

San Francisco Housing

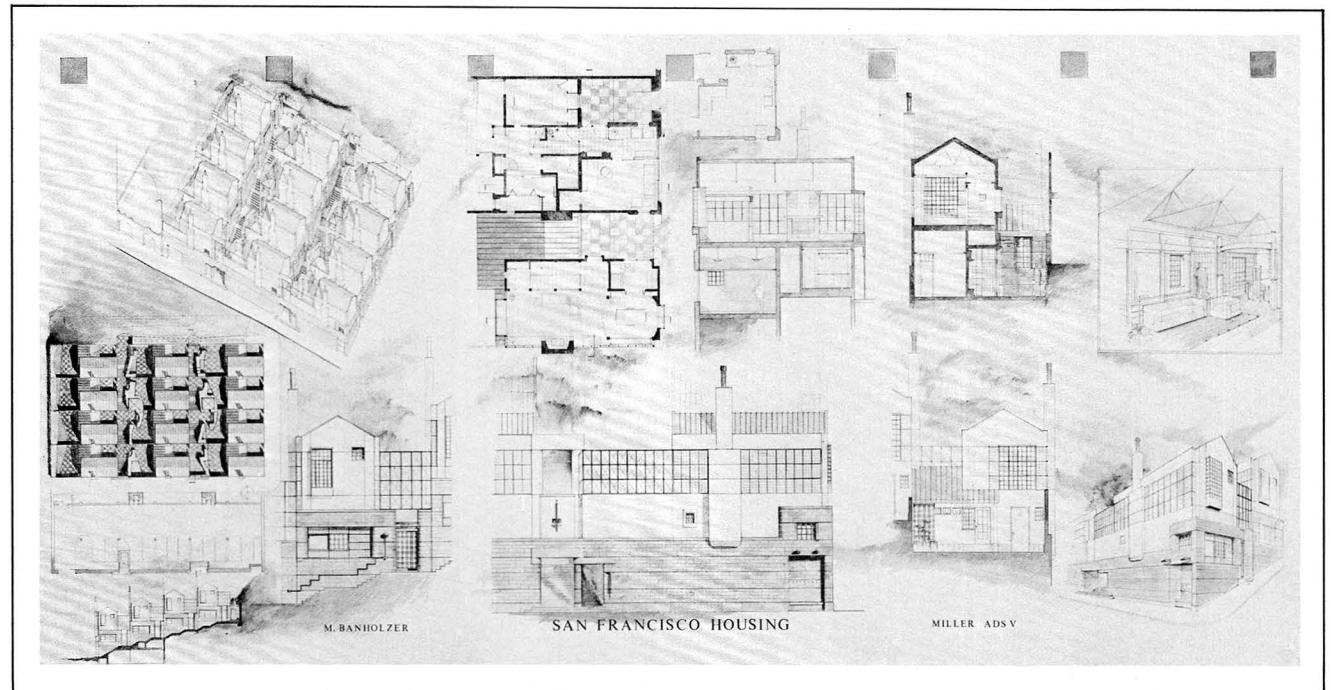
Mark Banholzer/Paul Griesemer

Critic: William Miller

Recent studies and statistics provided by the 1980 Census indicate a significant and increasing percentage of people in the United States now living as members of non-traditional, professional households. The economic and social conditions which have produced this trend also suggest changes in the form of housing that we build. Currently, a need has risen for urban housing which reflects the needs of these households. A variety of living combinations compose this new non-traditional, professional household. Examples of the units emerging to replace the traditional nuclear family include single parent families, unrelated young adults sharing a single residence, adults without children at home and retired, and two income families.

A parallel trend is the increasing number of individuals who use their residence as their professional workplace. This concept of people working in their homes has considerable historical precedent. The domestic system, or cottage industry, which was widespread in 17th century western Europe, is but one example.

