Living Over the Store
The Shop/House and Future Hybrids

The shop/house, in its many different guises, is a critical building. Indeed, far from being a mere artifact of the past, it is central to current initiatives intended to revitalize cities. By putting functions together in the same building and the same street, the shop/house helps to support diversity of neighborhood life. By putting dwelling and work into the same unit, the shop/house gives economic support to a family that wants to start a business with minimum resources – and this is as true for the “new economy” of web designers and one-person consultant firms as it is for a low-income family wanting to start a hair salon or repair business.

In contemporary theory and work there is recognition of the importance of mixed use, of flexibility of use, of thick or ambiguous boundaries and of spatial connectivities. The biological idea of the ecotone – a place of overlap between two ecological systems – is analogous to function at a building’s edge, where a business overlaps with potential customers, or activities on a neighborhood shopping street, where a residential block may overlap with the neighborhood or city as a whole.

— Howard Davis, Living Over the Store: Architecture and Local Urban Life

ARCH 383 Introductory Arch Design Studio III  Design studios in the second year build upon the first year studios. This course is the third in a sequence of four core introductory undergraduate design studios. More complex studio projects are offered in subsequent terms to students who successfully pass these core studios. The design studio provides a form to introduce and methodically develop fundamental architectural design skills. Graphic presentation, critical thought, and speaking and writing abilities are understood as key elements of student development in basic design. Studio assignments are cumulative, build in complexity, and are intended to accelerate the student’s growth as a designer. Students are expected to work in an iterative fashion and make conceptually coherent decisions throughout the design process based upon precedent, the interaction between formal ordering systems and activity support, building construction systems, and life safety and accessibility needs. One of the primary goals of the second year design studios is to enable students to develop strong working processes and methods that will allow them to be prepared for and successful in more advanced studios and beyond.

Course Catalog  Studio projects. Integration of a range of architectural issues including context, activity support, spatial order, structure, construction, and environmental control systems. Emphasis on schematic concept development and subsequent architectural form.

Credits  6 credit hours (17474 CRN)

Prerequisites  ARCH 284 Introductory Architectural Design Studio II

Time / Place  Monday / Wednesday / Friday. 1:00 – 4:50p. Design studio room assignments to be announced

Type  Individual work

Office Hours  Office hours are by appointment only unless noted otherwise
Landry Smith (coordinator) / Friday. 11:00 – 12:00p by apt / 264 Onyx Bridge / els@landrysmith.com
Jim Givens / jgivens@uoregon.edu or jim@jamesgivensdesign.com
Megan Haight / mhaight@uoregon.edu
Hans Minder / minderhansjuerg@gmail.com
Melinda Nettles / fromrn@uoregon.edu
Isabel Rivera / irivera@uoregon.edu

Coordination  Most students in ARCH 383 will take ARCH 470 Building Construction concurrently. Students in ARCH 470 will complete a project for that class on construction detailing that will help inform construction decisions for their studio project in ARCH 383, though the projects may not directly related.
**Studio Theme**  Living Over the Store will explore the architectural potentials of the shop/house— an urban typology that has existed across centuries and cultures and continues to hold special relevance today in a period of unprecedented urbanization, climate change, and rapidly evolving work, leisure, and social situations. The studio will return to earlier ideas of what is means to house— to house not only the domestic, but a multitude of functions. Understood as such, the shop/house is a true hybrid, where activities blur together and areas for living and working become increasing un-zoned.

This studio positions the shop/house as a critical alternative to the normative understanding of a mixed use building. And like famous the Weissenhof Estate of 1927, the studio asks for students to consider new formal responses for how we live today. During the course students will learn to develop methodical approaches and iterative modes of study to address assignments as well as other specific and larger architectural problems. The complex and comprehensive assignments of the studio will necessitate structured and disciplined spatial explorations that will start with an analysis of the site, a site model, and a series of case studies at the beginning on the term. Collectively this work will form an important collective body of knowledge for students moving forward in their individual design projects. The remaining majority of the term will focus on the living component, store component, and their synthesis.

