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"RE-INVENTING THE EXTINGUISHED PAST"

"There is more good architecture in Buffalo- major buildings at the top of their stylistic form- than anyone seems ready to recognize or acknowledge. Architecture is a city's most important and most vulnerable art, and this, tragically, is little understood."

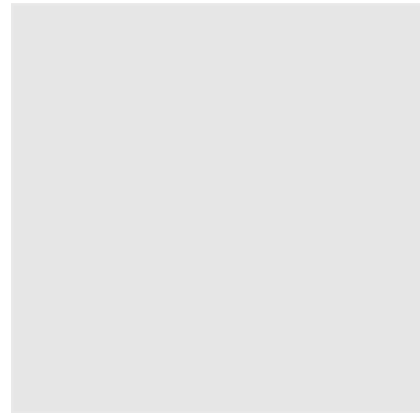
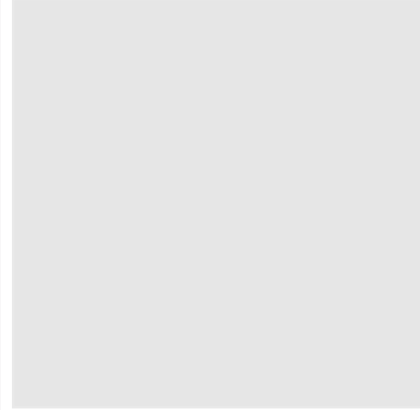
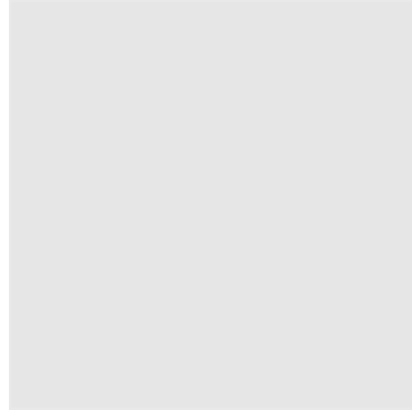
-Ada Louise Huxtable

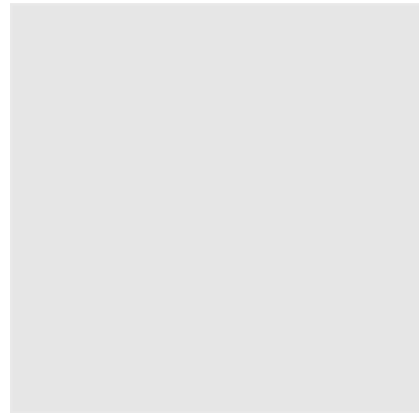
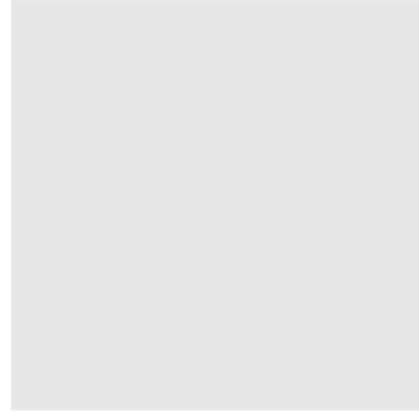
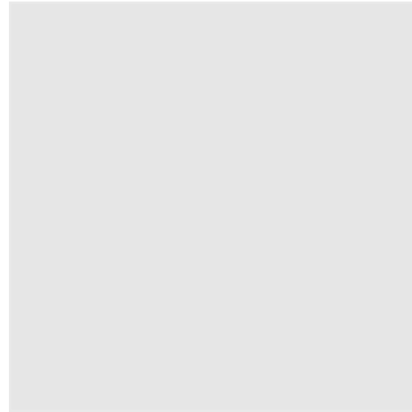
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Urban form and the general subject of urban life is an ever changing architectural phenomenon. The industrialization of cities created foundations for urban life at the turn of the century. Currently these former industrial icons have been reduced to vacant, undesirable locations. A new building design for a city in this condition can reach out to the people, giving them an experience of the past in a modern way. A design with components from the industrial era can improve the aura of a city capturing its original spirit. Adaptive reuse is a component that would help a new building addition or renovation leave a lasting impression on the city, and spark development in the surrounding area. History and architecture combined is necessary to create new environments that adapt to the foundations of the city, creating a mixture of new components among the old. By drawing connections between the past and the present it can be possible to recapture and reinvent the history of a place.

Design is something that goes beyond a building. The proposal created is a design oriented retail environment. The building will house retail stores focused on design products from various mediums. Stores will vary from clothing, furniture to jewelry with workshop space for each individual trade. The building will also house an art gallery to display local work from other artists for traveling exhibitions. This environment will be open to the public for the intention of the public being able to enrich this community and act as a catalyst to expand beyond the Cobblestone District where this transformation will take place. This local community will also contain a florist, bookstore, restaurant and public green space for those who do not take interest in the retail environment.





history

The city of Buffalo holds a rich collection of architecture and history which over time has been forgotten, torn down or intentionally left to decay. This old steel and grain city has deep historic roots which have the idle opportunity to be exposed in a new way. New buildings, or old buildings revived into something new can reinvent the history of the past and create a positive future for the city. This thesis centers its focus on the city of Buffalo, and more specifically the Cobblestone District. The intent is not a grand gesture to revive a large portion of the city but to rather start small. This small revolution is intended to have a significant positive impact on the local surroundings as well as the more distant ones.

The city of Buffalo surrounded by the waters of Lake Erie, the Buffalo and Niagara Rivers and the Erie Canal started out by taking advantage of its waterfront location and was a port city used for shipping. This prime location helped the city rise to the economic power that it was during its leading years. The city thrived for many years but unfortunately arrived at its peak too early in time. The turn of the century for Buffalo was a miraculous time. By 1910 Buffalo had become the best grain port in the world and the second largest railroad terminus in the United States. The railway system opened up endless opportunity for economic growth and new trades for the city to take part in. Direct railway lines to Pittsburgh, Chicago, Kansas City and others lead to great advances in transshipment. These advances opened up a boom in the steel industry which became a tremendous positive impact on the city. Buffalo was capable of receiving large amounts of iron ore allowing the steel industry to expand and by 1880 rival the industry of Pittsburgh. These accomplishments lead to a booming economy which qualified the city to be the proud host of the Pan American Exposition in 1901. This world fair displayed new technologies which created a tourist attraction where Buffalo could illuminate the city for their guests with their implementation of the first electric street lights in the United States.

This along with their widespread use of hydroelectric power from Niagara Falls gave Buffalo the nickname of "The City of Light". Buffalo continued to grow in size, beauty and technology until the later part of the 20th century when population decline became a common and adverse event.

"I have seen Buffalo transformed from a steel city and bustling port-a nexus of processing and transshipment, transforming grains to flour and beer, animal hide to leather, timber to paper, iron ore to steel-to a city that lost just about everything, including its one-hundred year-old steel industry, and had to start over. Most distressing was the city's inability to mobilize around a vision and plan." 1

The drastic decline was the culmination of a number of distressing factors. These factors of decline began with transportation and the opening of the St. Lawrence Seaway in 1959. This change in route affected the flour industry to the point of diminishment. These transportation changes began to alter the economic status of the auto, steel and chemical industries with a loss in jobs of 50 percent. This strain on the steel industry became drastic in the 1970's when Bethlehem steel laid off half of their workforce and within the next ten years closed their foundry. This final ending left the city with a loss of almost seventy thousand jobs within fourteen years. This economic crisis that the city was thrown into was worsened by poor, disappearing management in existing industries, high wages with low productivity in factories and competition of political leaders to influence the city's infrastructure and development. This radical decline can be seen in census data between 1900 and 2000. In 1900 the population was 352,387 it increased to 580,132 during 1950, dropped back to 357,870 in 1980 and unfortunately dropped even lower to 292,745 in 2000.

site

The site chosen for this thesis is located in the Cobblestone District of downtown Buffalo. The Cobblestone District is part of a larger one known as the First Ward District of Buffalo. The First Ward was founded by Irish Settlers in the 1800's for the large industrial working society. The district was home to many catholic churches and tenement style housing for the Irish community. The Irish community was one that was heavily impacted by the economic crisis in the late 1900's leading the district on its declining path. Although the district does not act as it once did there are still remnants of the Irish history which can be seen throughout the Cobblestone District. A viable area located adjacent to the HSBC hockey arena and a block east of the waterfront. The mass transit system is located parallel to the waterfront also an approximate one block from the chosen site. This district is in great proximity to all other thriving areas of the city within walking distance or use of the mass transit system. Outside the perimeters of the site are some of the city's most treasured historic landmarks. The first grain elevators are located along the waterfront, a symbol of Buffalo's strength and power during the late 1800's and early 1900's. The General Mills Factory located south of the site is currently in operation and is one of the only living factors of Buffalo's past grain industry. The site is a city block which consists of fifteen buildings which are zoned and used for light industrial work. The block houses many warehouse buildings and smaller commercial businesses all which share the same intriguing material pallet. The buildings are made of concrete and brick which emphasize their original design to function efficiently.

The focus for this thesis within the Cobblestone District is two vacant buildings, two vacant parking lots and a very interesting element which is in the form of a narrow alley running through the block which gives personality and scale to this small community that is making attempts to grow. These buildings were chosen, rather than the alternative of a bare lot in order reinvent the site through the past and offer a deeper connection to the history of the site with the redevelopment of the old structures. The intent is to bring a renaissance to these two existing structures, the public alleyway and the new buildings which will be placed within the existing context. The two existing structures were chosen because they both express the design of the industrial era in their brick facades and rectilinear forms yet they differ in appearance, design and construction techniques. The larger building, 49 Illinois Street which will house part of the art gallery has unique arched windows which will allow for a beautiful contrast with new materials that will be used in new structures. The smaller of the two buildings, 55 Illinois Street, which will transform into the furniture store and workshop, has a series of large garage doors and an existing structure which can hold large picture windows on the second story of the building.

adaptive reuse

Adaptive Reuse is a design approach that allows a new perception of history. It is a process that adapts buildings for new uses while retaining historic elements and characteristics of the building. The reuse of an existing framework can reinvent the building in a way that the viewer has not experienced before. The historic materials of brick and concrete within the Cobblestone District blended with modern steel and glass create a quality that is different from any existing urban fabric in the city. A quality that is new and aesthetically interesting. Buildings which are reused create environments that have much more character than a brand new structure. "Our strategy was to accept the physical power of Bankside's massive mountain-like brick building and to even enhance it rather than breaking it or trying to diminish it" ² said Jacques Herzog and Pierre de Meuron when speaking about their adaptation of an old power plant for the Tate Modern museum. Accepting the original structure is the first step in creating a successful adaptation of a building. When making a step towards the re-establishment of a historic place, it is not always the best solution to start from scratch. Exploring existing structures and understanding them for what they once were and where their potential for future development is can create a profound experience for the architect as well as the inhabitants of the building. The Cobblestone District holds such character in its existing urban framework that demolition of buildings is not an option for a project of this nature. The urban fabric is a distinct one that tells a story of the past. The sturdy buildings speak of old industry and hard working employees. The Irish pub extends back to the past when the entire district was inhabited by Irish settlers and used as an area of life and culture.

revival

"Community exists in the space where history and hope meet, where an awareness of the past and a belief in the future inspire people to identify with a place and to dedicate themselves to its improvement." ³ This quote by Mark Goldman expresses the basis for this thesis. The city of Buffalo is a city of culture, passion and hope. Citizens are faithful to their city and are pained by this appalling decline. Revival in a city can take place through small steps and small initiatives taken by individuals. Individuals who take risks to develop their city could have a tremendous impact. This thesis as a mixed use development has goals to establish a community within the historical context. A community thrives on diversity which exemplifies the need for a mixed use district. Jane Jacobs quotes,

"The district, and indeed as many of its internal parts as possible, must serve more than one primary function; preferably more than two. These must insure the presences of people who go outdoors on different schedules are in the place for different purposes, but who are able to use many facilities in common." ⁴

The revitalization of the Cobblestone District is doing exactly those things mentioned by Jacobs. The buildings are serving multiple functions. The retail stores will draw a crowd from college students, people living in the suburbs and people employed downtown. The art gallery will draw another range of people while the restaurant is geared towards businessmen in the district as well as families. These different functions draw people at different times of the day for different functions creating a sustainable community.

“The people of Buffalo, in the here and now, have the power to write the next chapter. Though long plagued by poor, misguided leadership, global economic forces beyond their control, racial tensions that originated in other places and at other times, and the collective depression that might be expected of such long suffering, Buffalonians nonetheless have the opportunity in the present moment to discover and renew their dedication to making their city a better place.” 5

This next chapter begins through the fusion of new and old. These connections to the past and opportunities for the future leave the potential for greatness through history, culture, community and design.

design elements

When it comes to design of the proposed buildings the intent is to create buildings that blend with the existing urban fabric but have their own personality and stand out among the existing without overpowering the streetscape. The new structures sit within the site and touch the existing buildings. The Art Gallery is located in the old 49 Illinois street with an addition of the first new structure. The new structure is an exterior of channel glass which allows diffuse light into the gallery space. The building sits flush against the existing while the arched windows on the existing building are pulled down the floor creating pathways between spaces for activity and movement. The new building rises 4 feet higher than the existing with a clerestory window to the north letting in the best quality light for the gallery space. The largest of the three new additions sits on the Mississippi Street. The façade meets the street and pulls activity inward through a pathway underneath the building which extends to the other side of the block to Illinois Street. This portion of the program contains a florist, restaurant space, clothing retail and workshop, jewelry retail and workshop as well as a roof garden. The last of the three new additions sits on the Illinois street side and wraps around the existing building to become the furniture retail and workspace as well as a bookstore on the third level. The building wraps half of the existing structure where the existing garage doors remain exposed on the east side for aesthetic value and function. The garage doors on the interior are removed to create walkways between old and new.

The buildings are supported with steel structures that mimic the existing structures on the site. The glass façades with metal cladding and mullions are created to act as display cases for the area. The interior activities of the building are projected out through the glass exteriors onto the street connecting interior and exterior spaces and activities. The metal cladding is placed on the exterior and acts as a connection to the past steel industry of the city as well as a function to close off more private functions of the building like restrooms, kitchens, and workspaces. The material pallet is a simple, clean one that gives a new elegance to the industrial site.

site access

The site allows for access from four different points. The two main street façade entrances are along Mississippi and Illinois Streets. The alleyway extends from South Park Avenue on the South end of the site and terminates at the building which holds the furniture store. The alleyway is lined with trees and draws attention in from the site from a less traveled area. The north side of the site has access for restaurant and maintenance services which extend from Perry Street. Within the context of the site there is a central public space which is created by the angles of the new buildings. The buildings are shaped around a public space which is open to users of the building or any public that may want to use an outdoor space.

If the city of Buffalo stays in its current state all history beauty will slowly decline and eventually diminish altogether. A change must occur and the idea of this thesis rejuvenating a small area within a larger context can jump-start that change. The program is relatively simple and straightforward but it functions as a tool to bring people together. The diversity in the program elements draws different types of people together adding to the community. The program welcomes any user to the facility. This social center welcomes people throughout the day and into the evening to shop, eat, or relax in the public spaces. A project of this nature will be a catalyst for further development throughout the entire city.

1 Dillaway, Diana. Page 17. Power Failure. Amherst, New York: John Glenn Drive, 2006.

2Craven , Jackie . "Reinventing a Power Plant." About.com: Architecture December 20, 2007 <[http:// architecture.about.com/library/weekly/aa050901b.htm](http://architecture.about.com/library/weekly/aa050901b.htm)>.

3 Goldman, Mark. Page 387. City on the Edge Buffalo, NY. Amherst, New York: John Glenn Drive, 2007.

4 Jacobs, Jane. Page 152. The Death and Life of Great American Cities. New York, NY: 1961.

5Goldman, Mark. Page 403. City on the Edge Buffalo, NY. Amherst, New York: John Glenn Drive, 2007.

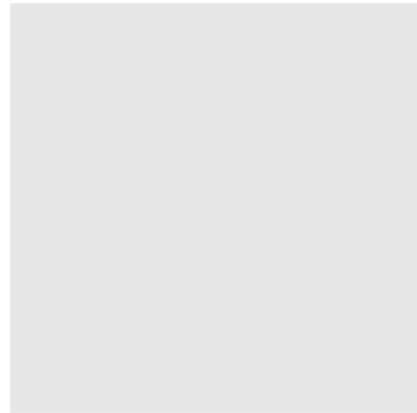
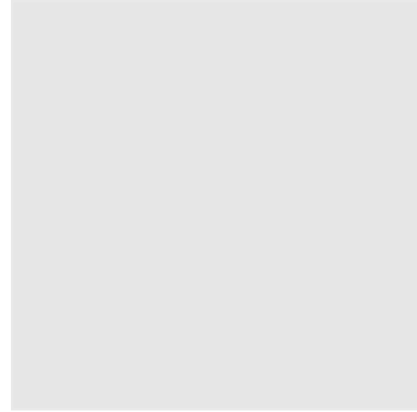
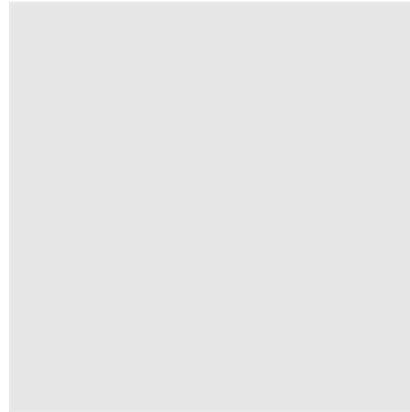
precedent studies

Beverly Canon Mixed Use

Iron Workers 580

Mill City Museum

Design Research Headquarters



BEVERLY-CANON MIXED USE RETAIL

BEVERLY HILLS, CALIFORNIA

ARCHITECT: FIELD PAOLI

90,000 square feet

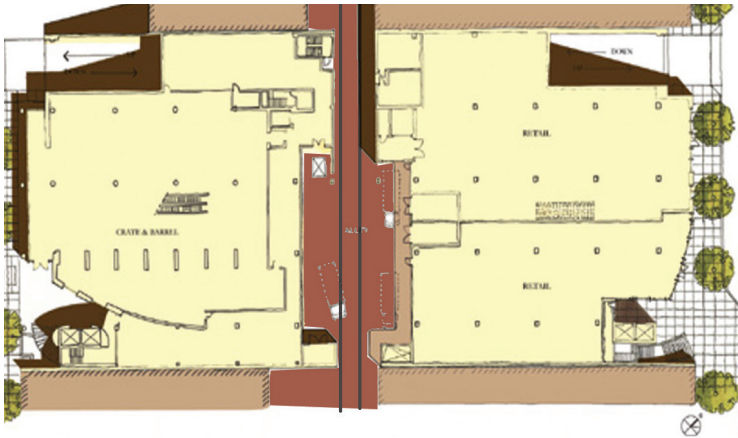
\$30 MILLION

2007



This building lies on what once was a public parking lot, an eyesore of the community. It is located in the Beverly Hill shopping district, one street from Rodeo Drive. The architect found a way to focus on people's experience within the building by forming a connection between two prominent streets in the area by dividing the building into two parts with a connecting corridor. Field Paoli created a functional and aesthetically pleasing building to solve problems in the community. Access to the building was created a long many different pathways while parking underneath the building kept it easily accessible by car. The parking underground was developed as a four story lot allowing much more space than the original surface lot.





There are a few strengths of this project in relation to my own thesis project. The connection between streets is always an important aspect of design in an urban context. The corridor as a connections is very strong and a pleasant space to pass through. The simple program elements are similar to those in my own project and the access from multiple directions is also a positive element.

"The building's design forms a dialogue between the strong urban forms along the street and the interior plaza's intimacy."



IRON WORKERS LOCAL 580

APPRENTICE AND TRAINING FACILITY

LONG ISLAND, NEW YORK

ARCHITECT: DANIEL GOLDNER ARCHITECTS

18,000 square feet

2006



The Iron Workers building was designed to emphasize the work of the employees. Use of ten different types of metal represent the work through the design. Materiality is the more important component in the building design, expressing capabilities of the iron workers and inspiring apprentice workers.



"Given the nature of the client, it was natural for the building to act as a display for the union's abilities and the likewise inspire the apprentice's in the three year training program."



This project was an adaptive reuse of an old warehouse and auto body shop. The building was developed to speak to the users about what went on inside. It was designed as inspiration and a showcase of the worker's trade. The iron workers are known for production of ornamental steel, curtain walls and store fronts. This work is represented with the use of over ten different types of metal. This project is a good example of explaining history and process through the design of the building. This precedent study is mainly focused on the use of materials.



MILL CITY MUSEUM

MINNEAPOLIS, MINNESOTA

ARCHITECT: MEYER, SCHERER & ROCKCASTLE

100,000 square feet

\$20 MILLION

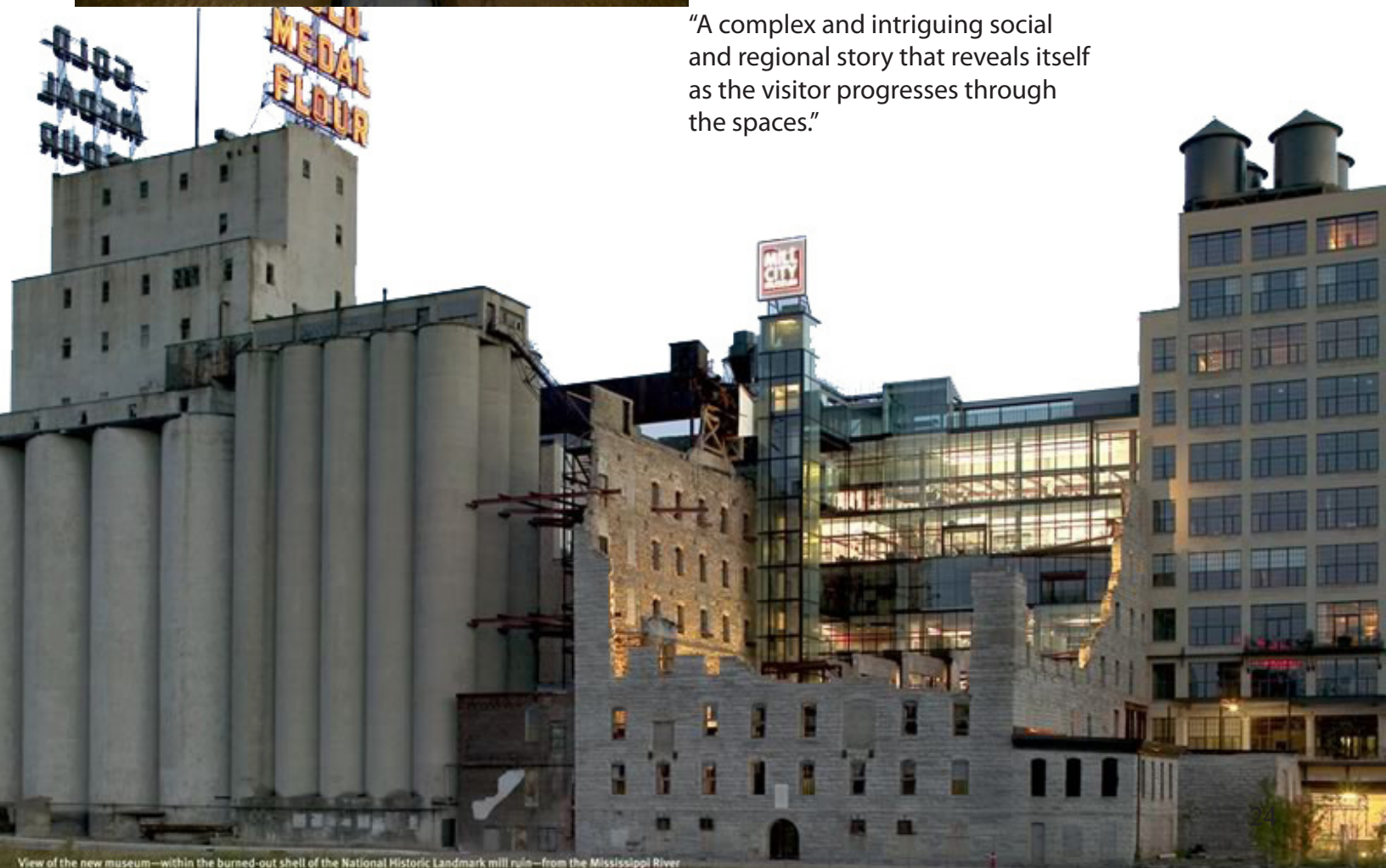
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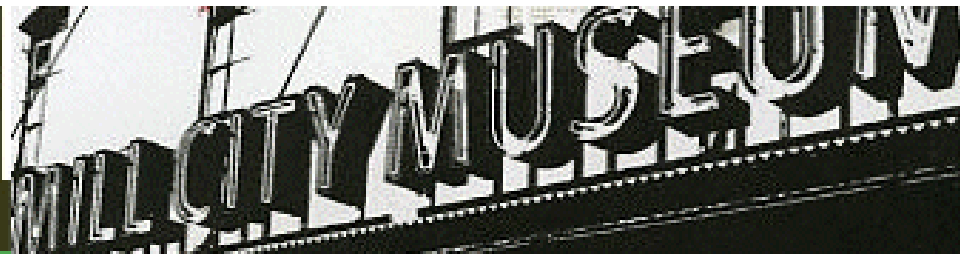


This design project is a great example of adaptive reuse in a creative, modern way. The building is designed to use the shell of an exterior mill factory to house the new museum. The use of contemporary materials like glass and steel create a horizontal aspect of the building creating a language between the old and new buildings. The building on the waterfront stands out among the ruins and has sparked the community to begin other development. the museum is an excellent example of explaining industry and history of the city to the community in a contemporary, fun and effective way.

"A complex and intriguing social and regional story that reveals itself as the visitor progresses through the spaces."



