INCREMENTALISM
re/inserting into the homogenous, block by block development of Houston’s 4th ward
or
HOW TO PUT OUT A GENTRI-FIRE

by
Matthew Geiger

A THESIS SUBMITTED
IN PARTIAL FULFILLMENT OF THE
REQUIREMENTS FOR THE DEGREE
Master of Architecture

APPROVED, THESIS COMMITTEE:

Sean Lally
Assistant Professor

Albert Pope
Gus Sessions Wortham Professor of Architecture

John J. Casbarian, FAIA
Associate Dean and Professor of Architecture

HOUSTON, TEXAS
MAY 2007
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ABSTRACT

The current state of the 4th ward is one of atrophy and gentrification. The existing housing stock, as well as existing demographic and community structures are being replaced block by block with a drastically different, homogeneous housing type and demographic. Considering its place in the city, this new housing stock is very understanding of the density necessary for the future of this area, but has no reference to the existing housing types or demographic. The desire to maintain and rebuild what is left of the 4th ward, and its community, is faced with the necessity of densification and diversification. And to do this, we have to resist the urge to replicate the aesthetic icons of the past, such as the shotgun house. Through analysis, we see that the housing types of the 4th ward, rather than being defined by stylistic choices, are actually defined by their form in relation to use and proximity, and on a larger scale, by their varied, incremental patterns of development. It is these quantitative aspects of the 4th ward, at the scale of the city lot & the urban block, that can be preserved and incorporated into the inevitable densification of the area.
ACKNOWLEDGMENTS

To Kate, since, if you were not there, I would not be here.

To my parents, because for the longest time you had no idea what I do, and still supported me, and now that you know what I do, your belief in me means more that you can imagine - thank you for your final boost of confidence right at the end.

To Sheryl, or Sherly, what ever your name is, thanks for being such a great, big sister.

To Grandma, for always making everything better, sometimes with cheeseburgers.
To Grandpa, for always teaching me about how to move buildings.

To Ernie - even though we don’t always see eye to eye, the things you taught and told me have shaped and motivated me throughout this entire process.

To all of my friends in & from Portland - I love all of you so much - there were so many times that just thinking of you all kept me going - thank all of you for being who you are - I can’t wait to get back.

To Tony and Chris - ever since we started in that first studio almost nine years ago, your support and belief in me has been so important.

To Doug - your candid brilliance had shaped and supported me so much over the last few years.

To Albert - for backing me up, and seeing things that I did not.

To Wendy - you dedication to the things you do reminds me why I do the things I do, even when things looks like a bunch of crap.

To Dewey, for not minding that I’m not A-H, and always finding the free food.

To Eric, for helping to keep me young, and keep me motivated, and for putting up with always being “the kid from nebraska”.

To Andrew, for being a great guy, and more of an inspiration than you’ll ever know - thanks so much for the words after thesis - they mean so much.
ACKNOWLEDGMENTS Continued

To all the WEDGE, and to the five greatest months in a great room with some great guys - thanks for all the times that will likely never be equalled, and for all the words that should never be repeated.

To Mike, for never having any doubt that i could do it, and giving me the confidence to get it done.

To Sean - for having the faith to direct my thesis without seeing a proposal - for always having respect for what i was doing, and always pushing to me to do it better - for always knowing i would be fine, and for being the greatest director anyone could ask for - without your help, this would not be what it is and i would not be who i am - thank you

And again, to Kate, for understanding why we had to move to houston, for understanding why i had to go back to school every night, for understanding why some days i couldn’t come home at all, for always being so supportive thru it all, and being the best wife and best friend ever - i love you
BIBLIOGRAPHY


The current state of the 4th ward is one of atrophy and gentrification. The existing housing stock, as well as existing demographic and community structures are being replaced block by block with a drastically different, homogeneous housing type and demographic. Considering its place in the city, this new housing stock is very understanding of the density necessary for the future of this area, but has no reference to the existing housing types or demographic. The desire to maintain and rebuild what is left of the 4th ward, and its community, is faced with the necessity of densification and diversification. And to do this, we have to resist the urge to replicate the aesthetic icons of the past, such as the shotgun house. Through analysis, we see that the housing types of the 4th ward, rather than being defined by stylistic choices, are actually defined by their form in relation to use and proximity, and on a larger scale, by their varied, incremental patterns of development. It is these quantitative aspects of the 4th ward, at the scale of the city lot & the urban block, that can be preserved and incorporated into the inevitable densification of the area.
INCREMENTALISM

