

ACSA Faculty Design Award

2016-2017 Winner Submission Materials

Unbuilding Long Branch

MATT BURGERMASTER

Parsons The New School for Design

- 2012

2014

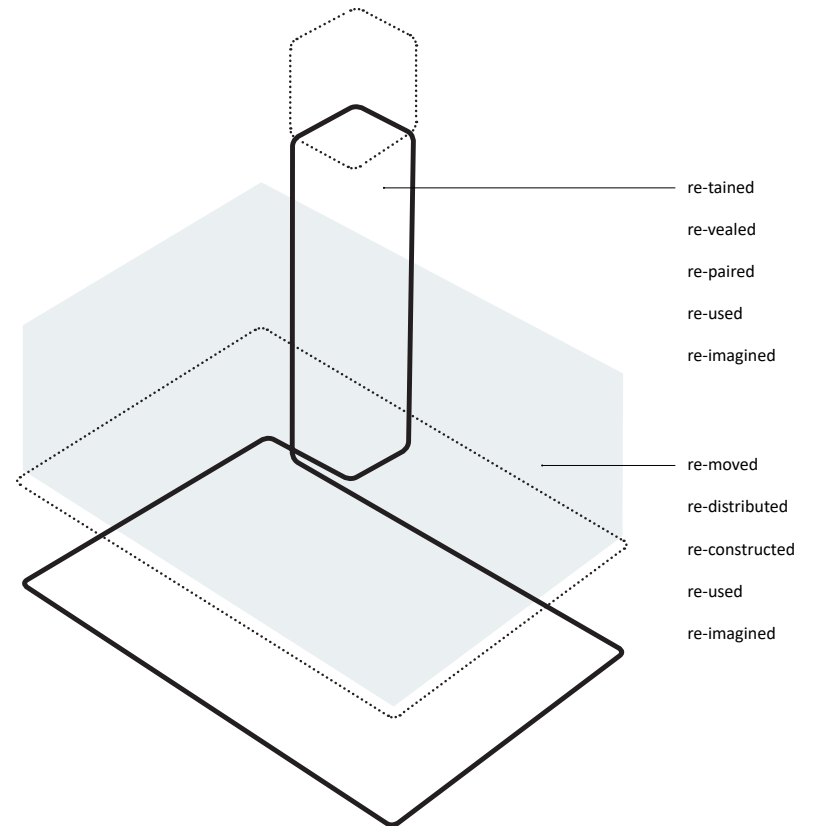
2015 -

UNBUILDING LONG BRANCH

2016-17 ACSA Faculty Design Awards

UNBUILDING LONG BRANCH

Long Branch, New Jersey | 2012 - in progress



HOW CAN WE RE-IMAGINE BUILDING DISASSEMBLY + REUSE PROCESSES AS ALTERNATIVES DESIGN ACTIVITIES IN THE RE-DEVELOPMENT OF OUR CITIES?

This adaptive re-use project transforms a vacant 14,500 s.f. warehouse complex into a new community arts center located in coastal New Jersey.

Amidst ongoing efforts to “rebuild” the Jersey Shore in the wake of Hurricane Sandy’s destruction, the project offers an alternative to this context’s post-crisis approach to redevelopment and resilience which reckons with existential questions of adaptation to a “new normal” future in short-sighted ways. As such, the project asks, what if we considered demolition- a building subtraction, a construction in reverse- as a productive activity, rather than a destructive one?

Located in Long Branch, New Jersey, one block from the Atlantic Ocean, within both a local urban redevelopment zone and a FEMA flood zone overlay, the project takes on the challenge of delivering economic growth in an environmentally at-risk location. It is conceived as a catalyst for change within a no-man’s-land located between an abandoned downtown core and an active waterfront. This new center offers a flexible mix of community, arts, and entertainment uses. The adaptive reuse strategy proposes a phased design intervention involving major demolition, disassembly, and salvage, along with minor repairs and alterations. The existing buildings are reconfigured as a series of new spatial and material figures that include the integration of existing, partially deconstructed, and new structures, the extensive reuse of salvaged materials, and creation of a new public space network. The reduction of the existing building’s footprint produces a material surplus- 68,166 bricks, and 243 heavy timber beams- which is recycled and redistributed into a new patchworked whole.

This radical adaptation trades in the binary conceptual framework of “old” and “new” for an expanded repertoire of creative resourcefulness in which the act of unbuilding is used to reimagine architecture’s role in the processes of urban growth and change.

