

CAPLESJEFFERSON**ARCHITECTS**PC
Three Generations House



House for Three Generations

New York, New York

1996

An apartment building for an extended family that wanted to locate themselves within Harlem's hopeful revival. Each generation has its own unit, open to family visits, but also tailored to its occupants favored activities. The grandparents live around the courtyard, welcoming all the large family dining room. The parents (who have grandchildren of their own) live with gardens above the street, watching for the young ones after school. The grown-up children have the large unit in the back, ready for boisterous family life, complete with basketball nets and backyard barbecue.

LOCATION

Central Harlem neighborhood - New York City

SURROUNDINGS

A residential block in Central Harlem, largely intact, with a strong sense of neighborhood. Originally occupied by cluster of turn-of-the-century brownstones and small apartment buildings, there is now a pattern of more modern interventions every 5 or 10 lots.

SITE CHARACTERISTICS

A 25' x 100' lot; rear of lot one story above sidewalk level. Opportunities for sunlight along east, south, and west exposures.

ZONING CONSTRAINTS

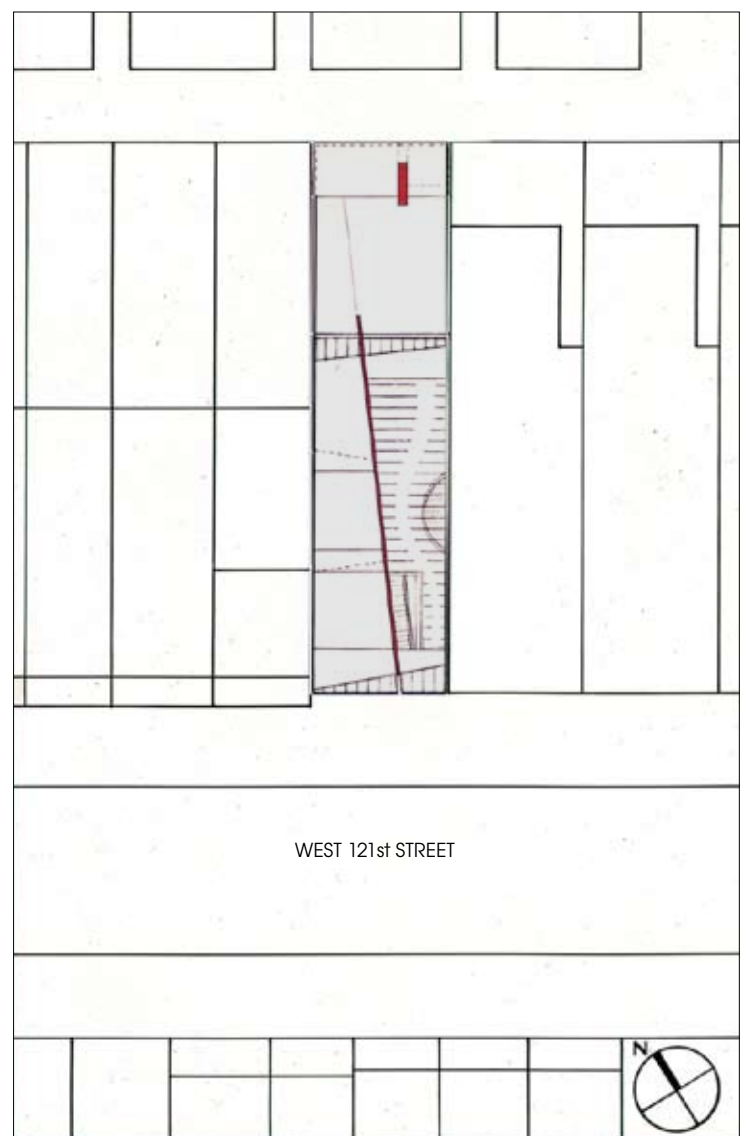
Residential. Present zoning requires lower density than formerly allowed. Now permitted are a maximum of 3 dwelling units and 3 stories above adjacent yard or sidewalk.

