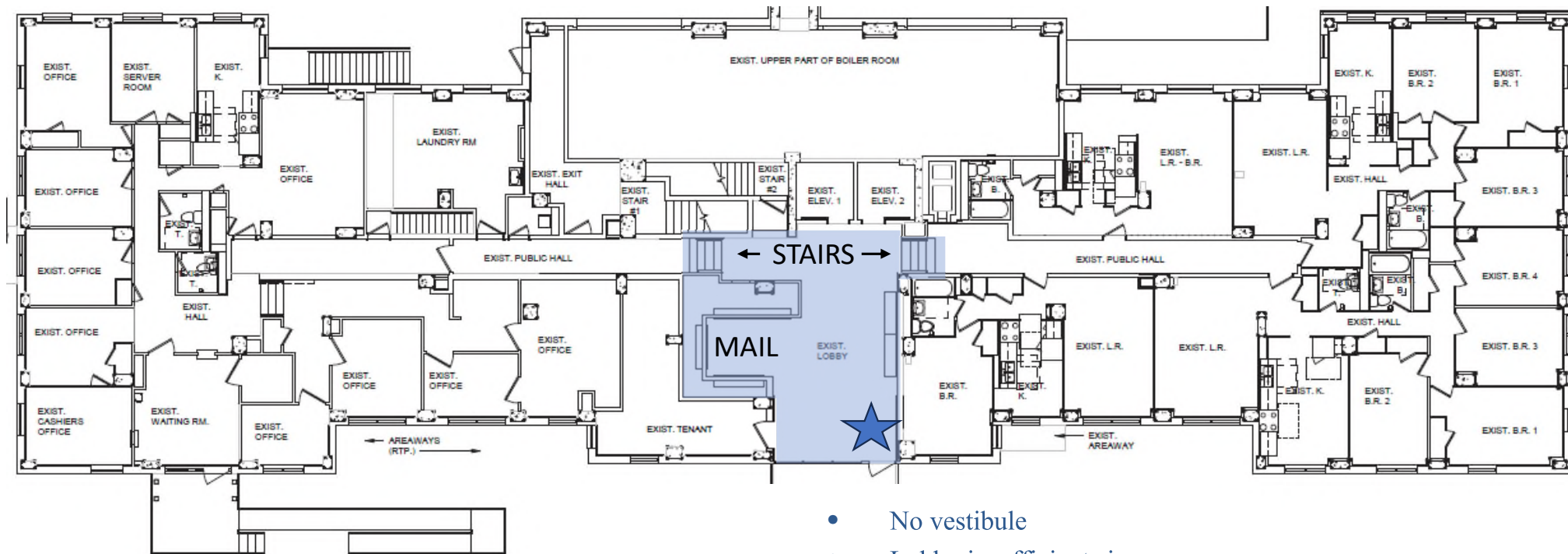
Historic Tax Credit Approvals

AUDUBON HOUSES – PRIMARY CHALLENGES

- Lobby Circulation and Finishes
- Corridor Finishes



AUDUBON HOUSES – LOBBY CIRCULATION

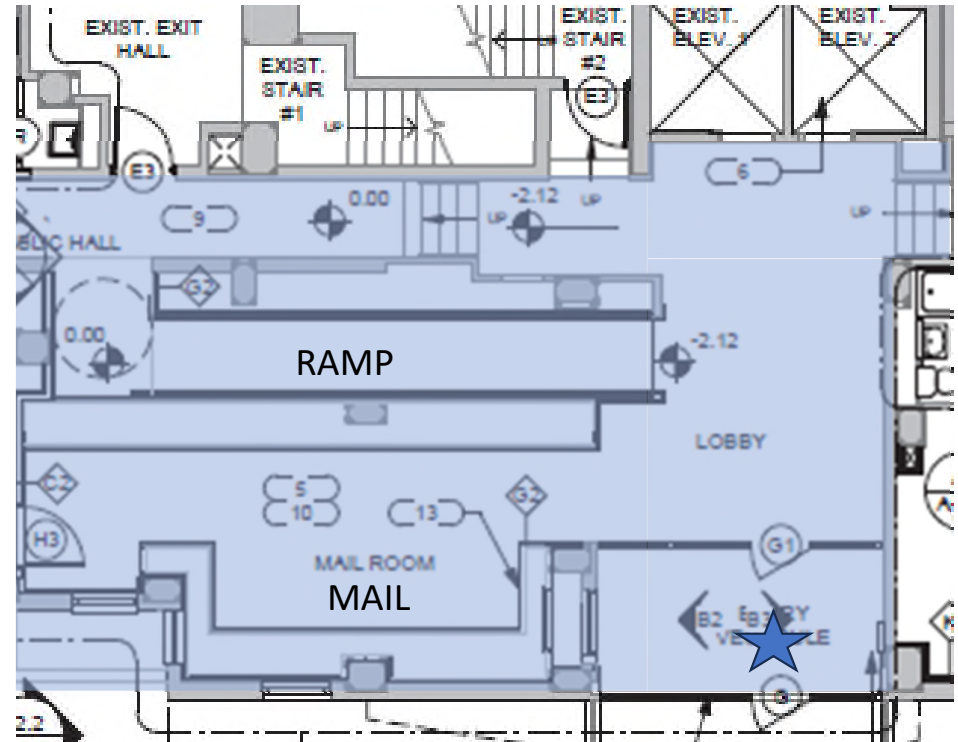


- No vestibule
- Lobby insufficient size
- No ADA access throughout 1st floor
- Small mailroom with outdated mailboxes

AUDUBON HOUSES – LOBBY CIRCULATION



Pre-Rehab



Post-Rehab

- Added vestibule (replicates historic condition)
- Expanded lobby size
- Added ramp
- Expanded mailroom and added modern mailboxes

AUDUBON HOUSES – LOBBY FINISHES



- Floor tile not historic; historic wall tile
- Dated color scheme
- Dimly lit
- Outdated mailboxes



