

# TRA

**work in historic  
districts**

# STUDIO

**SELECT PROJECTS**

**WORK IN HISTORIC DISTRICTS**

The studio's work in Landmarked Districts, has defined our own brand of contextualism, we have a proven record of transforming existing structures in historic and post-industrial districts, weaving the complex issues inherent to integrating historic and new fabric. Our successful projects demonstrate that we can obtain expedited approvals, from all the agencies, for challenging restorations, significant interventions and new construction in historic districts.

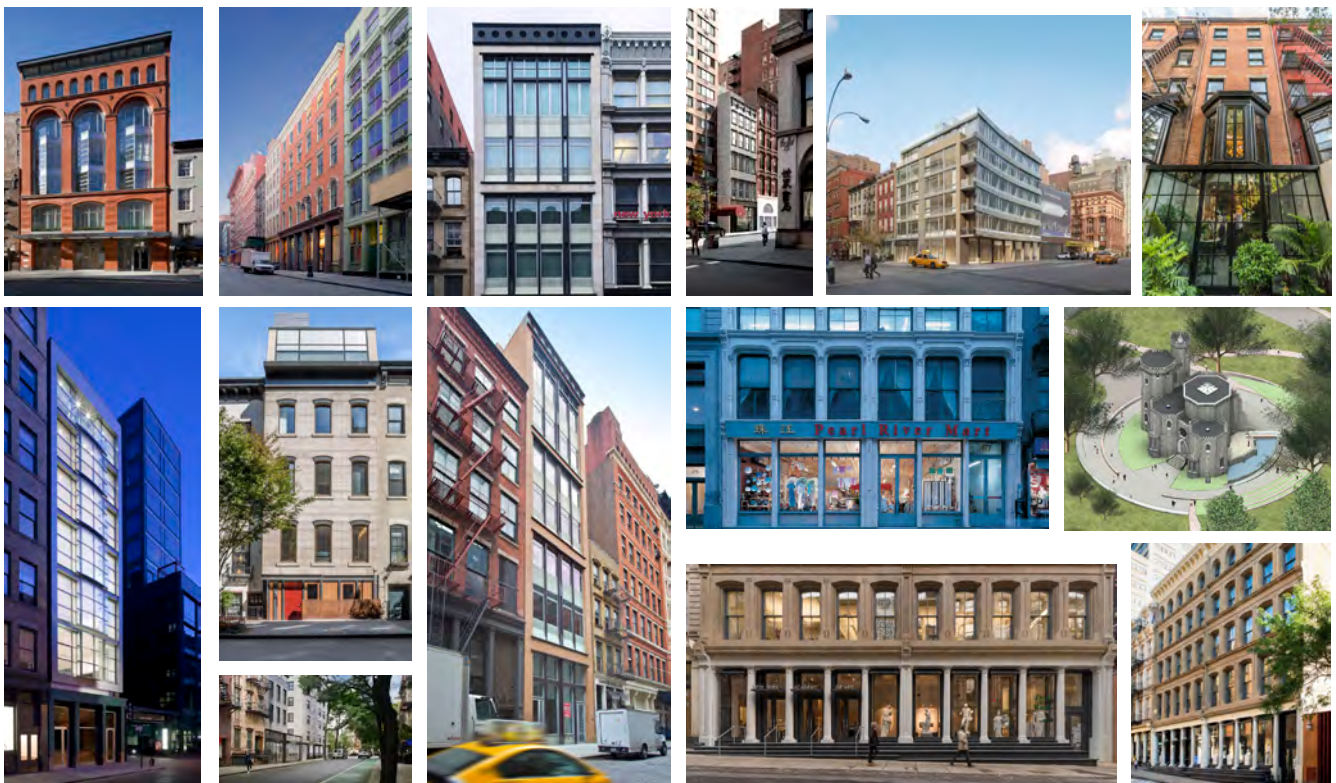
Since the success of these projects often relies on public consensus we partner with LPC to negotiate solutions integral to the context, but also add value to your project.

We understand the complex programmatic and technical issues inherent with working within existing structures and have extensive hands on experience in conserving all aspects of much differentiated existing buildings. The Design-Build process allows us to quickly outline the restoration process and the possibilities of intervention. The studio always acts as the Preservation Architect and Historic Consultant for of all their

**EDUCATION AND CULTURE:** We are dedicated to work with our institutional clients to foster their growth. We have worked with several Not-for-profit Institutions, testament to our dedication is the fact that we have been the Architects for the New York Academy of Arts for over twenty years.

We have prepared MASTER PLANS for several institutions, we understand how to phase work and address the vision of our clients for the immediate as well as future needs.

Robert Traboscia's lifetime involvements in the arts assists us in designing unforgettable exhibition spaces, including hybrid gallery/retail showrooms.



### The NYAA Master Plan

The Academy, a unique School teaching in classical fine arts of painting and sculpture, had been housed in the Tribeca landmarked building since 1990, without modifications to the original 42,000 square foot structure; in 2001 the school suffered a fire, which destroyed approximately 50% of the loft buildings interior. TRA was commissioned to restore the damaged building but also to give to the growing institution the public presence that was fast becoming necessary.

The Master Plan, which was initiated in 2014, included besides all the interior spaces, the new library, new vertical circulation, façade restoration and the complete storefront reconstruction.

The Plan devises a phased construction schedule that allows for the work to be done during the 12 summer weeks, when the activity slows down, the school still remaining operational.

The proposed exterior restoration is the physical expression of the university's desire to become a great presence in the city and to bridge the divide between the insular art world and the community around it.

