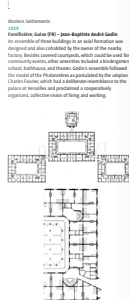


A Chronicle of Developments in Housing

This timeline chronicles significant developments in housing from the industrialization of the 19th century to the year 2000. The passage of time appears to be the best means to realize concurrent historical turning points and paradigm shifts, as well as buildings and newly developed building types emerging as a reaction thereto, or with the capability to set new standards around the world.

1850

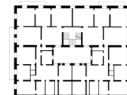
Paternalist Workers Settlements/New Building Type: Row Houses
As an alternative to the generally miserable living conditions in the big cities – partly built for philanthropic reasons, and partly out of the fear of workers' riots – industrial workers' settlements were realized in the immediate vicinity of production centers. The predominant housing type were row houses arranged in village-like layouts – often with garden plots to grow food to consume or sell as a source of supplementary income. The housing units in such settlements made a significant contribution to the development of the row house as a building type.



Urban Housing Shortage
At the beginning of the 19th century, the industrialization led to an unprecedented migration of job seekers from rural regions to the factories in the rapidly growing cities in Europe and North America. Specific urban milieus arose, with the proletariat and the burgeoning bourgeoisie in extremely different housing types and locations. In tenements developed on a massive scale, miserable living conditions were often the norm. Berlin's building code of 1853 had part to define the apartment as an enclosed entity. Instead, rules determined the maximum allowable occupancy for individual rooms – single rooms with shared bathrooms and kitchens often accommodated entire families. For the most part, singles rented only a place to sleep.

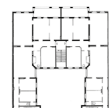
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Housing Types for the Urban Bourgeoisie
With the industrialization and the growth of cities, specific housing types arose for the urban bourgeoisie as well. Initially laid out with palace-like culture of rooms and built for the upper class, more specific solutions in smaller units were developed for the growing middle class – with representative sequences of rooms along the street and, in many cases, separately organized entrances and areas for servants.



Housing Types for the Urban Bourgeoisie
Apartment house
Coco Bonnet, Via Bonnet, Genoa (19)
This building type emerged from the tradition of city palaces for wealthy families and was adapted to urban conditions. It featured a central courtyard and a small garden. The two apartment per floor are laid out with similar and symmetrical floor plans, resulting in a central core and a small garden.

1815
Norman Housing Standards
Shortly before the advent of modern architecture, ideas on social reform led to improved living standards for the working class throughout Europe. While in England, private enterprises and philanthropic foundations operated freely in the market economy, in 1815, the Société Française a Bon Marché in France and the German Cooperative Law established the pillars for more humane living conditions.



Housing Types for the Urban Bourgeoisie
Apartment house
Coco Bonnet, Via Bonnet, Genoa (19)
This building type emerged from the tradition of city palaces for wealthy families and was adapted to urban conditions. It featured a central courtyard and a small garden. The two apartment per floor are laid out with similar and symmetrical floor plans, resulting in a central core and a small garden.

1897

New Building Type: Apartment House (Garden)
The row house dominated the streetscape of American cities until the early 19th century. A limited increase in the urban population between 1850 and 1890 led to rising land prices. This, along with a general desire for multifamily dwellings, so-called "French flats" were introduced and by 1890 regarded as an acceptable residential model for the middle class. Over time, these buildings expanded in size to cover entire blocks and were equipped with features like courtyards, porches and roof gardens in order to appeal to more wealthy segments of the population.



Apartment House/Housing Types for the Urban Bourgeoisie
The apartment house, a new building type, emerged in the 19th century. It featured a central courtyard and a small garden. The two apartment per floor are laid out with similar and symmetrical floor plans, resulting in a central core and a small garden.



Urban Housing Shortage
Paternalist Workers Settlements, Berlin (1853)
Common building type for working families, with shared bathrooms and kitchens. The building was designed to provide a central courtyard and a small garden.

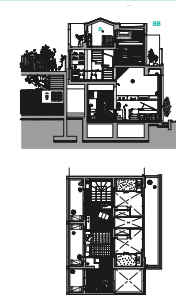
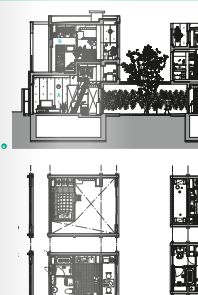
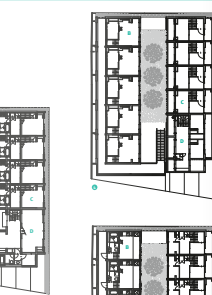
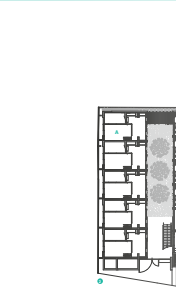


15

SL Court | Field Design | 2014



Occupying the corner of an open block edge development, the building consists of two parallel rows forming a shared courtyard. In the street side row, residential units for families extend through the entire height of the building, while two much smaller apartments for singles or couples are stacked on top of one another on the other side. The building's section reveals its unique spatial organization: both rows are divided along their entire heights and organized in eight levels. Within the same height as a conventional two-story building, up to seven different intermediate levels are arranged – each with very different ceiling heights from 1 to 2.5 m and with floor areas between 45 and 25 m² cut to size for various activities and uses. The implementation of offset levels instead of dividing walls provides a feeling of protective distance. Only the bedrooms in the middle are given additional translucent sliding elements. One single space flows openly throughout the units without completely dissolving the borders of the individual areas, enabling direct living in close proximity.



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