Historically, in the United States, the goal of most American families has been to own their own home. During the past decade many families have had to alter this goal. Recent social, economic, and professional trends have generated the need for new house forms which have the ability to provide not only the domestic setting

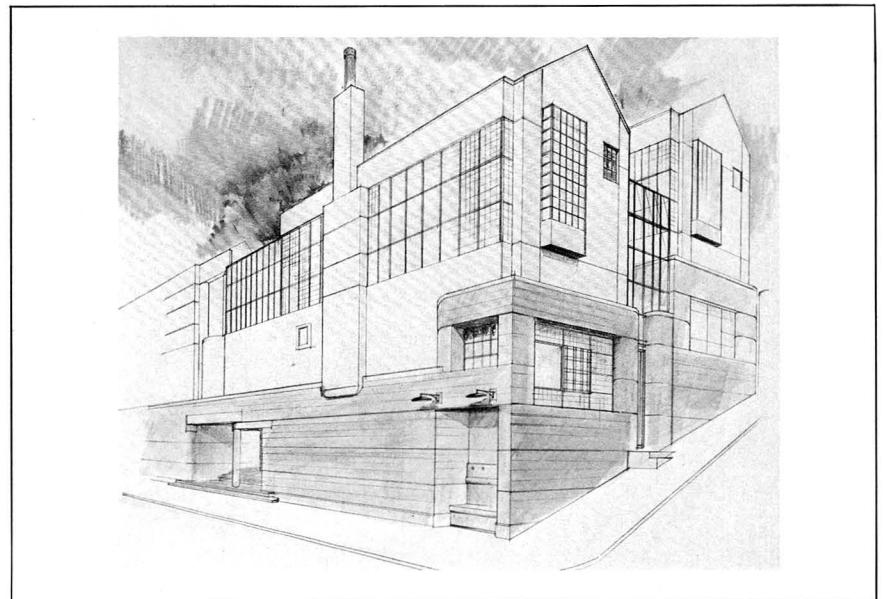


San Francisco Housing. Mark Banholzer.

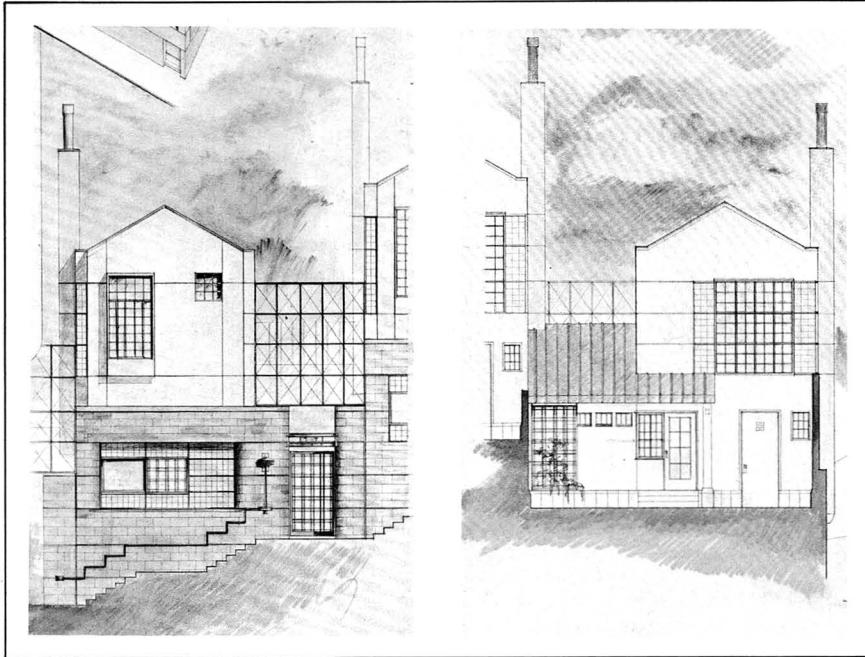
for non-traditional households, but also some professional setting for those who need, or desire, to work at home.

The housing developments shown here, by Mark Banholzer and Paul Griesemer, illustrate both the opportunity to integrate new forms within an existing fabric and to develop living units responding to the various household types described above.

