On-going exterior restoration work includes repair and replacement of pillars and fencing at entrance courtyard; restoration of historic facades and masonry; repair of various stone pathways, stairs and sidewalks; stabilization of stone retaining walls; and redesign of westside pathway. Other work includes repair of deteriorated roof areas.

Location: Staten Island, New York
Client: St. Peter’s Church
NEIGHBORHOOD, CITY & REGIONAL PLANS

REDEVELOPMENT PLAN, CITY OF MONESSEN, PA

SCOPE OF WORK: Revitalization and urban design plan for the redevelopment of the City of Monessen. The plan, implemented within the framework of a federally and state designated Urban Renewal Plan, calls for a new riverfront park, access streets, public spaces and centers of cultural activity. It establishes new development parcels with special design guidelines and development controls, designates land for acquisition and disposition, institutes new sustainable zoning and preservation ordinance, and creates a historic district. It also sets up an artist relocation program to facilitate housing rehabilitation.

Budget: Phased multi-year project
Client: City of Monessen, John Harhai

PHOTOGRAPHS:
CITY OF MONESSEN, PA.

EXISTING CONDITIONS:
CITY OF MONESSEN, PA.
The City of Monessen has suffered severe environmental contamination as a result of heavy industrial/manufacturing use, fundamental to the City identity since its founding in 1897. This has led to conditions formally defined as blighted, unsafe, or economically or socially undesirable land uses. Moreover, the contamination of the shore-line areas, in a known flood plain, presents a significant risk of uncontrolled dispersal in the event of flooding. There are 492 primary structures in this study area. There are 375 buildings considered sound, without any rehabilitation or maintenance work needed; there are 94 structures which are in need of minor rehabilitation work, and ten (10) structures which are code-deficient and in need of major rehabilitation work. There are 13 buildings which are economically infeasible to rehabilitate.
CITY OF MONESSEN, PA
PLANNING STRATEGY

**Cultural District / Memorial Park Project Area**
- **General**
  - Initiate city-wide sustainable practices
  - Restore ecology and landscape
  - Connect city to riverfront
  - Create/promote cultural district
  - Attract art and creative capital investment
  - Promote public participation
  - Sustainable Framework
- **Culture, Arts, Education**
  - Arts and cultural district
  - Third Street Plaza
  - "Made in Monessen" Program
  - Artist Relocation Housing Program
  - Public Arts Program
  - Work-live Housing
- **Urban Design**
  - Design guidelines
  - Protect historic resources
  - Increase pedestrian mobility
  - Network of parks and public spaces
  - New street system
  - Remove blighted structures

**Cultural District / Memorial Park Project**
- **Streets**
  - A new gridiron pattern introduces a network of north-south streets and one east-west street to connect city with river, preserve views, provide framework for future development and facilitate access to Cultural District and parks.
- **New Streets Mapping, Riverfront Reclamation and Heritage Park**

**Mon Valley Heritage Park**
- Land reclamation and restoration gardens, Eco-center, Museum of peoples of Mon Valley, 1948 Memorial and remembrance center

**Third Street Plaza**
- Elements: six significant buildings, outdoor performance space, public art, former City Hall, hotel, non-profit cultural organization, restaurants, work-live housing, music and media center, theater, art-related businesses, "great" lawn, fountain
Amendments to the City of Monessen Zoning Ordinance included the following Zoning Map changes within the boundaries of the Redevelopment Area:

- M-1 districts changed to C-2
- M-2 districts changed to C-2
- Change existing C-2 to “S” in area roughly located between Tenth Street and Park Way, along Schoonmaker Avenue
- Creation of Special Districts
  - Cultural District C-2 (c) to promote creative production, consistent with arts-based, artisanal, custom small-scale manufacturing and work/live spaces, permits controlled agricultural activities, nature preserves, environmental research and laboratories.
  - Preservation District C-2 (p) to preserve a coherent presentation of those historically and architecturally significant structures concentration in the area bounded by Fourth Street to mid-block between Sixth and Seventh Streets, between the north side of Schoonmaker Avenue and the south side of the Pittsburg and Lake Erie railroad line.
HISTORIC PRESERVATION

LANDMARK COLONY MASTER PLAN AND BUILDING DESIGN
Master Plan for the redevelopment of the NYC Farm Colony, a 45 acre site zoned R3-1 and R3-2, in the Farm Colony- Seaview Historic District and within the Special Natural Area District. The site and the eleven buildings it contains, vacant since 1975, are in ruined conditions. Six buildings will be restored, four of those will be converted to residential, one will be stabilized as a ruin. Five other buildings will be dismantled and the stone salvaged for reuse in the new construction. The development plan calls for a total of 350 units in different residential typologies, a clubhouse and retail/community facility uses, and large tracts of interconnected open spaces with recreational amenities in a park-like setting.
Budget: $100,000,000 +
Client: NFC Associates LLC
HISTORIC PRESERVATION:
DORMITORY BUILDINGS

