

# P ORTFOLIO

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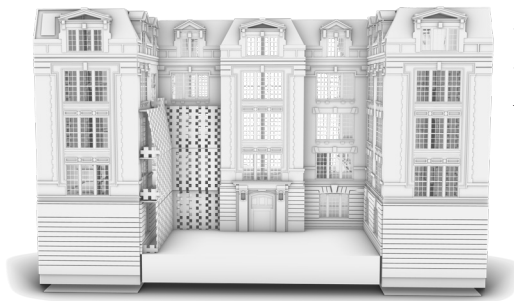
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# ROLLER GATE: THE LOWER EAST SIDE'S COMMUNITY HUB

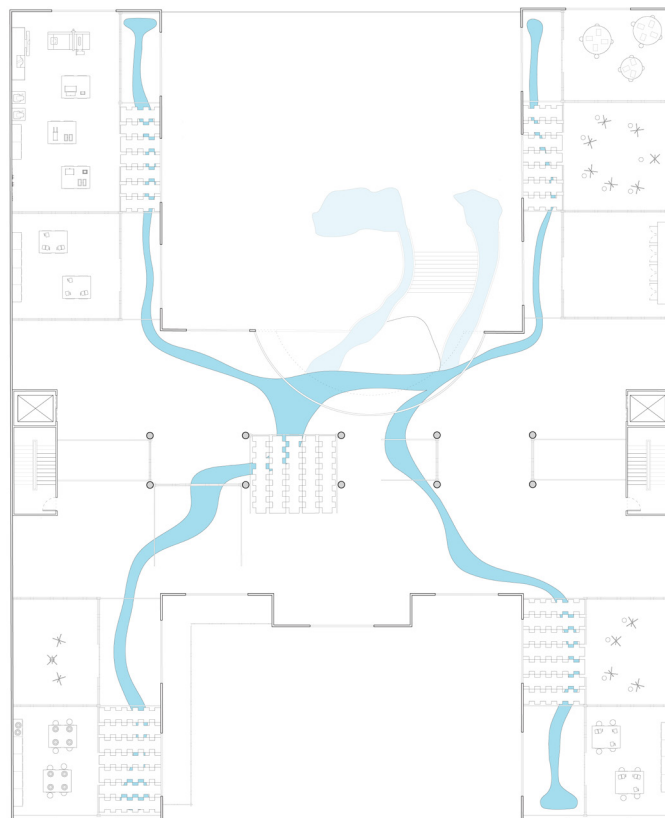
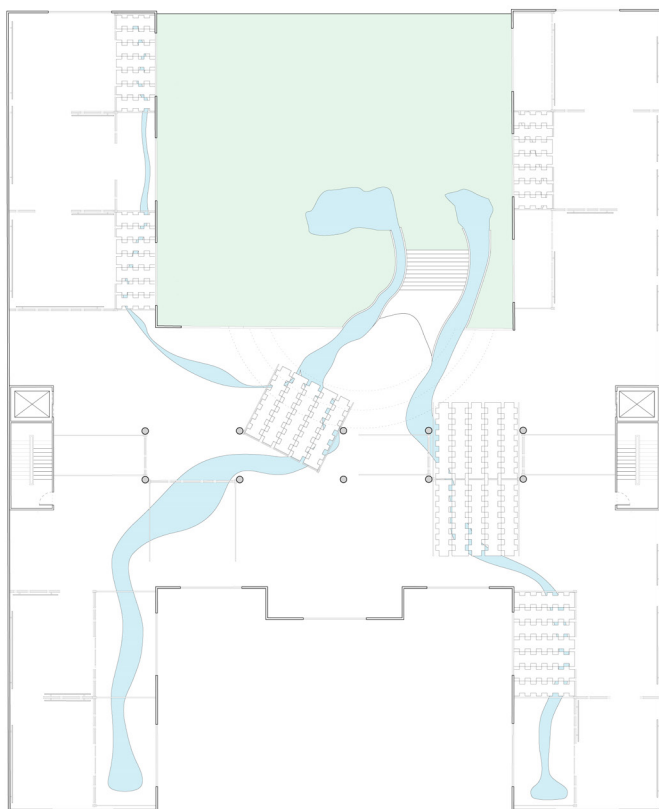
Spring 2024 • Adv. VI

Critic: Christoph Kumpusch  
and Patrice Derrington

This project is all about creating a space for the Community to immerse themselves in the culture and arts of the neighborhood. As such, local artists are given studio spaces to practice their craft, while sunken seating areas cut through the floor plate, providing neighborhood residents with a space to sit and watch them work – while simultaneously eroding the building themselves. As time passes, these sunken areas fill with rain water collected from the opening in the facade, as well as gray water collected through the building, allowing for the natural growth of plants throughout the structure. This new growth not only erodes the building, but also leads to interesting interactions between the user and nature – influencing how visitors use the space and inspiring the work of local artists.



Front Elevation



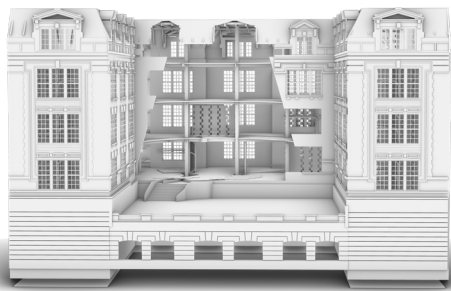
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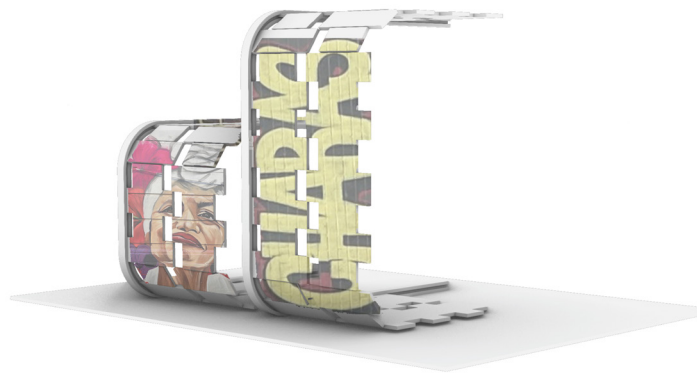
Mesh garage-like doors or roller gates – which were inspired by the quoins of the building and imitate the brick facade as well – are used throughout the structure: acting as the walls, floors, and ceilings, creating more private intimate spaces when wanted, and covering the channels when necessary. Reminiscent of roller gate security doors typically found on first floor store fronts throughout the East Village, and NYC in general, this system pays homage to the neighborhood.

Community members are able to not only watch the local artists work but can opt to take a workshop with them for a small fee. Whenever the garage door is down, covering the opening in the floor slab, this means the artist is open for business and all are welcome. If it's closed, the workshop is either full or they are working privately, etc.

Throughout the structure, filling the open space between studios is an urban archive, which provides community members with a place to create and practice what they've learned in the workshops. The garage doors serve as their canvas, while shielding the interior from external elements when needed. The first and top floors are then used as gallery and exhibition space, providing additional funds for the maintenance of the building.



*Rear Elevation, prior to urban archive opening*



*Close up on roller gates, showing the urban archive possibilities*

# ROLLER GATE: THE LOWER EAST SIDE'S COMMUNITY HUB

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Financially, in order for this building to function properly and run itself, we would need an investment of \$810,043.67 in seed money, which accounts for interest and the annual payment.

By raising grants from public entities and receiving donations from private donors, who would benefit through tax deductions, we would be able to cover at least \$625,000 of capital costs. In addition, since a financial reserve is needed, any funds raised which exceed our immediate capital cost will be allocated to a reserve which will be used to cover ongoing construction needs and provide a safety net for unforeseen capital expenses. This planning ensures that the building continues to operate and run smoothly in the future.

