



THE INSTITUTE OF CLASSICAL ARCHITECTURE
& CLASSICAL AMERICA
AND HABITAT FOR HUMANITY INTERNATIONAL:

Contextual Design for Affordable Housing in Historic Urban Neighborhoods

CNU XV, Philadelphia, Pennsylvania

18 May, 2007

VICTOR DEUPI, PhD

Arthur Ross Director of Education

Institute of Classical Architecture & Classical America

The Idea of the Classical

Rebirth, Renewal & Redemption



Acanthus in Bloom
Monte Palatino, Rome

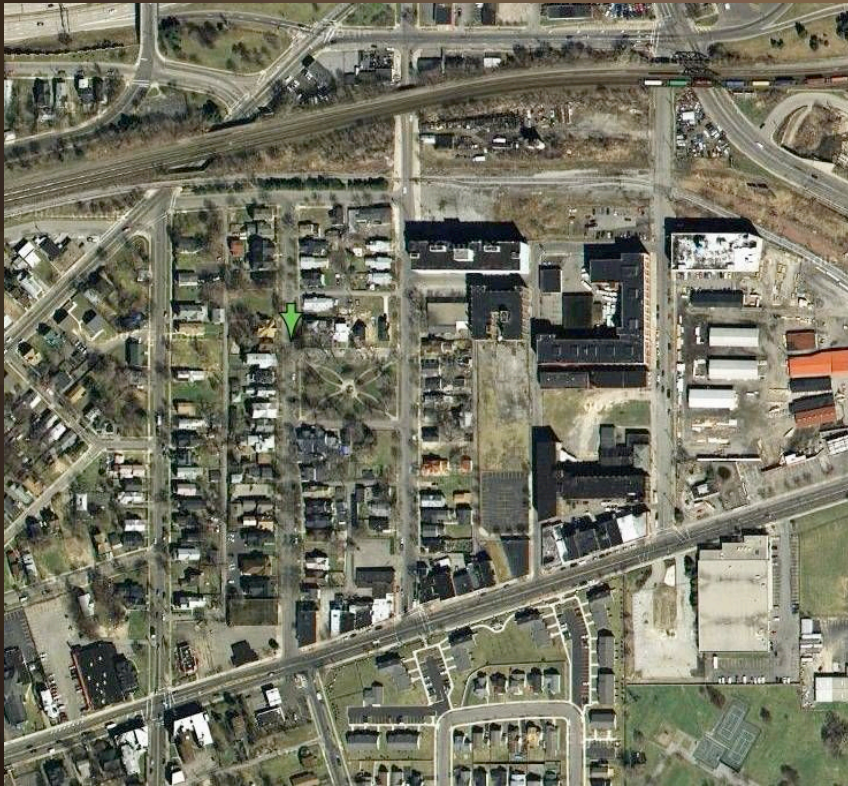


Brunelleschi, *Ospedale degli Innocenti*, Florentia

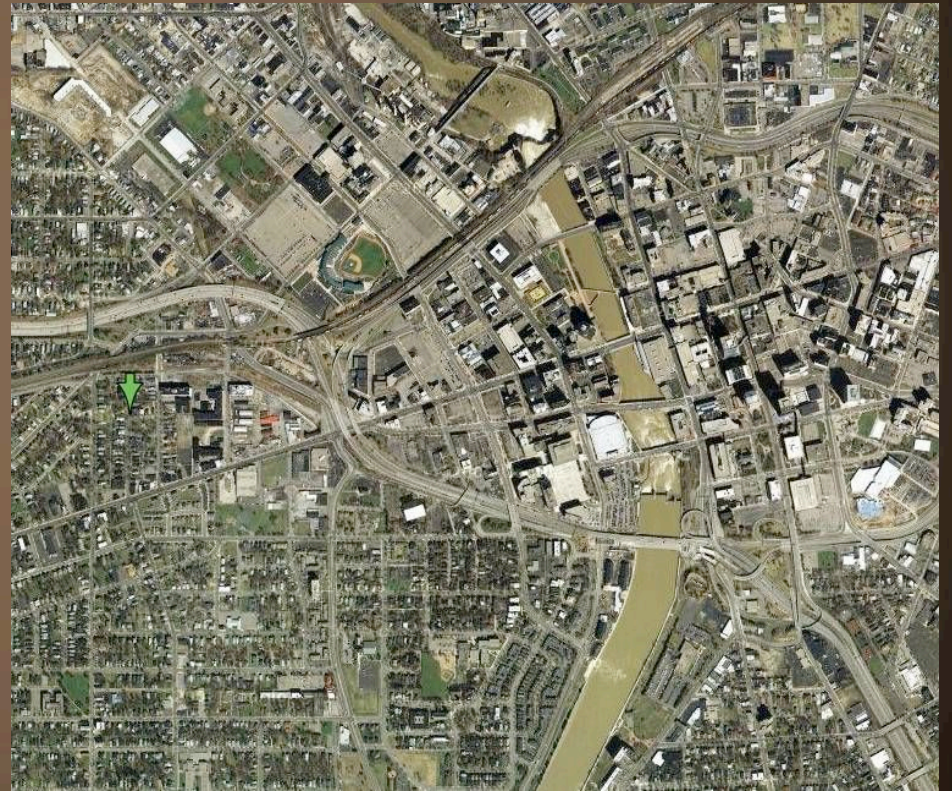
Views of *la città ideale*

Flower City Habitat (Rochester, NY)

Richard Cameron (Ariel Design/Build, NYC)

