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Multiple Dwelling Units and Community Master Plan

Donald J. Henry

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MULTIPLE DWELLING UNITS MASTER PLAN FOR ALBUQU., N. MEX.

BY

JOHN W. HARRIS

AND

WILLIAM W. HARRIS

ASSOCIATES

INCORPORATED

ALBUQUERQUE, NEW MEXICO

1964

ISBN 0-890-00000-0

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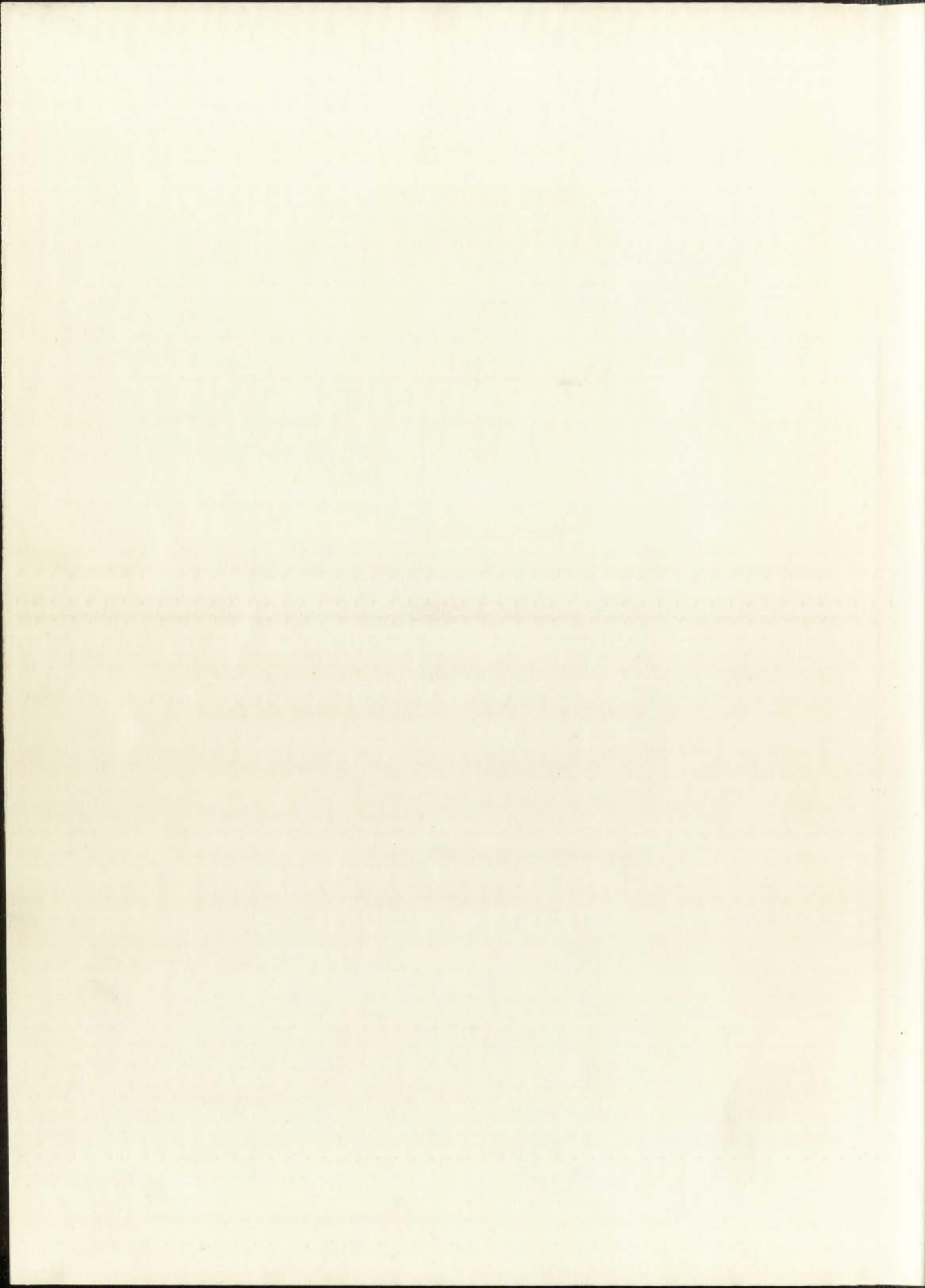
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FEB 26 1968		
JUN 12 1968		



MULTIPLE DWELLING UNITS
AND COMMUNITY MASTER PLAN

for

ALBUQUERQUE, NEW MEXICO

by

Donald J. Henry

BACHELOR'S THESIS

Presented to the Faculty of the Division of Architecture, University
of New Mexico, in partial fulfillment of the requirements for the
degree of Architecture.

The University of New Mexico

May, 1961

THESIS COMMITTEE:

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Title:

Multiple Dwelling Units and Community Master Plan

Purpose of Study:

to investigate the feasibility of such a development in Albuquerque,

to investigate suitable locations for the development within the city,

to develop social, cultural, and recreational areas within the development,

to produce a flexible home for changing families on a rental basis and to provide a pleasant environment for all members of the family as well as all families as a community,

to produce a self-sufficient community containing high-density, medium-density, and low-density housing areas.

Location:

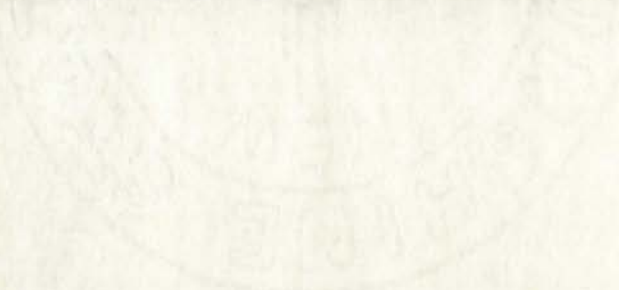
Albuquerque, New Mexico

Thesis Content:

Proposal
Research
Written Statement of Problem
Schematic - Parti
Drawings
Bibliography

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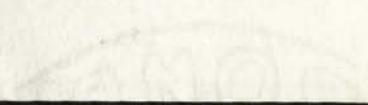
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1. General
2. State
3. Special
4. ...
5. ...
6. ...

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1. Concept



Whether people choose to live in single family units, duplex units or multiple housing units, they should never be without the individuality and dignity associated with the "home". Providing this background for comfortable living, both privately and as a community, is the architect's responsibility.

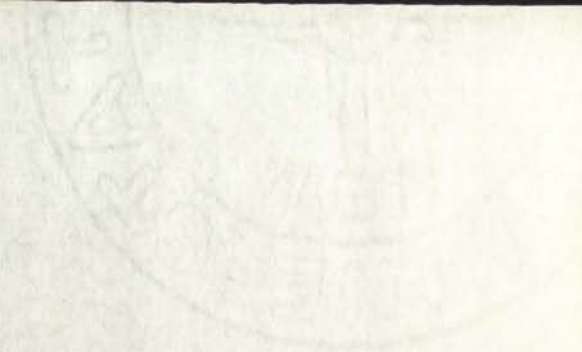
There has been in the past too great an emphasis on planning efficiency to the extent of neglecting space quality. We should not lose sight of the true objective of housing: to provide suitable living facilities for the development of family life.

Today, living as we do in a world of high tensions and almost constant pressure, a home can become a quick stopping place in an endless routine of chores - a place to eat - a place to catch your breath. But because of this perpetual motion in which we live, we need a home that is much more than just that. We need a refuge from the world, a corner of our own that is secluded and private. We need a place in which we can enjoy the leisure part of our lives.

A house, to become a home, must be:

- a place to live
- a place to love
- a place to eat
- a place to grow
- a place to be together
- a place to be an individual

It must please the eye, satisfy the mind, calm the heart.
It must fill the need of the family, to welcome friends, or to be alone - to relax or to work.

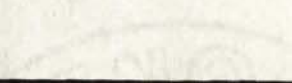



The first part of the report is devoted to a description of the
 general character of the country, and to a statement of the
 principal occupations of the people. It is then divided into
 two parts, the first of which is devoted to a description of the
 principal cities, and the second to a description of the principal
 towns. The second part of the report is devoted to a description of the
 principal rivers, and to a statement of the principal occupations of the
 people. It is then divided into two parts, the first of which is devoted to a
 description of the principal cities, and the second to a description of the
 principal towns.

The third part of the report is devoted to a description of the
 principal mountains, and to a statement of the principal occupations of the
 people. It is then divided into two parts, the first of which is devoted to a
 description of the principal cities, and the second to a description of the
 principal towns.

The fourth part of the report is devoted to a description of the
 principal lakes, and to a statement of the principal occupations of the
 people. It is then divided into two parts, the first of which is devoted to a
 description of the principal cities, and the second to a description of the
 principal towns.

THE END





There is a great difference between living and existing. Too often the American family surrenders to a routine defined as "normal and correct for the average family". Instead, every family is unique with individuals of separate personalities.

The community is a place where all aspects of life should flourish, from the privacy of one's own home, to the openness of the yard beyond, and finally to the complete participation in family-community life.

The community must be more than a "place". It must provide a nucleus for happier, more satisfying and creative living.



