

AIA Awards

Housing

2018



AIA

AIA Awards
Housing 2018
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An AIA Knowledge Community
network.aia.org/hkc

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Foreword

Letter from the Chair

Now in its 18th year, the American Institute of Architects (AIA) Housing Awards program celebrates the best housing with eleven winners in four categories. The 2018 winners are featured in this book and represent a range of housing types, climates, and architectural practices.

As recent studies have demonstrated, the health outcomes of Americans can be better anticipated based on their zip code than their genetic code. Financial mobility, educational achievement and other quality of life indicators are also heavily predicated by the location of a person's residence. Within this context I am particularly proud that these awards represent values that include, but are not limited to, aesthetics. In 2018, the Housing Knowledge Community is transitioning our title to be the Housing and Community Development Knowledge Community, further asserting a commitment to developing knowledge, a network, and a culture that elevates residential architecture that is responsive and relevant to all occupants, considers impacts beyond the borders of a site, and utilizes design as a tool for positive impact.

As the Chair of the Housing and Community Development Knowledge Community, it is my honor to formally congratulate the winners on this high achievement.



A handwritten signature in black ink, appearing to read 'ER', with a long horizontal line extending to the right.

Emily Roush-Elliott, AIA, LEED AP
2018 Chair, Housing and Community Development Knowledge Community
The American Institute of Architects

Introduction

The American Institute of Architects

Founded in 1857, members of the American Institute of Architects consistently work to create more valuable, healthy, secure, and sustainable buildings, neighborhoods, and communities. Through nearly 300 state and local chapters, the AIA advocates for public policies that promote economic vitality and public well being. Members adhere to a code of ethics and conduct to ensure the highest professional standards. The AIA provides members with tools and resources to assist them in their careers and business as well as engaging civic and government leaders, and the public to find solutions to pressing issues facing our communities, institutions, nation and world.

Housing and Community Development, an AIA Knowledge Community

Housing and Community Development, an AIA Knowledge Community, tracks housing and community development issues and develops relationships with industry stakeholders to encourage and promote safe, attractive, accessible and affordable housing and communities for all.

AIA Awards

Housing

It's a life necessity, a sanctuary for the human spirit, and many people's first and most personal encounter with architecture: the house. By recognizing the best in home design, AIA Housing Awards shows the world how beauty, safety, sustainability, and comfort can come together.

The jury for the 2018 Housing Awards includes: Victor A. Mirontschuk, FAIA (Chair), EDI International, PC, New York City; Katie Gerfen, ARCHITECT, Washington, DC; Luis Jauregui, FAIA, Jauregui Architecture Interiors Construction, Austin; and Adrienne Steichen, AIA, Pyatok Architects, Oakland.

The jury recognized eleven projects in four award categories: One- and Two-Family Custom Residences, One- and Two-Family Production Homes, Multifamily Housing, and Specialized Housing.

One- and Two-Family Custom Residences

The One- and Two-Family Custom Residences award recognizes outstanding designs for custom and remodeled homes for specific client(s).

One- and Two-Family Production Homes

The One and Two Family Production Homes award recognizes excellent design of homes built for the speculative market.

Multifamily Housing

The Multifamily Housing award recognizes outstanding apartment and condominium design. Both high- and low-density projects for public and private clients were considered, as well as mixed-use projects.

Specialized Housing

The Specialized Housing award recognizes outstanding design of housing that meets the unique needs of other specialized housing types such as single room occupancy residences (SROs), independent living for the disabled, residential rehabilitation programs, domestic violence shelters, residential halls/student housing, and other special housing.

Jury List + Bios

Jury List

2018 AIA Housing Jury

Victor A. Mirontschuk, FAIA (Chair)
EDI International, PC
New York City, New York

Katie Gerfen
ARCHITECT
Washington, DC

Luis Jauregui, FAIA
Jauregui Architecture Interiors Construction
Austin, Texas

Adrienne Steichen, AIA
Pyatok Architects
Oakland, California

AIA Staff

Susan Parrish
Director, AIA Knowledge Communities
The American Institute of Architects

Akanksha Singh
Specialist, AIA Knowledge Communities
The American Institute of Architects

Elizabeth Henry
Director, AIA Awards
The American Institute of Architects

Elizabeth Wolverton
Senior Manager, Honors & Awards
The American Institute of Architects

Jury Bios



Victor A. Mirontschuk, FAIA (Chair)
EDI International, PC

As the Founder and President of EDI, he oversees the operation of the firm's offices in New York, Texas and California. He is respected for his ability to develop planning and housing solutions that address changing social needs. He has been recognized for his significant contributions to the profession, induction into the National Association of Home Builders (NAHB) Best in American Living Awards (BALA) Hall of Fame for his significant impact on the residential design and construction fields (both in 2016).



Luis Jauregui, FAIA
Jauregui Architecture Interiors Construction

Luis Jauregui, FAIA, is founder and President of Jauregui Architecture, Construction, Interiors, a nationally recognized Architect-led design-build firm focusing on high-end homes in Austin, Houston, Dallas and central Texas for the last 30 years. Mr. Jauregui served as a contributing columnist on design for Residential Design & Build Magazine from 2005 to 2013. Mr. Jauregui also has been a long range leader with the Home Builders Association of Austin, serving as President in 1999 and co-founding the very active Custom Builder Council of which he served as chair in 1997 and 2001. Luis currently serves on the Design Committee of NAHB.



Adrienne Steichen, AIA
Pyatok Architects

As a Principal at PYATOK, Adrienne brings more than 16 years of experience to student and multifamily residential developments, having led several large urban housing projects in San Francisco and Oakland. Adrienne is a licensed architect in California and Oregon, a LEED Accredited Professional in BD+C and Homes. Adrienne has served on juries for the ACSA/AIA Housing Design Education Award, Bank of America Low Income Housing Challenge. Adrienne has sat on expert panels and presented on the subject of urban housing at APA National Conferences and throughout the Bay Area, including at SPUR, AIASF, and the Non-Profit Housing Association of Northern California.



Katie Gerfen
ARCHITECT

Katie Gerfen is editor of design for ARCHITECT. In this role, she also oversees Residential Architect and Custom Home, as well as all design coverage for Builder.