The proposed new first floor threshold will act as the school quad, an active surface that connects the school to the neighborhood, where art is displayed and social interaction is encouraged, turning the short block into the "Academy Street".

### The new restored Storefront







The Facade after the 2019 Restoration





Pre-existing conditions



The Storefront today



The Entry Canopy and Signage

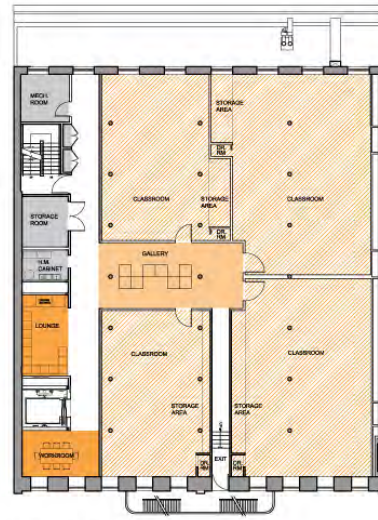






**FOURTH FLOOR**

- 29 STUDIOS TOTAL / 30 STUDENTS
- 18 SECOND YEAR SINGLE STUDIOS
- 6 SECOND YEAR SHARED STUDIOS
- 7 FIRST YEAR SHARED STUDIOS
- 1 WET AREA
- 6 OFFICES
- 1 WORKROOM
- 1 MECH ROOM



**FIFTH FLOOR**

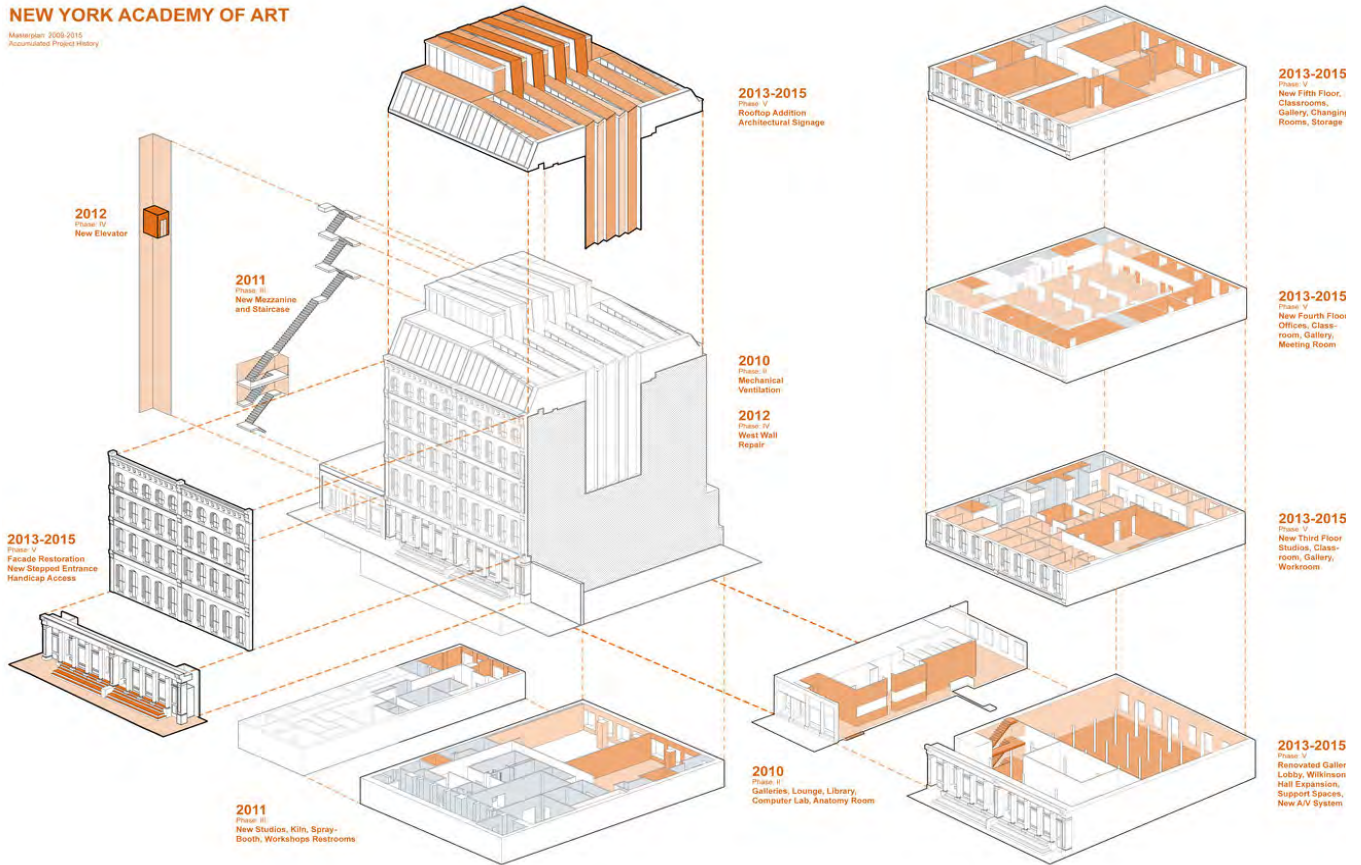
- 6 STUDIOS
- 4 CLASSROOMS
- 6 OFFICES
- 1 WORKROOM
- 1 LOUNGE
- 1 MECH ROOM

	LIBRARY / CAST HALL / WORKROOM		STUDIOS
	CLASSROOMS		OFFICES
	GALLERIES		SERVICE
	CIRCULATION		

**The NYAA Master Plan Phases**

**NEW YORK ACADEMY OF ART**

Masterplan: 2003-2015  
Accumulated Project History







GARDEN LEVEL

- 0 STUDIOS
- 2 CLASSROOMS/WORKROOMS
- 1 OFFICE
- 1 FACILITY ROOM
- 1 MEETING ROOM
- 2 WORKSHOPS
- 1 AVAILABLE SPACE
- 1 ART STORAGE