View of the new museum—within the burned-out shell of the National Historic Landmark mill ruin—from the Mississippi River



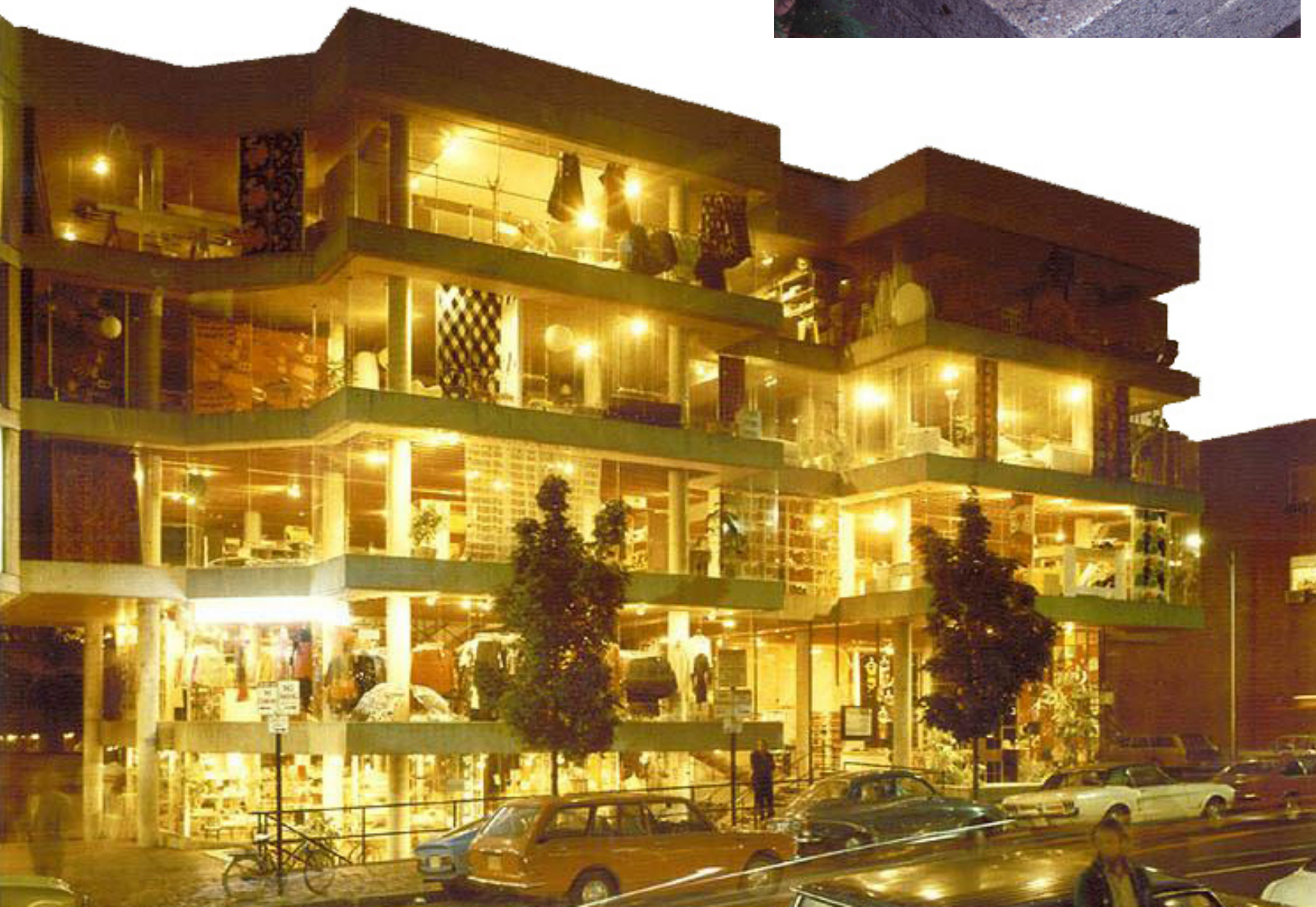
DESIGN RESEARCH HEADQUARTERS

CAMBRIDGE, MASSACHUSETTS

ARCHITECT: BENJAMIN THOMPSON & ASSOCIATES

24,000 square feet

1969



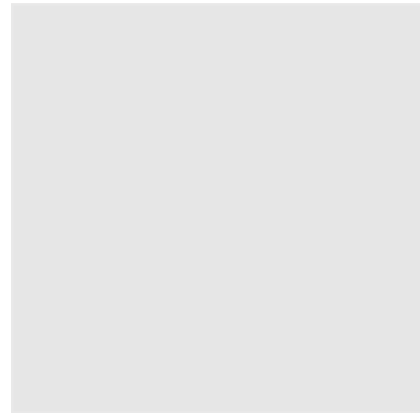
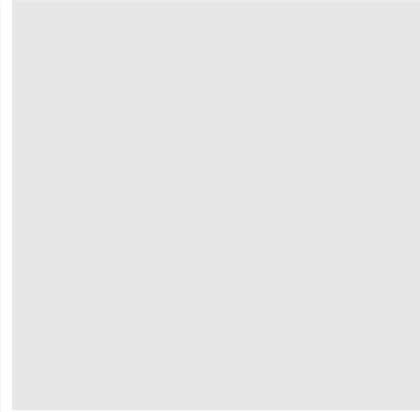
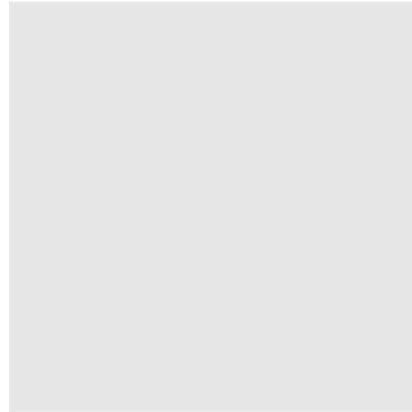


The design intent behind Benjamin Thompson's Design Research Headquarters was that of creating a three dimensional showcase. The building is an expression of the contents inside. It's frameless structure emphasizes the horizontal nature of the building form within the design acting as a distraction for users of the building. The programmatic elements include design oriented retail facilities that express themselves throughout the building and on the street front.

"A retail store with a difference: a glittering, many-faceted showcase for home furnishings and clothes, with added space upstairs for offices. Its glass walls float on concrete slabs that jut out at odd angles, cantilevered boldly form supporting concrete columns. Inside are many blunt yet stylish touches: clean-lined open staircases with black pipe railings; floors of brick, concrete, or wood."



site analysis



site criteria

A site for project development must meet certain criteria in order to allow for building development. The site should have close proximity to public transit as well as access to the waterfront. There should be access to other areas of the city by foot or car and easy access outside of the city. A site which can offer the project room to grow should have historic roots, and be located in an area with some life and a great potential to create a vibrant community.



INNER HARBOR
BUFFALO, NY

OUTER HARBOR
BUFFALO, NY

COBBLESTONE DISTRICT
BUFFALO, NY

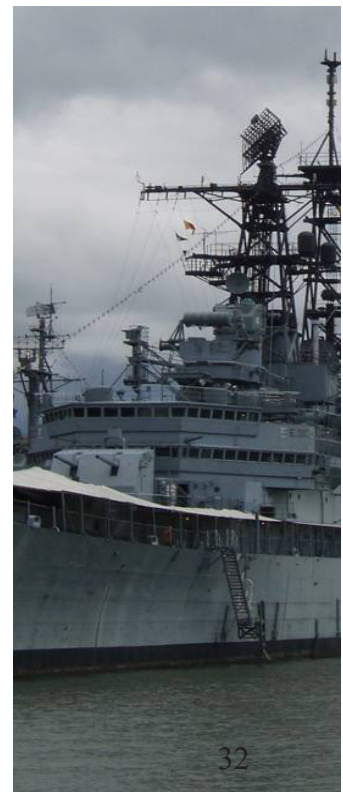
A building should be able to enrich the context of a neighborhood. This cannot be done without a site capable of bringing out historical elements of the city. A site rich in history can influence a building to fuse modernity with history in an influential way. A site located in a prosperous, but somewhat underdeveloped area can lead a design effort in sustaining parts of the city. A site full of the past but open to present changes can be a way to rebuild and sustain city life.





INNER HARBOR BUFFALO, NY

Buffalo, New York's Inner Harbor, called the Erie Basin Marina is located along the Buffalo River and was the birthplace of the grain elevator in 1842. This location is prominent in the city's commerce, trade and manufacturing. There has been minor development but mostly talk which has gone on for decades.





Industrial ruins are scattered throughout the city, mainly within blocks of the waterfront. They currently sit to rot but contain so much history of the city especially the grain elevators.



OUTER HARBOR BUFFALO, NY

Buffalo, New York's Outer Harbor is located along the Buffalo River. Like the Inner Harbor it was once home to the historic grain elevators. The area is currently home to nature preserves but no land development due to poor access.

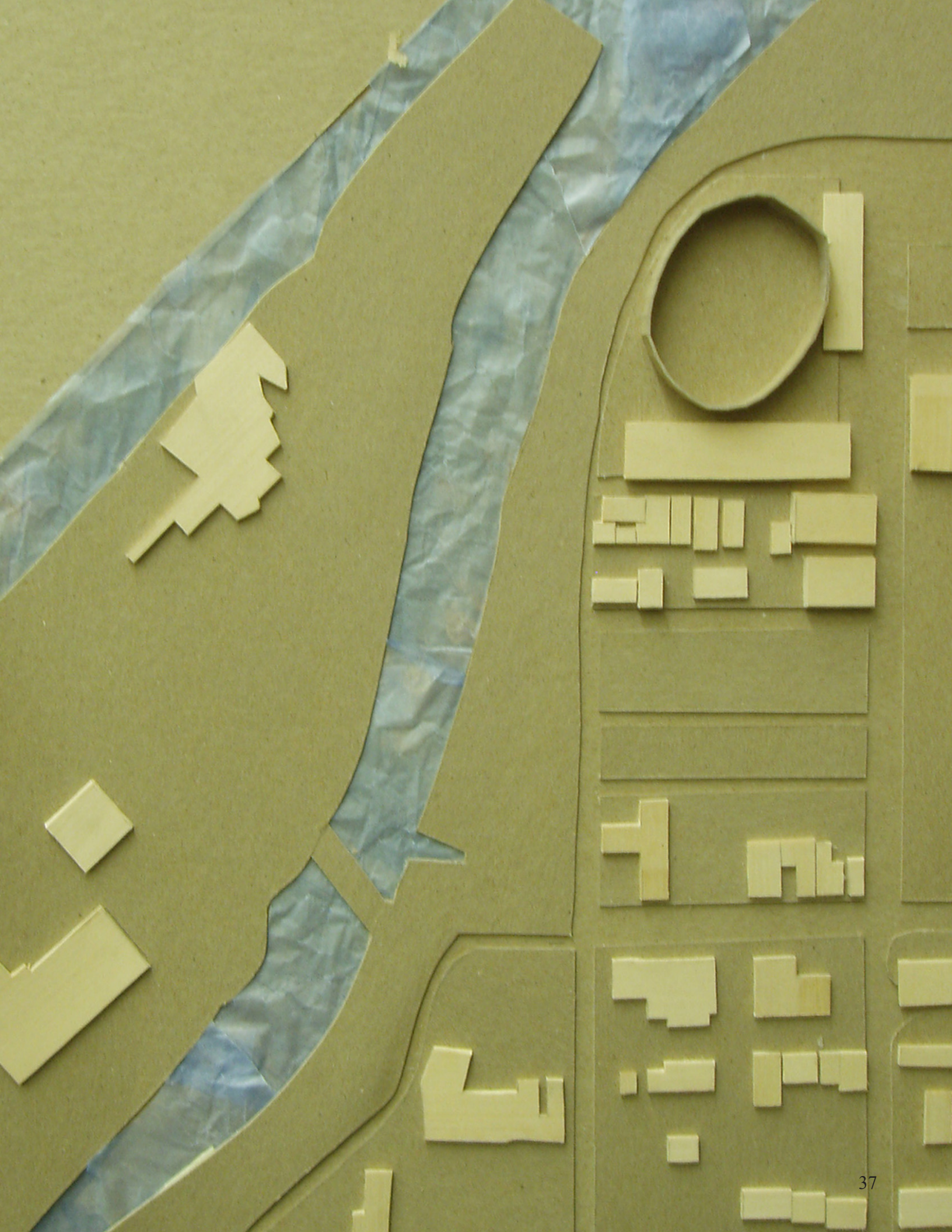


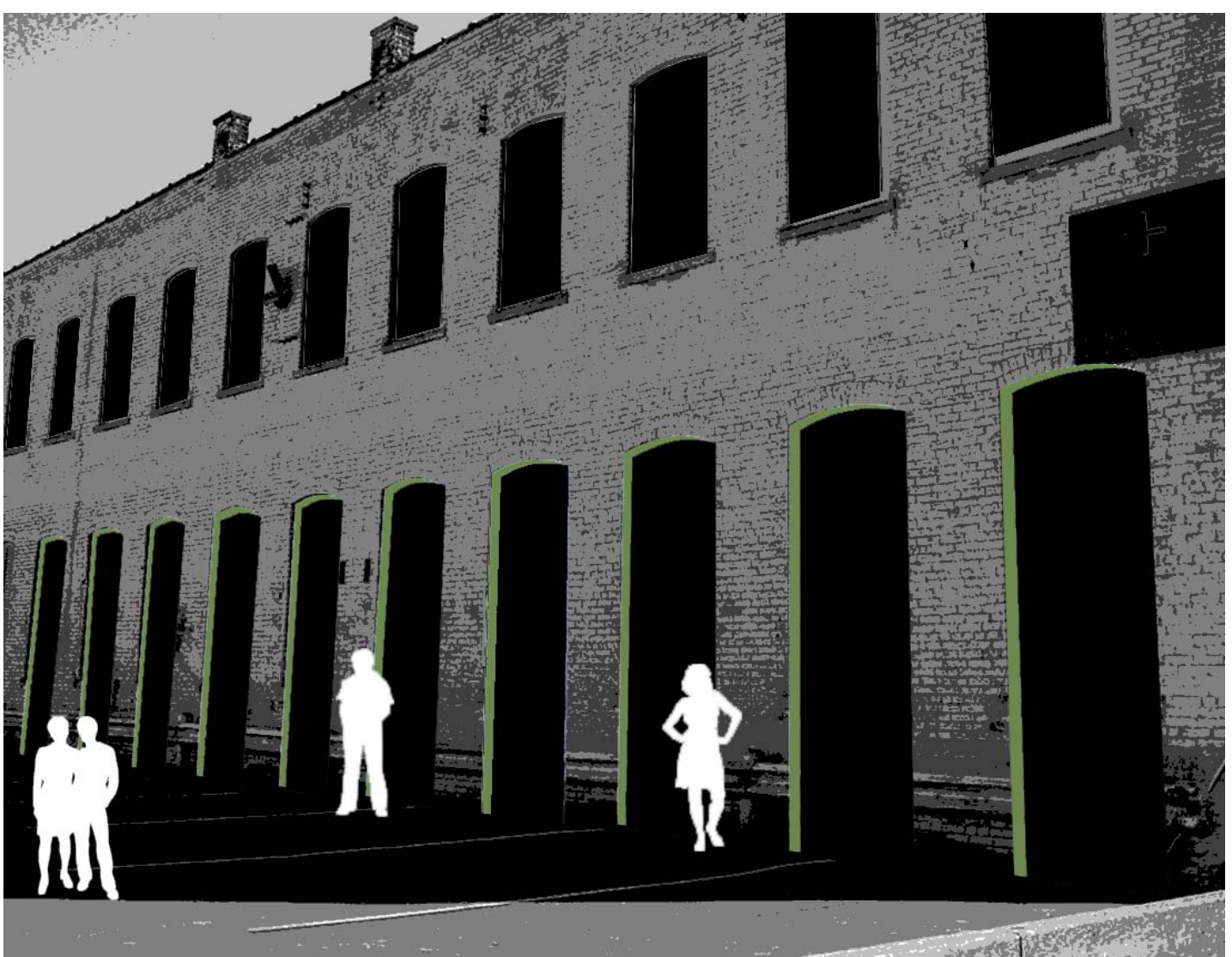
COBBLESTONE DISTRICT
BUFFALO, NY



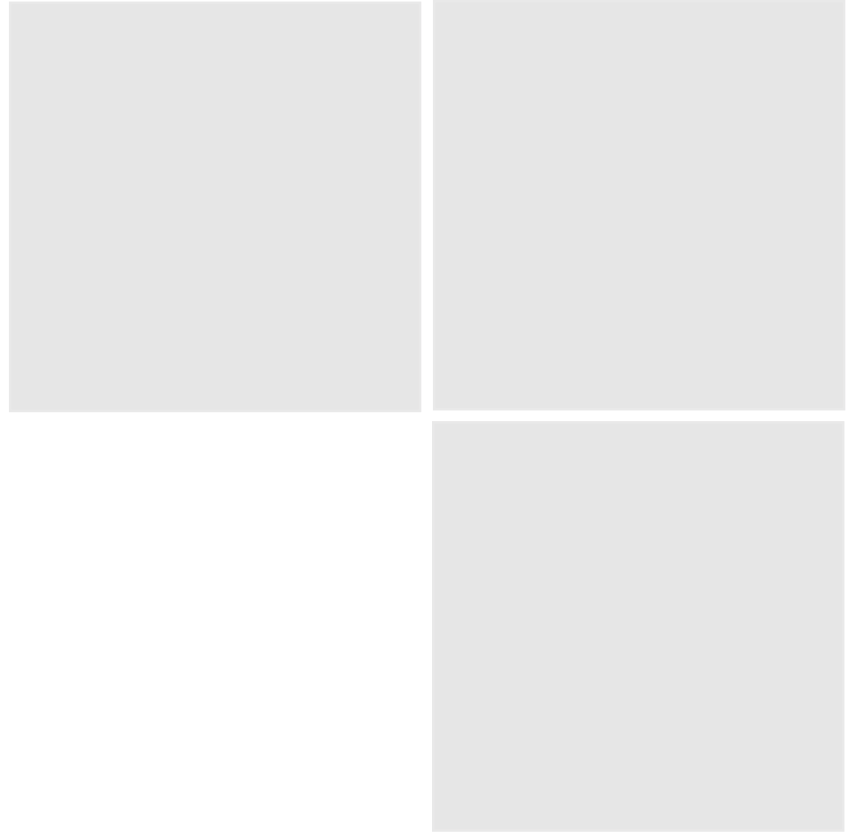


The Cobblestone District in Buffalo, New York is comprised of a few blocks scattered with occupied and unoccupied industrial and warehouse buildings. It is located within walking distance of the Inner Harbor waterfront the rapid transit system and is adjacent to HSBC Arena. Development has slowly begun in the area with office space, restaurants and lofts.





building program



Art Gallery

Gallery Space	4,390 square feet
Lobby	1,570 square feet
Coat Room	395 square feet
Administration	1,050 square feet
Storage (first level)	540 square feet
Storage (second level)	420 square feet
Mechanical	900 square feet
Bathrooms	1,150 square feet

Total **10,415 square feet**

Furniture

Furniture Retail Store	9,225 square feet
Furniture Workshop/Storage	9,225 square feet

Total **18,450 square feet**

Jewelry

Jewelry Retail Store	2,490 square feet
Jewelry Workshop	1,185 square feet
Storage	375 square feet
Mechanical	900 square feet

Total **4,950 square feet**

Clothing

Clothing Retail Store	6,000 square feet
Clothing Workshop	2,490 square feet
Storage	435 square feet
Mechanical	330 square feet
Fitting Rooms	480 square feet

Total **9,735 square feet**

Restaurant

Dining Space	3,500 square feet
Kitchen	2,130 square feet

Total	5,630 square feet
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Bookstore	4,870 square feet
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Florist	1,645 square feet
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Vertical Circulation Corridors

Circulation	5,920 square feet
Bathrooms	1,350 square feet

Total	7,270 square feet
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Green Space

Green Roof	3,060 square feet
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Total Building Square Footage	66,025 square feet
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Furniture

The furniture component of the program consists of combined spaces for display and workshop space. The space will blend contrasting elements of old and new building materials. This environment will have a rustic brick framework which consists of the existing building located at 55 Illinois Street with a modern glass and steel addition wrapping around the existing building. The retail and workshop spaces will have easy access to outdoor public space as well as other program components such as the restaurant and other retail shops. The furniture retail space is entirely open to the public while the workshop space is more private for the employees. The workshop is located on the second level, and while still visible through a glass exterior access is prohibited to employees only.

Clothing

The clothing component of the program includes a workshop space and retail space similar to that of the furniture portion of the program. The clothing department will be located on the second floor in the new structure located on Mississippi Street. The workspace will be private for designers and tailors but it will have a glass façade located towards the back of the retail space for shoppers to view the design and clothing construction process. This visible connection to the art of clothing design is an element that is not offered in most retail shops giving the shopper a more personal connection with the clothes.

Jewelry

The jewelry component of the program is similar to the furniture and clothing with a retail and workshop environment. The jewelry department is located in the new building structure on Mississippi Street and will be a public retail shop and a private workshop located on the third floor. Similar to the clothing workshop there will be some areas visible for shoppers to view the jewelry making process, the space will not be quite as open in view as other components but there will be windows that project into the retail store.

Restaurant

The restaurant located on the first floor of the building on Mississippi Street is surrounded by glass exterior wall which express out to the street and public space. This connection is a great way for people to experience the dining atmosphere in a new building surrounded by historic components. The dining space opens up to the public space and has entrances from Mississippi Street as well as the central public area.

Florist

The florist is the smallest component of the program. Its location on the first floor of the Mississippi Street building gives it great street access. The entrance is located underneath the walkway which separates it from the restaurant. This walkway from Mississippi Street to Illinois Street is a great way to connect both street sides and the florist provides aesthetic value for those people who may not intend to shop there.

Bookstore

The bookstore is located on the third floor, looking out over Illinois Street. The bookstore is intended to provide a casual atmosphere for someone on a lunch break from work, or someone just visiting the area. The bookstore allows views to Illinois Street, Mississippi Street as well as South Park Avenue giving a overall view of the site context to the shopper.

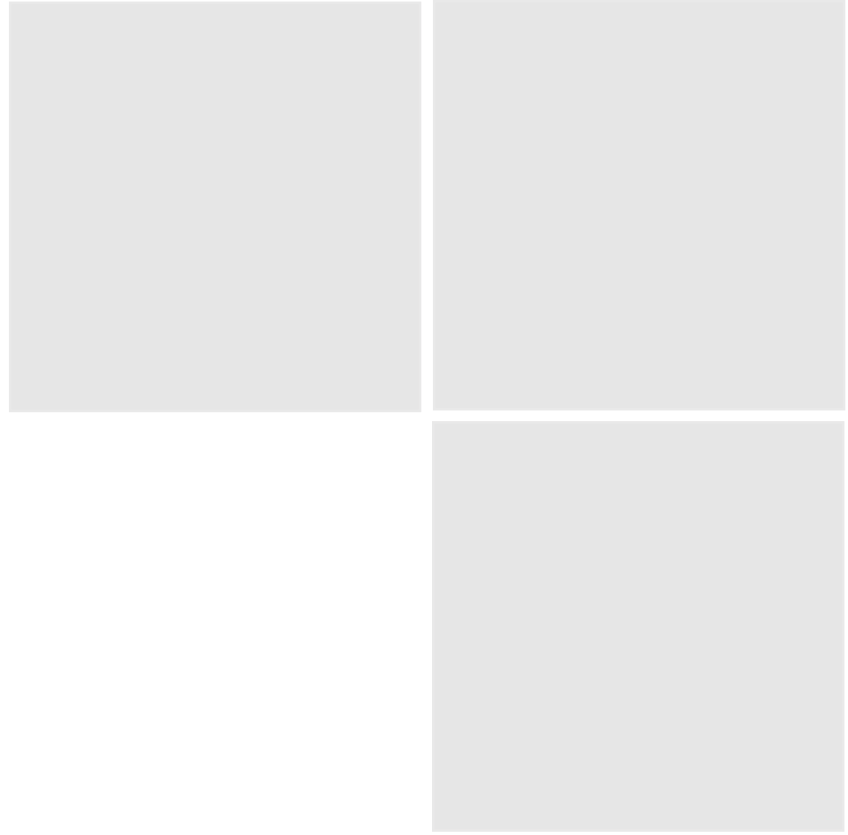
Art Gallery

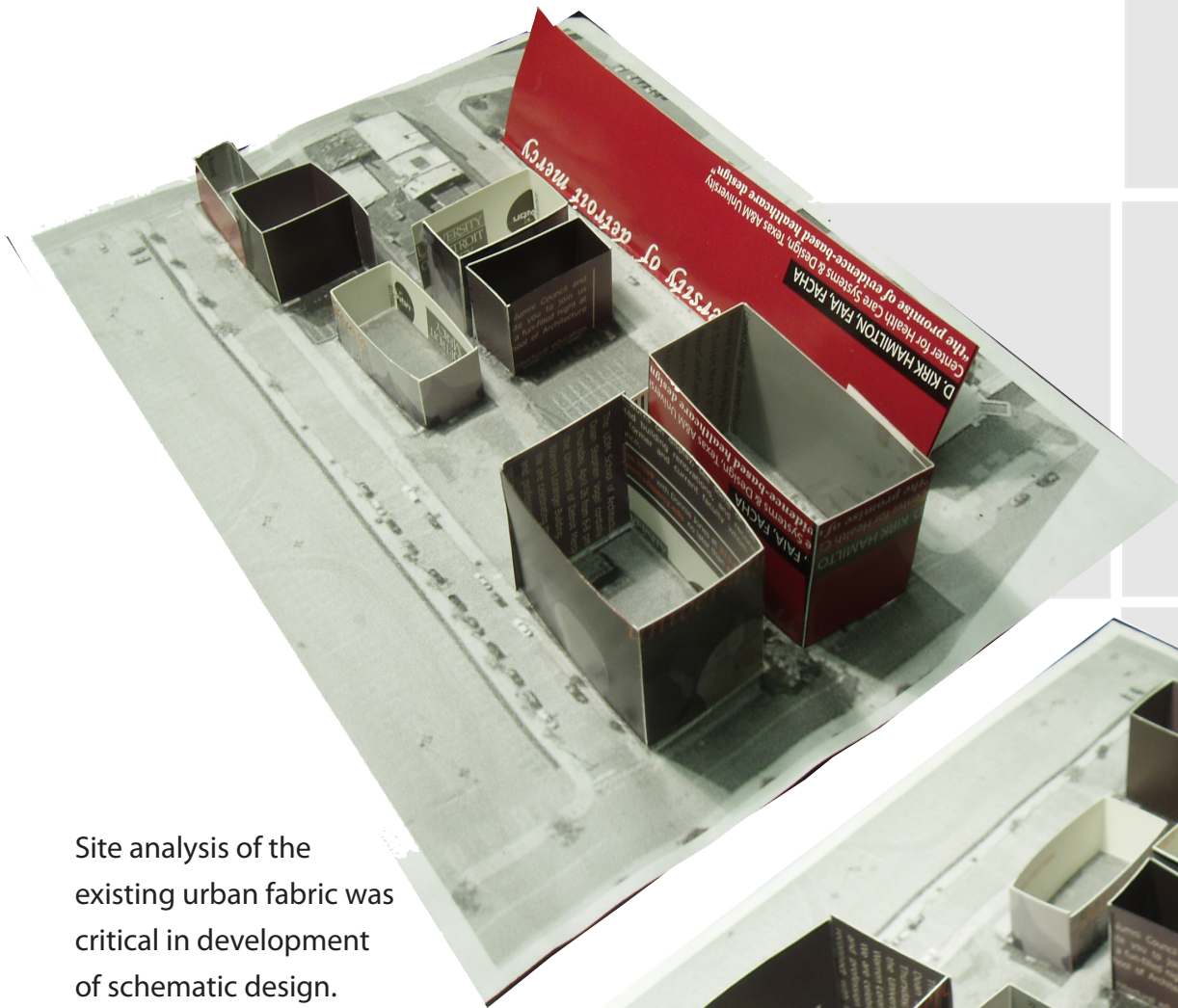
The gallery space sits away from the retail environment on 49 Illinois Street with a new channel glass exterior addition. The gallery functions as an art gallery for local artist exhibitions as well as traveling exhibitions. The exhibits would change every few months which would in turn bring a larger variety of people to the space. The old and new spaces are connected with the arched windows inside serving as walkways between old and new. The gallery entrance is on Illinois Street with a back door opening up into the public space surrounded by the new building on Mississippi Street.