Recipients

AIA Awards

Housing 2018

01 The Bear Stand
Bohlin Cywinski Jackson

02 Ghost Wash House
Architecture-Infrastructure-Research

03 South 5th Residence
alterstudio architecture

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Murray College, Yale University
Robert A.M. Stern Architects



The Bear Stand

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Nic Lehoux

Jury Comments

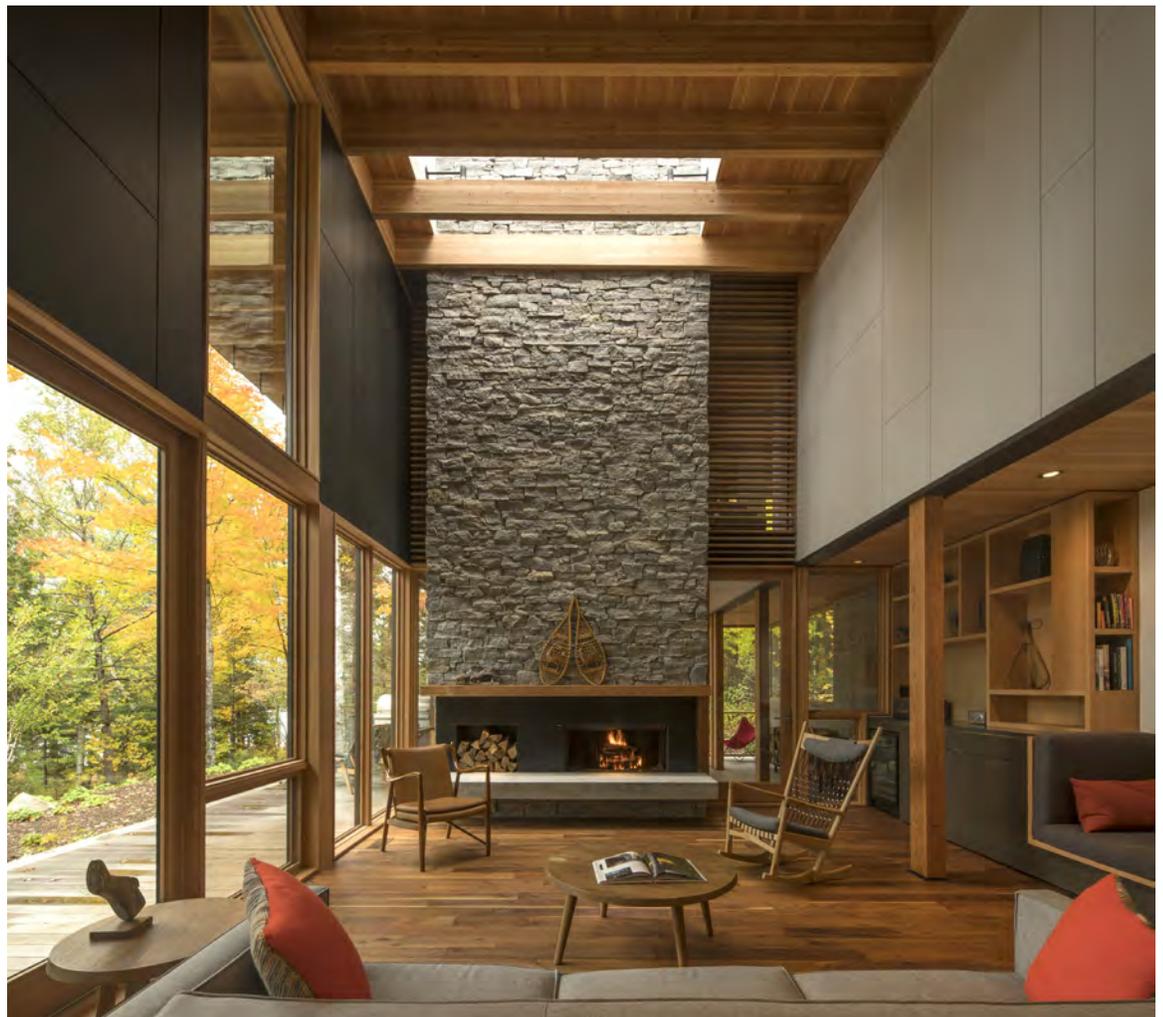
A warm rendition of modern through great use of wood and wood detailing. The project shows a deep commitment to understanding the site.

Bohlin Cywinski Jackson
Architecture Planning Interior Design

Bohlin Cywinski Jackson
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Located three hours northeast of Toronto, this 3,300 sq. ft. retreat is carefully situated along the shores of Contau Lake on a remote, seasonally isolated woodland spanning nearly 100 acres. Recalling childhood adventures exploring the surrounding lakes and forest, the clients wished to share this unique place with others by creating a place of reprieve to be rented to vacationing families.

The two-story residence stretches parallel to the lake and a granite rock-face rising up to the south, with primary living and dining spaces at ground level spilling to the outdoors, and sleeping and bathing spaces perched above to capture expansive views of the lake and surrounding forest. The retreat serves as a jumping-off point to an expansive private trail network fashioned by the client. A series of delicate canoe docks and boardwalks knit shallow marshes with hilltop perches, urging exploration by both water and land.







