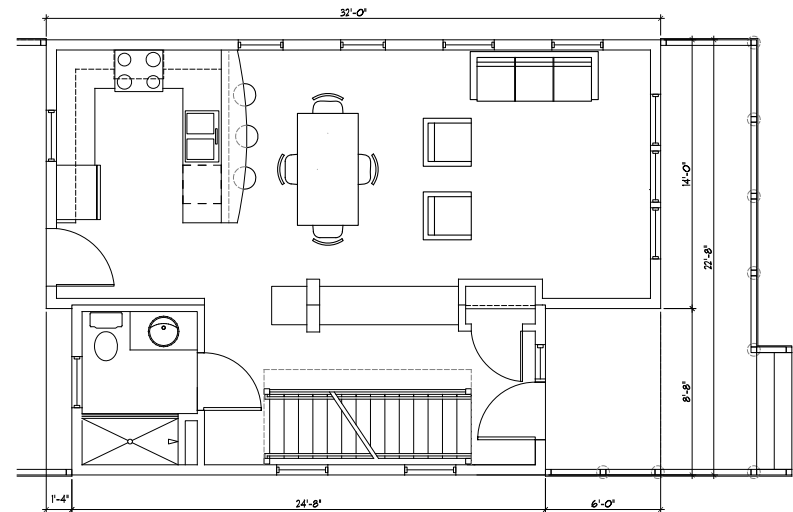


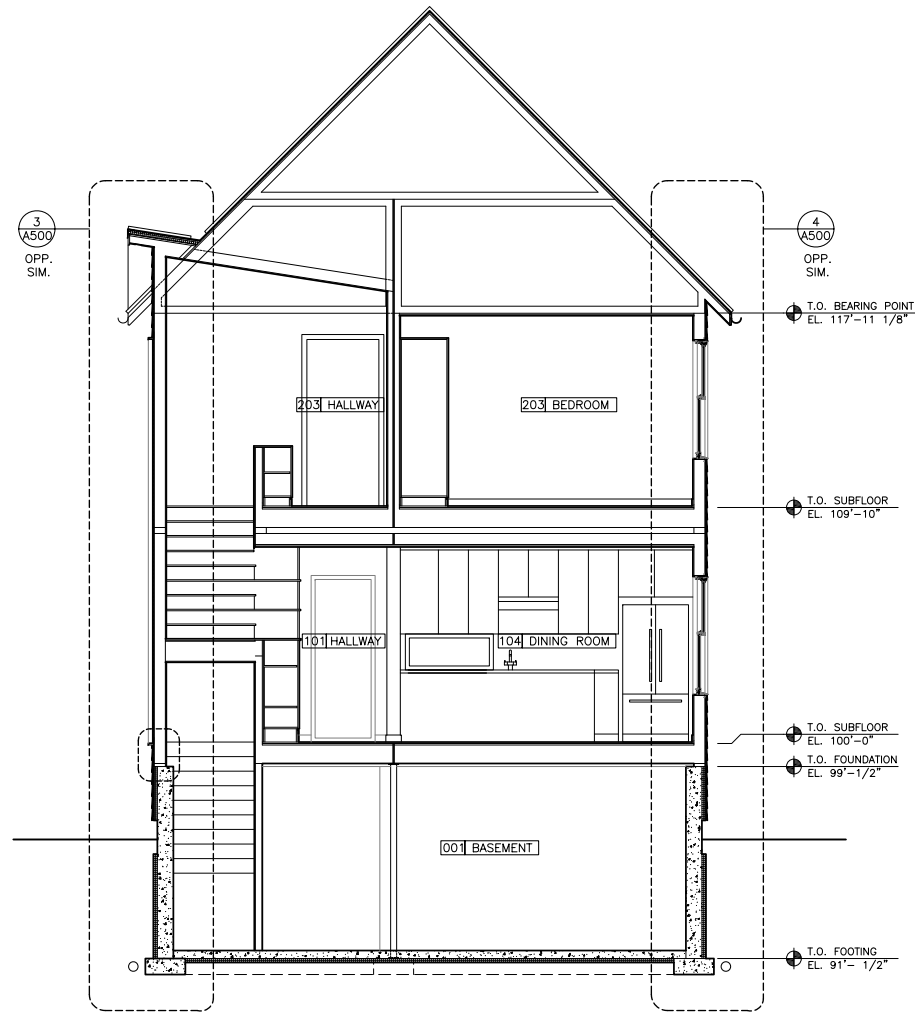
12 | MOVING FORWARD

A FULL SPECTRUM EFFORT

Despite setbacks financial and political in nature, the AIA150 team continues to push forward with its initiative to get these affordable, accessible, modern homes built in their community long after final studio grades have been issued. Given the current economic climate, affordable housing becomes an even more important issue for the people of the Milwaukee metro area. When funding for the effort came into question, the team came up with a smaller floor plan for the Racine house. A second revision modified the house to be constructed as a Habitat for Humanity project, using volunteer labor to finish the raw modules as delivered by the manufacturer.