FIRST FLOOR

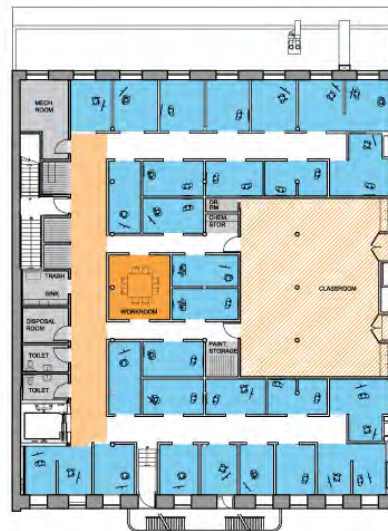
- 1 COAT HALL
- 2 GALLERIES
- 1 MULTI-PURPOSE ROOM
- 1 PRINTING STORAGE
- 1 COAT ROOM
- 1 CLASSROOM
- 1 LIBRARY

<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span> LIBRARY / CAST HALL / WORKROOM	<span style="display: inline-block; width: 15px; height: 10px; background-color: #80c1e3; border: 1px solid black;"></span> STUDIOS
<span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black;"></span> CLASSROOMS	<span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid black;"></span> OFFICES
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fce4d6; border: 1px solid black;"></span> GALLERIES	<span style="display: inline-block; width: 15px; height: 10px; background-color: #f2f2f2; border: 1px solid black;"></span> SERVICE
<span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black;"></span> CIRCULATION	