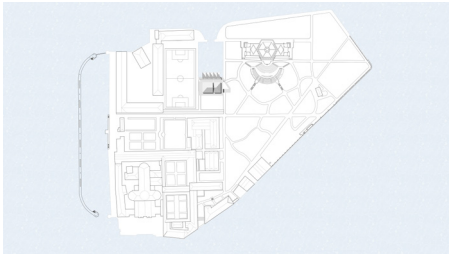
<b>COSTS</b>				
<b>Capital Cost</b>	<b>Square Feet</b>	<b>Number</b>	<b>Cost</b>	<b>Total</b>
Building Acquisition			\$0 [1]	\$0
Fit-Out Costs		50	\$10,000 [2]	\$500,000
Repairs			\$125,000	\$125,000
			<b>Total Capital Cost:</b>	<b>\$625,000</b>
<b>Operating Costs [3]</b>	<b>Square Feet</b>	<b>Number</b>	<b>Cost</b>	<b>Total</b>
Manager		1	\$30,000 [4]	\$30,000
Maintenance		50	\$100 [6]	\$5,000
Utilities	80,000		\$1.50	\$120,000
Greywater Management			\$150,000	\$150,000
Security	80,000		\$0.10 [11]	\$8,000
Insurance	80,000		\$0.10 [12]	\$8,000
			<b>Total Operating Cost:</b>	<b>\$321,000</b>
			<b>TOTAL COST:</b>	<b>\$946,000</b>

<b>SOURCES OF REVENUE/CASH</b>				
<b>Revenues</b>	<b>Square Feet</b>	<b>Number</b>	<b>Cost</b>	<b>Total</b>
Studio Rent		30	\$9,000 [5]	\$270,000
Gallery Space	15,000		\$3 [7]	\$45,000
Events/Functions			\$50,000 [8]	\$50,000
Grants/Awards [9]			\$20,000 [10]	\$20,000
			<b>TOTAL REVENUE:</b>	<b>\$385,000</b>

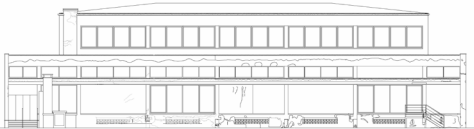
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# THE LAB EXHIBIT: MATERIAL DETERIORATION IN VENICE

Fall 2023 • Adv. V  
Critic: Mark Rakatansky and  
Jorge Otero-Pailos



Site location: the Island of San Giorgio Maggiore



Existing Conditions, Front Facade

This project revolves around material deterioration and decay. It is a commentary on the negative ways water has affected the built environment in Venice. It points to the glass making and tourist industries as the origin of decay caused by acid rain, air pollution, and flooding, most of which are challenges this building is currently facing.

Much of the original pool building is kept intact, housing a preservation lab, with additional exhibition spaces attached to the rear of the structure. Within the existing pool, a desalination tank cleans smaller building materials and objects, such as column capitals and building ornamentation. Above the desalination tank, photos and artifacts anchor into supports which come down from the existing structural system.

A barrier confines the water of the tank to just under half of the pool, protecting the conservation lab which fills the rest of the space. Meanwhile, a cut through the building's roof allows rainwater to be caught by a glass structure above and transferred to the lab for acidity testing.





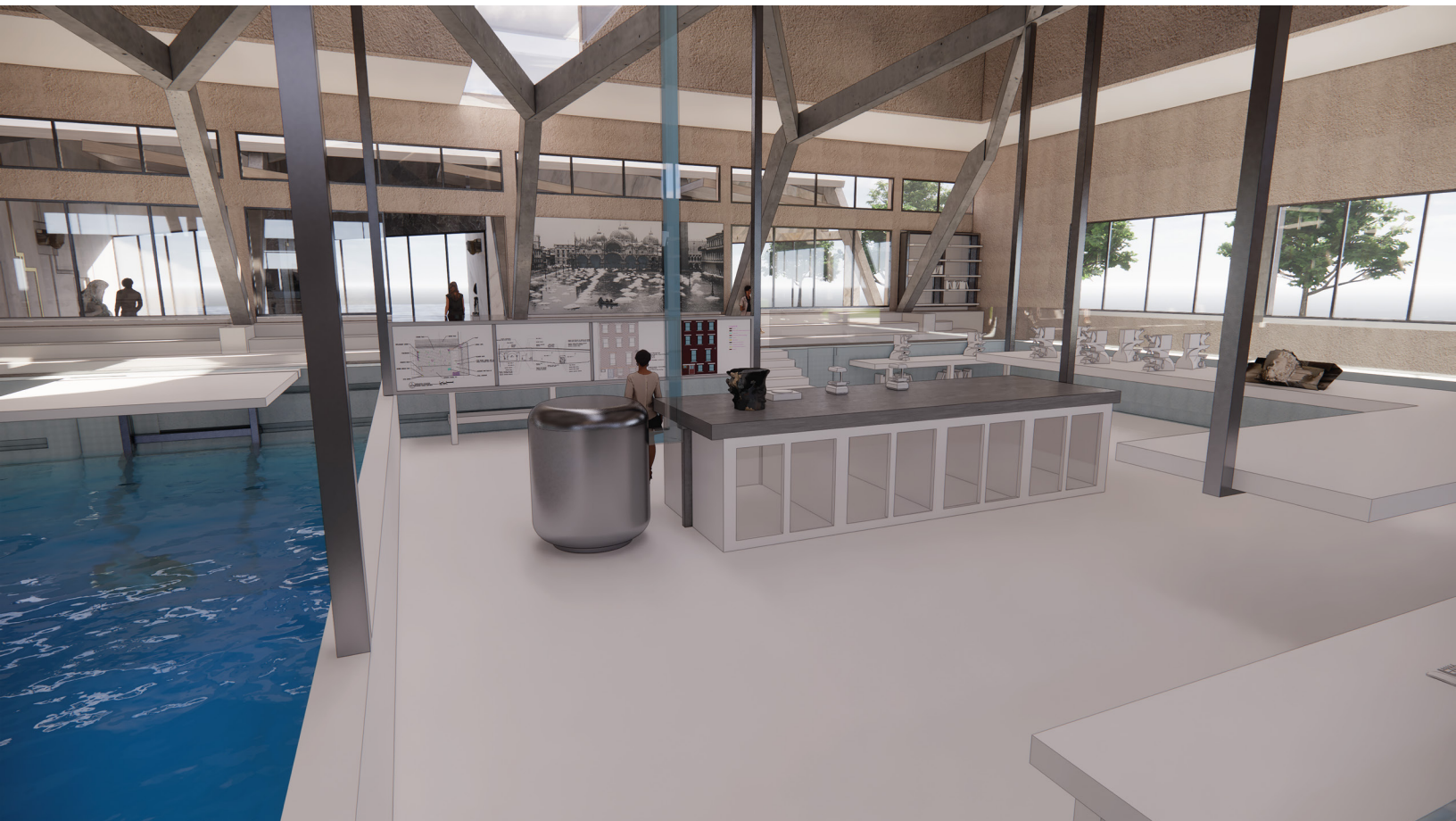
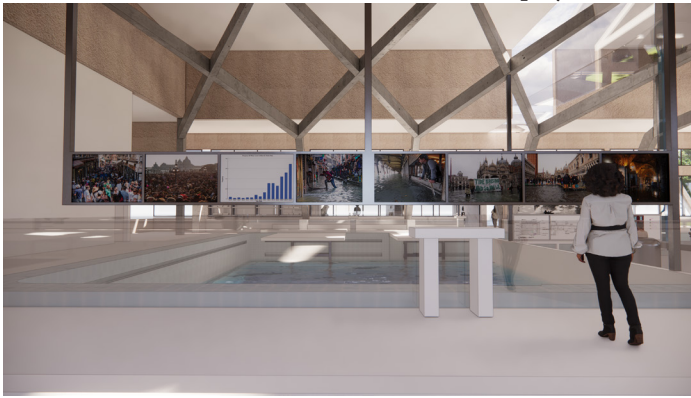
# THE LAB EXHIBIT: MATERIAL DETERIORATION IN VENICE

Fall 2023 • Adv. V

Critic: Mark Rakatansky and  
Jorge Otero-Pailos

Supports hang down from the beams above, creating tables and counters for the preservationists to work. In a similar fashion, collaboration boards drop down from the existing structure, providing conservationists with a place to pinup project documents, such as deterioration maps, construction documents, etc. Additional workstations are positioned along the perimeter, anchoring into the walls of the pool.

