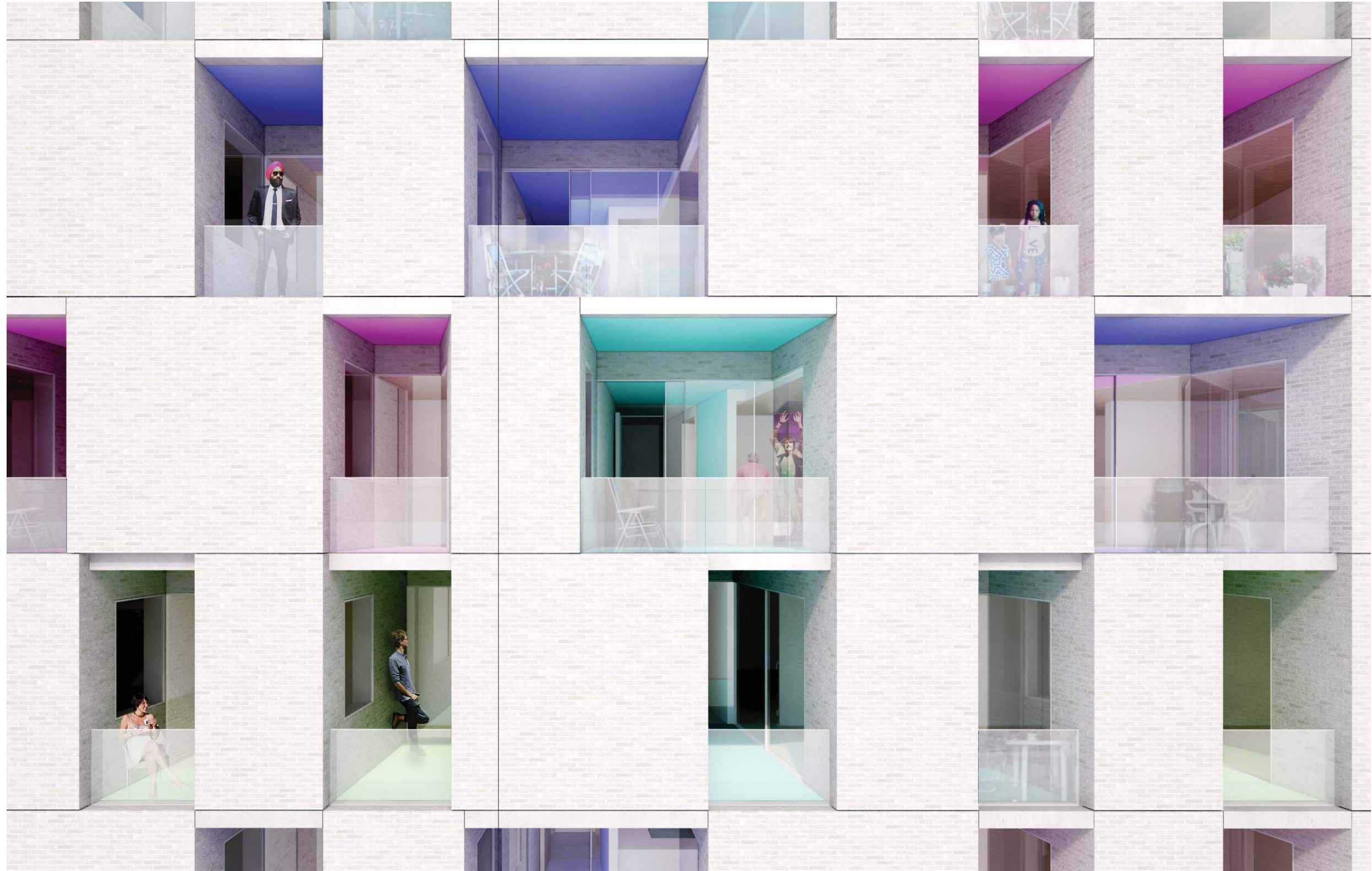
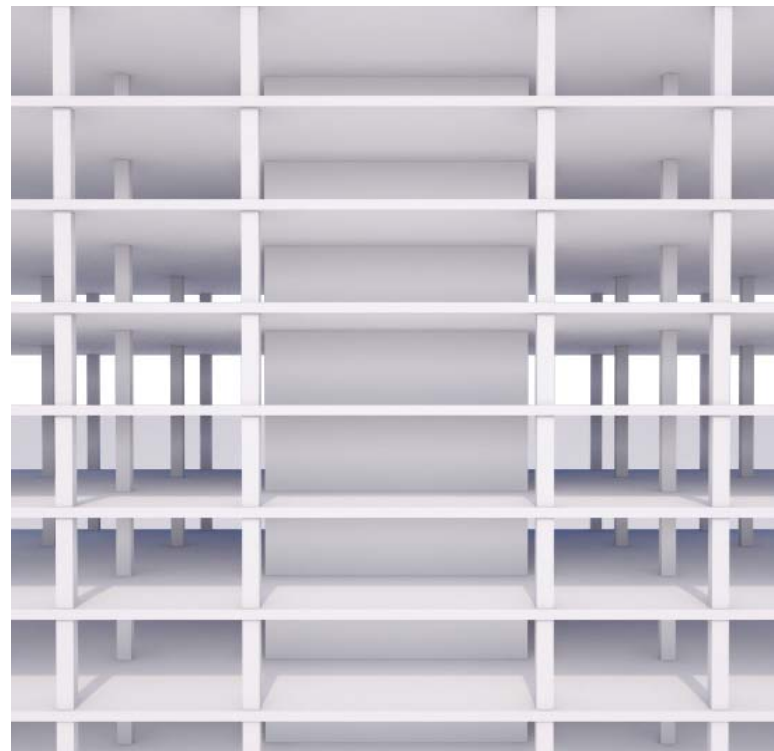