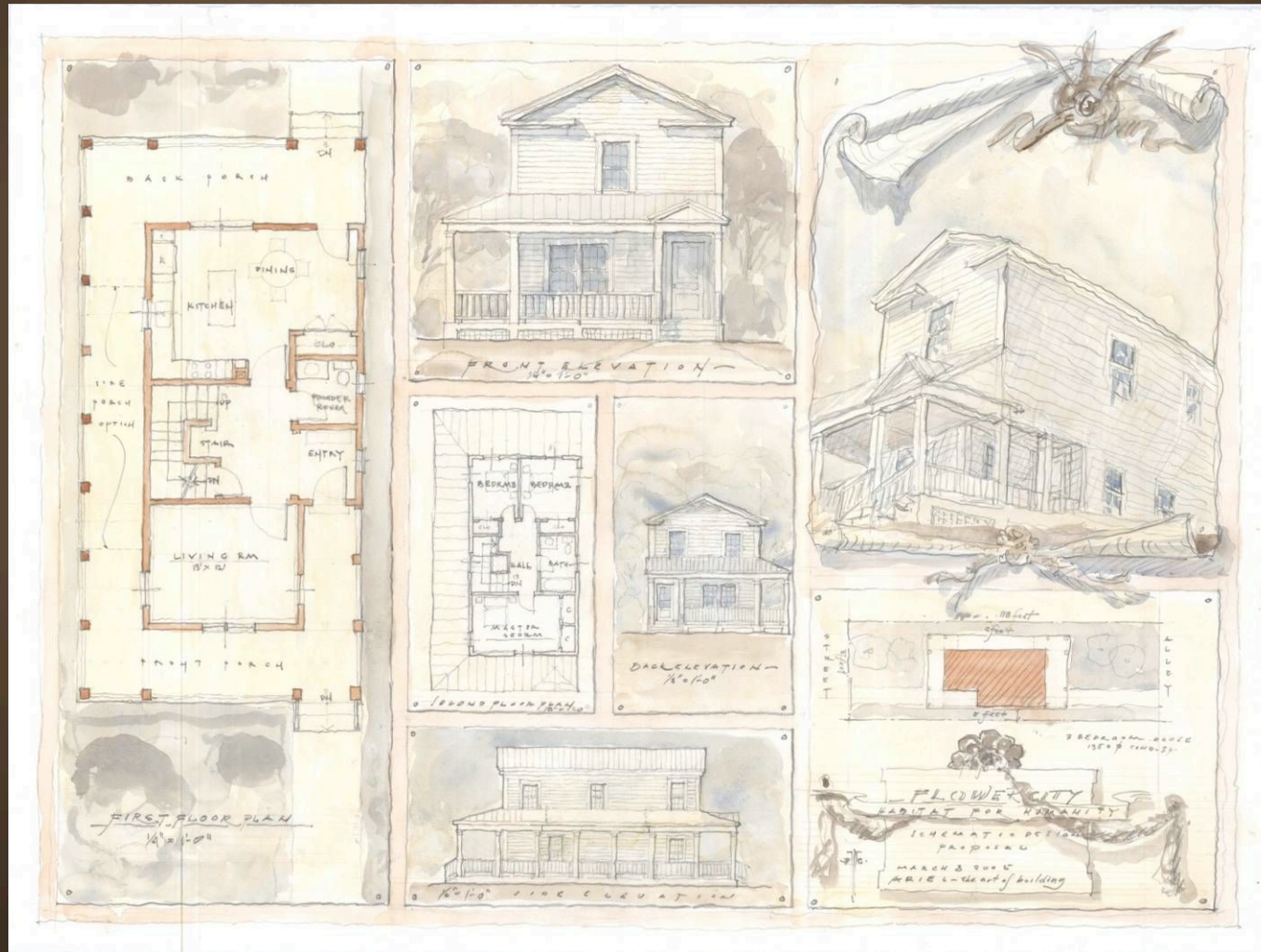


Susan B. Anthony Neighborhood

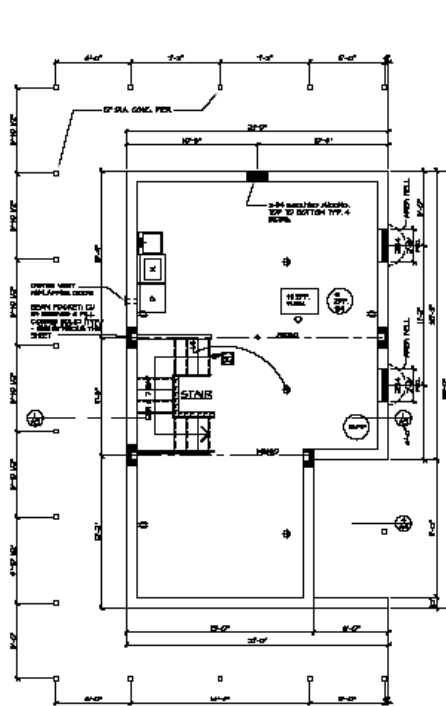


Aerial view of Rochester

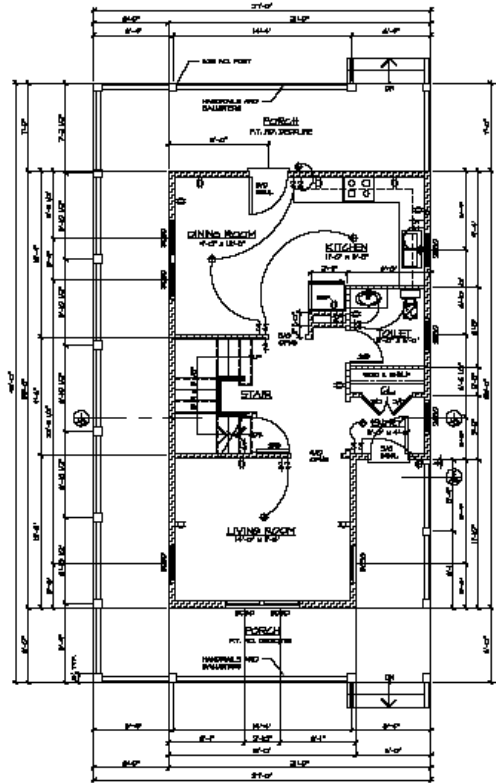
Preliminary Scheme: Richard Cameron



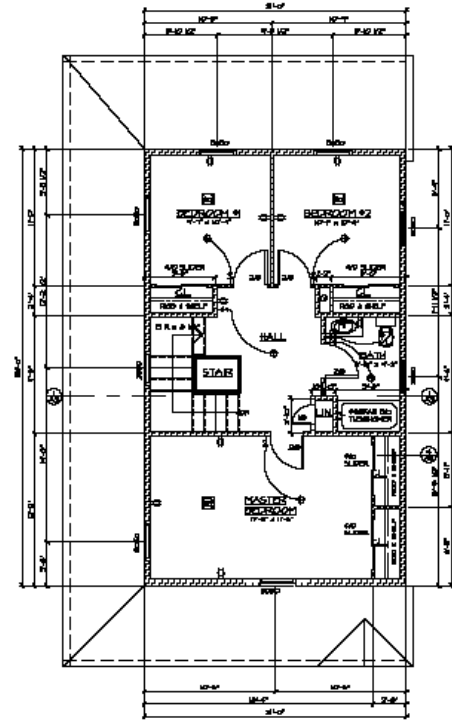
Finished Drawings



1 BASEMENT FLOOR PLAN 1/4"



2 FIRST FLOOR PLAN 6/8" O.S.P. 1/4"



3 SECOND FLOOR PLAN 7/8" O.S.P. 1/4"

SYMBOLS:

	2x4 WOOD JOISTS
	2x6 WOOD JOISTS
	2x8 WOOD JOISTS
	2x10 WOOD JOISTS
	2x12 WOOD JOISTS
	2x14 WOOD JOISTS
	2x16 WOOD JOISTS
	2x18 WOOD JOISTS
	2x20 WOOD JOISTS
	2x22 WOOD JOISTS
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	2x68 WOOD JOISTS
	2x70 WOOD JOISTS
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	2x96 WOOD JOISTS
	2x98 WOOD JOISTS
	2x100 WOOD JOISTS

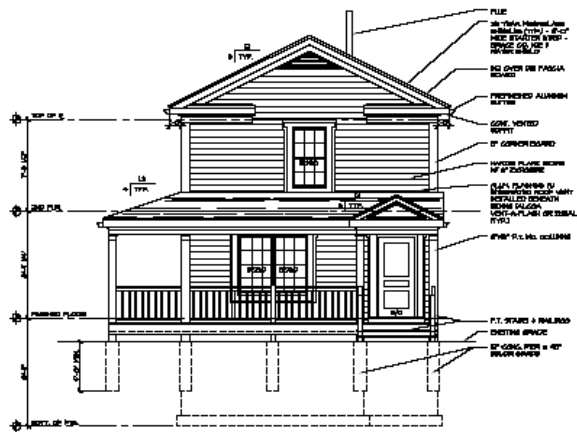
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- 1/ ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 - 2/ ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 - 3/ ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
 - 4/ ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.
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 - 10/ ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED.

