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CHOICE CUT

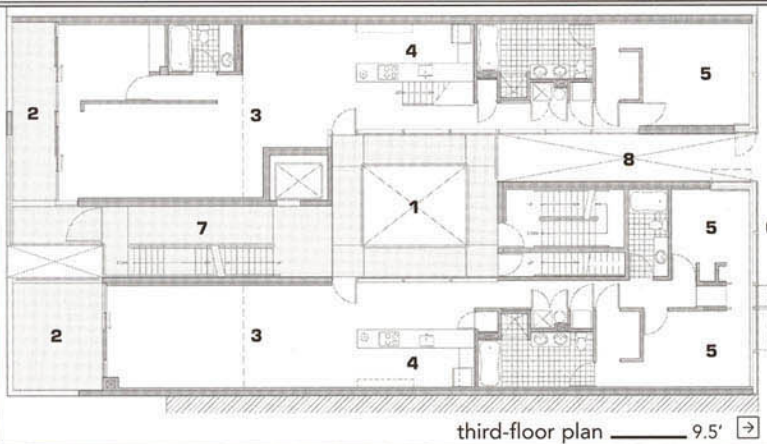
SHOP SERVES UP DIGITAL FABRICATION IN
NEW YORK CITY'S MEATPACKING DISTRICT

- FLOODWATERS AS FORM-GIVER
- ACCESSIBILITY COMES HOME
- FOSTER'S GREEN GHERKIN

➔ ZOKA ZOLA | MIXED-USE BUILDING ON GRAND AVENUE | CHICAGO

Commissioned by a landscape designer, this mixed-use building is sited in an industrial district of Chicago where zoning requires commercial spaces at ground level. The \$2.8 million, 14,000-square-foot project includes two commercial units plus five parking spots on the first floor, condominiums on the remaining four stories (the top two will be occupied by the client), and a roof garden to reduce storm-water flooding and provide heat transfer.

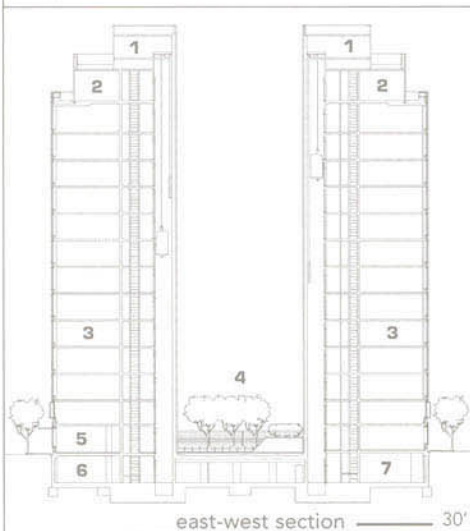
On the first through fourth floors, the structure's rectangular plan is sliced by a 6-foot-wide outdoor corridor that opens onto the back of the building and by a parallel void that opens onto the front, meeting in a central, square courtyard. The corridors are offset from one another, allowing only a sliver of light to pass from one end of the building to the other. On the street side, these passages are flanked by cantilevered rooms with floor-to-ceiling windows. Through this highly transparent façade, local architect Zoka Zola intends to encourage a sense of community in this underdeveloped neighborhood. Construction is slated for fall of this year. **Anna Holtzman**



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|----------------------|--------------------|
| 1 courtyard below | 5 bedroom |
| 2 terrace | 6 street |
| 3 living/dining area | 7 outdoor corridor |
| 4 kitchen | 8 void |

➔ GARY EDWARD HANDEL + ASSOCIATES | 505 GREENWICH | NEW YORK CITY

Designed to emulate its neighborhood of hulking, industrially appointed former printing plants, a 14-story loft-style condo residence near Manhattan's Holland Tunnel exhaust stacks presents a refined yet tough material palette at street level. An oxidized copper plate, punctuated with copper light boxes and bead-blasted stainless-steel doors, covers the first two stories. Above, a taut curtain wall and subtly hued precast-concrete masonry reinterpret the printing buildings. Not only does its image break free from the city's drab brick-and-punched-window multifamily formula, but so too does the plan. The 197,000-square-foot complex comprises two buildings with a connecting garden courtyard and corridor lobby, intended to appeal to a sociable, youthful set. (For variety, the court-facing exterior features accent walls of undulating precast.) Living units range from one to three bedrooms, the latter for what realtors like to call the "baby-maybe" hipsters, who will move in upon completion in early 2005. While the solutions seem sensible for the project, they are somewhat new to architect Gary Edward Handel. Known best for his large-scale, developer-friendly towers, his works have offered little reference to industrial prototypes. With this opportunity, Handel explores anew the changing nature of the modern city. **C.C. Sullivan**



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|---------------------|
| 1 mechanical |
| 2 penthouse |
| 3 residential units |
| 4 courtyard |
| 5 lobby |
| 6 storage |
| 7 service |