Advisor : Andrew Colopy
Rice University Fall 2016
Bronx, New York

SKIN DEEP

THESIS
RESEARCH
RECLAD
SYSTEMS



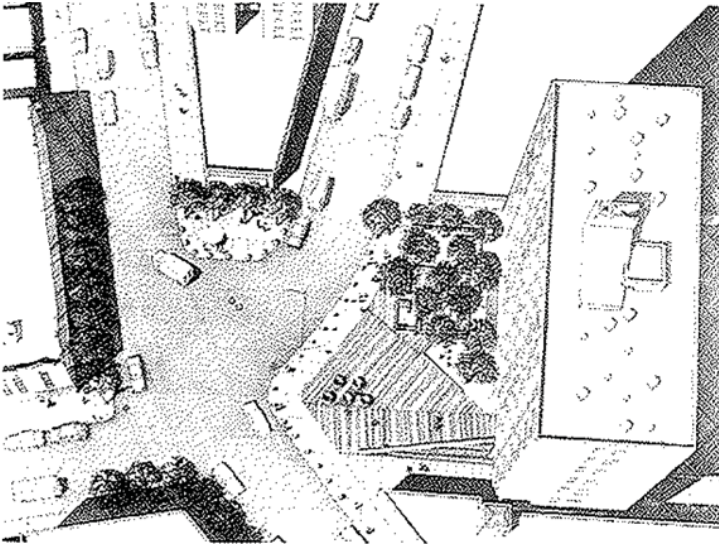
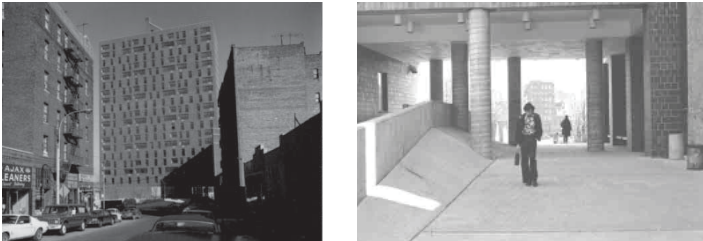


STEEL REINFORCED CONCRETE STRUCTURAL FRAME,
TWIN PARKS SITE 4



Thesis Ambition | This is a thesis that confronts the role of the facade in reclad scenarios with an ambition that attempts to push the facade beyond the simple task of delimiting enclosure along the perimeter of the building. It is a facade that begins to operate deeper within the domain of the building floorplate to construct organizational relationships deep with the interiors they enclose.

Reclad strategies are arguably becoming more pervasive as cities trend toward urban fabrics where second and third generation building is underway. Within these current scenarios, development is being driven by efficiencies in resource and cost reductions, practices of morally sustainable construction methods, and/or sensitivities concerning historically grounded first generation buildings. As a consequence, demolition and total redesign strategies are not the only option on the table and are slowly becoming superseded by reclad schemes.