**Project Description**  The project involves the design of a small mixed-use urban building with residential spaces generally situated above ground floor commercial areas. Students are asked to develop comprehensive design solutions for a building that provides a framework for multiple uses and changing inhabitants. Students are asked to address both themes of the generic and the specific in their projects and seek out new potentials for the shop/house – a hybrid building that is, by its ambiguous nature, an important typology in the 21st century. Relation to the street, the rear yard, the sky, and the larger site, as well as movement and connections both within the building and beyond will be a significant focus of the project.

**SITE**

**Site Description**  There are two studio project sites, both located in inner SE Portland. Some studios will work at 2413-17 SE Division St and other studios will work at 3545-3553 SE Hawthorne Blvd. Both building sites are relatively flat. There is moderate/heavy pedestrian traffic. Car traffic is heavy at times, but relatively slow moving. Numerous small ground floor businesses are located along the streets- both historically and in the present day. Residential and commercial development along the street has been substantial in the last 10 years and continues to be so. Students are asked to look at how the site connects to downtown Portland and the city at large, public transportation, bike paths, green space, and other public spaces. The studio will require that students form a thorough understanding of the site, the urban context, and the programmatic requirements in order to develop and support their design proposals.

**Google Maps** Division St: google.com/maps/place/2413+SE+Division+St,+Portland,+OR+97202  
Hawthorne Blvd: google.com/maps/place/3545+SE+Hawthorne+Blvd,+Portland,+OR+97214

**Portland Maps** Division St: portlandmaps.com/detail.cfm?action=summary&propertyid=R224432  
Hawthorne Blvd: portlandmaps.com/detail.cfm?action=summary&propertyid=R280932

**Zoning Maps**  The Division site is zoned CMm. (Mixed Commercial/Residential with Main Street Corridor Overlay)  
Map Document # 3233: portlandoregon.gov/bps/article/55858  
Map Document # 3333: portlandoregon.gov/bps/article/56795  
The Hawthorne site is zoned CS (Storefront Commercial)  
Map Document #3234: portlandoregon.gov/bps/article/55859

**Zoning Chapters**  Title 33, Planning and Zoning Chapter 33.130 / Commercial Zones (updated 1/1/15): portlandoregon.gov/bps/article/53297  
Title 33, Planning and Zoning, Chapter 33.460 / Main Street Corridor Overlay Zone (updated 7/24/15): portlandoregon.gov/bps/article/53356

**Adopted Plan** Division Green Street / Main Street Plan (adopted 2/06): portlandoregon.gov/bps/article/108541

**Bike/Walk Map** Copies of SE Portland Bike/Walk Map will be provided for the field trip to Portland. Students may also see a large pdf of the map online at: portlandoregon.gov/transportation/article/322256
PROJECT PARAMETERS

Ground Level  2-3 ground floor shops. At least 2 shops must open directly onto the street. At least one commercial space connects directly to a living space above via a private stair which may be a second floor apartment or may be on both the second and third floors. All shops on the ground floor should have ground floor access to a half bath as well as a space for bike storage, and trash / recycle (all of which may be shared). The shops are related to small business such as tailors, shoemakers, bike repair shops, etc. The shops operate on normal shops hours. Separate entrances for loading / deliveries are not required. Final program parameters may vary slightly by studio section.

Second and Third Levels  3-5 residential units. All units are accessed via a common stair that may be an interior or exterior stair. Residents should be able to enter the building from the street. Individual apartments (aside from shop spaces) should not exceed 1600 sq ft. Buildings may not be more than 3 floors or 45 ft in height. Final program parameters may vary slightly by studio section.

Parking  Assume on street parking. Students should provide ground floor bike storage for both residences and businesses.

Massing  Refer to zoning documents for maximum heights, areas, and required setbacks. Both sites will be further defined per studio section, however, overall massing/building footprint is similar across all studios.

Construction Type  Type VA (Protected Wood Frame) or alternatively Type IV (Heavy Timber). Assemblies for major structural components including bearing walls, floors (including balconies), and roofs are wood. Building foundation is an insulated slab on grade.

Structural Grid  Students are asked to start the initial design working off a grid based on an understanding of reasonable spans for wood members.

Walls Types  Heavy timber or gypsum board (GWB) over light-frame. Plumbing walls should be nominal 6” clear width min.

Ceiling Heights  Shop: 10′-0” – 13′-0” typ. Dwelling areas: 9′-0” – 10′-0” typ. Assume 13” – 16” depth for floor assemblies.

