

2020 MERIT

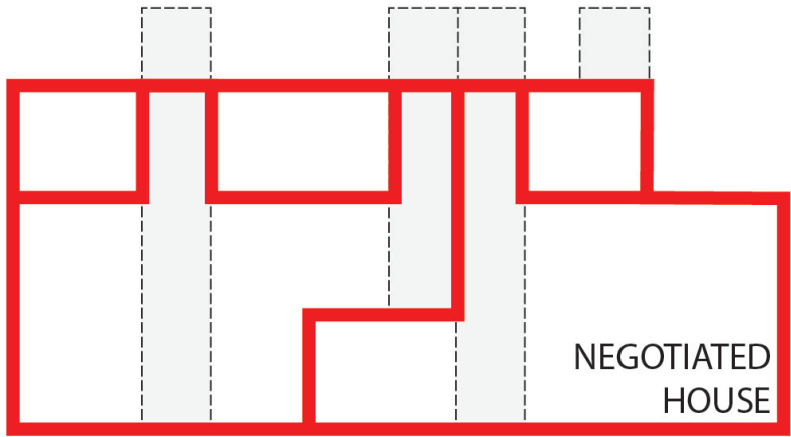
Hok Him (Kenos) Leong

UNIVERSITY OF MINNESOTA

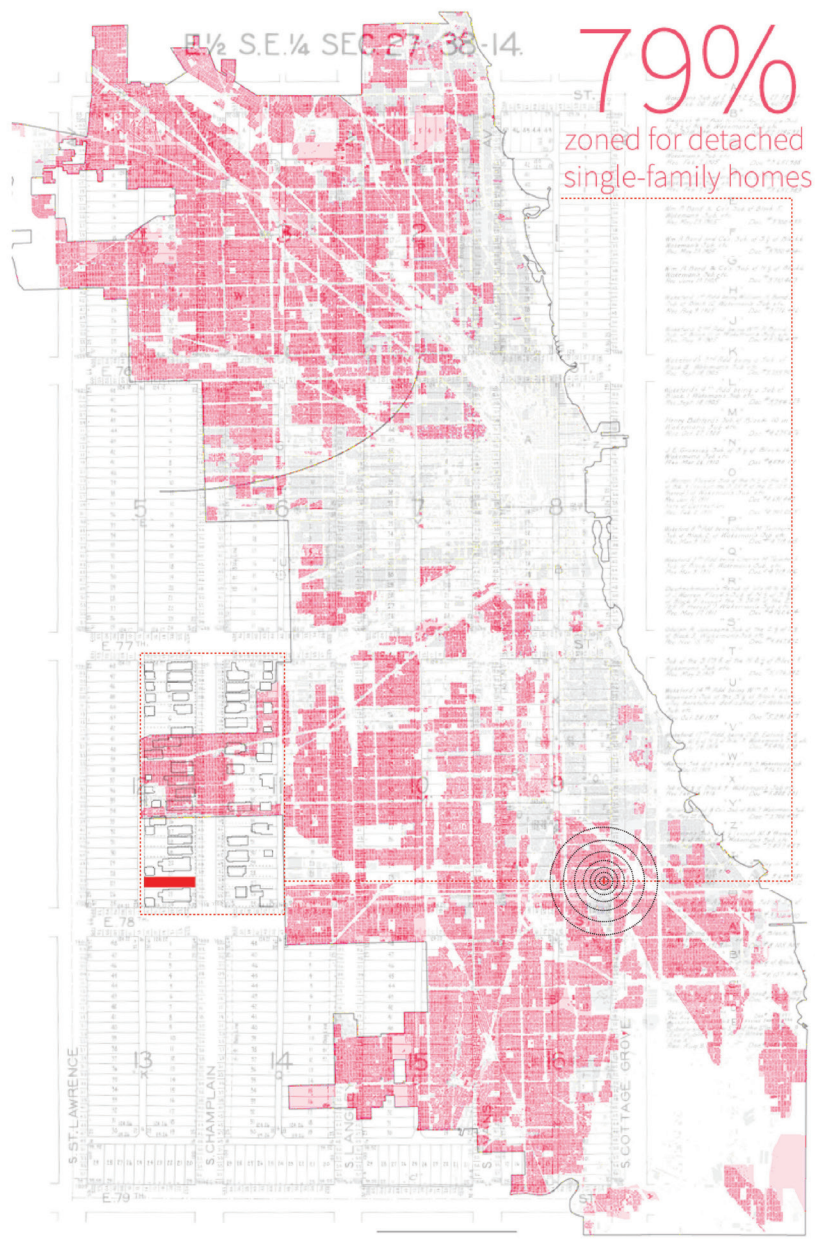
FACULTY ADVISOR - CHRISTINE ALBERTSSON

LYCEUM

A traveling fellowship in Architecture



LF - 7722

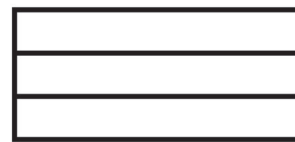


NEGOTIATED HOUSE

This is a housing typology designed for a typical 25 ft. by 125 ft. lot located in urban Chicago neighborhood. Sandwiched between two neighboring structures, the Negotiated House easily fulfills zoning requirements and offers long-term flexibility for residents, making it an accessible and scalar American dream.

The two-story dwelling (with a half-basement) blends in with the neighborhood's existing one and two-story houses. Through spatial negotiation of volumes and voids, each of the three units maximizes its access to daylight, views, and outdoor spaces. Four light shafts (voids) penetrate the units and bring daylight into the darker basement level. Interior punctures of translucent windows allow daylight to negotiate boundaries and raise awareness of the presence of neighbors. This proposal questions the idea of a private domain and the individual ownership of a single-family dwelling. Instead, it imagines a multi-family housing typology which embraces collectivity while maintaining individuality. While this proposal presents a newly built structure, the spatial idea of negotiation can adapt to the remodeling of existing housing stocks.

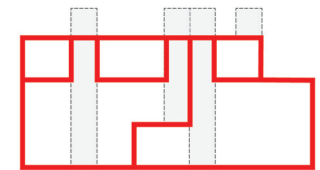
This proposal meets the need for more accessible housing options in inner Chicago neighborhoods which are well-connected by public transit. By sensitively increasing the density of a neighborhood, it strengthens a community's economic vitality and resilience. Rather than owning a home with a yard, this American Dream promises a space within a community with amenities, opportunities and greenery. The Negotiated House is a small first step toward a more equitable and thriving Chicago.