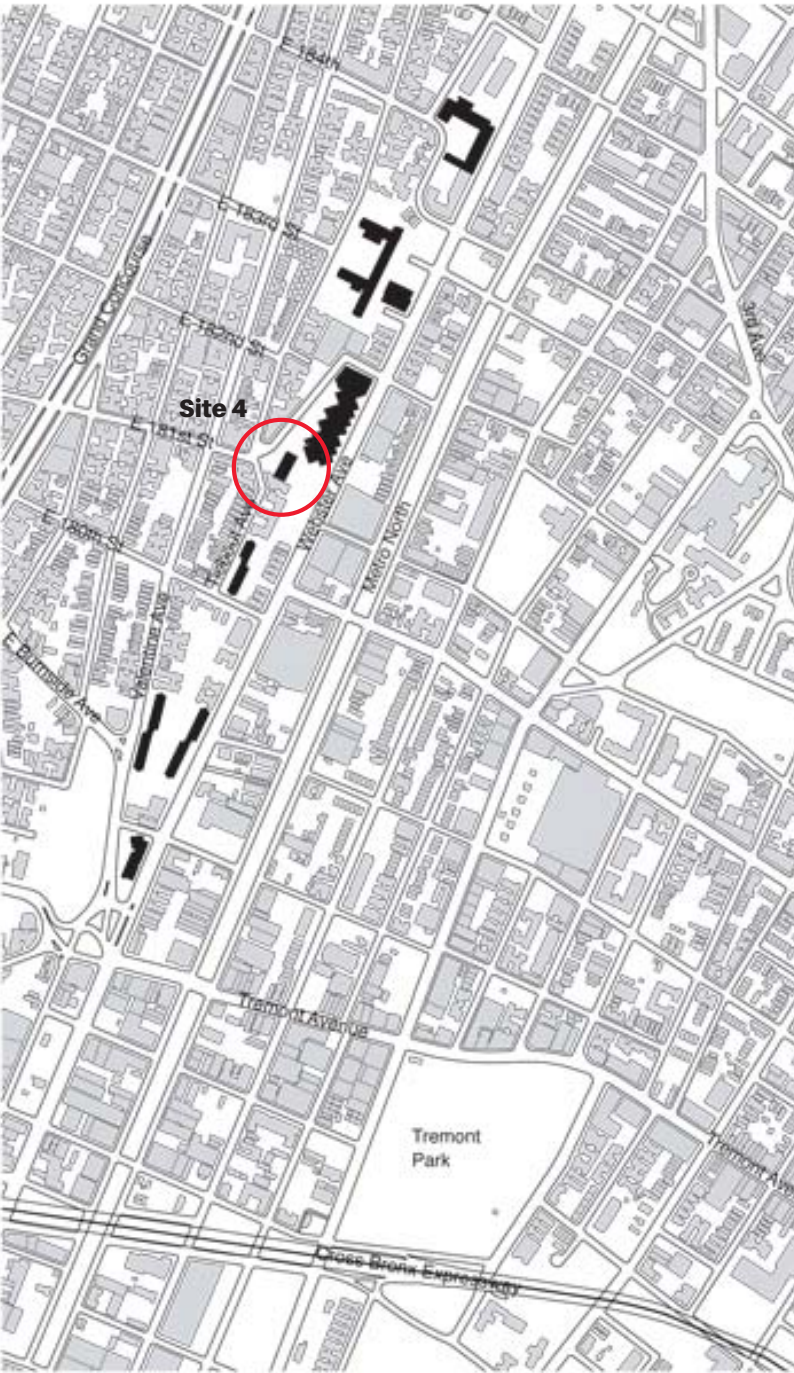


**TWIN PARKS
WEST SITE 4**

Built at the edge of a steep bluff, the 19 story tower visually terminates Crane Square. A public walkway passes beneath the building connecting Crane Square and the buildings on top of the bluff to Webster Avenue below by a public ramp and stair. Parking is provided along Webster Avenue. The open structure of the promenade through the building defines the entrance lobby and a connecting laundry and sitting area which opens to each side of the building to small, walled-in gardens, one a childrens' play area, the other a public sitting area.

The tower is organized in a unique section that provides a diverse mix of apartments that range in size from studio flats to 5 bedroom duplexes. There are three different typical tower plans each with different corridors lengths and different combinations of flats and duplexes. The larger apartments all have living, dining and kitchen at one corridor level with an interior stair connecting to bedrooms and baths above. In the ends of the building the large duplexes take up the whole width of the tower, while most of the small dwellings in the center section have frontage only to one side but with entrance as well from the bedroom level. The elevation results from the complex packaging of different apartments with a repeating rhythm of windows made of one typical window module used to make one, two, three or four unit combinations.

- Twin Parks NW (Sites 5, 11)
355 & 365 E 184th St
Prentice & Chan, Ohlhausen; Schnadelbach
UDC, 214 units
1973
- Twin Parks West (Sites 1, 2)
355-365 E 183rd St, 353-365 Ford Ave
Giovanni Pasanella
NYCHA, 311 units
1974
- Community Center/Police Athletic League
2255 Webster Ave
Smotrich & Platt
UDC
1974
- Intermediate School 137
2225 Webster Ave
The Architects Collaborative
ECF
1975
- Twin Parks NW (Site 4)
333 East 181st Street
Prentice & Chan, Ohlhausen; Schnadelbach
UDC, 120 units
1973
- Twin Parks SW (Site 6)
2100 Tiebout Ave
Giovanni Pasanella
UDC, 84 units
1973
- Twin Parks SW (Sites 5-7, 10-12)
1985 Webster Ave, 2000 Valentine Ave
Giovanni Pasanella
UDC, 285 units
1973
- Twin Parks SW (Site 8)
1880 Valentine Ave
Giovanni Pasanella
UDC, 167 units (elderly)
1973

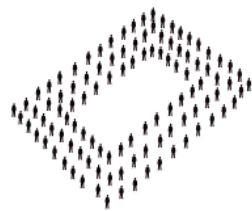


Name (Original Site Designation)
Address
Architect
Developer, Number of Units
Date of Completion

Twin Parks: Realized Buildings

Sources: UDC; NYCHA; NY State; Willensky/White.
Compiled by Susanne Schindler.
Map shows condition in 2010.

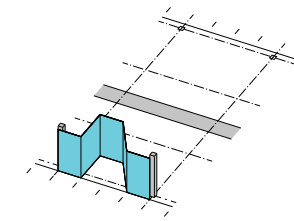
DEEPER
↓
LEASE SPAN



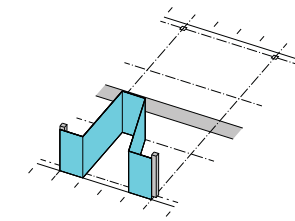
The Operation | Currently, there are trends of adding extra generic space off the face of the building that begins to generate new conditions along the perimeter of the facade. Though this strategy forefronted by Lacaton & Vassal is successful in France or elsewhere, adding additional FAR to buildings in NYC is typically not a responsible design strategy. Usually, the FAR for mid to high rise buildings in dense urban environments is already maxed out. A new strategy must be considered for higher density urban areas where sensitivities to FAR is a factor. A strategy where the regulation of the facade operates within the perimeter of the existing building envelope. A facade that pulls inward, fundamentally transforming interiorities deep within the existing building that create similar cohesions between individuated units.