TYPE OF CLIENT

A developer acting as agent for an extended family. The grandparents, a couple in their 70's; the parents, a couple in their 50's; the children, a couple in their 30's, with several small children and a teenager from a previous marriage.

PROGRAM

An apartment with its own outdoor and planting space



Above: Context plan

for each generation. Main cooking and dining in the grandparents' ground floor fully accessible apartment, gardens in courts and on roof. As much daylight and openness as possible, but with privacy for the grandparents at street level. a variety of 'get-together' spaces for the family from the grandparents' dining to the parents' living room and homework center to the children's backyard and barbeque.

The building is to be modern, 'future-looking,' as our clients believe that their extended family, their willingness to rebuild in the neighborhood, and their love of planting are part of the future of Harlem. Our clients wanted a building that strongly celebrates their 'family values' without any false nostalgia for the past.

CONSTRUCTION SYSTEMS

Masonry bearing walls. Concrete plank floors. Metal hopper windows and framing. Veneer brick walls at sidewalk level.

BUDGET

\$1 for lot from City and \$150 per square foot for building.

PROJECT SIZE

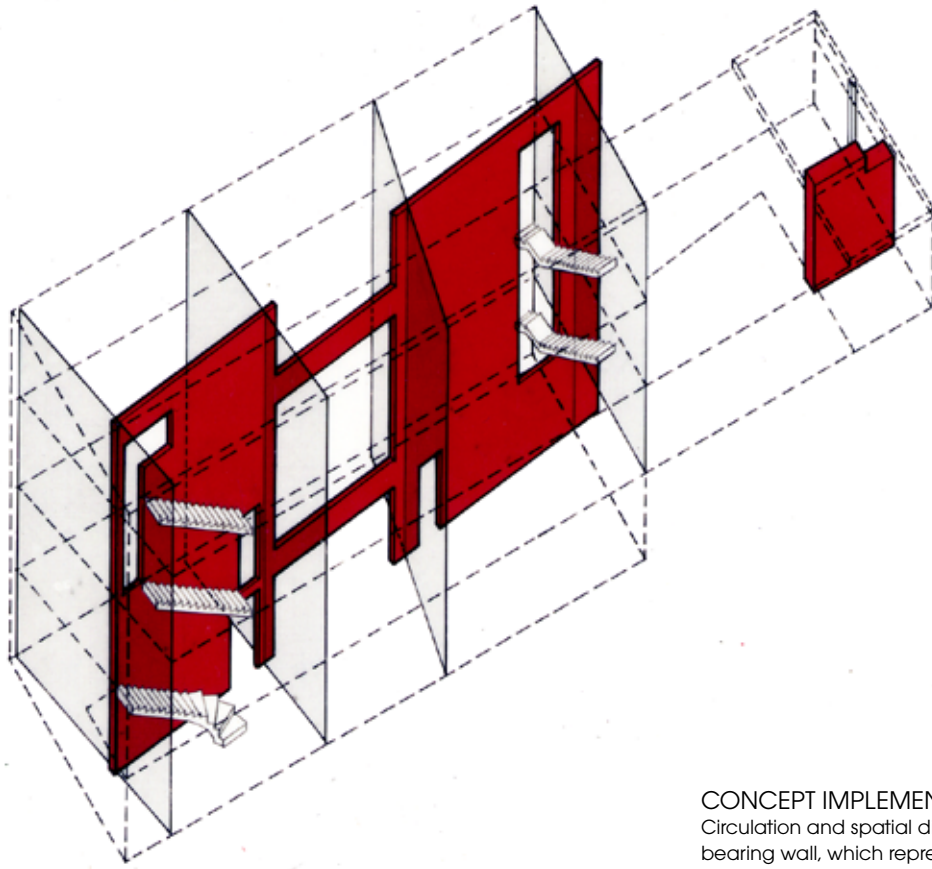
4000 square foot interior, plus roof terraces and garden.

SCHEDULE

6 months' design, 9 months' construction.
Projected completion: 9/97.