Roof Garden

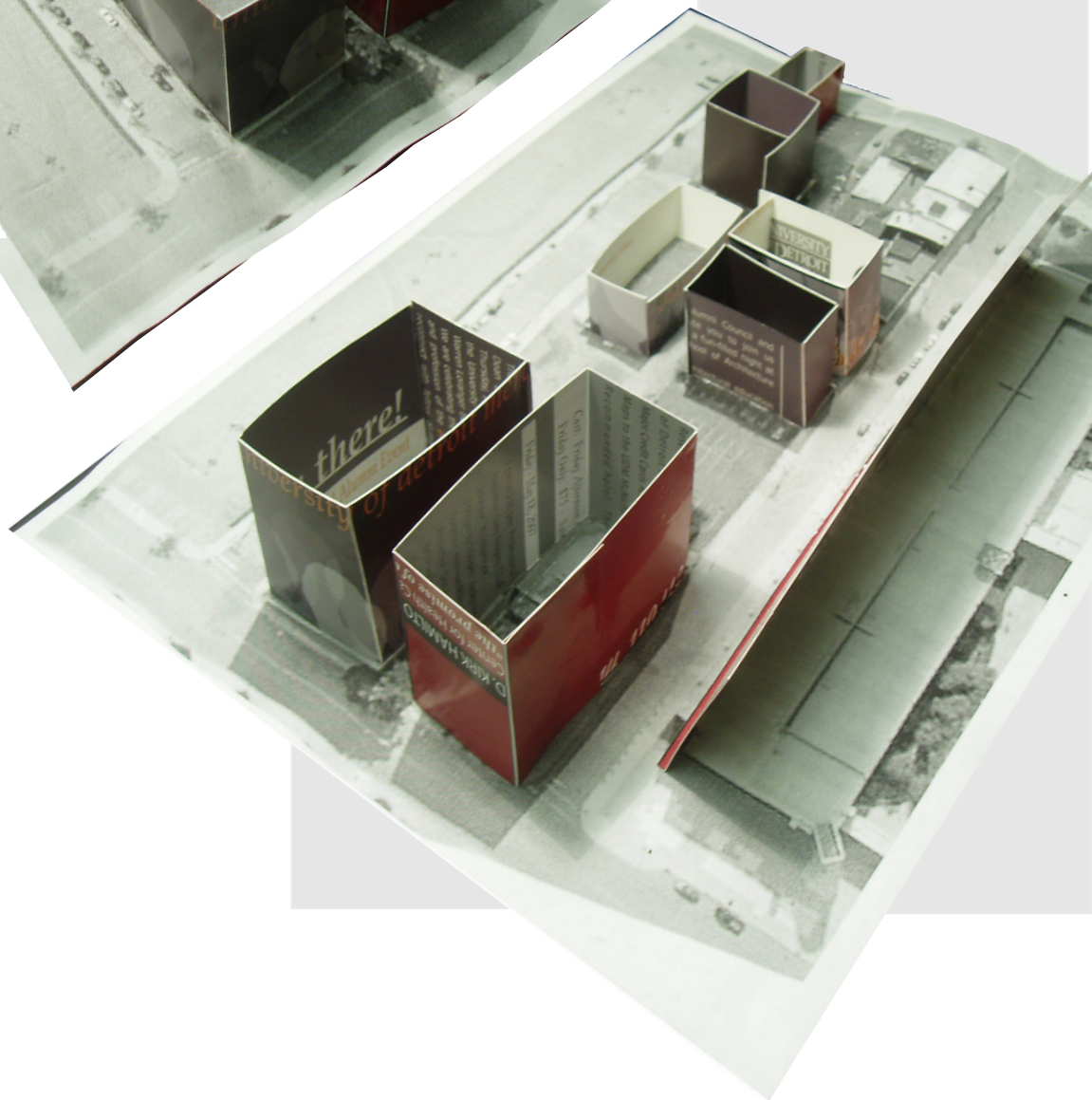
The roof garden is accessed by the third floor and sits on top of the roof of the clothing store. The area has a series of tables and chairs which are moveable for the user. The intended use of the space is for relaxing, socializing and experiencing the context of the site and the city of Buffalo.

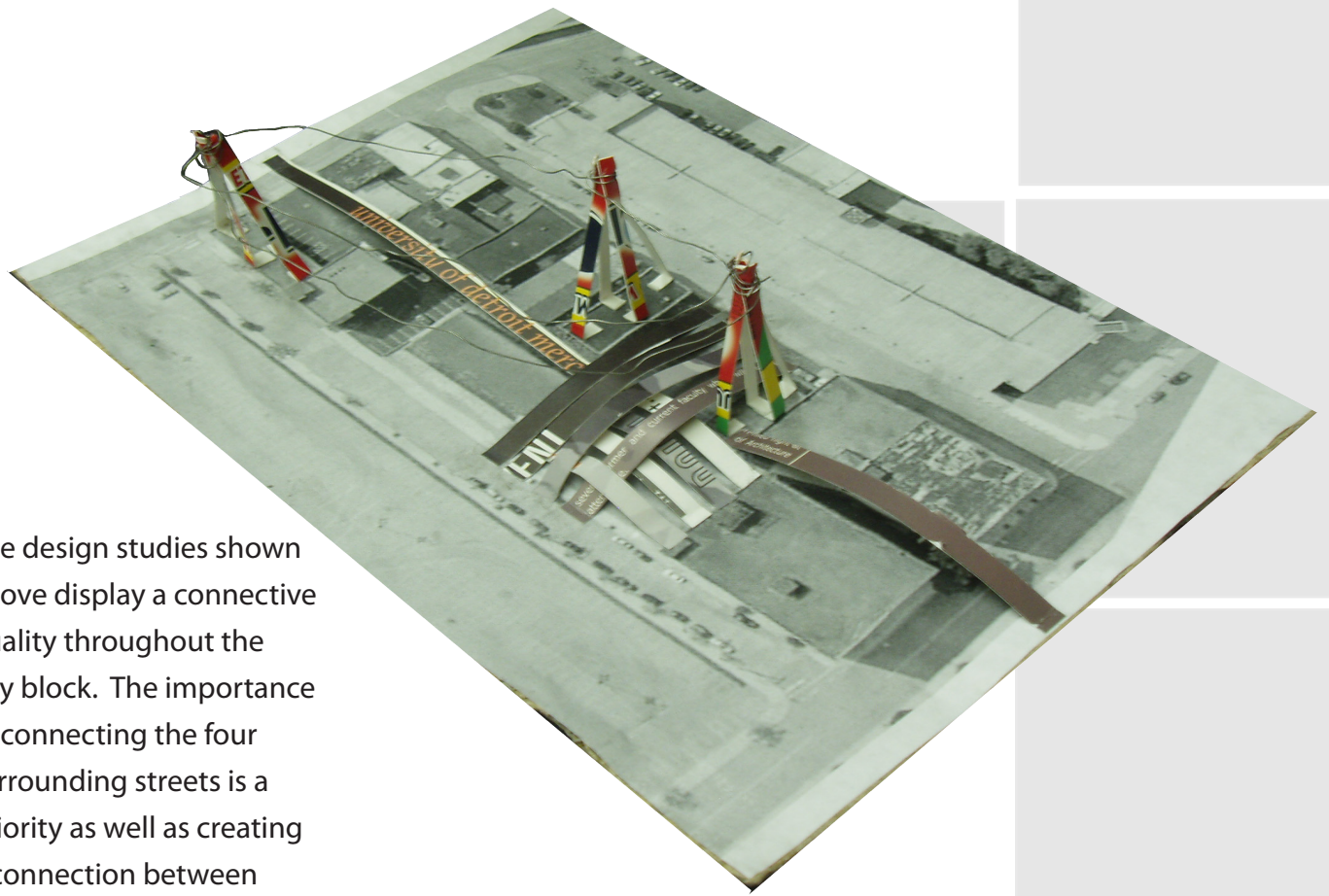
schematic design



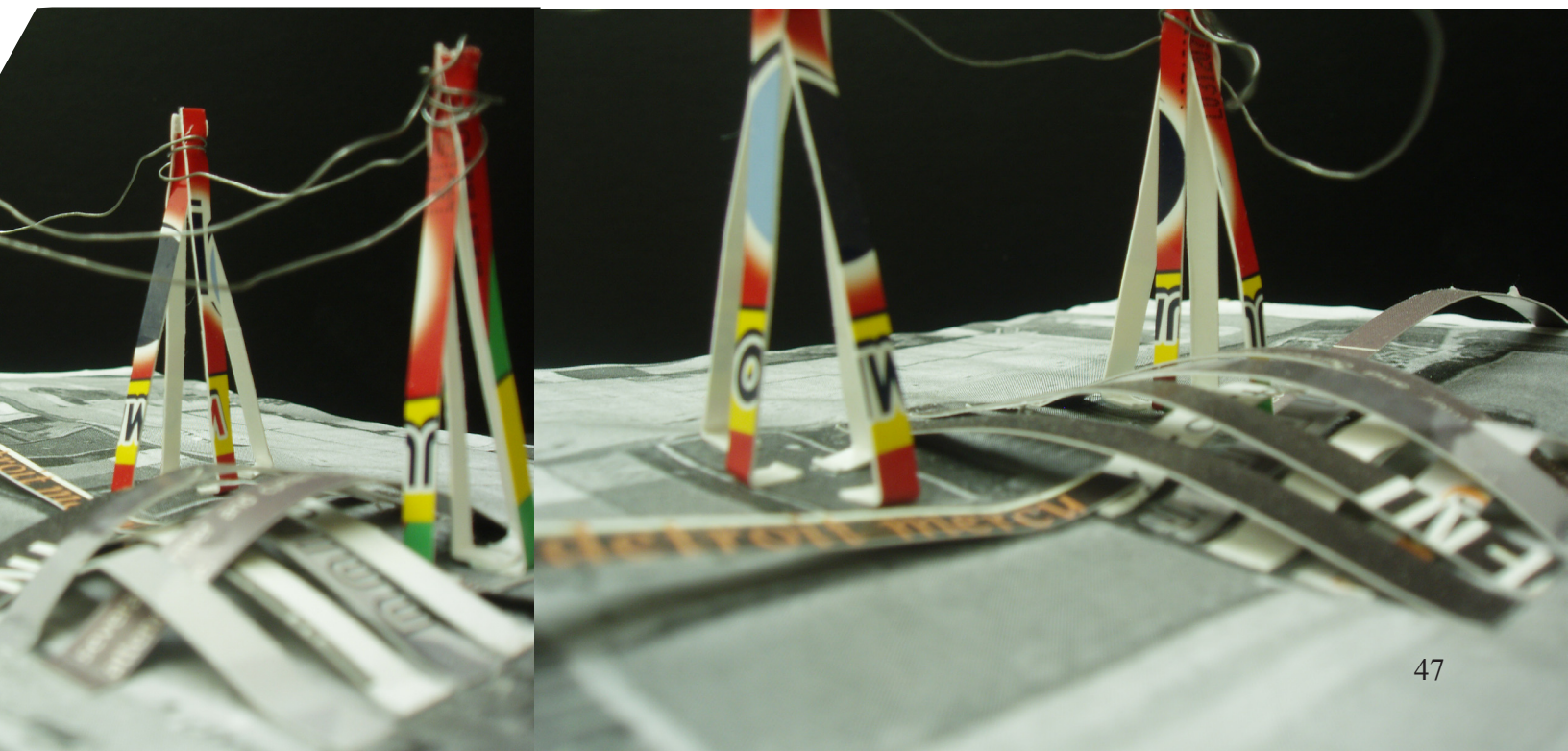


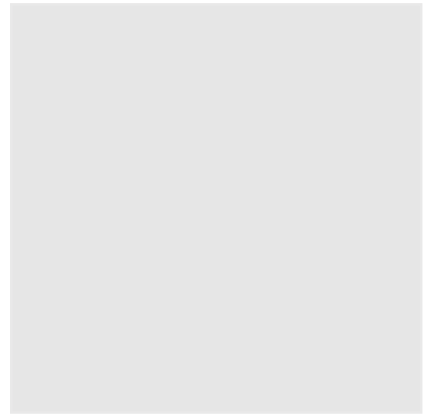
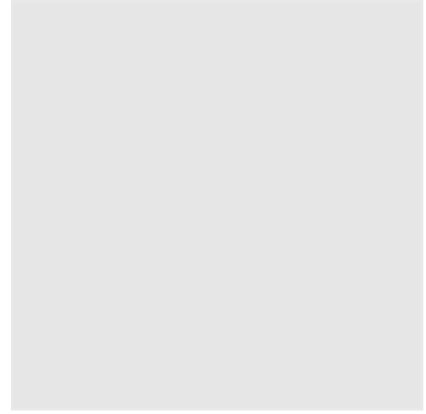
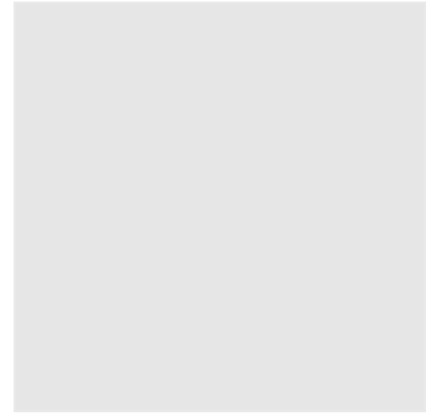
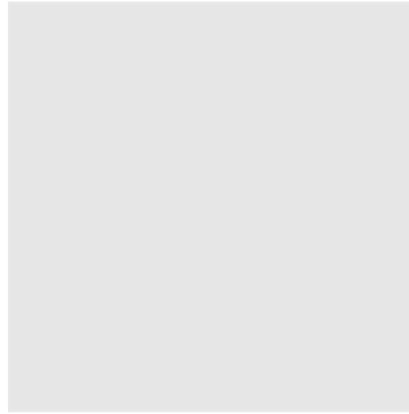
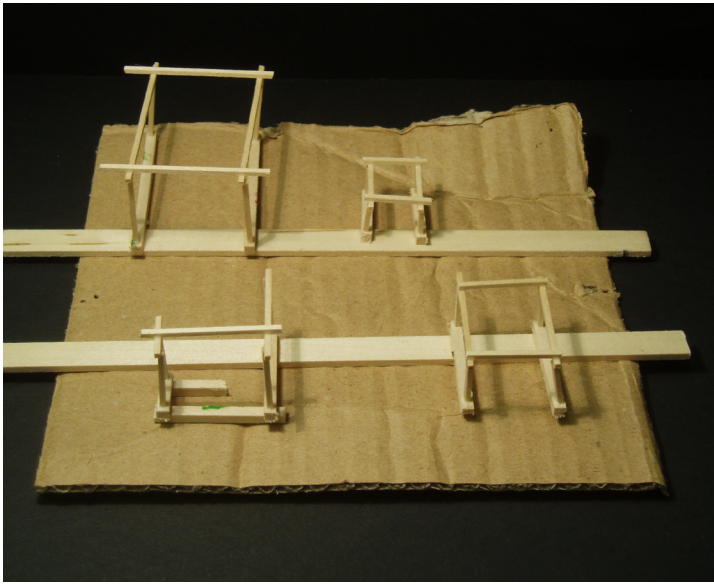
Site analysis of the existing urban fabric was critical in development of schematic design. Scale, materiality, space and the relationships between buildings and streets all went under analysis to begin the most well rounded design process.



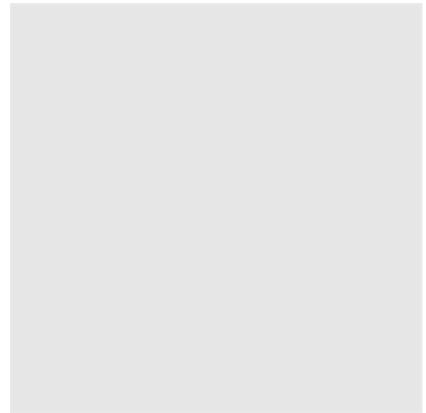
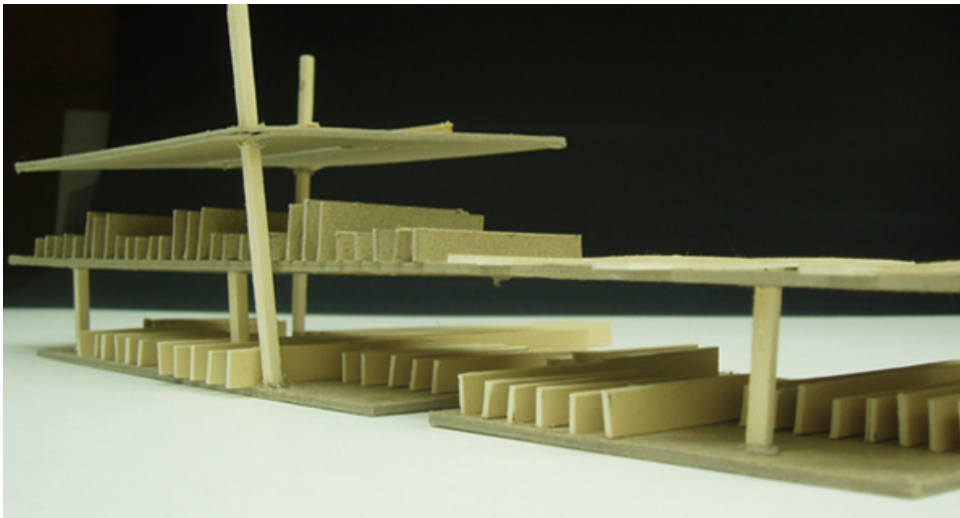
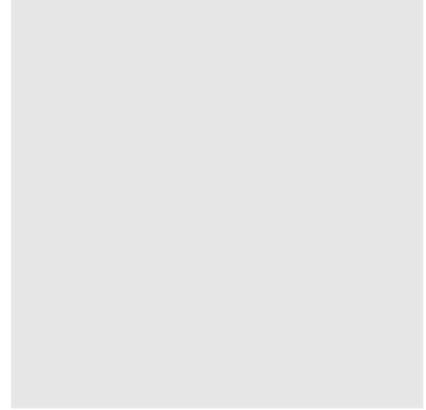
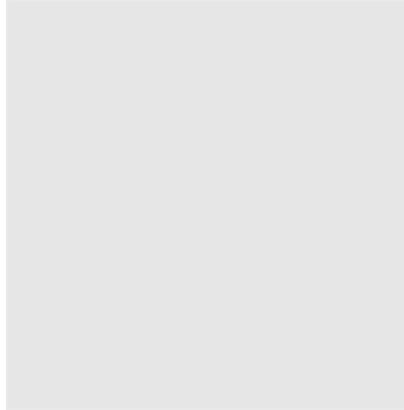
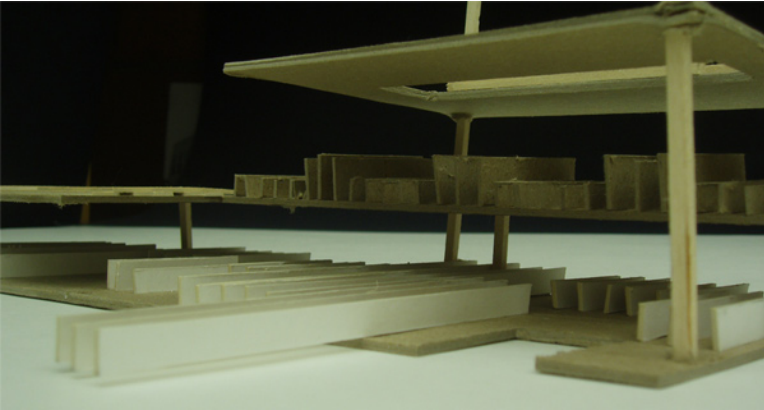
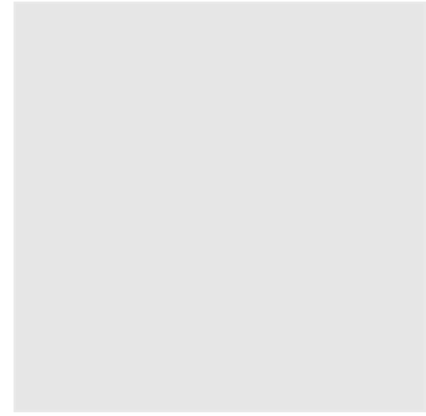
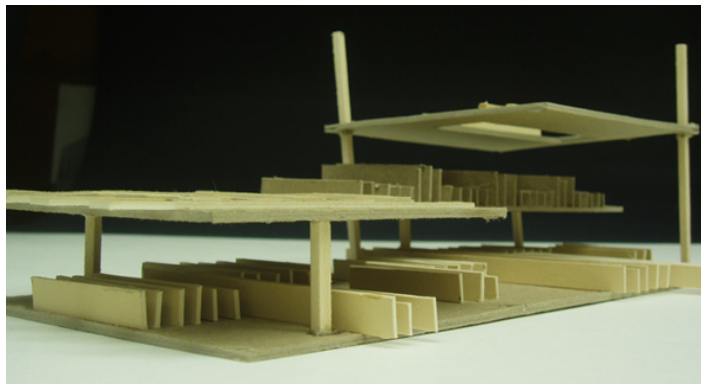


The design studies shown above display a connective quality throughout the city block. The importance of connecting the four surrounding streets is a priority as well as creating a connection between different buildings which is represented in the cone elements connected by wire.