The site is located on the northeast corner of Polk Street and Greenwich Street in San Francisco, California. Located in a neighborhood on the west side of Russian Hill, in a neighborhood of mixed ethnic and

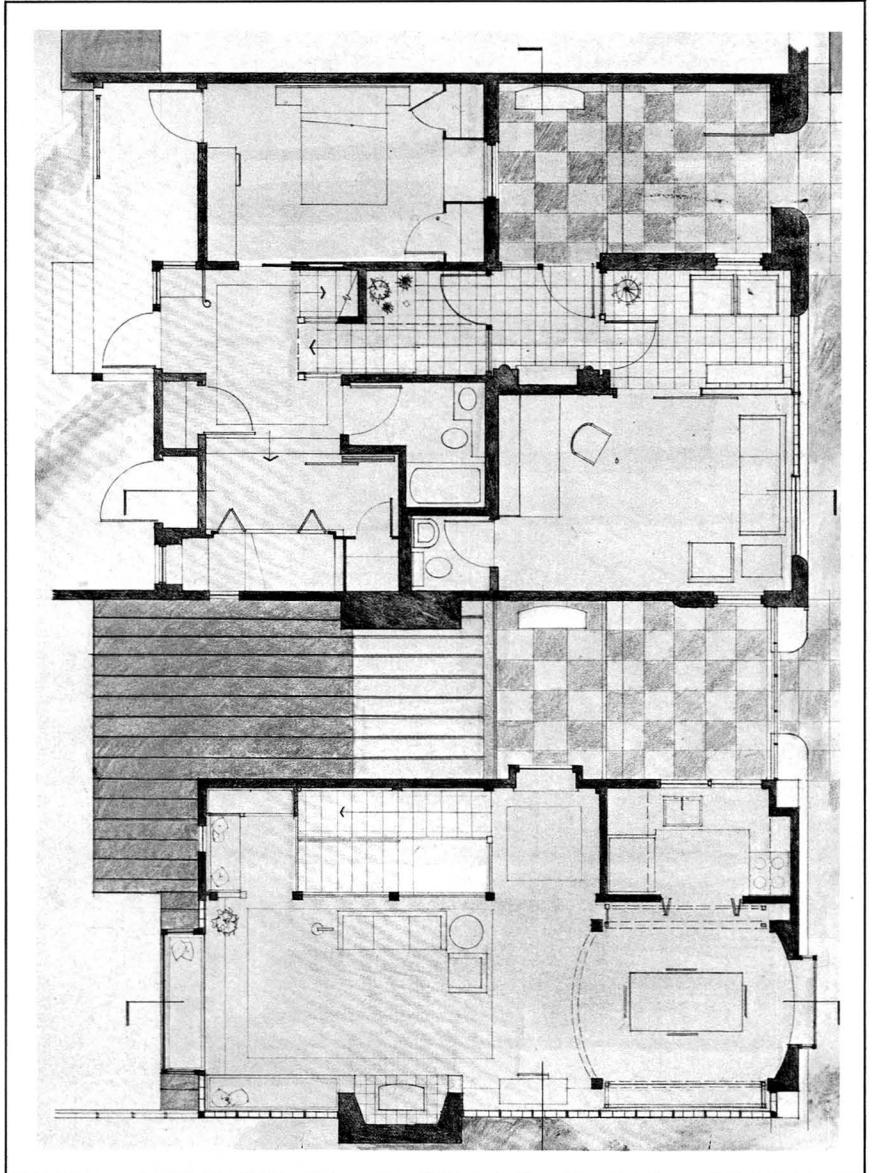


View from Southwest

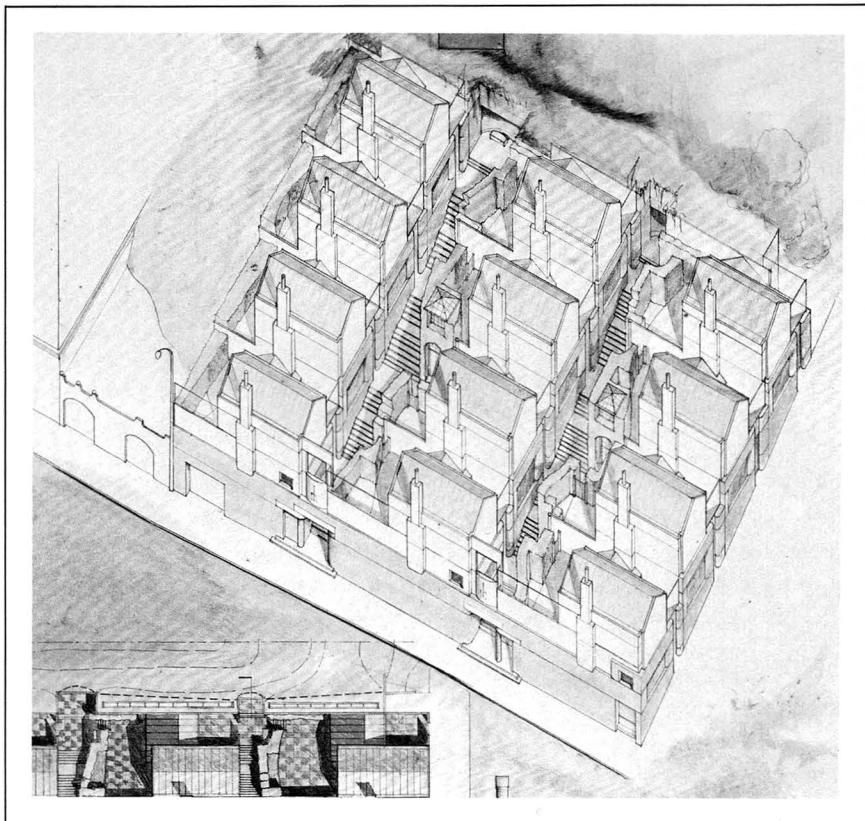


South Elevation

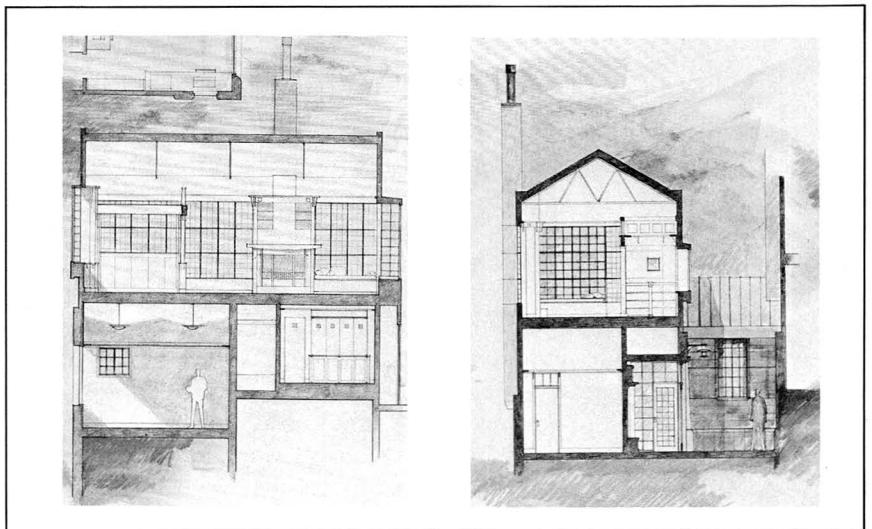
Unit Elevation



Floor Plans

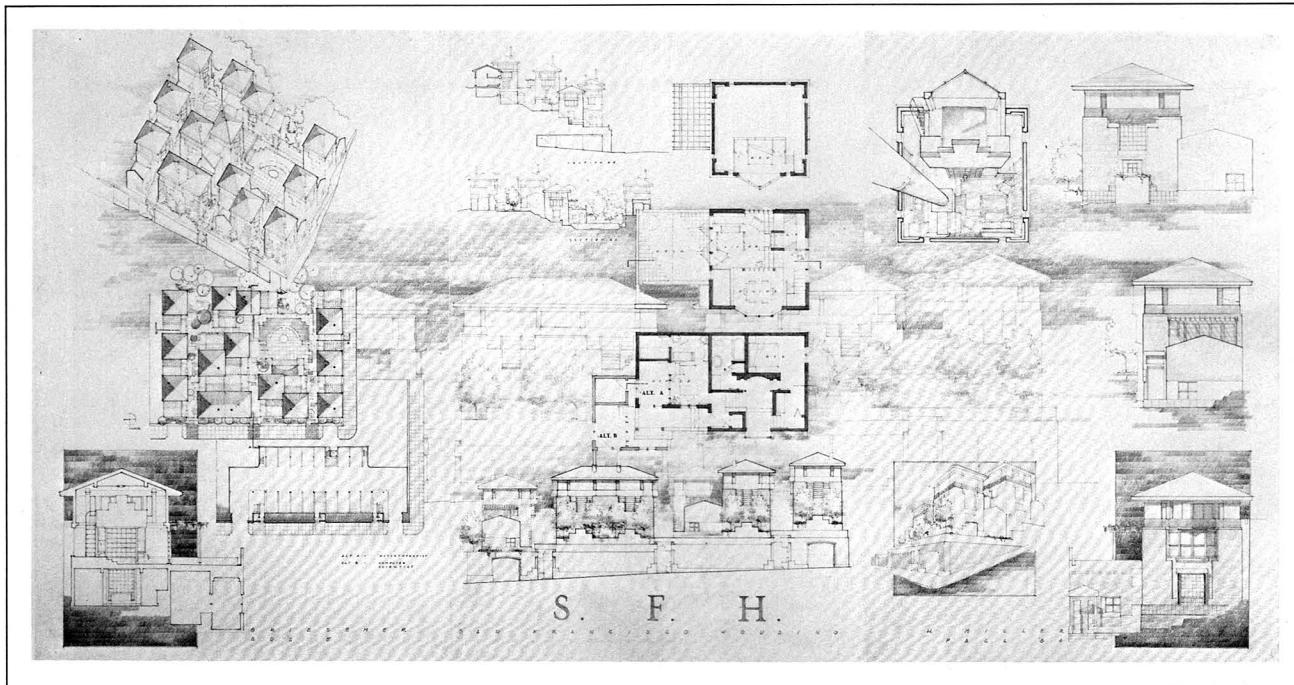