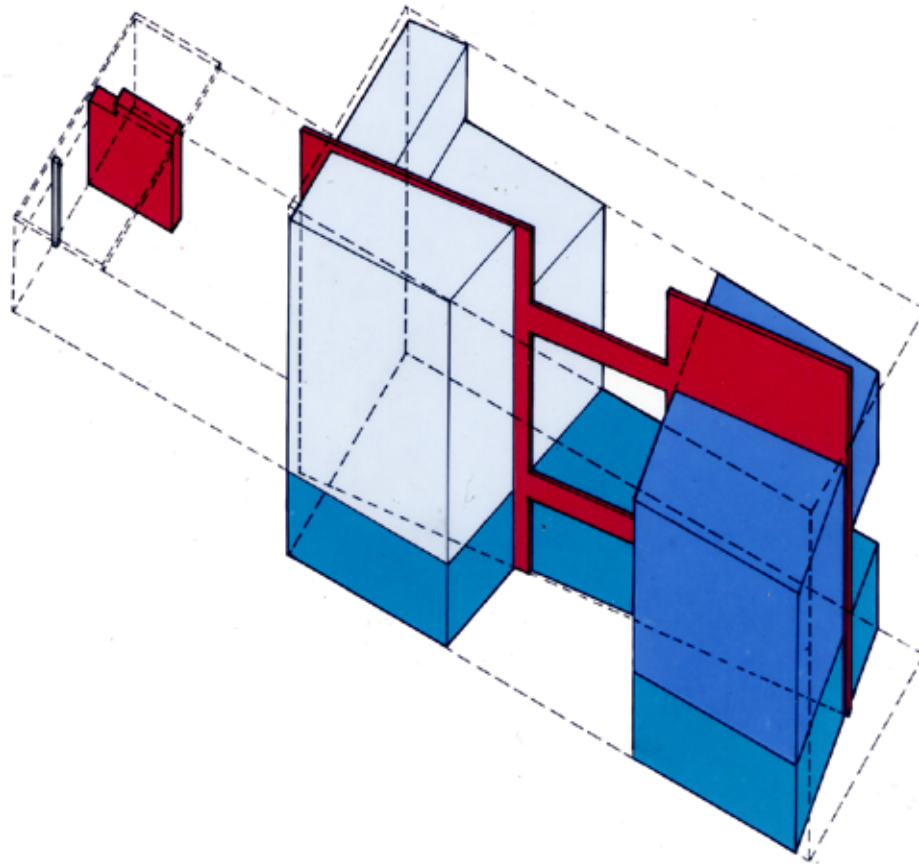


Model studies of circulation, elevations and light



CONCEPT IMPLEMENTATION

Circulation and spatial division occur in relation to the bearing wall, which represents the strength, the unity of the family. The sidewalk facade inflects toward the common entrance door and to resolve the different street walls on each side. The first courtyard walls splay to catch the sun. The rear stair splays to permit a light well.

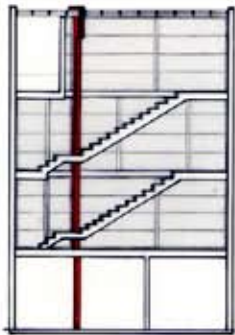
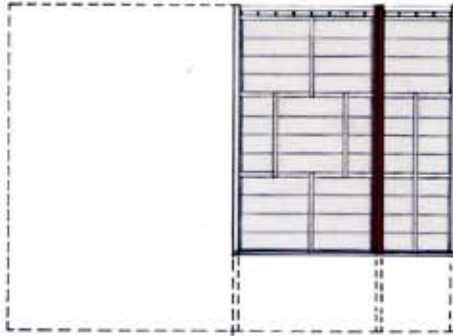