FIRST FLOOR PLAN : 660 GSF



2 BUILDING SECTION

$\frac{1}{4}'' = 1'-0''$

Concerns over the housing market and the prototypes' exterior fenestration have slowed efforts in the Merrill Park Neighborhood. Nonetheless, area residents and the neighborhood development organization remain enthusiastic about the student designs. Facade alterations have been approved by the district's alderman, and the team is optimistic that the homes will be built as soon as the economy stabilizes and buyers are qualified.

At this time, the AIA-funded community center project appears to be on the fast track for construction. The design has met with neighborhood and city approval- all that remains is additional funding, and the Merrill Park Neighborhood Association will immediately own and operate the center, avoiding the extra step of finding a buyer, as with the housing.

These issues highlight perhaps one of the most important lessons to be learned from this process. While sometimes disheartening, the process of getting a real project built requires persistence, flexibility, and above all patience. The best intentions and most talented designers in the world would mean nothing without the tireless dedication of industry professionals, educators, students, and community leaders to see the project through.

This unintended dose of reality has taught students that doing pro-bono work can be a difficult and messy process. After seeing the breadth of need in our communities, however, we cannot simply give up and ignore the problem. Our profession must continue to engage these issues in order to be truly relevant for more than society's elite. That is the best lesson of all.

STUDENT OPPORTUNITY

Developer expresses interest in modERNA 150

After seeing a website of the AIA150 studio's work, Paul Handle- a modernist residential designer and founder of Go Modern homes- contacted the project team with interest in one of the individual student prototypes. Bryan Finnegan's modERNA 150 house represented a perfect fit for the modern aesthetic of Paul Handle is bringing to The Legacy, a new development of 50 homes on Milwaukee's north side. Working with modular builder Terrace Homes, the original prototype was modified and enlarged to meet the developer's specifications. This level of interest speaks to the potential and broad appeal of these modern sustainable student designs.



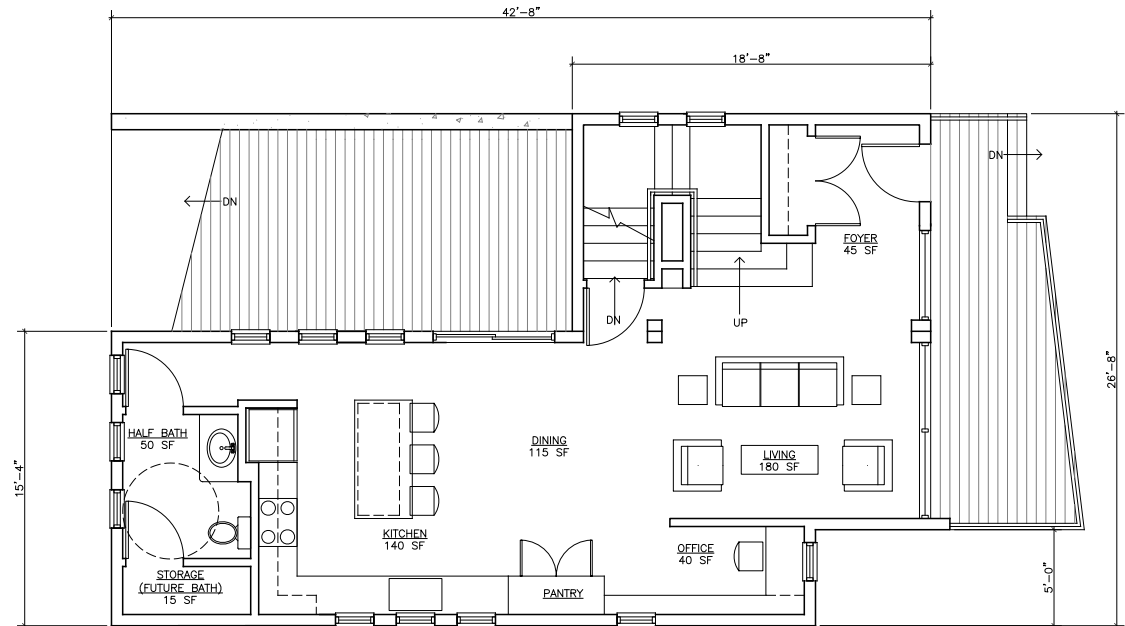
Above
Section through living space.