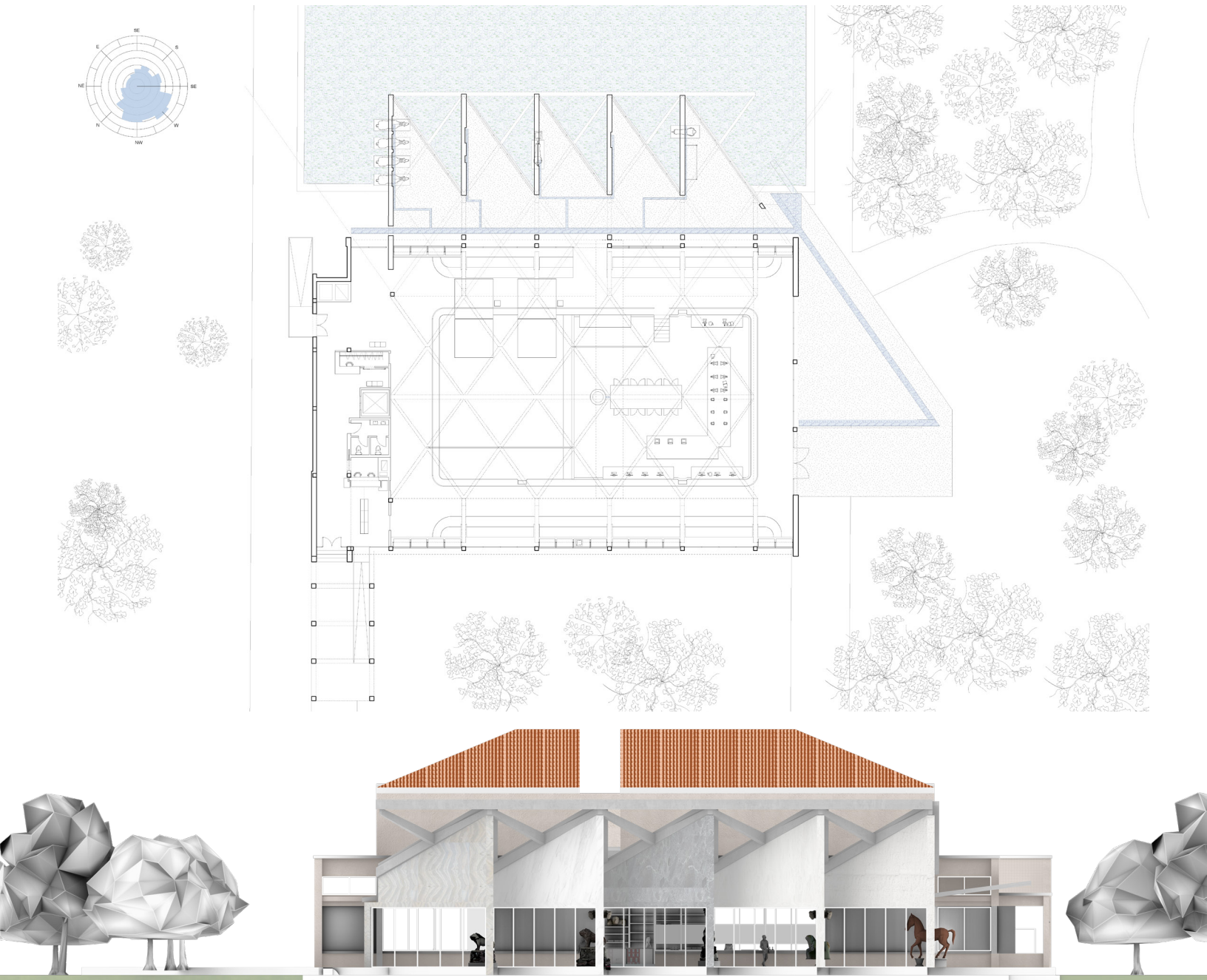
The lab is put on display, positioned at a height just low enough for visitors to sit on the stairs along the perimeter and witness preservation efforts firsthand. Behind these steps, shelves protrude from the existing walls, creating a material library for samples to be displayed.



# THE LAB EXHIBIT: MATERIAL DETERIORATION IN VENICE

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Exhibition spaces attach to the rear of the building – continuing the existing structure, with orientation dictated by the direction of the driving rain. Each exhibit wall is made from common building materials used in Venice – including various types of marble and limestone. Instead of displaying slabs of material to deteriorate over time, the walls of the building are put on display – with the control group located inside and the experimental outside. This allows visitors to see the decay of the material from the protruded spaces – further emphasizing the relationship between inside and outside.



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Fall 2023 • Adv. V

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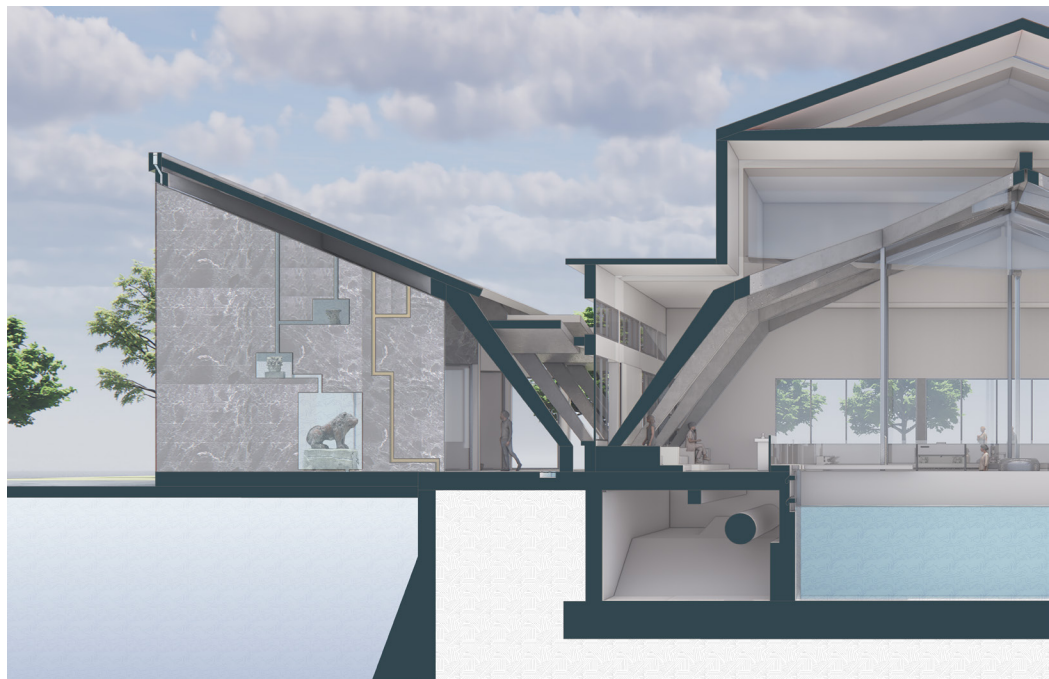
Replicas of artifacts are positioned within these exhibit walls, with pathways carved out. After being collected in the beam above and traveling along the roof line, rain water dribbles down the openings in the exhibit walls, hitting the artifacts in a more targeted and controlled manner, before trickling down to the channel in the floor below. This movement of water is further articulated diagrammatically in the brass ornamentation parallel to it.

These narrow channels then merge with a wider one located in the corridor, providing a path for visitors to follow, before eventually filtering out into the harbor beyond.



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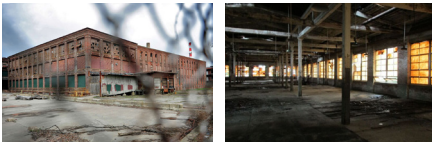


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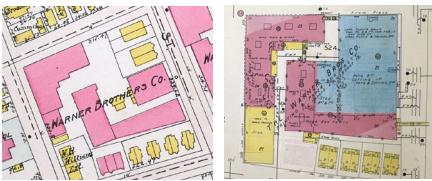
# WARNACO RUINS: NATURE'S RECLAIMING OF WARNER FACTORY

Spring 2023 • Adv. IV  
Critic: Rachely Rotem

Bridgeport, once an industrial hub which became popular during the industrial revolution, is filled with many old, and for the most part, vacant factories. Today, many of these buildings remain empty and in a state of decay, reminding the community of its former past life. In addition, much of the South End neighborhood is located within a flood zone, leaving many residents at risk for eventual displacement. With flooding and anticipated rising water levels, the South End – already located within a food desert – will be cut off even more from the rest of the city and in even greater need for local agriculture.



The existing Warner Corset, or Warnaco, Factory Building was once the site of the popular corset manufacturing company. The building has remained empty and in a state of decay since the 1990s however, when it was partially demolished for a proposed housing development, which ultimately failed and left the site unused and abandoned.



1910 Fire Map

1939 Fire Map

The history of the site has been overlaid onto the existing structure. The original building footprint and alleyways of the site have been reintroduced – with the alleyways, marked by the brick pavers, breaking through the old brick facade.