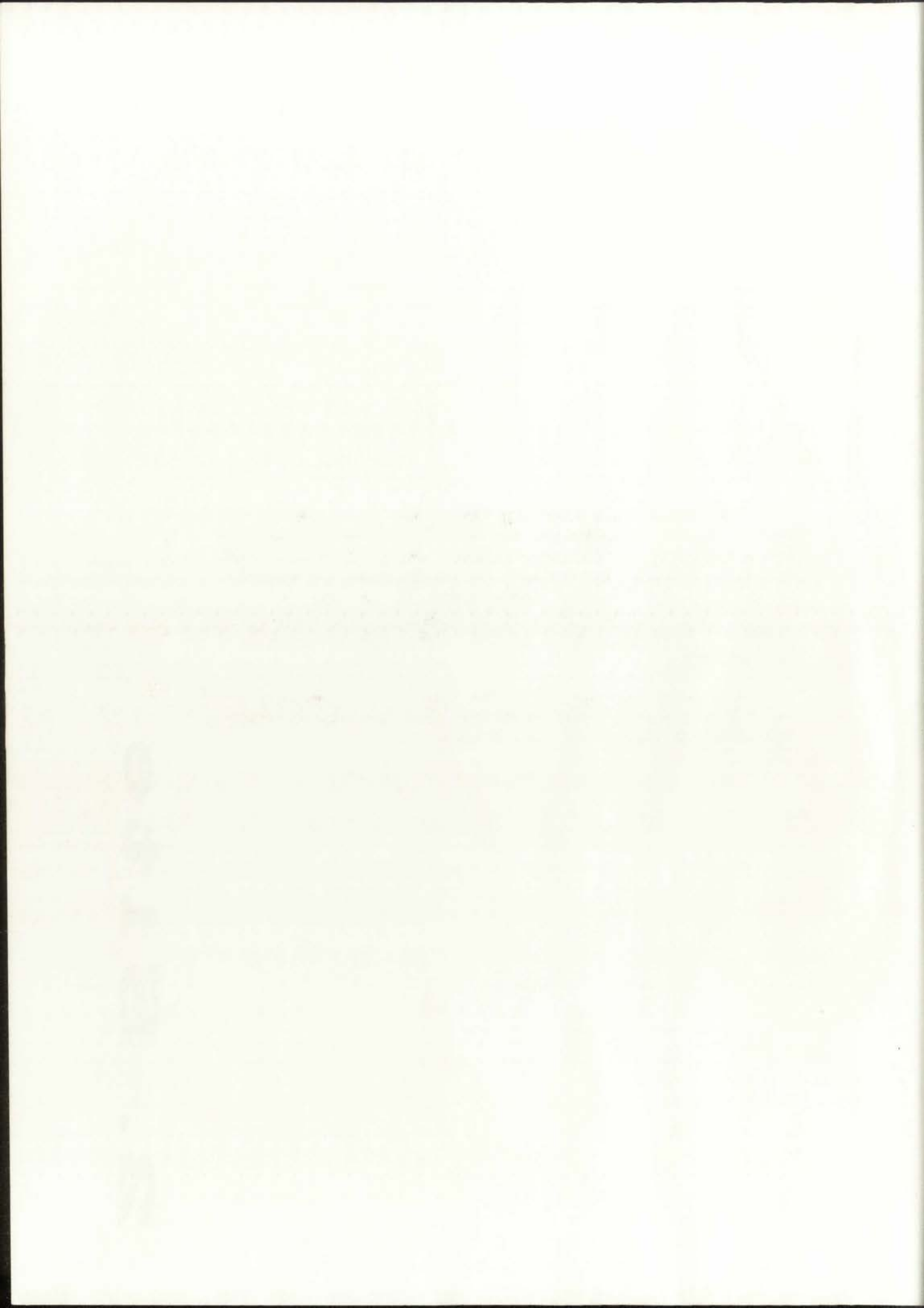
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2. Site

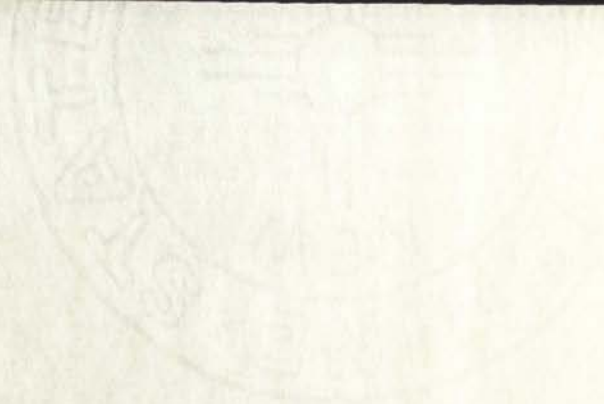




SITE

The Albuquerque Planning Department is currently in the process of master-planning the entire city of Albuquerque and surrounding development areas. Among the areas which are being planned and rezoned to comply with the overall master-plan for "future" Albuquerque is the "Carlisle - Menaul" area (see Map #1). This area has been temporarily zoned and roughly planned by the city planning department (see Map #2).

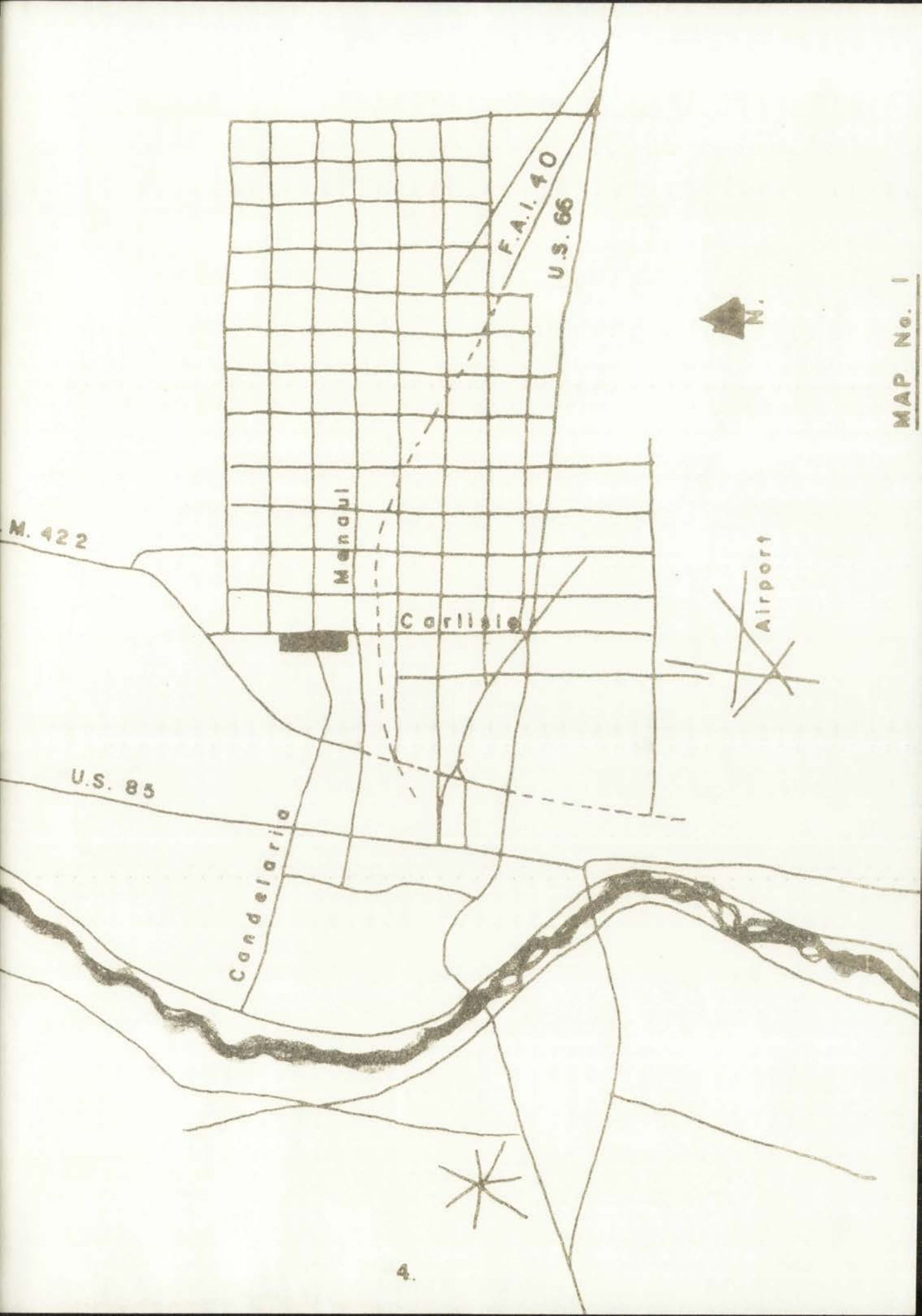
This site (disregarding the plan by the planning department) shall serve as the location for the proposed housing community as planned in this thesis.