Ghost Wash House

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Bill Timmerman

Jury Comments

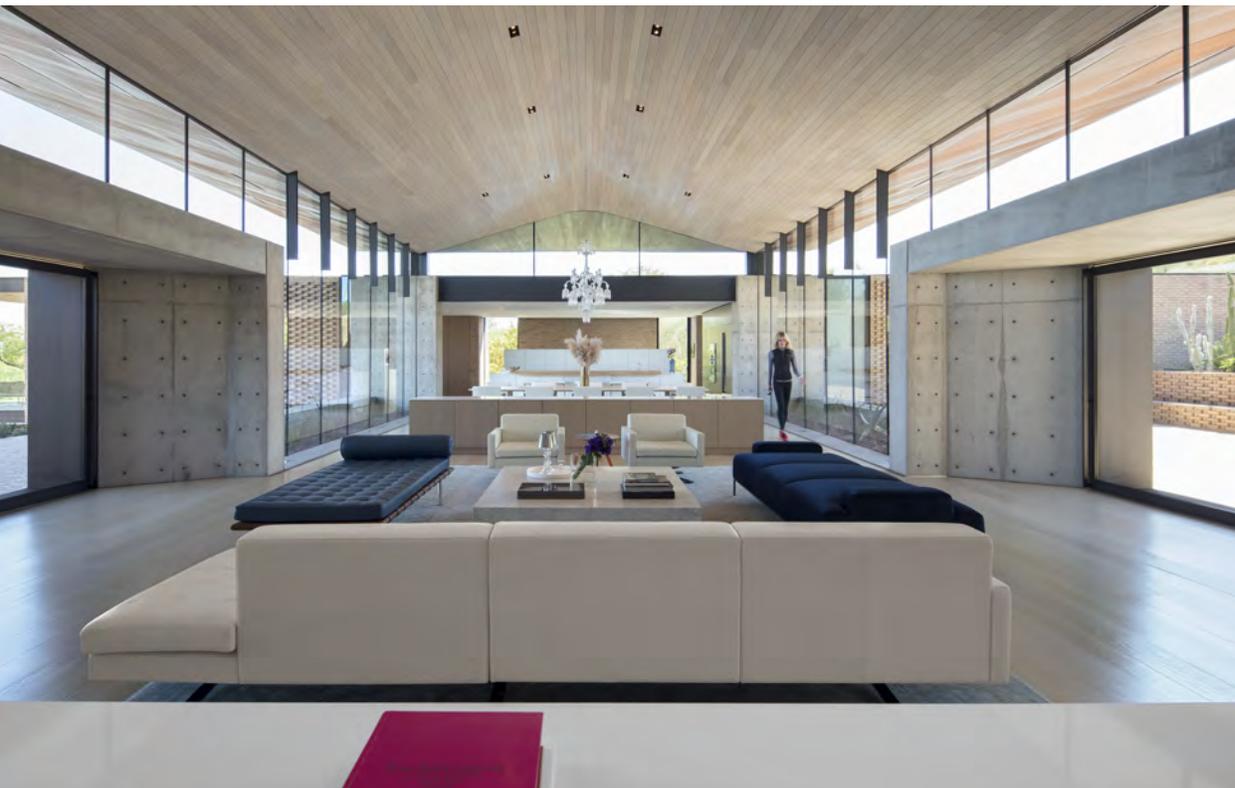
The response to the natural site context is excellent and the successful rendition of the clients' different tastes is masterfully achieved in the architecture and the interior selections, furniture and art.

AIR

Architecture-Infrastructure-Research
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The Ghost Wash House, located along the hillside of the north side of Camelback Mountain in Paradise Valley, Arizona, is flanked by two washes that move storm water down the mountain. Two tumbled brick bars run parallel to the east and west washes framing a third topographic condition, or “Ghost Wash,” running down the center of the site. The east bar contains the ‘support’ programs of the house: garages, kitchen, family dining room, etc. The west bar shields the occupants from the intense setting sun. The primary organizing device for the house, the central amenity infrastructure takes cues from the Sonoran Desert. In the same way that desert washes provide a habitat and ecosystem to facilitate desert life and connectivity, the Ghost Wash protects, connects, and facilitates the indoor and outdoor life of the residence. The Ghost Wash House is not a house in the desert, but a house of the desert.







South 5th Residence

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Casey Dunn

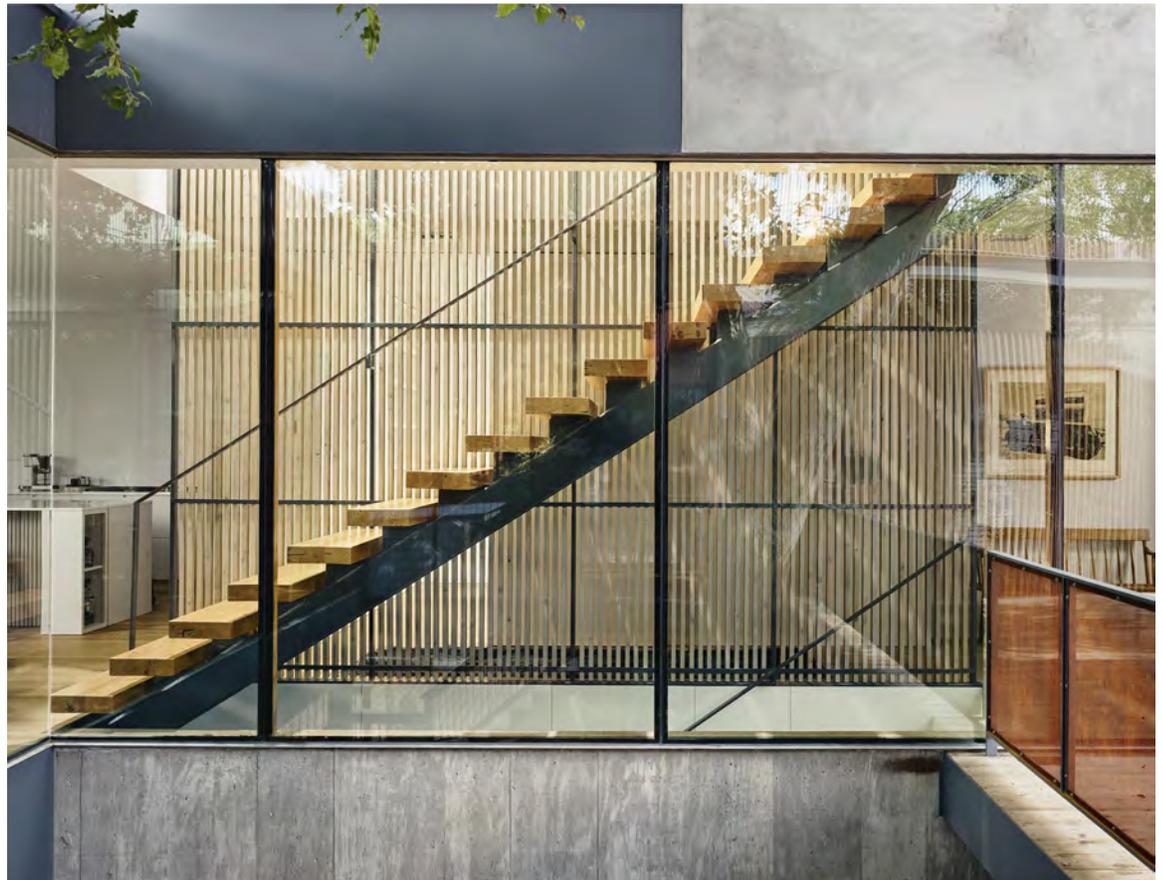
Jury Comments

The opacity in front giving way to the near-complete transparency beyond, is very innovative, as are the structural approaches to dealing with a difficult site.