# WARNACO RUINS: NATURE'S RECLAIMING OF WARNER FACTORY

Spring 2023 • Adv. IV  
Critic: Rachely Rotem

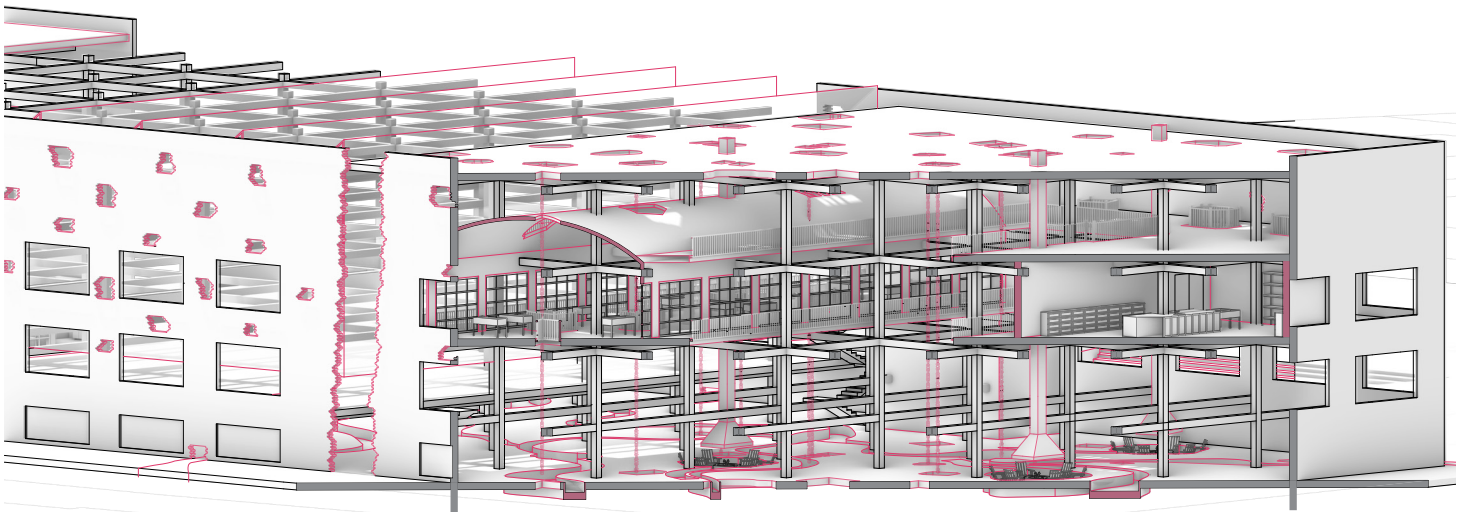
A greenhouse, market, seed archive, and dining and gathering space have been made for the community to thrive in. Within this greenhouse, the community will grow plants and produce, which will eventually be sold at the semi-enclosed market.

The market has operable glass garage doors throughout – allowing for the space to be fully opened or partially enclosed depending on weather conditions. It provides a space for local vendors to buy and sell produce – helping alleviate the pressures and uncertainties associated with living in a food desert. A fully enclosed seed archive is then positioned within the darker, cooler corner of the building, lifted out of the flood zone.

Fire pits have been positioned throughout the building, located in darker cooler spaces, providing warmth, light, and a feeling of safety for visitors.



Thermal Diagram



# WARNACO RUINS: NATURE'S RECLAIMING OF WARNER FACTORY

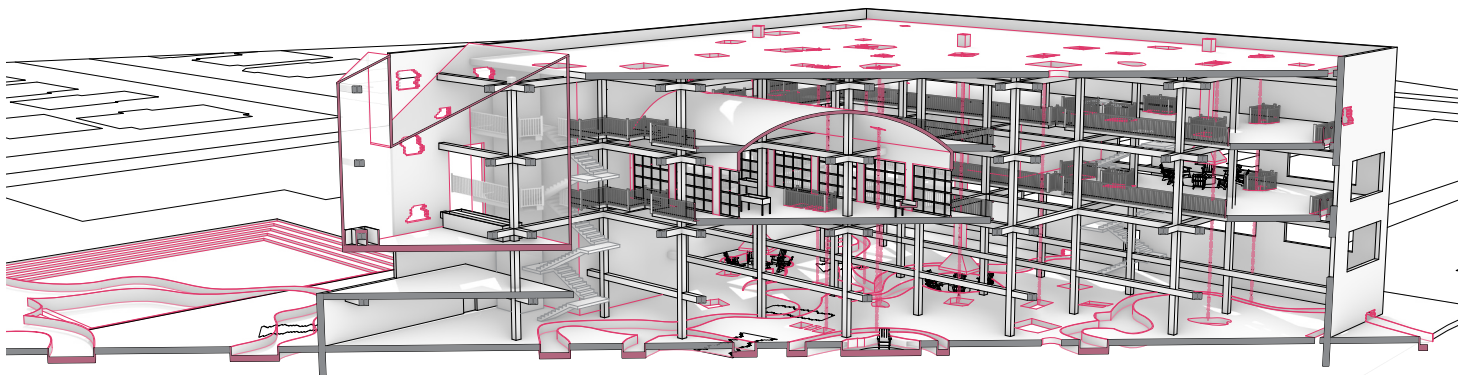
Spring 2023 • Adv. IV  
Critic: Rachely Rotem

The existing building is essentially left in its state of decay – and in some instances, is even encouraged to decay – while the intervening spaces are shielded from the elements a bit more.

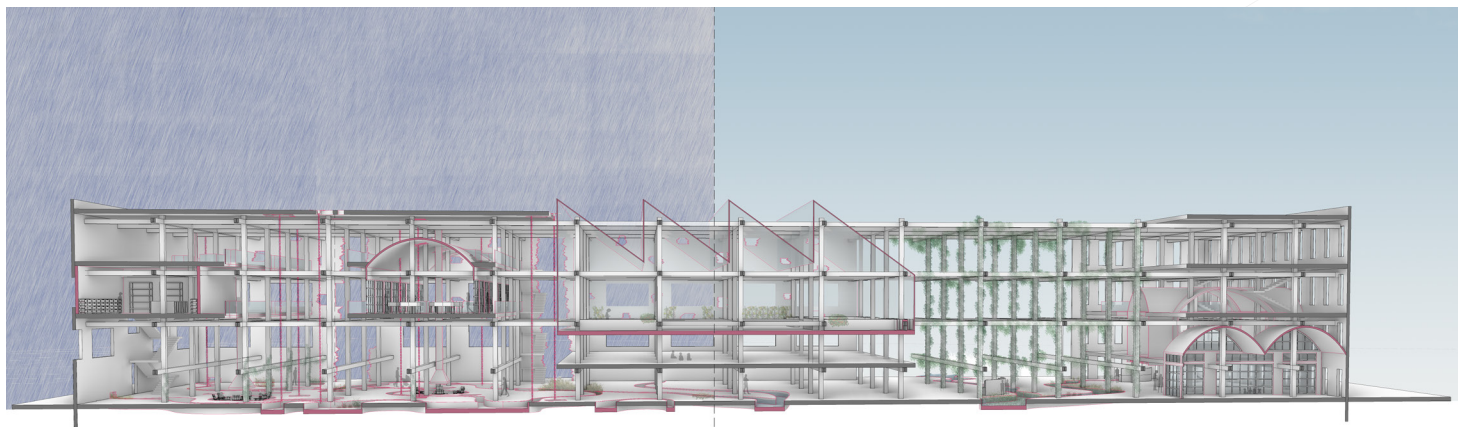
The roof, floors, and exterior walls have been punctured – allowing light to filter through, while also exposing the structure and creating seasonal uncertainty. This leads to questions like how will the change in temperature and climate affect the way visitors interact with the space? And how will it affect the physical state of the already decaying building? By creating holes throughout the space and allowing weather and nature to take over, it allows for the uncertainty of the future and the natural transformation of the space over time.

Also, by making swales in the ground floor, this allows for water to eventually flood through and out of the space – taking pressure off of the structure and keeping the ground floor dry for visitors – while simultaneously creating an even more peaceful atmosphere to sit with nature and hear the rushing sound of water.

