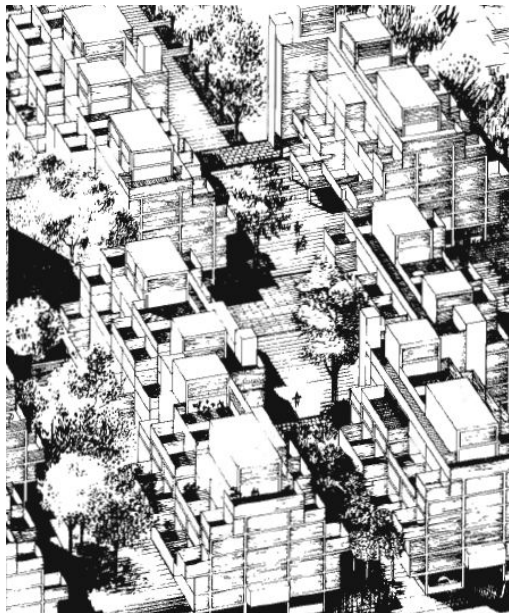
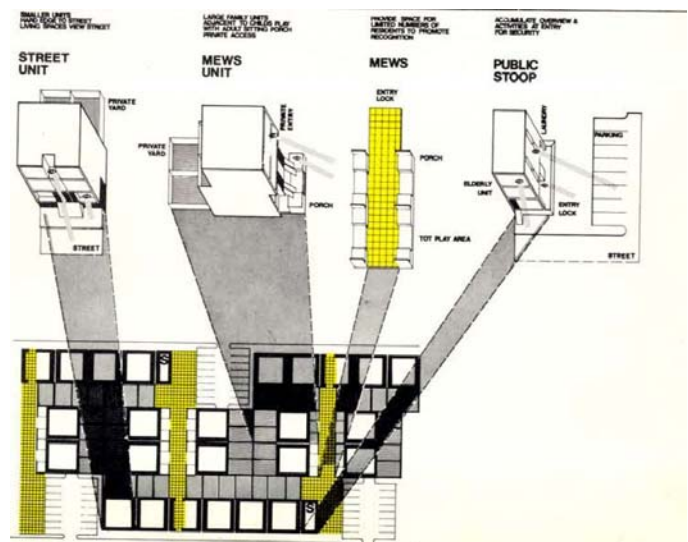


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# DIFFERENT STATES OF HOUSING



*East Harlem Housing Competition Entry (1963)*



*Another Chance for Housing, Museum of Modern Art (1973)*

## Introduction

This year's studio will focus on the many different states of housing that we, as architects, typically encounter in practice. Throughout the term, each student is to examine the many different states of housing - both past and present - that are found in the city, and, through team projects, speculate on the rich potential for contemporary housing types in the city. The focus of the studio will be twofold, research & analysis and design. The first part of the studio is framed around methods of research and a preliminary understanding of the context. Each studio shall be introduced to housing typologies, followed by the site and program. The studio project will be to design a high-density perimeter block. Each of these projects will build upon the other over the term. In response to the precedent assignment and urban site study and program analysis, the studio will look at the many different states of housing in the development of the main studio site. The studio will act as a laboratory for exploring new urban

**The Housing Studio: Different States of Housing**

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possibilities for living within East Harlem. Though the brief puts forward the perimeter block housing type for the given site, no type of housing is off limits for exploration.

**Connecting Health, Housing and East Harlem**

The form of the modern and contemporary city, especially as exemplified by housing models, has had a strong effect on general public health. Urban public health remains as one of the most important issues confronting public housing in American cities. This is especially the case in New York City, which has been at the forefront of this critical intersection. Recent urban developments have had a profound impact on the health of its citizens, and, reciprocally, the health of its citizens has had a profound impact on the form of the city. Today, New York City is leading the United States with its overt housing and health policies and programs, making instrumental and visible changes to the very many urban types of social, architectural, and urban forms found within the city. For example, the city has provided new built forms such as bike lanes to additional parks, highlights including the expansion of the High Line and the Brooklyn Bridge Park over the coming years. And yet, the urban built environment continues to show high levels of chronic health problems, from an obesity epidemic in the Bronx to childhood asthma in East Harlem. The studio will examine local city policies against national policies, from New York City's Active Design Guidelines that prescribe a more active cityscape to the Affordable Health Care Act that calls for an increase in built community health centers. But what do these shifts in health policies have to do with urbanism let alone architecture? Policies developed in NYC, from Active Design Guidelines and PlaNYC 2030 are proving to be ground breaking and have been adopted by other cities around the country.<sup>1</sup> In the context of reshaping the city, a critical rethinking of the relationship between individual health, housing, and urbanism is needed.

This year's studio site is located within a prominently visible part of East Harlem and focuses on its proximity to Harlem's "Main Street", urban infrastructure, and Greenway Park system. The studio emphasizes an understanding of the history of New York City's housing, the development of its grid, and its typologies as they have and continue to develop across the city. The site also challenges and questions the City Planning Zoning code, as the site is located at a unique edge condition. It is a city owned property and designated as a site for development under Mayor Bloomberg's New Housing Marketplace Plan, a public/private planning initiative that is proposing to create and/or preserve 165,000 affordable housing units in NYC by 2014 in an effort to keep the city affordable and sustainable. The

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New York City Department of Housing Preservation and Development (HPD) is the largest municipal developer of affordable housing in the nation and will be a valuable partner of the studio.<sup>2</sup> The NHMP program is also sponsoring the micro-unit apartment competition, adAPT NYC, the first significant study to change minimum space requirements since the 1963 zoning resolution to reflect changing city demographics. In addition, NYCHA residents have called for a greater involvement by the city back into public housing projects with recent headlines as, "It's Time for New York City to Get Behind Public Housing".<sup>3</sup> NHMP, founded in 2002 and well before the recent housing collapse, has continued to operate despite pockets of residential foreclosure and vacancies.<sup>4</sup> The studio will encourage public and professional discourse surrounding affordable housing and architecture today.

## **Schedule**

The studio is structured around a profound set of critical issues that will build upon one another. Students will work in pairs for the entire term. The pedagogy will focus on a working methodology of building up the scale of each project throughout the term. Domestic projects should take the approach of building from the inside out, while urban projects will look from the outside in. The studio will begin with a one week precedent study of one housing type. Following this short introductory exercise, the studio shall shift scales and examine the site in broadest of terms. At week three, students will begin design work by developing unit and aggregation schemes, proposing a structural concept, and analyzing the given program. Each team shall produce several conceptual schemes for the housing block up to the mid-term review. Each studio will be assigned a structural engineer to work with throughout the term. In addition, presentations and round table discussions by experts and professionals will be a critical component of the studio.

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<sup>1</sup> <http://mayorschallenge.bloomberg.org/>

<sup>2</sup> <http://www.nyc.gov/html/hpd/html/about/message.shtml>

<sup>3</sup> <http://www.nyc.gov/html/nycha/html/news/residents-join-city-to-support-nycha.shtml>

<sup>4</sup> <http://www.youtube.com/watch?v=s6L5rmvfMAo>