RE/INSERTING INTO THE BLOCK BY BLOCK HOMOGENOUS DEVELOPMENT OF HOUSTON'S FOURTH WARD

or

HOW TO PUT OUT A GENTRI-FIRE
The general urban location of the 4th Ward, bordered on the North and South by Dallas and Gray streets, and directly adjacent to downtown to the East.
A satellite shot of the 4th Ward as of 2001
By 2004, the properties marked in red had been demolished and/or redeveloped.
And again, from 2004 to 2006, all properties marked in red were demolished and/or redeveloped - those properties in red with black dashed outline were changed during the course of this thesis - from 9/2006 to 1/2007.
Because of the rapidly changing nature of the 4th Ward, there has been a strong effort by community to identify households that have been displaced, and rebuild housing for them.
FOURTH WARD HEALTH & EDUCATIONAL CENTER FOR YOUTH

IN NEED OF HOUSING FOR 40 LOW-INCOME FAMILIES

RESIDENT COUNCIL OF ALLEN PARKWAY VILLAGE

HAVE IDENTIFIED OVER 300 DISPLACED FAMILIES IN NEED OF HOUSING

HOUSING AUTHORITY OF THE CITY OF HOUSTON

HAVE BUILT 25 NEW SHOTGUN HOUSES AND ARE RENOVATING 15 OTHERS

ANTIOCH PROJECT REACH

HAVE IDENTIFIED 60 HOUSING UNITS THAT ARE NECESSARY

FOURTH WARD COMMUNITY COALITION

ATTEMPTING TO BUILD HOUSING FOR 40 FAMILIES

FREEDMEN'S TOWN ASSOCIATION

HAS PLANS TO BUILD 16 NEW HOMES

(10) FAMILY IN NEED OF HOUSING IN THE FOURTH WARD

TOTAL FAMILIES IN NEED OF HOUSING 380
CURRENT APPROACH TO
PRESERVATION IN THE FOURTH WARD
IS REPLICATION OF THE AESTHETIC
ICONS OF ORIGINAL HOUSING STOCK
COMMUNITY DEVELOPMENT CORPORATIONS

DESERTE TO PRESERVE

Replication of some deteriorating housing that originated in the Fourth Ward approx. 150 years ago.

Replication of existing typology switched from single family residence to a two family residence.

Low-income single family home trying to attain what is thought to be desired and still retain the aesthetic style of the Fourth Ward.

Developer built single family home very similar to suburban homes built elsewhere in Houston and beyond.

Multi-family units trying to retain the aesthetics of original single family of the Fourth Ward.
The question after looking at current methods of preservation is, should we iconize this existing housing, or analyze it in order to incorporate it into the necessary densification and diversification of the area.
The analysis begins by looking at the basic housing types currently existing in the 4th Ward.
SQUARE FOOTAGE:
400 - 600 sq.ft.

NUMBER OF LEVELS:
ONE

BUILDING HEIGHT:
14'-0"

SQUARE FOOTAGE:
600 - 800 sq.ft./UNIT

NUMBER OF LEVELS:
TWO

BUILDING HEIGHT:
22'-0"

SQUARE FOOTAGE:
1188 sq.ft.

NUMBER OF LEVELS:
TWO

BUILDING HEIGHT:
20'-0"

SQUARE FOOTAGE:
1260 sq.ft.

NUMBER OF LEVELS:
TWO

BUILDING HEIGHT:
20'-0"

SQUARE FOOTAGE:
1730 - 2308 sq.ft.

NUMBER OF LEVELS:
THREE

BUILDING HEIGHT:
28'-0"
FRONT PORCH SQUARE FOOTAGE:
72 sq.ft.