This building is a celebration of decay – seeing ruination as a positive. The project honors the building's past, present and future. The building's current state of decay is acknowledged and appreciated as raw nature takes over, all the while meeting the current needs of the community.



year 1



year 15

year 50



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# OVER, UNDER, AROUND: A LOFTY RETREAT FROM ASTHMA ALLEY

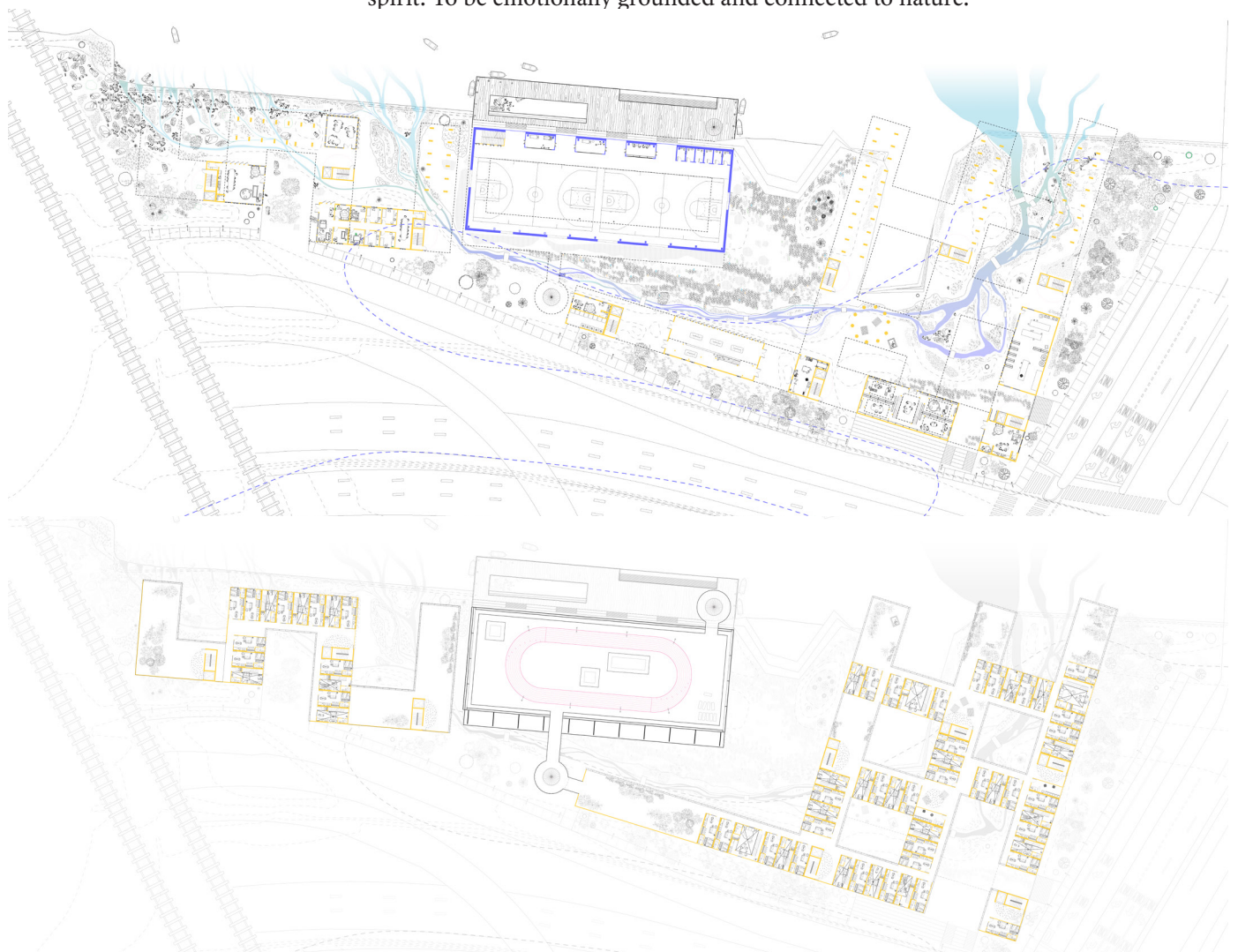
Fall 2022 • Core III  
Critic: Hilary Sample

*Project done in collaboration with  
Autumn Harvey*

With seven highways cutting across the urban grid, the Bronx is known as the most congested and polluted traffic corridor in the states. This results in a multitude of emotional and health related implications for the local community, including a disproportionately large number of people diagnosed with asthma compared to the rest of Manhattan. The main idea was to create a space that provides a moment of mental and physical respite from the site's emotional and environmental congestion, while using healthy materials to buffer housing units from carbon congestion.

The buffer on the ground level is made by extending the river into a large riparian zone and stream ecosystem. Small streams break off of the river and flow through the north end of the site, where their energy is harvested by micro hydro-power turbines, fueling the public community spaces. The streams both create and maintain the ground level garden zones, while the vegetation acts as living carpets of low maintenance native plants. The carpets wrap around the community, inhaling a deep breath of carbon, and breathing out fresh oxygen into the homes.

The goal was to study health and well-being as the combination of mind, body, and spirit. To be emotionally grounded and connected to nature.



# OVER, UNDER, AROUND: A LOFTY RETREAT FROM ASTHMA ALLEY

Fall 2022 • Core III  
Critic: Hilary Sample

*Project done in collaboration with  
Autumn Harvey*

An activated charcoal and terra cotta facade clads the outward faces of the building, while a mosaic made from recycled materials covers the interior courtyard. These interior walls act as a canvas for local artists and members of the community. A makerspace - available to all members of the neighborhood - provides kilns, workstations, and supplies for Bronx residents. Their projects are then exhibited in an art gallery located at the center of the site.

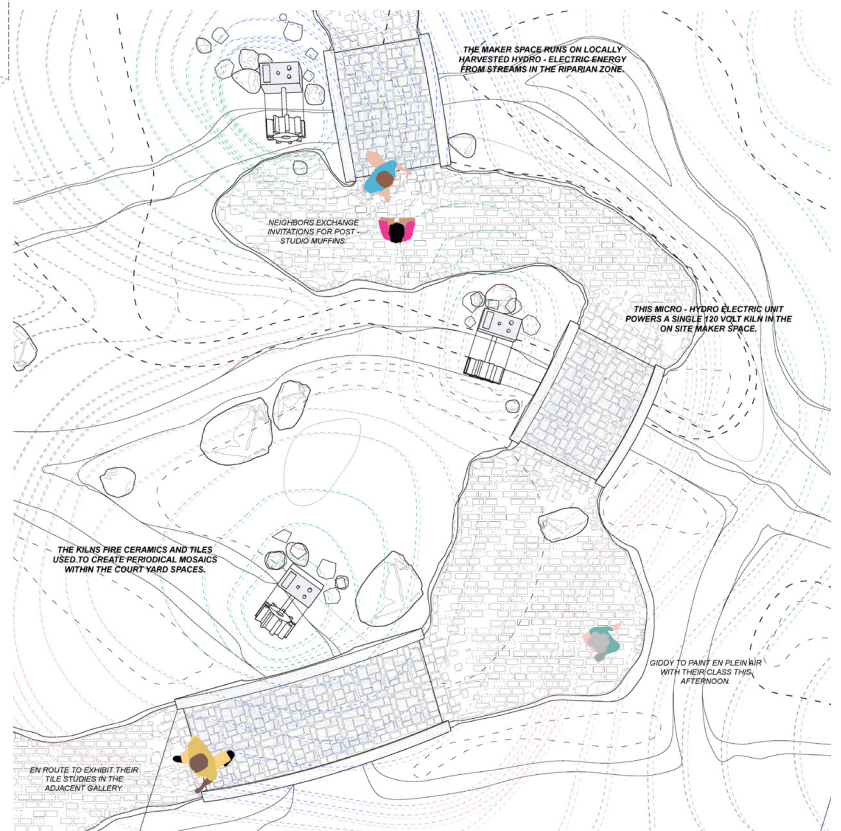
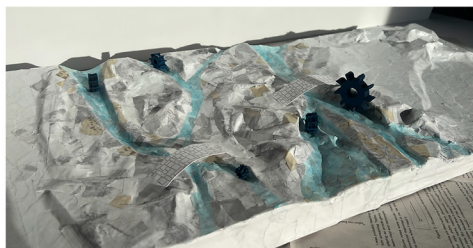
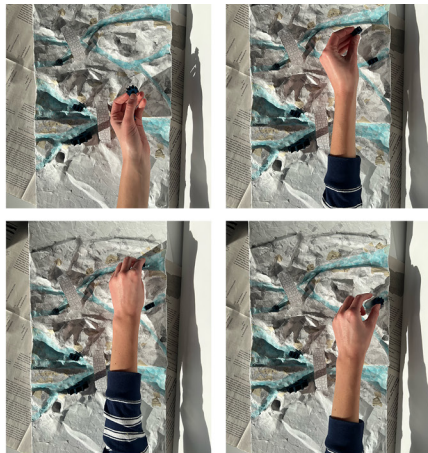
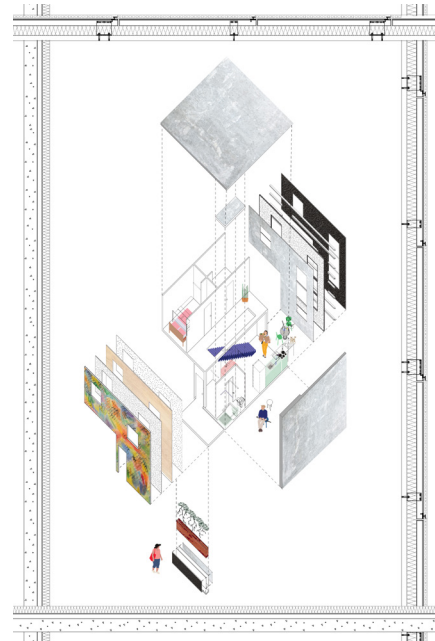
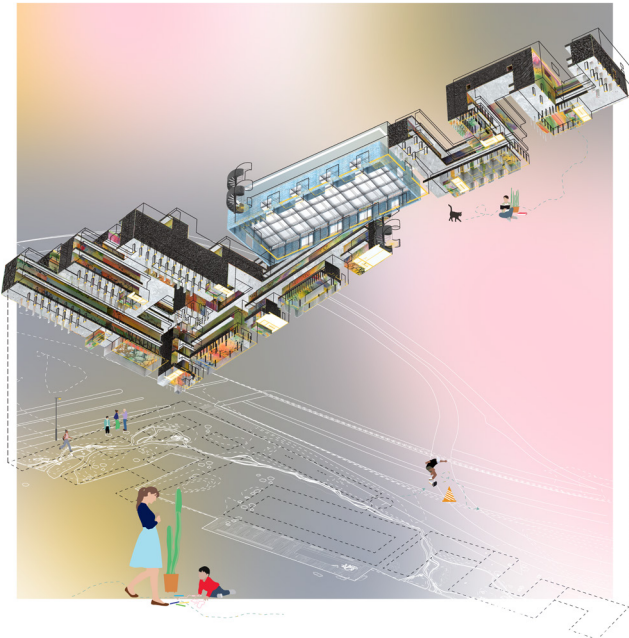