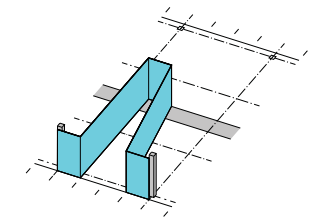
SHALLOW PERIMETER
5-10 FEET DEEP



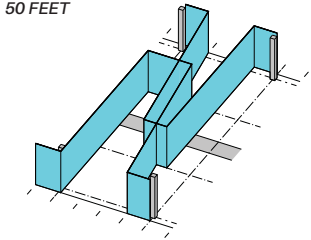
DEEP SPACE
10-15 FEET



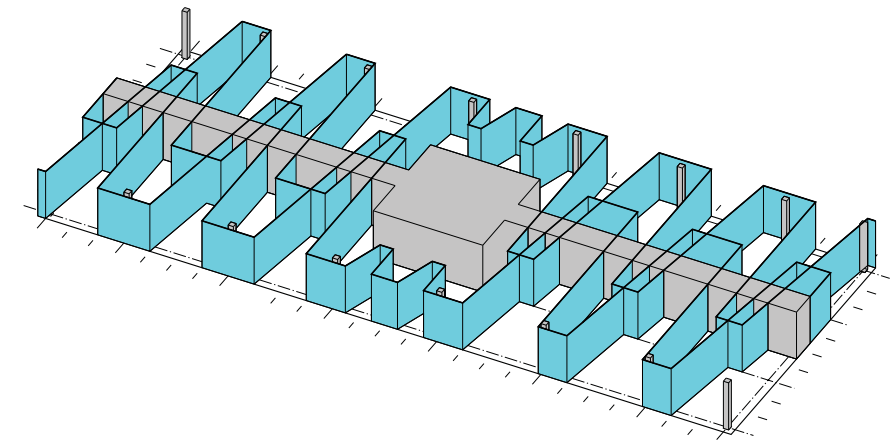
CORRIDOR AND STAIR
24-35 FEET



ACROSS FLOOR PLATE
50 FEET



**ALONG FLOOR
PLATE DOMAIN**
180X 50 FEET

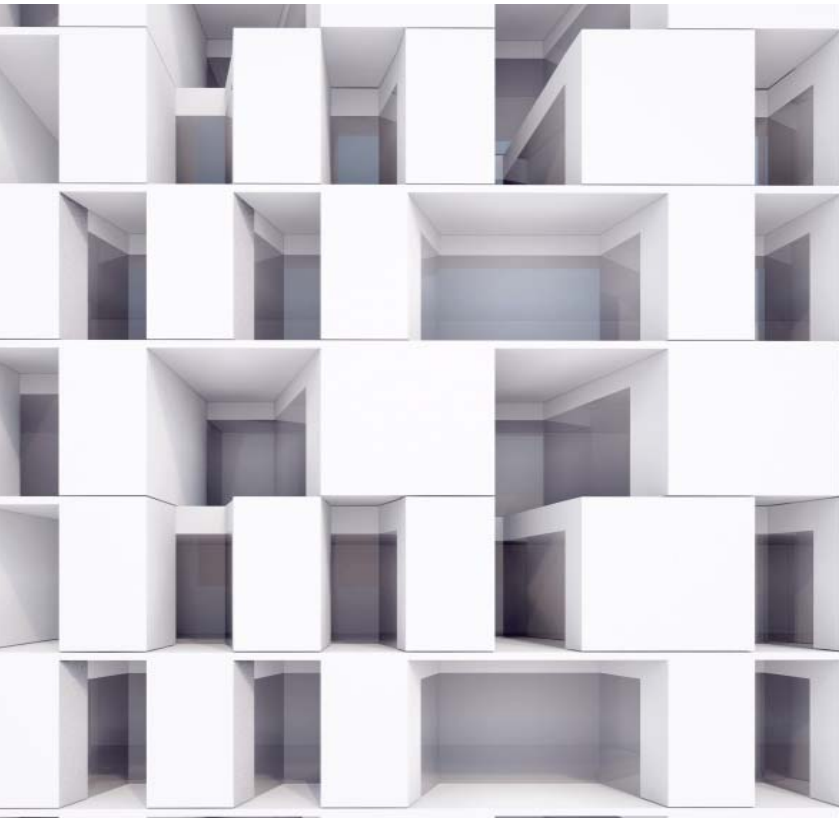
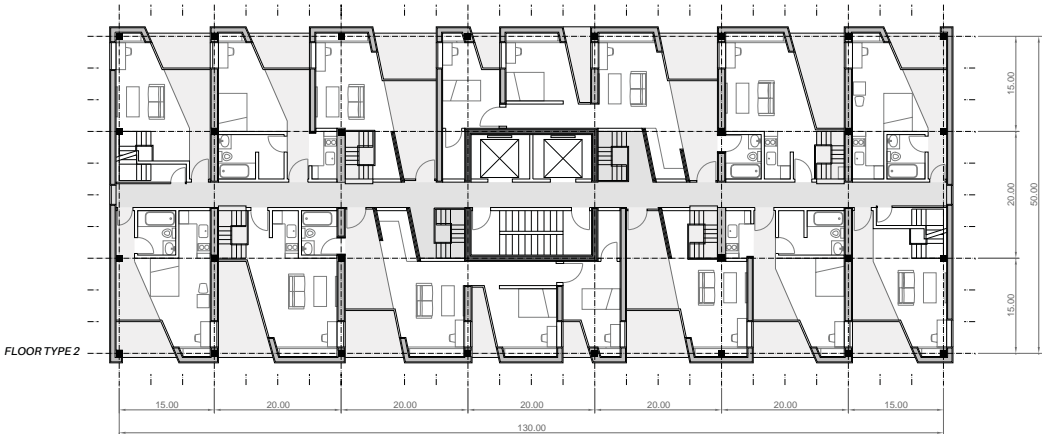


