

BLACKROCK LIBRARY

A public library with influence from "The Dapper Goose"

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ARC 202, Spring 2021
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Blackrock - Neighborhood Research

Development Regulation and Zoning ...how the neighborhood's building and zoning codes impacted its development

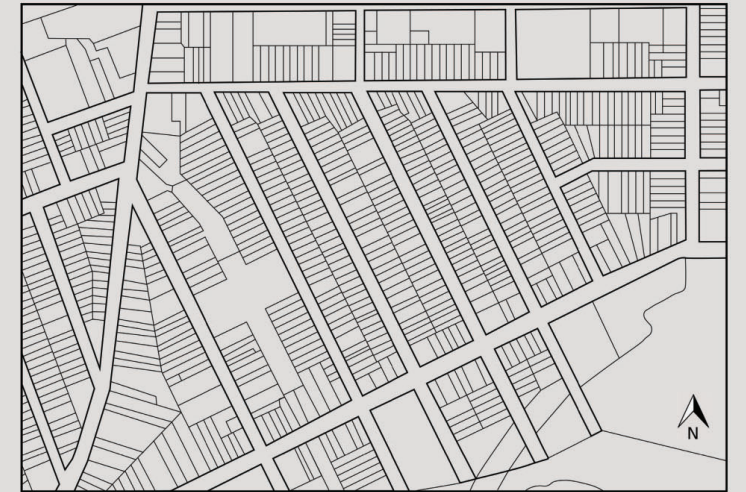
To start the semester, the studio was split into three different sections, each covering a different neighborhood in Buffalo, NY. These three neighborhoods were the Fruit Belt, the Lower West Side, and my section: Blackrock. To better understand these neighborhoods, we began a two week long exploration into many aspects of the neighborhoods, which would be presented to the studio. To achieve this, the sections were split into groups of four to five people to cover a certain topic, in my case: Development Regulations and Zoning. This pertains to how the neighborhood's building and zoning codes impacted its development. Through the following series of graphics created by myself and my team, we begin to understand how the neighborhood is laid out.

Development Regulations and Zoning

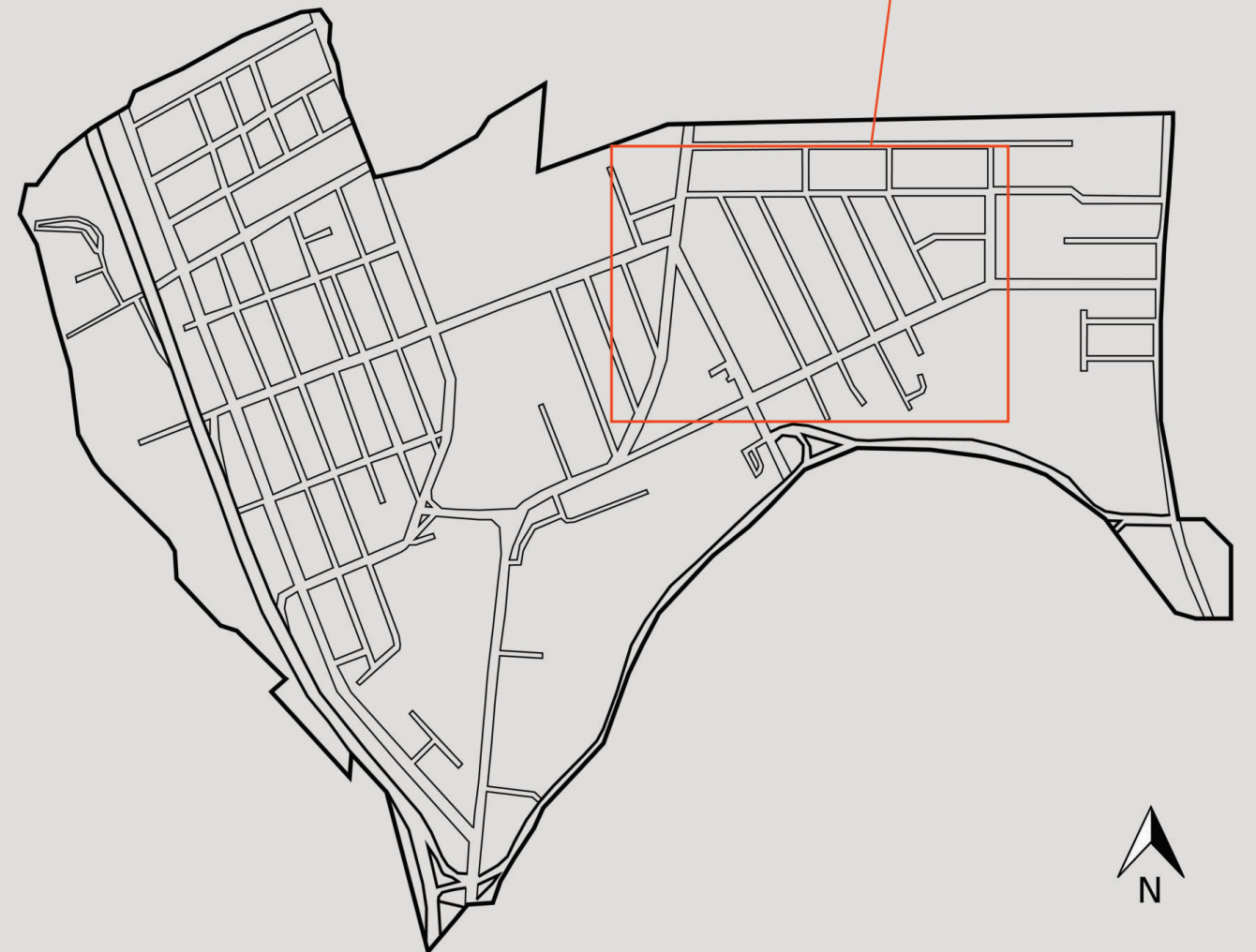
From the late nineteenth to early twentieth centuries, the Amherst-Grant community, know as Blackrock, grew as a mixed-used area for industrial, residential, and commercial use. The community's prosperity grew partially due to the construction of a beltline located at the intersection of Amherst and Grant streets.

In the early years of the neighborhood, there was a slack building code and weak zoning laws, since many houses were rapidly built to meet all the demand of all working-class residents. This created a mixed-used environment where all types of structures were allowed.

In 1925 City's first Zoning Ordinance was adopted, with one residential, one apartment-hotel, one commercial, and three industrial districts. After that the next big update was the 2016 Green Code. The Green Code represents the first major overhaul to Buffalo's zoning laws since 1953 and will serve as the city's blueprint for zoning and development in the 21st Century.



10 Acre Focus Area Map

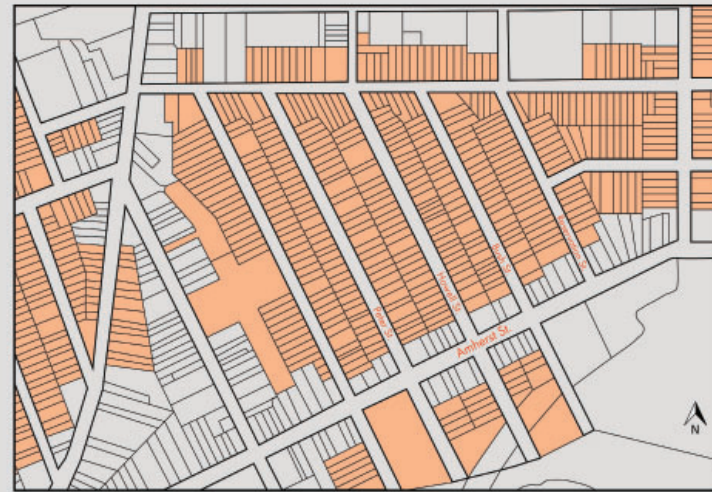


Greater Blackrock Map

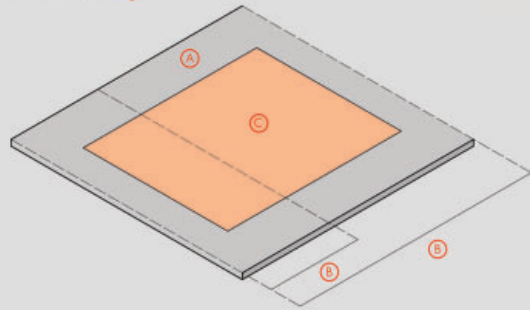
N-2R (Residential) Zoning

The present zoning of our chosen Blackrock neighborhood is defined by the "Unified Development Ordinance", aka. Buffalo Green Code. In this section of Blackrock, one of the three zoning typologies present is the Residential (N-2R) Neighborhood Zone. From the map (right), it is gathered that Peter, Howell, Bush, and Reservation streets are all zoned as Residential, limited the building typologies approved for construction. In the Buffalo Green Code, the 'purpose' given for the N-2R) zoning is as follows:

"The N-2R zone addresses residential areas adjoining more intensive mixed-use centers, generally defined by compact residential blocks, which occasionally include small mixed use buildings."

