



Wythe Hotel



ABOVE, TOP AND BOTTOM: Sunview Luncheonette

OPPOSITE, TOP AND BOTTOM: Standard Motor Products Building



ABOVE, TOP: E.R. Butler & Co.

ABOVE, BOTTOM: Metrograph

OPPOSITE, TOP: The Queensway

OPPOSITE, BOTTOM: Pioneer Works

AUTHENTICITY and INNOVATION

showcases buildings that are not landmarked and could easily have been demolished, but instead were preserved and transformed for new use. The inherent value of the selected projects can be understood through an economic, sustainability, and cultural lens, as well as for the material qualities of the architecture. The Center for Architecture commissioned Rob Stephenson to photograph almost all of the projects in the exhibition. These images serve to make apparent the context and aesthetic and physical conditions of these buildings.

Carol Loewenson FAIA, 2016 AIANY President

Google's New York Office



AUTHENTICITY and INNOVATION

explores preservation in contemporary New York City, a particularly relevant topic for a metropolis characterized by perennial change. Here old buildings embody cultural memory and moor a rapidly transforming cityscape as it is continually reshaped by development pressures and evolving architectural tastes. How historical buildings respond to the fast pace around them—how they can be both preserved and innovatively repurposed for our time—is the focus of this show. While New York City has about 1,500 individual landmarks and 139 historic districts that are overseen by the Landmarks Preservation Commission, this exhibition features 28 projects in structures that are not officially designated as “significant.” They represent a range of strategies for the creative reuse of old buildings that takes place outside of the official historic preservation mainstream, as resourceful developers, owners, tenants, and architects recognize the potential for housing new functions never imagined by their original builders. The renewal of these familiar structures acknowledges their valued role in communities as well as an appreciation of their timehonored materials and craftsmanship, their durability and generous scale.

The projects in this exhibition prompt questions about the role of preservation in New York City. How can we accommodate increasing density and interest in sustainability with valuing the city's historic character? What is the relationship between preservation and gentrification, as new uses displace both people and traditional industries? What is stylistically appropriate when adapting old buildings for new uses? While demonstrating a variety of strategies for balancing change and preservation, these projects also represent the dynamic fusion of new and old that is the core of what is authentically New York City.

Donald Albrecht
Exhibition Curator

This guide features a selection of photographs included in the exhibition and a list of all projects.

214 LAFAYETTE STREET

ORIGINAL: Con Edison switching station (1909)
CURRENT: residence and studio
ARCHITECT: Asfour Guzy Architects (renovation)
SOHO, MANHATTAN

225–233 PARK AVENUE SOUTH

ORIGINAL: American Woolen Building (c. 1909)
CURRENT: offices including BuzzFeed headquarters
ARCHITECTS: STUDIOS Architecture (renovation);
Robert Henderson Robertson (original for 225 Park Avenue South)
MIDTOWN SOUTH, MANHATTAN

336 HIMROD

ORIGINAL: Dannenhoffer's Opalescent Glass Company (c. 1888)
CURRENT: housing and commercial complex
ARCHITECTS: Hustvedt Cutler Architects (renovation); Theobald Engelhardt (orig.)
BUSHWICK, BROOKLYN

BAR MATCHLESS

ORIGINAL: auto repair shop
CURRENT: bar and club
GREENPOINT, BROOKLYN

BEDFORD UNION ARMORY

ORIGINAL: armory (1907)
CURRENT: housing and community facilities
ARCHITECTS: Marvel Architects (renovation);
Pilcher, Thomas & Trachau Architects (original)
CROWN HEIGHTS, BROOKLYN

BRIC ARTS / MEDIA HOUSE

ORIGINAL: vaudeville theater (c. 1918)
CURRENT: arts and community center
ARCHITECTS: Leeser Architecture (renovation); Thomas W. Lamb (original)
BROOKLYN CULTURAL DISTRICT

E.R. BUTLER & CO.

ORIGINAL: bottling supply and machinery facility (1887–1893)
CURRENT: architectural hardware and decorative object manufacturing facility
ARCHITECTS: E.R. Butler & Co. and Jack Fetterman, AIA (renovation);
William Bunker Tubby (original)
RED HOOK, BROOKLYN

COWORKRS

ORIGINAL: industrial facility
CURRENT: collaborative work space
ARCHITECT: Leeser Architecture (renovation)
GOWANUS, BROOKLYN

THE DUMONT

ORIGINAL: Public School 182 (c. 1920)
CURRENT: housing
ARCHITECT: Hugo Subotovsky (renovation)
EAST NEW YORK, BROOKLYN

GLASS FACTORY RESIDENCE

ORIGINAL: Ideal Glass Co. (c. 1920)
CURRENT: housing
ARCHITECT: Harden + Van Arnem Architects (renovation)
ALPHABET CITY, MANHATTAN

GOOGLE'S NEW YORK OFFICE

ORIGINAL: Port Authority Commerce Building (1932)
CURRENT: tech offices
ARCHITECT: HLW and numerous tenant architects (renovation 1997);
Lusby Simpson of Abbot, Merkt & Company (original)
CHELSEA, MANHATTAN

GREGORY JACKSON CENTER

ORIGINAL: furniture company
CURRENT: community center
ARCHITECT: Bernheimer Architecture (renovation)
BROWNSVILLE, BROOKLYN