SECOND FLOOR

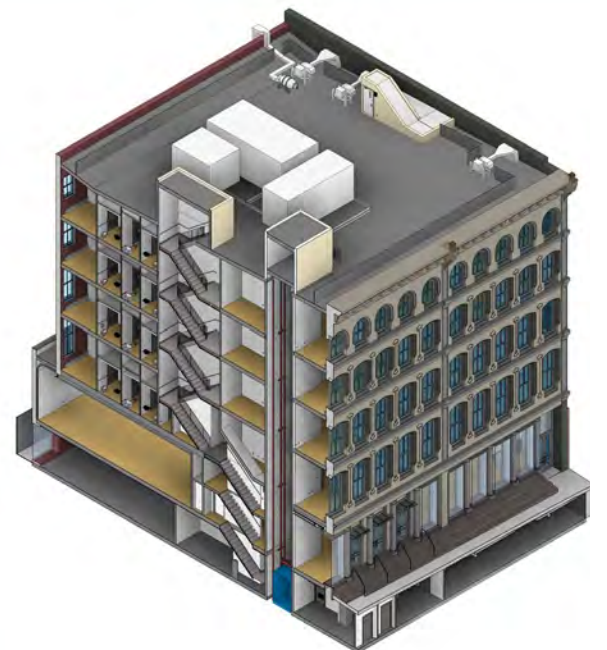
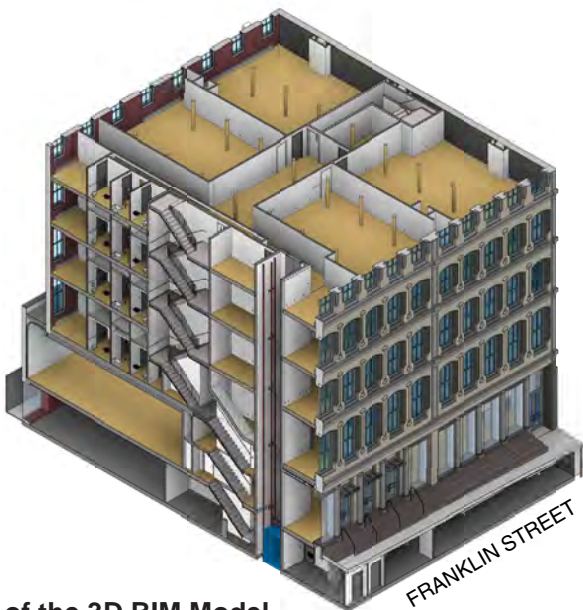
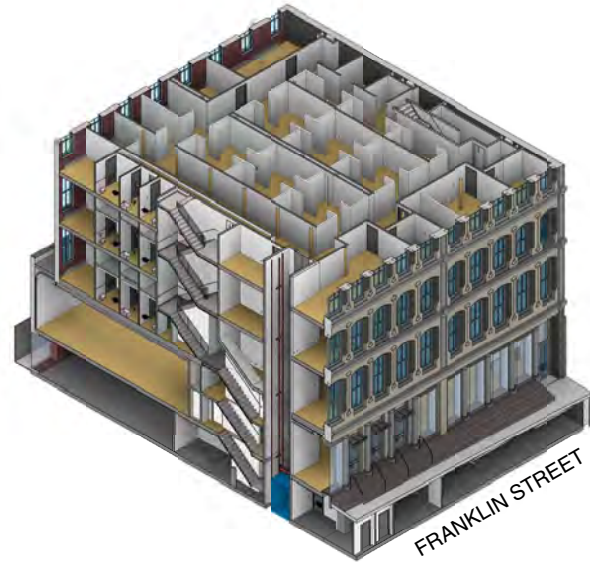
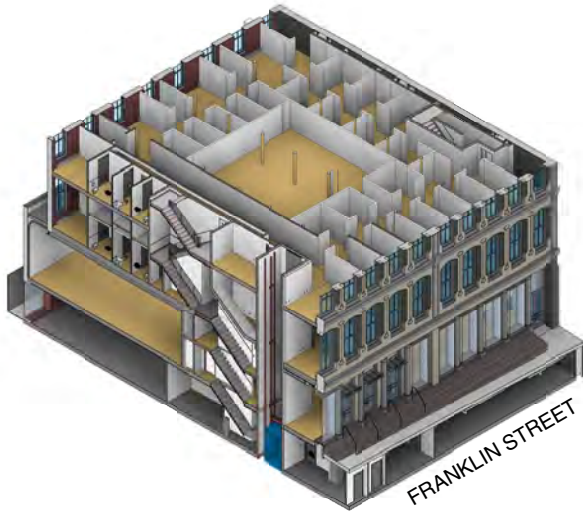
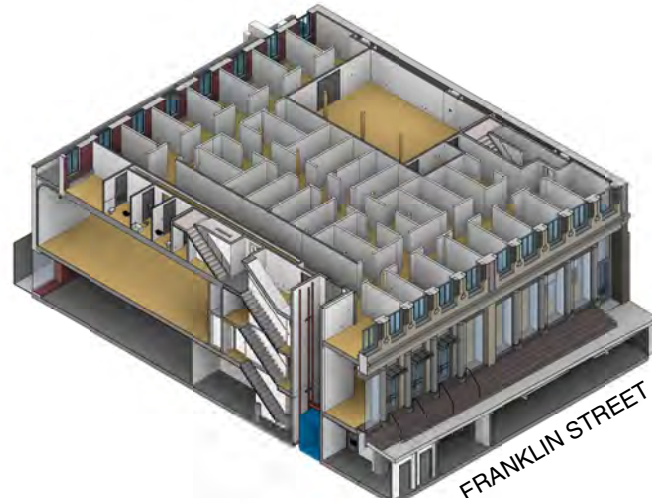
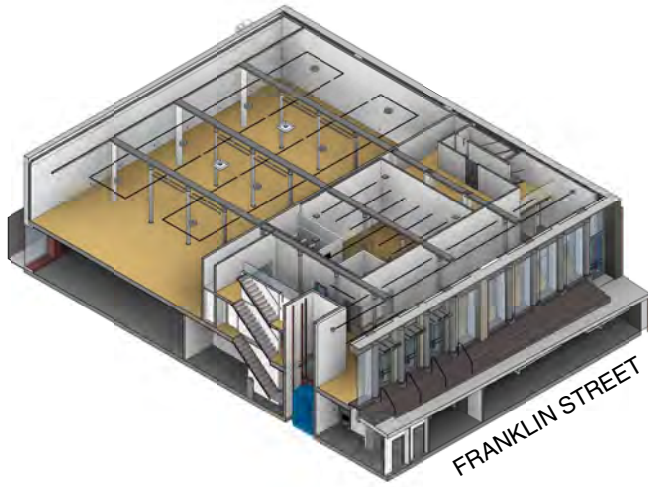
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- 18 SECOND YEAR SINGLE STUDIOS
- 8 SECOND YEAR SHARED STUDIOS
- 10 FIRST YEAR SHARED STUDIOS
- 1 WET AREA
- 0 OFFICES
- 1 WORKROOM
- 1 MECH ROOM