COASTAL CONTEXT, AFTER SANDY



REGIONAL CONTEXT



POST-URBAN CONTEXT + EXTENTS OF FLOODING

GHOST TOWN



ABANDONED MAIN STREET



DIAGRAM OF VACANT URBAN FABRIC + SITE LOCATION

PROJECT SITE

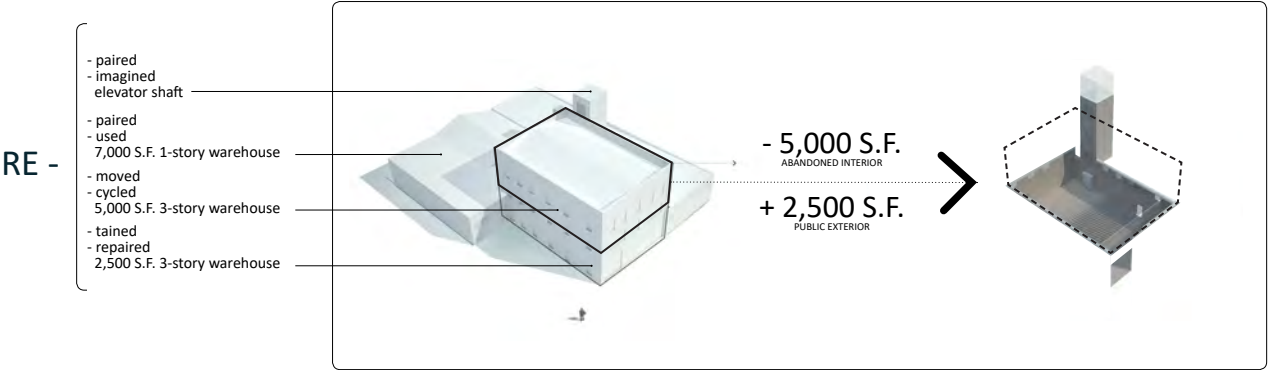
SUBTRACTION: A COUNTER-TACTIC TO URBAN REDEVELOPMENT



EXISTING CONDITION



PROPOSED REMOVAL



RUIN AS A RESOURCE: REMOVE + RECYCLE

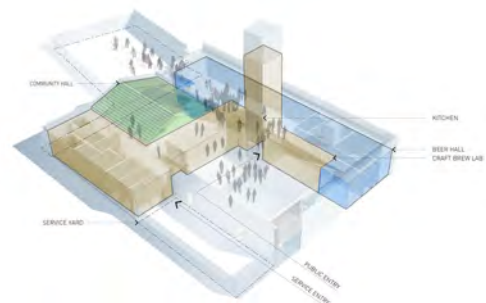


BUILDING DIS-ASSEMBLY IN URBAN CONTEXT



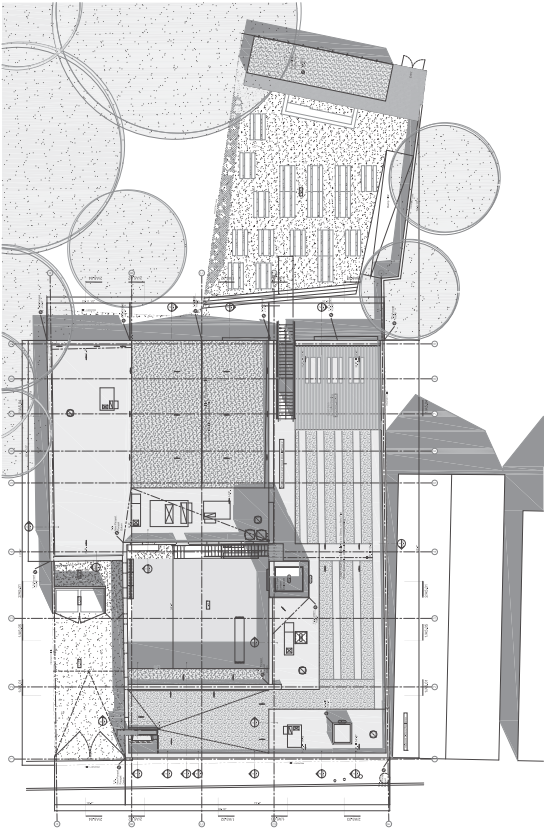
PROCESS OF MATERIAL REMOVAL + RECONSTRUCTION