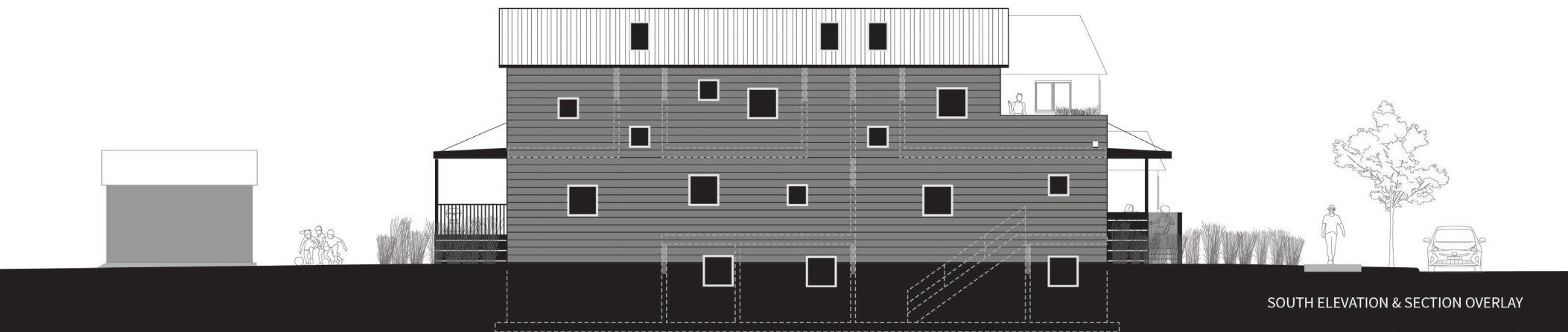
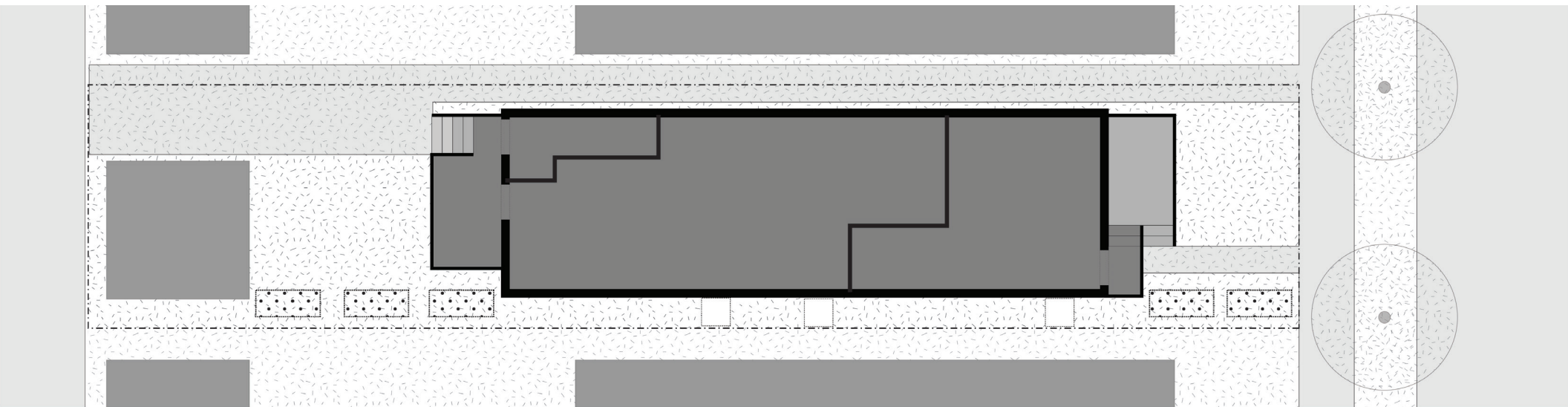
Apartment
limited access to
daylight and outdoor space