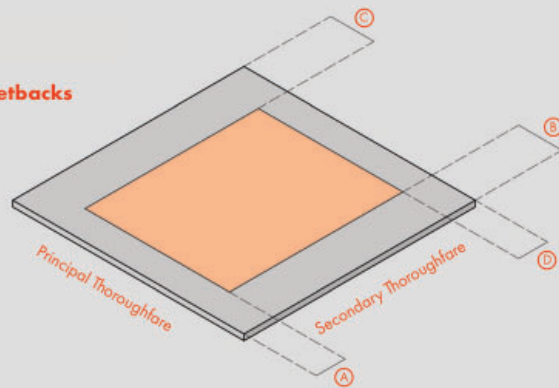


Lot Dimensions/Coverage



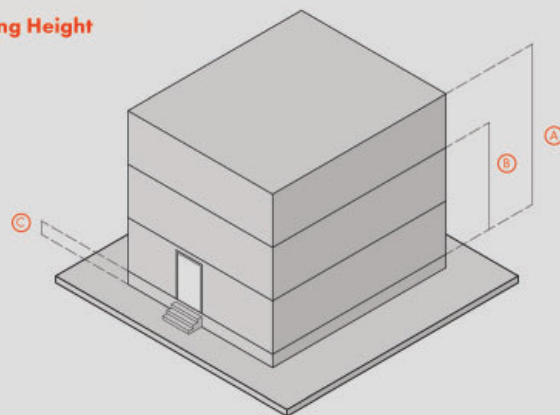
A	Lot Area (min)	900 SF
B	Lot Width (min/max)	15'/40'
C	Building Coverage (max)	70% of lot

Building Setbacks



A	Front Yard (min/max)	+/- 5' from established front yard line
B	Corner Side Yard (min/max)	3'/15'
C	Interior Side Yard (min)	3'
D	Rear Yard (min)	15% of lot depth

Building Height



A	Building Height (max)	3 stories, 40'
B	Building Height (min)	2 stories
C	Finished Ground Floor Level (min/max)	0'/4'

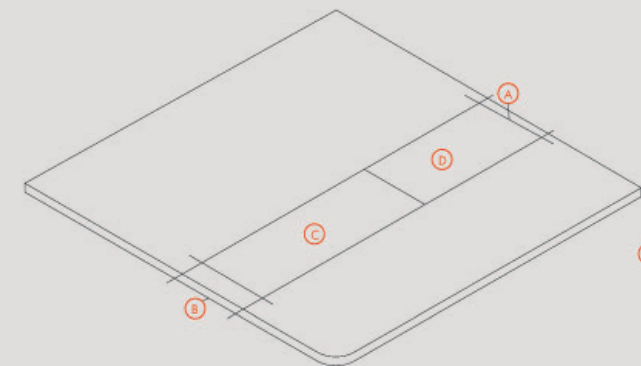
N-2C (Mixed Use) Zoning

"The N-2C zone addresses mixed-use, walkable centers of Buffalo's most compact neighborhoods, many of which were fully developed before the automobile became prominent"

On the Grant-Amherst st the most common structure we can see are the Shopfront House, which consisted of a house attach to store front.

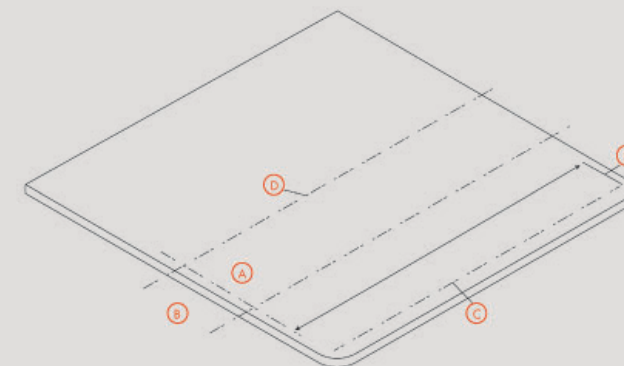


Lot Dimensions/Coverage



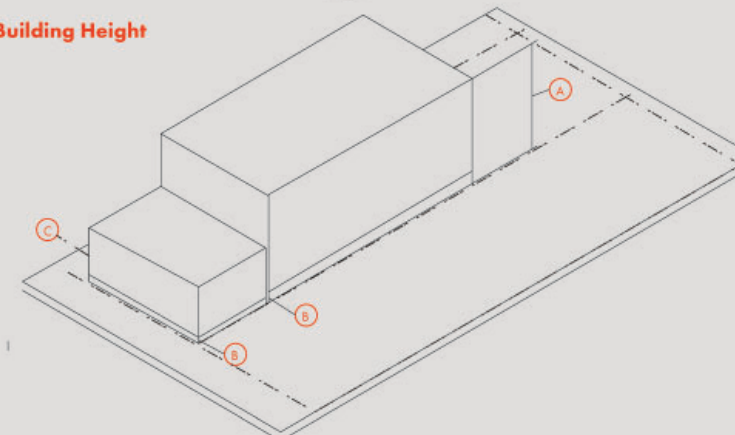
A	Lot Area (min)	1,500 SF
B	Lot Width (min / max)	25' / 60'
C	Building Coverage (max)	90%
D	Impervious coverage (max)	100%

Building Setbacks



A	Front yard (min/max)	0'/0'
B	Build-to percentage, front facade (min)	85%
C	Corner side yard (min/max)	
	Shopfront portion	0'/0'
	House portion	0'/15'
D	Interior side yard (min/max)	0'/30'
E	Rear yard (min)	15% of lot depth, but need not be greater than 15'

Building Height



A	Building height (max)	3 stories, 44'1"
B	Ground story height (min)	0'/2" for shopfront portion, 1.5'/4" for house portion
C	Finished ground floor level (min/max)	15' for shopfront portion

Land Uses

The land use in Black Rock is residential mostly because in the past the homes in the area were worker's cottages modest wood framed structures built to house the labor needed for industry. The City of Black Rock has dedicated it's resource to keeping it's communities together and big industries out of the way.



Residential	29%
Commercial	11%
Industrial	13%
Community facilities	4%
Parks	5%
Vacant	11%



Unified Development Ordinance

PREPARED FOR
THE CITY OF BUFFALO
MAYOR'S OFFICE OF STRATEGIC PLANNING
MAYOR BYRON W. BROWN
DECEMBER 2016



PRODUCED BY:
camiros

For more information on Zoning and Building codes, refer to the Buffalo Green Code's Unified Development Ordinance



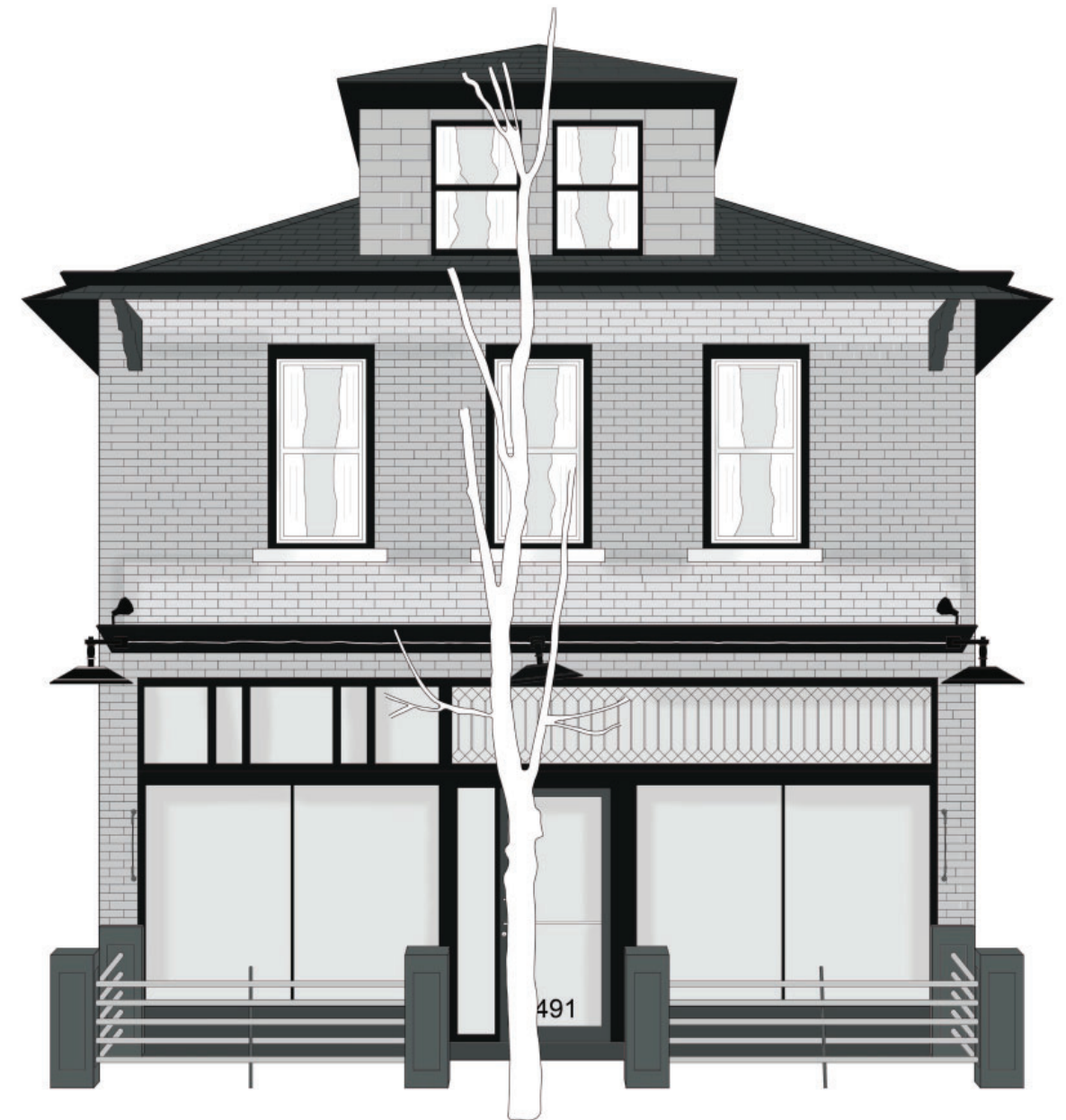
The Dapper Goose, 491 Amherst St. Buffalo, NY

Excercise 1 - Prescedent to Projection

**“What makes the building distinctive? What makes it ordinary? What are its memorable features? What—in passing—might someone miss?”
- Excercise Introduction**

Following the initial neighborhood research, we began a series of Ethnographic “Building Portraits”, which challenged us to find the small details which made our chosen building unique. This drawing series ultimately led us to form an architectural thesis which was translated further into the subsequent projects.