Existing



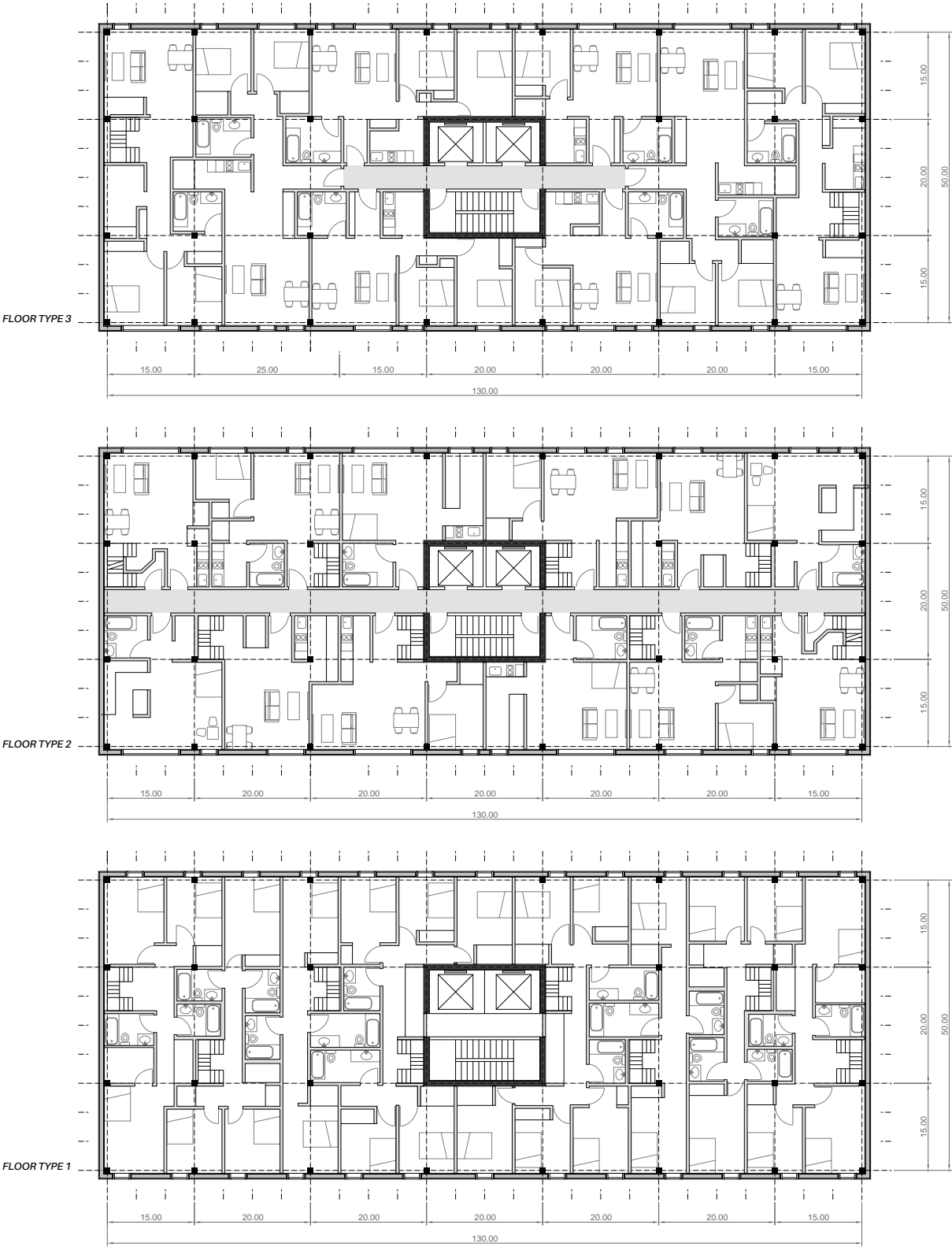
STEEL REINFORCED CONCRETE STRUCTURAL FRAME,
TWIN PARKS SITE 4

Transformed

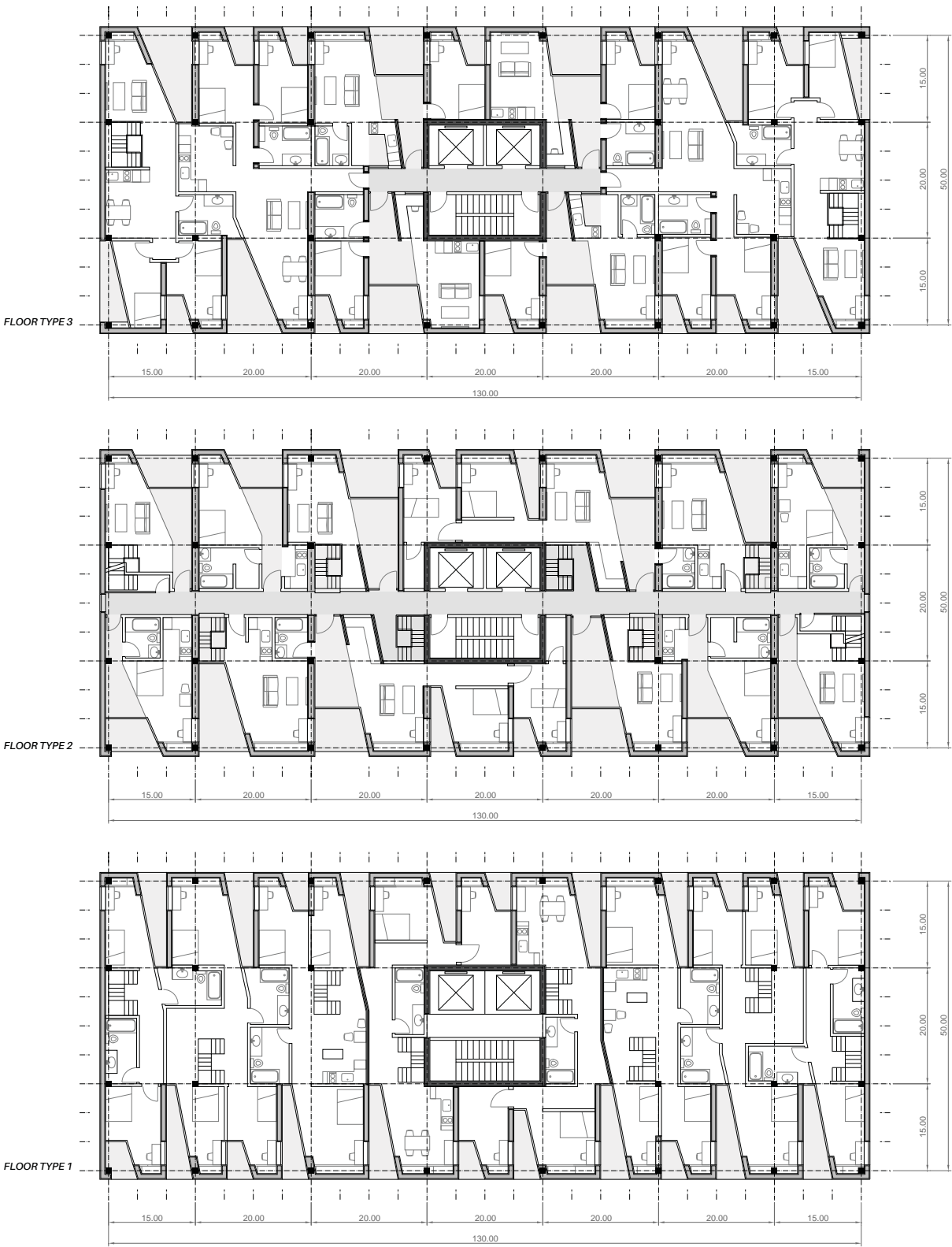