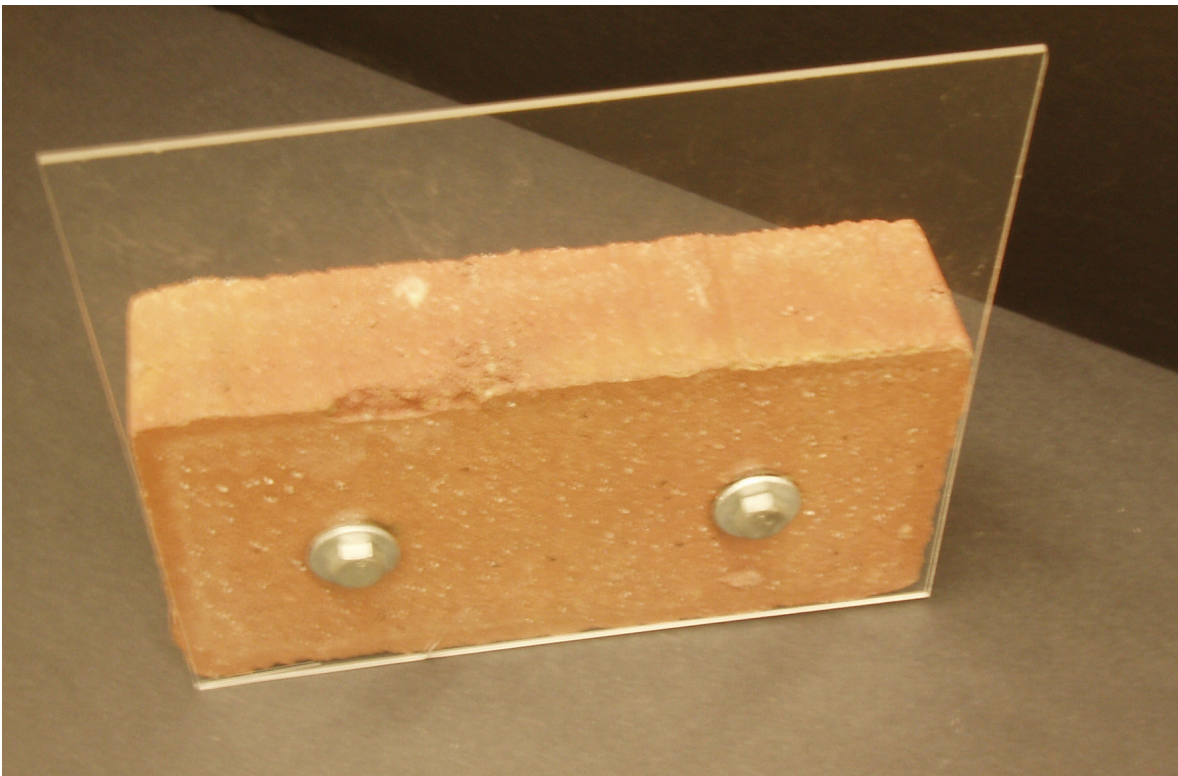
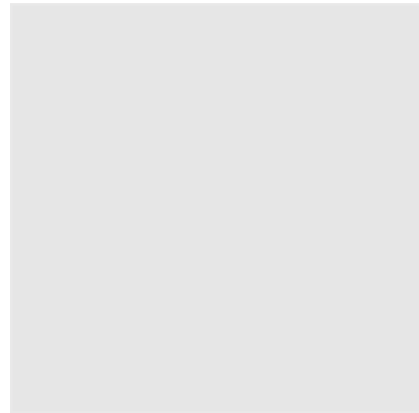
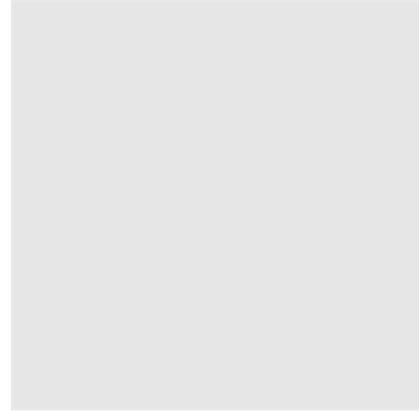
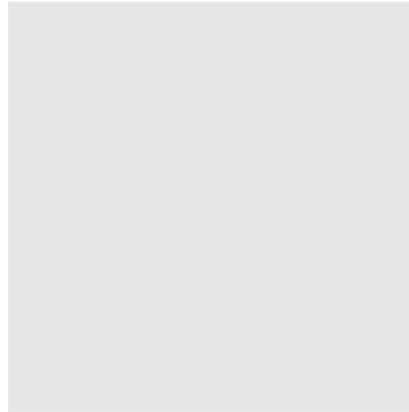
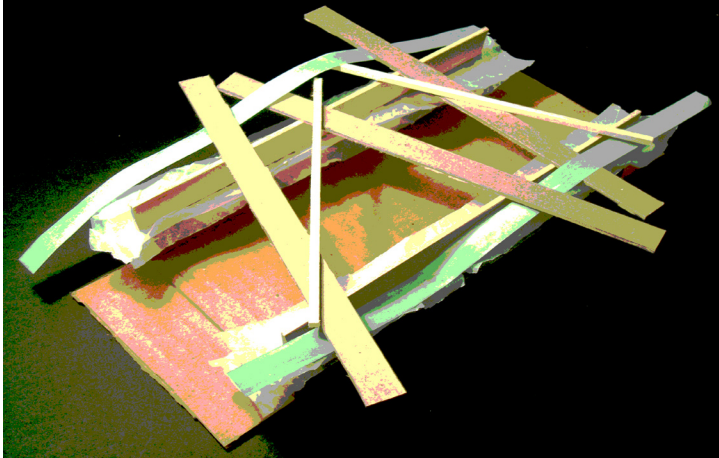


Studies models exploring scale, spatial patterns, site lines and axis points.

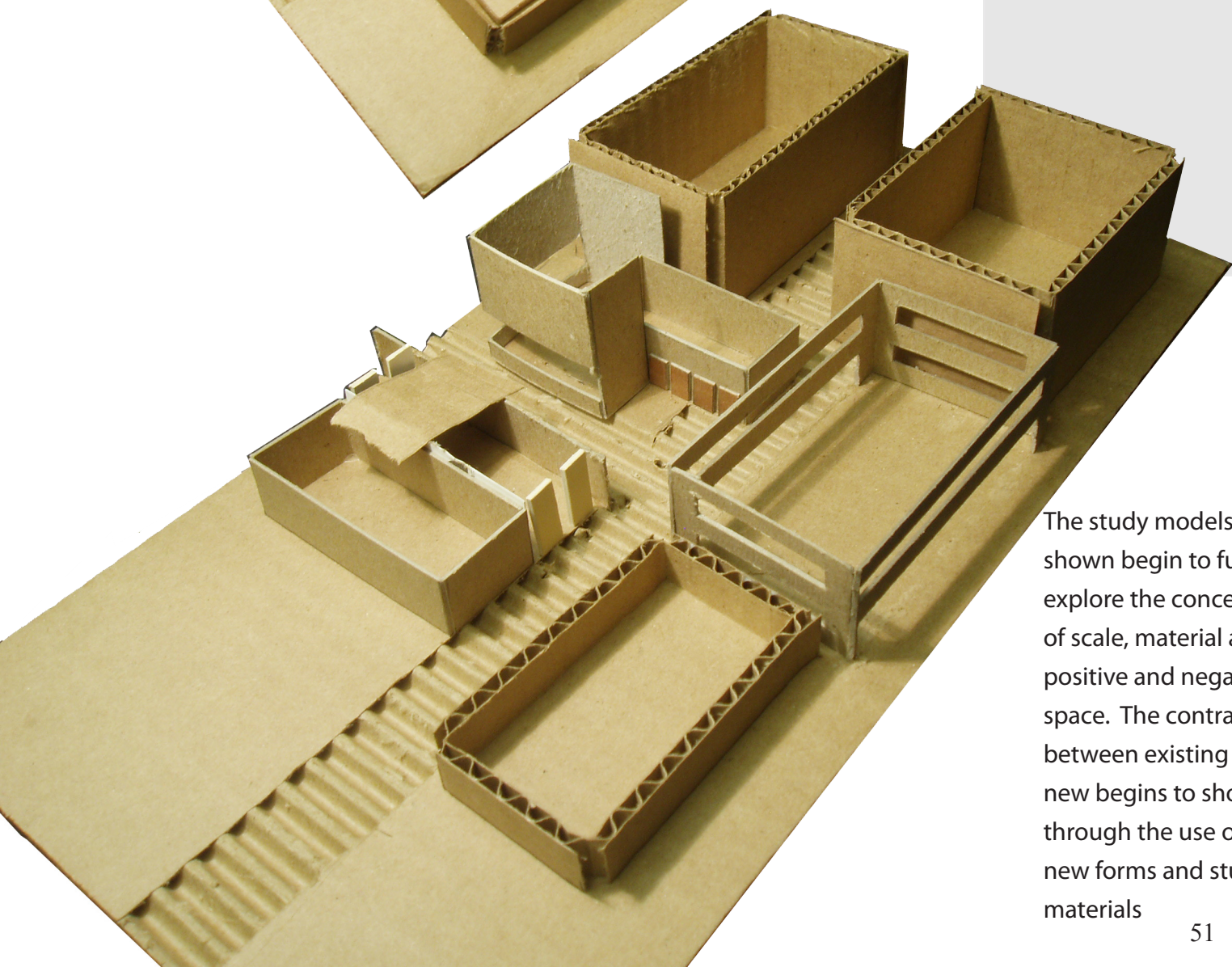
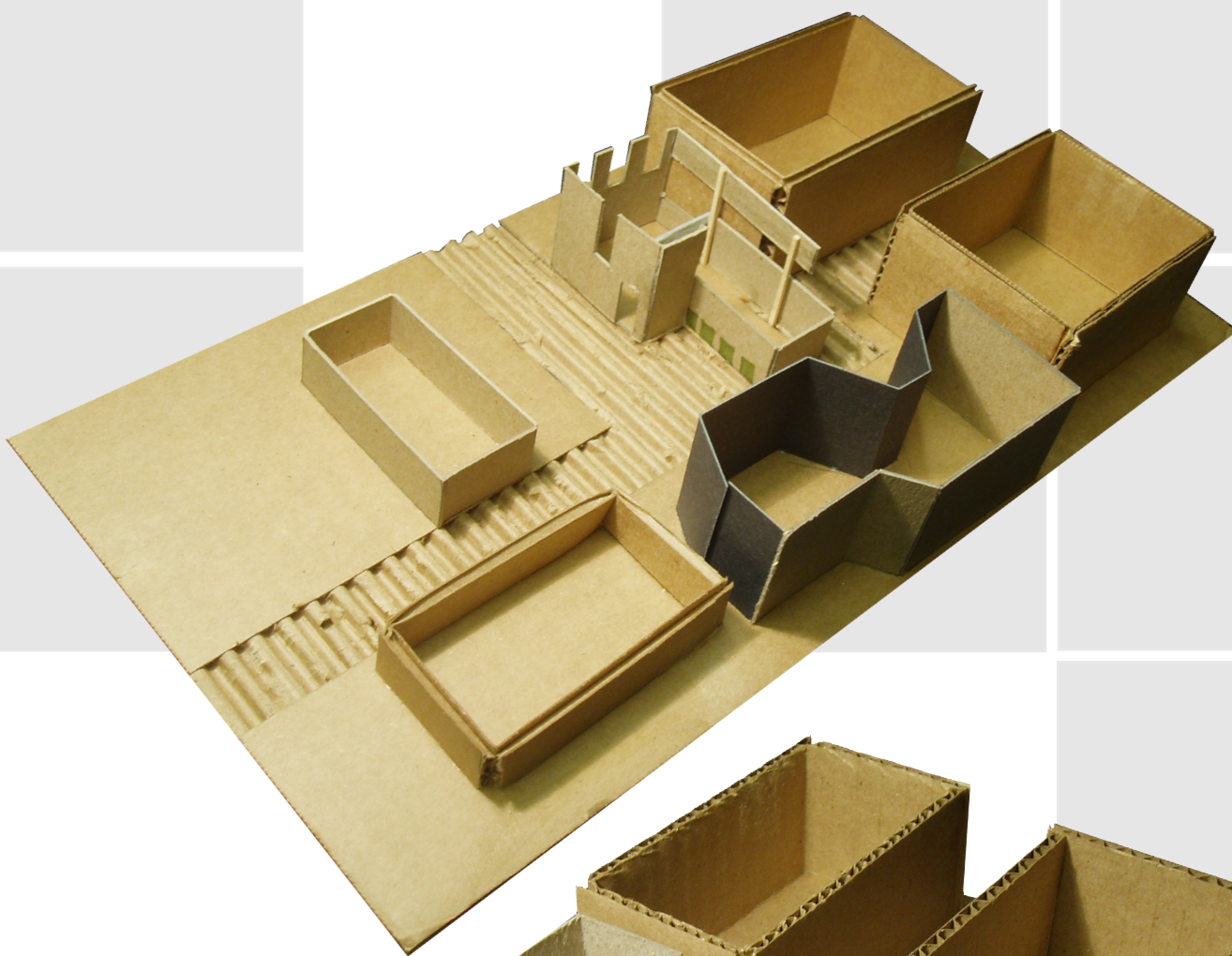


Studies were done in different model forms to explore the layering quality of the site. The layers represent building programming elements as well as history and a layered material pallet. The layers working together being the process of creating an aesthetically pleasing building through the expression of building components and history

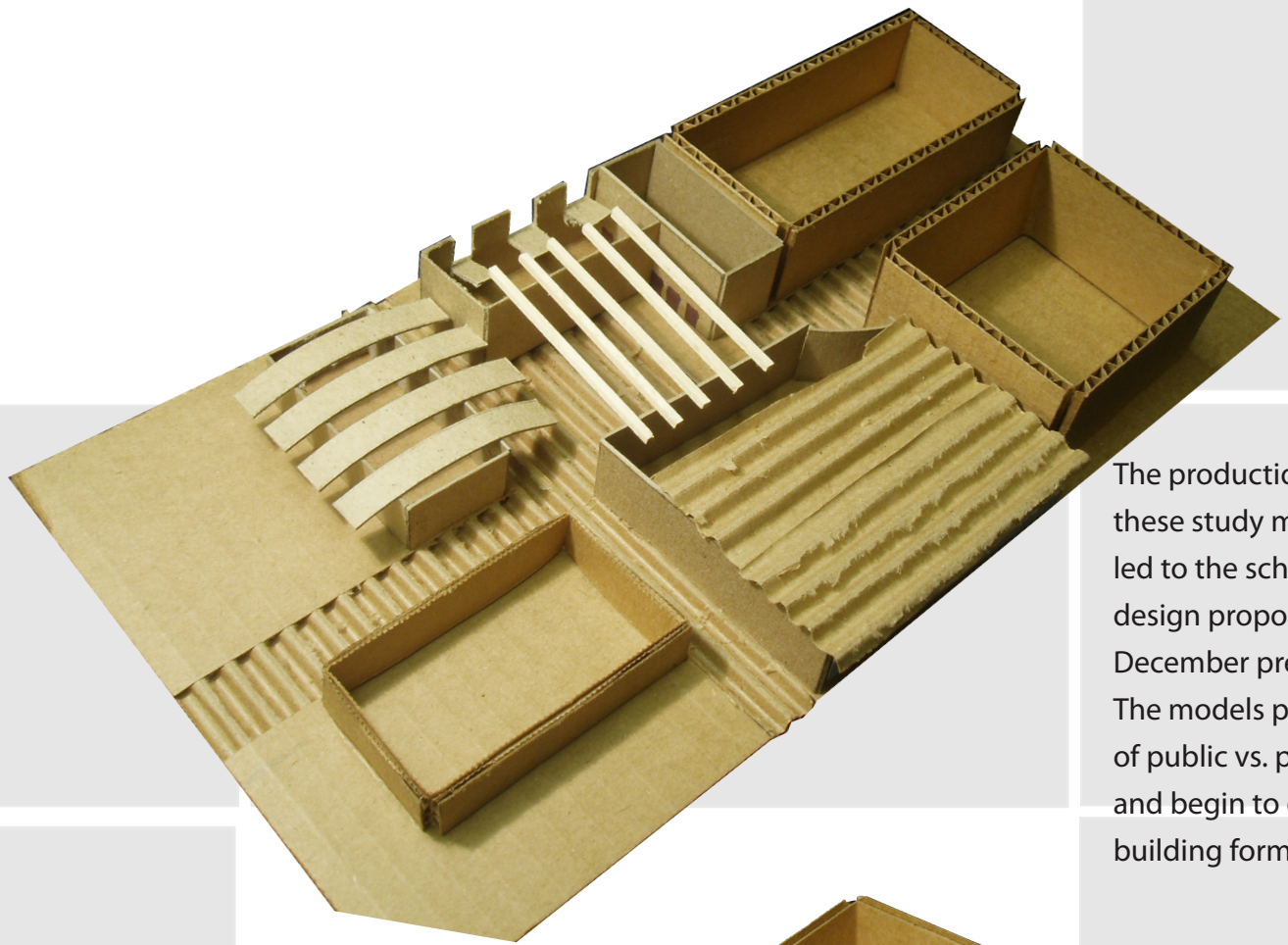
extended exploration in layering



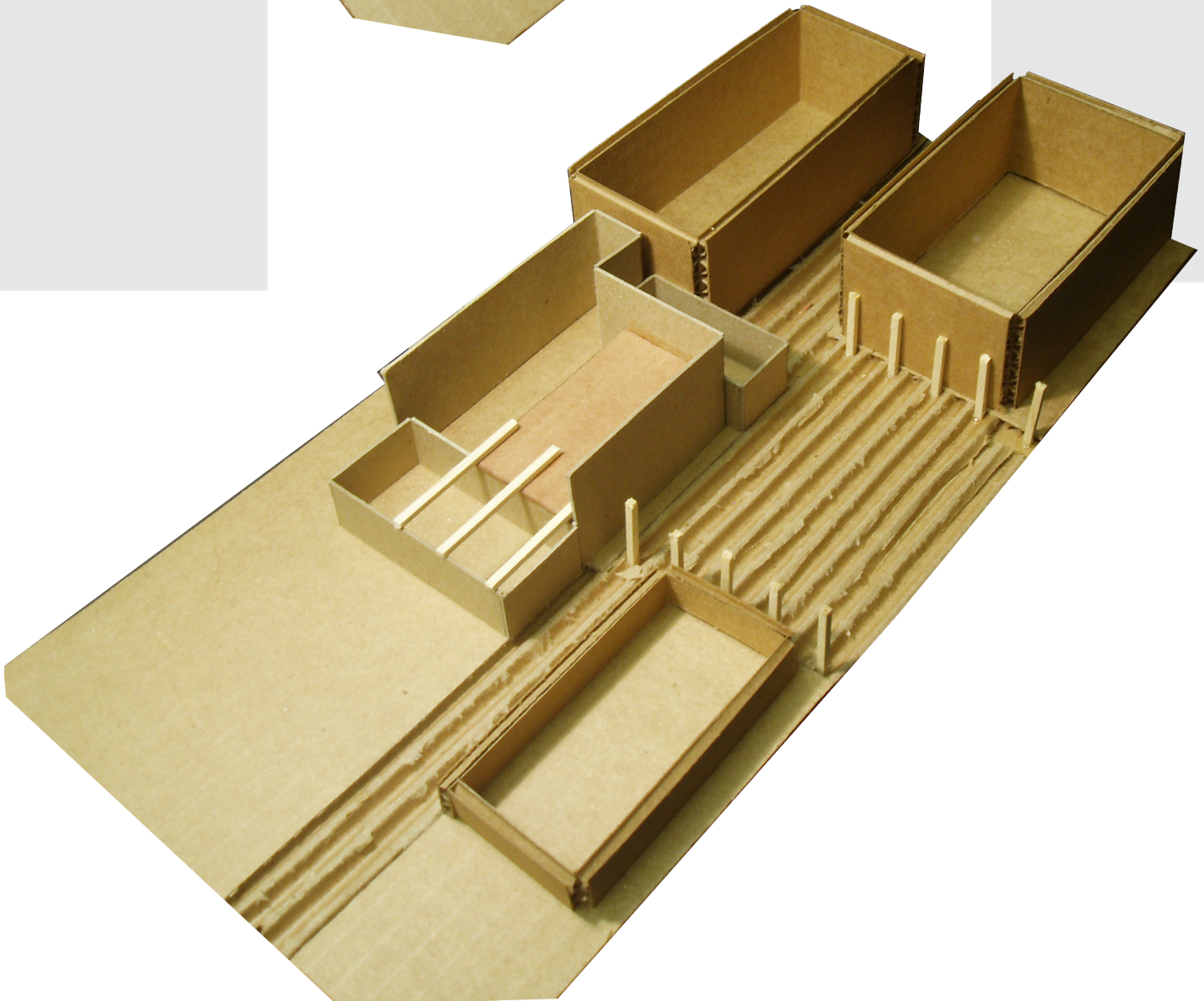
initial material connection studies



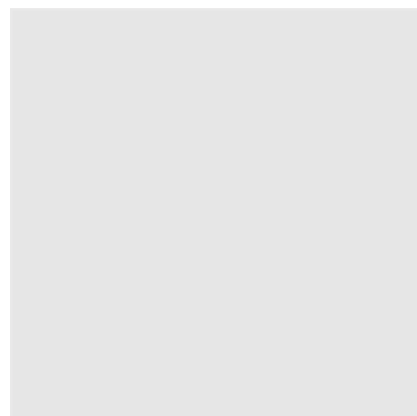
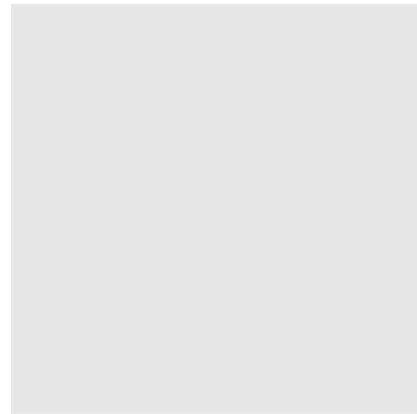
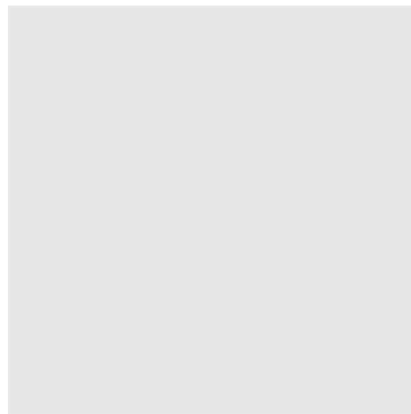
The study models shown begin to further explore the concepts of scale, material and positive and negative space. The contrast between existing and new begins to show through the use of new forms and study materials

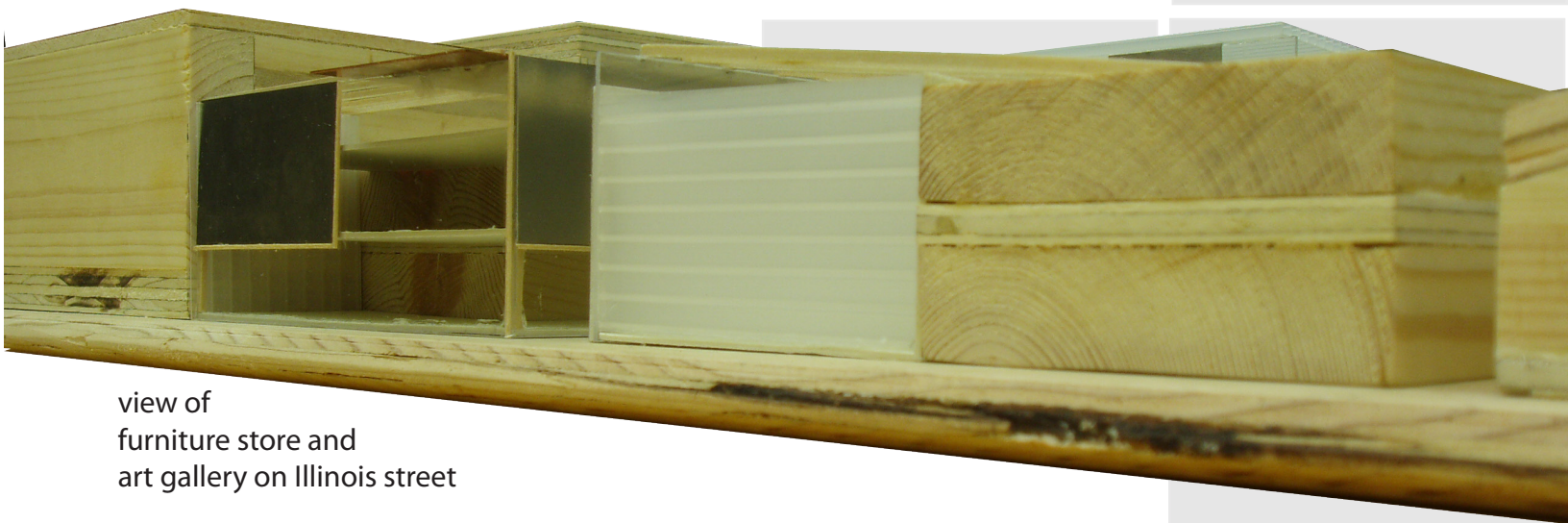


The production of these study models led to the schematic design proposal for the December presentation. The models present ideas of public vs. private space and begin to explore building form.