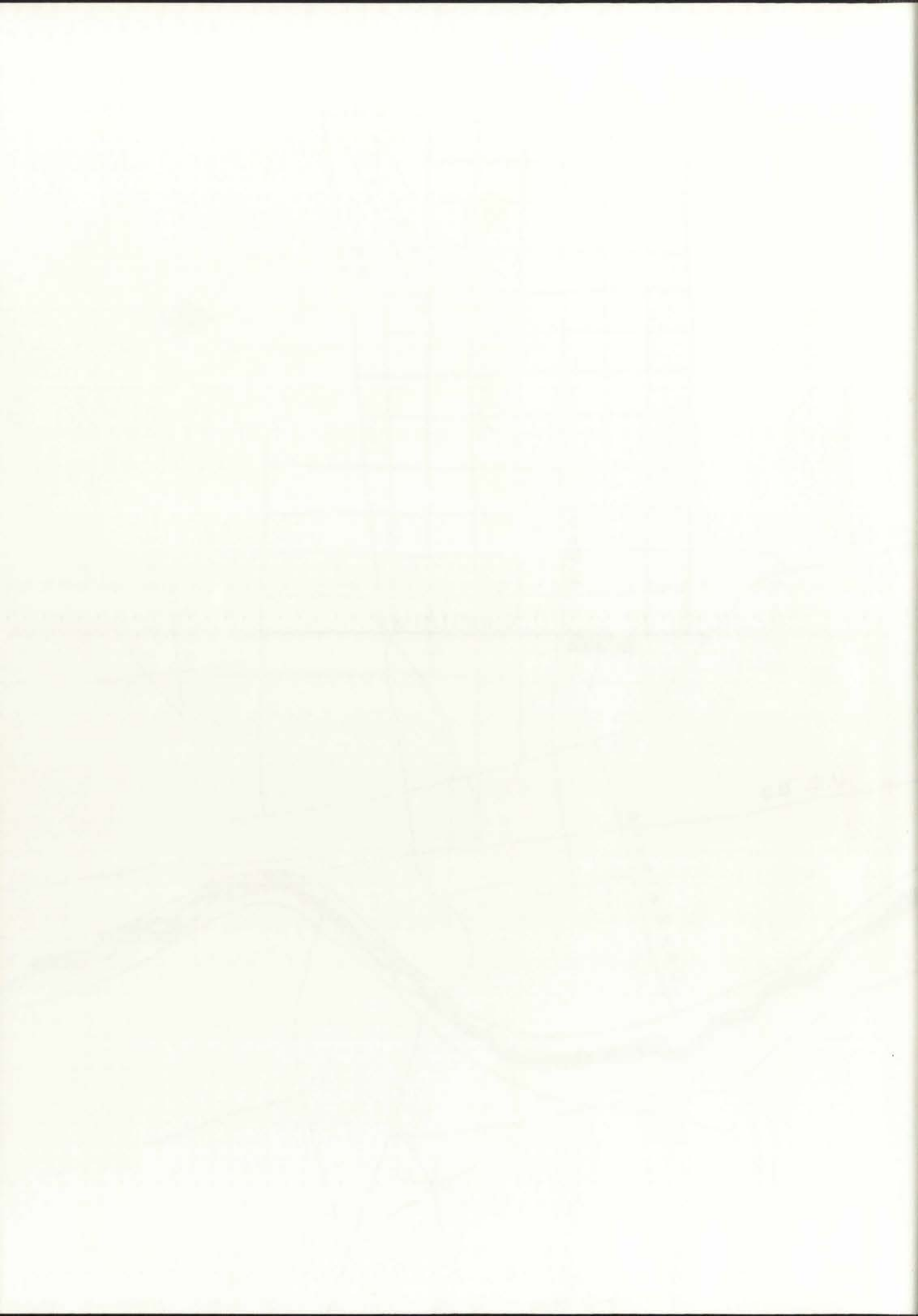


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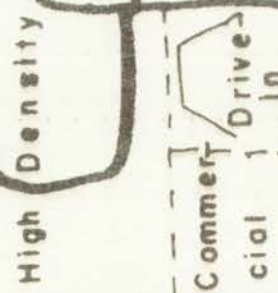
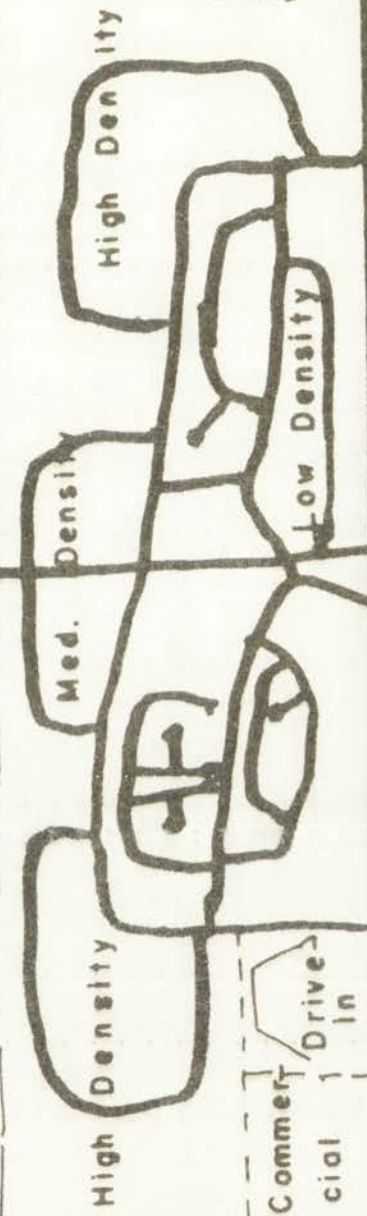
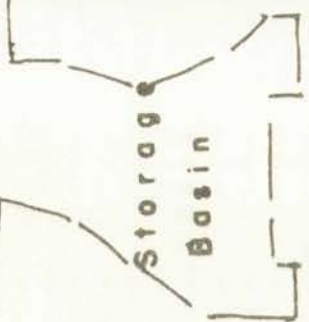


Candelaria

Menaul

Cordnado Freeway

North Diversion Channel



Carlisle

MAP No. 2



Highway

100
200
300
400

100
200
300
400

100
200
300
400

3. Space

Prof. J. R. ...

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

SPACE
PROGRAMMING

MASTER PLAN

The master plan shall develop the site as shown on Map #2 and shall include the following:

1. RESIDENTIAL

Area - 2000' x 4000' - 8,000,000 sq. ft. - 180 acres.

DENSITY	AREA %	ACRES	UNITS/ACRE*	UNITS
Low	25%	45	4	180
Medium	30%	54	8	432
High	35%	63	25	1,600
Common	10%	18	--	--
Total	100%	180		2,212

*Number of units per acre based on recommendation by the American Public Health Association.

2. CENTRAL COMMON AREA

Area - 18 acres.

- Elementary School - to serve approximately 850 students, grades one through six.
- Playgrounds - fixed equipment, volleyball courts, tennis courts, bicycle paths, roller skating ring.
- Common Park - wooded area, benches, small lake.
- Recreation - tennis, softball and hard ball fields, bicycle rental, golf, swimming pool.



The following information was obtained from the records of the Federal Bureau of Investigation, Department of Justice, Washington, D. C., on the subject named above.

Category	Information
Low	
Medium	
High	
Common	
Special	

This information was obtained from the records of the Federal Bureau of Investigation, Department of Justice, Washington, D. C., on the subject named above.

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FEDERAL BUREAU OF INVESTIGATION

3. SHOPPING CENTER

Area - 2000' x 1000' - 2,000,000 sq. ft. - 45 acres.

To include: grocery store, drugstore, barber shop, beauty shop, laundry station, post office, service station, package store.

4. ENTERTAINMENT CENTER

To include: drive-in movie, small amusement park, bowling alleys, restaurant.

NOTE:

The master plan will be developed only to the preliminary design stage merely to locate the above four main areas and general street layouts.

This thesis shall be devoted primarily to the development and designing of the high-density areas, showing in detail the apartment buildings, living spaces, and related areas.

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HIGH-DENSITY AREA

Approximately 35% of the overall residential area is to be restricted or zoned as high-density living area. This area will contain 1,600 living units or families.

The following requirements will serve as the basis for the design of this area.

1. APARTMENT BUILDING COMMON AREAS

Roof terrace - to include: sun bathing areas, lawn, wind and sun screen,

sitting areas,

informal recreation.

First floor - to include: storage (bicycles, baby carriages),

terrace,

sitting or reading areas,

gardens (to be cared for by interested tenants),

relaxation and sun bathing,

informal recreation; space for table games, small court games,

THE UNIVERSITY OF TEXAS AT AUSTIN
LIBRARY



First floor (cont'd)

sitting areas for mothers with small children; space for benches, chairs and baby carriages,

shops; approximately one apartment building in each grouping of four will contain several small shops (drug store, small grocery, barber shop and beauty shop),

children's play yard; somewhat sheltered, paved area, grass, sand, spray pool, play sculpture, swings and roller skating, all to be easily supervised.

Parking area - to include: parking space for a minimum of one car per apartment, additional tenant storage, directly accessible to main entrance of building.

THE UNIVERSITY OF TEXAS AT AUSTIN

COLLEGE OF LIBERAL ARTS
UNIVERSITY OF TEXAS AT AUSTIN





2. APARTMENT LIVING UNITS

The actual living spaces shall be developed to meet the requirements of three different function types.

Type - 1 Efficiency and one bedroom apartment.

Majority of tenants will be college students, young married couples, and single working people.

Type - 2 Medium size two bedroom apartment.

Majority of tenants will be married couples with children of elementary school age.

Type - 3 The luxury apartment.

Majority of tenants will be wealthy business men and families, retired couples, wealthy people who move from one location to another periodically.

NOTE:

The 63 acres designated as high-density shall be divided into two areas. The major area, closely related to the shopping center, school, and play yards, shall contain Type-1 and Type-2 apartments. The second and minor area shall contain only Type-3 apartments.



DECLARATION

I, the undersigned, do hereby declare that the contents of the report are true and correct to the best of my knowledge and belief.

Signature

Name of the Author

Date

Place

Page

Total Pages

Page No.

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SPACE PROGRAM TABLE 1.

No. of Units	1600	
Efficiency	30%	(480 Units)
(% of total)		
1 Bedroom	30%	(480 Units)
2 Bedroom	20%	(320 Units)
Luxury	20%	(320 Units)

SPACE PROGRAM TABLE 2.

		(F.H.A.)
Efficiency	living - bed	240 sq.ft.
	kitchen	50 " "
	balcony	70 " "
1 Bedroom	living - dining	200 " "
	bedroom	120 " "
	kitchen	60 " "
	balcony	70 " "
2 Bedroom	living - dining	200 " "
	master bedroom	} 200 " "
	bedroom	
	kitchen	60 " "
	balcony	70 " "
Luxury	living - dining	200 " "
	master bedroom	} 280 " "
	bedroom	
	bedroom	} 70 " "
	balcony	