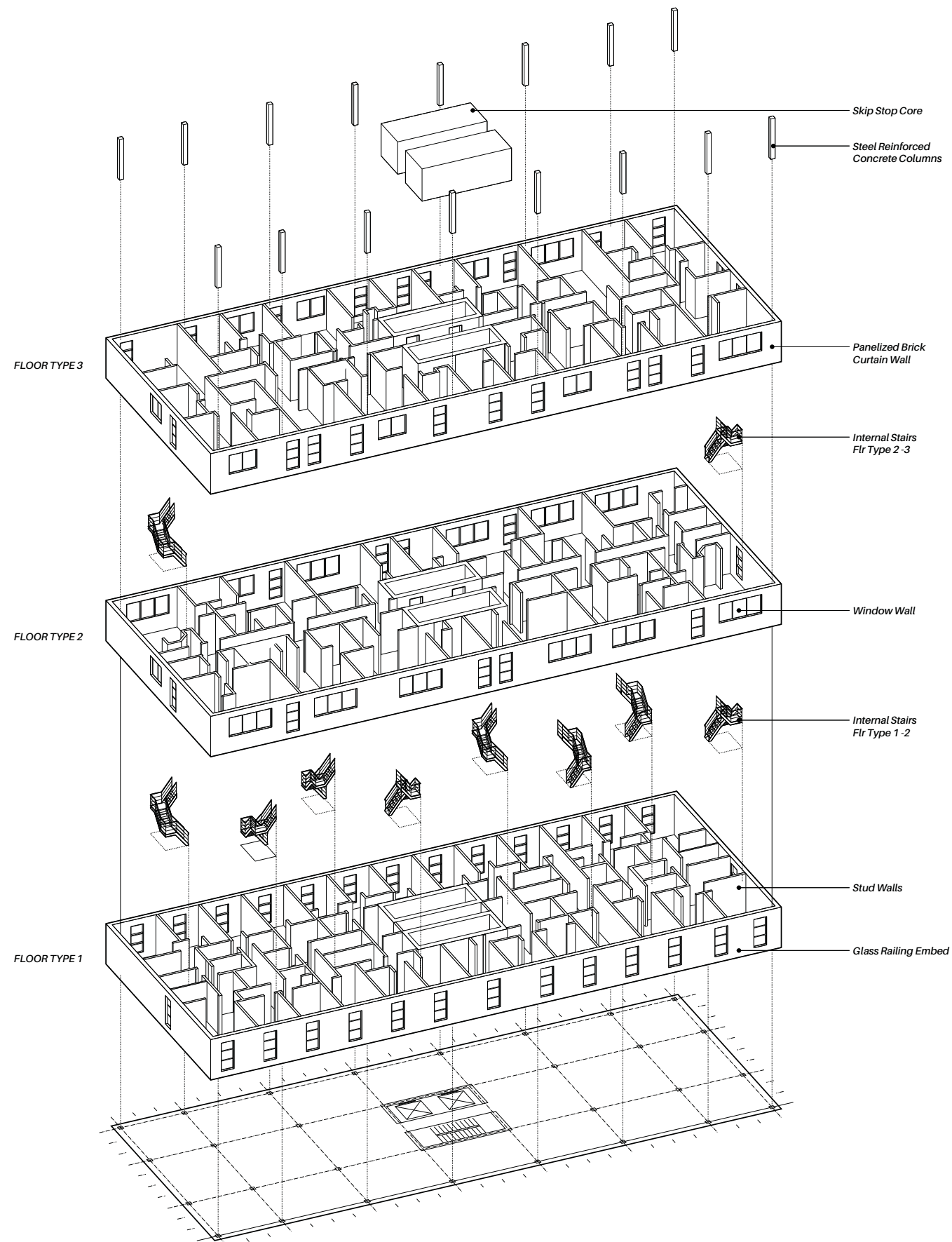
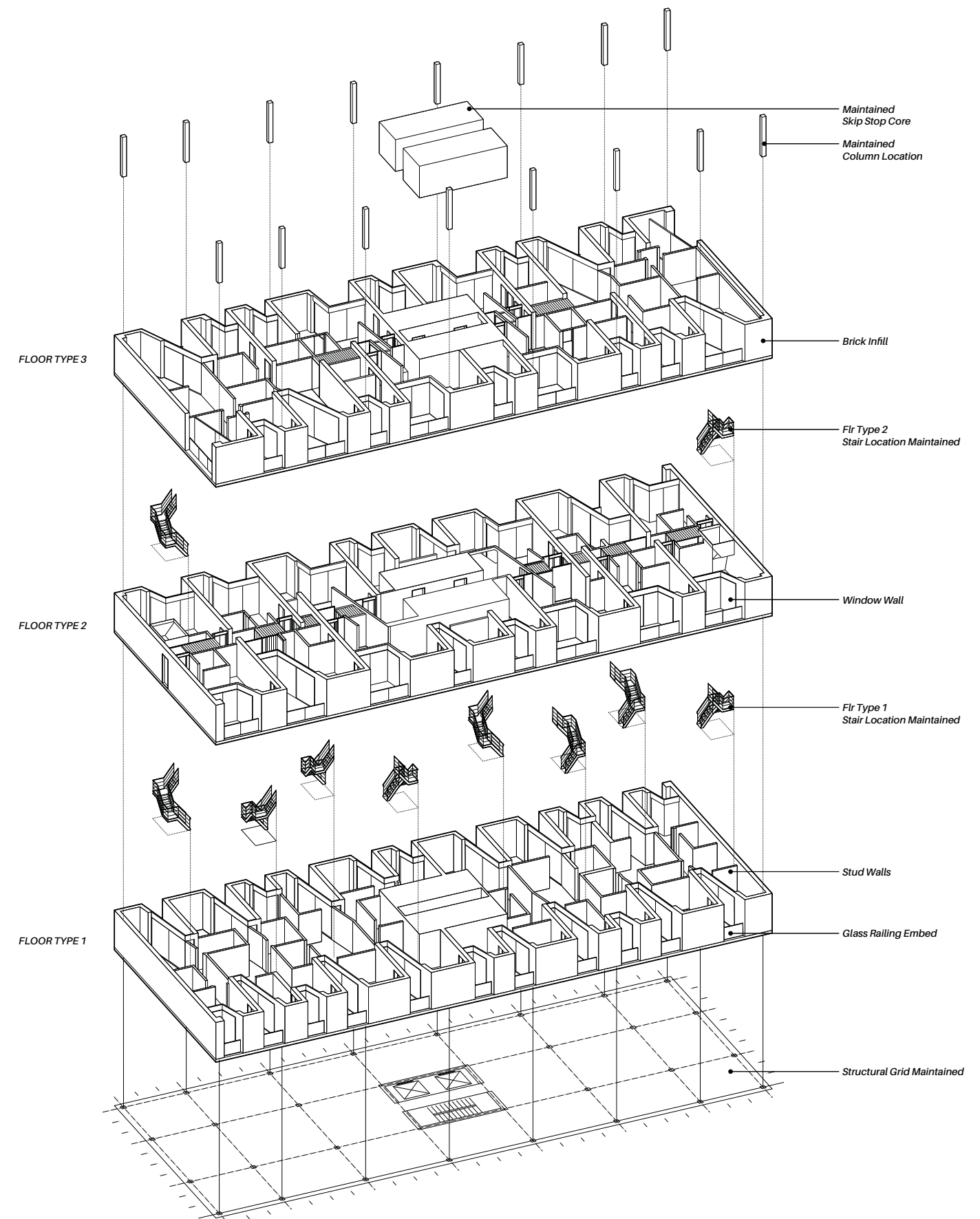
STEEL REINFORCED CONCRETE STRUCTURAL FRAME,
TWIN PARKS SITE 4