Axonometric

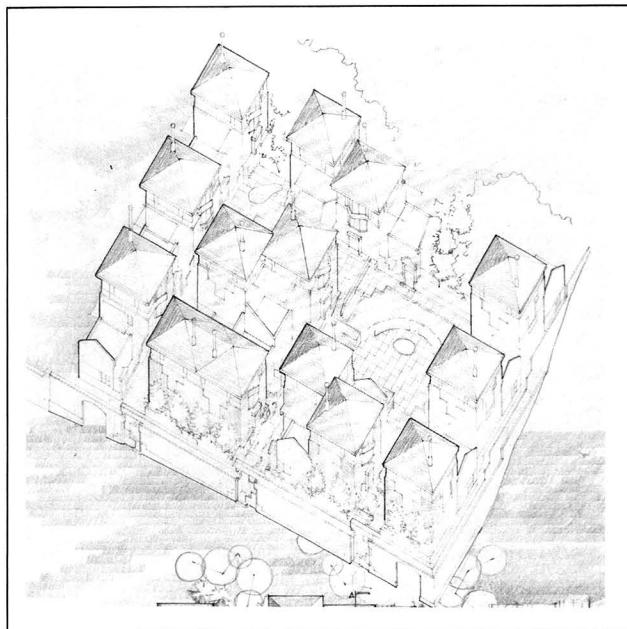


North-South Section

East-West Section

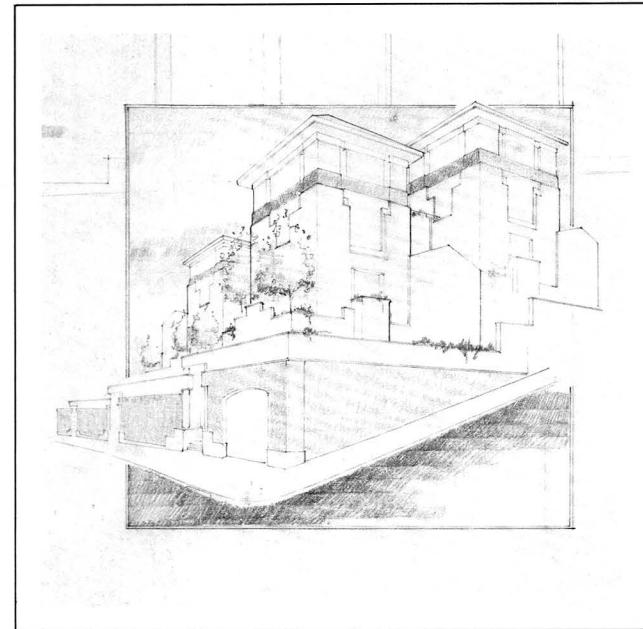


San Francisco Housing. Paul Griesemer.



Axonometric

age groups, this site is one of the few vacant land parcels in this area of the city. The site has a dramatic topography, which is commonplace to much of San Francisco. From the upper portions, the site provides breathtaking views to the west and beyond to the Golden Gate Bridge and the Palace of Fine Art.