My precedent building was the Dapper Goose, a popular Blackrock restaurant and bar located on Amherst st. that only truly “comes to life” during its operating hours of 5-9 pm. Therefore, how the building is perceived at night is arguably more important than during the daytime. For this reason, I chose to focus on the Dapper Goose’s unique lighting conditions, and how they serve to *conceal and reveal* certain architectural elements of the building as my primary thesis.



First pass at Excercise 1



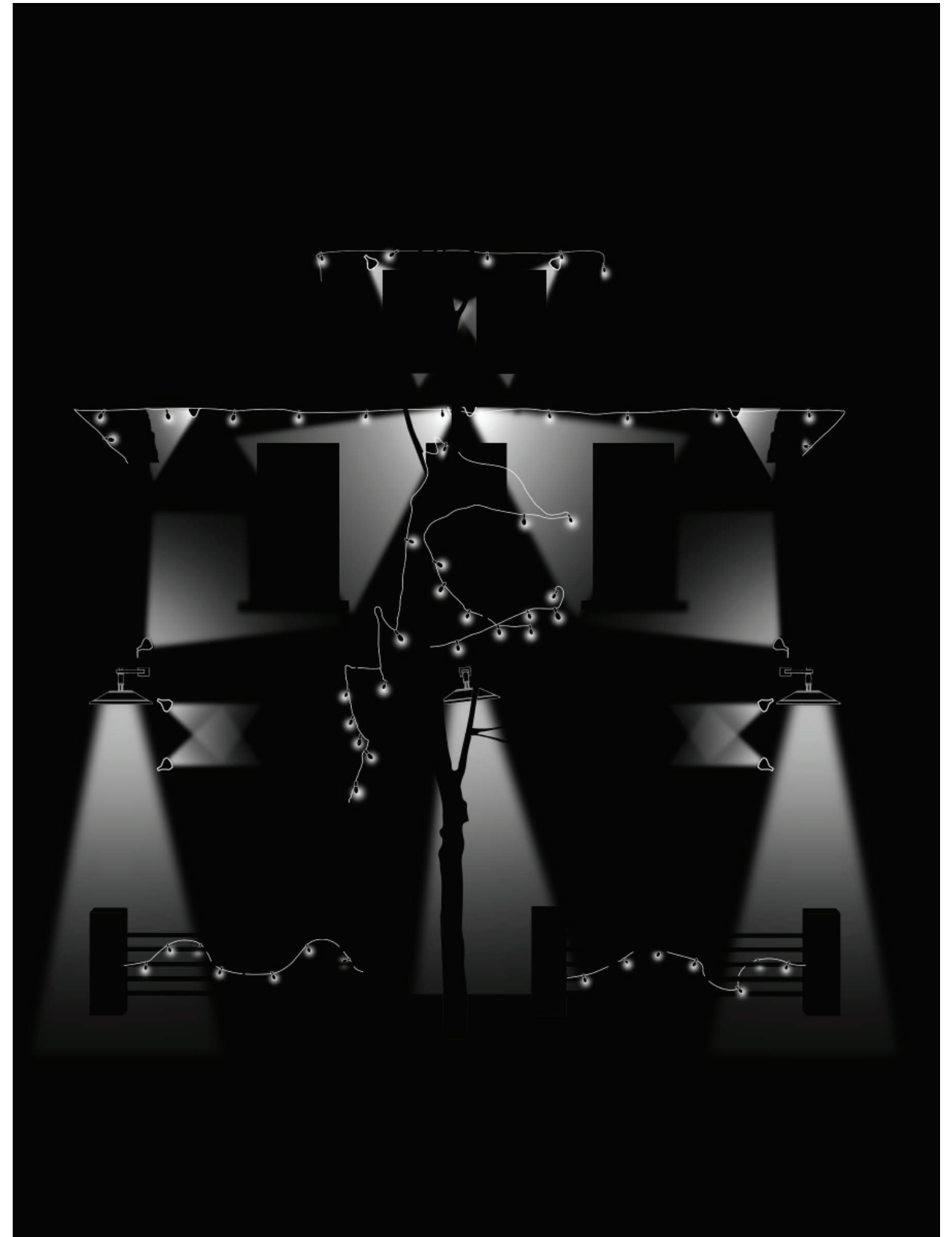
Excercise 1 Final Iteration



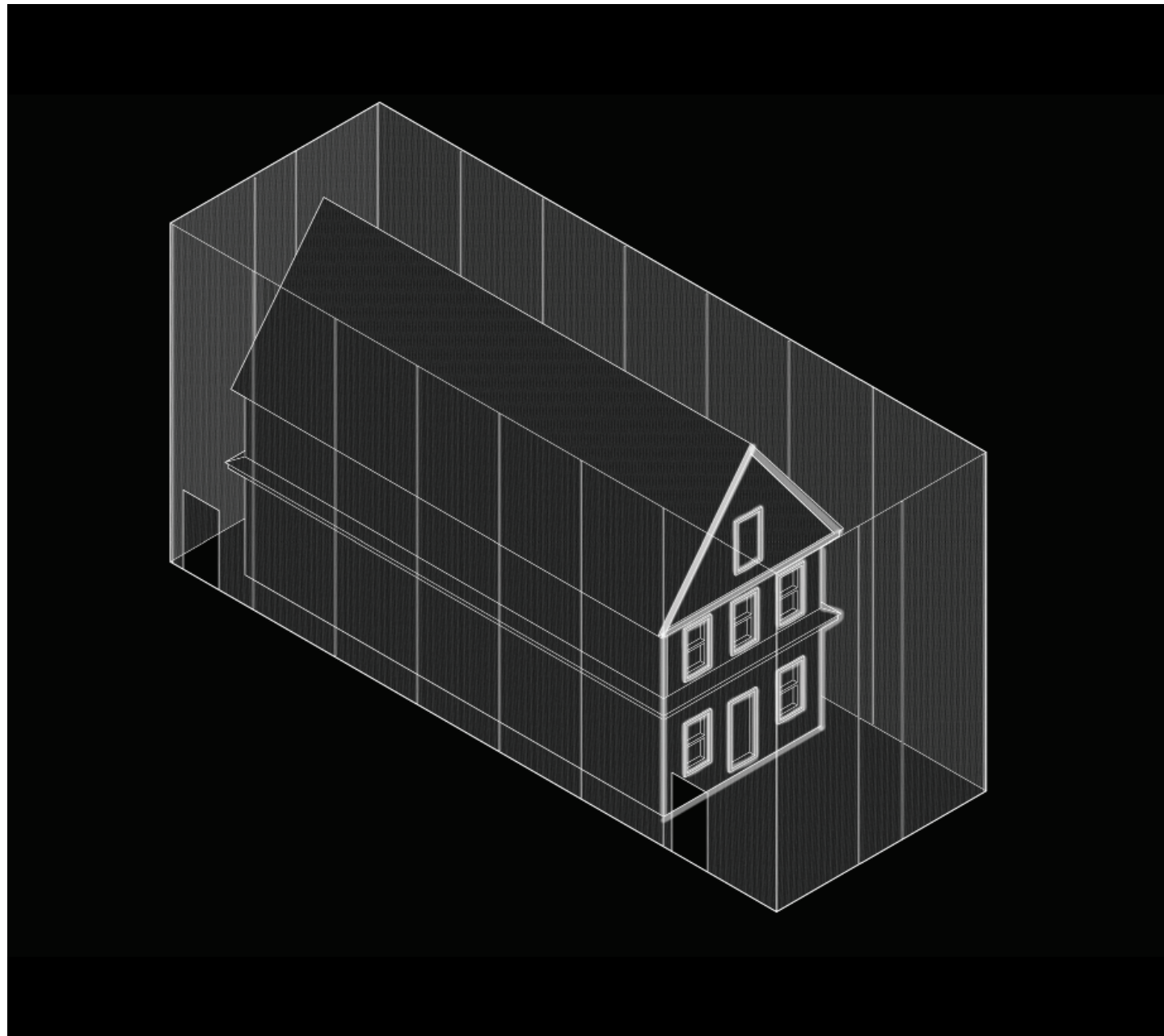
Exaggeration of lighting fixtures was used as an opportunity to highlight architectural elements that define the building.



