

Design

SEEN &
HEARD



▲ **WHAT'S THE BEST WAY** to design low-income urban housing that's both safe and attractive? Madison, Conn., architect Duo Dickinson thinks he has the answer: flats arranged townhouse-style. These are on a one-quarter-acre infill site in Yonkers, N.Y. Built by the nonprofit CEPHAS Housing for \$110 a square foot, the 15 flats fight crime by eliminating such favorite hang-out spots as shared corridors, elevators, and lobbies. Instead, all units have walk-up access via open stairs that are visible from the street for security. Although the buildings are up to six stories high, entries are staggered on the steep site so that no resident has to walk up more than two flights.



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◀ **ALL HANDS ON THIS SHOWER DECK** at Corta Bella in Las Vegas. Designed by Bassenian Lagoni Architects and builder Coleman Homes, the tiled platform is a practical place to dry off. And it makes a striking connection between shower and tub. The 2,650-square-foot house sells for \$290,000. See page 146 for more on Corta Bella.

■ **SAN ANTONIO** has a new master plan. Approved last December, the "neotraditional" plan emphasizes pedestrian access to neighborhood centers and basic community services. The plan also promotes affordable housing.

OLD MONEY

Age	Median household net worth
Under 35	\$5,565
35 to 44	\$31,148
45 to 54	\$58,250
55 to 64	\$83,041
65 and older	\$88,192
All ages	\$36,623

Retirees are a potential gold mine for builders. When it comes to net worth, they have the big bucks (though their incomes are lower than younger folks'). The wealthiest age group? Those aged 65 to 69, who have a median net worth of \$104,354.

Source: American Demographics

The New York Times

Real Estate

Sunday, January 12, 1992

15 Units in Yonkers

Town Houses for the Homeless

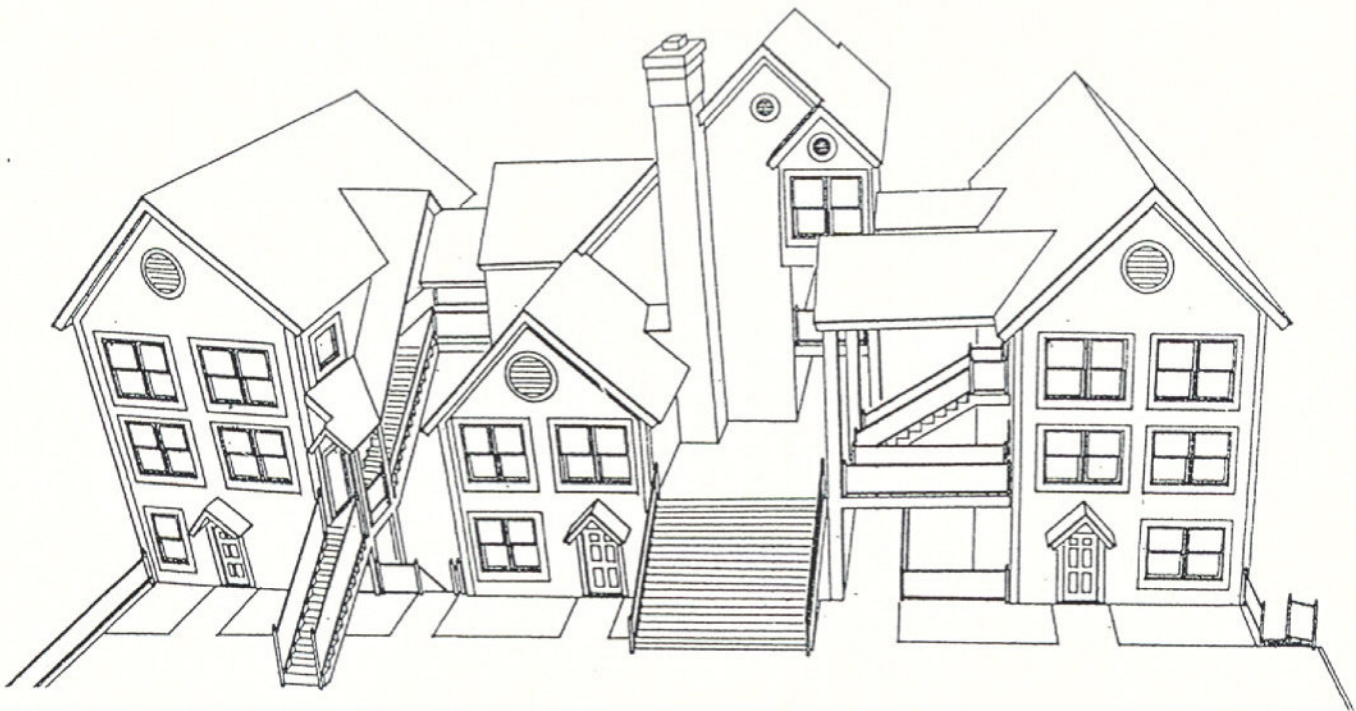
Construction will start next month in Yonkers on a unusual compact town-house rental complex for homeless families that maximizes space to maintain a high degree of separation for its 15 units.