THIRD FLOOR

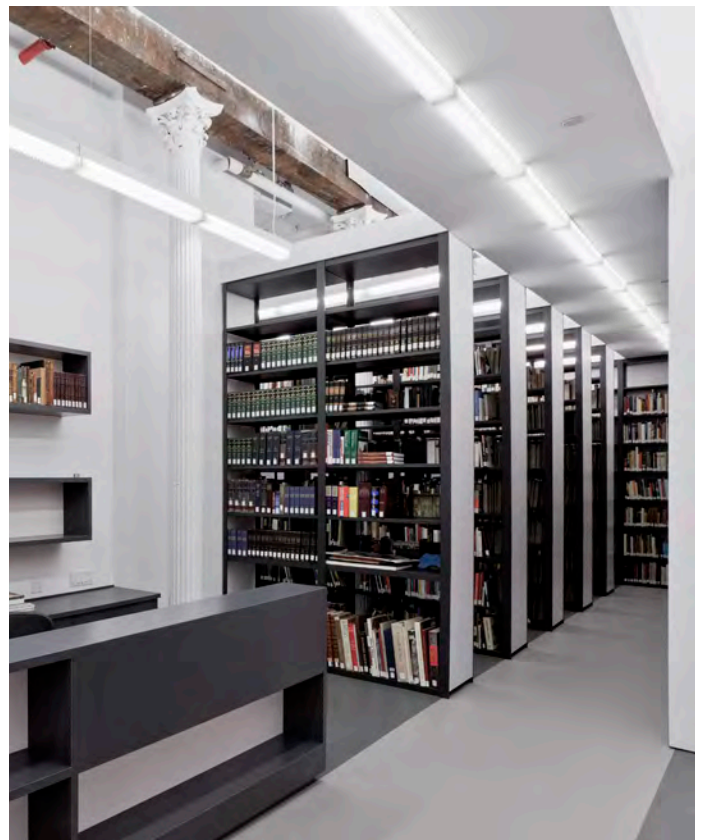
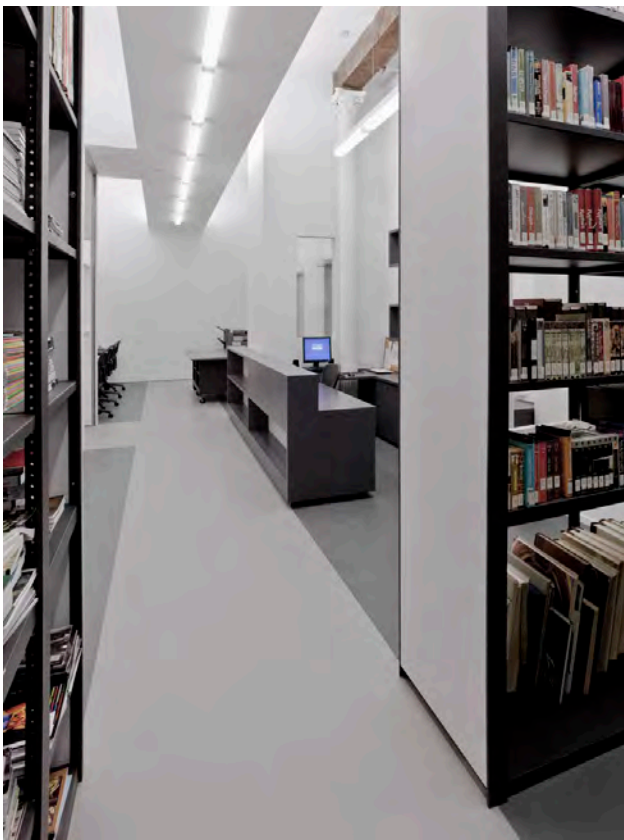
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View of the 3D BIM Model

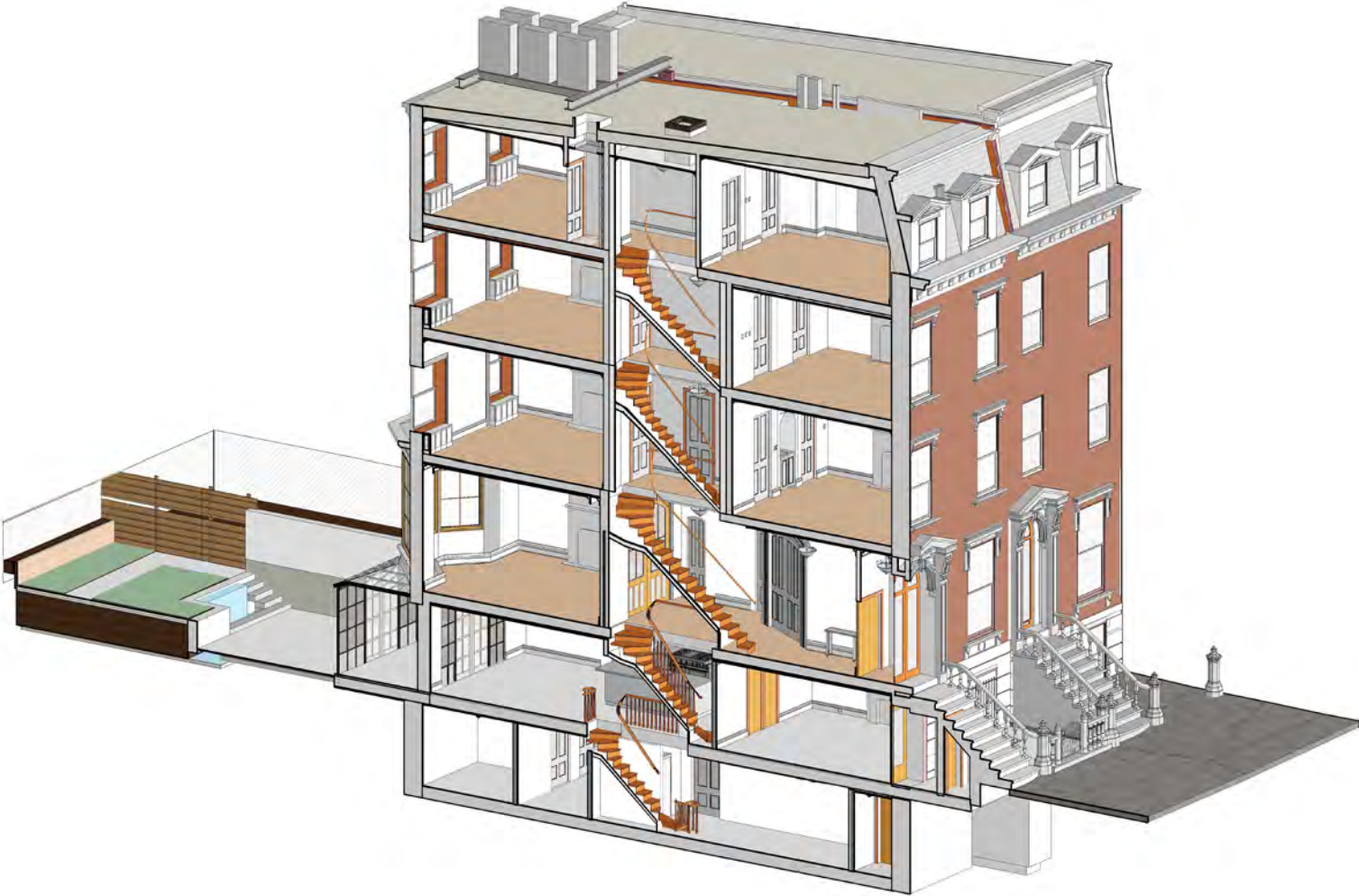








The 3D virtual model simulates the finished product, allowing you to walk through the spaces and experiment with all details down to the finish of your kitchen counter, or view the entire building within the context of the city.