The string lights on the tree in front of the Dapper Goose are **transplanted** to take the form of the building.



To **abstract** the building, all linework from the drawing is removed, allowing the building's form to only be shown through the interaction of light and shadow on critical architectural elements.

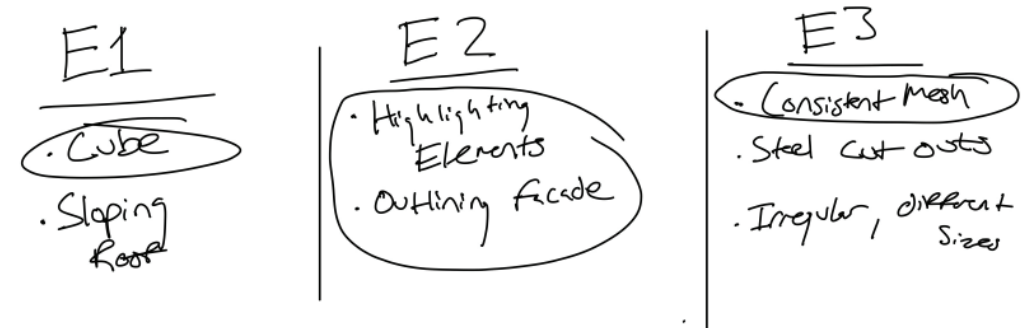
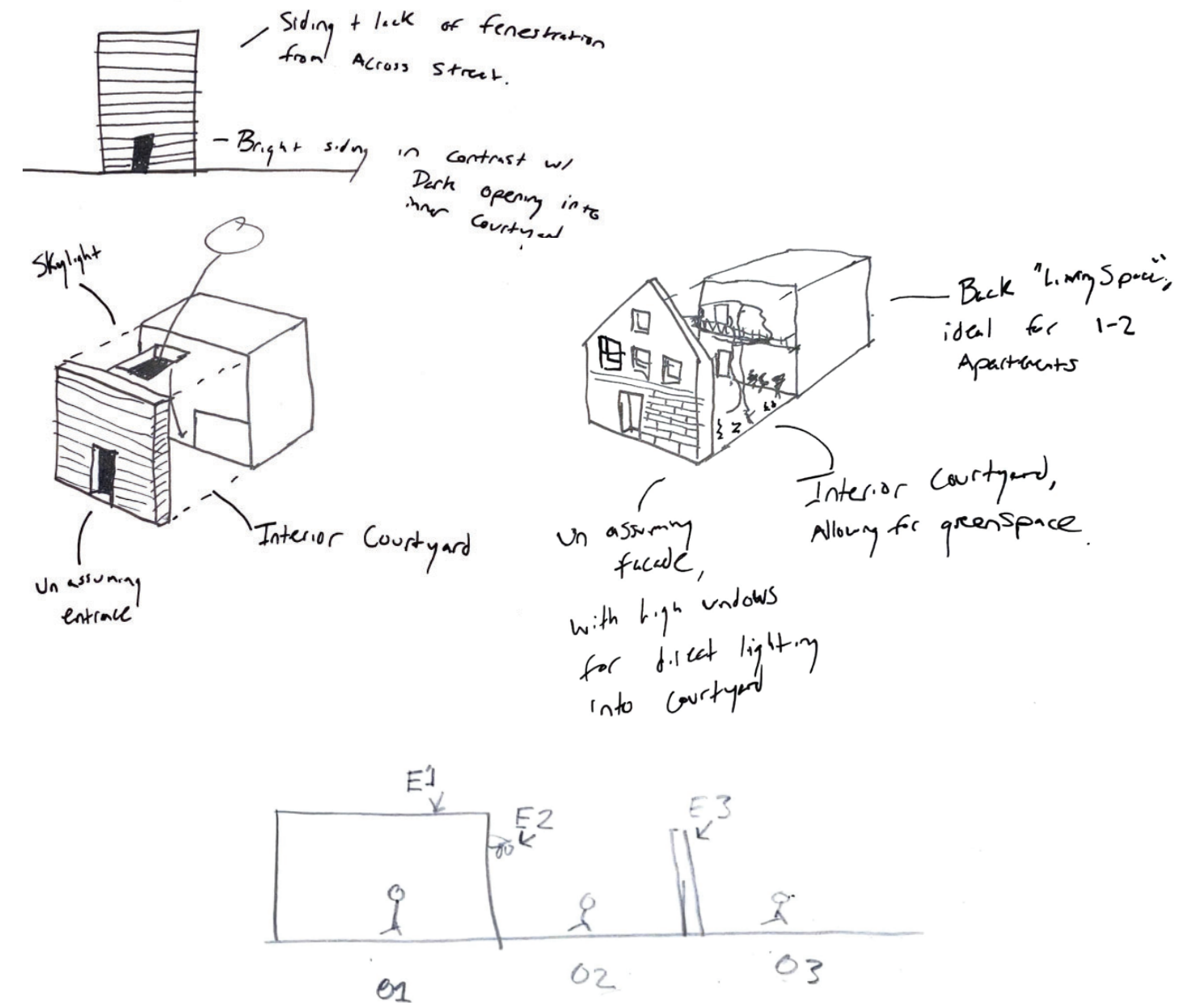


Final Massing

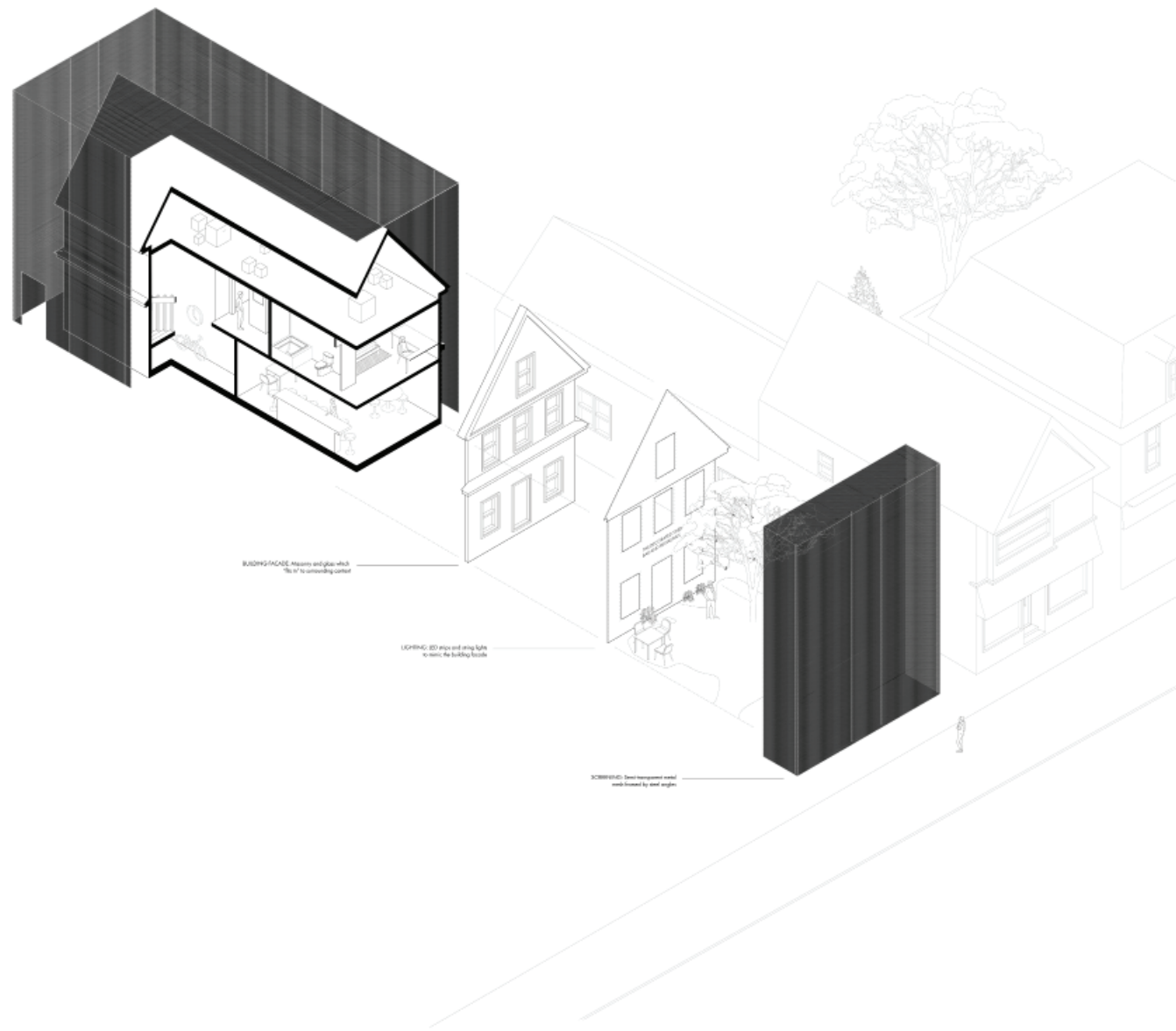
Project 1 - Infill Home

This way, during the daytime, there is an unassuming rectangular street condition, but at night, lights on the facade highlight the outline and important elements...allowing the building to "fit in".