Rowhouse
limited access to
views

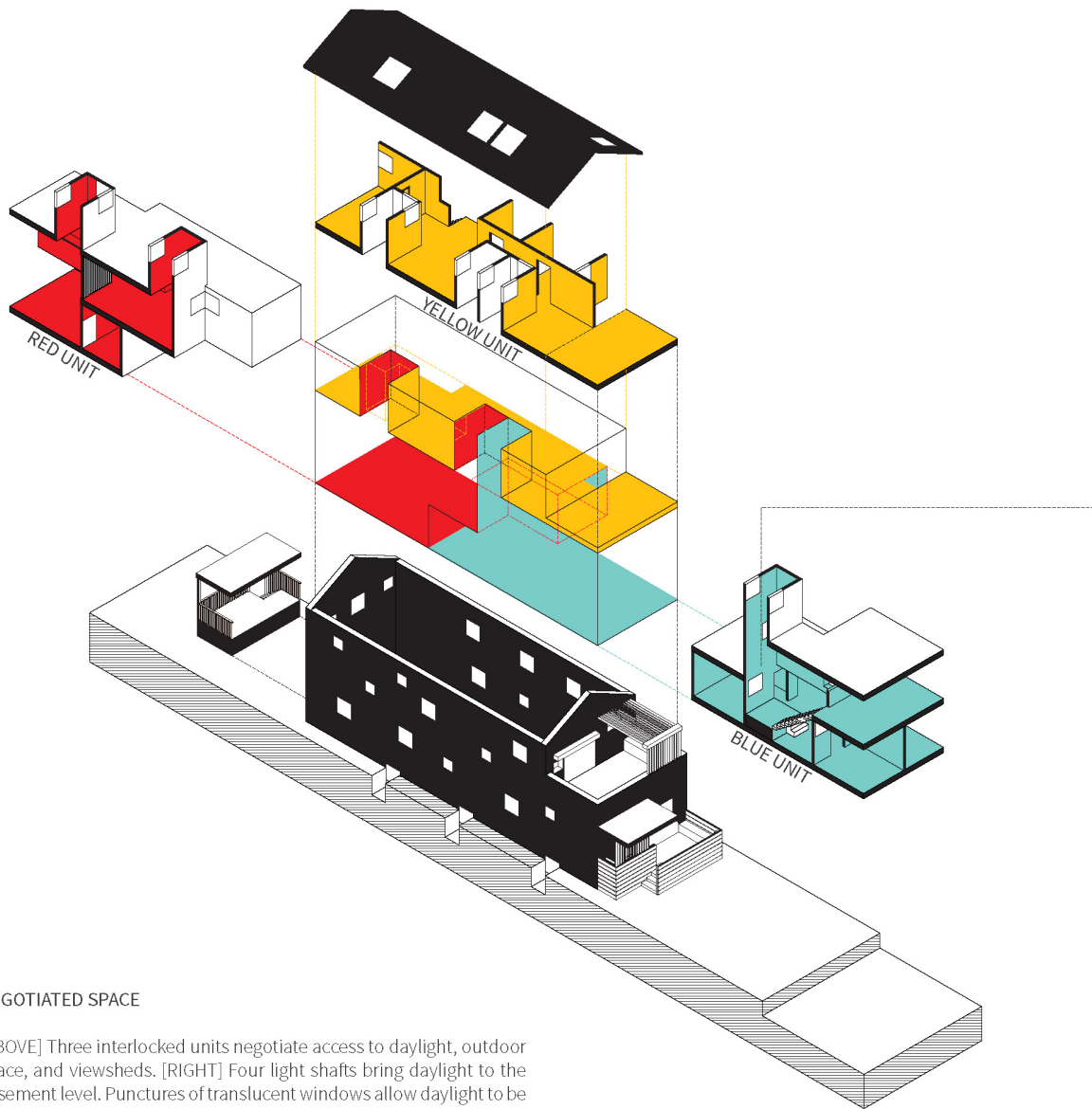


Negotiated House
maximized access to
daylight, outdoor space and views



SOUTH ELEVATION & SECTION OVERLAY

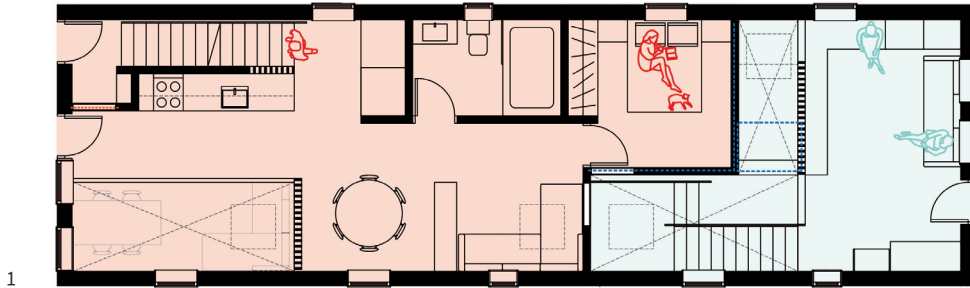
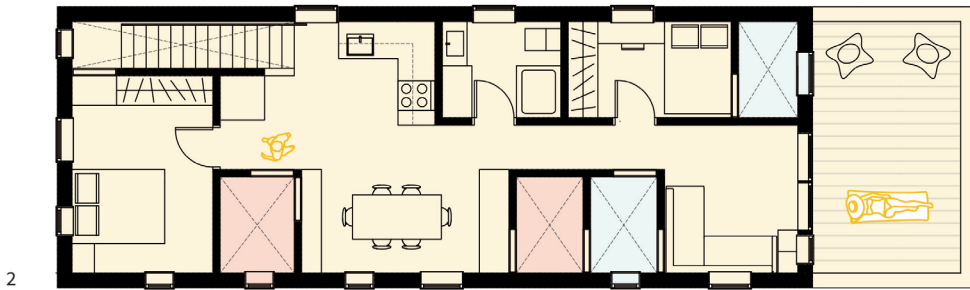
Most windows are placed on south facade to maximize solar heat gain potential during the heating season.