Existing



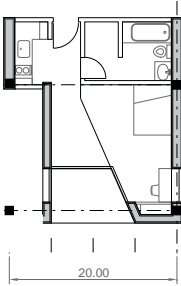
Transformed



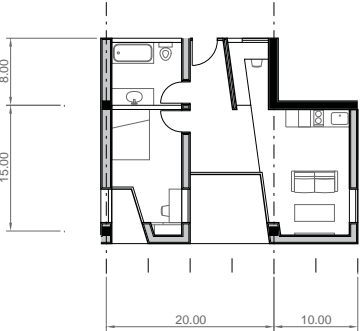
Existing*Transformed*



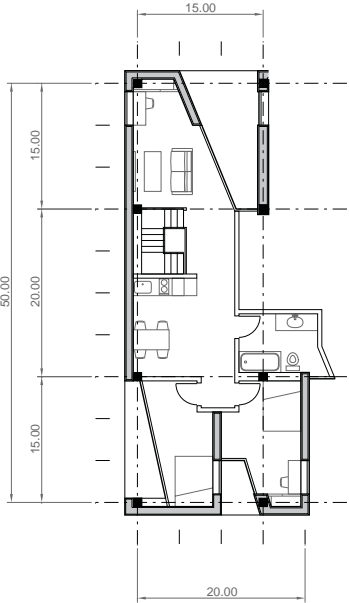
Studio
Interior : 410 sq ft
Exterior : 50 sq ft



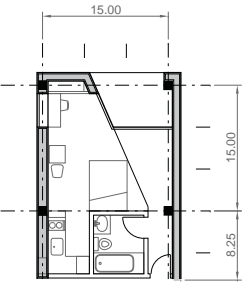
1 bedroom
Interior : 610 sq. ft.
Exterior : 75 sq. ft.



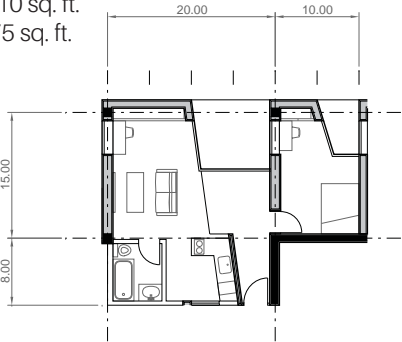
2 bedroom
Interior : 910 sq ft
Exterior : 165 sq ft



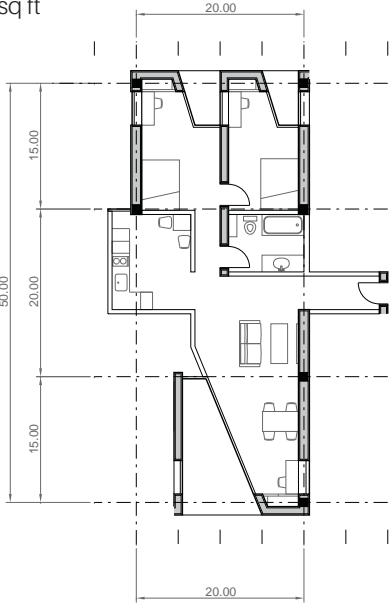
Studio
Interior : 410 sq ft
Exterior : 50 sq ft



1 bedroom
Interior : 610 sq. ft.
Exterior : 75 sq. ft.