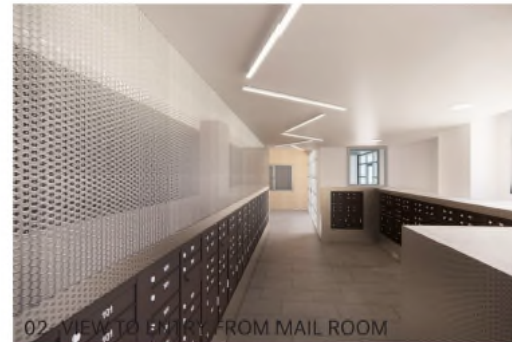
Pre-Rehab

AUDUBON HOUSES – LOBBY FINISHES



01- VIEW TO MAIL ROOM FROM ENTRY

- New floor tile (pre-rehab was not historic)
- Retain tile on walls
- Modern color scheme
- Bright, modern lighting
- Modern mailboxes



02- VIEW TO ENTRY FROM MAIL ROOM



03- VIEW TO ELEVATOR VESTIBULE

Post-Rehab Renderings

AUDUBON HOUSES – CORRIDOR FINISHES



- Non-historic floor tile
- Historic wall tile
- Dated color scheme
- Dimly lit

Pre-Rehab

AUDUBON HOUSES – CORRIDOR FINISHES



Post-Rehab Rendering

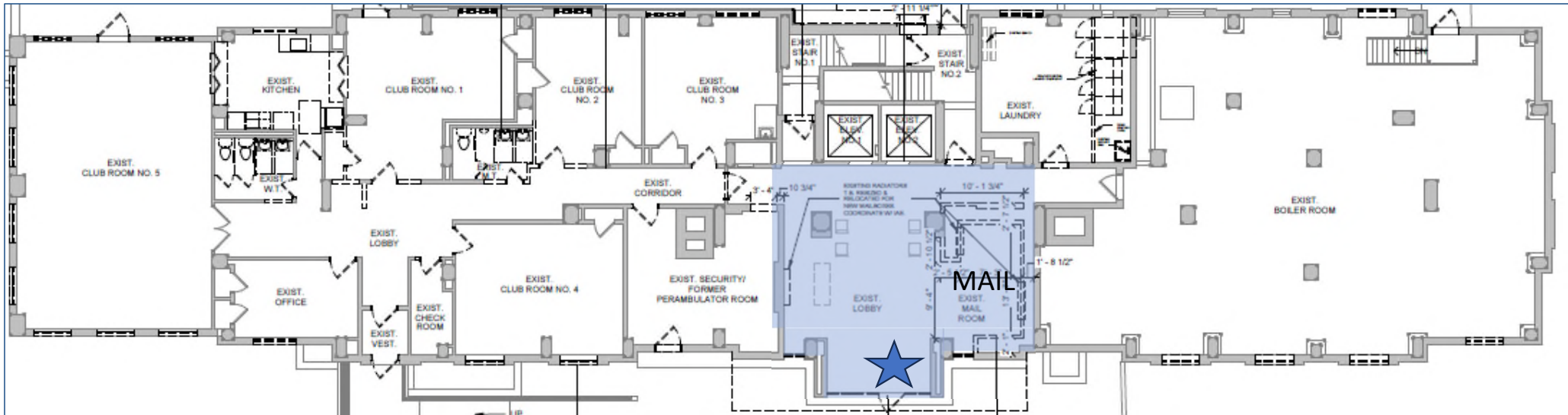
- New floor tile (pre-rehab was not historic)
- Retained historic tile at walls
- Improved color scheme
- Bright, modern lighting