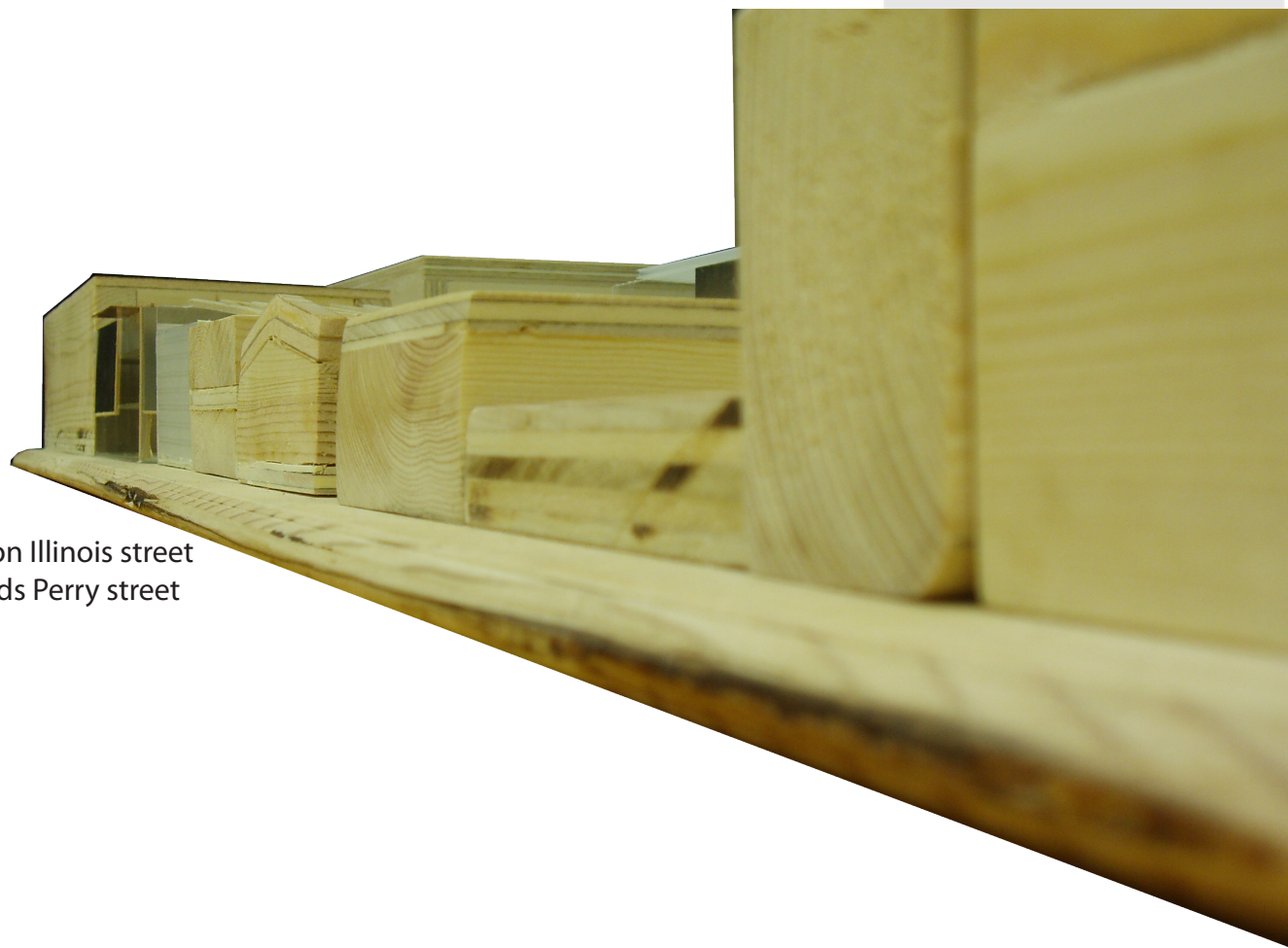


december presentation





view of
furniture store and
art gallery on Illinois street

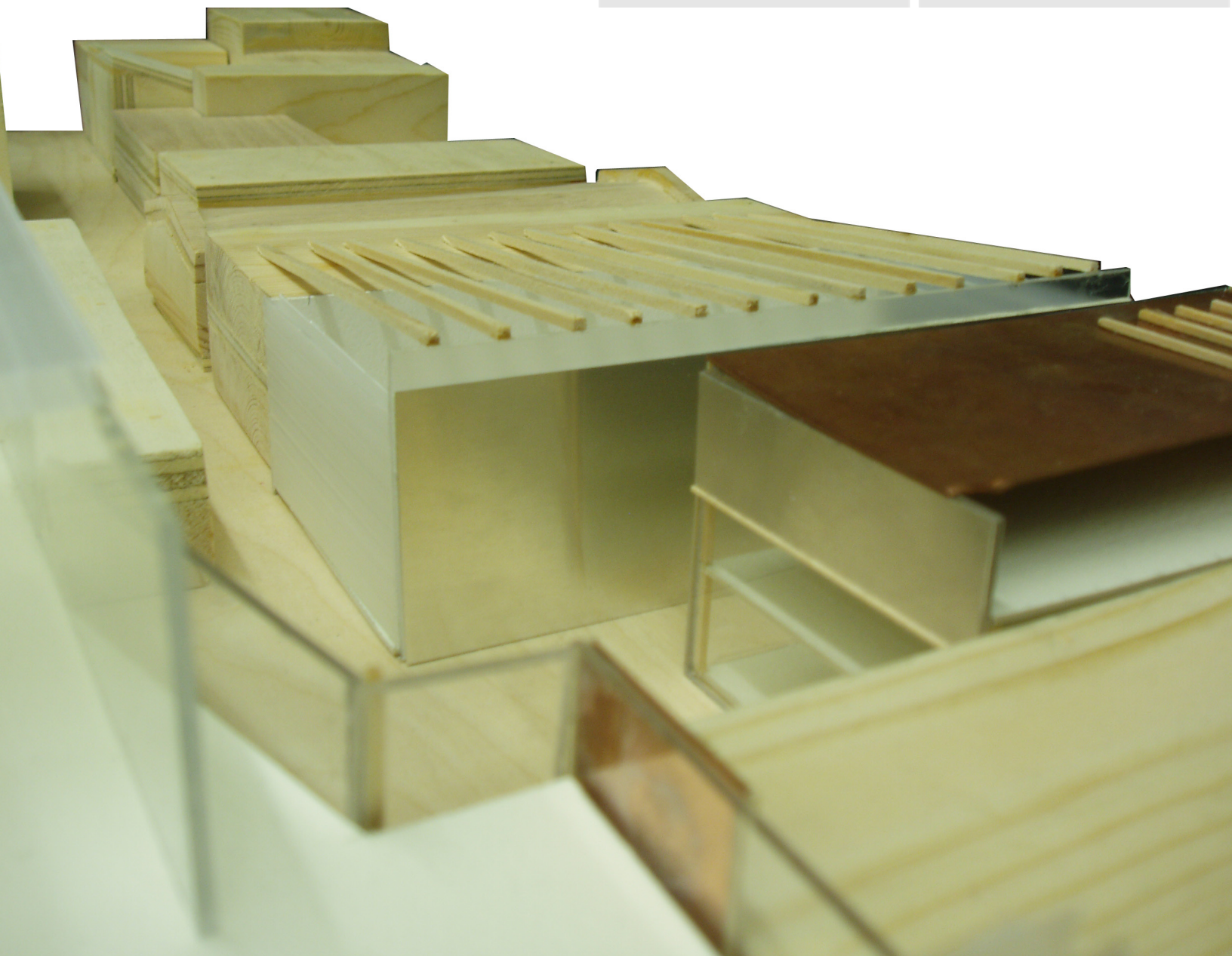


view on Illinois street
towards Perry street

aerial view of site



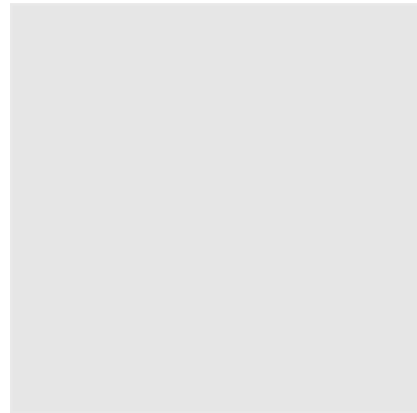
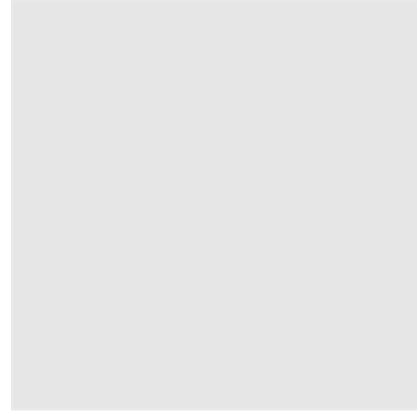
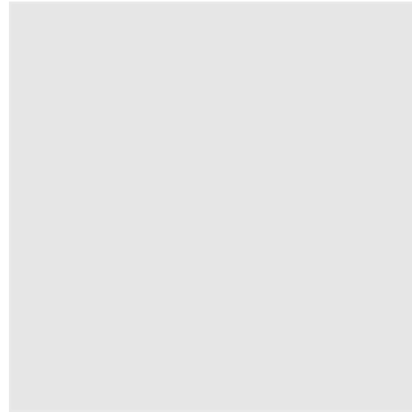
zoomed in aerial view towards south park avenue

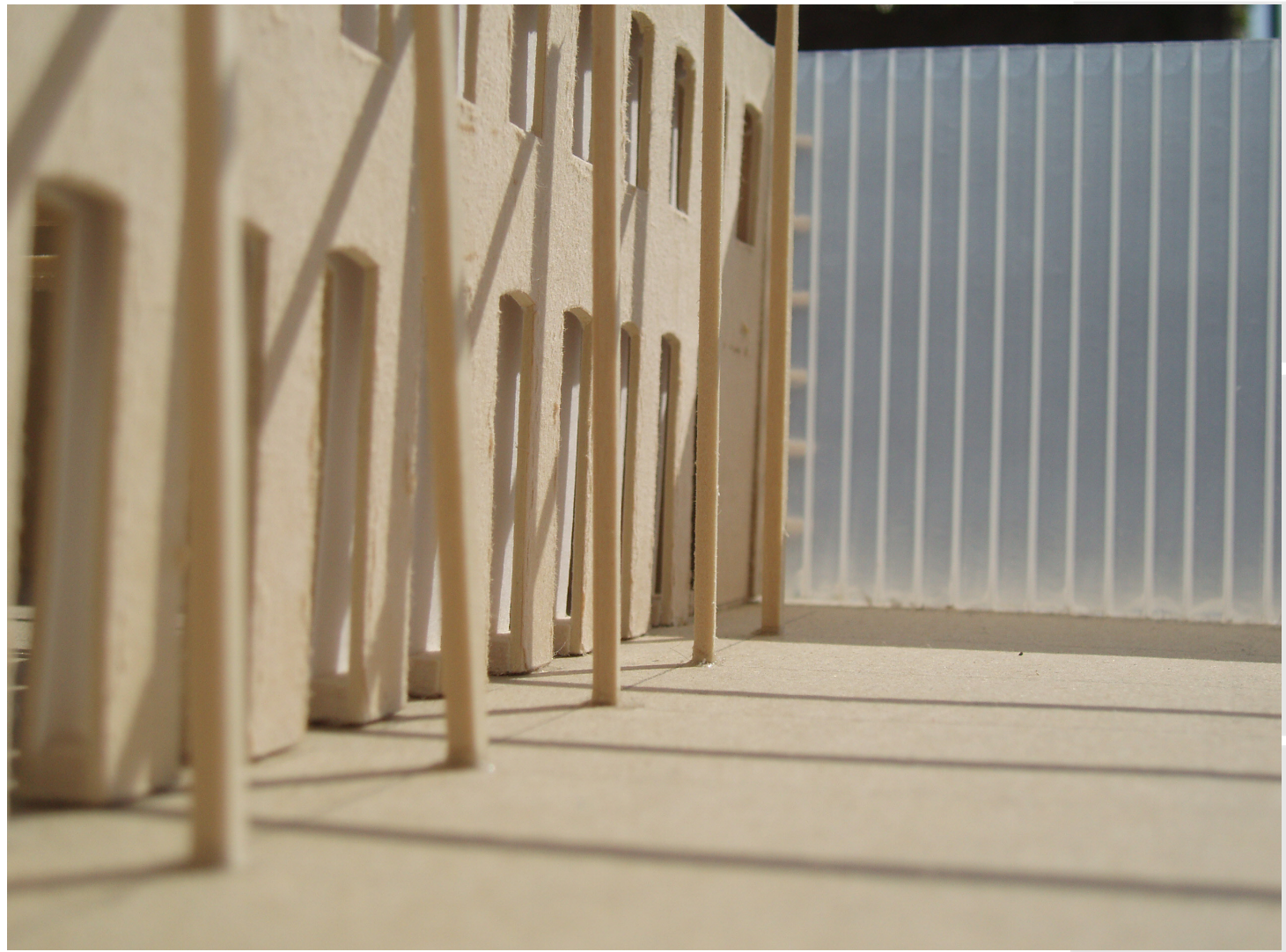




The design approach is to create buildings that stand out among the old but to not overpower the past. The buildings are created using steel, copper and glass. The steel is a way to represent the culture that has been lost and the glass is used to create buildings that feel transparent. Having the interior activity displayed through the building is what will create a vibrant block in this part of the city. The original buildings which will be reused will be kept mostly in their original form contrasting against the new structure for the art gallery and being wrapped and partially in-closed by the modern building in the furniture store. Windows will be implanted and doors will be created to give a flow between new and old. The connection of new and old materials will be a physical one with the contrast of glass and steel against the old brick. The angles created in the building create interesting views to display the work and activity within the building to pedestrians from many different view ports around the site.

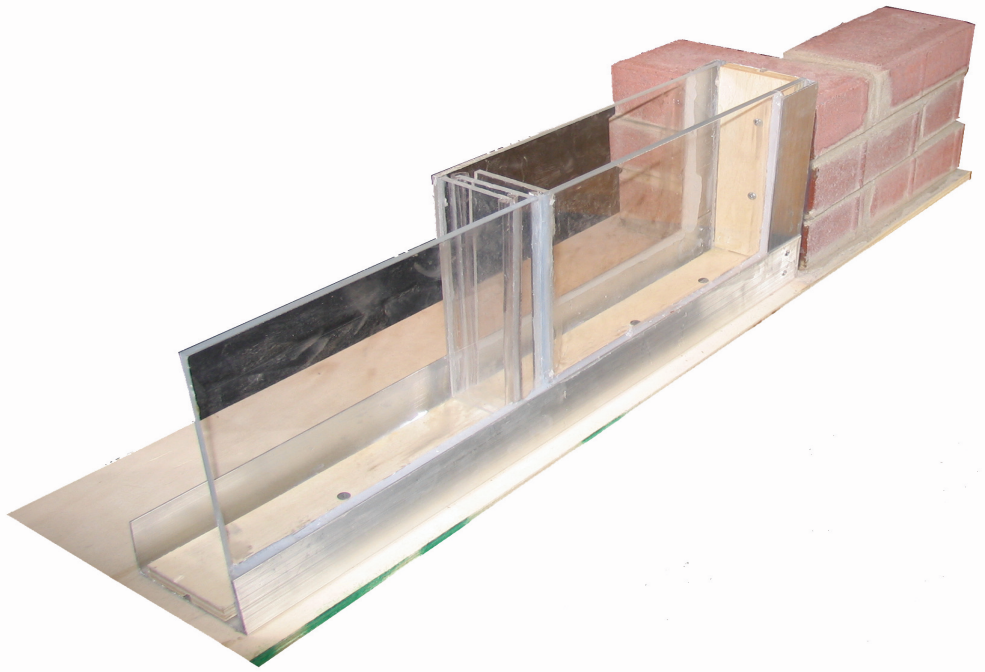
design development

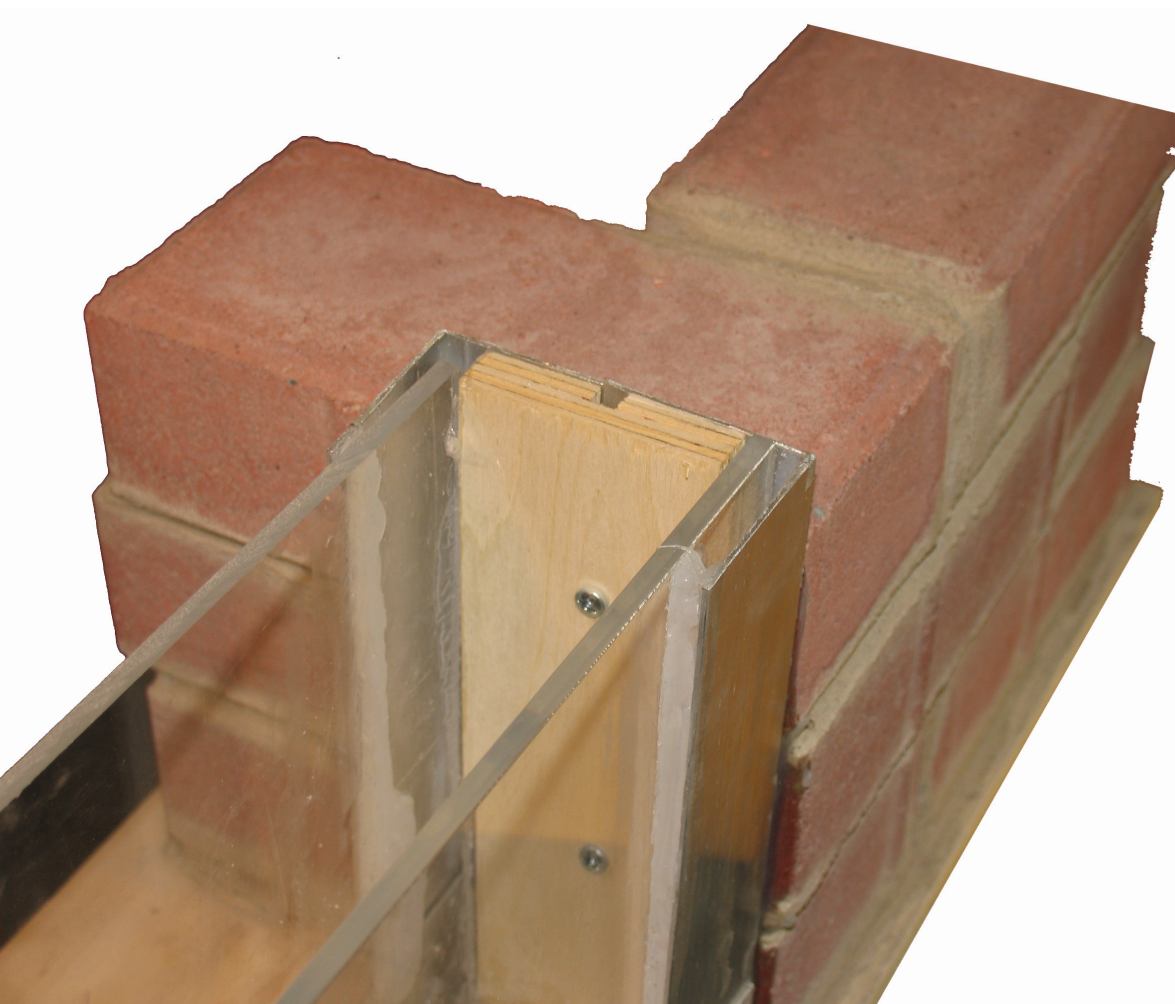




This study model is a larger scale exploration of the art gallery space. The new columns shown above mimic the structure of the existing building shown below. The building on the left is the existing structure and the addition which contains the gallery space is to the right. The windows of the existing building are pulled down to the ground creating walkways between buildings.

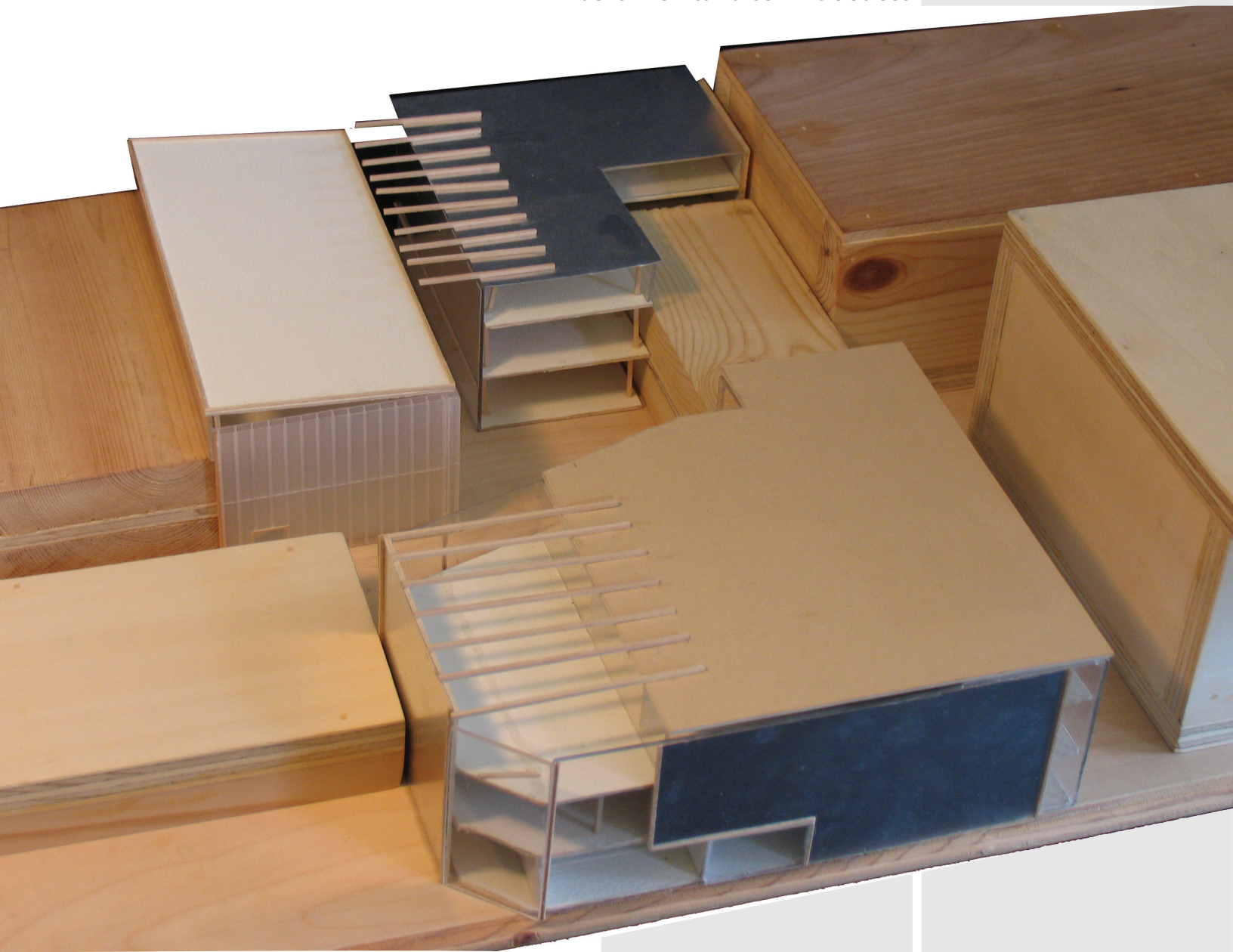
Material studies were done using brick, glass and steel to explore the connections between new and old construction. The brick is the main method of construction for the entire site including the two buildings adapted into my project. The contrast of glass and steel with the brick was an exploration in materials and connections. The models shown below are studies of the channel glass connection at the art gallery.



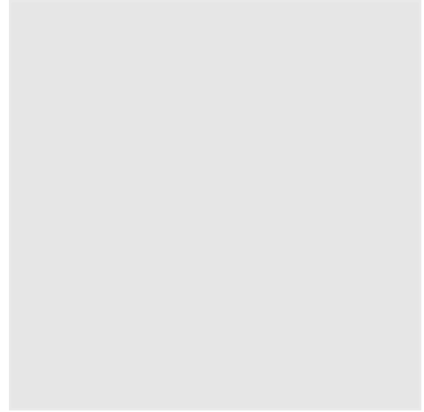
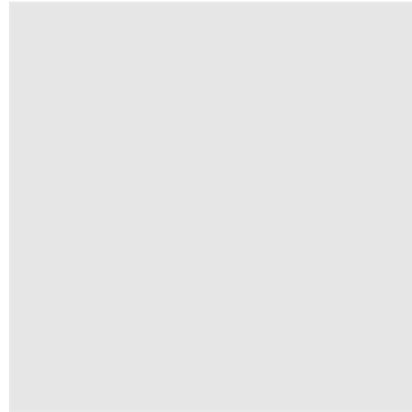
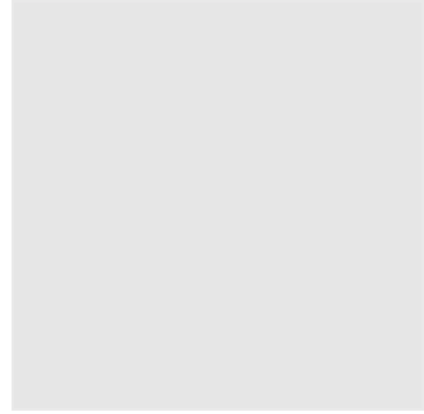
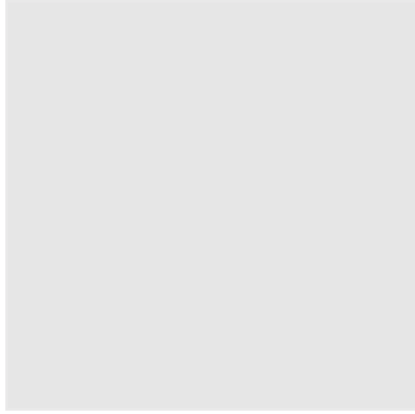


Detailed connections of the existing portion of the furniture store meeting the new construction.

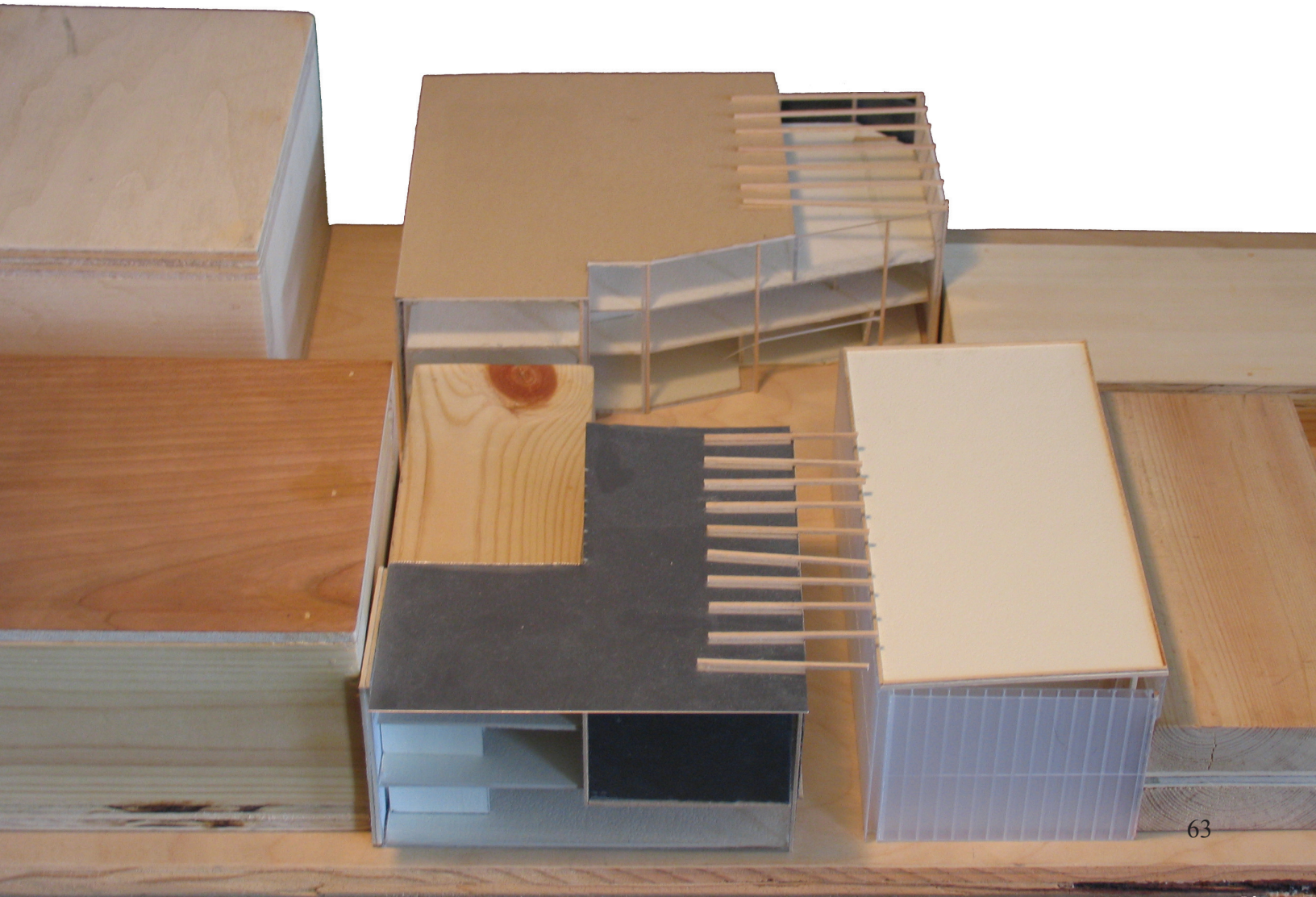
aerial view towards Illinois Street



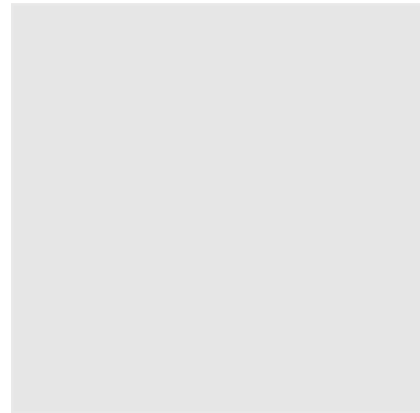
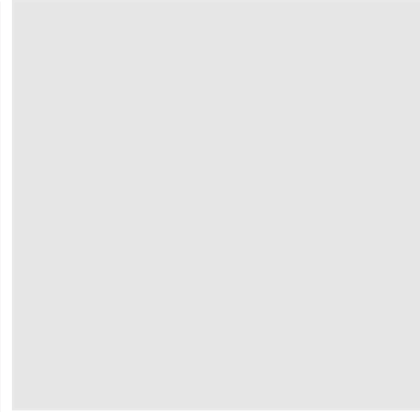
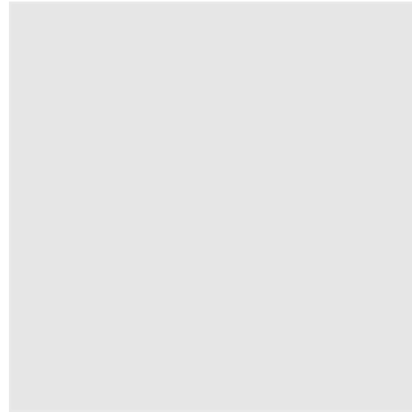
The benchmark presentation in January showed further progress in facade development and structural elements and roof forms. The structure had been determined as a steel structure with concrete floors that mimicked the pattern of the original structure in the existing buildings. The facades began to develop by exploring glass and steel as well as public and private functions.