Each unit will have its own outdoor entrance. There will be no common walls, and the tallest of the houses, which will be built on a slope, will be four stories. "It is a town-house development turned sideways," said the architect, Duo Dickinson, of Madison, Conn.

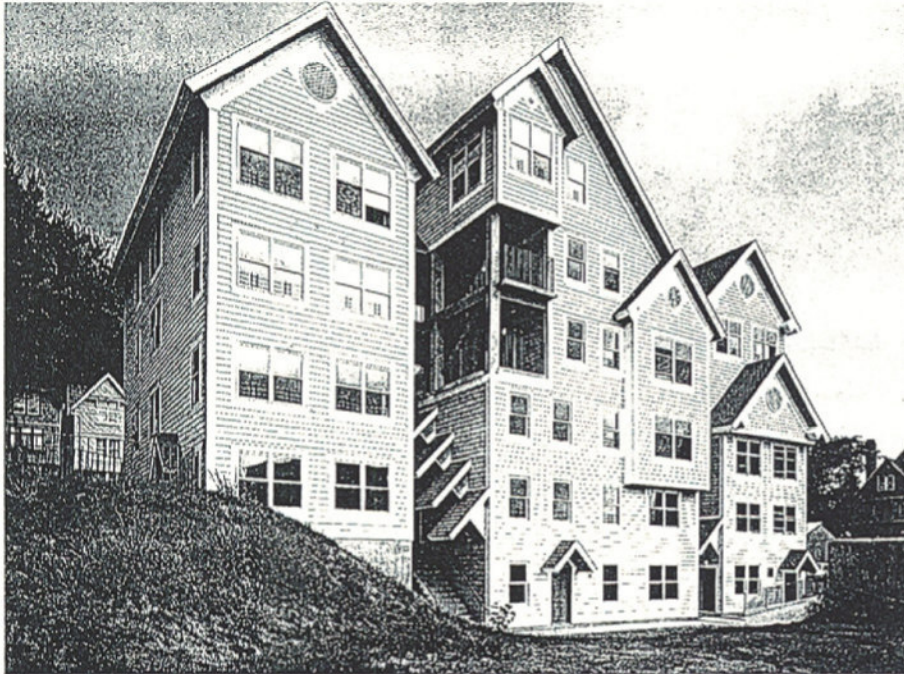
The design of the complex, with 1 four-bedroom, 10 three-bedroom and 5 two-bedroom units, blends with the neighboring St. Peter's Roman Catholic Church and surrounding houses. The project, at 173, 175 and 177 Stanley Avenue, was organized by the nonprofit Cephass Housing Development Fund Company, a nonprofit housing organization. Families in overcrowded conditions or in deteriorated housing will be eligible for residence. Rents will be affordable to families with incomes of \$20,000 or less.

The complex, which should be completed in about a year, will cost \$1.5 million, not including architectural fees and land acquisition. "It's important because this is permanent housing," said Rose Noonan of the Housing Action Council in Tarrytown, N.Y., a nonprofit consultant that has been involved with the project.

Rendering of town houses on Stanley Avenue in Yonkers.