COLLEGE COMMUNITY CENTER

MEMBERSHIP



1950

1951

1952

1953

1954

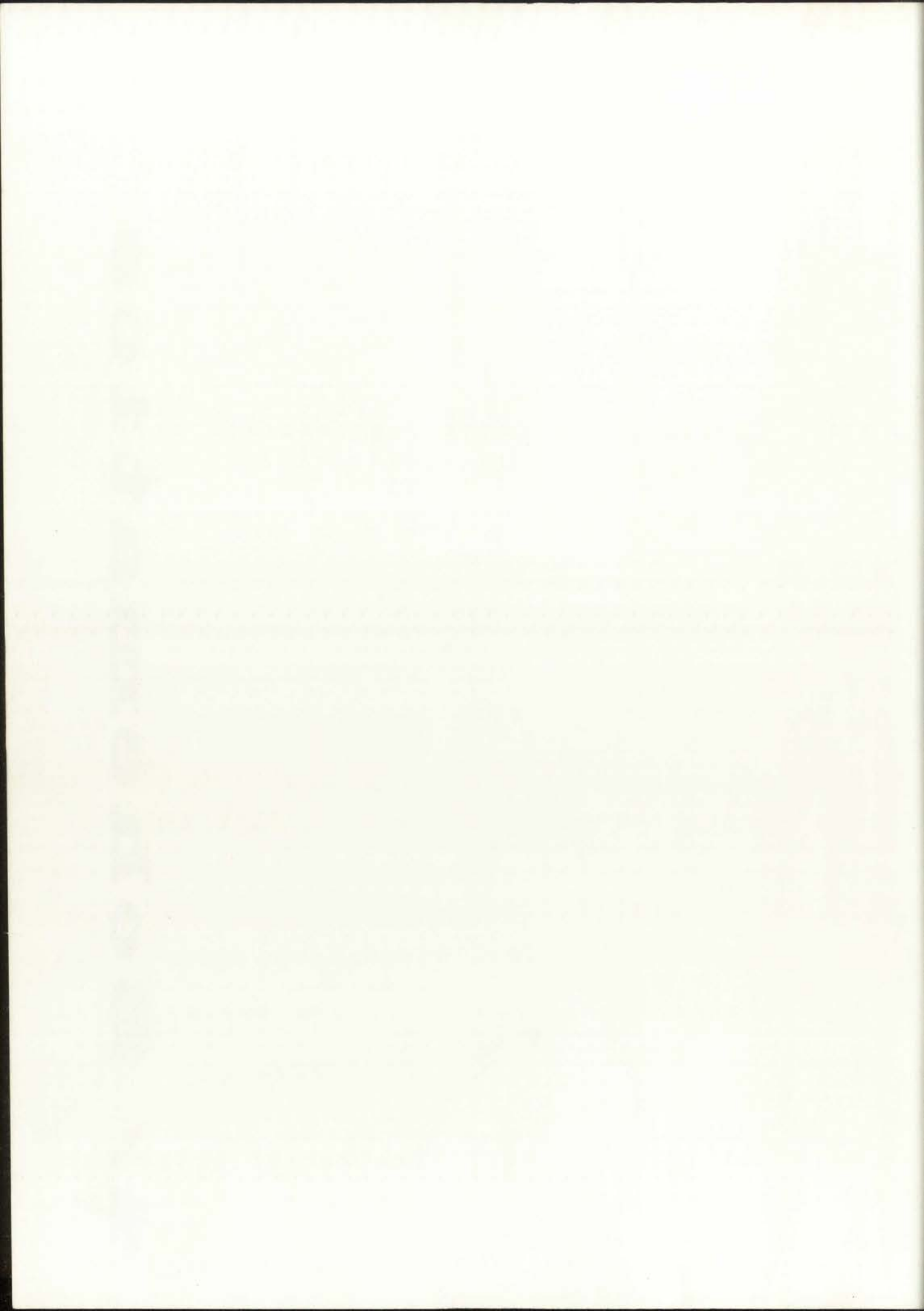
1955

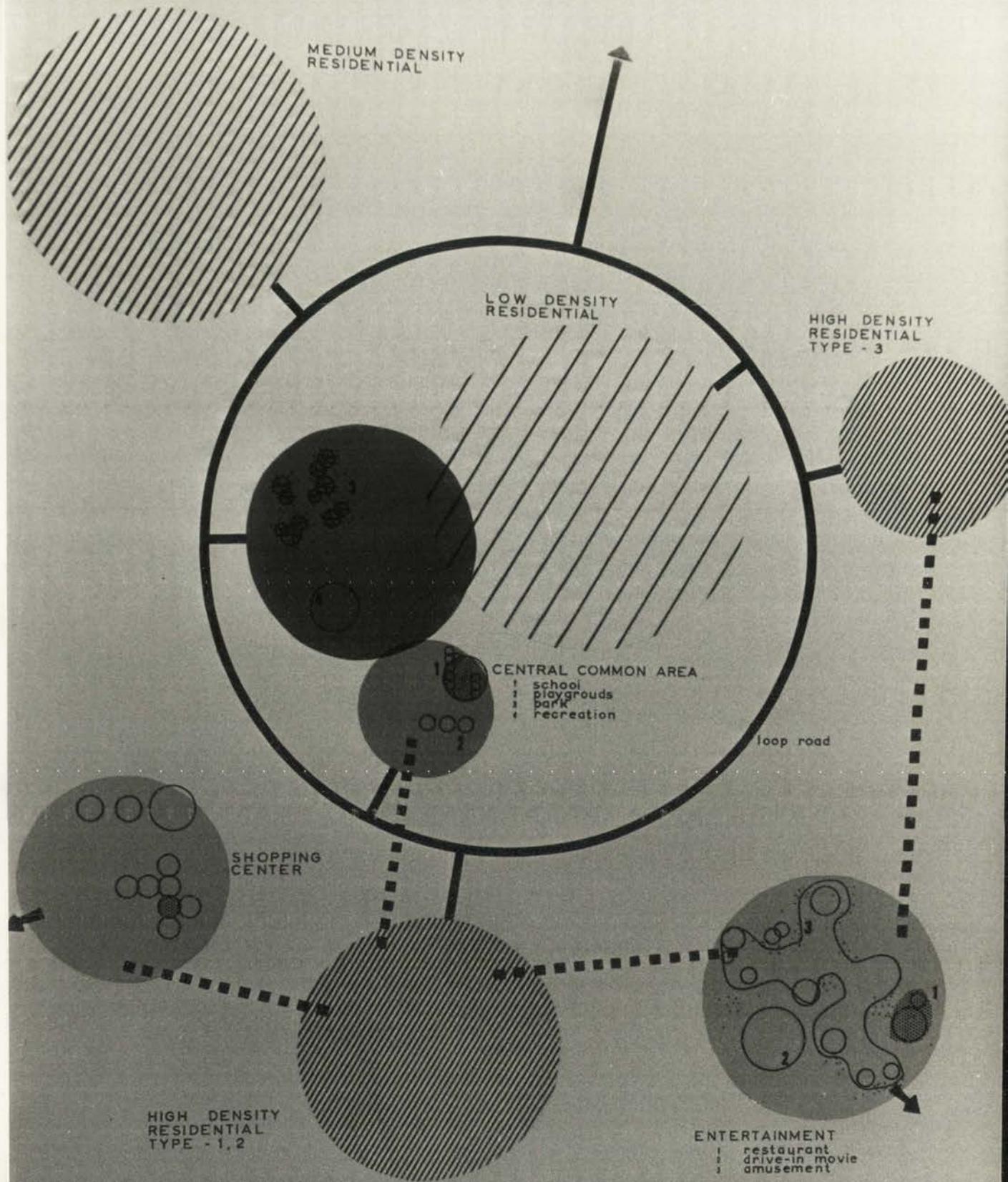
1956

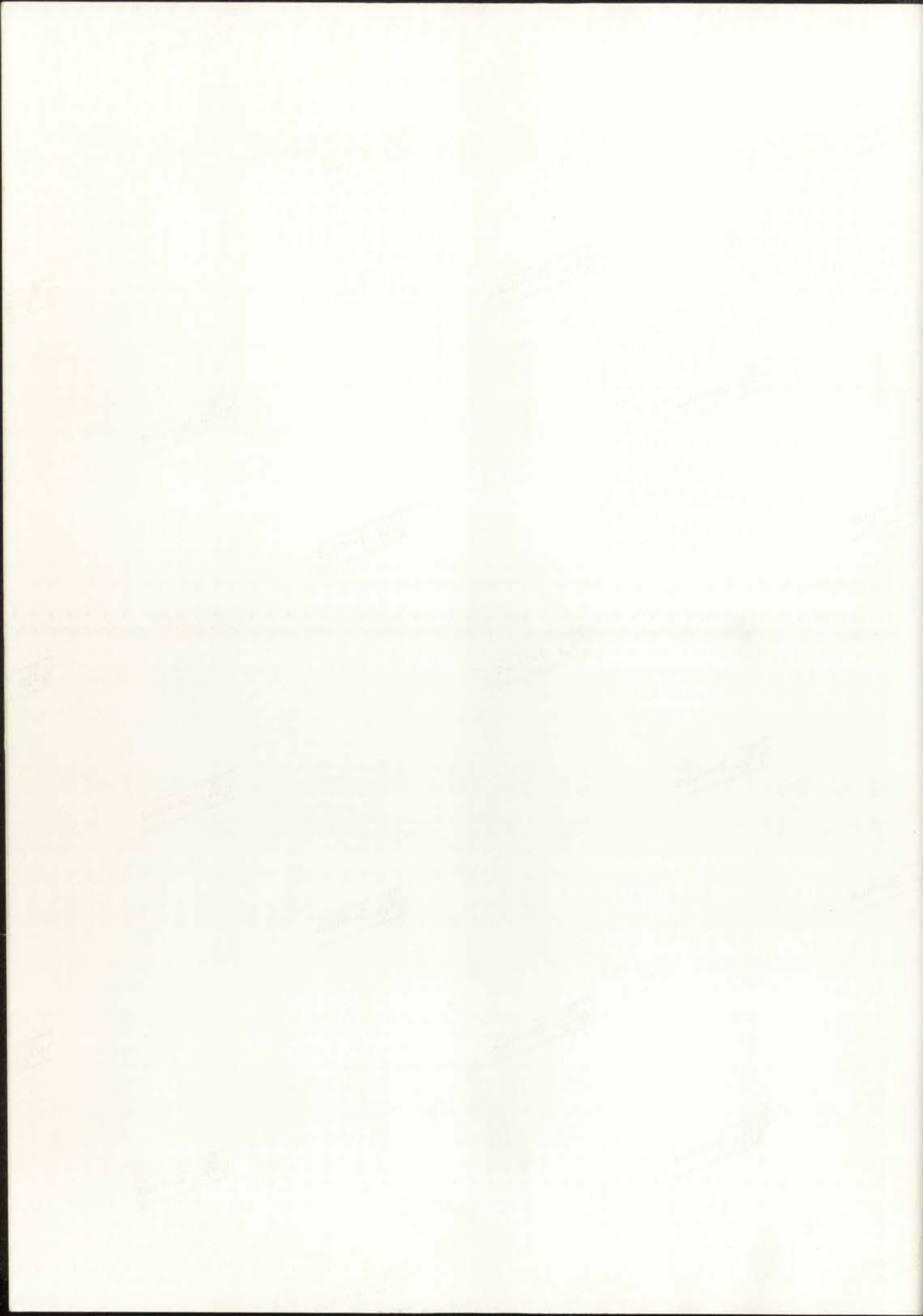