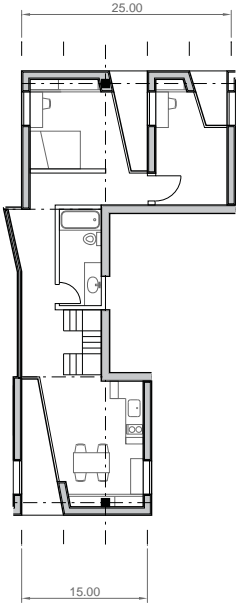


2 bedroom
Interior : 985 sq ft
Exterior : 135 sq ft

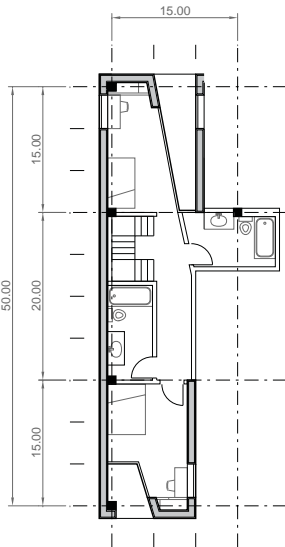
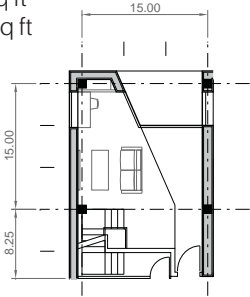




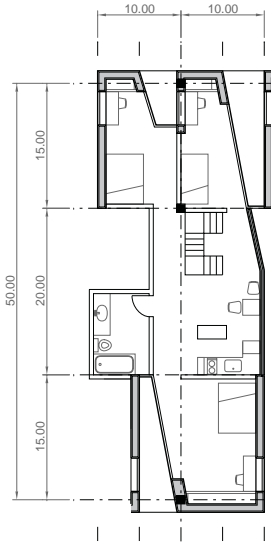
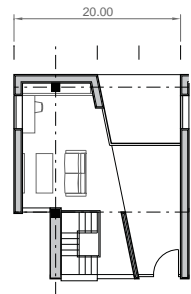
2 bedroom
Interior : 780 sq ft
Exterior : 120 sq ft



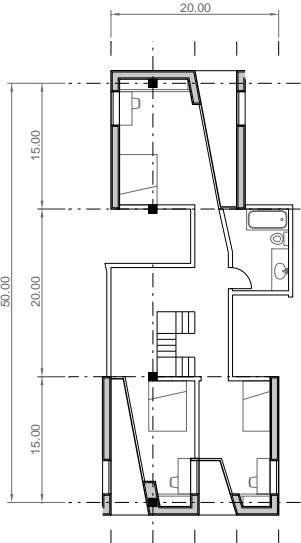
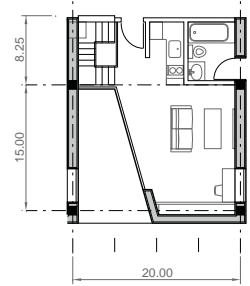
2 bedroom
Interior : 950 sq ft
Exterior : 130 sq ft

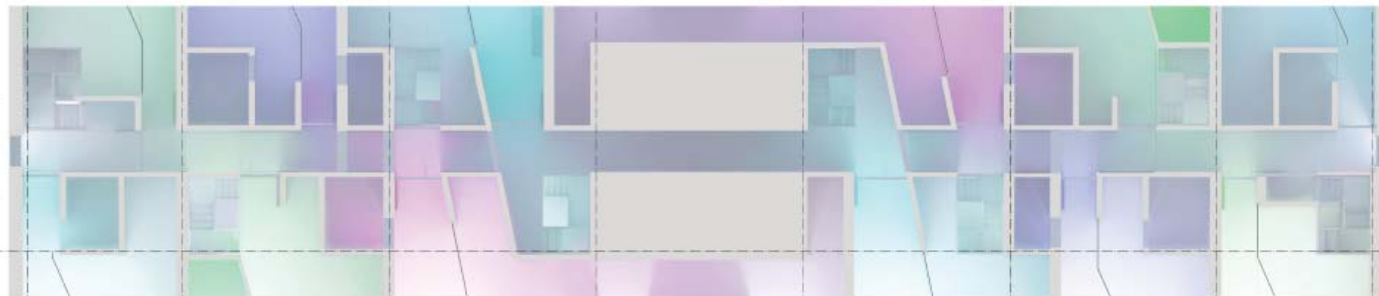


3 bedroom
Interior : 1200 sq ft
Exterior : 200 sq ft



3 bedroom
Interior : 1160 sq ft
Exterior : 235 sq ft





Engendering Collectivity Through Affect

More over, through the regulation of these new parameters via the facade, new phenomenal conditions crack open previously enclosed, dark, and compartmentalized spaces and unify them into new moments of collectivity within the building.

These new moments, are new aggregates created through the folds emittance of light and color into the interiors. They are a middle and regional aggregate that is between the scale of the individual unit and the domain of the building floor plate as a whole.

This new aggregate is the mixing and fusion of colors between individual units. As these colors blur together, spaces blur together and the perception ownership accompanying such spaces comes into question. It is a form of collective experience set apart from preconceived notions of shared space. It is not one of physical coownership of area, but that of perceptual coownership that more so aligns to socio-political development strategies of housing within the United States.

Skin Deep is a permanent perceptual experience of cohabiting individualized spaces through the form of affect. As long as light and shadow accompanied with color are there, so too will the presence of collectivity.