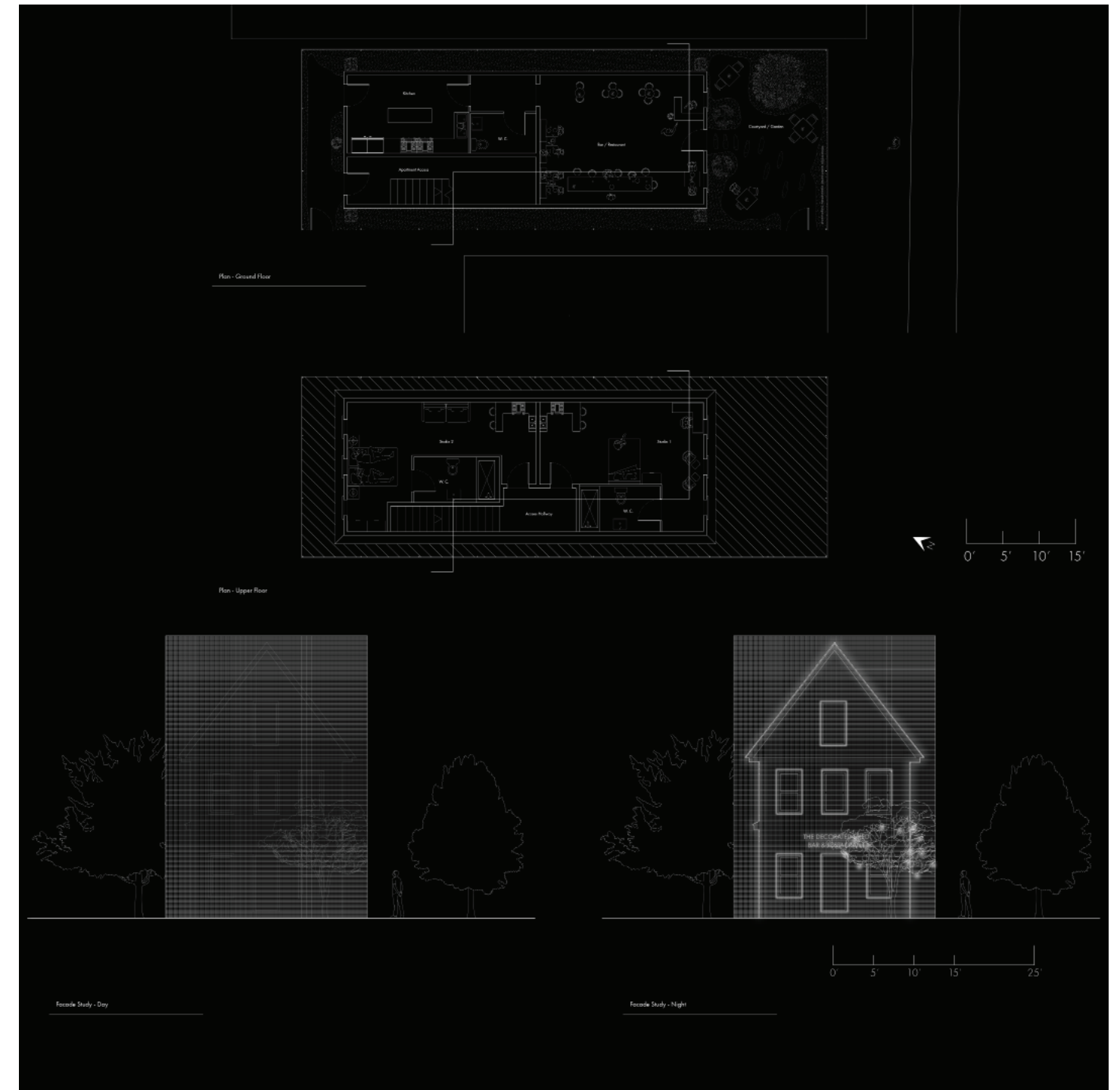
Moving forward to project 1, I wanted to find a way to make my building "fit in" to the neighborhood, while still maintaining the conceal and reveal thesis previously introduced. To achieve this, I created a very vernacular building, and concealed it behind a tight steel mesh. This way, during the daytime, there is an unassuming rectangular street condition, but at night, lights on the facade highlight the outline and important elements, such as windows, allowing the building to "fit in". The duality of these two facade conditions serves the program of the building well: a double with a storefront, in this case a Bar and Restaurant.



Process Diagrams, showing the progression of the form over time



Section Axonometric



Plans and Elevation Facade Study



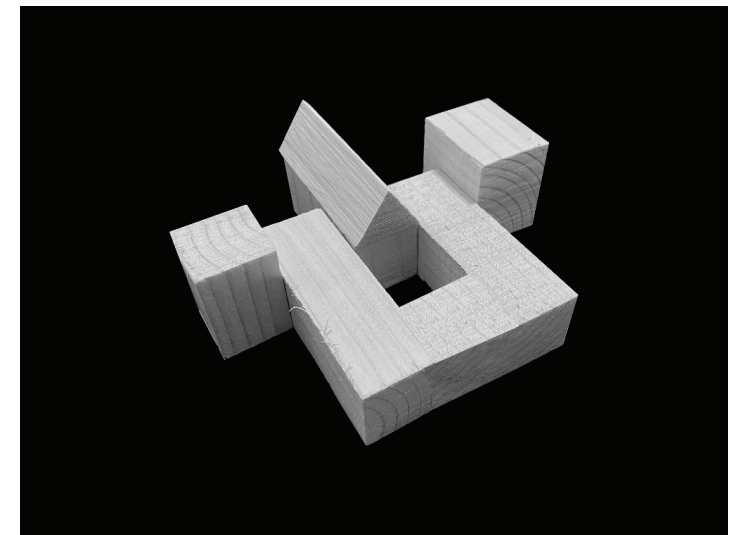
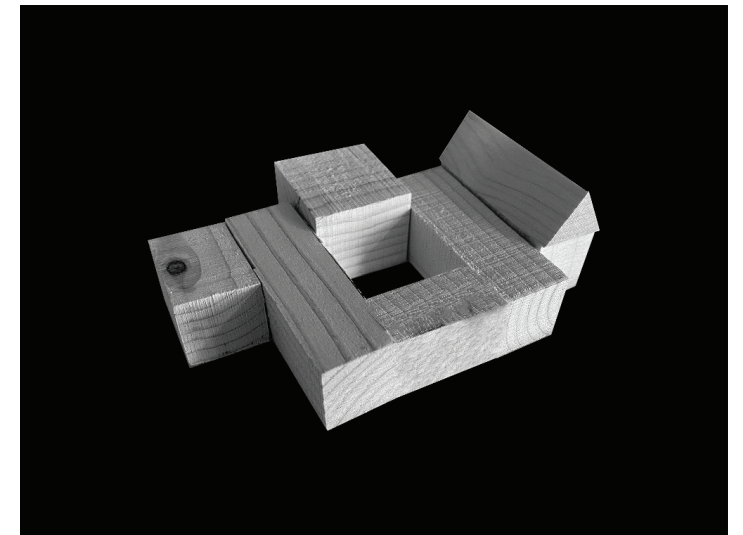
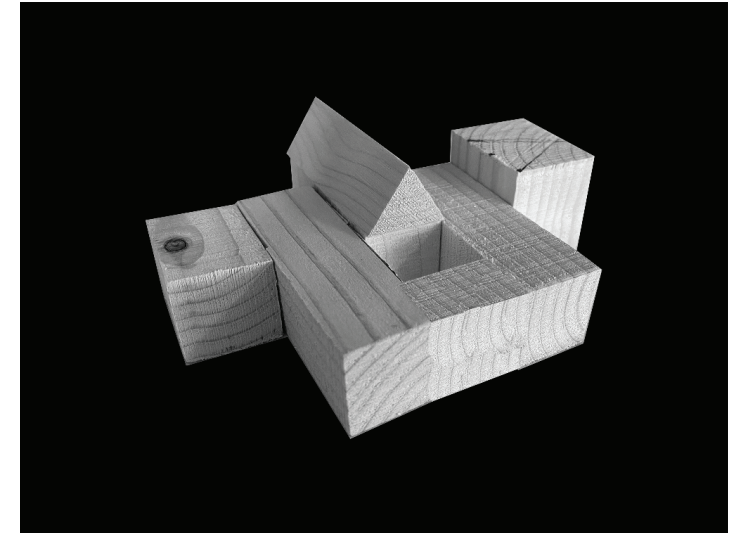
Project 2 Render

From the front, you see two perfect gabled forms, but as you observe the building from an oblique perspective, its form becomes more complex...