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NEW HOUSE PLANS EDC
FLOWER CITY HABITAT FOR HUMANITY
 43 MADISON
 ROCHESTER, NEW YORK
 CITY OF ROCHESTER
 PROJECT NAME

FLOOR PLAN

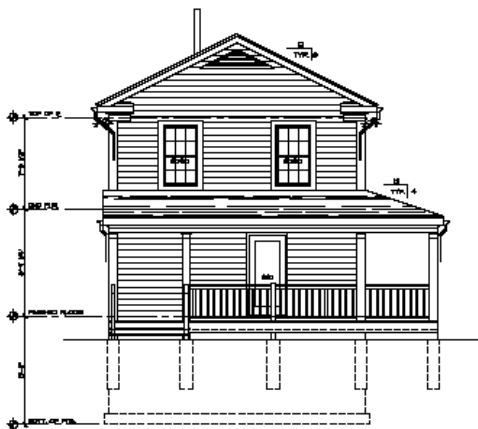
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SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
DATE: 08-03-03	DATE: 08-03-03
REV: 1	REV: 1
N	A1
	DRAWING NUMBER



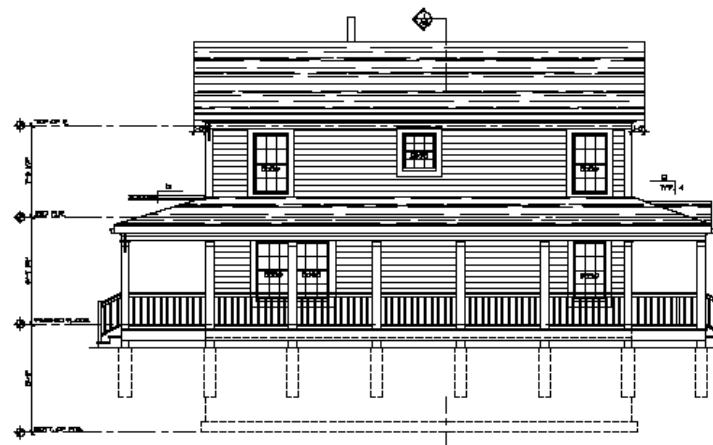
1 EAST ELEVATION 1/4"



2 NORTH ELEVATION 1/4"



3 WEST ELEVATION 1/4"



4 SOUTH ELEVATION 1/4"

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NEW HOUSE PLANS FOR:

**FLOWER CITY
HABITAT FOR
HUMANITY**

43 MADISON
ROCHESTER, NEW YORK
CITY OF ROCHESTER

PROJECT NAME

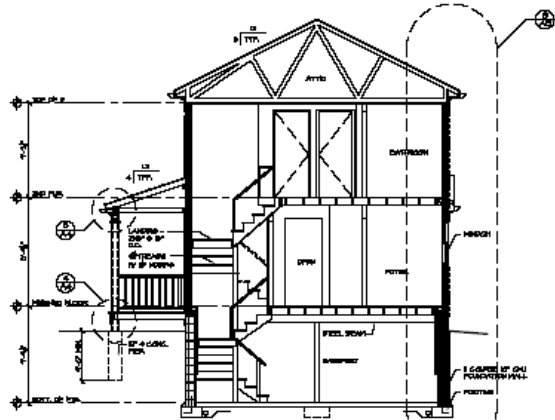
ELEVATIONS

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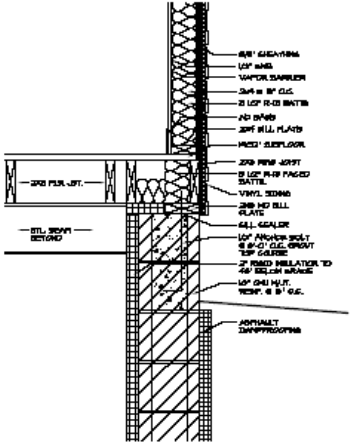
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04/11/11	TRG	
04/11/11	TRG	

A2

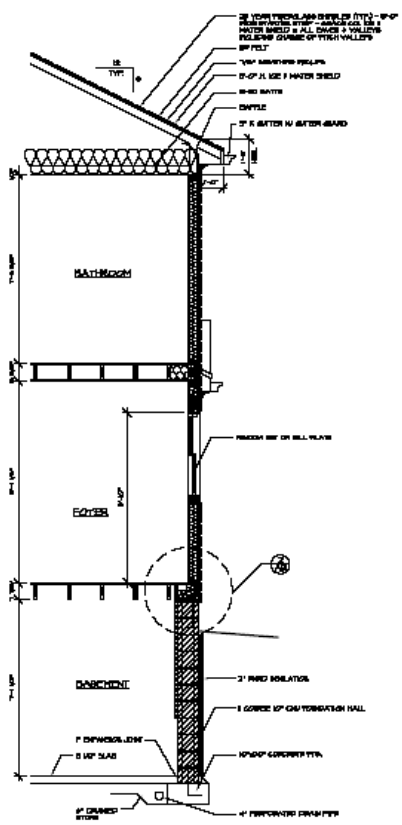
BRINDEN HANSEN



1 BLDG SECTION 1/4"



2 DETAIL 1/2"



3 WALL SECTION 1/2"

- NOTES:
1. UNLESS OTHERWISE INDICATED, FINISH SHALL BE AS SHOWN.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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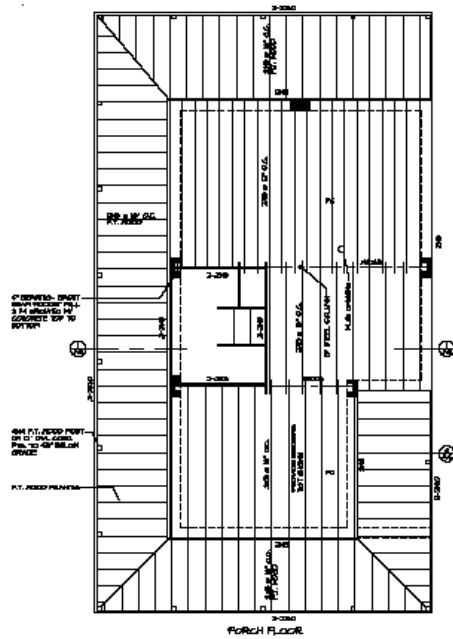
NEW HOUSE PLANS FOR:
FLOWER CITY HABITAT FOR HUMANITY
43 MADISON
ROCHESTER, NEW YORK
CITY OF ROCHESTER
PROJECT NAME

SECTIONS

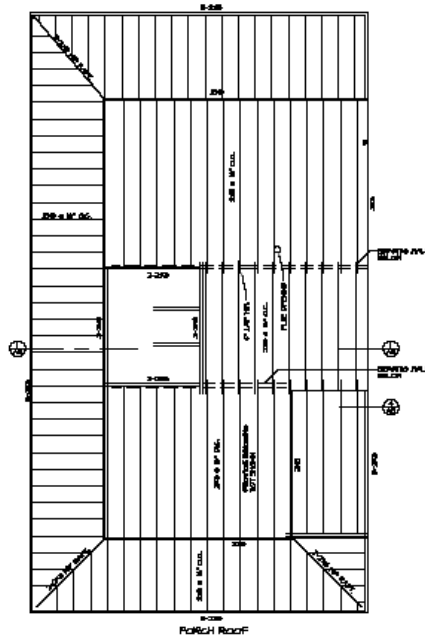
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2	2	
3	3	