DORMITORY BUILDINGS RENDERED ELEVATIONS

DINING HALL

DINING HALL PHOTOGRAPHS

DINING HALL MATERIAL ANALYSIS
BUILDING DESIGN:
COTTAGES AND CARRIAGE HOUSES

COTTAGE HOUSE PLAN

COTTAGE HOUSE TYPE A PERSPECTIVE VIEW

COTTAGE HOUSE TYPE B PERSPECTIVE VIEW

CARRIAGE HOUSE PERSPECTIVE VIEW
BUILDING DESIGN:
BUILDING E

CLUBHOUSE

BUILDING E PERSPECTIVE VIEW

CLUBHOUSE ELEVATIONS
BUILDING DESIGN:
B BUILDINGS: FLATS

B BUILDING CORNICE DETAIL

B BUILDING EAST ELEVATION

B BUILDING SOUTH ELEVATION

B BUILDING WEST ELEVATION
ARCHITECTURE AND RESILIENT DESIGN

REGIONAL TYPOLOGY:
RICHMOND COTTAGES© AND PRIVATE RESIDENCE

SCOPE OF WORK: The Staten Island development cluster is located along the East Shore of the Borough, an area of NYC impacted by 10 to 15 feet storm surge caused by Hurricane Sandy. The most devastated areas were former beach communities and neighborhoods predominantly composed of converted year-round residences located alongside and within different bodies of water (wetlands, creeks, ponds, and the shoreline).

The proposed Richmond Cottages© are designed to respond to these factors as well as taking into account the need to raise the habitable floors of the dwellings to different Base Flood Elevations. Thus, the level of the first habitable floor of the house may be located anywhere between 5 and 12 feet above the street depending on the FEMA Base Flood Elevation.

The Private Residence below is a v + b project designed upon this resilient model in a flood zone.

Budget: NA

Client: Various property owners

PRIVATE RESIDENCE: Rendered Elevation

RICHMOND COTTAGES©
URBAN DESIGN AND ZONING

ST. GEORGE HARBOR COMMONS: RETAIL OUTLETS AND HOTEL DEVELOPMENT

Scope of Work: Harbor Commons capitalizes on the site’s strongest assets – its location. As a destination for Staten Island commuters and an entry point for an estimated 2 million tourists annually. The goal is to increase the commercial activity of the area and define St. George as an attractive gateway and retail destination for Staten Island, an iconic presence and cornerstone for the Staten Island waterfront establishing a critical mass of new, exclusive retail and pedestrian space.

Zoning initiatives include a re-mapping of the special St. George district to include the site, helping to reconnect “Downtown Staten Island” to the waterfront. The Urban Design goals include maintaining view corridors and panoramic views, improving pedestrian circulation, strengthening the Civic Center, creating new public gathering spaces and unifying the history of St. George and modern aesthetic through Arts and Architecture.

Budget: $300 M

Client: BFC Partners
RESIDENTIAL PROJECT
HISTORIC PRESERVATION/ RESTORATION

GARDINER- TYLER HOUSE, SI, NY
Scope of Work: A Greek Revival Mansion with portico, former residence of the late Julia Gardiner- Tyler, widow of United States President, John Tyler. A complementary wing was added to the home providing the necessary living space to accommodate three generations of the same family. The project was approved by the NYC Landmarks Preservation Commission and garnered an award from the Victorian Society in America, Metropolitan Chapter.
Budget: $1,000,000 +
v+b: Restoration Architects

VIEW: GARDINER-TYLER HOUSE
STATEN ISLAND, NY
ARCHITECTURE AND HISTORIC PRESERVATION:
248 W. 71 STREET

SCOPE OF WORK: The subject row-house is a New York City landmark, located on West 71st Street between Amsterdam and West End Avenues, within the West End - Collegiate Historic District. The project involved repairing and restoring the brownstone facade; recreation of missing architectural features; reconfiguration of the existing three-story extension at the rear; a one-story roof top addition set back from the front and rear of the building; and modifications to the rear-facing facade window openings.

Budget: NA
Client: Private
NEW VENTURES: CORPORATE COMMONS
Planning for Space Allocation, Programming & Design Conceptualization of a unique charter school complex located within a 6-story building totaling 240,000 SF. The educational facility concept design was informed by a series of preparatory design workshops, led by v+b, with key educational and administrative staff of four schools chartered to serve students from early elementary grades through high school including students with various challenges and special needs, Lavelle Elementary, New Ventures (transfer high school), Early College and the Spectrum School.

In addition to workshop sessions, Interior Planning, and Concept Designs, building envelope studies were developed to illustrate how an innovative, energy-smart, and sustainable structure can also be an inspiration to learning. The conceptual designs envision integration of technology, dance, and the arts, as integral components of the educational programming. Use of the building’s rooftop for agriculture is also envisioned as a key component of one school’s culinary arts programming.

Location: Staten Island, NY