1957

1958

4. Schenatlon







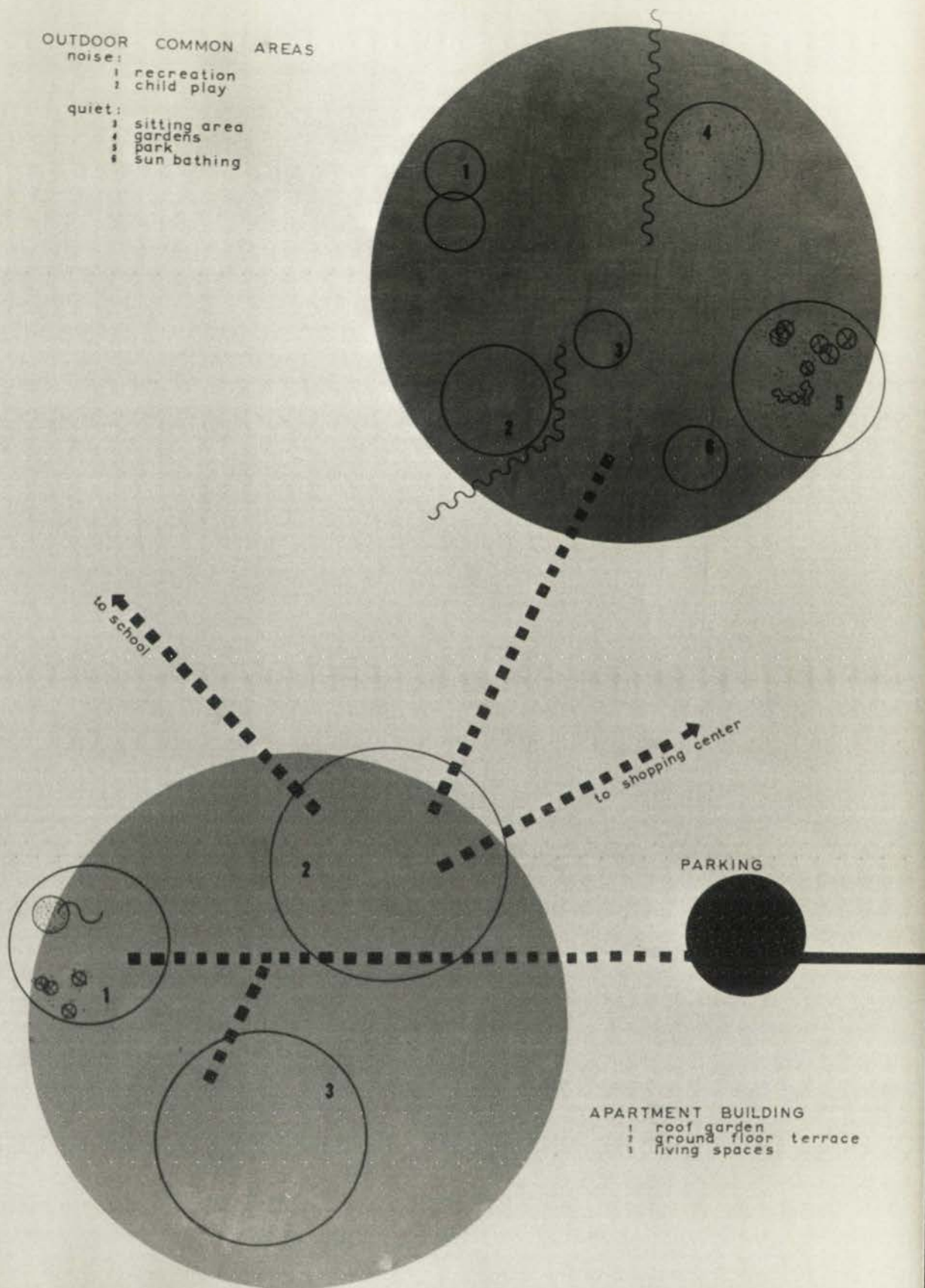
OUTDOOR COMMON AREAS

noise:

- 1 recreation
- 2 child play

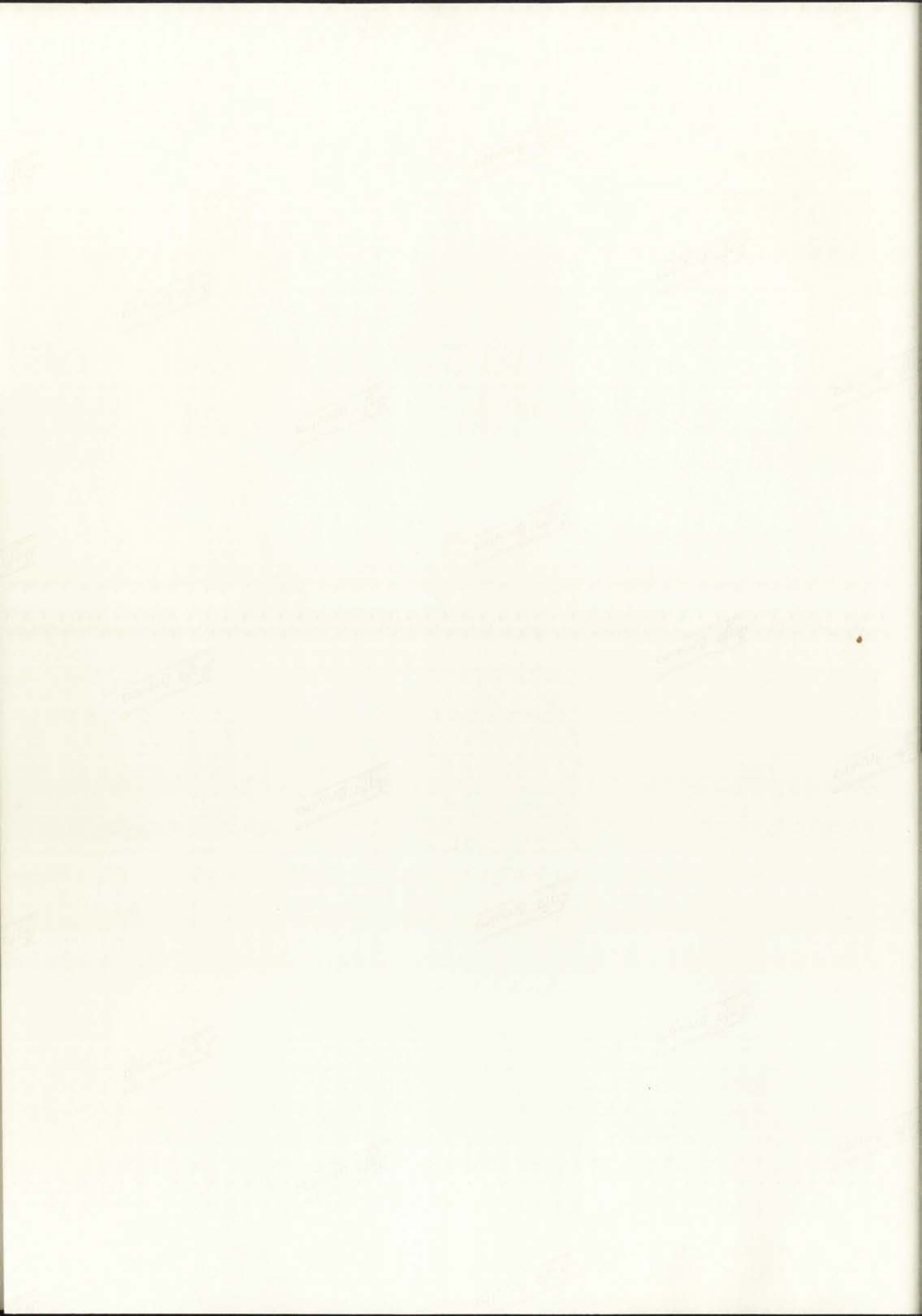
quiet:

- 3 sitting area
- 4 gardens
- 5 park
- 6 sun bathing

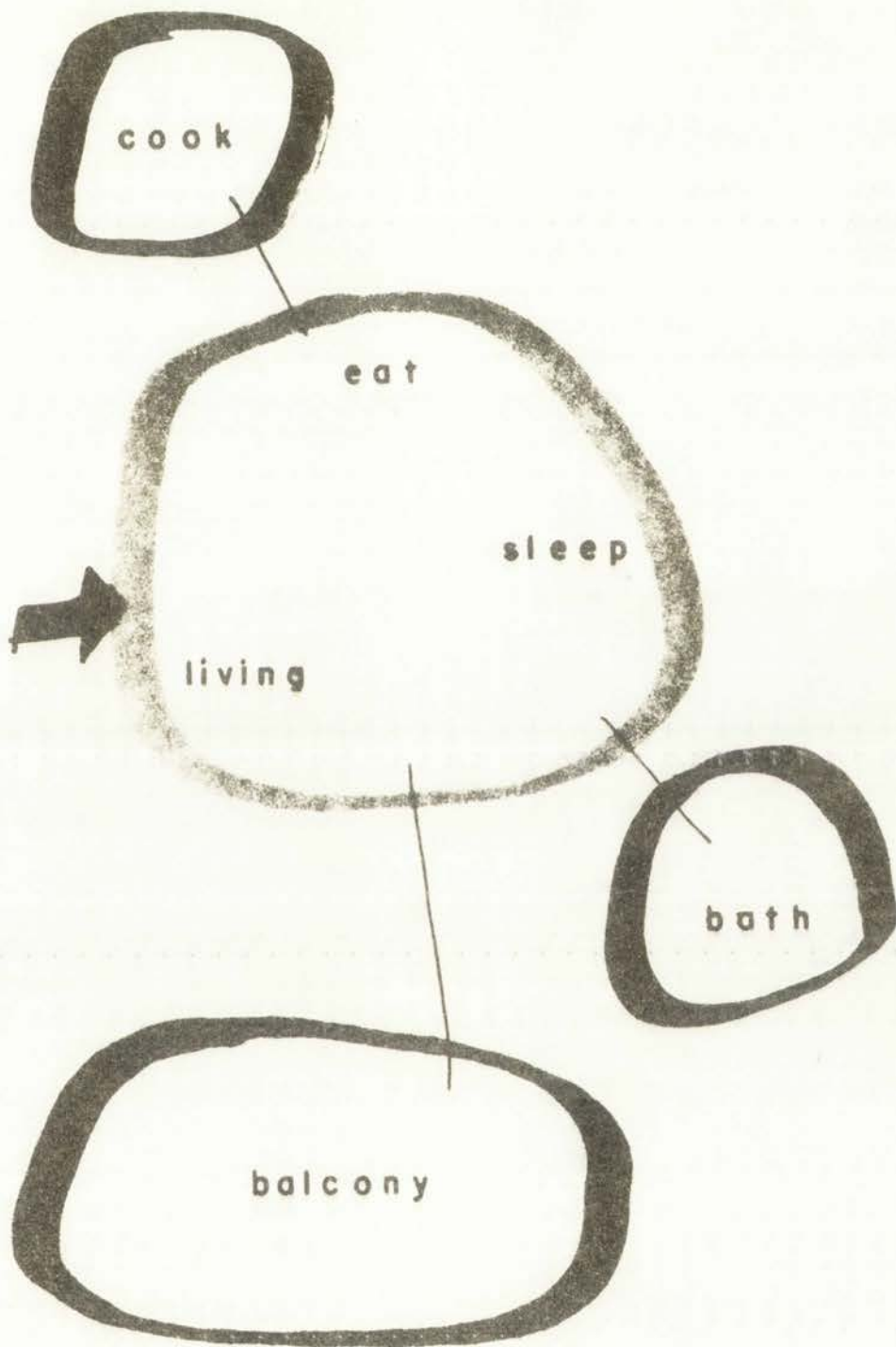


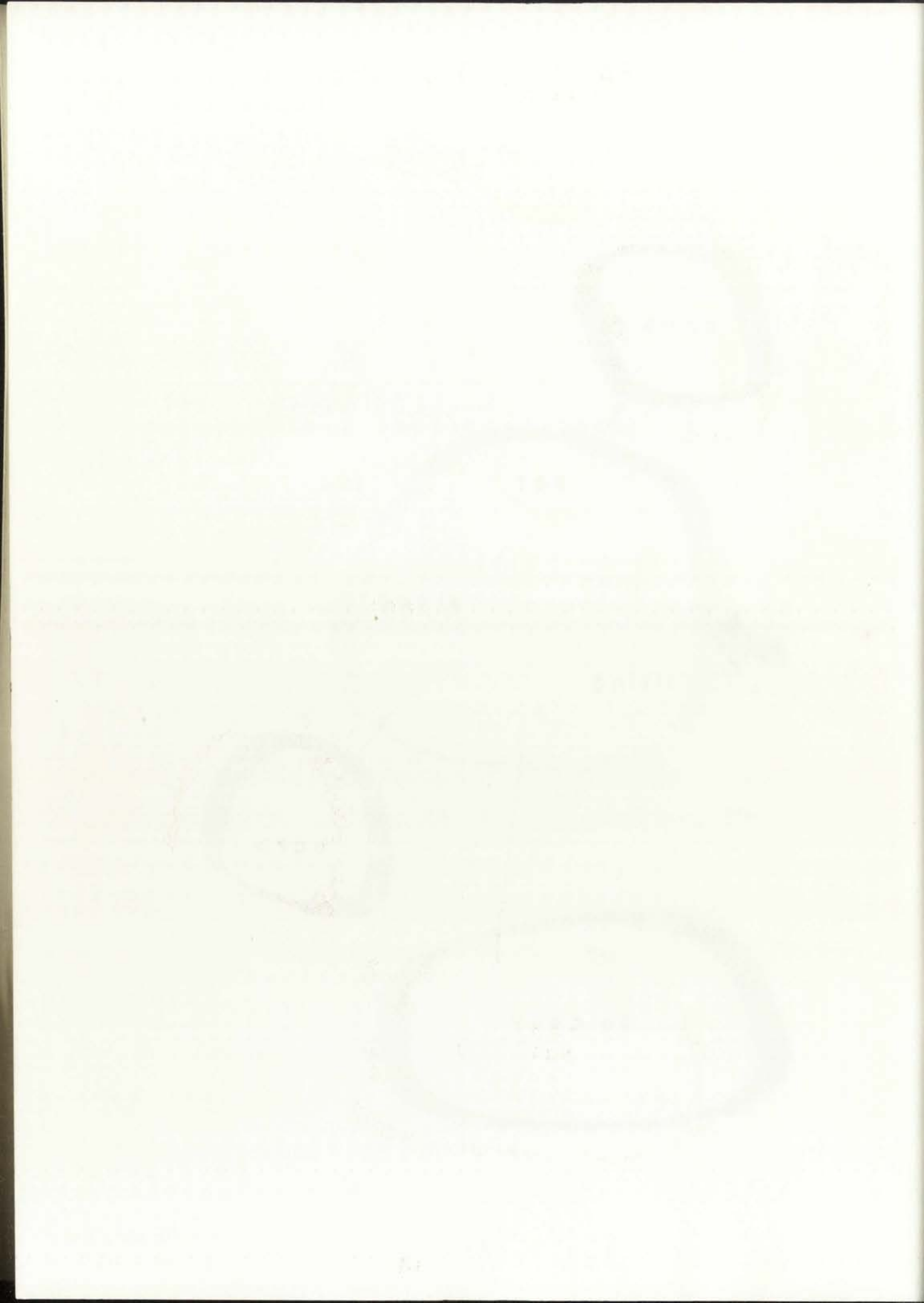
APARTMENT BUILDING

- 1 roof garden
- 2 ground floor terrace
- 3 living spaces

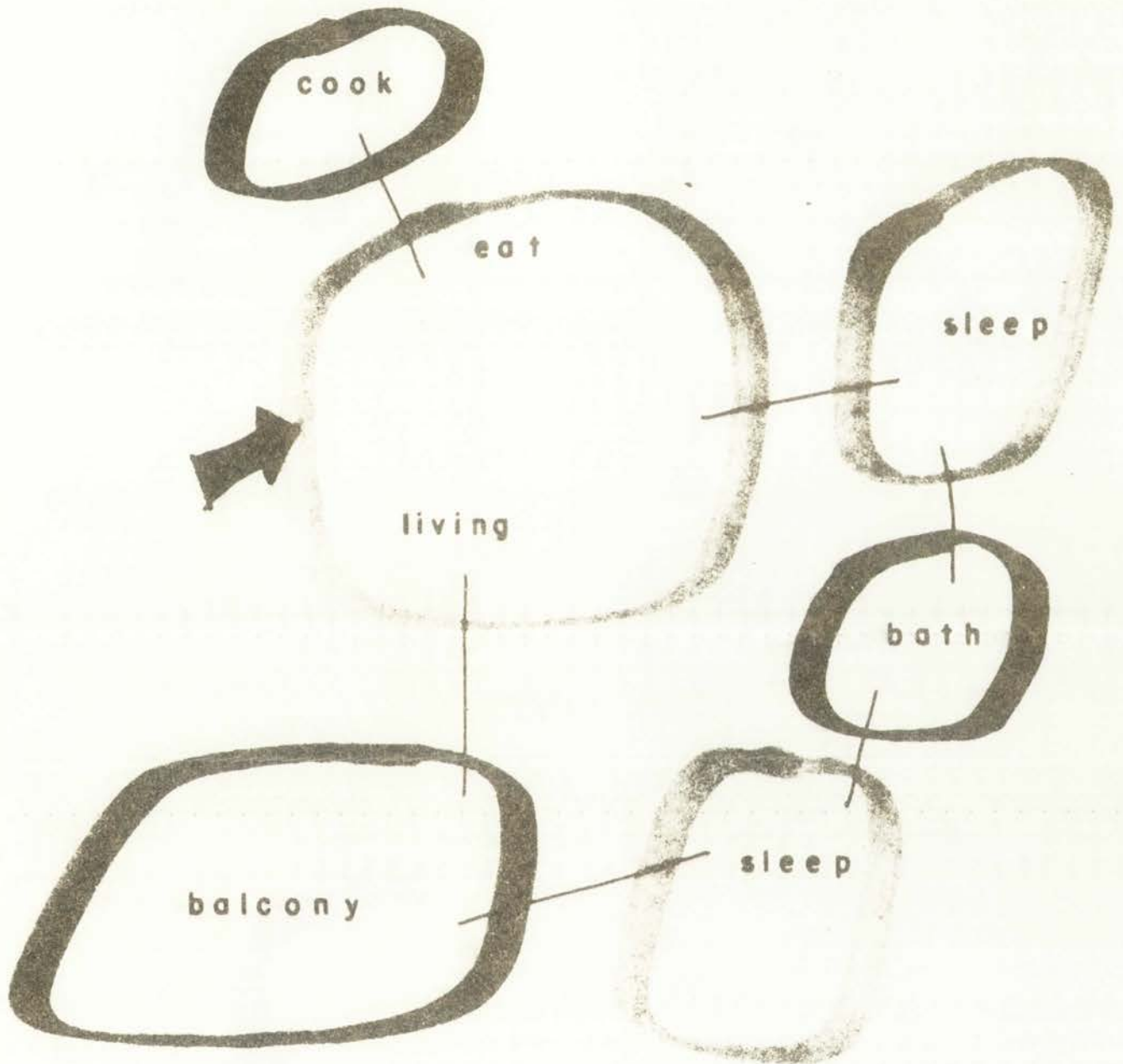


APARTMENT TYPE 1



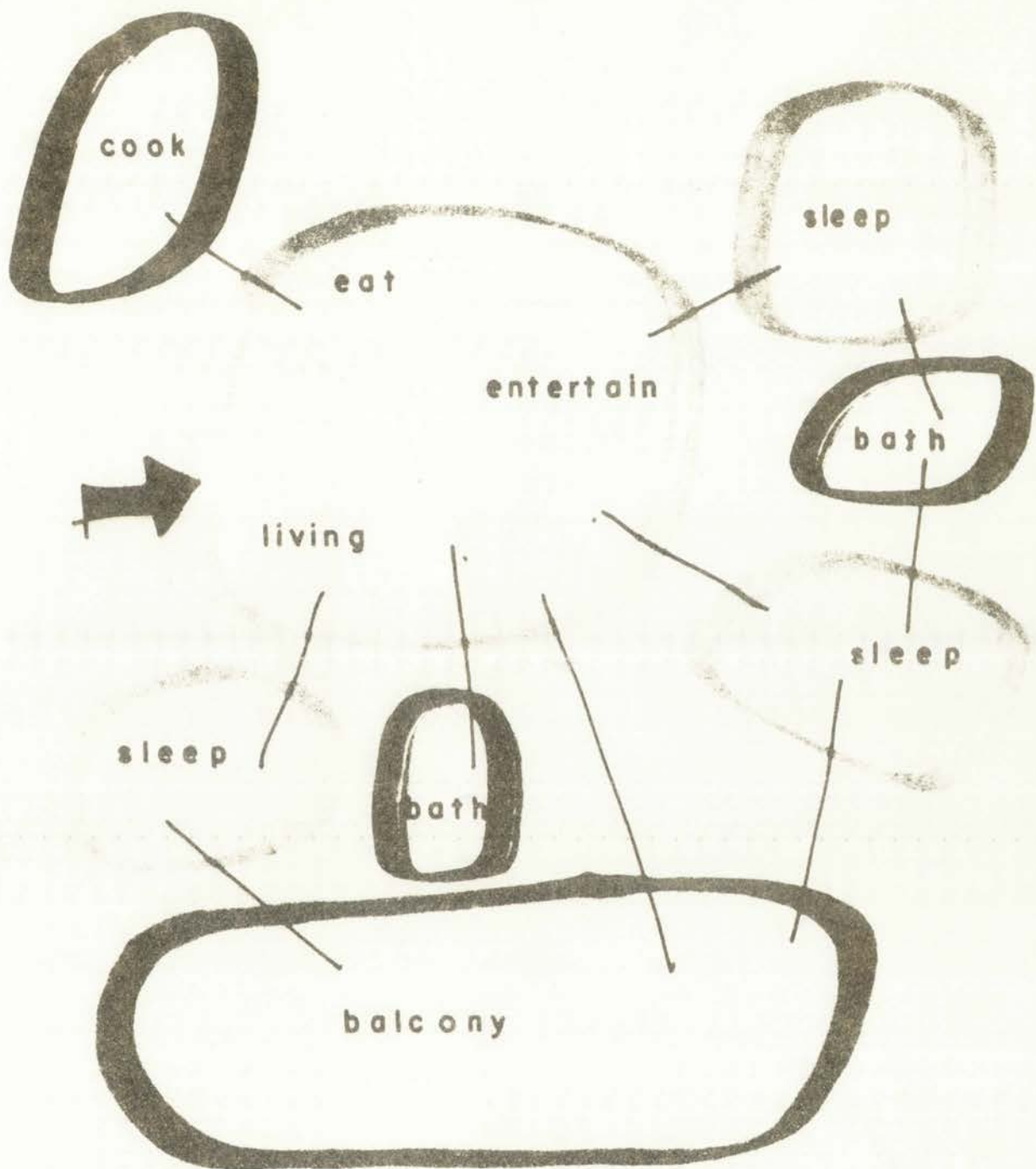


APARTMENT TYPE 2



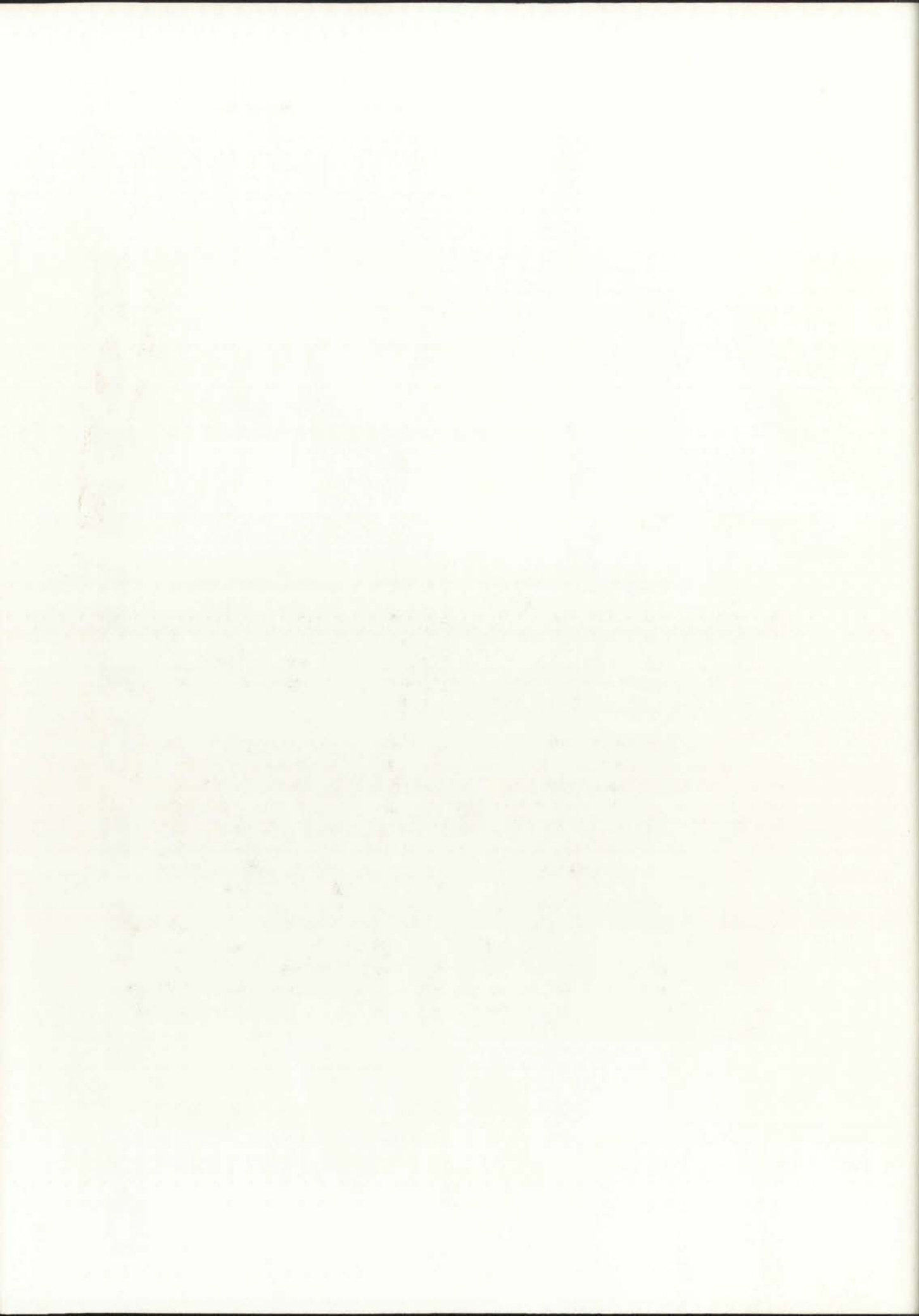


APARTMENT TYPE 3





5. Conclusion



CONCLUSION

The Master Plan

In the master planning of a community, circulation of automobiles as well as pedestrians is of prime importance. The automobile should be able to move from within the community to the major access street with ease and with as few stops as possible. The driver should not have to worry about playing children or school crossings. Automobiles and people should circulate by separate and distinct means.

The master plan herein shows several major features. First, the community has only two well regulated access points; one from Carlisle Blvd., and one from Candelaria. Second, a major loop road serves to allow traffic within the community to move freely and without worry of repeated stopping or turning. The loop road also produces a visual and psychological link which ties the entire community together. Third, minor loops serve low density housing to the inside of the loop and higher density to the outside. The ground has been contoured for two reasons: to break the large community into smaller areas, giving the occupant a feeling of gradually changing scale rather than the abrupt change from the big city to the individual living space, and to form pedestrian overpasses and underpasses crossing the main loop road. The contours also serve to control drainage, eliminating flooded streets.

THE BOARD OF CONTROL
STATE OF TEXAS

The Board of Control