alterstudio

alterstudio architecture
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The South 5th Residence slips nonchalantly into Austin's eclectic Bouldin neighborhood and deftly negotiates Austin's zoning, envelope and critical-root-zone requirements. A rare, 25" Durand Oak and an unexpectedly steep escarpment created a powerful circumstance for a house that emphasizes view and a dynamic spatial sequence, while at the same time being an abstract backdrop for the serendipity of light and circumstance. The visitor arrives into a verdant courtyard under the majestic oak. A thin, 4" gabion wall at the street, evergreen plantings and a perforated, Cor-ten corrugated screen to the south, provide varying degrees of privacy and animation for the ensemble. A transparent living room hovers over the tumbling escarpment and reveals an expansive panorama. The visceral textures of concrete, mill-finished steel and raw stucco are presented against finely detailed millwork and custom site-glazed window walls—which are framed with rift-sawn white oak and steel to form flitch plate mullions.







Underhill

HOUSING: ONE- AND TWO- FAMILY CUSTOM RESIDENCES



Photography: Michael Moran

Jury Comments

A warm, welcoming modern design with great use of wood and iron in ceilings. The roof and ceiling articulation is outstanding.

bates
masi+
ARCHITECTS

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Inspired by the history of the location, an early Quaker settlement, the design of this family home is based on the tenets of simplicity, humility, and inner focus. The house is broken into a series of modest gabled structures, each focused inward on its own garden courtyard instead of out to the surrounding neighbors. Every interior space is connected to the exterior on two sides. From selected vantage points, one may see across multiple spaces and courtyards to framed views beyond. Each volume has a sculpted roof that funnels light and air into the center of the structure. The detailing of materials articulates this organization. Oak floor and ceiling boards radiate outwards from each center courtyard. Metal straps on the ceiling further emphasize this geometry and act as a device to organize lighting and audiovisual equipment throughout the house. The Quaker values of simplicity and craft tie the new home to the community.







3106 St. Thomas

HOUSING: ONE- AND TWO- FAMILY PRODUCTION HOMES



Photography: Will Crocker

Jury Comments

Innovative in the manner in which it creates a livable floor plan, attractive massing, on an exceptionally tight lot, at an affordable price point.

OJT

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The first test site for the Starter Home* thesis, 3106 St. Thomas is an undersized lot in the Irish Channel neighborhood. Technically a historic district, the Irish Channel is in fact highly diverse in the character of its built environment, filled with low-density historic housing equally as regional industrial infrastructure. According to the Starter Home* argument, the site is all at once a legal definition, an embedded history, a record of activity, and a physical entity. A Starter Home* expects no tabula rasa, and in fact relies on the specificities of site in order to function at its best, financially, urbanistically, and spatially. The overlay of zoning – both impediment and opportunity – guides the design process but also provides the potentiality of the site as Starter Home* opportunity. With this in mind, no zoning variances were sought, and in its design, 3106 seeks to take advantage of its preconditions: adjacency to a warehouse and a two-family home, a highly restricted, long and narrow footprint, and a rather generous maximum height of forty feet.







Linea Residence G

HOUSING: ONE- AND TWO- FAMILY PRODUCTION HOMES



Photography: The Agency; Locke Plenniger; Mark Ballogg

Jury Comments

This house is remarkably beautiful and contextually appropriate, especially given the stated cost per square foot. It seems to have a wealth of features and a design that accentuates the nearby landscape.

P
O
O
N

Poon Design Inc.
Los Angeles, California
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poondesign.com

This production house sets a new standard for the speculative tract housing industry. To the home buying audience, Residence G offers a production home that equals the presence of custom luxury estates. And Residence G does so at a record low construction cost—one-fourth the cost per square foot of the high end residences seen throughout Southern California. Clarity and precision, minimal lines, walls of glass, measured proportions, and Cubist massing deliver iconic architecture that opposes the predictable Taco-Bell-style or the cliché Mid-Century Modern tract homes prevalent in the area. In the past few years, Residence G and parallel other sustainable home designs by this architect have been built and sold, totaling over 200 completed homes in the Palm Springs area. Under the thesis of “Modern for the Masses,” the architect’s agenda has ignited an entirely new movement of design and demographics in the region.