PATTERNS OF (MIXED) USE

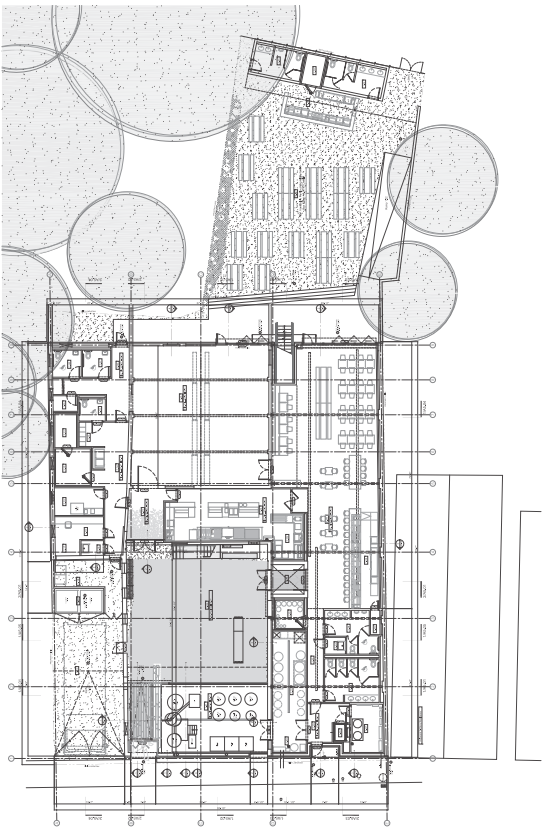


PROGRAM: MULTI-, MIXED, + PHASED USES

- ROOM LEGEND:
- L01 Beer Garden Gent's Restroom
 - L02 Beer Garden Ladies Restroom
 - L03 Cold Storage 1
 - L04 Beer Garden Bar
 - L05 Beer Garden
 - L06 Corridor
 - L07 Whitehead ADA Locker Restroom
 - L08 Whitehead ADA Gent's Restroom
 - L09 Storage
 - L10 Whitehead Restroom
 - L11 Locker Room
 - L12 Pantry
 - L13 Cold Storage 2
 - L14 Corridor
 - L15 Dry Storage
 - L16 Office
 - L17 Juice Storage
 - L18 Locker Closet
 - L19 Garden Yard 1
 - L20 Garden Area
 - L21 Loading Area
 - L22 Garden Courtyard
 - L23 City Whitehead
 - L24 Kitchen
 - L25 Catering Area
 - L26 Whitehead Event Space
 - L27 Beer Hall
 - L28 Bar
 - L29 Entry Beer Hall
 - L30 Cold Storage 3
 - L31 Entry
 - L32 Corridor
 - L33 Locker Closet
 - L34 Beer Hall Gent's Restrooms
 - L35 Draft Beer Line
 - L36 Beer Hall Ladies Restrooms
 - L37 Mechanical Room 1
 - L38 Whitehead LI
 - L39 Corridor
 - L40 Mechanical Room 2
 - L41 Event Space / Future Brewery