Stairs  Outside stairs: steel or concrete. These stairs can be shared on all levels. Interior stairs are wood.

Roof Condition  Flat, shed, or gable, or other (hybrid). Roofing material is composite, metal, or wood. Students may also consider planted roof assemblies including extensive, semi-intensive or intensive green roofs.

Facades  Cladding should be wood or composite panels. Students are asked to not to focus on the composition of surfaces, but rather devote their efforts to space-making and a clear singular wood tectonic/expression.

Building Enclosure  To be determined by each student relative to design concept.

Windows  Wood or aluminum. Triple glazed units.

Systems Program  Fresh water and sewer will be supplied by the City of Portland. HVAC component addressed in studio is natural cross-ventilation and passive heating and cooling strategies.

STUDIO ORGANIZATION


Week Structure  Mondays are generally reserved for pin-ups either in studio or in Lawrence Hall. This may vary per studio section. Wednesdays are typically reserved as work days and for in class discussion of readings and other topics. Lectures will generally be held on Fridays for approximately 1 hour. All other times are devoted to work time and individual or group critiques. Students are expected to come to each studio class prepared with the work due, whether formally or informally assigned.
**Class Organization**  See preliminary schedule at the end of this document. Changes will be announced as required. Typically individual sections will meet at the beginning of studio to briefly discuss assignments, status of the work, announcements, schedule, as well as other relevant topics and questions.

**Lectures**  Students are required to attend all Fall 2015 lectures in the Department of Architecture. Individual studios may elect to attend select ARCH 681 lectures on related topics. These lectures are held on Fridays from 4-5p in LA 177.

**Materials Resource Center**  The Materials Resource Center (MRC) is located in LA 476 and is open daily and by appointment. The MRC provides students with the opportunity to make informed design decisions through hands-on experience with materials related to design and construction. Students may be asked to find material samples and conduct more in-depth product research per individual section requirements.

**Teaching Methods**  Individual and discussions with instructor during desk critiques, instructor-led group discussions, instructor explanation of examples, discussions with other students, field trips, mid-term and final reviews with guest reviewers. The studio is a hybrid curriculum of drawing and model making. Models are expected on all stages of the design phase, as announced in the assignments or discussed with the studio professor.

**Final Reviews**  Final reviews will be held on Monday, November 30. Time and location to be determined. Final review requirements will be established two weeks prior to the final review.

**Final Hand in Requirements**  Presentation format and documentation to be determined. Assignments and final project should be submitted electronically and as hard copies as per individual studio directive. Please keep pdfs and other files under 10mb.

**Evaluation Methods**  Continuous evaluation of studio work during in-class desk critiques. Evaluation of design projects during in-class and public reviews. Continuous evaluation by other students. Individual end of term discussions with studio professors on student strengths, weaknesses, and other recommendations.

**Grading System**  Pass / No Pass / Incomplete. Students are expected to complete all mid-term and final project requirements. An incomplete grade will only be given to students with documented medical emergencies.

**Attendance**  Students are explicitly expected to be in class each studio day for the entire duration. Send an email to or leave a note for your professor if you will be absent, late, or if you will not be able to be in class for the entire time. This should be done before studio starts at 1:00p. Please note that notifying your professor does not mean that the absence is excused. Only certain absences will count as excused. Attendance is extremely important. If students have two unexcused absences they will need to immediately schedule a private conference with their studio professor to discuss options. Two unexcused absences is a serious situation and may jeopardize a student's earning a passing grade in the studio.

**Ownership of Work**  All student work will remain the property of the University of Oregon unless discussed previously. The work will be available for the student's review over the term. Students who wish to retain drawings, images, models, etc should make duplicates, copies, or photographs prior to making any required submittal to the Department of Architecture.

**Ethics**  Clearly indicate all resources used for studio assignments. Misrepresenting someone else's work or ideas as one's own, or in any way contributing to such a misrepresentation, will be taken seriously and may result in disciplinary action as required.

**Students with Disabilities**  If you have a documented disability and anticipate needing accommodations in this course please make arrangements to meet with your studio professor during the first week of class. Additionally please request that the Counselor for Students with Disabilities send a formal letter outlining your disability to your studio professor and to the studio coordinator.