NEGOTIATED SPACE

[ABOVE] Three interlocked units negotiate access to daylight, outdoor space, and viewsheds. [RIGHT] Four light shafts bring daylight to the basement level. Punctures of translucent windows allow daylight to be shared between units and raise awareness of the presence of neighbors.



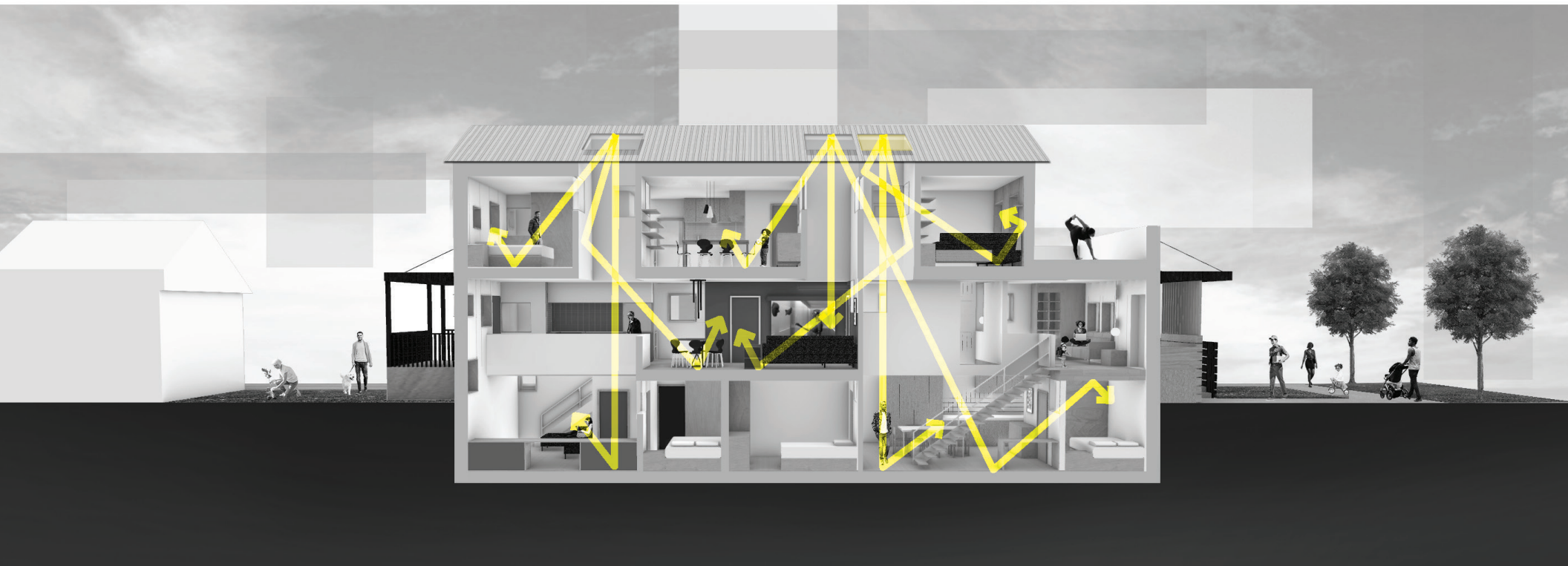


1 3 5 10' ↑

Year	Unit Configuration		
1+	elder + care taker	couple	young professional
5+	multi-generational (remove 1 wall)		young family
15+	live + work (convert basement level to office)		single parent household
30+	co-housing (remove 2 walls + add a skywalk)		