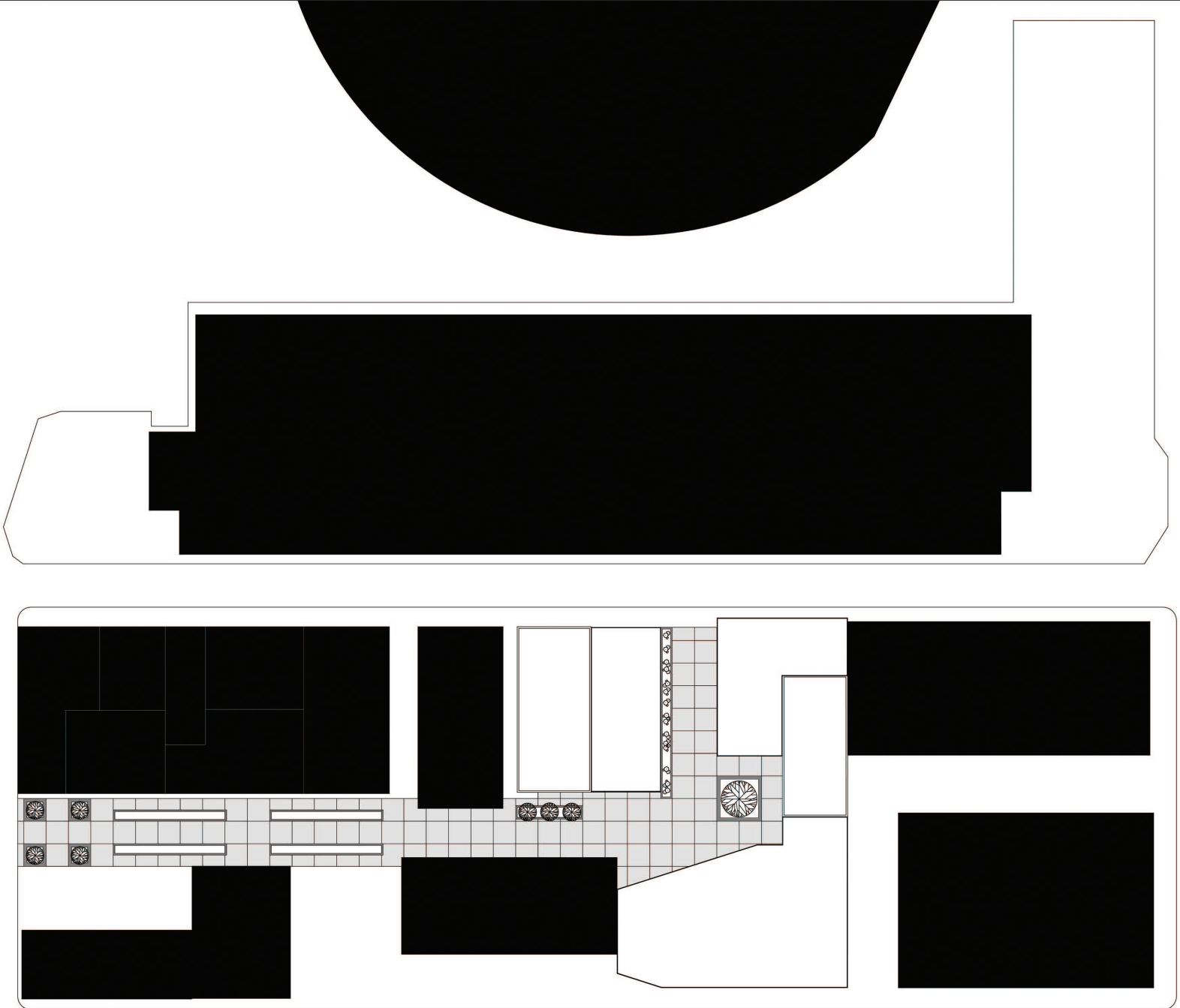


aerial view towards Mississippi Street

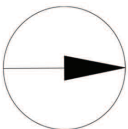


final presentation

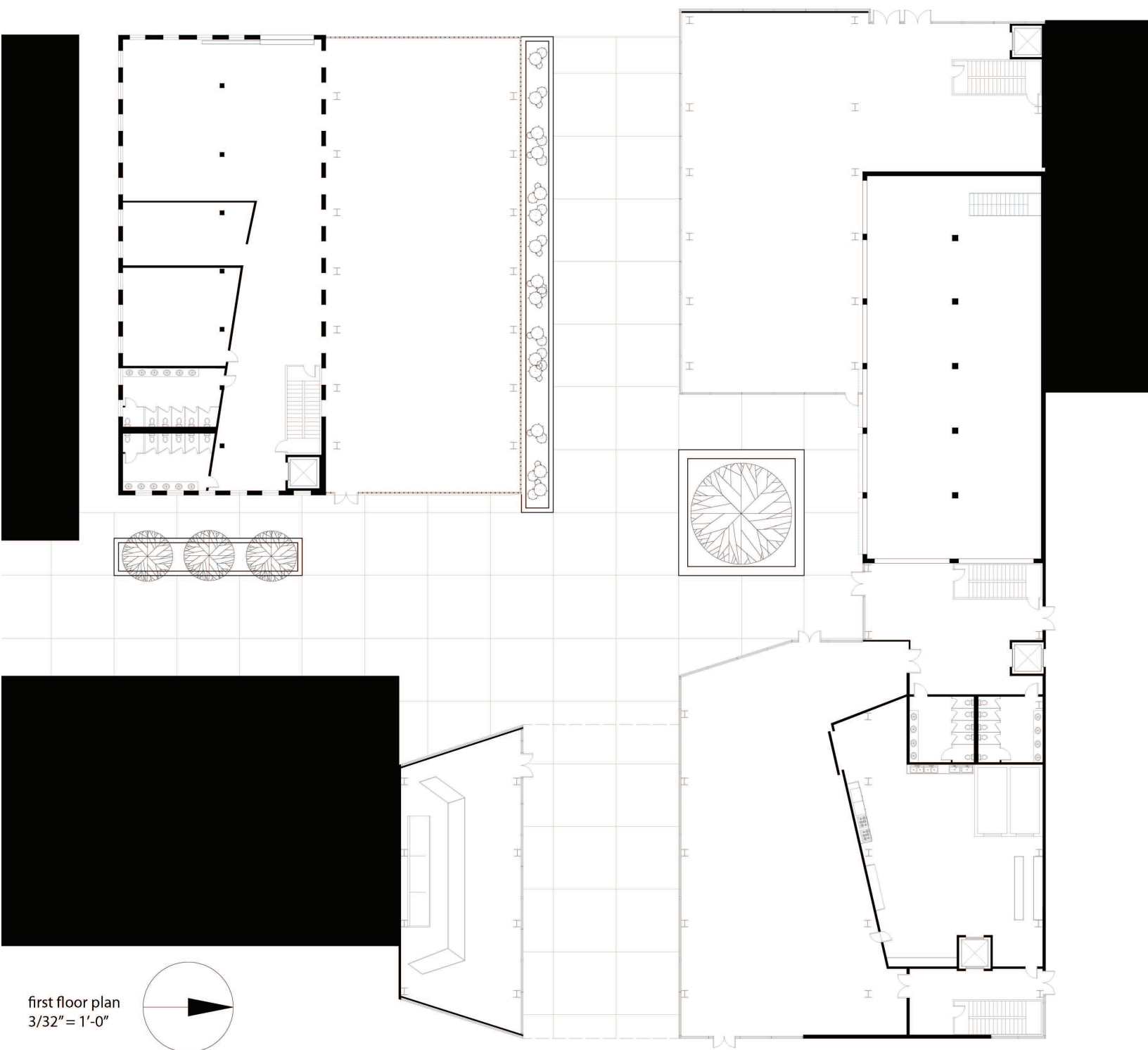




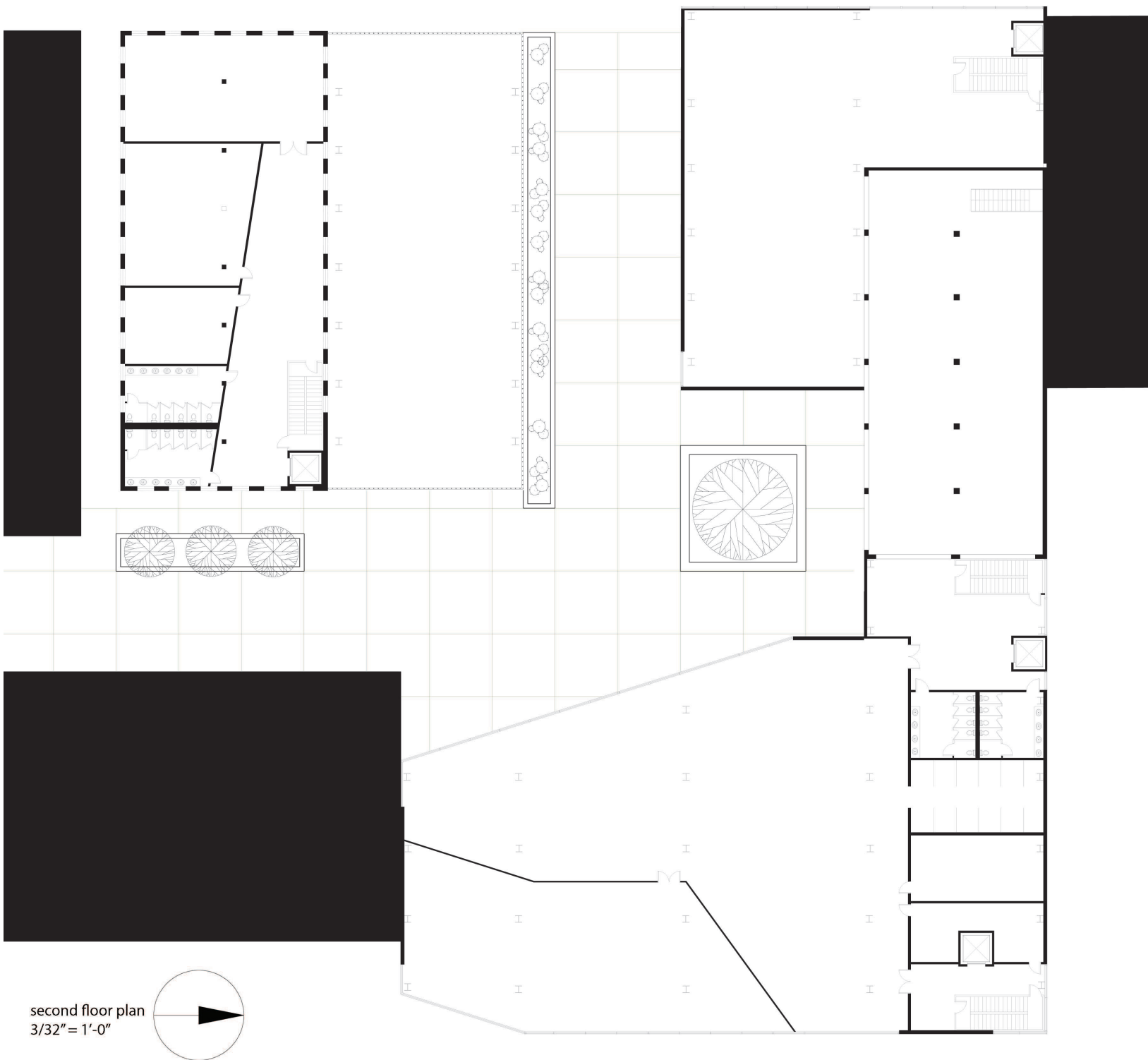
site plan
1/32' = 1'-0"



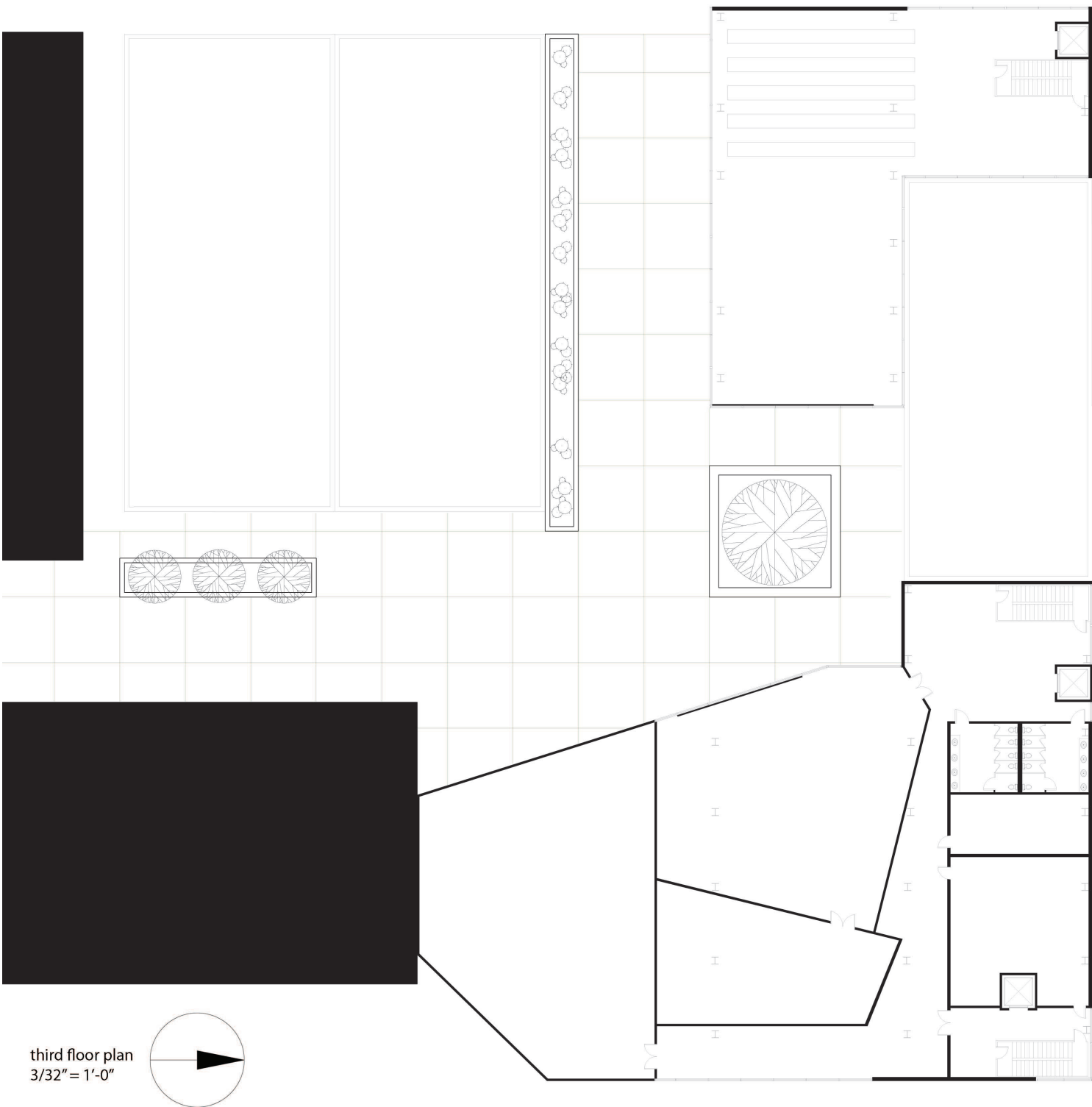
The site is an existing city block. To the Perry Street is North, Mississippi Street is East, South Park Avenue is South and Illinois Street is West. The block consists of a few vacant buildings, industrial supply companies, an Irish pub and other small businesses. HSBC Hockey Arena is to the West along with the waterfront.



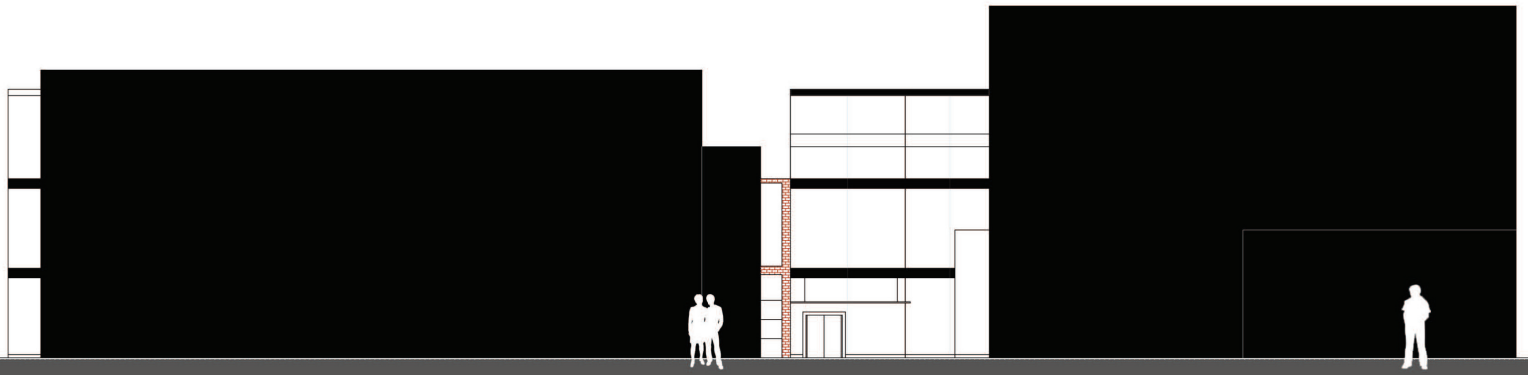
The first floor contains four different program components. The Art Gallery is located to the West on Illinois Street in the building which stands alone. Also on Illinois Street is the entrance to the furniture retail space. The space which is entered is a new building and as you walk further into the space you are pulled into the old structure which then leads connects back to a new structure containing the restaurant space. The restaurant can also be accessed from the East on the Mississippi Street side or from the North from Perry Street where service access is located. The florist is also located on Mississippi Street adjacent to the existing Irish pub.



The second floor of the buildings contain administration of the Art Gallery space as well as restrooms and storage, the furniture workspace which is a less public space and the clothing retail store and workspace. The clothing store is located the Mississippi Street side giving attention to pedestrians in the area.

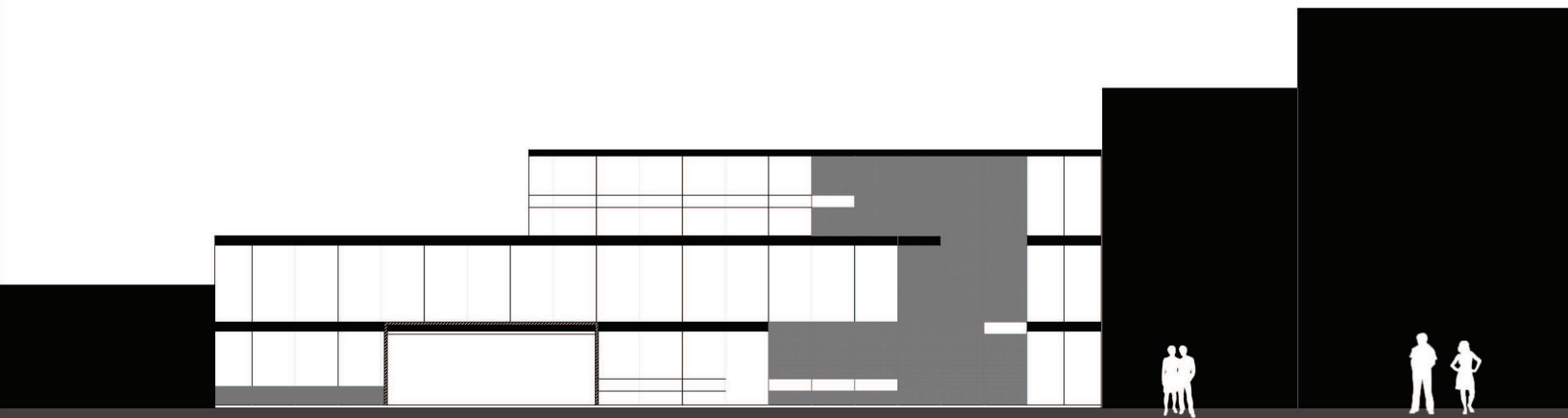


The third floor plan contains a bookstore to the West on Illinois Street. On the East end of the site the jewelry store and studio are located on the third floor as well as public access to the roof garden which gives an aerial view of the site.



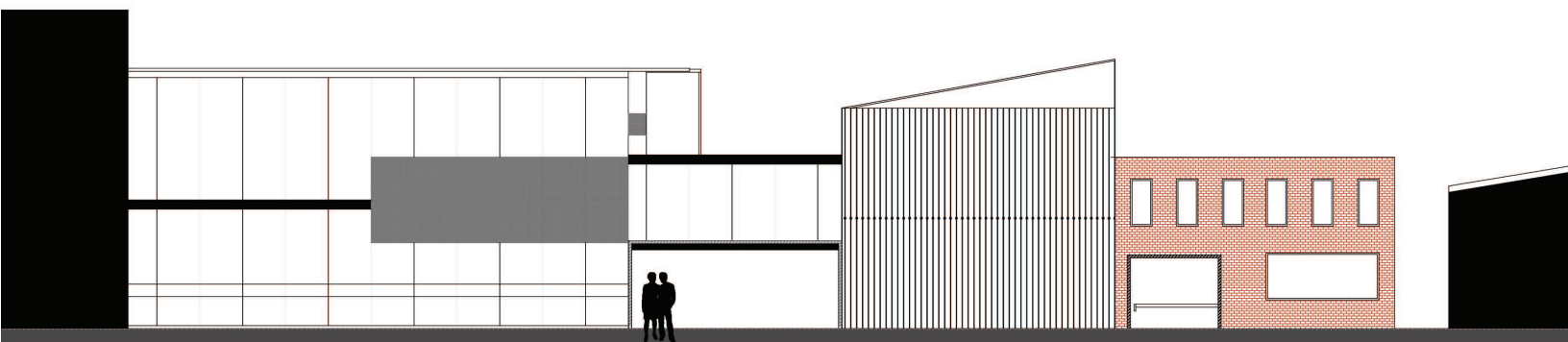
north elevation
3/32" = 1'-0"

View of vertical circulation corridor and the corner of the existing building which houses the furniture retail space and workshop space.



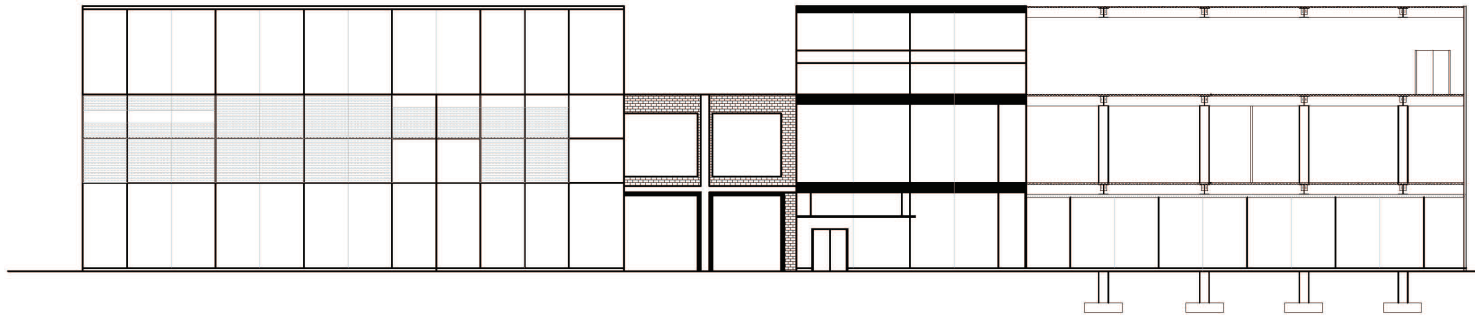
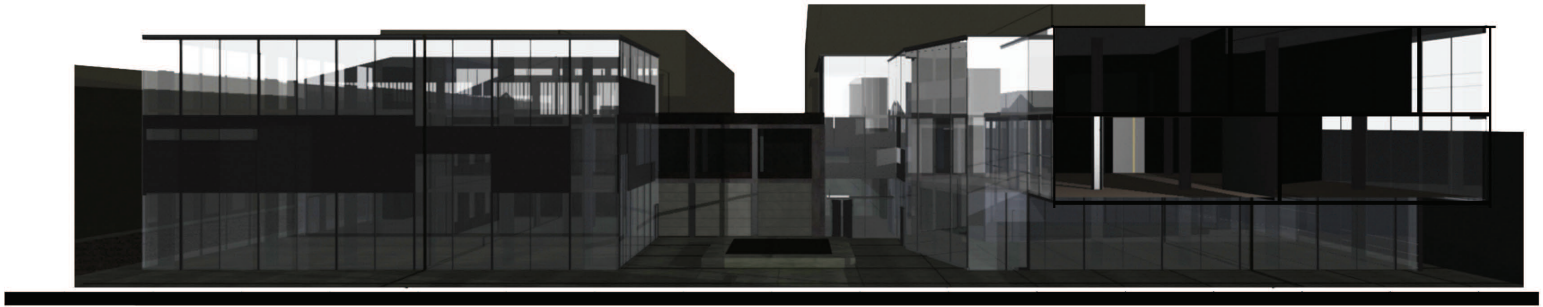
east elevation
3/32" = 1'-0"

Mississippi Street facade which displays the restaurant, florist, clothing retailer and jeweler as well as roof garden.

