



REBUILD BY DESIGN MOVES AHEAD AS LOCAL AND STATE GOVERNMENTS ALLOCATE FUNDS AND ISSUE RFPS.

REBUILD RESET

When Hurricane Sandy brought catastrophic destruction to New York, New Jersey, and Connecticut three years ago, government officials and designers seized the opportunity to shape space at an unprecedented scale through Rebuild by Design, a 2013 competition

sponsored by the U.S. Department of Housing and Urban Development (HUD). HUD, in collaboration with local partners, including the Municipal Art Society and The Van Alen Institute, selected six teams (and one finalist) to create resiliency plans for seven coastal

Above: The New Meadowlands: Productive City + Regional Park in New Jersey

areas in three states. HUD allocated \$930 million to implement the first phases of the plans. As of **continued on page 15**

COURTESY ZUS

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SANAA CRAFTS A WEIGHTLESS, WINDING COMMUNITY BUILDING THAT BLENDS WITH THE LANDSCAPE IN NEW CANAAN, CONNECTICUT



IWAN BAAH/COURTESY GRACE FARMS

State of Grace

If there were any architecture firm equipped to design a building with the ironic prompt to "make it blend in and draw people outside," it's Pritzker Prize-winning Kazuyo Sejima and Ryue Nishizawa of SANAA. Grace Farms Foundation, a private nonprofit organization, selected the Japanese firm to design a multipurpose building for an 80-acre farm property in New Canaan, Connecticut.

"It was extraordinary that even though

they were halfway around the world in Tokyo, they understood that we were trying to create a place of porosity, while also being in harmony with the landscape," Sharon Prince, president of the Grace Farms Foundation, said.

The resulting 83,000-square-foot glass structure is divided into five volumes that curve through the property on slender columns. An anodized **continued on page 8**

ST. PATRICK'S CATHEDRAL RENOVATIONS FINALLY NEAR COMPLETION

GOD IS IN THE DETAILS

Shrouded in scaffolding for three years, renovations on St. Patrick's Cathedral are nearly complete. Initiated in 2006, renovations **continued on page 5**



A radical glass addition to a historic brick home

COURTESY MACHADO SILVETTI

A NOVEL PRESERVATION PROJECT TAKES SHAPE IN VIRGINIA

Glass en Masse

Virginia is a house-museum mecca. It's the home of Colonial Williamsburg, Stratford Hall, and Monticello. What could another museum add to the state's cultural heritage infrastructure?

The Menokin **continued on page 9**



STUDIO VISIT> MATHEWS NIELSEN WORKS FOR THE PUBLIC SEE PAGE 12

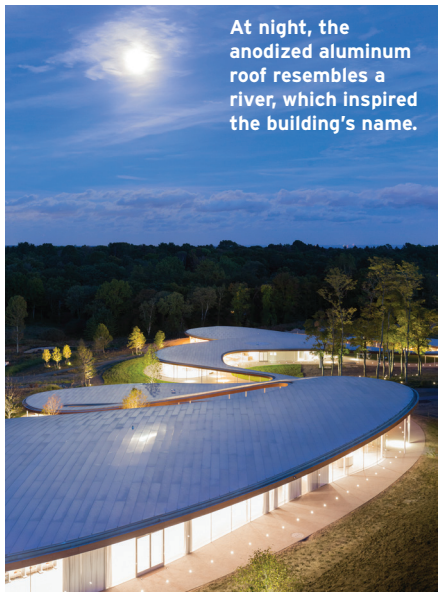
COURTESY MATHEWS NIELSEN

AN LANDSCAPE ISSUE

AN INVESTIGATES THE WAYS IN WHICH LANDSCAPE DESIGN IS BEING USED TO TRANSFORM COMMUNITIES. WE VISIT DETROIT FOR ITS APPROACH TO GRASS-ROOTS FARMING URBANISM THAT IS REVITALIZING THE CITY AND LOOK AT HOW TECHNOLOGY CAN HELP CONNECT LANDSCAPES TO THE PUBLIC. SEE PAGE 26.