CONCEPTS

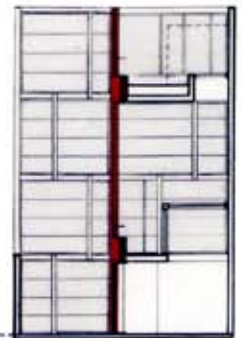
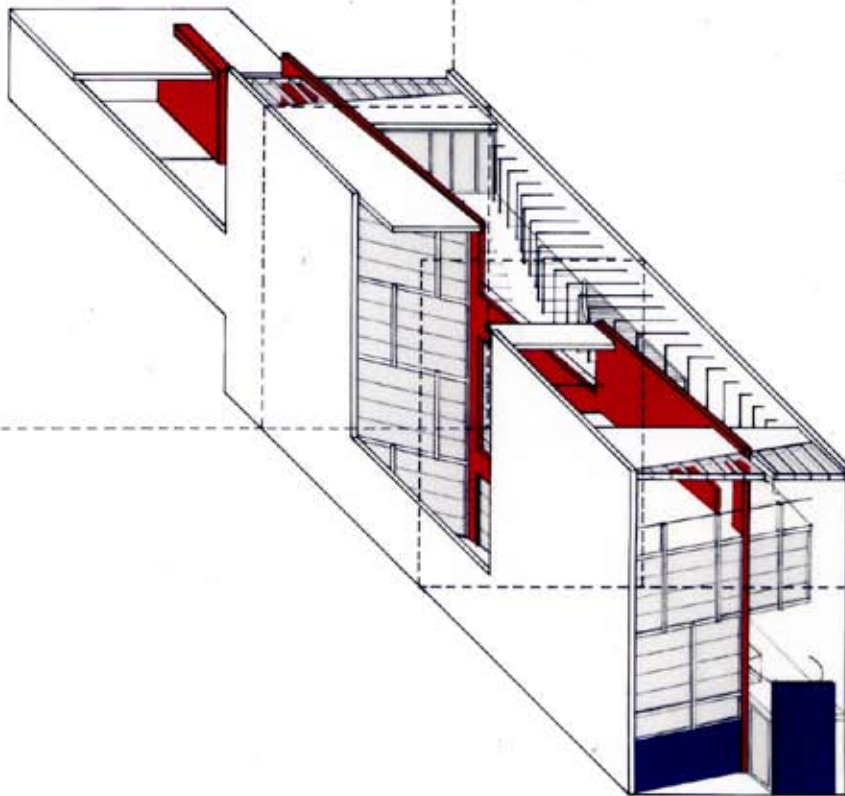
A different spatial organization for each apartment, supported and linked together by the brick bearing wall, which inflects towards the maximum daylight, and which subdivides each level of each apartment into 'major' and 'minor' spaces. Solid at the street level, transparent above. Maximum penetration of daylight.

Conceptual Diagrams:

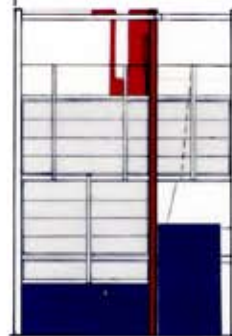
REAR YARD ELEVATION



HALLWAY SECTION

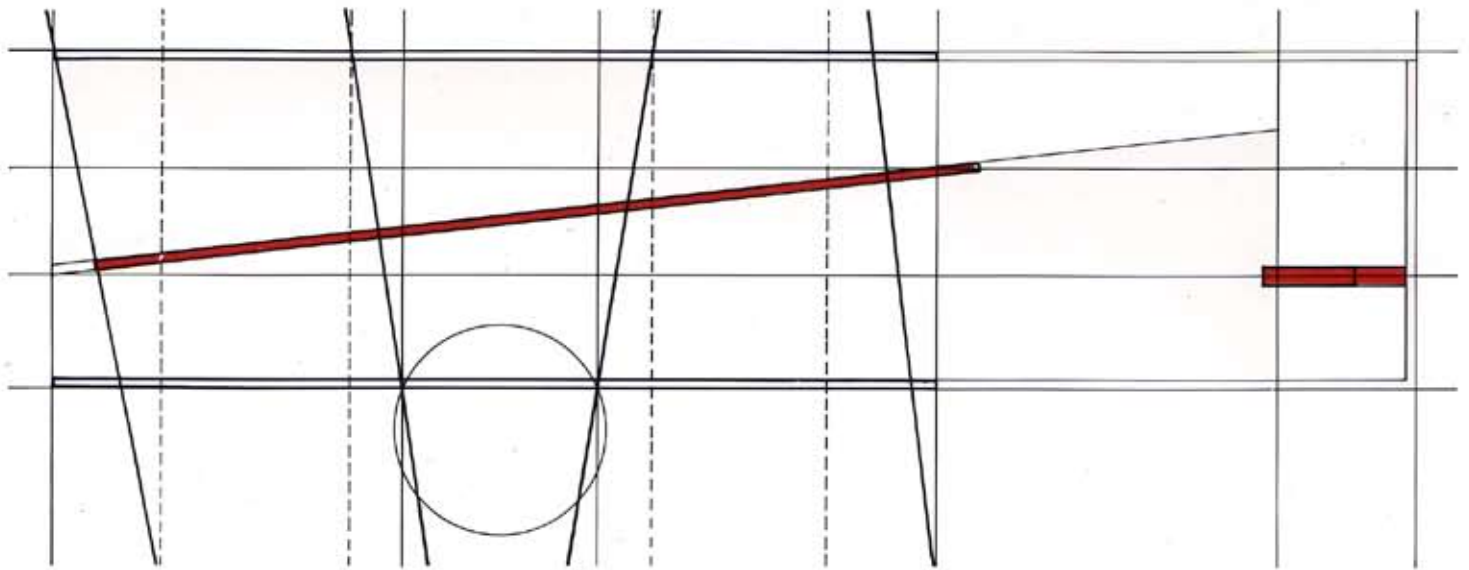


COURTYARD SECTION



SIDEWALK ELEVATION

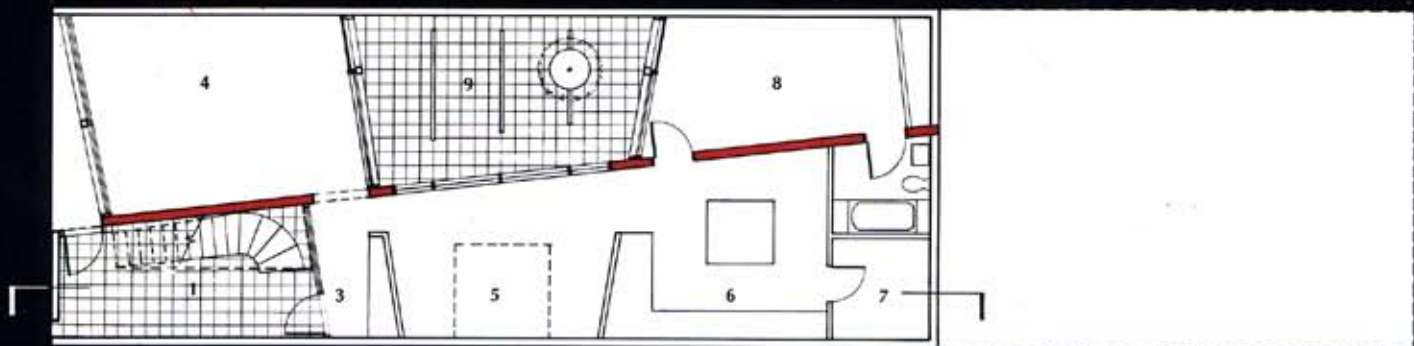
Exploded Axonometric



Above: Planning Diagram;