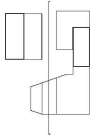


Illinois Street facade displaying the furniture retail and workspace and art gallery.

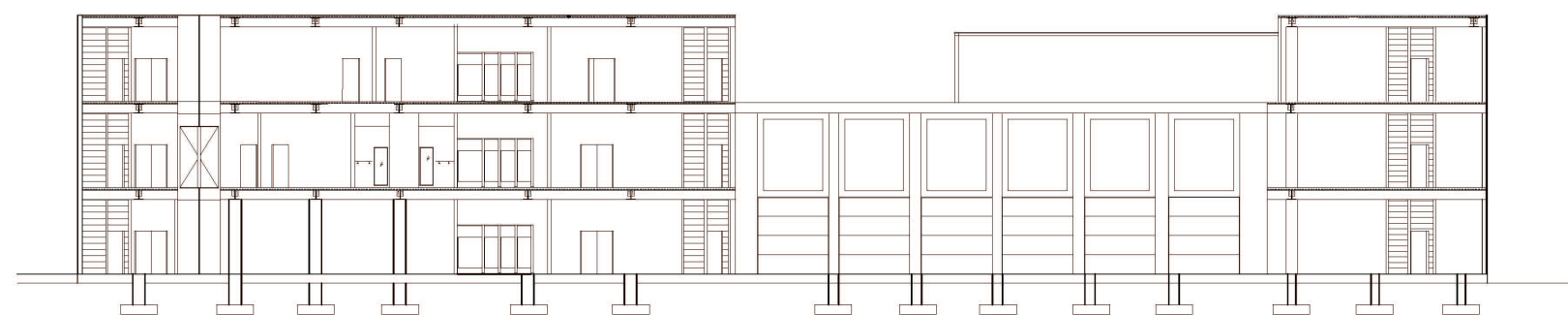
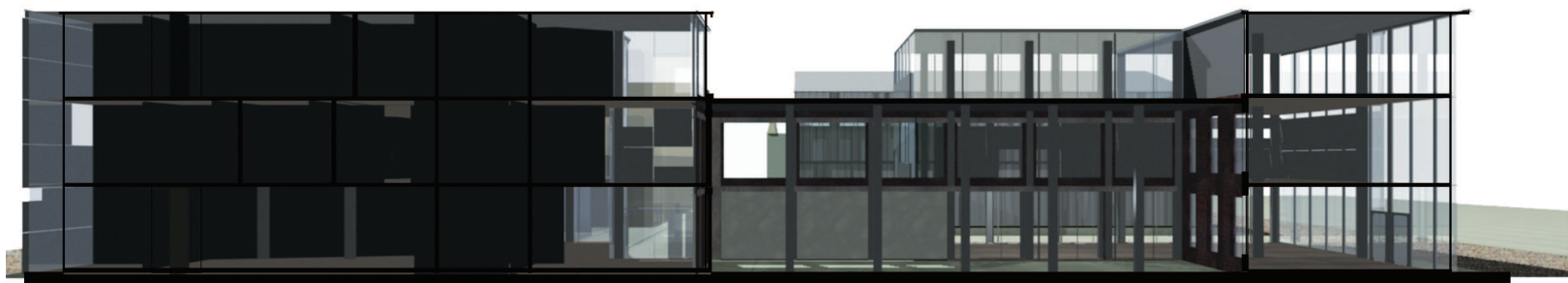
west elevation
3/32" = 1'-0"



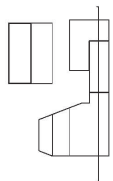
north section
 $\frac{3}{32}'' = 1'-0''$



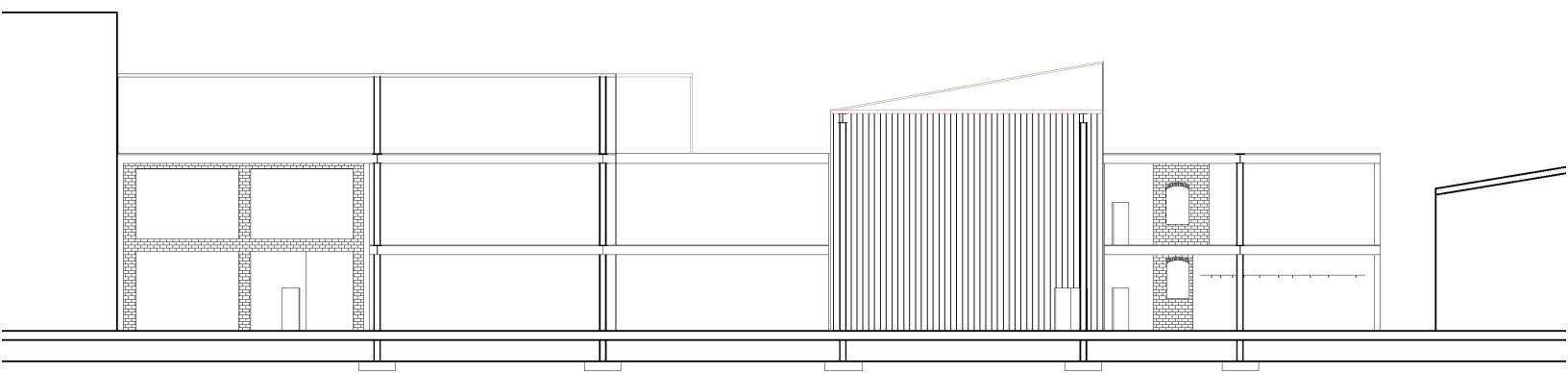
section/perspective taken through walkway, clothing store and jeweler



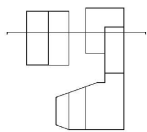
south section
3/32" = 1'-0"



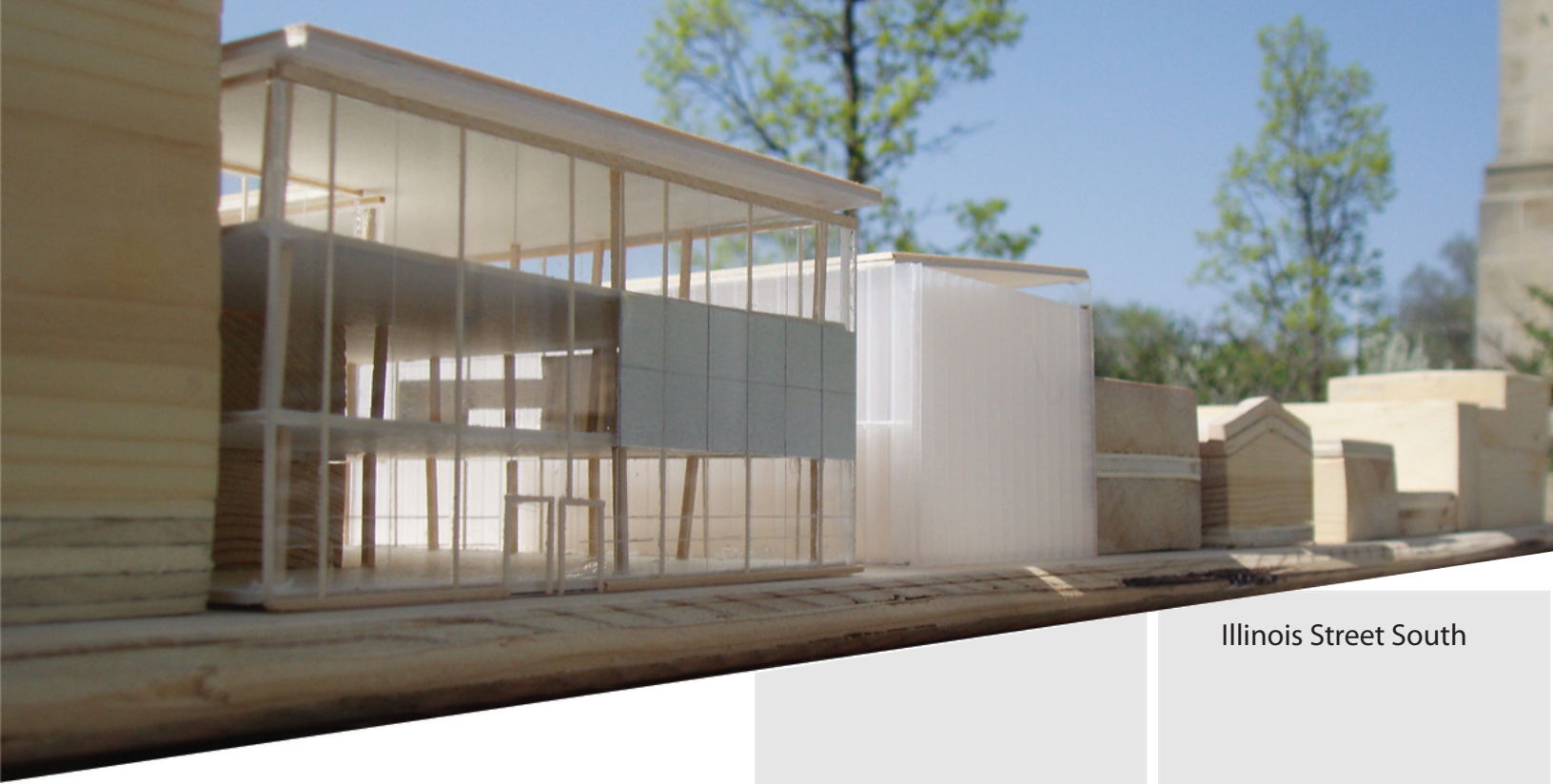
section taken through furniture retail and workspace, restaurant,
clothing retailer and jeweler



west section
 $3/32" = 1'-0"$



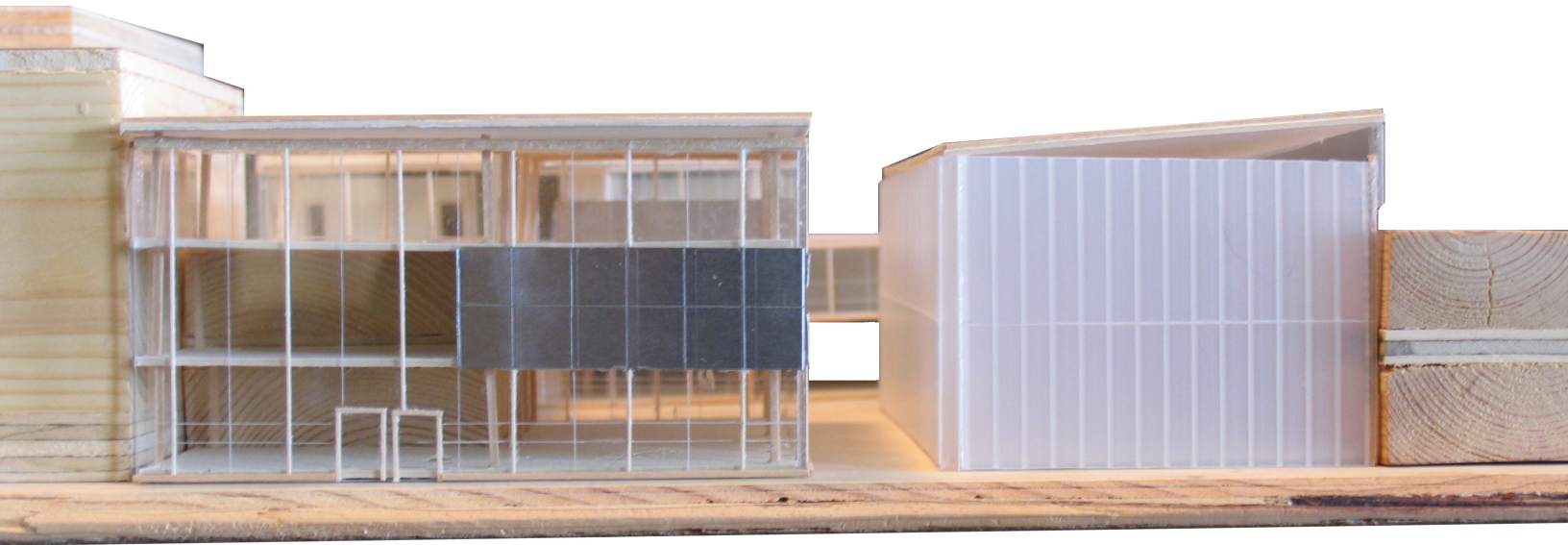
section/perspective taken through furniture retailer, workshop and art gallery



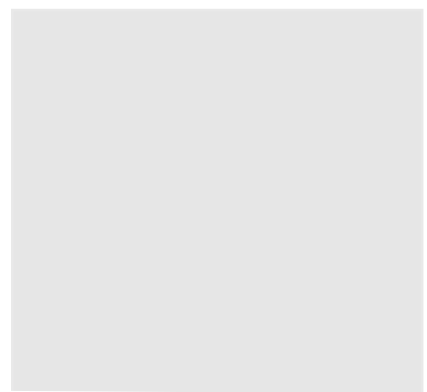
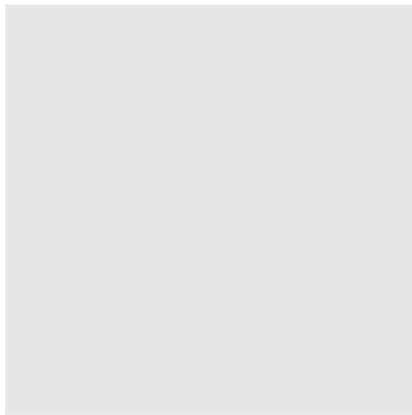
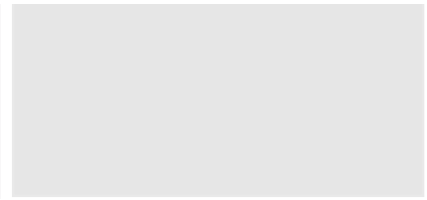
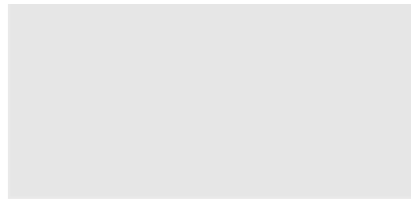
Illinois Street South



Illinois Street North



Illinois Street Facade

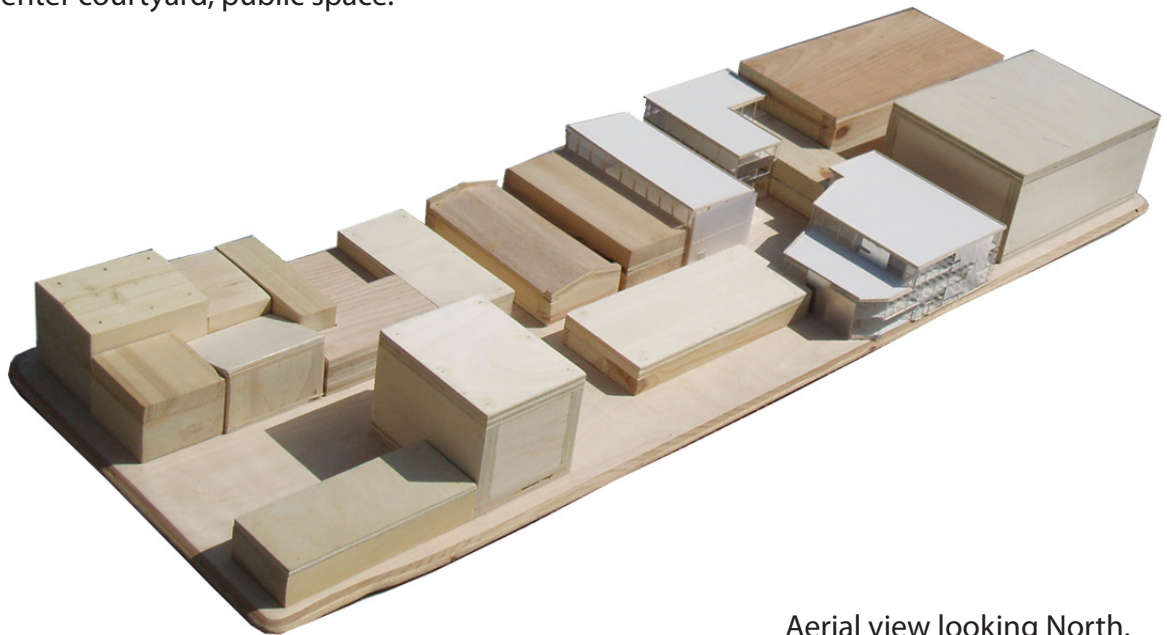


Mississippi Street Facade

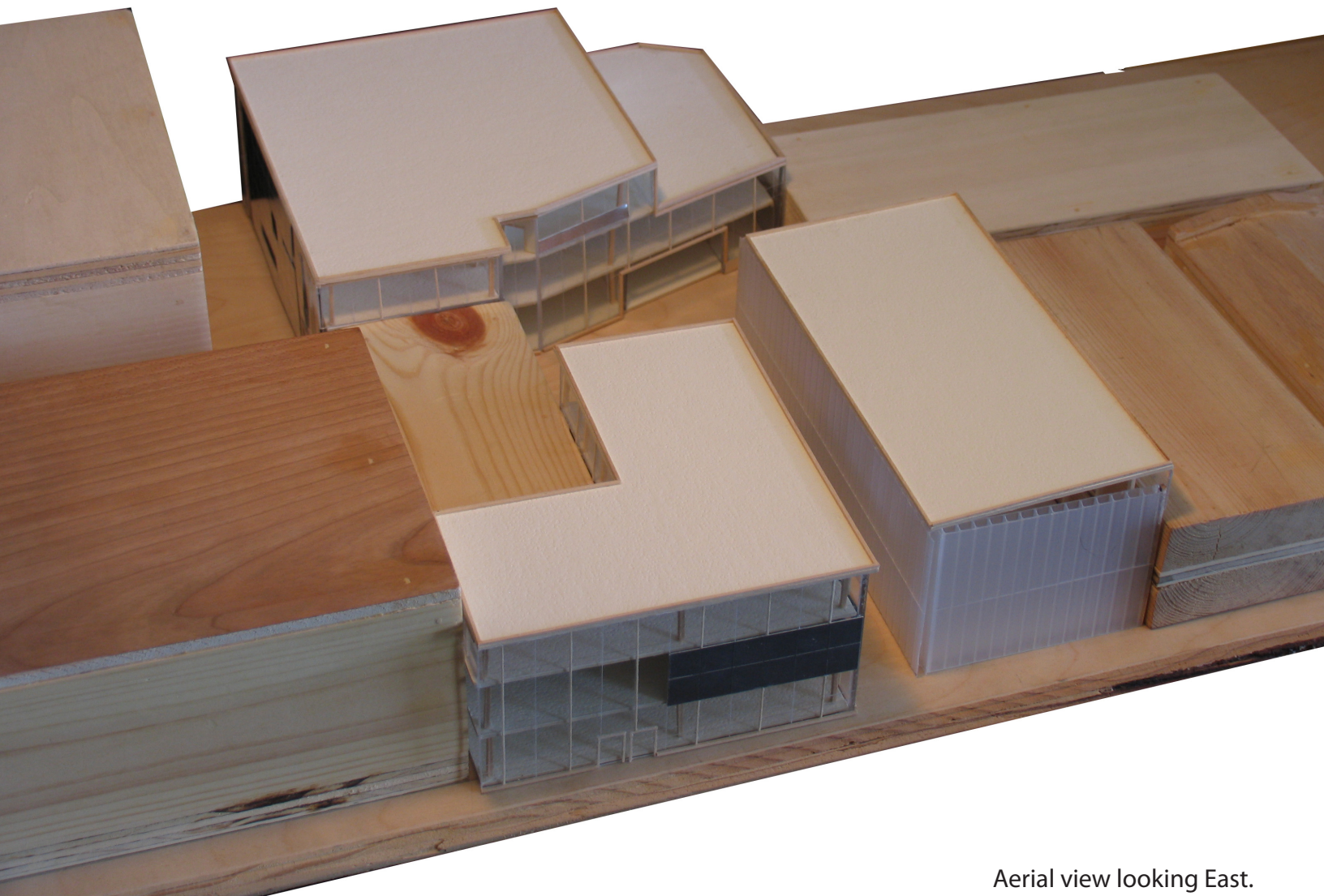




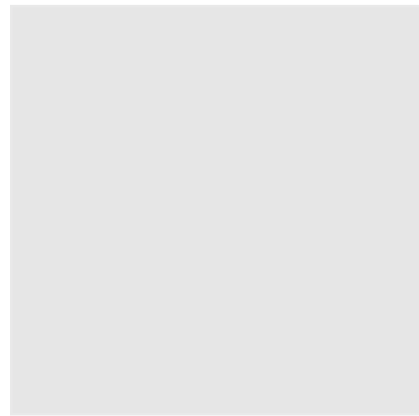
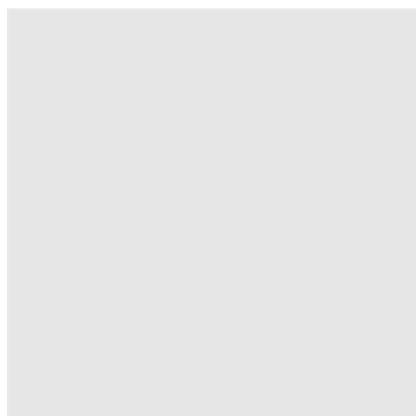
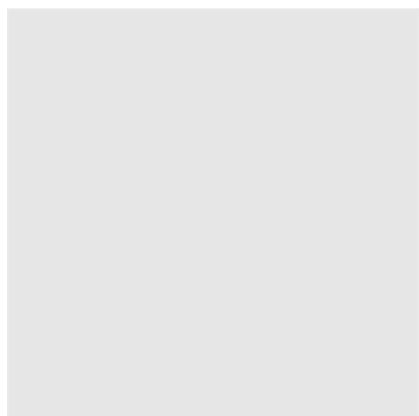
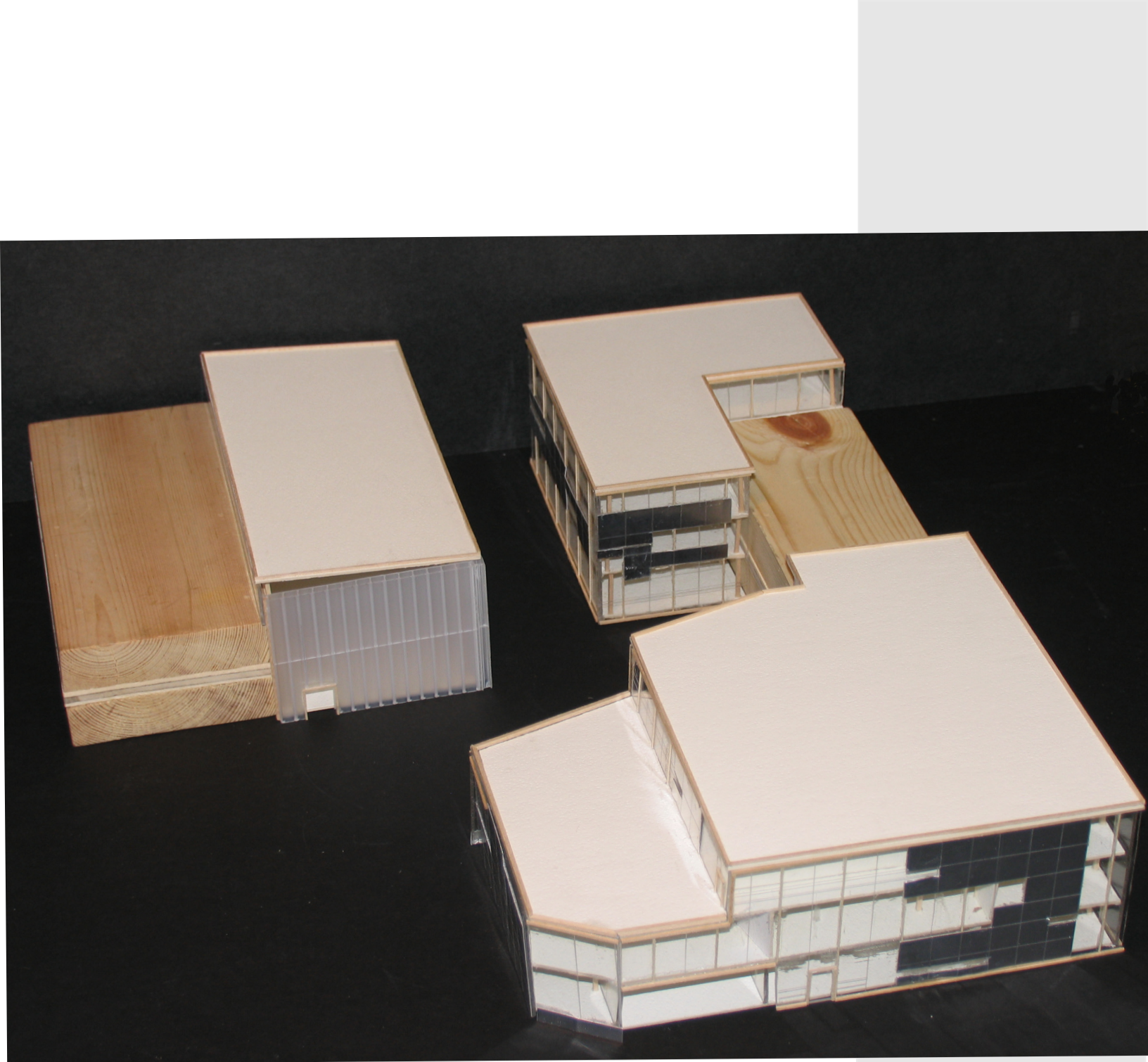
Center courtyard, public space.