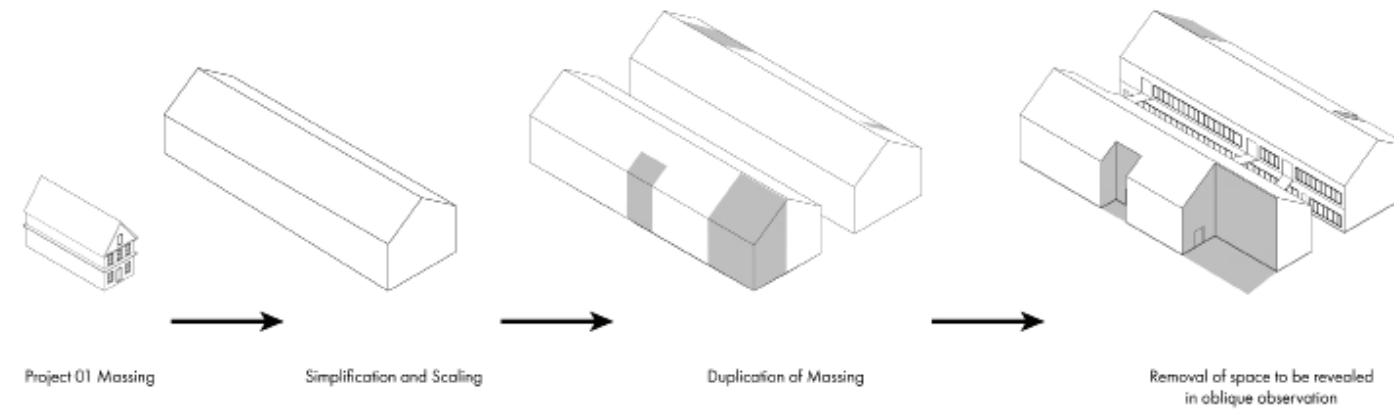
Project 2 - Public Library

Project 2 involved taking the thesis refined through Exercise 1 and Project 1 and projecting it into a Library Program. There are three simple operations which bring us from the form of Project 1 to Project 2, which are: Simplification of the form, duplication and spacing of the massing, and removal of space which is revealed in oblique observation. From the front, you see two perfect gabled forms, but as you observe the building from an oblique perspective, its form becomes more complex to react to the program of a Library.

Initial Massing Study Models



Massing (Parti) Diagram

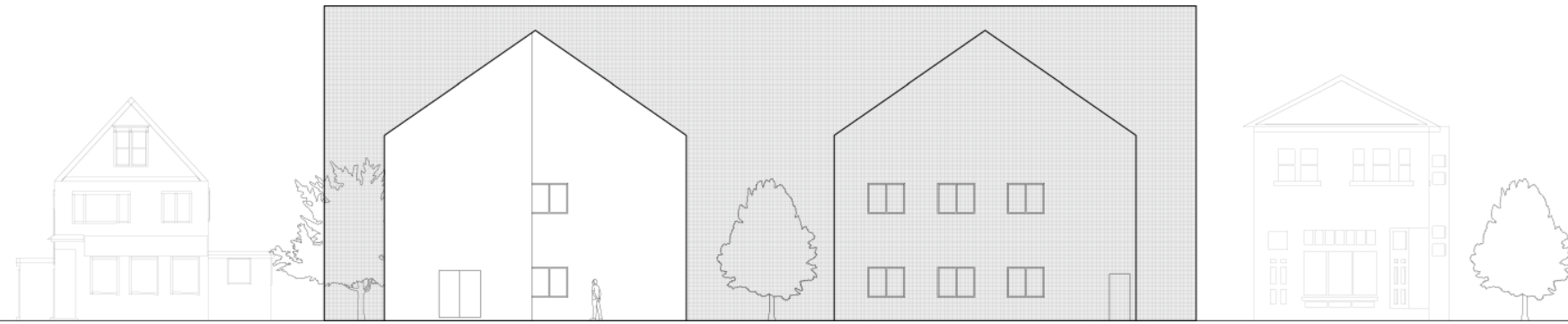


This set of operations add another meaning to the concept of concealing and revealing, which is observing the project at different angles.

Facade Study Diagram



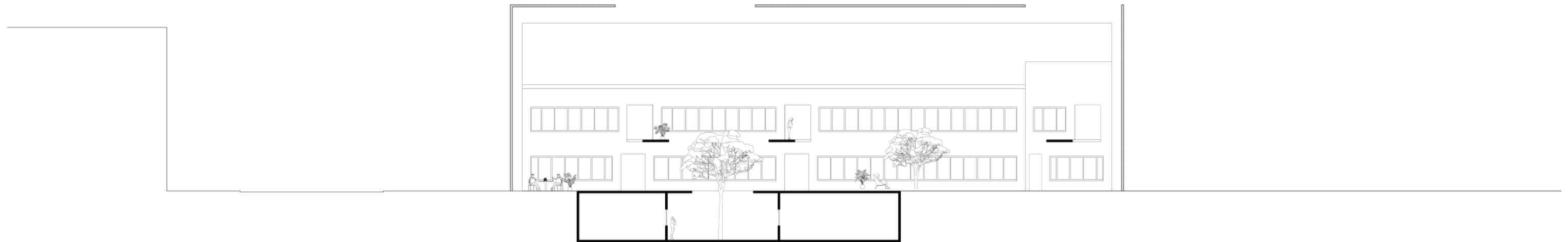
This diagram serves as a proof of the thesis, by providing a daytime versus nighttime comparison of the front elevation condition.



Front Elevation

The spacing of the two volumes of the project matches the spacing between buildings seen throughout the neighborhood.

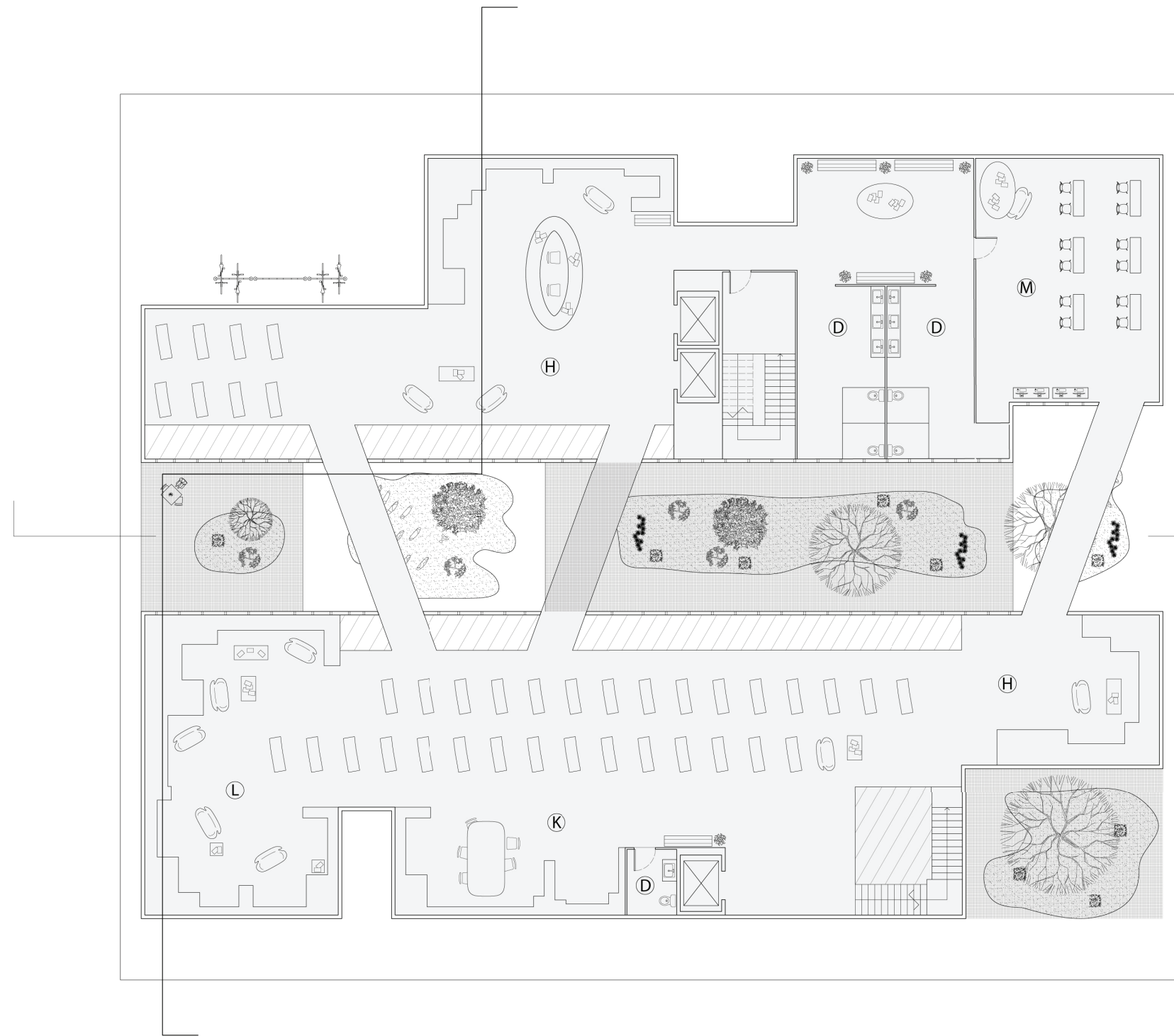
A result of this spacing is the large outdoor space created in between the two buildings, which serves as the highlighted moment underneath the mesh.