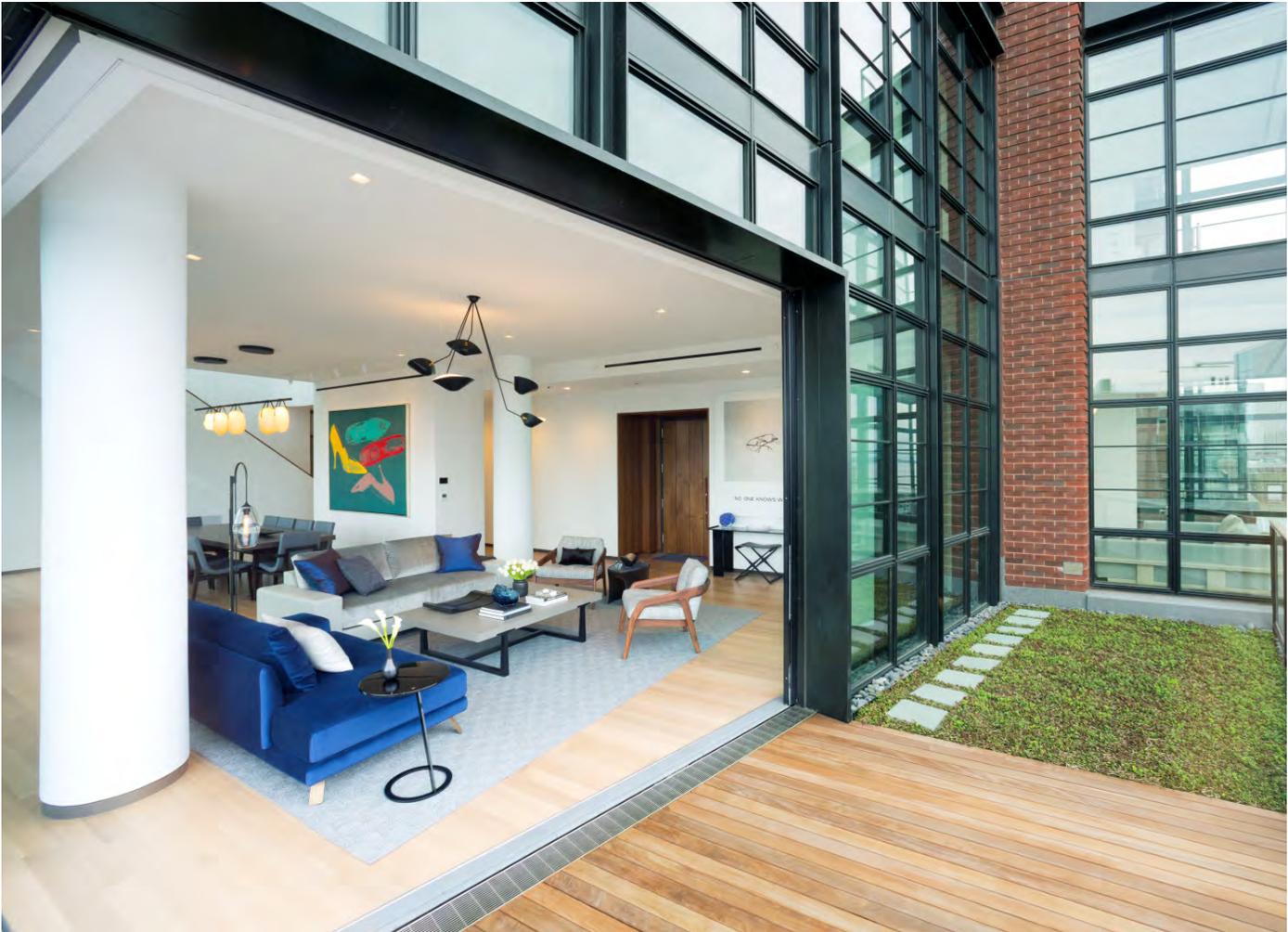






150 Charles

HOUSING: MULTIFAMILY HOUSING



Photography: Frank Oudeman; Bilyana Dimitrova; COOKFOX Architects

Jury Comments

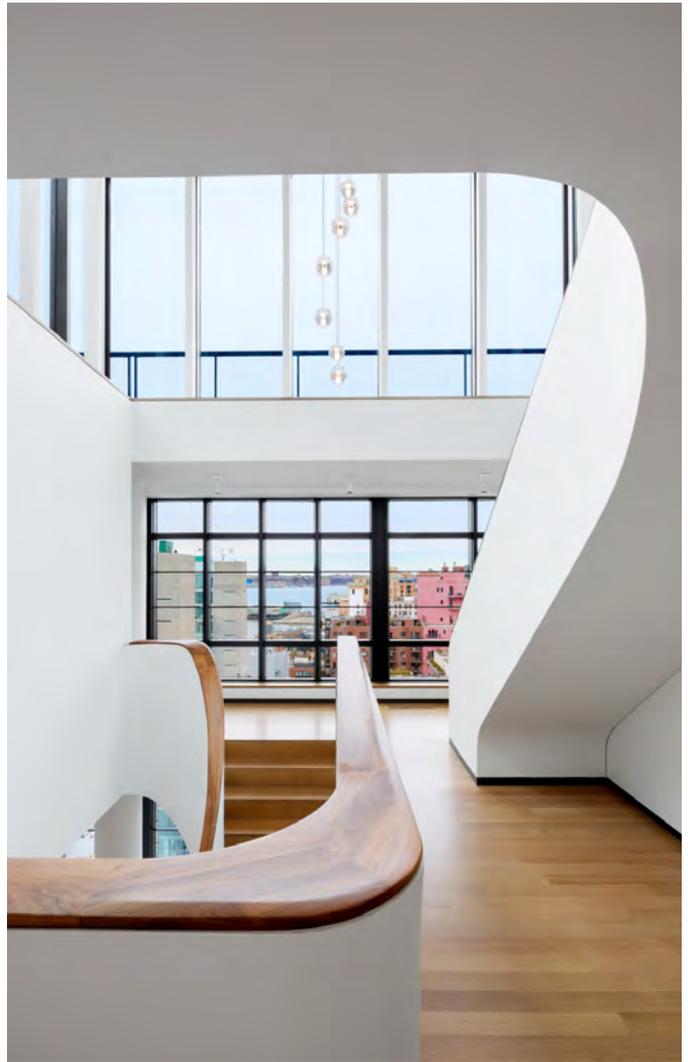
Nicely designed urban project with nice use of outdoor space and enhancing views. The use of greenspace throughout is exceptional.