REV:

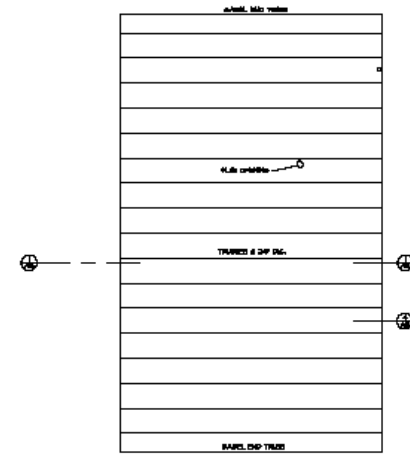
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ARCHITECT



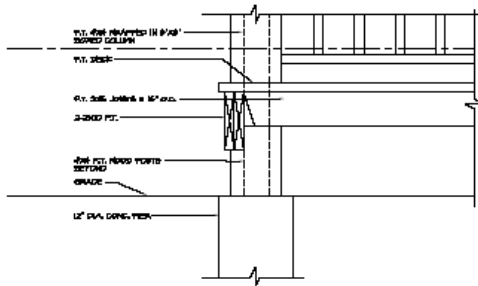
1 | FIRST FLOOR FRAMING PLAN | 1/4"



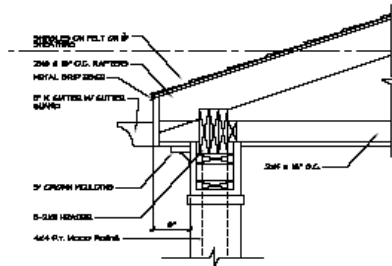
2 | SECOND FLOOR FRAMING PLAN | 1/4"



3 | ROOF FRAMING PLAN | 1/4"



4 | PORCH DETAIL | 1/2"



5 | PORCH DETAIL | 1/2"

SYMBOLS:

- 1. 2" x 4" JOIST HANGERS IN 2" x 4" BRICK CHASE.
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NEW HOUSE PLANS FOR:

FLOWER CITY HABITAT FOR HUMANITY

43 MADISON
 ROCHESTER, NEW YORK
 CITY OF ROCHESTER

PROJECT NAME

FRAMING PLANS

DATE PROJECT NAMED: 08-03-08
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/4"=1'-0"
 DATE: 08-08-08
 REV: [Number]

North Arrow

A4
 DRAWING NUMBER

Recent Publicity

HOUSE BLEND

Shattered Glass

Anderson Corp. laid off 440 workers in early December, due largely to the ongoing housing slump and steep decline in housing starts. The layoffs are based on seniority, which means the layoff applies only to production workers hired after February 2000. The layoffs took effect Jan. 2 and are at the company's Bayport, Minn., and Menomonee, Wis., operations. —S. Zurbrugg

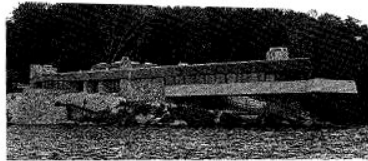
Historic Fabric

Habitat for Humanity is teaming with the Institute of Classical Architecture & Classical America on a national project to build traditionally styled affordable homes in historic districts throughout the U.S. A pilot project, now underway, involves the design and construction



Habitat for Humanity

of three model homes in Savannah, Ga., Rochester, N.Y., and Portsmouth, Va. A pattern book, to be published this winter and distributed to Habitat's 1,800 chapters, will showcase the three model homes, as well as other examples of outstanding affordable housing designs. —J.S.



A PIECE OF HISTORY

The Wright Stuff

Long-lost sketches inspire a modern masterpiece.

BY JENNY SULLIVAN

WHEN JOE MASSARO bought Petra Island, an 11-acre patch of heaven across the water from his main residence in Lake Mahopac, N.Y., he imagined it as the perfect spot for a summer cottage. What the retired contractor ended up building—a 5,000-square-foot dwelling based on sketches by Frank Lloyd Wright—is a structure that some scholars have already likened to “Fallingwater.”

Massaro discovered the sketches in a drawer when he bought the property in 1991 and became determined to bring them to life.

In keeping with Wright’s legendary aesthetic, the house is a marriage of natural and

manmade forms. Pre-existing rock formations on the site serve as interior and exterior walls. Other hallmarks include exposed “rubblestone” footers, embedded with native granite, and a 27-foot, cantilevered concrete deck that juts out over the water. This design coup required city council easements on the normal 100-foot lakefront setback requirements in the building code.

Transporting the 150 tons of concrete needed for floors, ceilings, and walls onto the island was no easy task. In winter, Massaro waited for the lake to freeze over and used gator vehicles to drag raw materials across the ice from the mainland.

Some critics have asserted that, because the house was built based on sketches and not actual blueprints, it cannot be considered a legitimate Frank Lloyd Wright creation. Massaro asserts that the execution is true to form, save a few minor adjustments. “The entire house, all the way down to the furniture layout, has been built to his specifications,” he says. “The only thing we changed was the thickness of the walls for energy efficiency. In 20 years, people will look at this house and say that it’s unmistakably a Frank Lloyd Wright house. But to be honest, I’m calling it my home.” (see page 42)

GREEN FINANCING

Carbon Counting

Seattle lenders and a nonprofit establish the nation’s first “carbon-neutral” mortgages.

BY NIGEL F. MAYNARD

SOME BUYERS IN SEATTLE WILL BE THE FIRST in the nation with the ability to obtain a “carbon-neutral mortgage” from local real estate lenders. Under such programs, the lender agrees to make a donation to offset the greenhouse gas the new home will generate in the first year.

“We anticipate seeing this [type of program] in other states because it will be an appealing thing to home buyers,” says Linda VerNooy, acting assistant director of the Seattle-based NetGreen, a nonprofit outreach group whose Portland, Ore.-based partner, Climate Trust, develops projects to help reduce greenhouse gas emissions.

According to NetGreen, the average home produces 18 to 20 tons of greenhouse gas per year, which is generated when electricity is produced. Under a carbon-neutral mortgage, the lending partner will make a tax-deductible contribution to NetGreen. The money will be used to fund carbon-offset projects around the country.

The contribution will only occur the first year of the mortgage, but the owner must pledge to make the contribution in the second year, in order to receive the carbon-neutral mortgage. VerNooy says the contribution works out to be about \$180 to \$200 per year, which is calculated at \$10 per ton of greenhouse gas.

Former Vice President Al Gore has suggested the creation of a carbon-neutral mortgage association to stimulate the use of new financial instruments in the private sector by utilities, banks, and home builders as a way to reduce greenhouse gas emissions.

For more information on the NetGreen carbon-neutral program, visit www.achievetogreen.org.