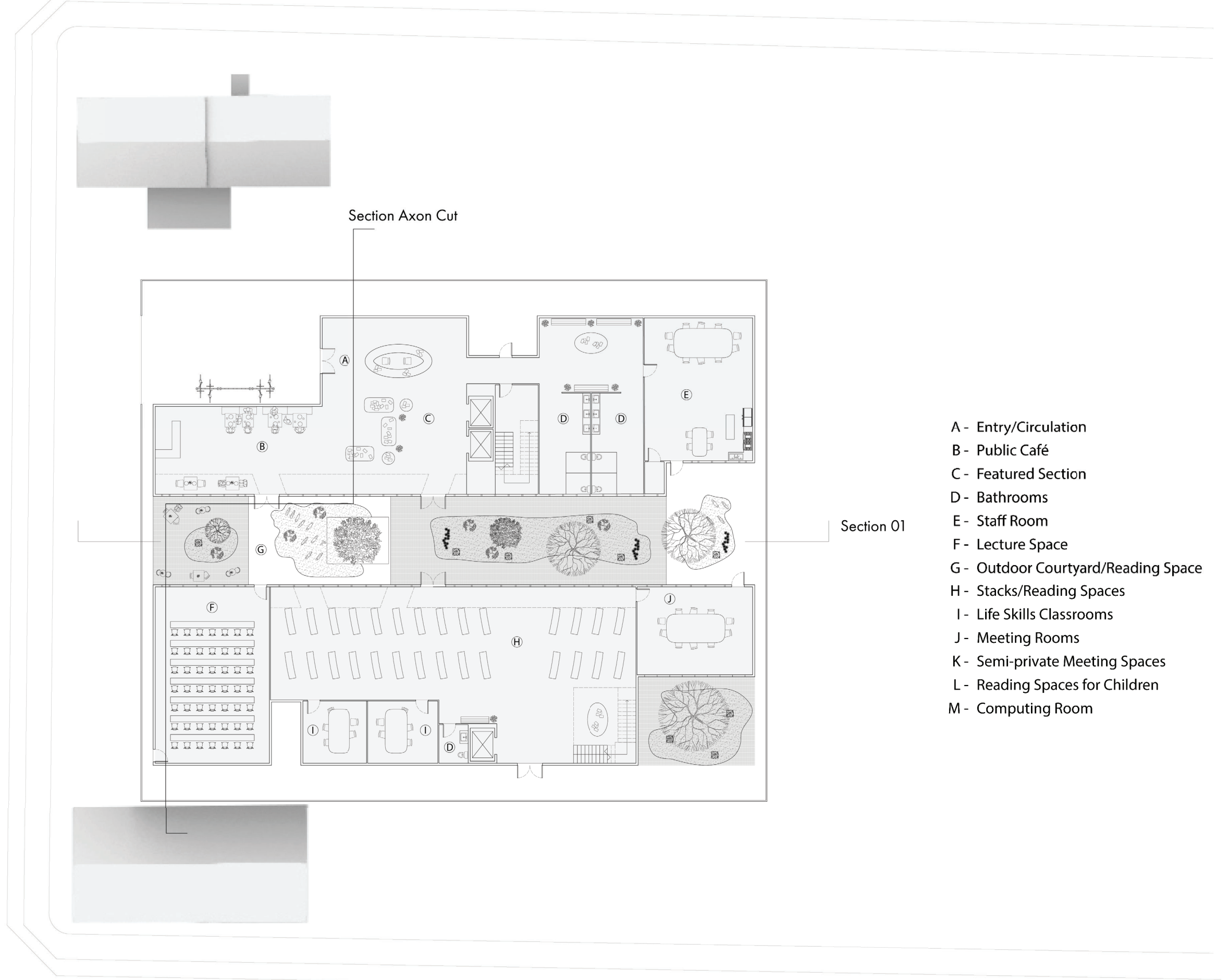
Section 01

This section highlights the vertical connections between floors which occur within the space, and the long ribbon windows which symbolically connect the outdoor and indoor spaces.

Upper Floor Plan

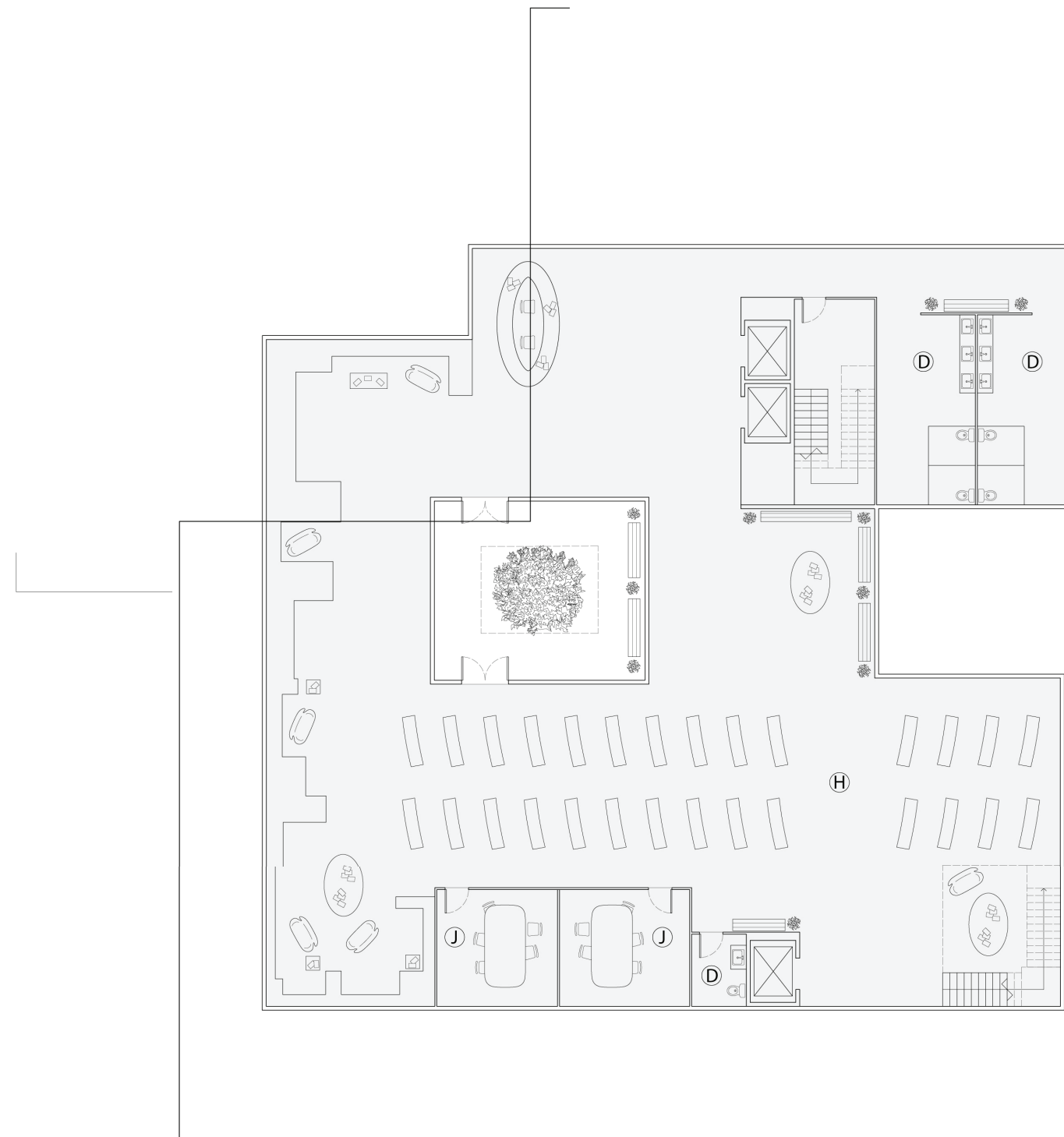


- A - Entry/Circulation
- B - Public Café
- C - Featured Section
- D - Bathrooms
- E - Staff Room
- F - Lecture Space
- G - Outdoor Courtyard/Reading Space
- H - Stacks/Reading Spaces
- I - Life Skills Classrooms
- J - Meeting Rooms
- K - Semi-private Meeting Spaces
- L - Reading Spaces for Children
- M - Computing Room