FLOOR PLAN & TIMELINE

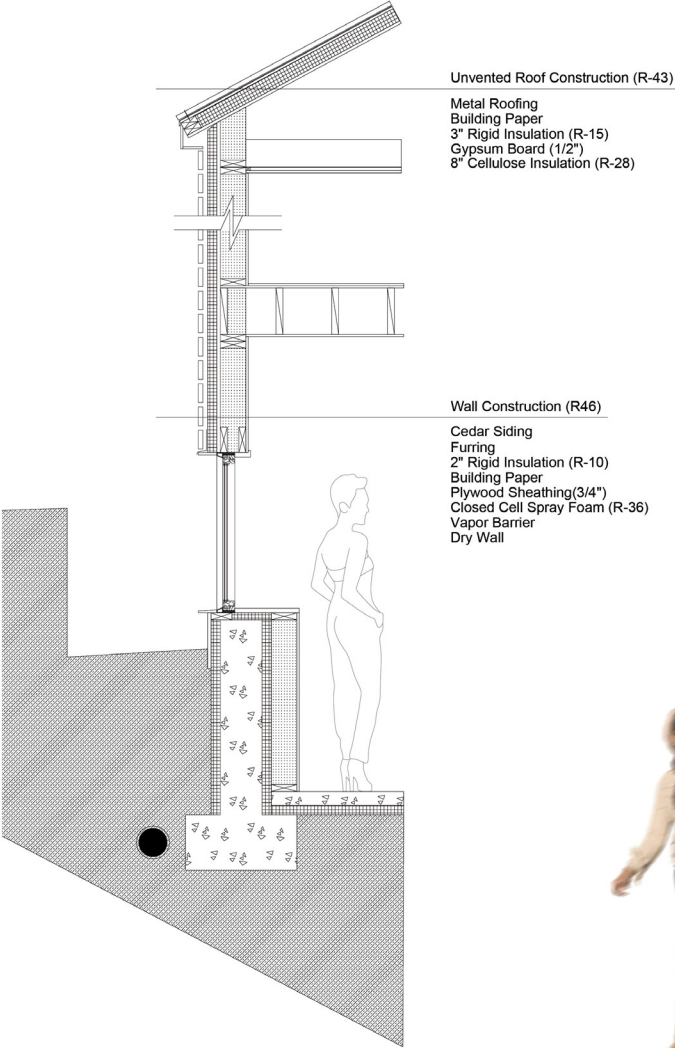
[LEFT] Partitions and glass create moments of opacity and translucency imbuing a sense of dynamism and character to each unit. [ABOVE] With clever deconstruction, three units become whole.

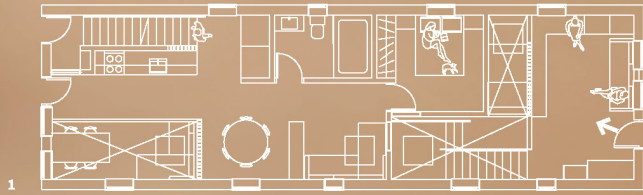


SECTION PERSPECTIVE VIEWING LIGHT SHAFTS

HIGH PERFORMANCE ENVELOPE

The R-40+ Passive House standard thermal envelope reduces energy consumption in all seasons. Combined with energy generated by solar panels, this house achieves net-positive energy performance.





RED UNIT'S SOUTH FACING DINING ROOM