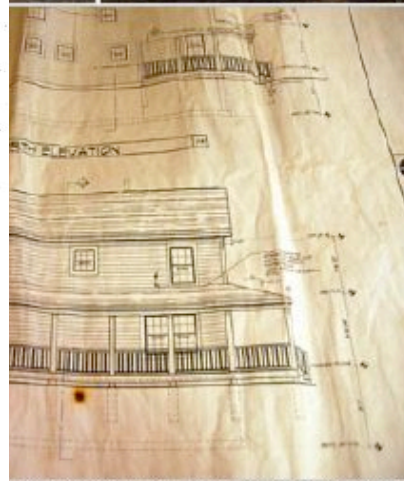


Photo by Tom, James Rajotte for The New York Times

TO BEGINNING PREVIOUS

Last week the Institute of Classical Architecture and Classical America, a nonprofit group based in New York City, and Habitat for Humanity completed the first of several low-cost houses they are collaborating on to “bring better architecture to the realm of affordable housing,” said Paul Gunther, the institute’s president. Although the three-bedroom, 1,400-square-foot house in Rochester cost just \$90,000 (it was constructed by a volunteer crew), it has Greek Revival details that allow it to blend into the historic neighborhood, said Richard Cameron, the designer. Nilsa Rivera, 24, the local resident who was selected to live there, will move in this weekend with her 2-year-old daughter, her fiancé and her brother; in June the institute will publish “A Pattern Book for Neighborly Houses,” a guide to building well-designed affordable housing. ARIC CHEN

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Construction Progress



Finished Product



Inauguration



House from the back

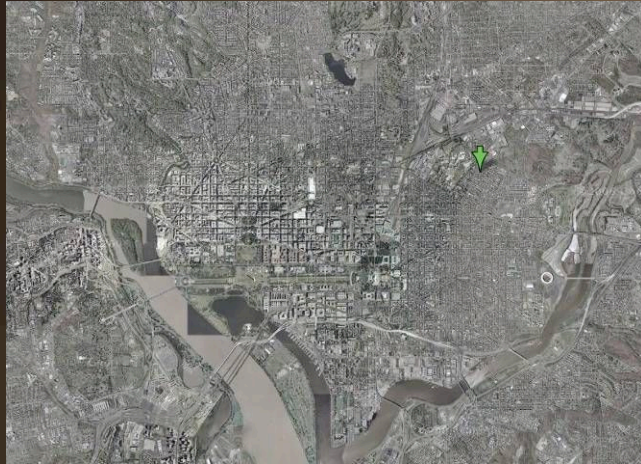


The Dedication on Saturday, 3/24/07

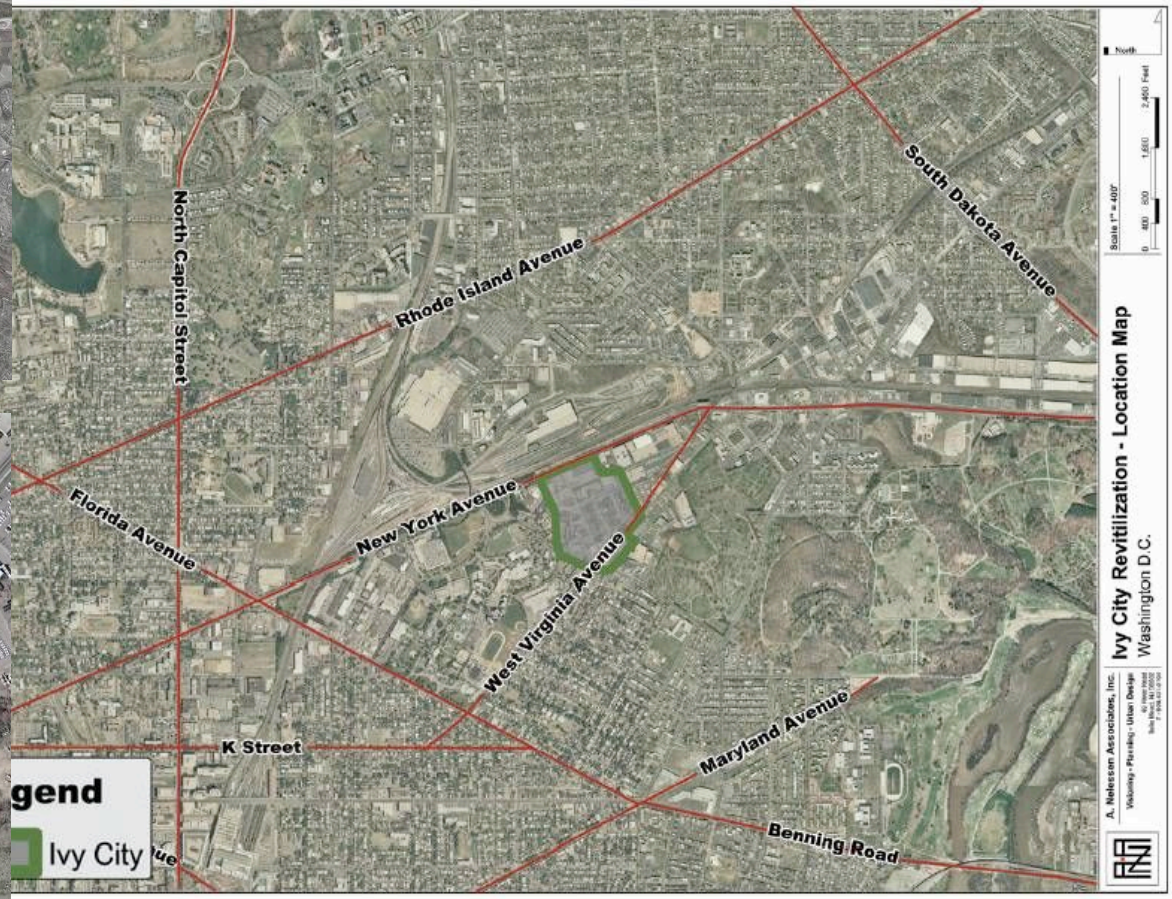


New homeowner Nilsa Rivera and her family

Washington DC Habitat for Humanity *B&D Studio (NYC)*



Aerial view of Washington DC



Aerial views of Ivy City

The Home Again Initiative

A Vision Plan for Ivy City, Washington, D.C.