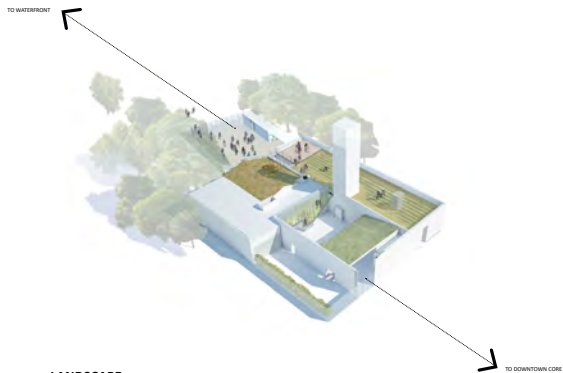


ROOF PLAN

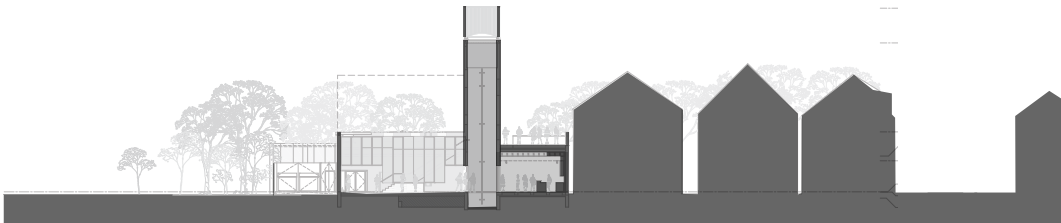


FLOOR PLAN

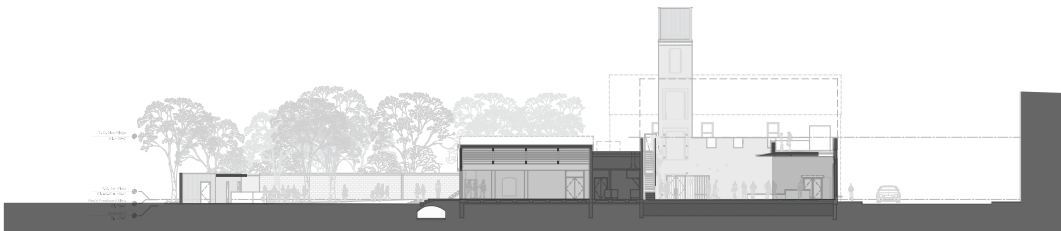
AN OPEN SPACE NETWORK



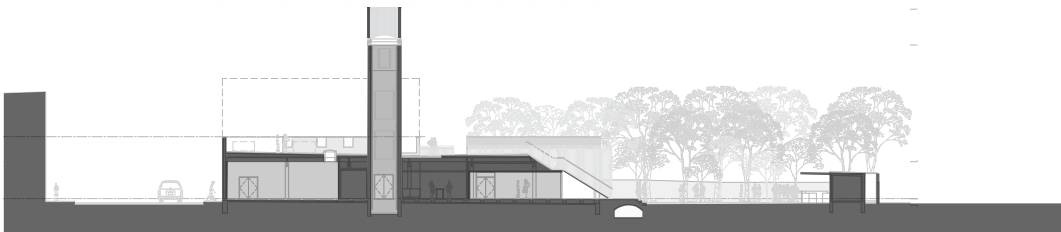
LANDSCAPE:
PEDESTRIAN ACCESS, PUBLIC ROOFTOP + LOCAL FOOD PRODUCTION



CROSS SECTION



LONGITUDINAL SECTION



LONGITUDINAL SECTION

CONSTRUCTION IN REVERSE



2012 BEFORE DEMOLITION

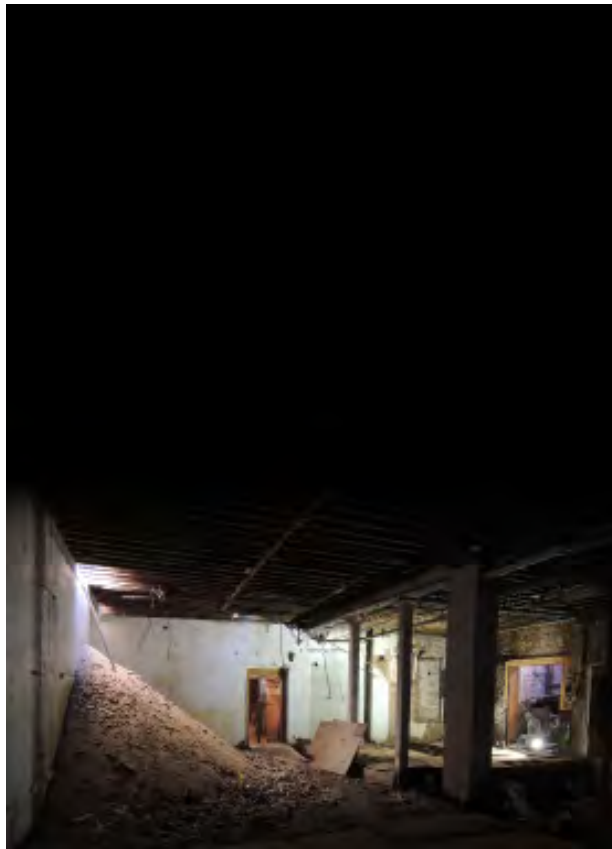


2015 DURING CONSTRUCTION

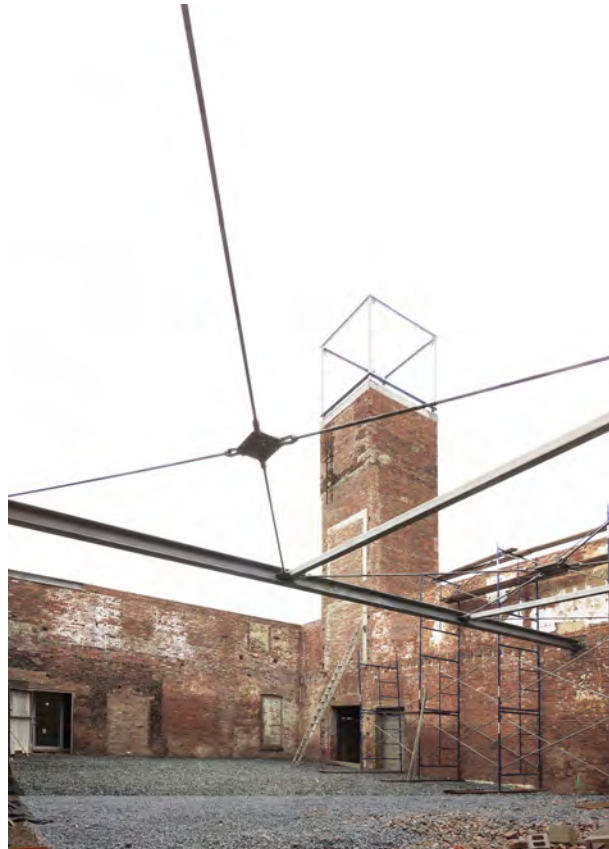


2017 PROPOSED

INSIDE, TURNED OUT



2012 BEFORE DEMOLITION



2016 DURING CONSTRUCTION