View of the 3D BIM Model













## Cobble Hill Brownstone TRA Studio Architecture

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The interior of the house has been renovated taking full advantage of the historic surviving vestigias: the sculptural staircase has been carefully restored, the plaster moldings reconstructed by hand, fireplaces and floors reconditioned to their original state.

The envelope has been restored following, as much as possible when dealing with an historic structure, passive house practices, new mechanical systems and support spaces are seamlessly woven in to bring the old structure up with contemporary expectations, the dialogue between the restoration and the new, finds an easy parallel in the philosophy behind the New York Academy of Arts where traditional techniques are taught to encourage the creation of figurative, but contemporary art.

The design fully embraces the narrative of townhouse lifestyle, where living spaces are layered to suit different functions and moods. The garden level, occupied by kitchen and dining, accesses a surprisingly modern landscaped rear yard through a new conservatory inspired by the turn of the century glass and metal greenhouses.



View of the Garden and Fountain Area from the Conservatory



**Cobble Hill Brownstone** TRA Studio Architecture

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Project Size: 5,000 sf  
Project Type: 5 Story  
Brownstone Townhouse

The restoration and interior renovation of this five story historic Brooklyn five stories brownstone, located on a tree lined street that retains its original residential atmosphere, offered us the unique opportunity to work with the same client we have known and worked with, in a very different setting for years . Our clients, who are not new to restorations and renovations, were attracted to the seemingly intact exterior, which however housed a heavily altered interior in need of extensive upgrades.They understood that, in order to give new life to the historic structure, a complete overhaul was necessary, to do so they knew they could rely on Robert Traboscia's "hands on" extensive experience in overcoming the daily challenges that are presented when working on historic structures.



Rear Facade after the Restoration: view of the new Conservatory



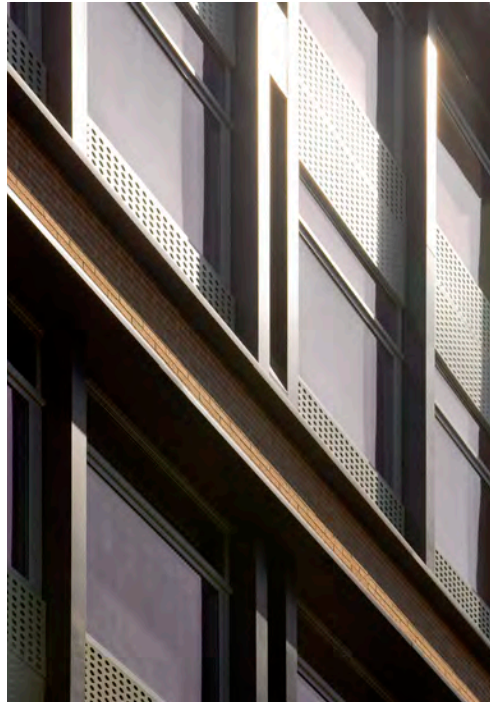
This Tribeca diminutive structure, originally a manufacturing loft building, dating from the 1890s but not landmarked, was completely gutted and renovated. Its size, typical of townhouses, made the shift between the two typologies a natural one. The striking corner atelier oriel, recognizes that the view ,in this case, of the Freedom Tower, is the ultimate luxury.



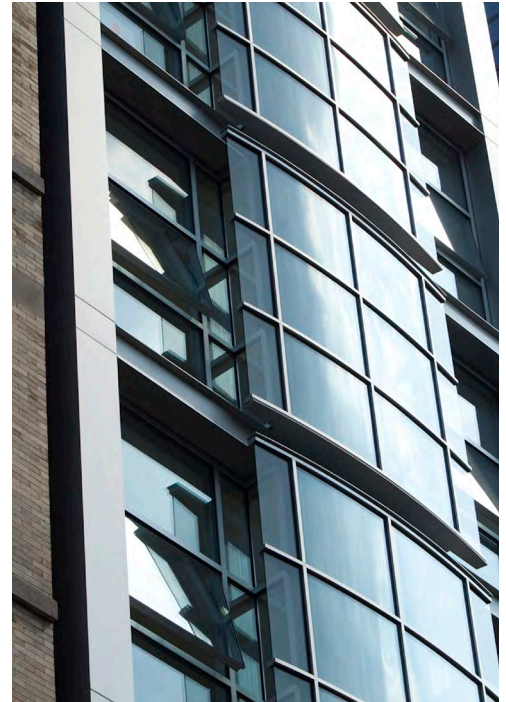
**About**

TRA's work in the New York Historic Districts includes new construction, additions, adaptive re-use and restorations of historic structures. The sum of the interventions, rise at the urban scale becoming integral to the improvement of the larger urban fabric and neighborhood enhancing. The numerous projects along Mercer Street, contributed to the "making of the street", from a gritty one to one of the most recognizable in the City.