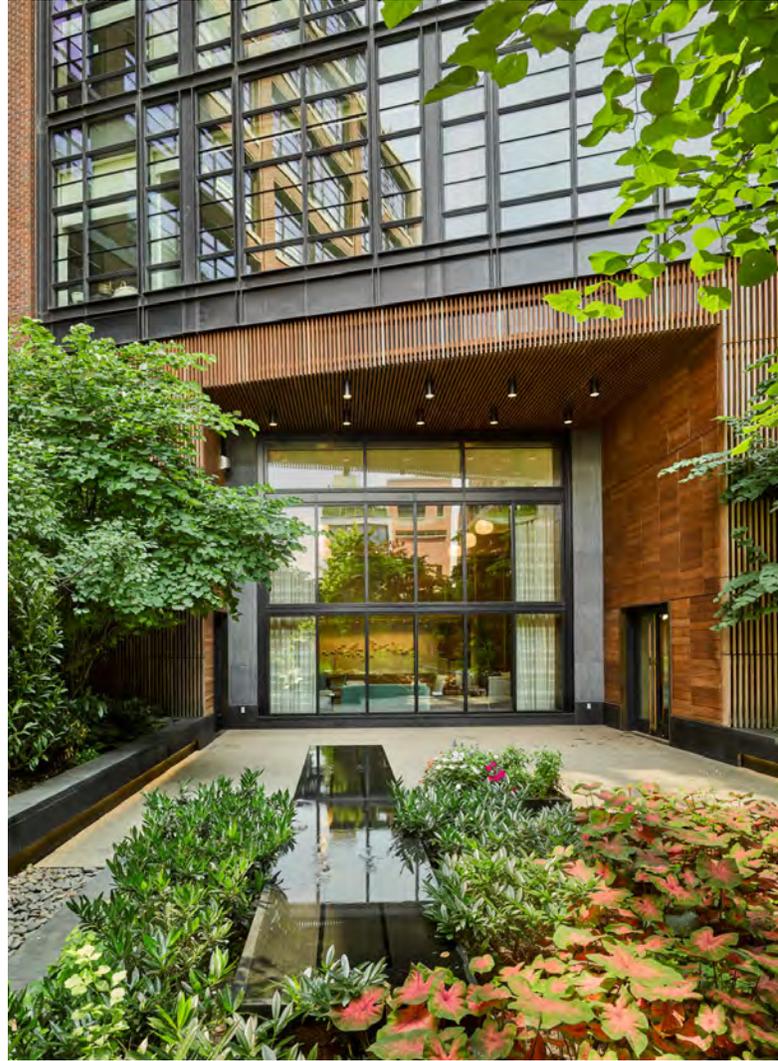


COOKFOX Architects, DPC
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Bordering the West Village Historic District, 150 Charles Street overlooks the expanse of the Hudson River waterfront. On this exceptional site, we envisioned a building connected to nature and carefully integrated into its historical neighborhood. To conserve the character of the street we preserved the original Whitehall Warehouse structure. Rising above is a contextual setback tower with a series of cascading garden terraces designed as a “fifth façade” to provide armatures for nature. Highlighting natural materials of brick, wood and stone, the architectural expressions recall those of the surrounding West Village. The design proposal required the approval of several community boards and resulted in a zoning change that allows the new contextual massing scheme with the promise of “superior landscaping.” More than half the site area is now covered by gardens, and each resident has direct access to nature through private or shared terraces and the lush central courtyard.







Mariposa1038

HOUSING: MULTIFAMILY HOUSING



Photography: Paul Vu, Lorcan O'Herlihy Architects

Jury Comments

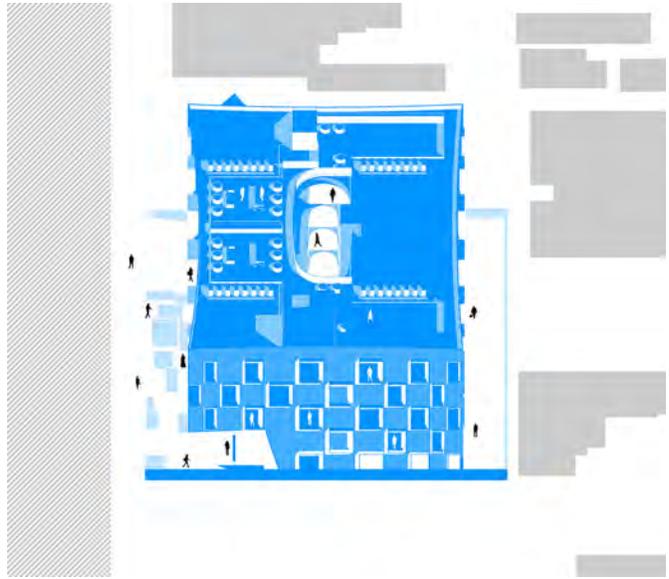
I find this to be an exceptionally creative and appealing project. Conceptually it's quite simple, nonetheless it's wholly unique and beautiful.

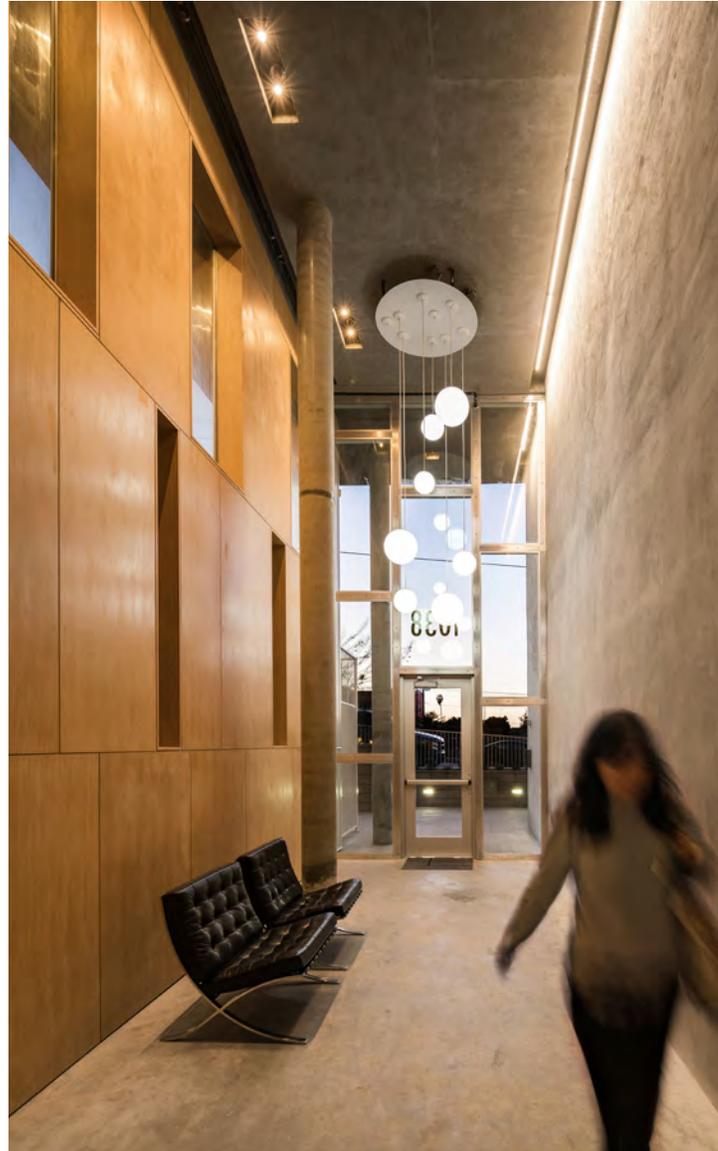


Lorcan O'Herlihy Architects
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loharchitects.com

As one of the densest neighborhoods in the country, Los Angeles' Koreatown is at the forefront of changing modes of contemporary urban living. The design for Mariposa1038 plays with this burgeoning area's density with a pure cube extruded to fit tight on its lot, and then formed to gesture back to the public street and surrounding context. To blur the distinction between public and private spheres, the design pushes the cube inward on each side, creating curves that grant relief from the sidewalk and return portions of the ground plane to the public realm. The carved opening creates a central focal point for the building's interior organization and lets natural light into the courtyard. The courtyard ribbon draws the eye upwards and creates continuity from floor to floor. All units have exterior access and can be cooled by cross ventilation. A rooftop deck provides additional outdoor space and skyline views.