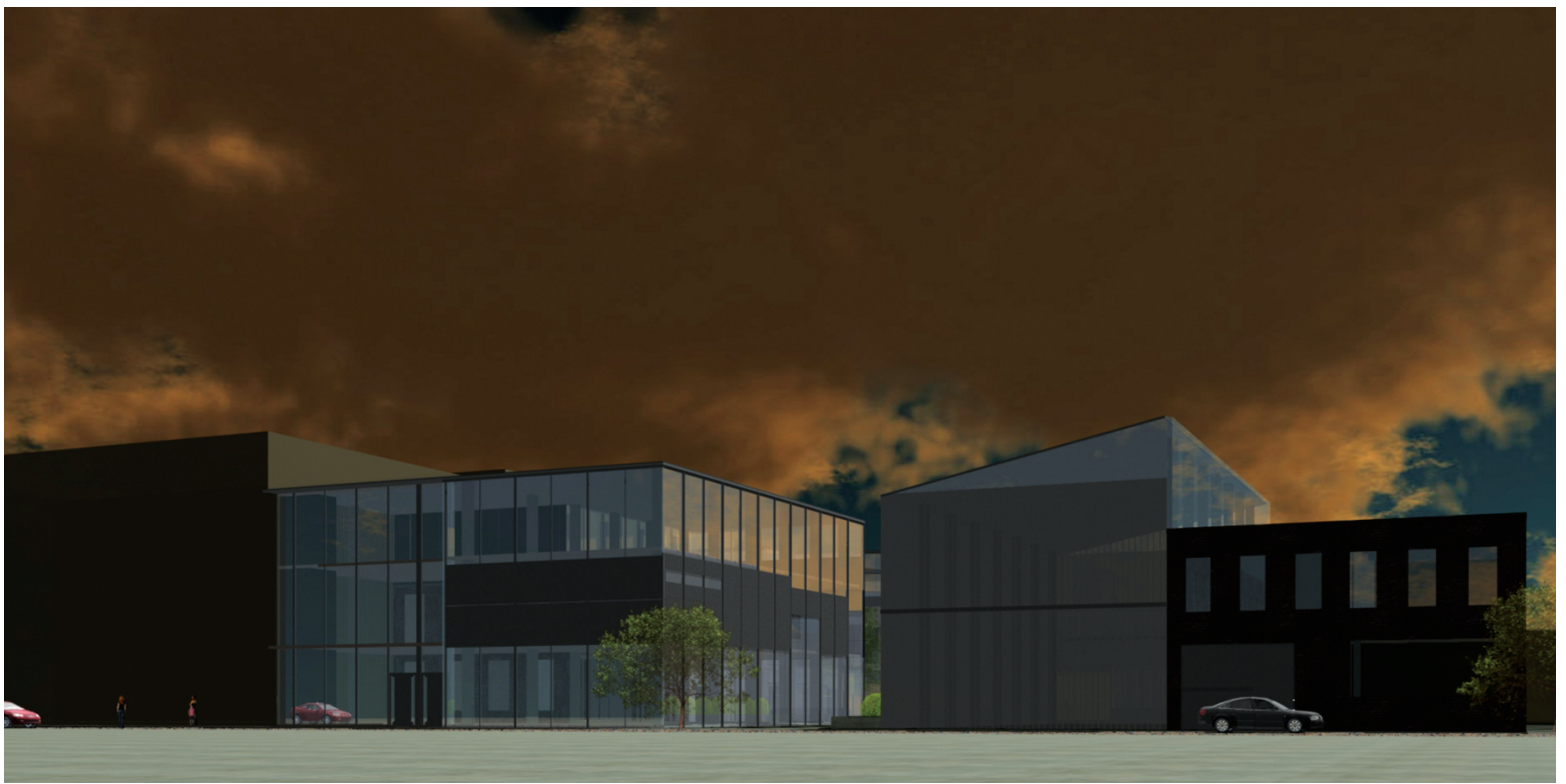


Aerial view looking North.

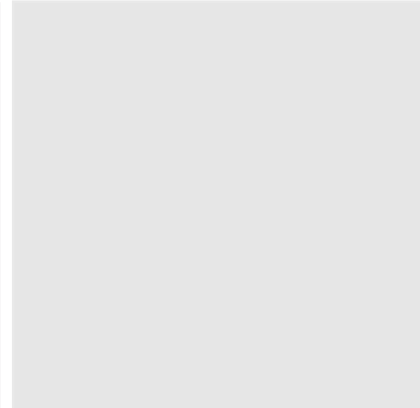


Aerial view looking East.

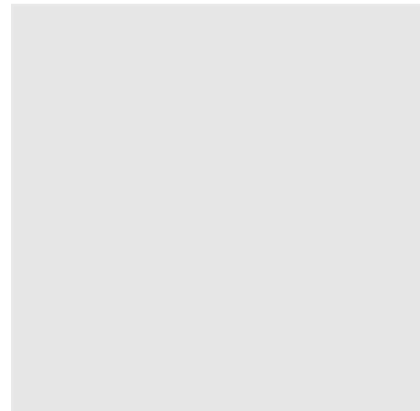
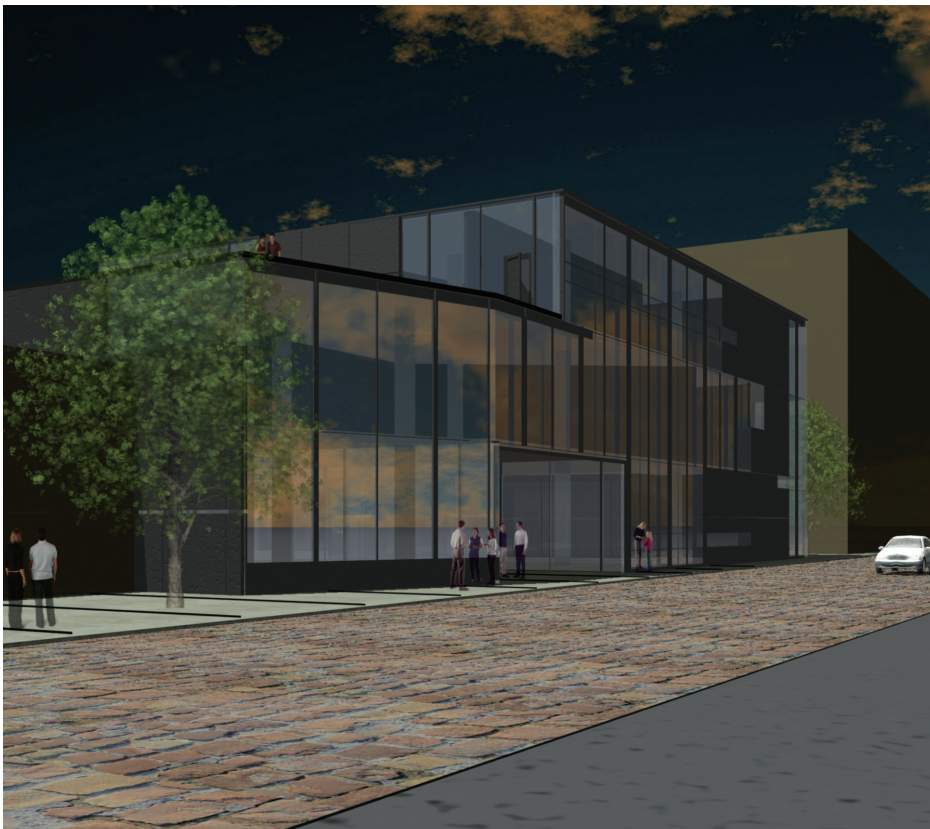


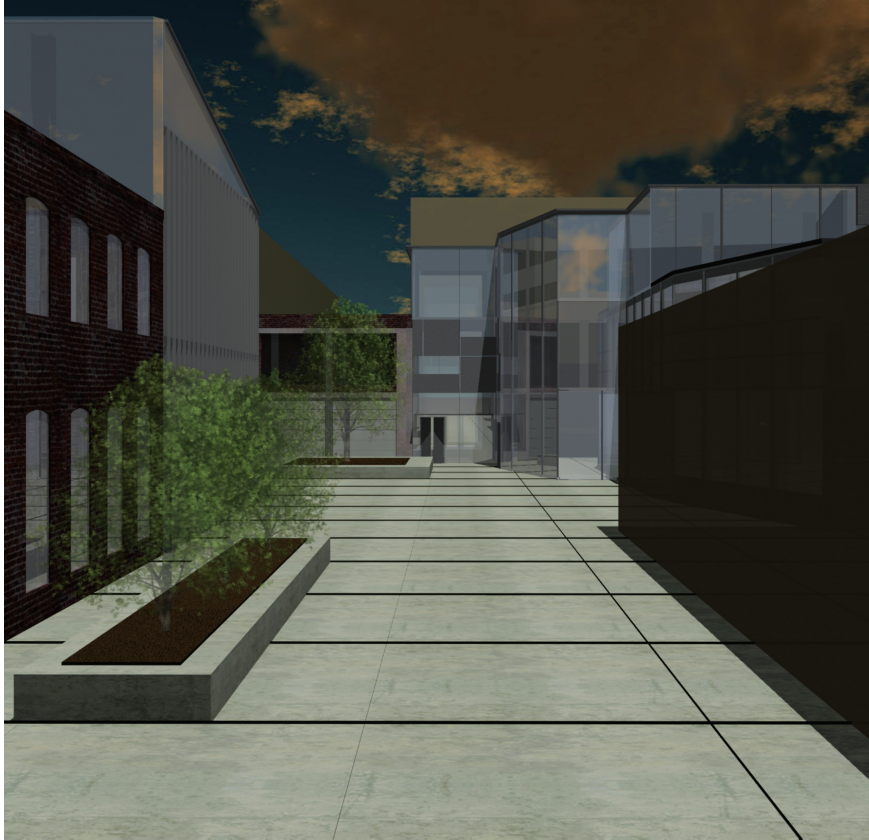


View from hsbc parking structure on Illinois Street.



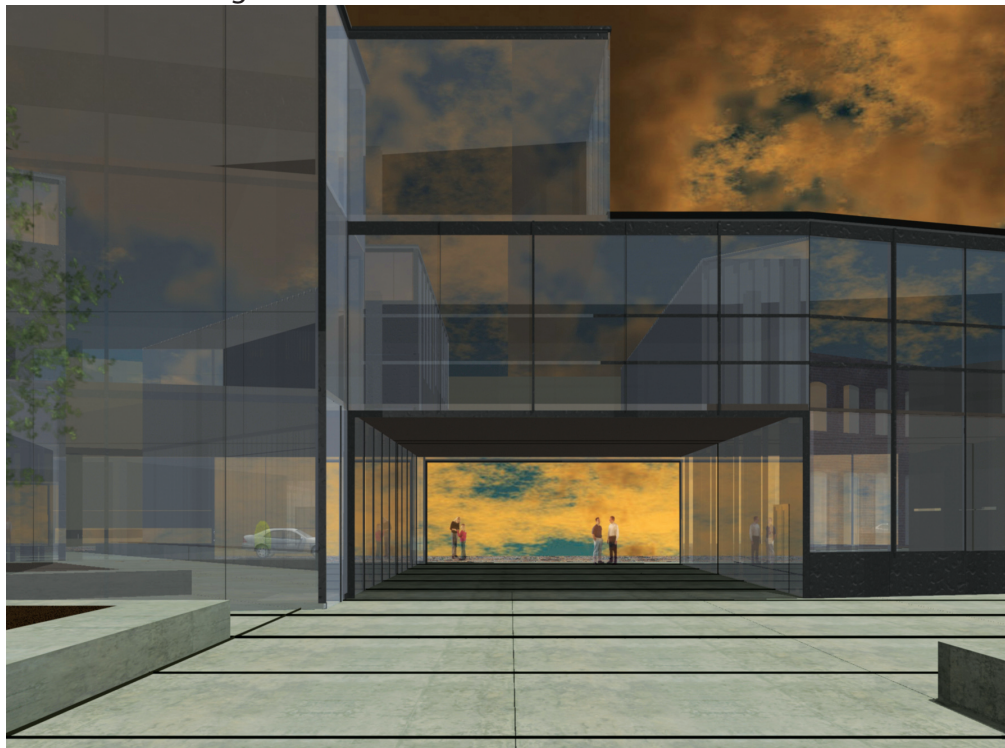
View looking North on Mississippi Street.

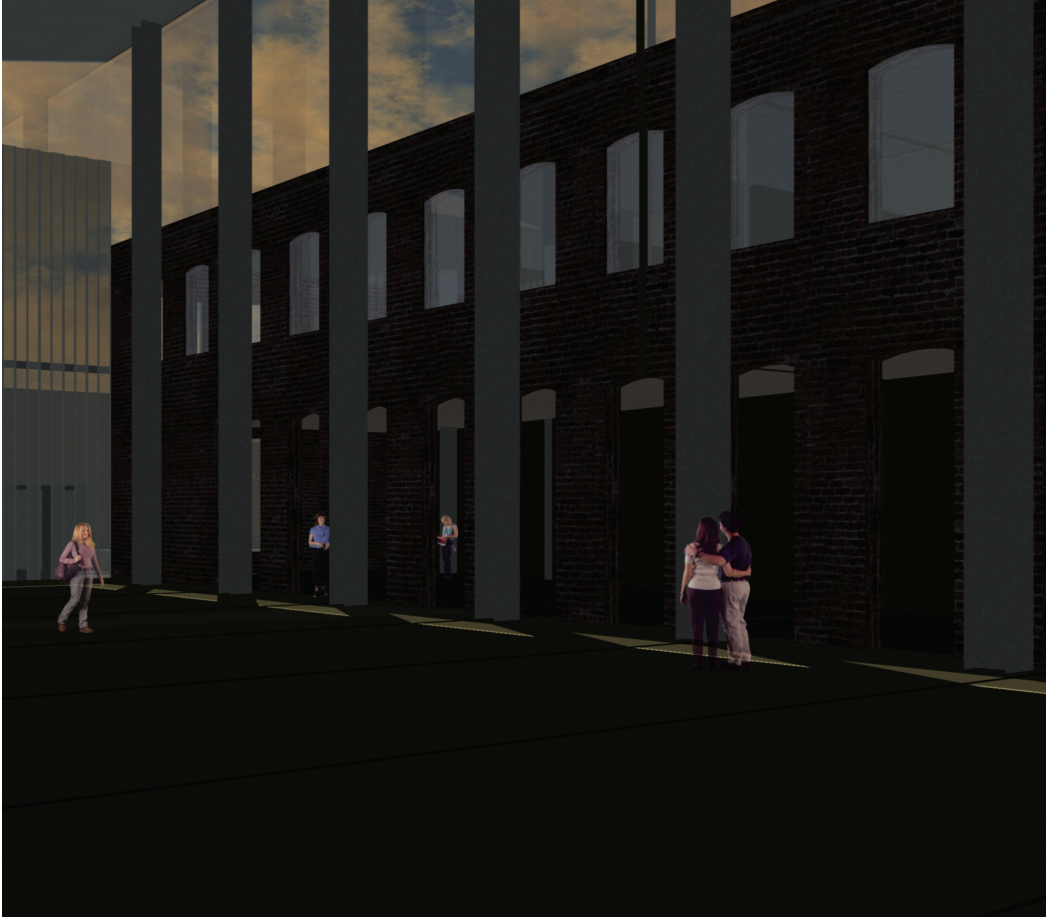




View of alley approaching the site from the South on South Park Ave. The art gallery is on the left with the retail spaces straight ahead to the North.

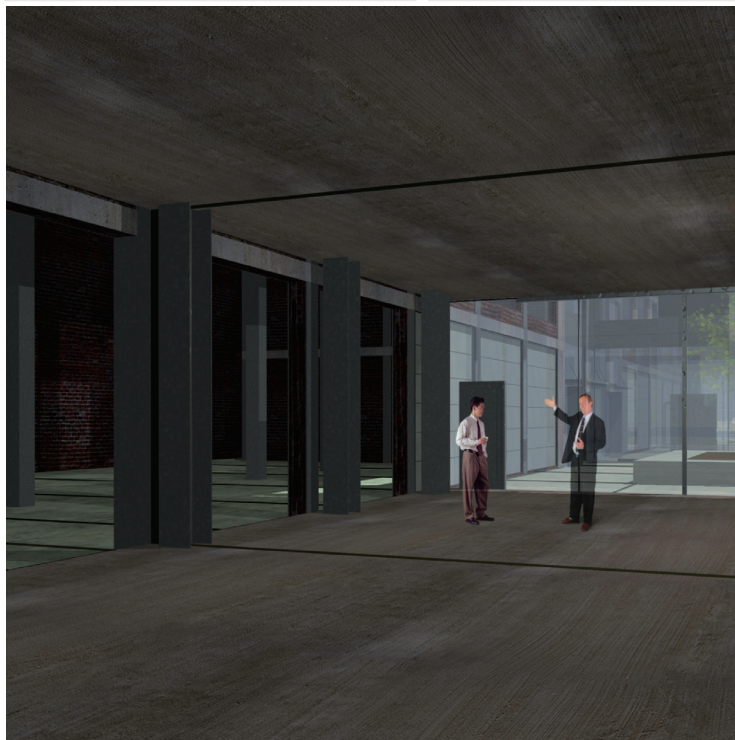
View of walkway from Illinois Street through to Mississippi Street. The florist is on the right and the restaurant on the first floor on the left.

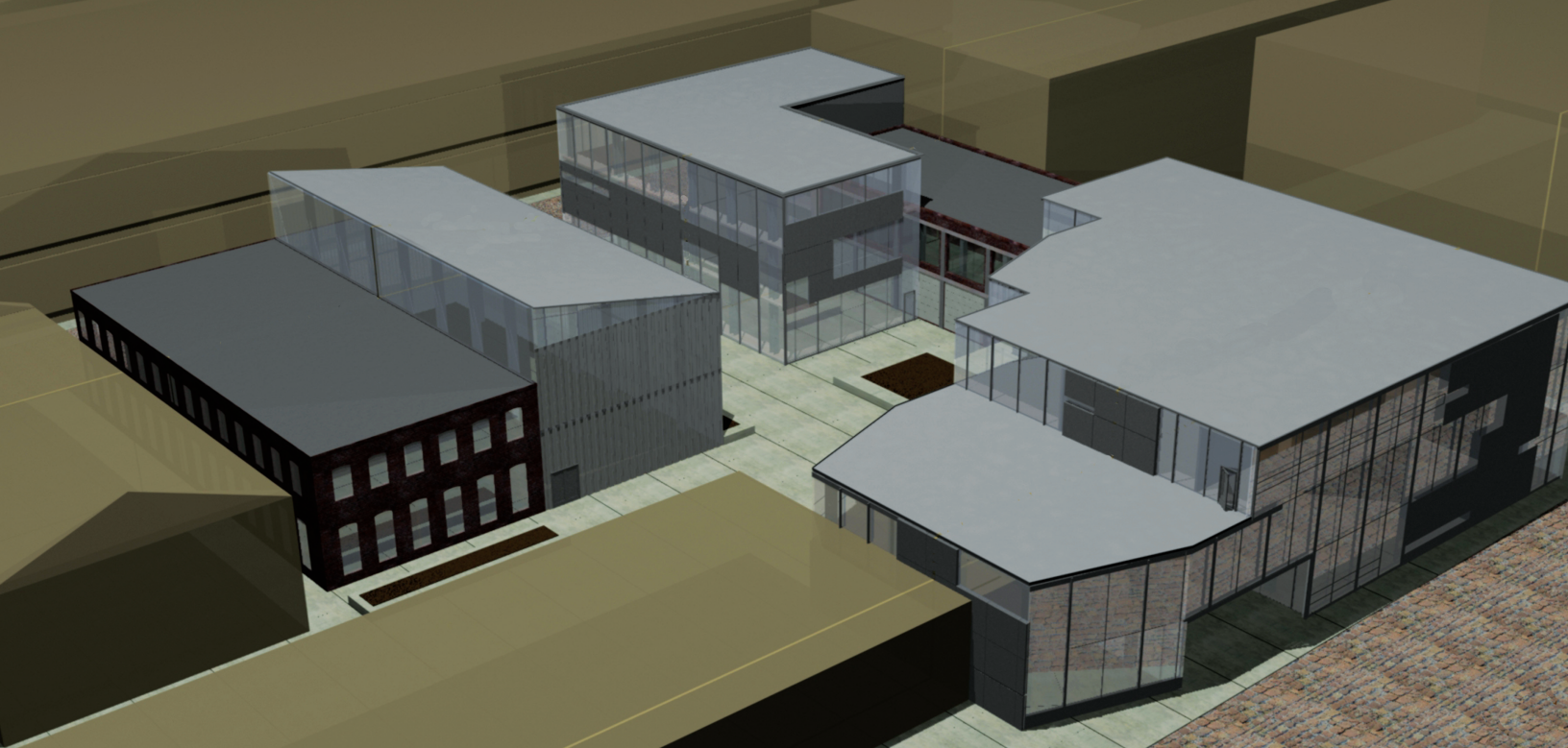




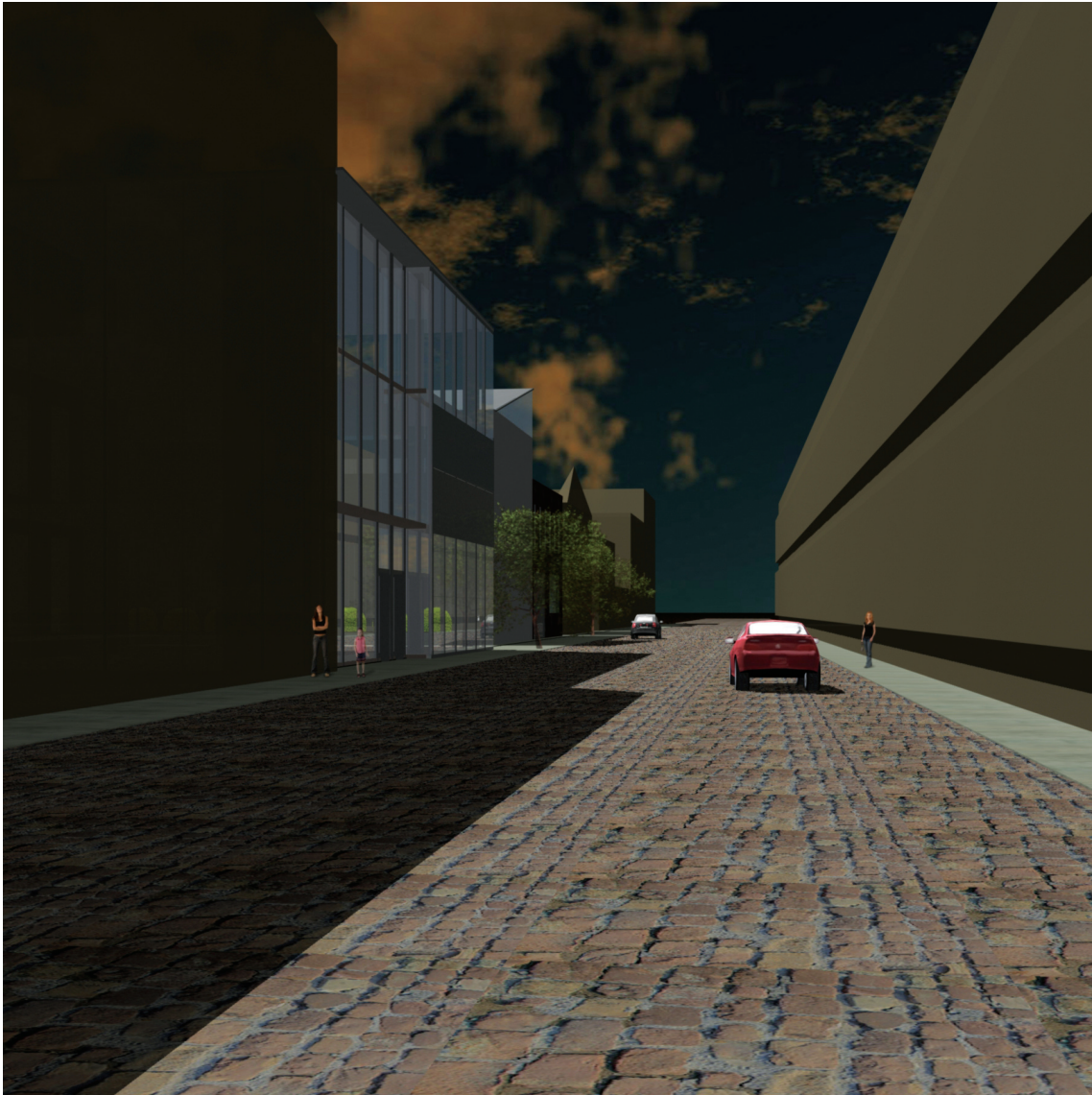
Interior view of the art gallery space. The view is from standing in the addition looking towards the existing building.

Interior view of the furniture retail space.





Aerial view.



View looking South on Illinois Street.

conclusion

The rich history and culture that remains in the city of Buffalo, NY is the greatest treasure in the city. These precious memories and stories should be held on to, shared and given room to expand. History is a story without end leaving Buffalo open for opportunity. The mixed use retail proposal for the Cobblestone District in the city will not only revive the main block of the district, it will grab attention from suburbs and other areas of the city, spreading the history that is so well expressed in the city. The development of a small district like this one is only a small step in reinventing the extinguished past.

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