Below : Ground and First Floor Plans

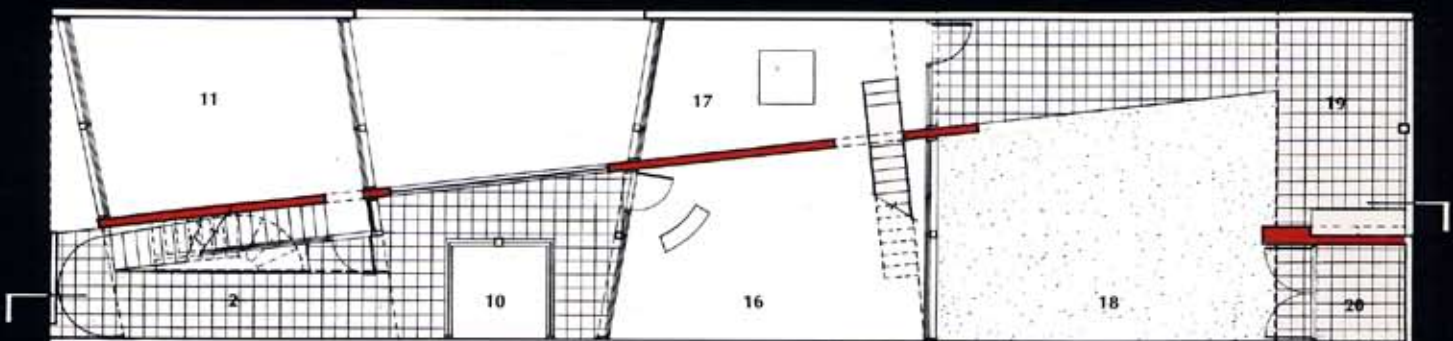
GROUND LEVEL PLAN

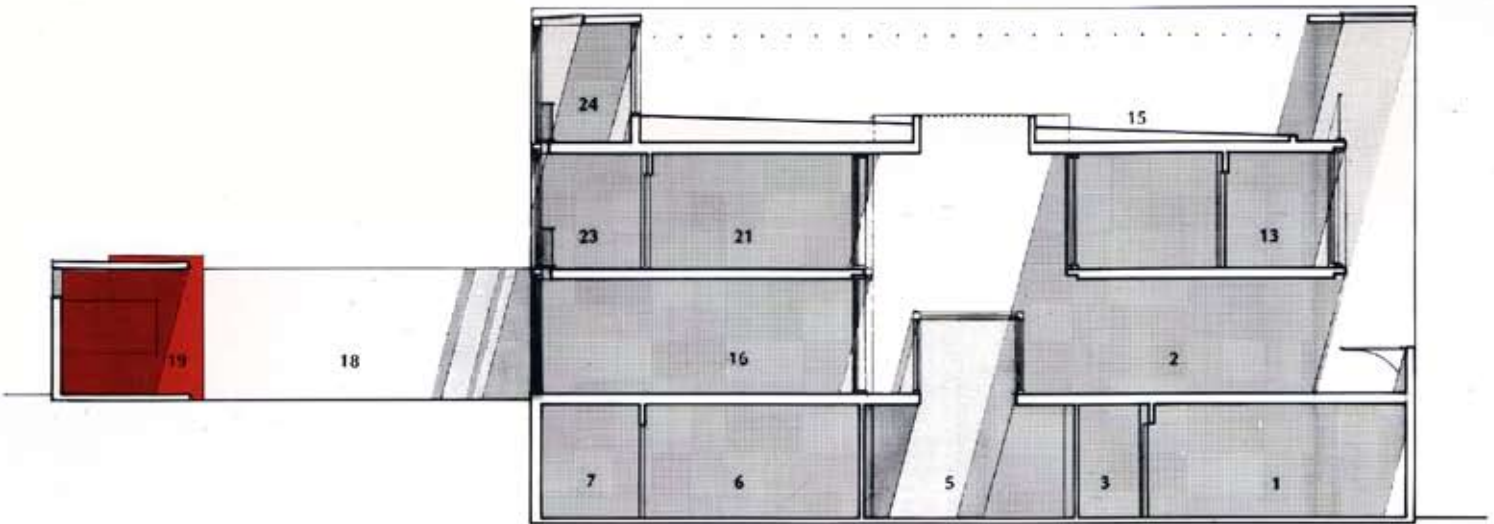
1 Entrance Foyer 2 Entrance Terrace 3 Entry GRANDPARENTS: 4 Living Room 5 Dining 6 Kitchen 7 Storage 8 Bedroom 9 Court-