Navy Green

HOUSING: MULTIFAMILY HOUSING



Photography: Lester Ali; Jeremy Bittermann; Christine Yoon

Jury Comments

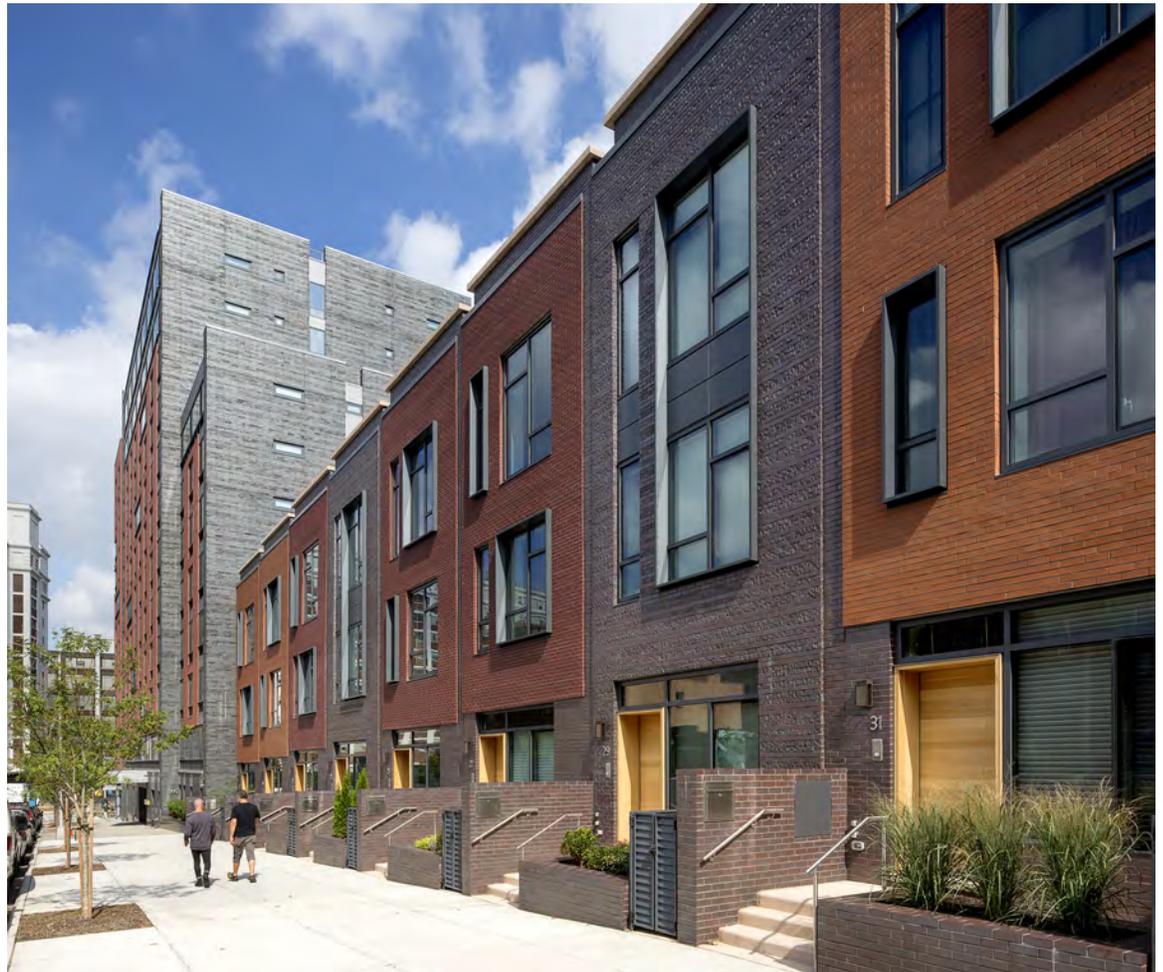
The integration of units of varying levels of income is well done, and the public green space on the podium is a fantastic amenity for all users.

fxcollaborative

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Navy Green is a cornerstone and catalyst for equitable reinvestment in Brooklyn’s Wallabout neighborhood. The project transformed the historic Navy Brig site into a 450,000-square-foot residential and retail development covering nearly an entire city block. Certified LEED Silver for Neighborhood Development, Navy Green sets a benchmark for neighborhood-scale architecture by employing contextually-responsive and environmentally sustainable design to achieve social and economic balance in urban growth. The neighborhood-within-a-neighborhood complex is composed of four multi-family residential buildings enrolled in various affordable and supportive housing programs, two rows of market-rate townhouses, community facility and retail space, and a central common green space. The interior lawn—the “green” of Navy Green—is open and directly accessible to every resident, an oasis in the park-starved neighborhood that acts as a social aggregator.

The Navy Green development was designed by FXCollaborative in association with Curtis + Ginsberg Architects LLP and Architecture in Formation.







Benjamin Franklin College + Pauli Murray College, Yale University

HOUSING: SPECIALIZED HOUSING



Photography: Peter Aaron OTTO

Jury Comments

It's stunning both in terms of its massive scale and and its careful attention to the tiniest architectural detail.