BETHUNE HOUSES – PRIMARY CHALLENGES

- Lobby Circulation and Finishes
- Corridor Finishes

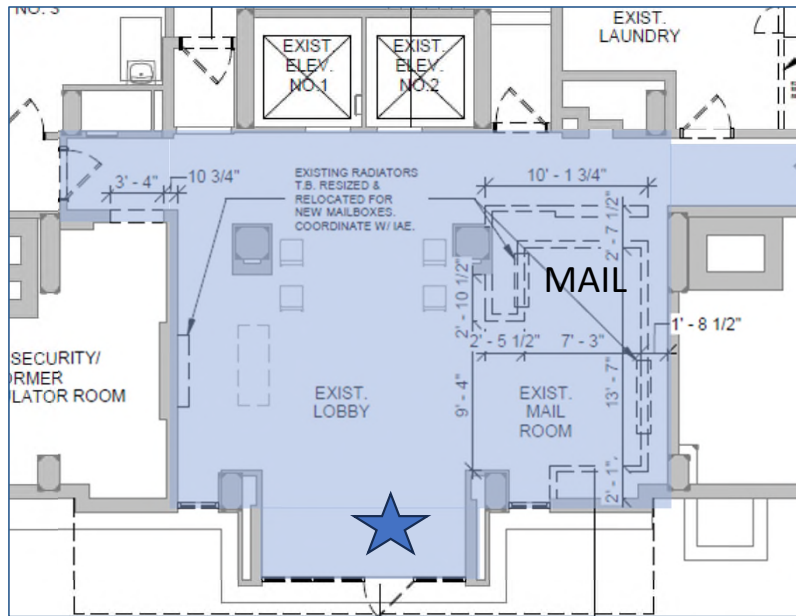


BETHUNE HOUSES – LOBBY CIRCULATION



- Lobby size adequate
- Mailroom circulation inadequate
- Outdated mailboxes

BETHUNE HOUSES – LOBBY CIRCULATION



Pre-Rehab



Post-Rehab

- Vestibule not permitted (no historic evidence)
- Expansion of lobby not necessary
- Improved circulation at mail room (floating island)
- Modern mailboxes

BETHUNE HOUSES – LOBBY FINISHES



Pre-Rehab

- Historic terrazzo floor
- Historic wall/column tile
- Dated color scheme
- Dimly lit
- Tight mail room with outdated mailboxes



BETHUNE HOUSES – LOBBY FINISHES



1- VIEW FROM MAIL ROOM

Proposed Post-Rehab Rendering (not entirely approved)

- Retained historic terrazzo floor
- Retained historic wall/column tile in most areas
- Modern, brighter lighting
- Improved circulation at mail room with modern mailboxes

BETHUNE HOUSES – CORRIDORS



Pre-Rehab

- Modern floor tile
- Historic painted CMU walls
- Dated color scheme
- Dimly lit

BETHUNE HOUSES – CORRIDORS



Proposed Post-Rehab Rendering (not approved)

- Proposed carpet not approved; required to use tile
- Retain historic painted CMU walls
- Improved color scheme
- Bright, modern lighting



Success Story