2017 PROPOSED

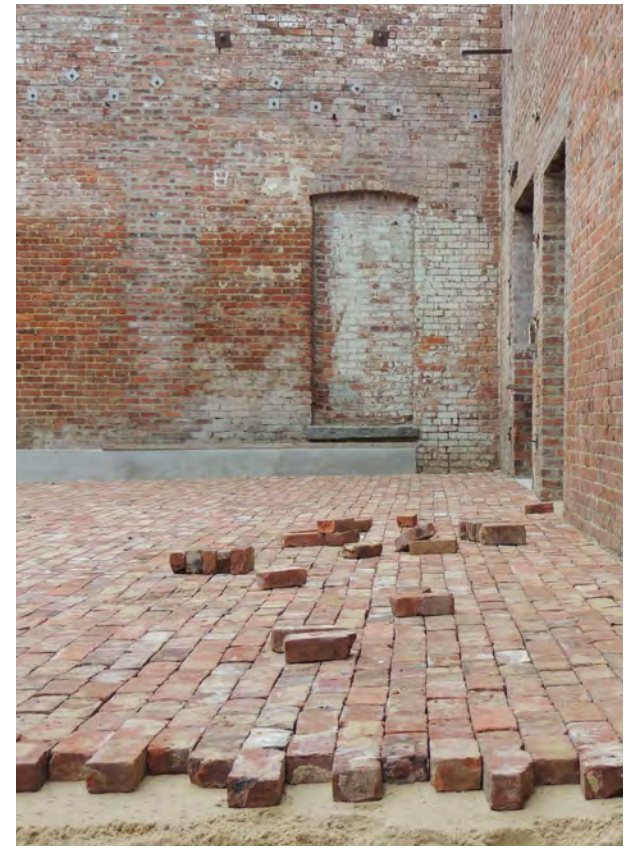
RAISED + SALVAGED GROUND



2013 COURTYARD, AFTER DEMOLITION



2015 COURTYARD, DURING CONSTRUCTION



2016 COURTYARD, DURING CONSTRUCTION

DIS- / RE-ASSEMBLY



2013 AFTER DEMOLITION



2014 DURING RECONSTRUCTION



2015 AFTER RECONSTRUCTION



RE-MAKING A BLANK FACE



SEQUENCE OF DISASSEMBLY + RECONSTRUCTION

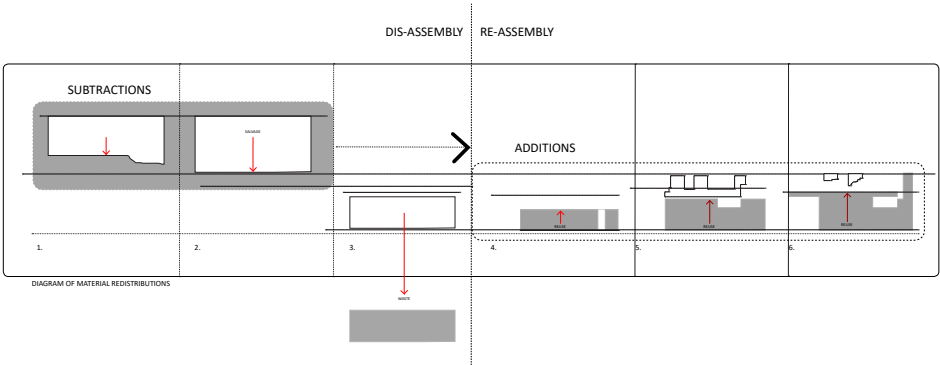


DIAGRAM OF MATERIAL REDISTRIBUTIONS

NEW PARAPET DATUM

FLOOD ZONE DATUM

PROPOSED ENTRY FACADE

BRICK PARALLAX: RUSTICATION + ABSTRACTION

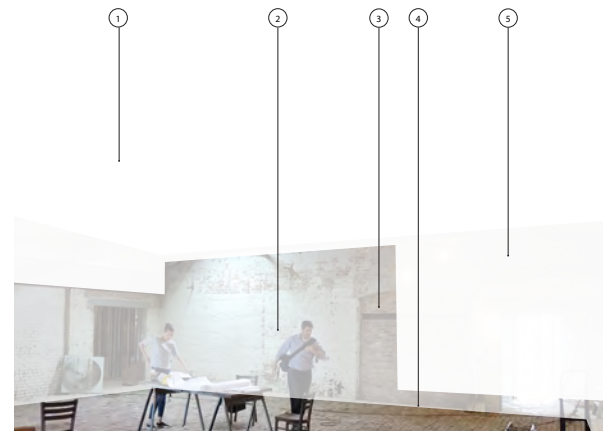