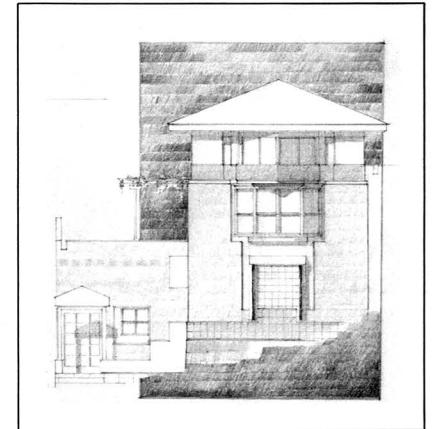


View from Southwest

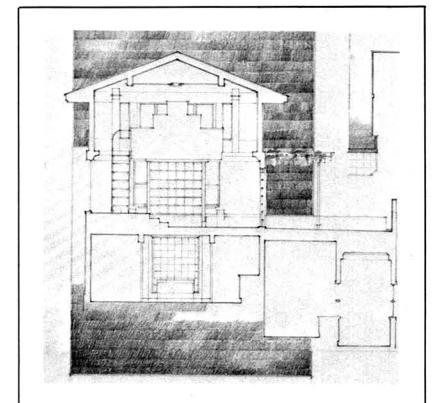
zoning of domestic and professional activity became major intentions in each scheme. Each uses an overlaying grid to organize the units as they step up the hill. Circulation extends up the site providing access to units at varying levels. This, in addition to well-defined site edges and exterior material differentiation, begins to articulate separation of domestic and professional spaces. Griesemer

utilizes a base level of parking and a variety of volumetric combinations to distinguish the buildings from one another, and also to distinguish the buildings immediate to the site.

Other steps in site zoning include provisions of open outdoor spaces. Banholzer has incorporated a small private garden for each house to become a retreat from the urban en-