FIRST FLOOR

PARENTS: 11 Living Room 12 Master Bedroom 13 Dressing 14 Sun Terrace 15 Roof Garden

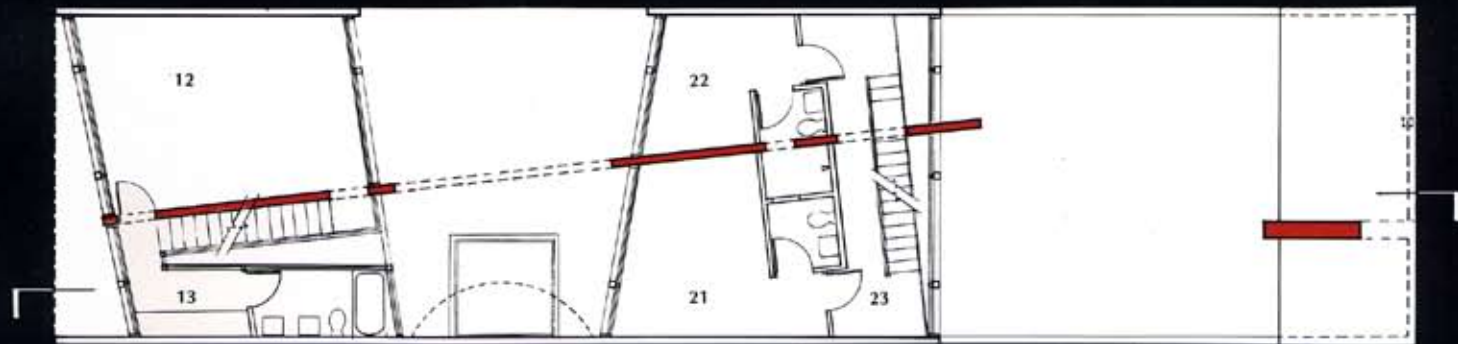




Above: Section looking East;
 Below : Second and Third Floor Plans

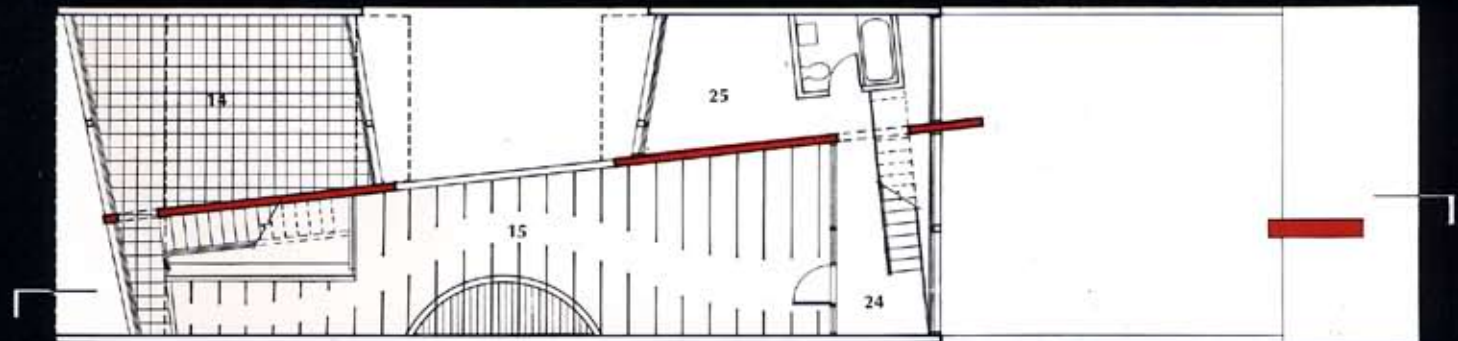
SECOND FLOOR