# OVER, UNDER, AROUND: A LOFTY RETREAT FROM ASTHMA ALLEY

Fall 2022 • Core III  
Critic: Hilary Sample

*Project done in collaboration with  
Autumn Harvey*

Circulation through the site flows south along the stream - past a garden center, recreational facility, and physicians' and counselors' offices - towards more serene, wild, rocky riparian zones. The existing Padded Wagon structure has been adaptively reused, transformed into a recreational facility, with a 20-foot structure respectively being added to the top. All rooftops are then connected - creating a series of boardwalks and rooftop gardens.



# OVER, UNDER, AROUND: A LOFTY RETREAT FROM ASTHMA ALLEY

Fall 2022 • Core III  
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The massing is a direct result of our unit configuration. A double height interlocking system maximizes height and efficiency. Within the mass, there are units ranging from studios to four bedrooms. Each, with the exception of the studio, has a double height space within the living room, with bedrooms located on the second floor off of a catwalk. These double story living rooms provide residents with a lofty and airy retreat from Asthma Alley – the name given to our area of the Bronx.



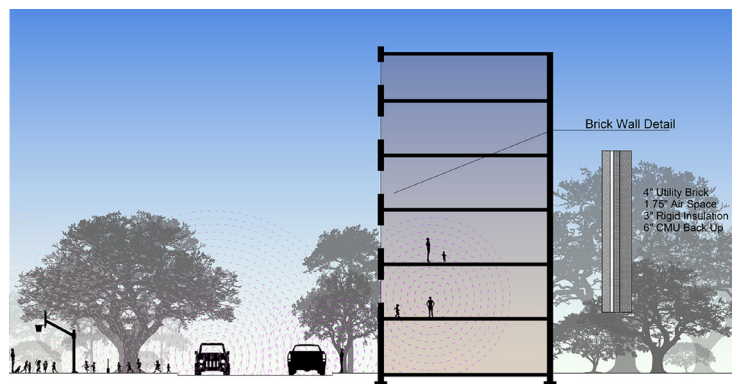
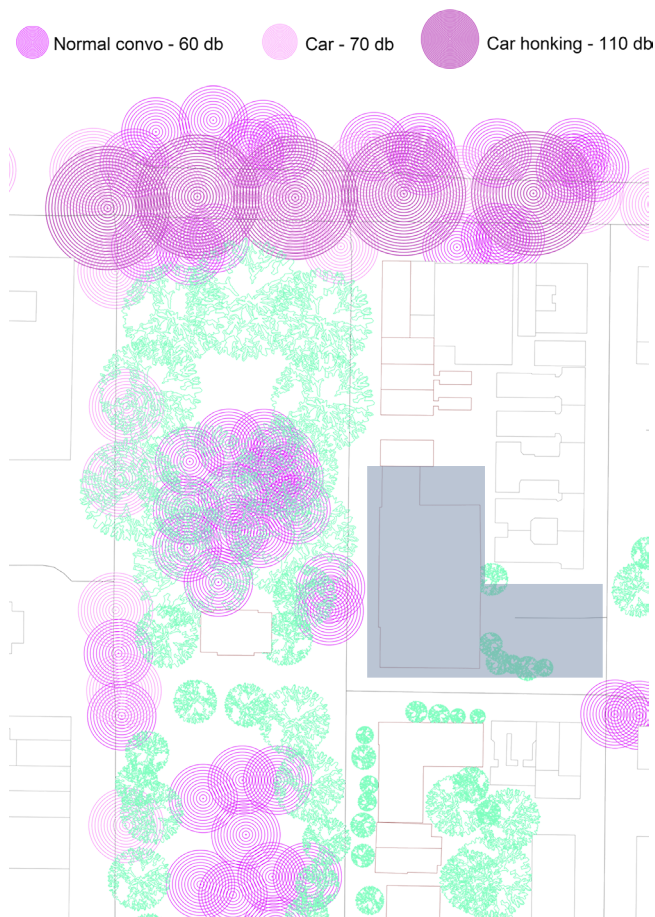
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# SOUNDSCAPES: AN ELEMENTARY SCHOOL DESIGNED AROUND SOUND

Spring 2022 • Core II  
Critic: Erica Goetz

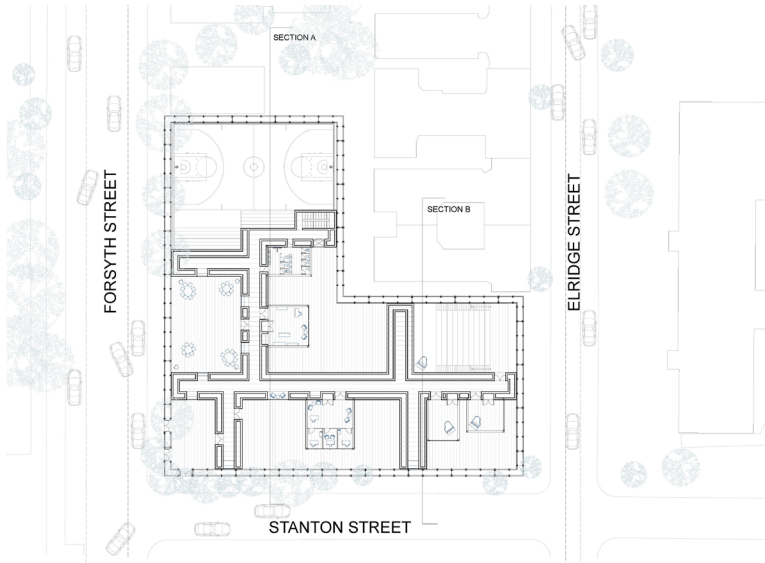
Located at 198 Forsyth Street on the Lower East Side, Soundscapes is an elementary school which encourages students to become empowered, independent thinkers who thrive in a collaborative environment. While visiting the site, I was struck by the variations in sound atmospheres throughout. I began to think of the program of the school through the lens of sound and how each period in a student's day requires or creates a different soundscape.

I conceived of my building as a giant wall section or onion in which space and sound unfold and puncture one another. The thick, inner inhabitable wall is the main circulation space where students release and socialize between classes. Each classroom is an enclosed chamber of concentration, yet allows views through the atrium to the outside world. The winding atrium space then laces between the boxes and provides an open, social space where students can casually interact and connect more directly to the city. Within the atrium, balconies that are only accessible to students - an idea emphasized by the height of the spaces - provides them with space to reflect, collaborate, and grow outside of the classroom. They allow students to become free thinkers. The whole building is then enclosed by a double layer glass curtain wall buffering sound and light, yet providing maximum visibility from inside out and outside in.