Design Recommendations & Guidelines



A. Nelessen Associates, Inc.



Visioning Planning Design

General Recommendations

Housing & Commercial/Mixed-Use Design Guidelines



Street & Parking Recommendations



Parks & Community Facilities



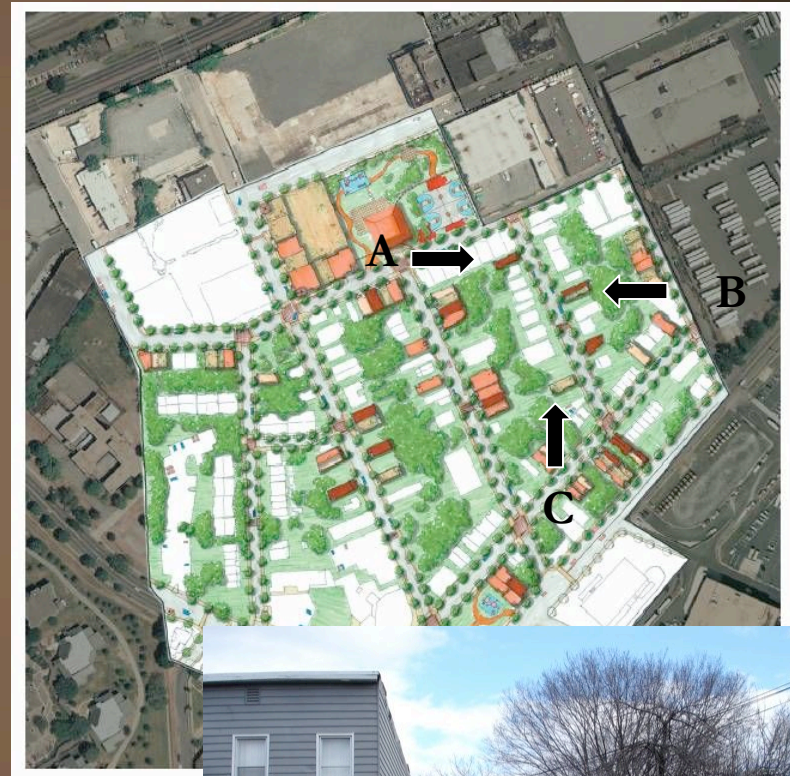
Illustrative Plan & Habitat for Humanity Lots



Lot A



Lot C



Lot B

Lot A.1 (Free-Standing)



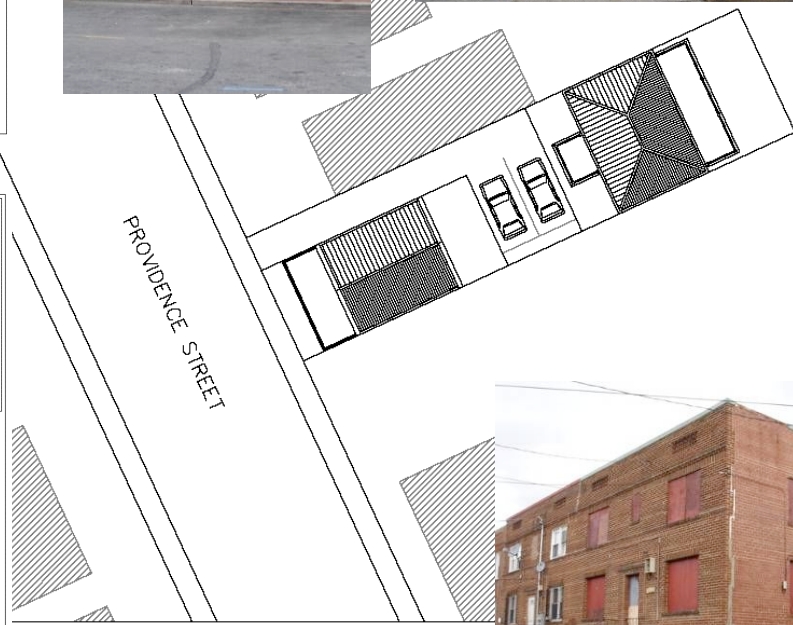
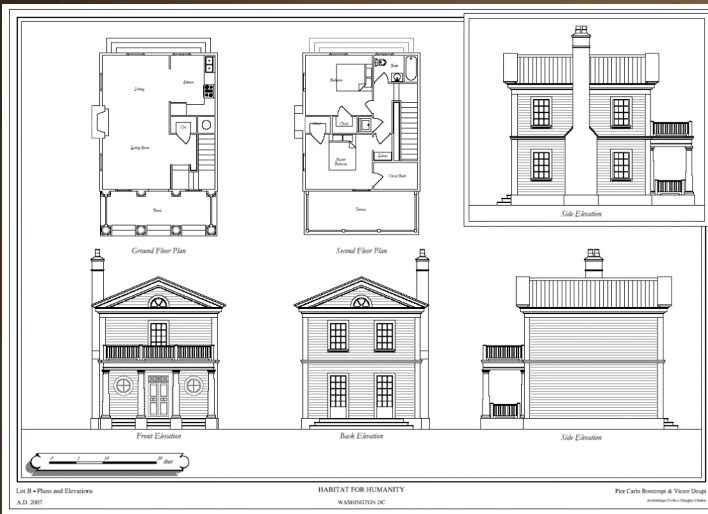
Lot A.2 (Attached)



HABITAT FOR HUMANITY
WASHINGTON DC

For Carlo Bernkopf & Vizer Design
Washington, DC 20004

Lot B.1 (Courtyard)