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At night, the anodized aluminum roof resembles a river, which inspired the building's name.

STATE OF GRACE continued from front page aluminum roof mirrors the surrounding trees, and at night the reflective curving light resembles the geographic feature for which the building is named: the River.

Walking through the building, there are moments where the structure curves back on itself, so much so that one can not only see views of the surrounding trees and meadows, but of the people inside as well. This is a signature SANAA move: Redirecting sight lines to the people who use the building to the extent that they become part of the architecture themselves.

From end to end, the River undergoes a 43-foot elevation change. Although the building is approximately 1,400 feet long,

the switchbacks throughout make the overall footprint only 700 feet long. Mostly local red oak ceilings and floors add warmth to the steel, glass, and concrete elements.

Keeping a minimal footprint was paramount, as Grace Farms wanted little disturbance to the surrounding land. To that end, SANAA worked closely with landscape architecture firm OLIN to integrate community gardens, athletic fields, and trails within the natural and architectural spaces. A one-mile ADA-regulation walking path connects from one end of the building and leads back to the other end, creating a seamless loop from indoors to out. Most of the previously mowed green spaces will be rehabilitated into meadows. In 2016 a SANAA-designed playground will be built on the site. Aiming for LEED certification, the Foundation had 55 500-foot-deep geothermal wells installed. The 203 panes of glass composing the exterior walls are double-glazed with a specially engineered spacer. Several black locust trees that had to be removed for the building were kiln-dried on site and reused as 18-foot-long community tables.

"We wanted a building that would blend in with the natural surroundings and draw people into the landscape, which is exactly what Sejima and Nishizawa have given us," Prince said. "For example, the covered walkways shield you from the weather but also allow a more direct interaction with the landscape all throughout the year." **OLIVIA MARTIN**

Grace Farms opened on October 9, 2015 and is open to the public 9 a.m. to 9 p.m. Tuesday through Saturday and on Sunday from 12 p.m. to 7 p.m.



The one-acre farm is next to the Red Hook Senior Citizens' home and Red Hook Houses.

COURTESY NYC DOT

PILOT URBAN FARM SPROUTS ON NYCHA LAND.

GREEN RED HOOK

Award-winning Brooklyn-based architecture and landscape design firm Thread Collective, in collaboration with New York City Housing Authority (NYCHA) and Green City Force (GCF), have created Red Hook West Urban Farm, a one-acre agriculture installation in South Brooklyn.

The farm's primary function is food production with healthy produce being sold at farmers markets by nonprofit group Added Value or donated to residents in need.

Of course there are many more positive externalities that have come from the initiative. Elliott Maltby, principal of

Thread Collective, spoke to AN commenting that adding one acre of permeable land to the vicinity of the farm contributes to the resiliency of infrastructure in the area, which is prone to flooding issues.

Additionally, Maltby spoke about how the space serves as a communal hub with locals who often just use the area as a place to relax. This is reflected by the farm being totally open to the public, with no fence to segregate it off. "Establishing a collective ownership of the land," Maltby said, "creates cohesion among the community. The project really acts as a vehicle to bring

the neighborhood together."

GCF runs the farm and also trains people to work the plot, keeping it in use as much as possible. Trainees, who tend to be younger residents, end up striking a dialogue with those who use the farm as a social space, bridging societal gaps and bringing the community together.

Growing your own produce and showing it off to the public (who can get tours of the farm) instills a great deal of civic pride. The visual accessibility of the farm plays a key role for residents, who according to Maltby have been seen checking up on their vegetables from their window ledges and even shouting down to people who are misusing it.

"Of course, the farm won't look great all year round, it is a farm after all!" Maltby said, explaining that the farm, despite not being picturesque in the winter, adds a great deal of vibrancy during the spring and summer.

In terms of expanding the initiative, Thread Collective say they are working with GCF for potentially five more farms, though when and where these will be installed is not yet known.

JS



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