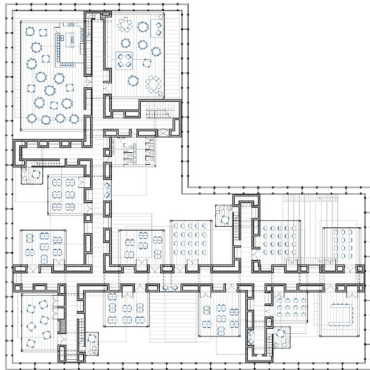


# SOUNDSCAPES: AN ELEMENTARY SCHOOL DESIGNED AROUND SOUND

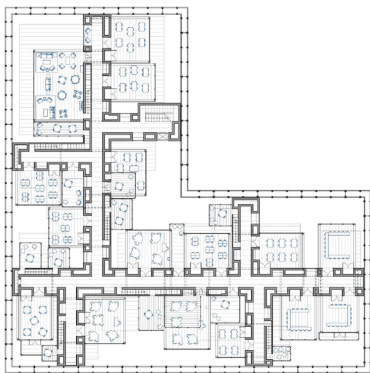
Spring 2022 • Core II  
 Critic: Erica Goetz



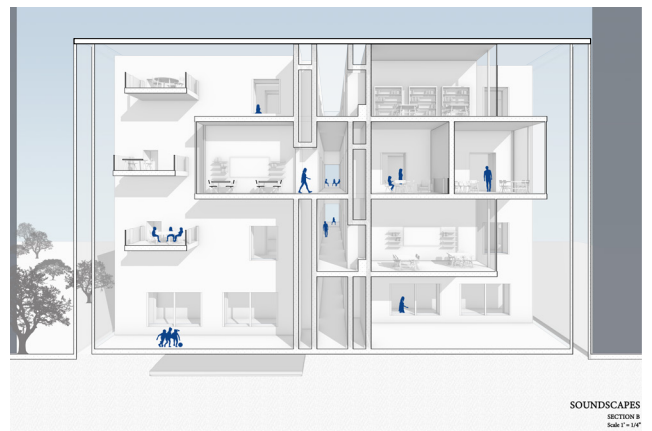
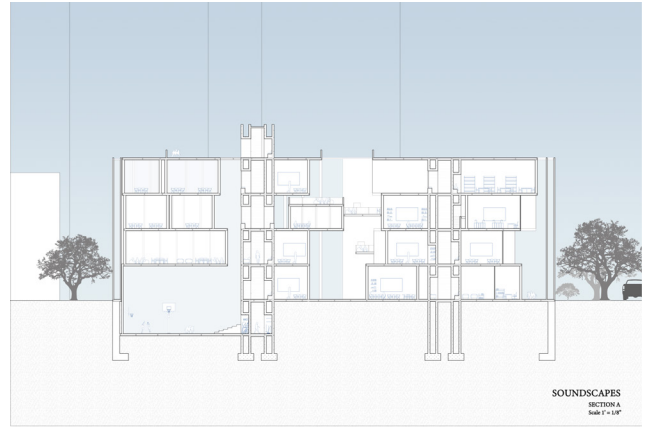
GROUND FLOOR



FLOOR 2



FLOOR 3



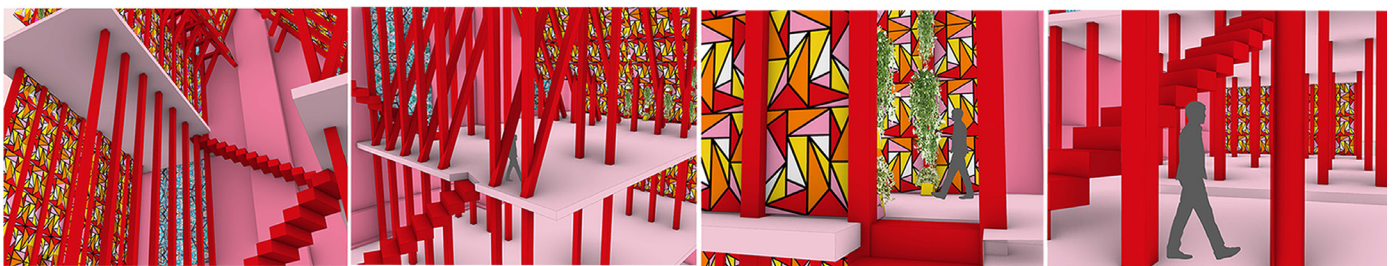
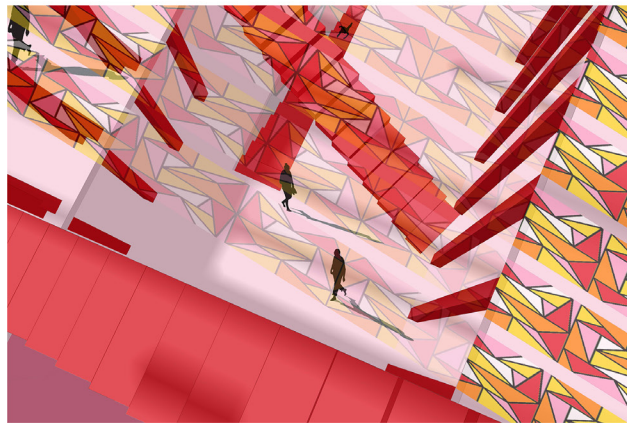
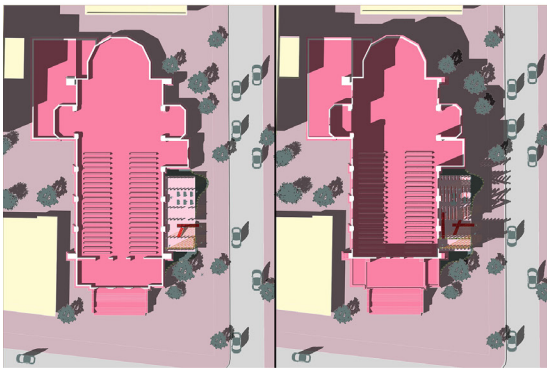
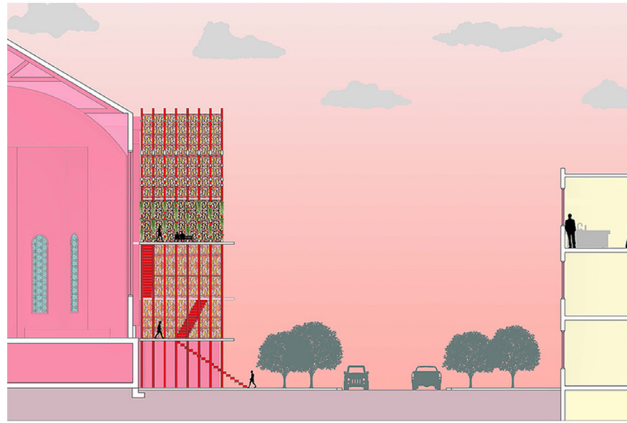
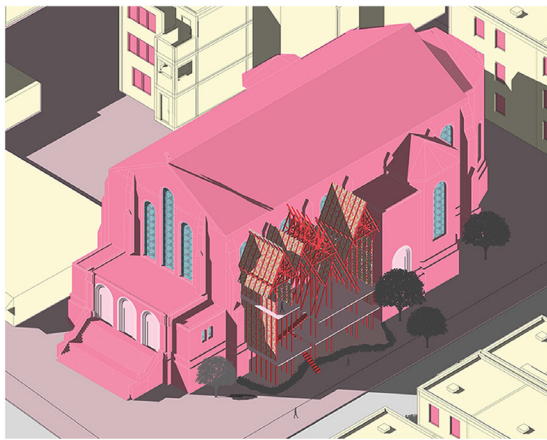


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# COMMUNITY GARDEN: REPURPOSING CHURCH LAND

Fall 2021 • Core I  
Critic: Josh Uhl

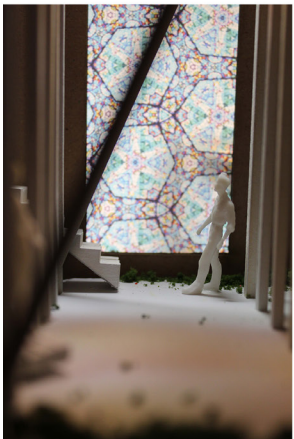
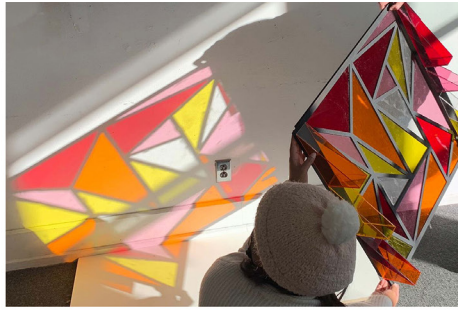
Located at the corner of Broadway and Isham Park in Inwood is the Church of the Good Shepherd. Originally established as an Irish Catholic Church, the congregation has shifted and become a predominantly Latin-x one. As a result, the church hosts two masses each day - one in English and one in Spanish. This project looked to bring the two congregations together - establishing language classes and providing a space for residents to converse casually. A community garden provides residents with a place to grow produce, while multiple dining areas allow them to improve their language skills in a casual farm-to-table environment.