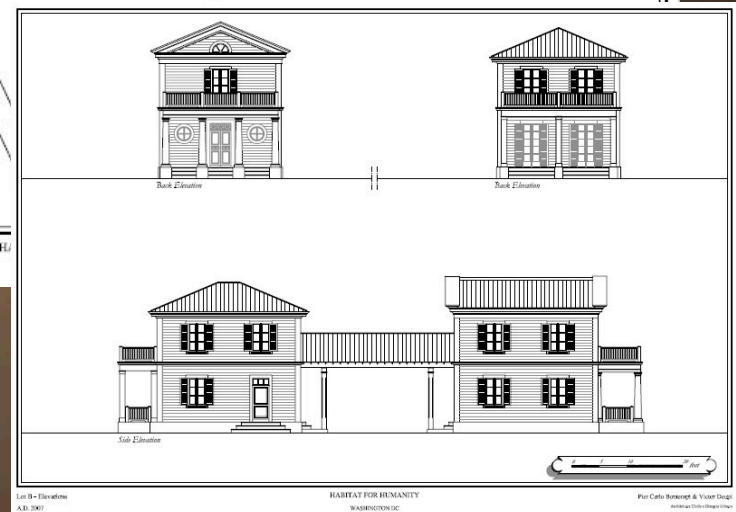
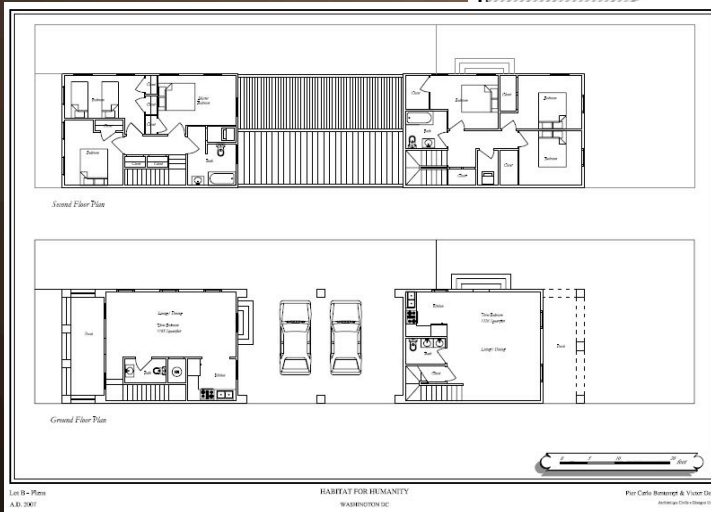
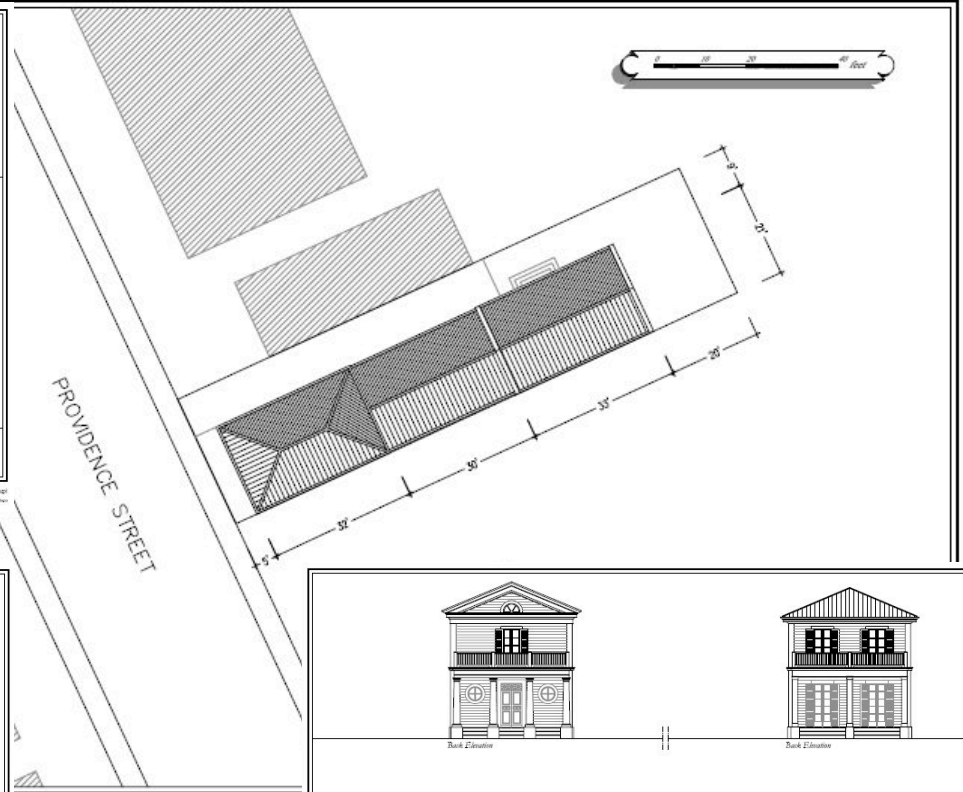
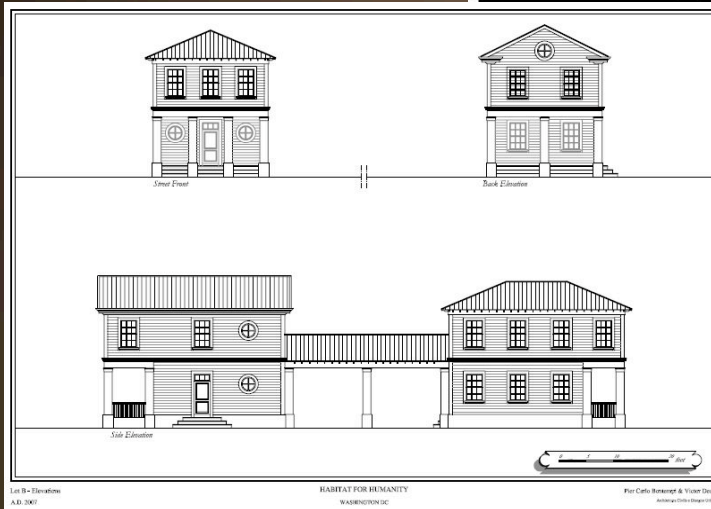


HABITAT FOR HUMANITY
WASHINGTON DC

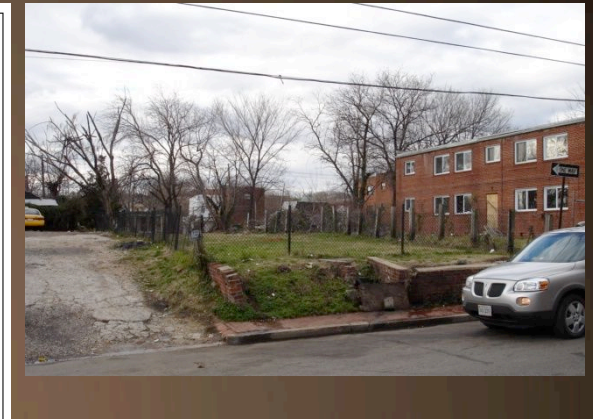
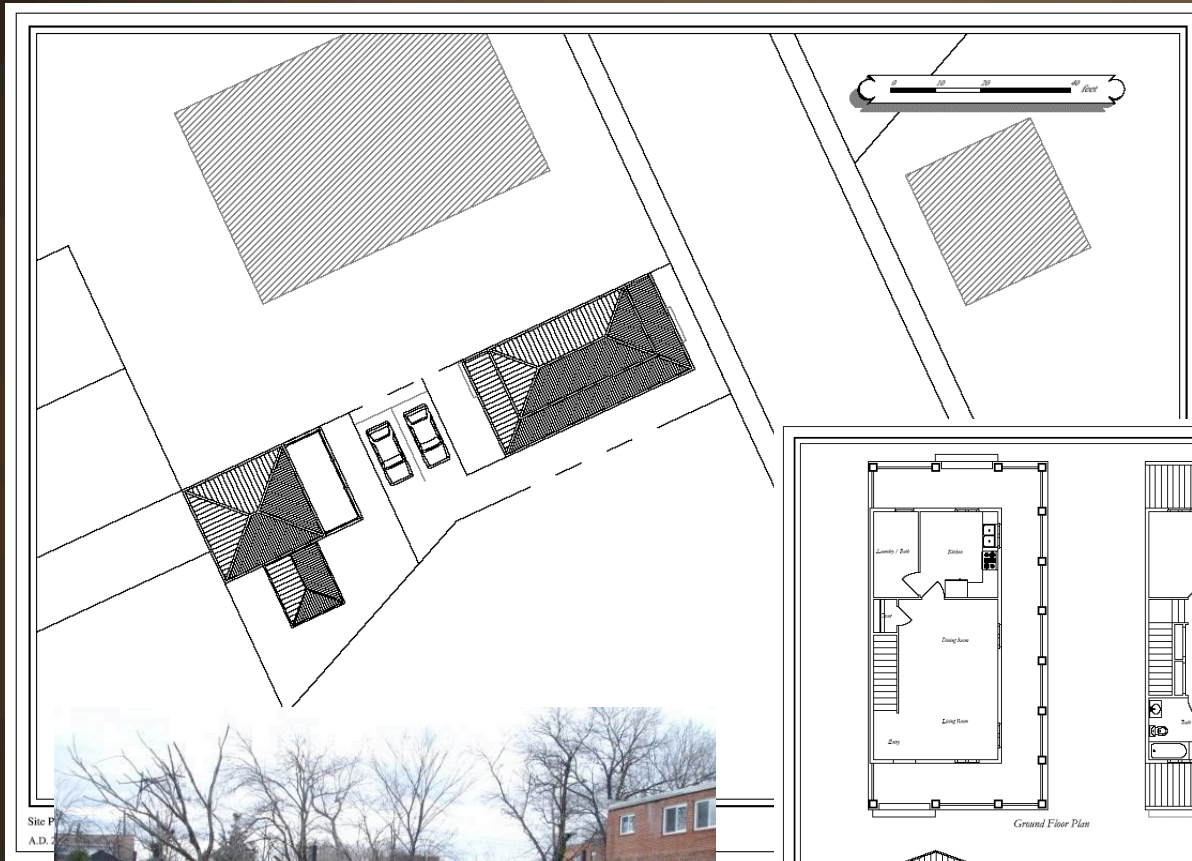