In the year 1845, the State of Texas was admitted to the Union as an independent republic. The people of Texas have since that time been governed by a system of laws and a form of government which has been the envy of other nations. The people of Texas have always been proud of their independence and their freedom, and they have always been ready to defend their rights and their liberties. The Board of Control is a body of five members, elected by the people of Texas, who are charged with the duty of seeing that the laws of the State are faithfully executed, and that the public funds are properly managed. The Board of Control is also charged with the duty of seeing that the public lands are properly disposed of, and that the public debt is properly managed. The Board of Control is a body of five members, elected by the people of Texas, who are charged with the duty of seeing that the laws of the State are faithfully executed, and that the public funds are properly managed. The Board of Control is also charged with the duty of seeing that the public lands are properly disposed of, and that the public debt is properly managed.

In the center of the community are large recreation areas, parks and an elementary school which will serve only the people of the community. On either side of the community are a shopping center, and commercial and entertainment areas to serve a larger section of the city.

In general, the psychological impact of traveling through or living in the community will be one of varied emotional and intellectual responses. The observer will experience not merely a sea of houses, each one insignificant with no apparent boundaries, but rather a self-sufficient and complete community with each unit active in the overall design of the whole.

COLLEGE COLLEGE
EBWBYBFE



The Apartment Building

The visual appearance of the apartment building is an expression of structural members. A series of prefabricated concrete arches running transversely through the building support the horizontal concrete floor slabs. The arches clearly expressed on two ends of the building are expressed internally as well. Because of the steadily decreasing loads toward the top of the building, the size of the openings in the arches is increased proportionately. Lateral bracing within the structure is accomplished by the two internal elevator shafts.