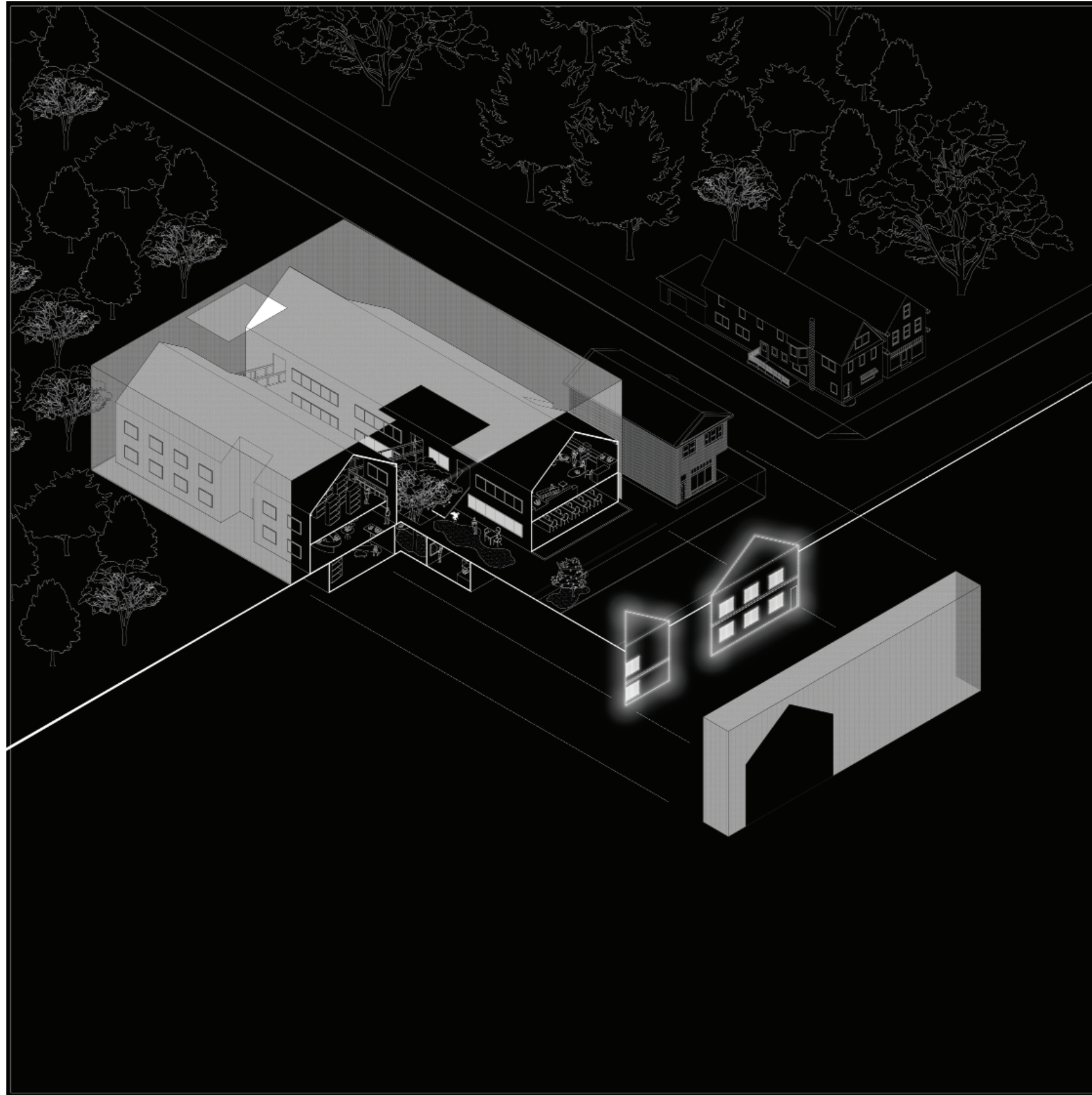
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Ground Floor Plan



Basement Plan

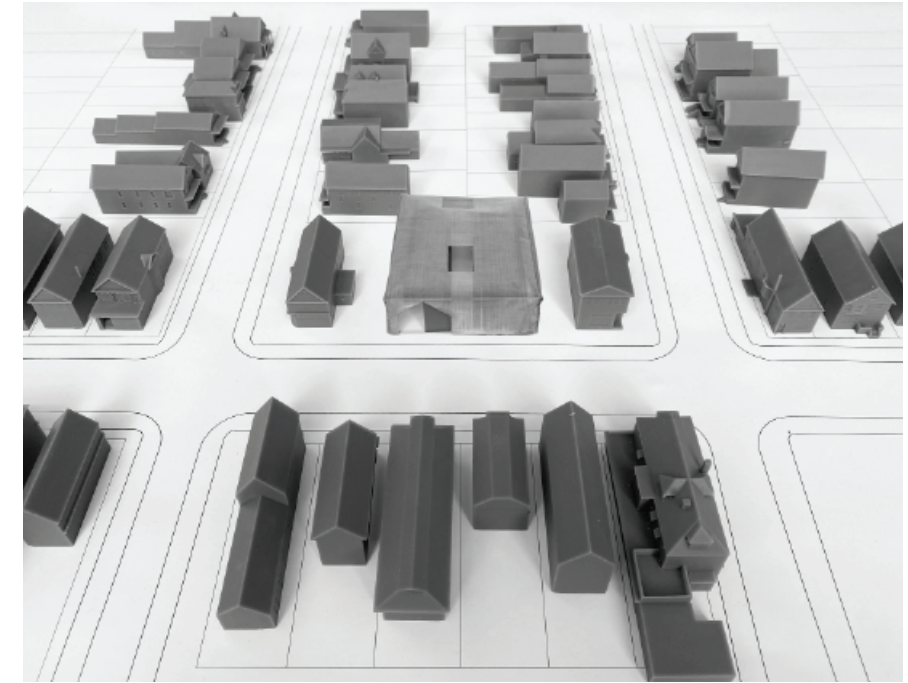
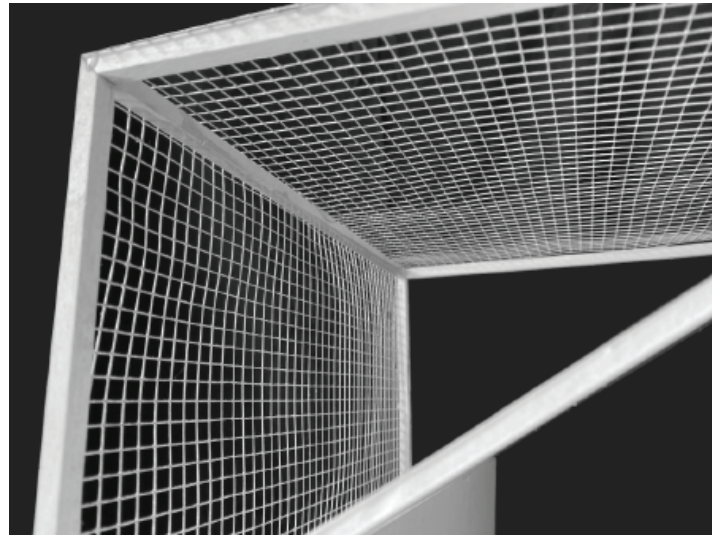
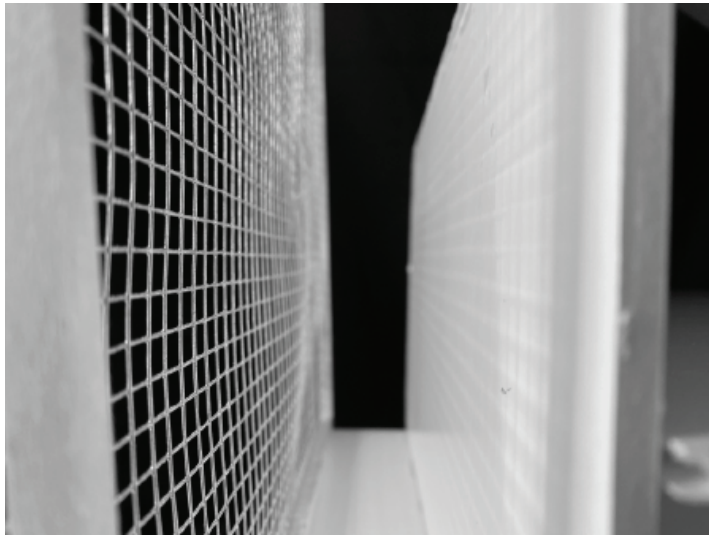
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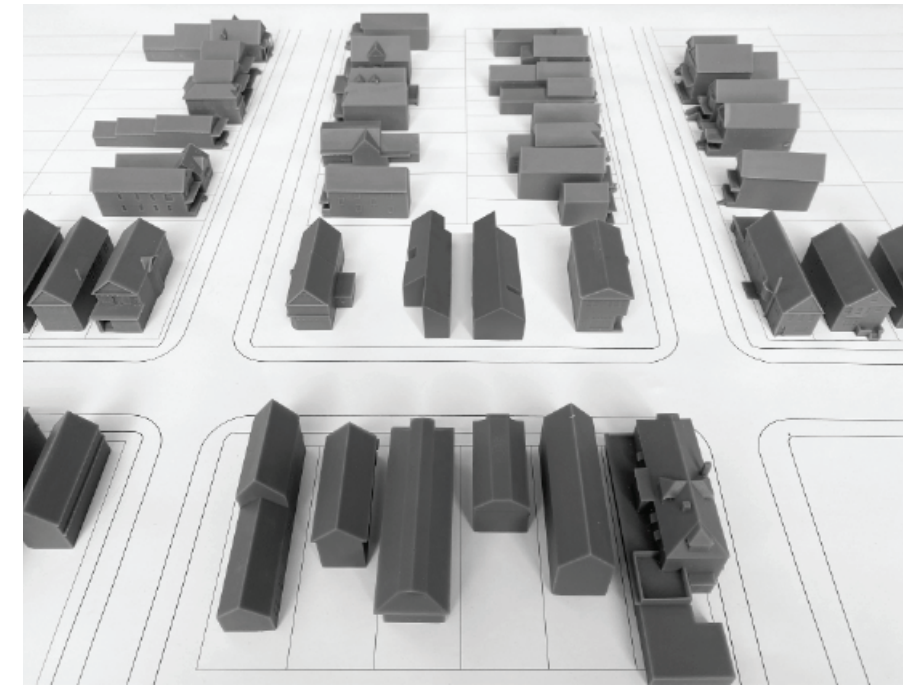
Section Axonometric



1/4" Scaled Model



3/64" Scaled Model





Render - Day Facade



Render - Bridge



Render - Night Facade



Render - Courtyard