For Despi
Lopez Urbina

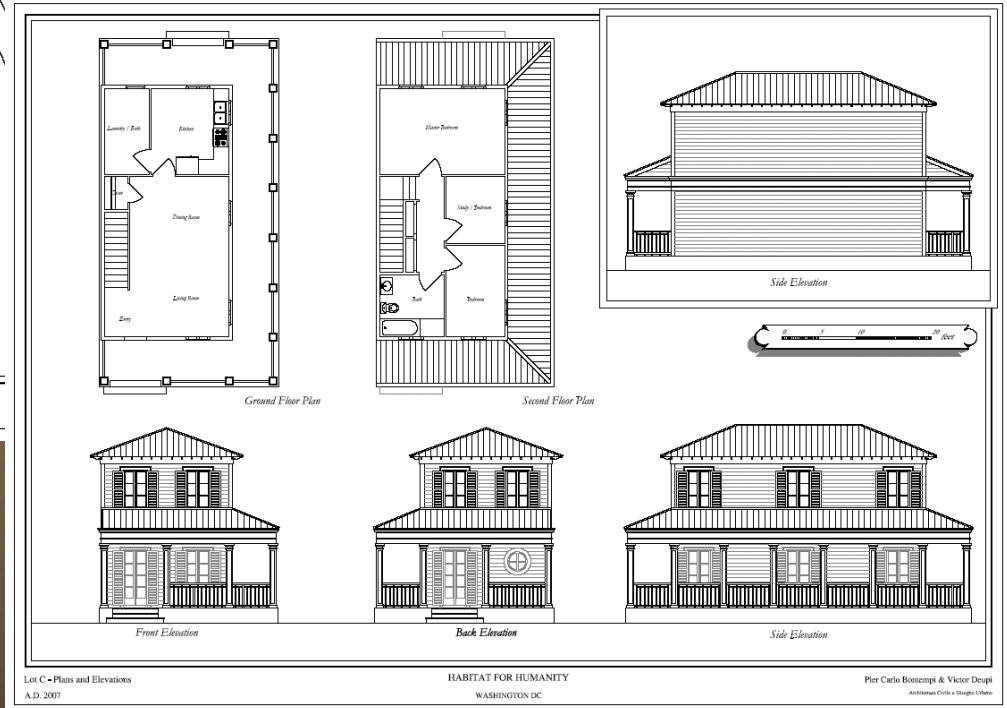
Lot B.2 (Linear)



Lot C (Side-Yard)



Site Plan
A.D. 2007

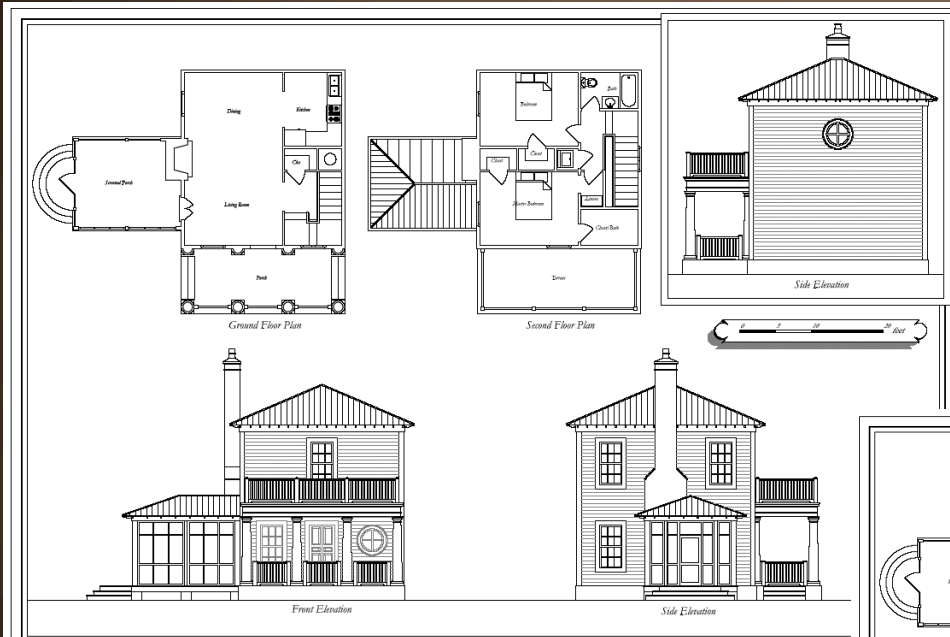


Lot C - Plans and Elevations
A.D. 2007

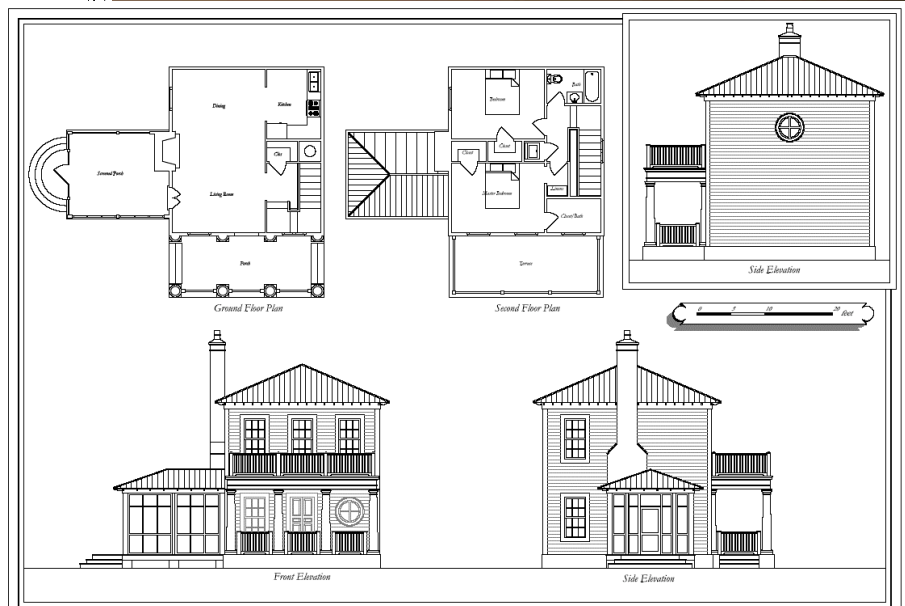
HABITAT FOR HUMANITY
WASHINGTON DC

Pier Carlo Boncompagni & Victor Deupi
Architectural Circle & Straight Lines

Lot C (Carriage House)



Lot C-1
A.D. 2007



Lot C - Plans and Elevations
A.D. 2007

HABITAT FOR HUMANITY
WASHINGTON, DC

Peter Carlo Battagaglia & Victor Dropp
Architectural Drafting & Design Services

The Promise of Beauty