INDUSTRY CITY

ORIGINAL: Bush Terminal (1906–1925)
CURRENT: light manufacturing and offices
ARCHITECTS: William Higginson (original)
SUNSET PARK, BROOKLYN

INVISIBLE DOG ART CENTER

ORIGINAL: carriage manufactory (1863)
CURRENT: arts center
COBBLE HILL, BROOKLYN

KIDS POWERHOUSE DISCOVERY CENTER

ORIGINAL: Bronx Terminal Market Powerhouse (1925)
CURRENT: children's museum
ARCHITECT: O'Neill McVoy Architects (renovation)
MILL POND PARK, BRONX

THE LOWLINE

ORIGINAL: Williamsburg Bridge Trolley Terminal (1908)
CURRENT: proposed underground park
DESIGNER: raad studio (renovation)
LOWER EAST SIDE, MANHATTAN

METROGRAPH

ORIGINAL: warehouse (1958)
CURRENT: movie theater and restaurant
ARCHITECT: Margulies Hoelzli Architecture (renovation)
CHINATOWN, MANHATTAN

NYU CENTER FOR URBAN SCIENCE AND PROGRESS

ORIGINAL: New York Board of Transportation administration center (1951)
CURRENT: university research center
ARCHITECTS: Mitchell | Giurgola Architects (renovation);
William E. Haugeard and Andrew J. Thomas (original)
DOWNTOWN BROOKLYN

THE OLD AMERICAN CAN FACTORY

ORIGINAL: Somers Brothers Decorated Tin Company /
American Can Company (1885)
DESIGNER: XØ Projects Inc. (renovation)
CURRENT: artist and artisans center
GOWANUS, BROOKLYN

PIONEER WORKS

ORIGINAL: iron foundry (1872)
ARCHITECT: Trimble Architects (renovation)
CURRENT: arts center
RED HOOK, BROOKLYN

PITKIN THEATER CENTER

ORIGINAL: Loew's Pitkin Theater (1929)
CURRENT: school and retail facility
ARCHITECTS: Kitchen & Associates (renovation); Thomas W. Lamb (original)
BROWNSVILLE, BROOKLYN

THE QUEENSWAY

ORIGINAL: Rockaway Beach Branch (1877 and later)
CURRENT: proposed park
ARCHITECT: WXY architecture + urban design (renovation)
LANDSCAPE ARCHITECT: DLANDstudio (renovation)
LONG ISLAND RAILROAD, ROCKAWAY BEACH BRANCH, QUEENS

THE RESIDENCES AT PS 186

ORIGINAL: public school 186 (1903)
CURRENT: housing and youth club
ARCHITECTS: Dattner Architects (renovation); Charles B. J. Snyder (original)
HAMILTON HEIGHTS, MANHATTAN

SPEEDY ROMEO

ORIGINAL: bar (c. 1900)
CURRENT: pizzeria
ARCHITECT: L & J Design Group (renovation)
CLINTON HILL, BROOKLYN

STANDARD MOTOR PRODUCTS BUILDING

ORIGINAL: Karpen Furniture Factory (1919)
CURRENT: offices and studios
BUILDING ARCHITECTS: Bromley Caldari Architects and
Jattuso Architecture (renovation)
LONG ISLAND CITY, QUEENS

SUNVIEW LUNCHEONETTE

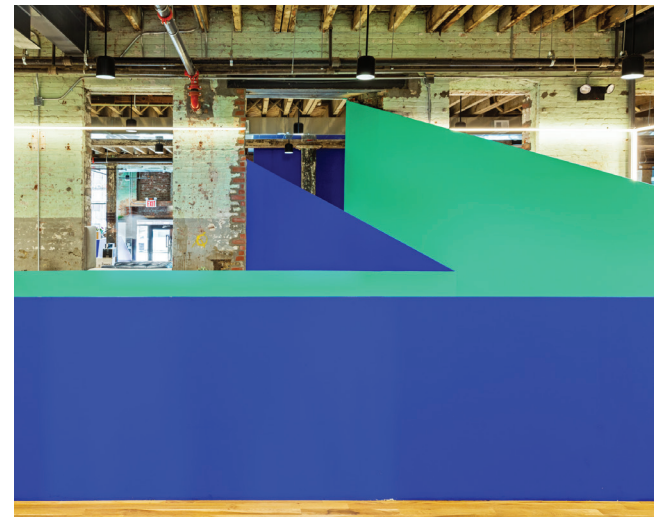
ORIGINAL: diner (1963)
CURRENT: community center
GREENPOINT, BROOKLYN

WELIVE NEW YORK CITY

ORIGINAL: offices (1965)
CURRENT: shared work and living facilities
ARCHITECTS: S9 Architecture (renovation); Emery Roth and Sons (original)
FINANCIAL DISTRICT, MANHATTAN

WYTHE HOTEL

ORIGINAL: barrel manufactory (1901)
CURRENT: hotel
ARCHITECT: Morris Adjmi Architects (renovation)
WILLIAMSBURG, BROOKLYN



ABOVE, TOP: COWORKRS
ABOVE, BOTTOM: Gregory Jackson Center

OPPOSITE, TOP: Industry City
OPPOSITE, BOTTOM: Bar Matchless



ABOVE, TOP: NYU Center for Urban Science and Progress
ABOVE, BOTTOM: Glass Factory Residence

OPPOSITE, TOP AND BOTTOM: The Old American Can Factory



Pitkin Theater Center