Below
Plan showing development sites.



Above
Street view of modERNA 150.





MODERNA 150 HOUSE: FIRST FLOOR: 835 GSF

Above

Revised elevation and plan drawings for *The Legacy* development.

The modern expression of glass on the street facade brings forth greater visual access to neighborhood happenings outside and is viewed as an illuminated lantern of activity from the exterior. Visual intrigue to the roof level reveals rooftop access with usable social space and the implementation of a green roof system, helping to mediate interior temperatures. Multiple elements bring the idea of sustainability to the neighborhood such as window placement to facilitate passive ventilation in the summer and solar heat gain in the winter, potential photovoltaic panels and rainwater for irrigation, and the use of a porous driveway paving limiting surface run-off.

Along with a double story entry/living space, the interior concept developed with two primary design elements. The first is an open stair leading up and around a seemingly free standing wall plane offering a palette for artistic expression allowed to be seen by the outside world. The second is a floating translucent cube at the top of the main stair. The volume elegantly sits above the living space and sits shy of touching the front facade. Silhouettes of objects and activities develop from the spaces beyond when illuminated.



Above
Revised designs for Veil
House prototype.

MERRILL PARK UPDATE

AIA submits revised elevations to city

After meeting initial resistance to the appearance of housing prototypes with regard to the historical character of the Merrill Park neighborhood, the AIA150 team went back to the drawing board to produce an alternative that would be more palatable to decision makers at the city level. While some of the modern character and detailing has admittedly been lost, the homes retain the intelligent layout, energy efficiency, and respect for the nature of modular construction. More importantly, these revisions keep alive the promise of filling empty urban lots with well-designed, affordable housing.



Above
Revised street elevations.

Two new variations of the Veil House elevations were produced with the intention of occupying adjacent lots. The railings were altered to follow a conventional vertical orientation. Window proportioning was also changed to fit better with the surrounding historical precedent, though the playfulness of the original prototype in terms of window positioning was maintained. A vibrant color palette resonates with the character of Victorian-era homes in the area- this is a marked departure from the relatively bland color schemes of more recent homes. Subtle differences between the size and proportion of windows on the adjacent homes demonstrates variation from one house to the next.

“Type and Transformation: One without the other is boring.”

Robert A.M. Stern

PARTNERSHIPS

AIA Forges New Relationships

In January 2009, architect John Holz met with a representative from Layton Boulevard West Neighbors (LBWN), a community organization committed to the positive development of a once depressed neighborhood. Using the designs, pricing, and manufacturer commitments from the AIA150 studio, this group hopes to bring one or more of the prototypes to their community. Using funds from the federally-funded Neighborhood Stabilization Program (NSP), LBWN hopes to build one of the student designs on a vacant city lot.

In addition to the LBWN partnership, the AIA continues to work closely with the Merrill Park neighborhood association, The Legacy development corporation, Cooperating Congregations of Waukesha County, Neighborhood Housing Services of Southeast Wisconsin, and the City of Milwaukee Department of City Development (MKEDCD).



Above
Town hall meeting in Racine, WI.

DONOR RECOGNITION

DIAMOND (\$10,000 +)	PLATINUM (\$5,000-\$9,999)	GOLD (\$2,000-\$4,999)	SILVER (\$1,000-\$1,999)	BRONZE (\$500-\$999)
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The Kohler Company, Kohler, WI
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Reweaving the Neighborhood Fabric and the AIA150 Studio at UW-Milwaukee were made possible through the generous donations, both monetary and in-kind, of many partners. The project team leaders, educators, and students would like to extend their thanks to all of our donors at every level. With your support we can continue to improve the built environment for all.



A | APPENDIX

RESOURCES + REFERENCES

American Institute of Architects
www.aia.org

American Institute of Architecture Students
www.aias.org

City of Milwaukee Department of City Development
www.mkedcd.org

Cooperating Congregations of Waukesha County
www.cwc.org

James Hardie International
www.jameshardie.com

Layton Boulevard West Neighbors
www.lbwn.org

Neighborhood Housing Services
of Southeast Wisconsin
www.nhswi.org

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