# COMMUNITY GARDEN: REPURPOSING CHURCH LAND

Fall 2021 • Core I

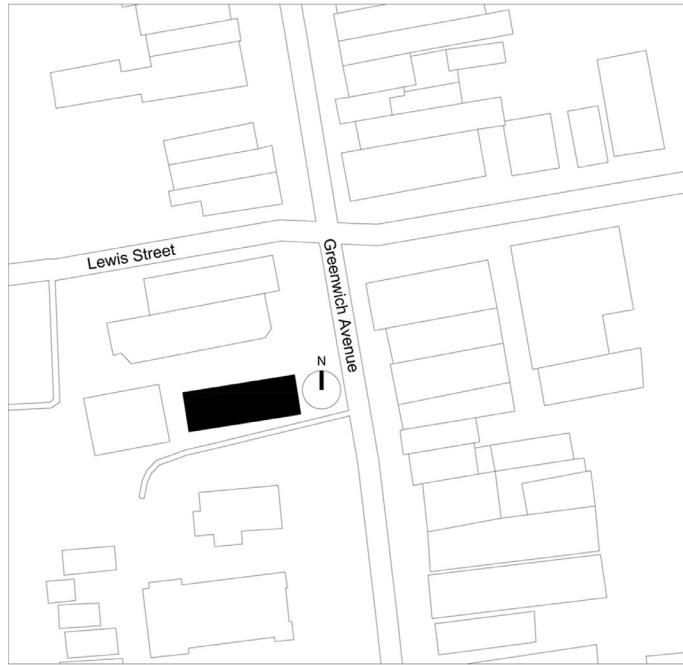
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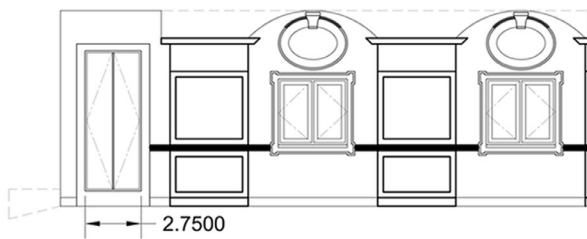
# 156 GREENWICH AVENUE: DOCUMENTATION OF AN EXISTING BUILDING

Fall 2020 • Historic  
Preservation Studio I  
Critics: Andrew Dolkart and  
Kate Reggev



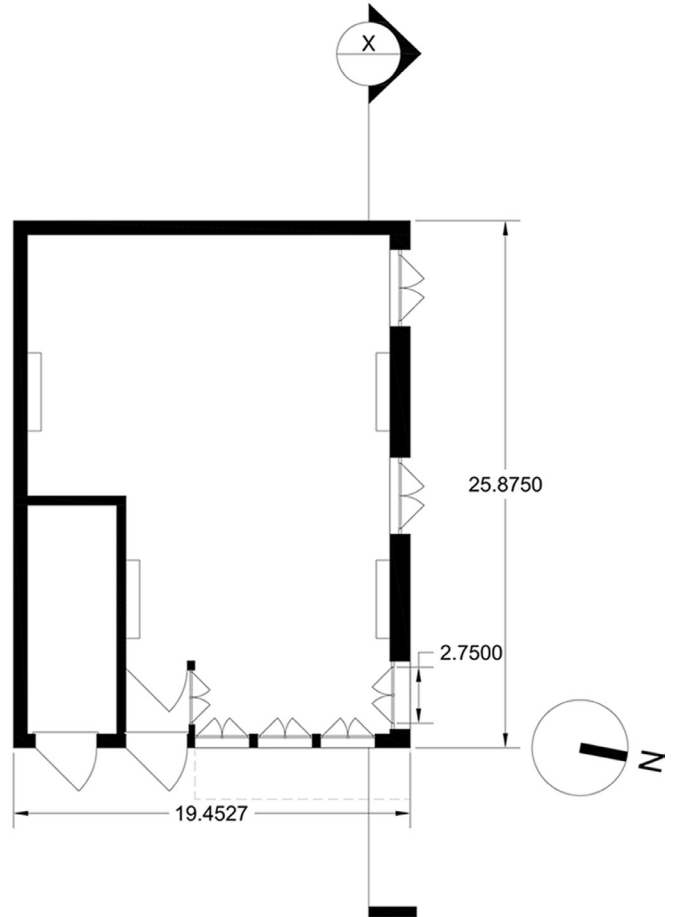
**SITE PLAN**

Scale  $\frac{1}{2}'' = 1'$



**SECTION**

Scale  $3'' = 1'$

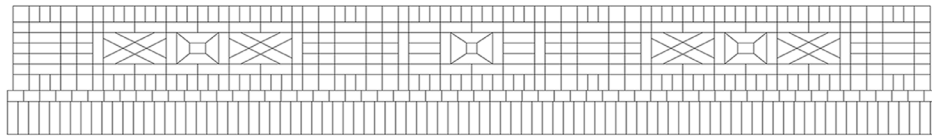


**PLAN**

Scale  $3'' = 1'$

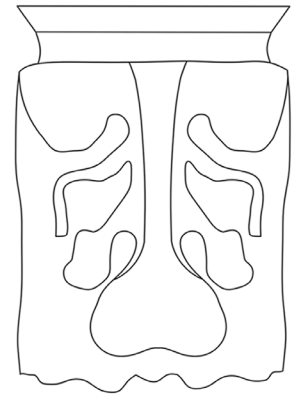
# 156 GREENWICH AVENUE: DOCUMENTATION OF AN EXISTING BUILDING

Fall 2020 • Historic  
Preservation Studio I  
Critics: Andrew Dolkart and  
Kate Reggev



**ENTABLATURE DETAIL**

Scale 10" = 1'



**CORBEL DETAIL**

Scale 4' = 1'



Entablature

Splayed Lintel with Keystone

Double Hung Windows

Belt Course

Limestone Quoins

Brick laid in Running Bond

Belt Course

Wood Frame

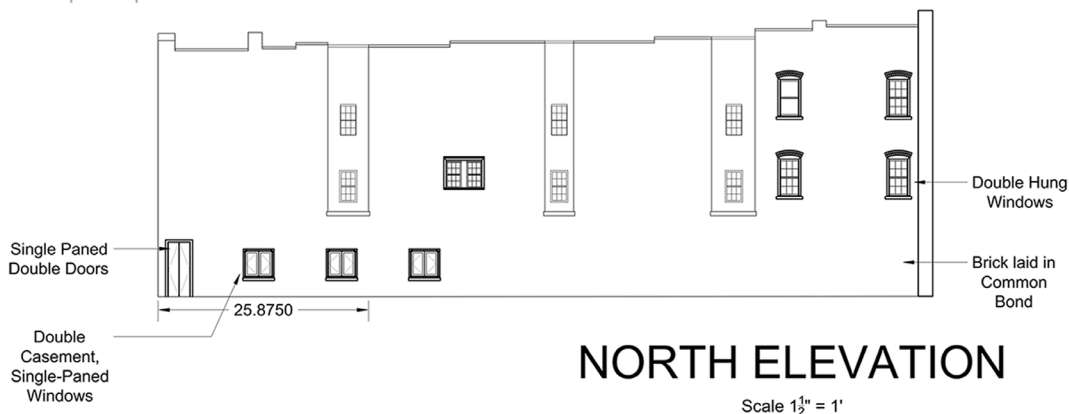
Double Casement, Single-Paned Windows

6.5

3.0000

**EAST ELEVATION**

Scale 3" = 1'



Double Hung Windows

Brick laid in Common Bond

Single Paned Double Doors

Double Casement, Single-Paned Windows

25.8750

**NORTH ELEVATION**

Scale 1 1/2" = 1'