**72 Mercer**



**44 Mercer**



**22 Mercer**



**50 Howard Street**



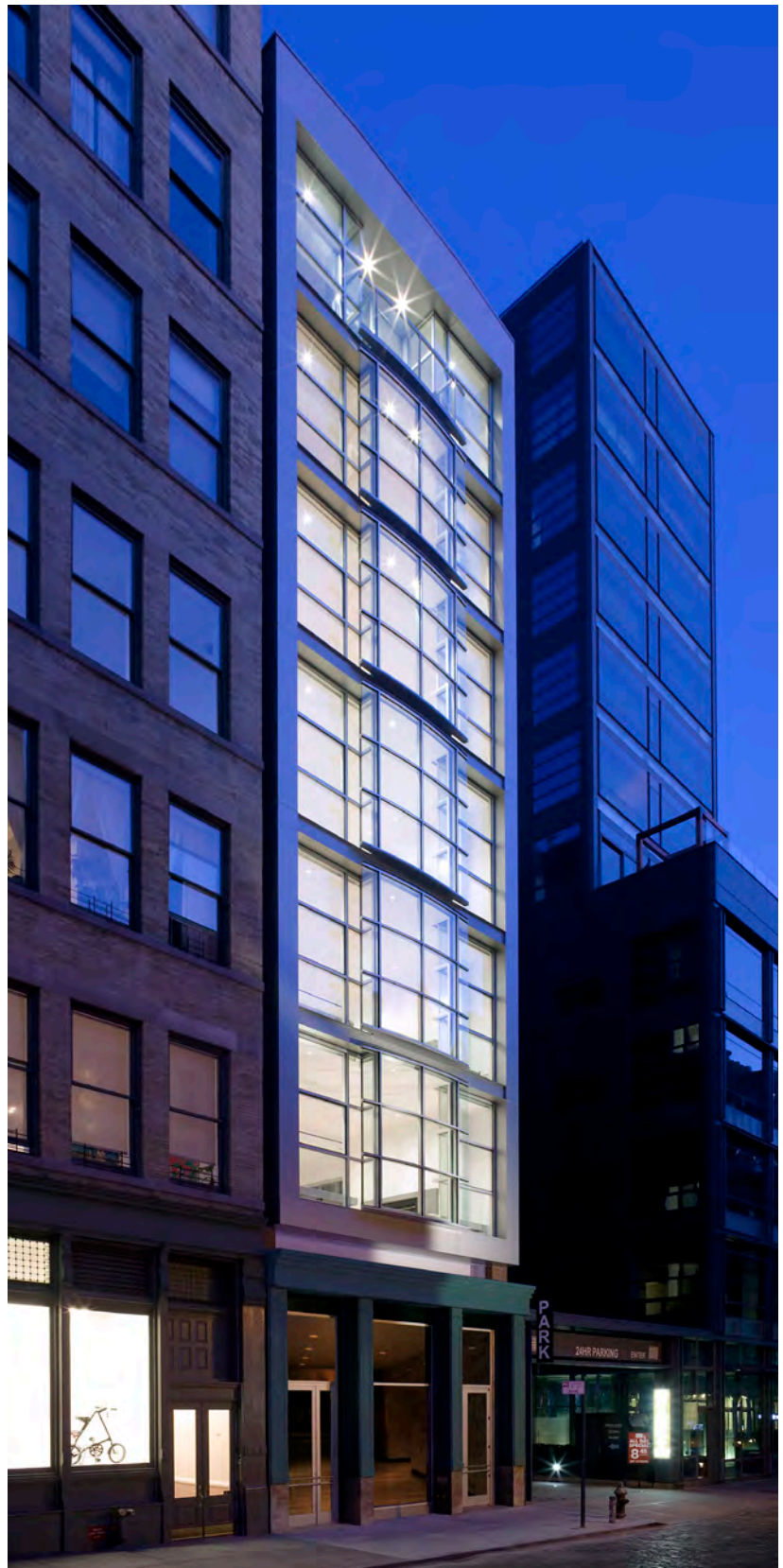


The surviving two-stories building had lost all of its architectural detail except for the ground floor cast iron columns. The task of incorporating the remnants in a new building was difficult because the Community was at stake to loose an historic structure and because the two adjacent buildings, are large in scale and could have made the slender structure easily look inappropriate.

Close-Up of Column

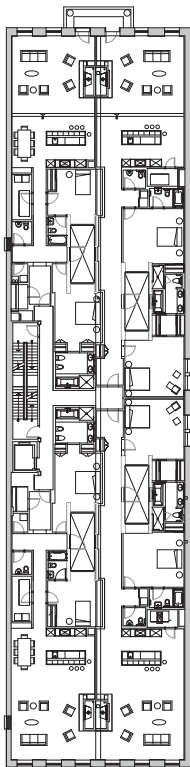


Previous Structure



22 Mercer is a comprehensive restoration that reconstructed the storefronts, behind which a truly contemporary intervention gives the structure life.

Plan



Broadway





## 22 Mercer

On Broadway, the existing Tuckahoe marble façade, required repair and patching. In a painterly fashion, a team of four sculptors applied a mixture called Cathedral stone to the details and then re-sculpted the missing portions.

Particular care was given in matching the color of the reconstructed details in each area.





As seen in the surrounding loft buildings, very few pre-fabricated elements are utilized in order to create two at once similar and different facades. The Broadway side is five stories and is organized around a central set of windows and on the Mercer Street the seven stories façade is organized around a central pilaster.

Broadway Facade





In 1967, order to reuse the building for worship, the building was stripped of all its architectural detail and a new façade and interior was constructed. The three top floors were closed off, seemingly in perpetuity.