2016 2nd AVE. FACADE, IN CONSTRUCTION

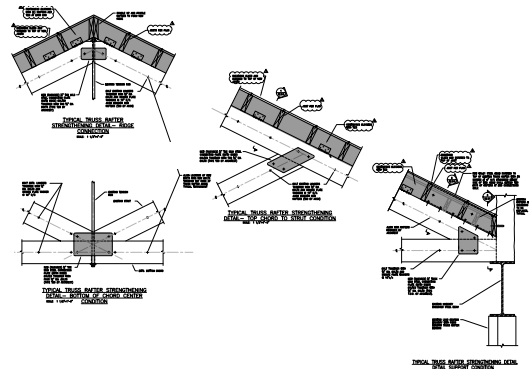


2016 2nd AVE. FACADE, IN CONSTRUCTION

ALMOST NOTHING: MINOR REPAIRS + MAJOR WHITEWASH



CONCEPT DIAGRAM - PARTIAL WHITEWASH



REPAIR SCOPE - TRUSS REPAIR DETAILS



2013 AFTER DEMOLITION



2014 DURING RECONSTRUCTION

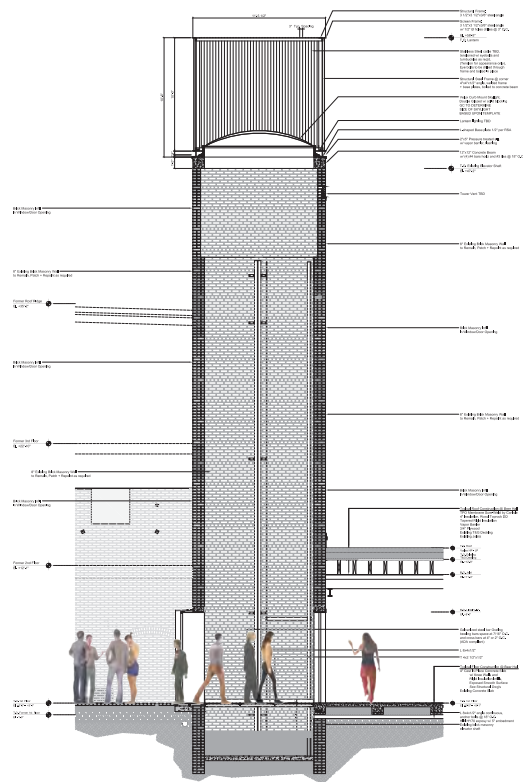


2015 DURING RECONSTRUCTION



2016 PROPOSED EVENT/ART SPACE

A LEFTOVER MONUMENT



SECTION
OF FORMER ELEVATOR SHAFT / ENTRY TOWER



2012 EXISTING ELEVATOR SHAFT



2017- PROPOSED ENTRY / ART INSTALLATION SPACE

NIGHT LIGHT



2017- DOWNTOWN LONG BRANCH