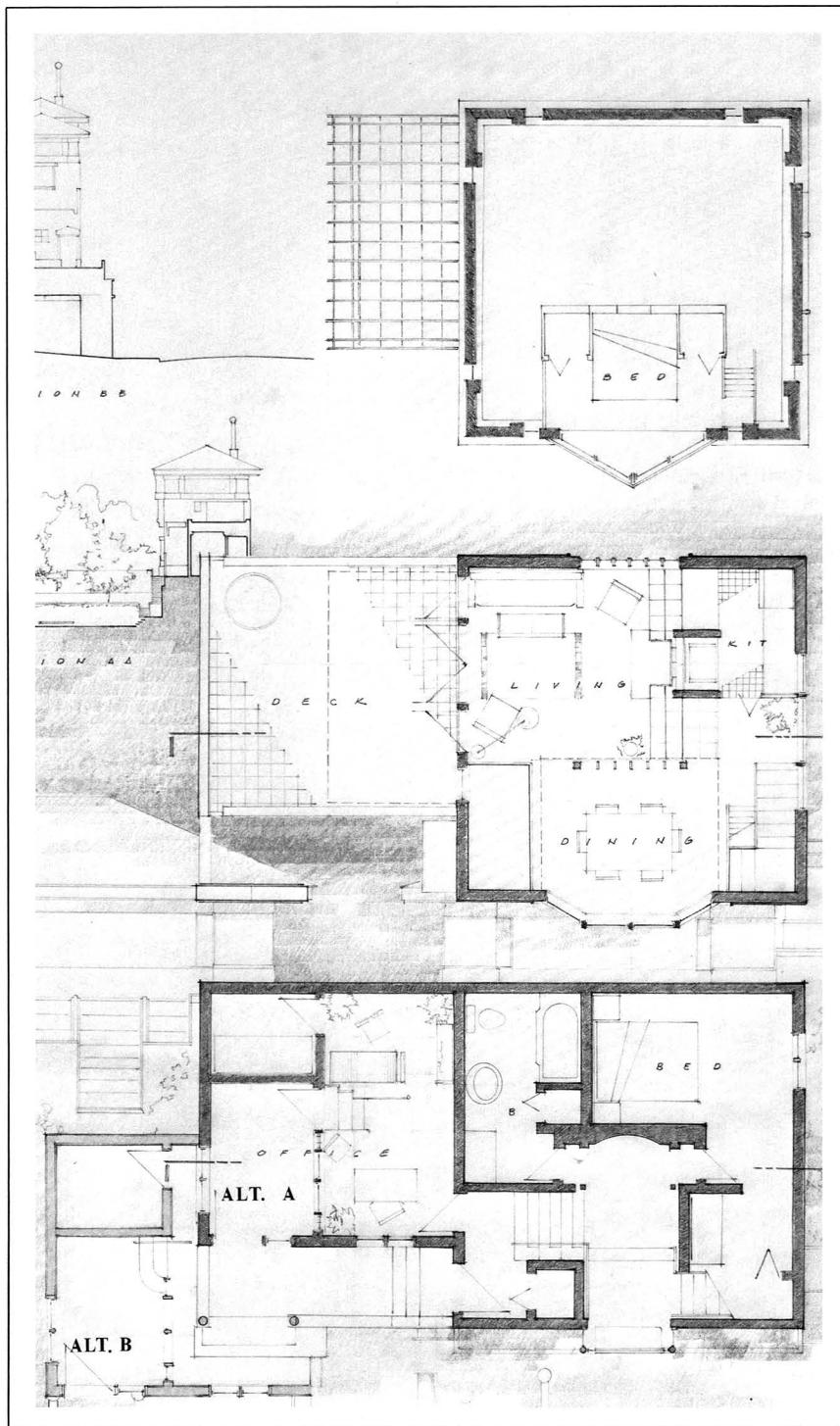


Elevation



Section

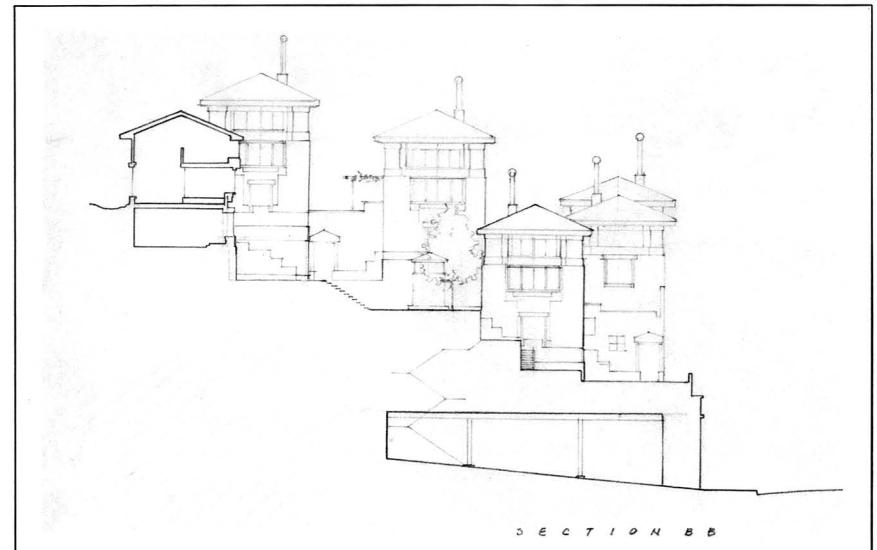
vironment; Griesemer has arranged clusters of units around open community spaces internal to the site itself. A combination of living and professional activities and the necessary separation between these was accomplished through vertical separation in each scheme. Using professional activity spaces again as a base, all domestic spaces are located above these and are further articulated to provide distinction between living, sleeping, and dining activities. Griesemer uses a 'tower' as imagery to develop both the volumetrics for the units and a sequence of living activities. The main level of the house develops along an edge of circulation providing maximum space for living functions. Incorporated above the dining area, is a small loft bedroom with overlooks to accentuate the height of the 'tower' and give major volume to the living area.



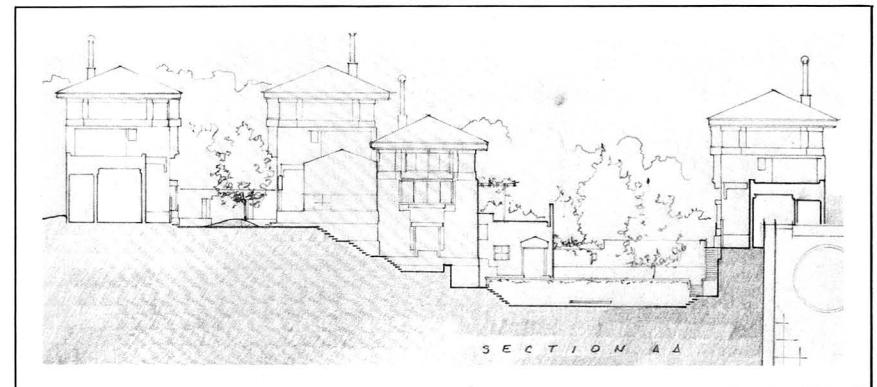
Floor Plans

Banholzer expands the loft concept so that the domestic activities occupy the entire upper floor which is treated as a loft space in itself. This large space is subdivided into more traditional spaces for living, dining and sleeping.

Material differentiation and composition of building elements further articulate the zoning within the units. Banholzer strengthens this separation by expressing the entry and office in the base of the building which consists of large cut stone. The house



East-West Section through site.



North-South Section through site.

contrasts this, and is composed of light materials: stucco, glass, and glassblock. Large tubular steel grids wrap each unit. These align with the reveals inscribed in the stucco-covered walls and tie the units together, forming the urban face to Polk Street. Griesemer uses concrete block and glazed tile to provide the base for the units and softens the transition from base to wall with foliage along the top edge. Separation of domestic functions is further emphasized through use of painted stucco walls, wood trellises, and a series of bay windows which ascend to a hip roof capping each of the 'tower-like' units.

As required by the program, each scheme provides one on-site parking

space for each unit. Each scheme also develops a dense packing layout allowing as many as fourteen units to be constructed on the corner site. Facade development and general characteristics of the units stem from the imagery of the surrounding housing and the highly diversified neighborhood. Each project provides an efficient living environment for a variety of users, yet retained the individuality necessary for each household, typical of San Francisco housing.