FRONT PORCH sq.ft./INTERIOR sq.ft.
1:8

DISTANCE TO SIDEWALK
3'-0" horizontal
2'-0" vertical

FRONT PORCH SQUARE FOOTAGE:
108 sq.ft./UNIT

FRONT PORCH sq.ft./INTERIOR sq.ft.
1:7

DISTANCE TO SIDEWALK
3'-0" horizontal
2'-0" vertical

FRONT PORCH SQUARE FOOTAGE:
72 sq.ft.

FRONT PORCH sq.ft./INTERIOR sq.ft.
1:16

DISTANCE TO SIDEWALK
10'-0" horizontal
0'-0" vertical

FRONT PORCH SQUARE FOOTAGE:
18 sq.ft.

FRONT PORCH sq.ft./INTERIOR sq.ft.
1:70

DISTANCE TO SIDEWALK
10'-0" horizontal
0'-0" vertical

FRONT PORCH SQUARE FOOTAGE:
40 sq.ft. (MAIN)

FRONT PORCH sq.ft./INTERIOR sq.ft.
1:28 (TOTAL)

DISTANCE TO SIDEWALK
35'-0" horizontal
0'-0" vertical
DISTANCE TO PORCH OF NEIGHBORING HOUSE: 6'-0"
VISUAL CONTINUITY / PHYSICAL CONNECTION TO NEIGHBORING HOUSE: YES / YES

DISTANCE TO PORCH OF NEIGHBORING HOUSE: 7'-0"
VISUAL CONTINUITY / PHYSICAL CONNECTION TO NEIGHBORING HOUSE: YES / YES (lower)
NO (upper)

DISTANCE TO PORCH OF NEIGHBORING HOUSE: 7'-0"
VISUAL CONTINUITY / PHYSICAL CONNECTION TO NEIGHBORING HOUSE: YES / YES

DISTANCE TO PORCH OF NEIGHBORING HOUSE: 19'-0"
VISUAL CONTINUITY / PHYSICAL CONNECTION TO NEIGHBORING HOUSE: YES / YES

DISTANCE TO PORCH OF NEIGHBORING HOUSE: 10'-0"
divided by wall
VISUAL CONTINUITY / PHYSICAL CONNECTION TO NEIGHBORING HOUSE: NO (lower fl.)
YES (upper fl.) / NO
The stats from these housing types are then compressed into one graph.
This graph shows that currently, as square footage increases, so does the distance to the sidewalk, and community/semi-public space decreases, fundamentally changing the use of the interior and exterior of the building.
CURRENT COURSE OF 4TH WARD DEVELOPMENT
In order to maintain the identity of the 4th Ward despite its changing state, the current system can be edited in order to maintain the essential definition of the 4th Ward thru all housing that exists there.
This new system can then be cut across and extracted from as a basis for new housing for the area.
<table>
<thead>
<tr>
<th>YEAR BUILT</th>
<th>2001</th>
<th>2011</th>
<th>2021</th>
<th>2031</th>
<th>2041</th>
<th>2051</th>
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</thead>
</table>

### 100% DISPLACEMENT

### INCREMENTS OF REDEVELOPMENT
PROJECT DEPLOYMENT, acting on the URBAN LOFTS

(YEAR BUILT) 2001 2011 2021 2031 2041 2051

SUCH AS THOSE EXTRACTED FROM THE EDITED DEVELOPMENT SYSTEM

INCREMENTS OF REDEVELOPMENT
PROJECT DEPLOYMENT within the LOT
Project deployment would happen on a standard lot for the 4th Ward, 25' x 100'
Housing in the area would typically fill the lot.
PROJECT DEPLOYMENT within the LOT
PROJECT DEPLOYMENT. within the LOT
This manipulation would allow other autonomous structures on the site.
PROJECT DEPLOYMENT within the LOT
And these structures would be of varying construction and life spans to enable incremental development not only within the block, but within the lot.
And different potions within the lot would come and go at different rates of time.
PROJECT DEPLOYMENT within the LOT
PROJECT DEPLOYMENT within the LOT