RAMSA
ROBERT A.M. STERN ARCHITECTS

Robert A.M. Stern Architects
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Situated on a triangular site north of Yale University's Central Campus quadrangle near Science Hill, Benjamin Franklin College and Pauli Murray College carry forward the Gothic style established by James Gamble Rogers in the 1920s and 1930s with his Harkness Memorial Quadrangle and six of the ten original residential colleges. Organized around nine quadrangles and sixteen arched passageways, the new colleges accommodate 904 student beds in varying types of suites. Each college has its own 300-seat dining hall and servery, a common room, a library, a faculty lounge, and provides access to shared lower level recreation spaces. Prospect Walk, a landscaped pedestrian way that bisects the site, provides east-west circulation and invites students and neighbors to pass between the colleges. Three new towers serve as vertical campus markers, giving the new colleges a presence on Yale's skyline and visually linking them to Harkness Tower at the center of campus.







Crest Apartments

HOUSING: SPECIALIZED HOUSING



Photography: Iwan Baan

Jury Comments

This project does an excellent job of embracing and addressing every aspect of its location. It's sensitive to its context, the scale of the street and adjacent properties. It utilizes extensive active and passive design features that embrace sustainability, low energy usage, and a healthy indoor living environment.

**MICHAEL
MALTZAN
ARCHITECTURE**

Michael Maltzan Architecture
Los Angeles, California
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mmaltzan.com

Crest Apartments is a permanent supportive housing project that provides 64 homes and comprehensive on-site supportive services for Los Angeles County's most vulnerable homeless individuals, including 23 homeless veterans. Located in suburban Van Nuys, California the 45,000 square-foot LEED Platinum project includes studio apartments and community spaces for residents including social services offices, a communal kitchen, laundry room, residents' lounge, and community garden on the ground level. A highly sustainable green landscape spreads across the entire site, while the building's arched form and open terraces float above. The reception lobby is positioned at the front to welcome residents and visitors and to create an active connection to the street. Inviting, light-filled spaces throughout the building form a network of healthy community spaces that connect residents. The four upper residential floors of studio apartments include large windows and are connected by open-air corridors that introduce vibrant color, natural light, cross ventilation, and views of the surrounding city.







HKC Leadership Committee Members

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Oystertree Consulting
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Washington, DC

AIA Staff
Akanksha Singh
The American Institute of Architects
Washington, DC

2018 AIA HOUSING AWARDS PRESENTATION GRANT

The AIA Housing & Community Development Knowledge Community invites AIA Housing Award winners to submit proposals for grant assistance to present their award winning projects for publication, public group presentation or presentation at conferences and seminars. We recognize that winning an AIA award is a statement that a project is of the highest quality and contributes to a larger dialogue on architecture. The HCD wants to encourage opportunities for these projects to be shared both with other architects and the general public in order to broaden conversations about quality design in housing.

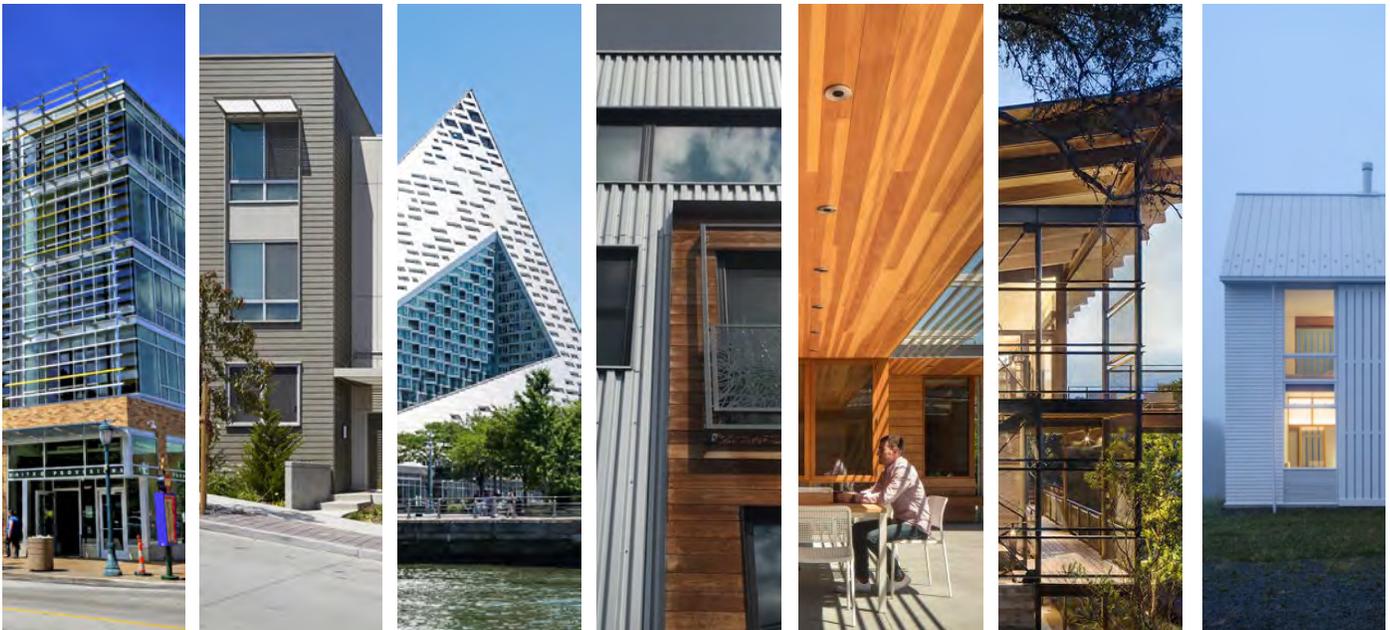
SUBMISSION DEADLINE: JULY 20TH 2018 - 5:00 PM

FOR COMPLETE INFORMATION ON ELIGIBILITY, PROPOSAL REQUIREMENTS, SELECTION AND CRITERIA, VISIT US AT:

<http://network.aia.org/hkc/home/presentationgrant>

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Housing & Community Development

an **AIA** Knowledge Community

The AIA Housing & Community Development Knowledge Community tracks housing issues and develops relationships with industry stakeholders to encourage and promote safe, attractive, accessible, and affordable housing for all Americans. The AIA's Knowledge Communities offer members a personalized design- and practice-based experience that provides knowledge-sharing, networking, and leadership opportunities.

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Housing & Community Development

an **AIA** Knowledge Community



**The American
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