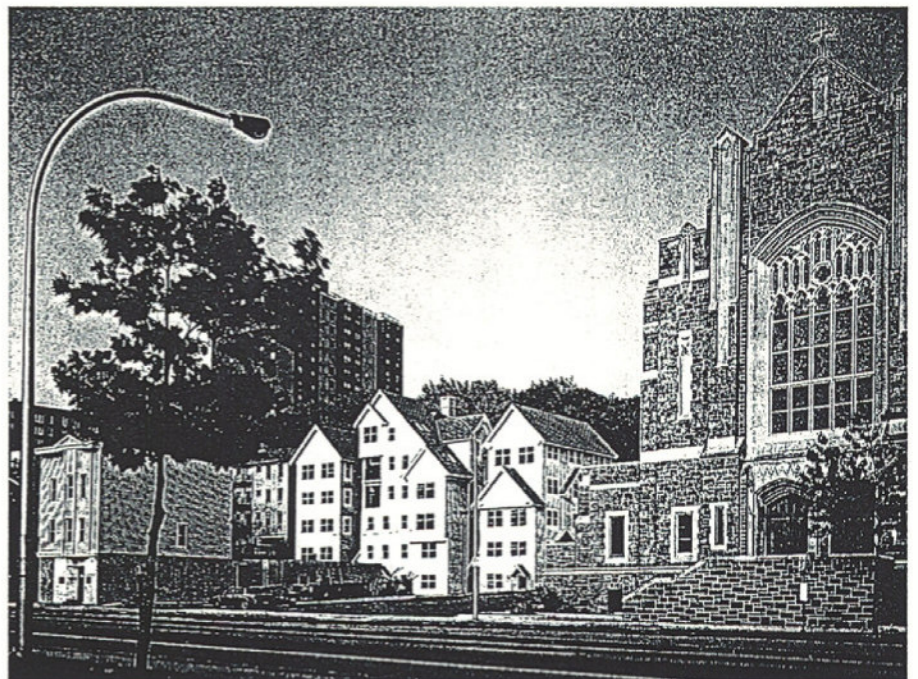


Public Shelter Portfolio



CEPHAS Housing, Yonkers, New York: Duo Dickinson Architect. Fifteen units of permanent housing for the homeless are organized as vertical townhouses. Residential scale and materials help successfully integrate assisted housing into a community.

8.31. Sloping site allows townhouses to be stacked without requiring an elevator. Although a six-story building on the downhill side, it retains the scale and visual texture of existing homes adjoining the site. Photo © Mick Hales.



8.32. A project in harmony with its community contrasts with a previous generation of public housing seen in the background. Photo © Mick Hales.



G E N E R A L N O T E S

Community Design Awards

This year marks the tenth anniversary of the Westchester/Mid-Hudson Chapter's Community Design Awards. Community Officials, Developers and Architects gathered on October 27th to honor this year's winners. The event was held at the Rye Middle School, last year's First Honor Award Recipient, designed by Anderson, LaRocca, Anderson. Two First Honor Awards were given: Cephas Housing in Yonkers and Scarsdale Public Schools Master Plan for Alterations, Restorations and Additions. In addition to First Honors, four Honor Awards and one Citation were given for projects selected by the jury as exhibiting quality design and having a positive aesthetic and social impact on the community. The jury consisted of Joanne P. Meder, AICP, Steven Lopez, AICP, Bana Loughran, AIA, John D. Fry, AIA and Thomas M. Leigh, AIA. Several project types were represented including housing developments, a diner, an art gallery, a religious education facility and a public school master plan.

Presentations of the award-winning entries were made with slides accompanied by a brief description, as well as through boards which included photographs, drawings and written text. These boards will circulate throughout their respective communities, so as to be viewed by the lay public.

Representatives accepting awards for each project received a certificate from the Westchester/Mid-Hudson Chapter AIA, presented to them by Committee Chairman Vincent Mellusi, AIA, as well as a Certificate of Merit from the Governor's Office.

As always, this year's projects exhibited fine examples of high calibre design in our community, and Chapter members should continue to seek out and bring to light future projects through this Design Awards Program.

First Honors

Cephas Housing

Community:

City of Yonkers

Owner:

Cephas Housing

St. Peter's Roman

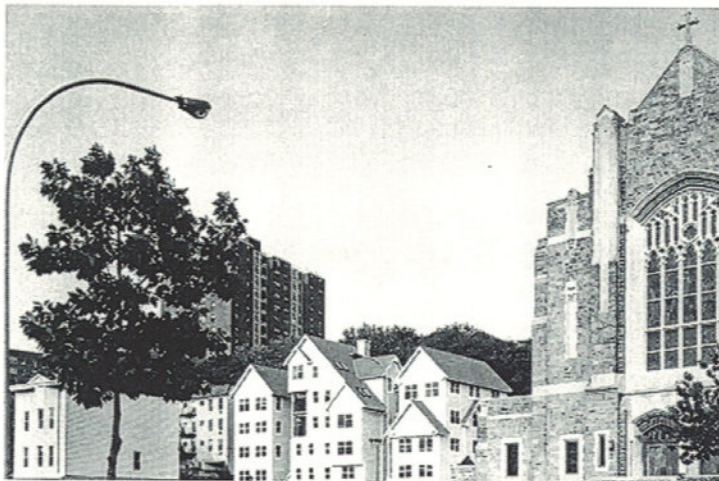
Catholic Church

Architect:

Duo Dickinson, Architect

Contractor:

Bedell Associates



A I A
Westchester/
Mid-Hudson

A Chapter of
the American
Institute of
Architects

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