**Email and Communication**  Please send emails from your uoregon email and ensure your name is clearly visible in the “from:” header so that your email can be distinguished from spam. Course announcements will be sent to your uoregon email addresses or will be placed in the course folder.
READING

Required Reading

Recommended Reading * Book is on 90 minute reserve at AAA Library
* Conelissen, Hans, ed. Dwelling as a Figure of Thought. Amsterdam, The Netherlands: SUN, 2005. Print.

ACCREDITATION

Educational and Learning Objectives The studio revolves around the concepts of discourse, reflection, and application between various site and programmatic components and their architectural manifestations. Students will develop a site related building program as independent authors accompanied and guided by faculty in order to expand upon and further develop their design education.

Objectives
1) To expand the depth and breadth of student design work through continued investigation of the content and the process areas introduced in the first year courses.
2) To propose and develop work based on own ideas about architecture. Decisions in the architectural planning process from design to implementation include decisions about the architectural form.
3) To explore this subject the project will be discussed in the context of the city, neighborhood, and the design of the building, rooms, and other spaces.
4) To experience the development of design process within oneself and through the interaction and exchange of studio sections and individual studio peers.
Students Will Learn

1) Ability to engage in an effective design process that entails mixed-use and adaptable spaces.
2) Ability to organize a project program where clear organizational hierarchy and spatial order are in evidence.
3) Understanding of the spatial relationships between users, objects, and space and their integration in the design process.
4) Ability to design precedents effectively. Note a precedent could indicate a building, a series of spaces, a theoretical position or some combination.
5) Understanding of the relationship between the approach to a building, its circulation, and the stair organization/construction.
6) Understanding of how circulation can contribute to the production of spaces and a clear spatial order, as well as how circulation can meet universal design statements of all populations. The studio will design along ADA at the ground level.
7) Ability to generate meaningful and supportive relationships between interior and exterior spaces and between vertical and horizontal elements.
8) Understanding of how the building is made and why. Structural principles, order and hierarchy, composition, and scale.
9) Ability to demonstrate how building construction can positively inform spatial order and architectural expression.
10) Understanding materials and the nature of their assembly, specifically structural principles, order and hierarchy, composition and scale, solid and void, and the making of rooms both inside and out.
11) Ability to configure spaces to effectively support activities indicated in the program.
12) Understanding the society in motion — the notion of society understood in a multidimensional way with its fundamentals economically, socially, and culturally.
13) Ability to clearly and evocatively present and document design ideas both analog and digital effectively in 2D and 3D.
14) Understanding of visual narratives composed by drawings, models, images, and words by using techniques and semantics to effectively communicate architectural ideas.
15) Ability to explaining the exterior and interior design decisions verbally and in concise narrative form and how to present them.
PRELIMINARY SCHEDULE

Week 1
9/28  Introduction, 1:00 – 3:00p, LA 206. Individual studio setup, Pacific Hall. IARC meeting 4:00 – 5:00p, LA 206.
9/30  ARCH / IARC meeting 12:00 – 1:00p, LA 206. In-studio work day.
10/2  Field trip to Portland, departs Eugene at 8:00a, returns 6:00p.

Week 2
10/5  In-studio work day.
10/7  Assignment 1 (site analysis and site model) due. In-studio work day.
10/9  In-studio work day.

Week 3
10/12 Pin Up. LA 278, 279, 206, and 286. Assignment 2 (case studies) due. In-studio work day.
10/14 In-studio work day.
10/16 In-studio work day.

Week 4
10/19 Assignment 3 (conceptual studies) due. In-studio work day.
10/21 In-studio work day.
10/23 In-studio work day.

Week 5
10/26 Midterm Review. LA 278, 279, 206, and 286.
10/28 In-studio work day.
10/30 In-studio work day.

Week 6
11/2  Assignment 4 (stairs) due. In-studio work day.
11/4  In-studio work day.
11/6  In-studio work day.

Week 7
11/11 In-studio work day.
11/13 In-studio work day.

Week 8
11/16 Assignment 6 (shops) due. In-studio work day.
11/18 In-studio work day.
11/20 In-studio work day.

Week 9
11/23 In-studio work day.
11/25 In-studio work day.

Week 10
11/30 Final Review, Location and time TBD.