1967



2009





The only surviving architectural elements were the brick pilasters and arched openings. The lower two floors, which have been mostly dismantled since the brick arch had to be removed to make way for the tall openings of the Church entrance, have been carefully restored.





The simple, concise, minimal geometry which originates from the Fonthill Castle rotunda radiates, in a spinning movement, to engage the campus at large, from Founder's Hall to the River, becoming its campus connector.

Instead of the function defining the form, in this case the form dictates the function. The floor plan is a porous cluster of six octagonal towers, no corridors and wasted space, making it ideal for exhibition or event space, the compact floor plan, almost absent of corridors, makes for the perfect exhibition and performance space, without much intervention.

The eccentric floor plan promises, in the second phase of the project, to make it the ideal hub to foster sociability and provide a reference point that symbolizes the togetherness of all the different departments populating the campus site.







Development size:  
94,000 sf

The project entails the restoration and partial reconstruction of 251 Fifth Avenue, a significant landmarked building designed by George B. Post in 1872 and the proposal for a new tower to rise alongside and partially above it.

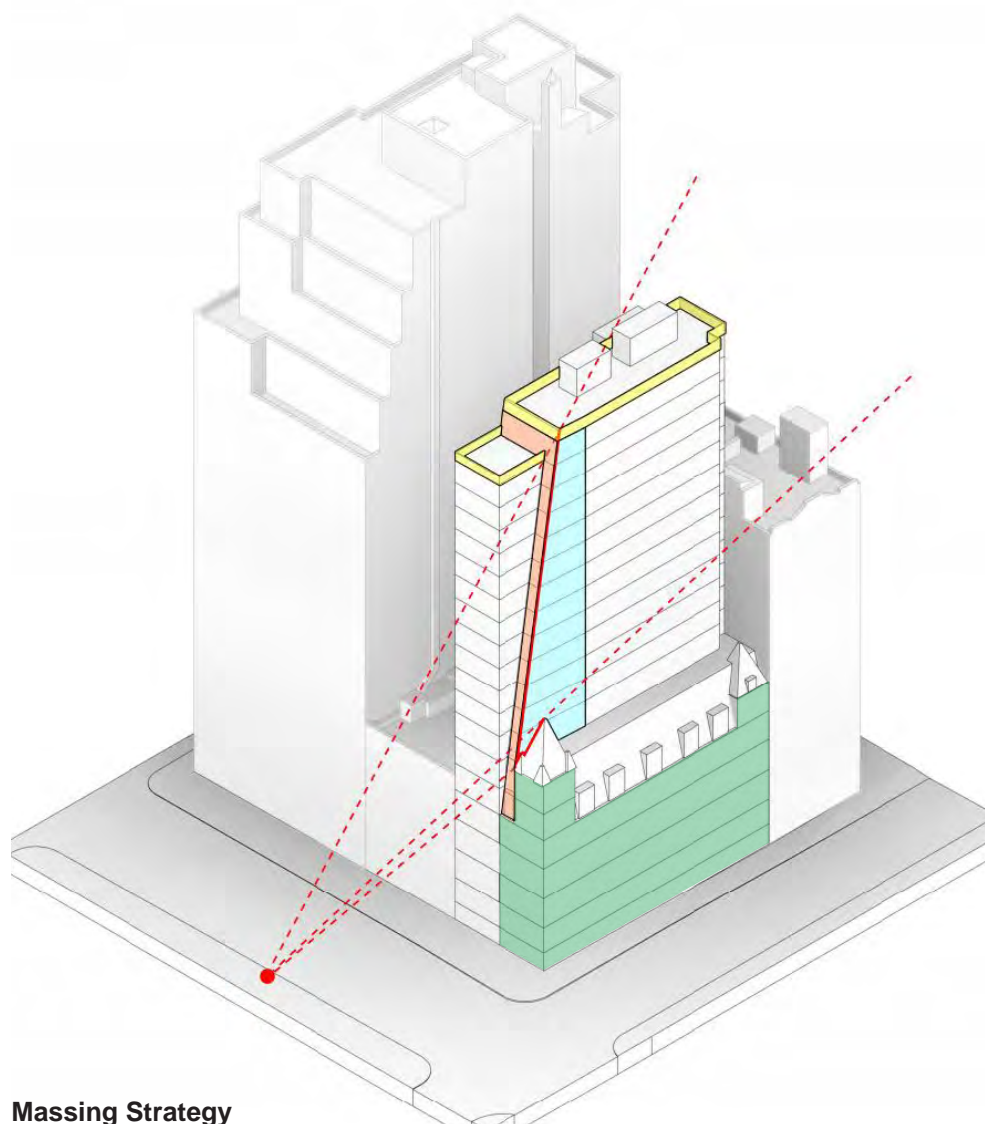
The massing does not propose the typical cantilever strategy of pushing the mass high over the historic building, exposing the underside, it proposes instead an encroachment. The design of the tower is informed by the idea that the air parcel above the historic building contains DNA shaping the design into an integrated whole.

The planes of the reconstructed mansard roof and the viewing angles from across the street, are extended to move the bulk away from the front façade of 251.



circa 1872

2023



Massing Strategy

The restoration will bring back the historical significance of 251 Fifth Avenue by completely restoring it and replicating the elements that have been removed by recreating, as closely as possible, the conditions of a 1905 well-known photograph.





The regeneration of 251 is a statement of urban regeneration, the development rises at the urban scale, becoming neighborhood enhancing.