CHILDREN: 16 Living Room 17 Breakfast 18 Rear yard 19 Barbeque 20 Storage



THIRD FLOOR

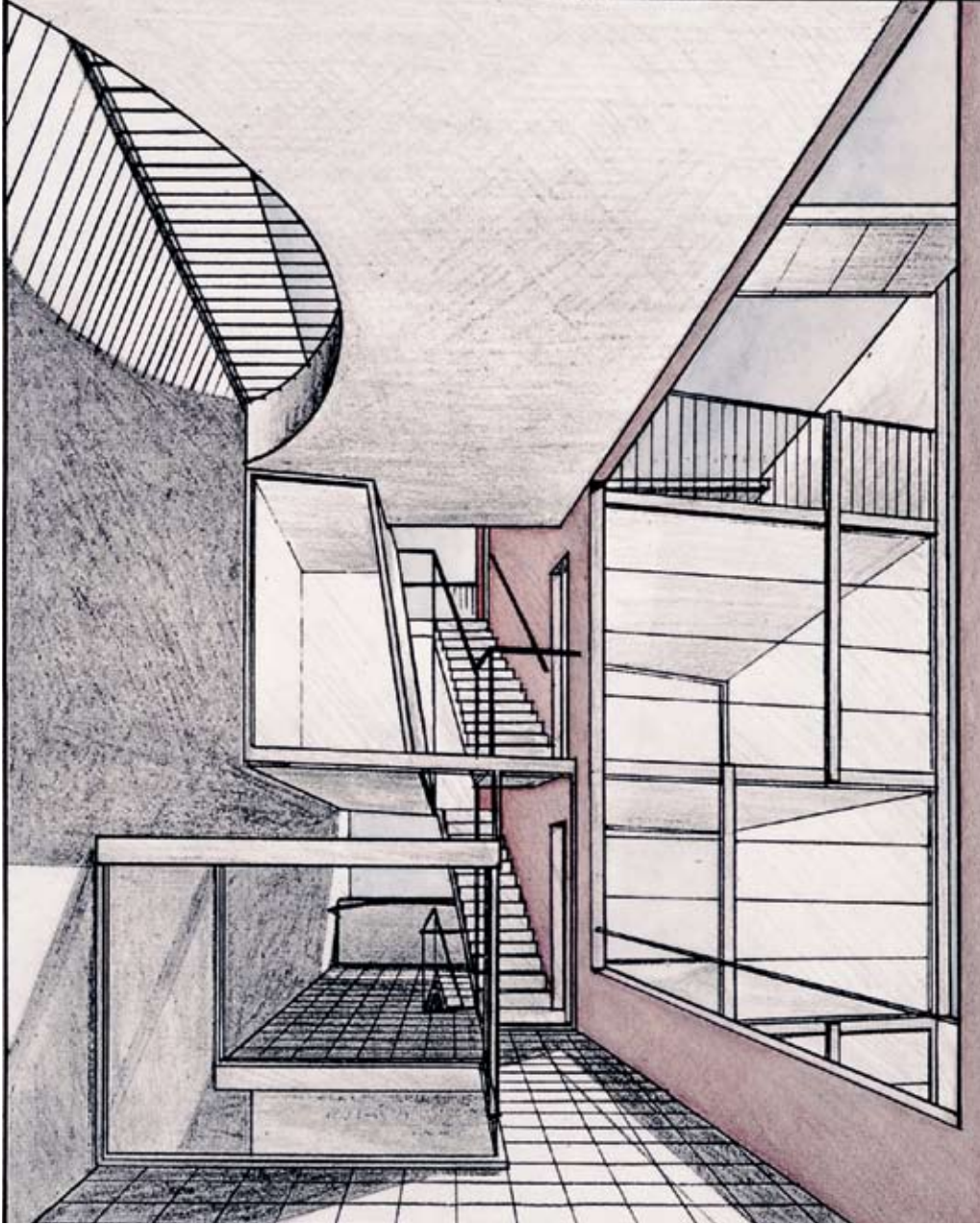
22 Infant Bedroom 23 Hallway 24 Hallway 25 Teen/ Guest Bedroom



Left: Building on 121st Street



Day and night renderings of light balcony above dining room





View of rear yard



Viewed from street

