

# A Renovative Recycling

The conversion of 111 Fourth Avenue, Manhattan, from a manufacturing facility into 179 apartments was achieved by the Teitelbaum Group—a recycling consortium made up of a multi-disciplinary team of professionals ranging in expertise from space planning to financial feasibility analysis. The tax incentive for this conversion was provided by New York's J-51 program which grants certain abatements for the conversion and improvement of existing structures to rescue distressed urban properties and develop much-needed residential units. Typically, the economic viability of the J-51 projects dictates a predominance of one bedroom and studio apartments of modest size. To offset these limitations, Warner Burns Toan Lunde (architects, space planners, and interior designers on the project and a party to the consortium) have exploited the existing 13'6" ceiling heights, the large steel-and-glass "industrial" windows, and the unusual plan shape of the original building.

Floor plans of open design were used within the apartments themselves in order to provide a feeling of spaciousness. Permanent lofts (made as large as possible under the zoning variance and reached by spiral staircases treated as open sculptural elements) were created in many apartments; in others, "furniture" lofts were installed—these latter so dubbed because they can be dismantled and removed.

In the furnished model apartments by WBTL shown on these pages, the walls are painted white; the blinds are white; and color input is provided by brilliantly colored fabrics and hangings. In the kitchens, finish materials include flashed quarry tile floors, oak cabinets, and plastic laminate on the overhanging counters which provide a bar-type seating area in the kitchen areas facing the living/dining rooms.

The project team for the developers, Teitelbaum Holdings, consisted of David Teitelbaum and Robert Bell; for WBTL the team for the architecture and interiors included Danforth Toan, Melvin Aminoff, Calvin Wilbourne, and—for the interiors only—Susan Beckman. The general contractor was H R H Construction. □

*A 1919-vintage manufacturing facility is converted into attractive apartment spaces*



Photographer: Henry Plummer



Corner apartment in the "D" size is the largest of the three we show and in addition to the permanent loft (below, left) has a full bedroom (not shown). Living room is 18'8" x 11' with a 12'6" ceiling height.

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