Because of the sloping ground and because of the need for well supervised play areas for small children, the main terrace level with parking directly below is raised above grade. This affords the occupants of the building public and social gathering areas, well defined and still retaining the qualities of a private terrace with unobstructed views in any direction. With parking directly below, the tenant can go from his apartment to his car without ever leaving the "building".

Capping the main structure of the building is the housing for the mechanical equipment with roof terrace above. This terrace provides a secluded and private area for sunbathing and relaxation.

The plans of the living units within are kept simple, offering a variety of furniture arrangements and room uses. The kitchen and bathroom cores are on the corridor side of the apartment with living and sleeping areas opening out to the

COLLEGE COLLEGE
EHSVSTCE



The following is a list of the names of the persons who have been appointed to the various positions in the office of the Secretary of the Interior, Department of the Interior, Washington, D. C., for the term ending on the 31st day of December, 1901.

Secretary of the Interior, William H. Taft.

Assistant Secretary of the Interior, Charles D. Smith.

Chief Clerk, John W. ...

For the various positions in the Bureau of Land Management, the following persons have been appointed:

Director, ...

Assistant Director, ...

Chief Clerk, ...

For the various positions in the Bureau of Reclamation, the following persons have been appointed:

Director, ...

Assistant Director, ...

Chief Clerk, ...

For the various positions in the Bureau of Indian Affairs, the following persons have been appointed:

Director, ...

Assistant Director, ...

Chief Clerk, ...

cantilevered balconies beyond the glass wall. The large corridor serves not only as passage space, but also could be used for gallery and indoor recreation space for children. With only a small amount of natural light and outdoor view, the corridor functions as a pleasant transition from elevator to the bright sun-filled apartment.

Most urban developments of today crowd people into confusing and noisy spaces far removed from parks and recreational areas. Traffic functions are intermixed. Ground areas are cluttered with service areas, alleys, and garbage. Proper relationship of public to private spaces is missing.

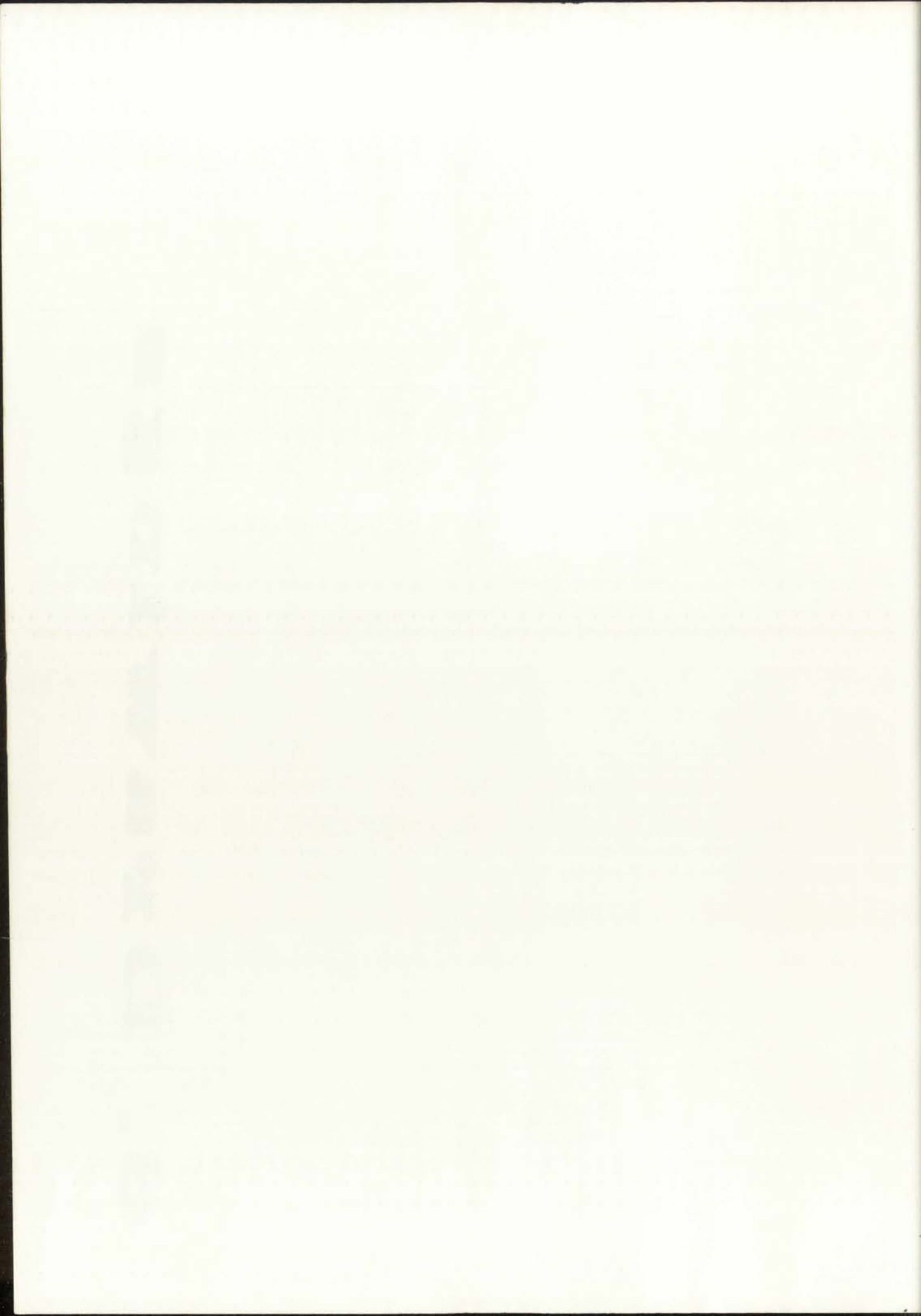
It is the purpose of this thesis to solve the problems of urban development today and provide a solution for happier, more satisfying and creative living. The space is developed to enhance the quality of living of the occupants and provide more than just "living spaces". Once the occupant has experienced the quality of this development, he would never be satisfied with a mass-produced builders home.

COLLEGE COLLEGE
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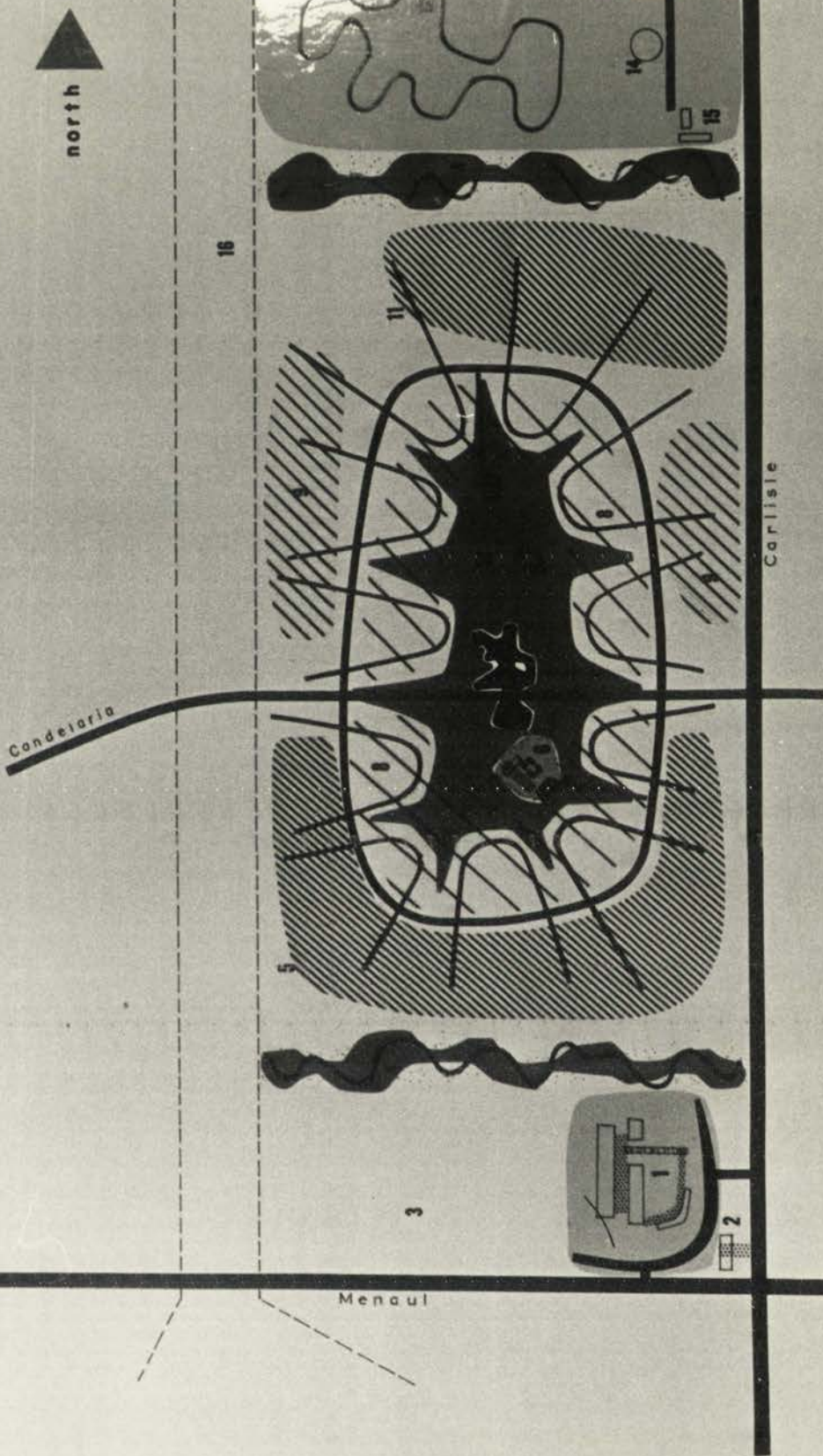
3. DRAWINGS

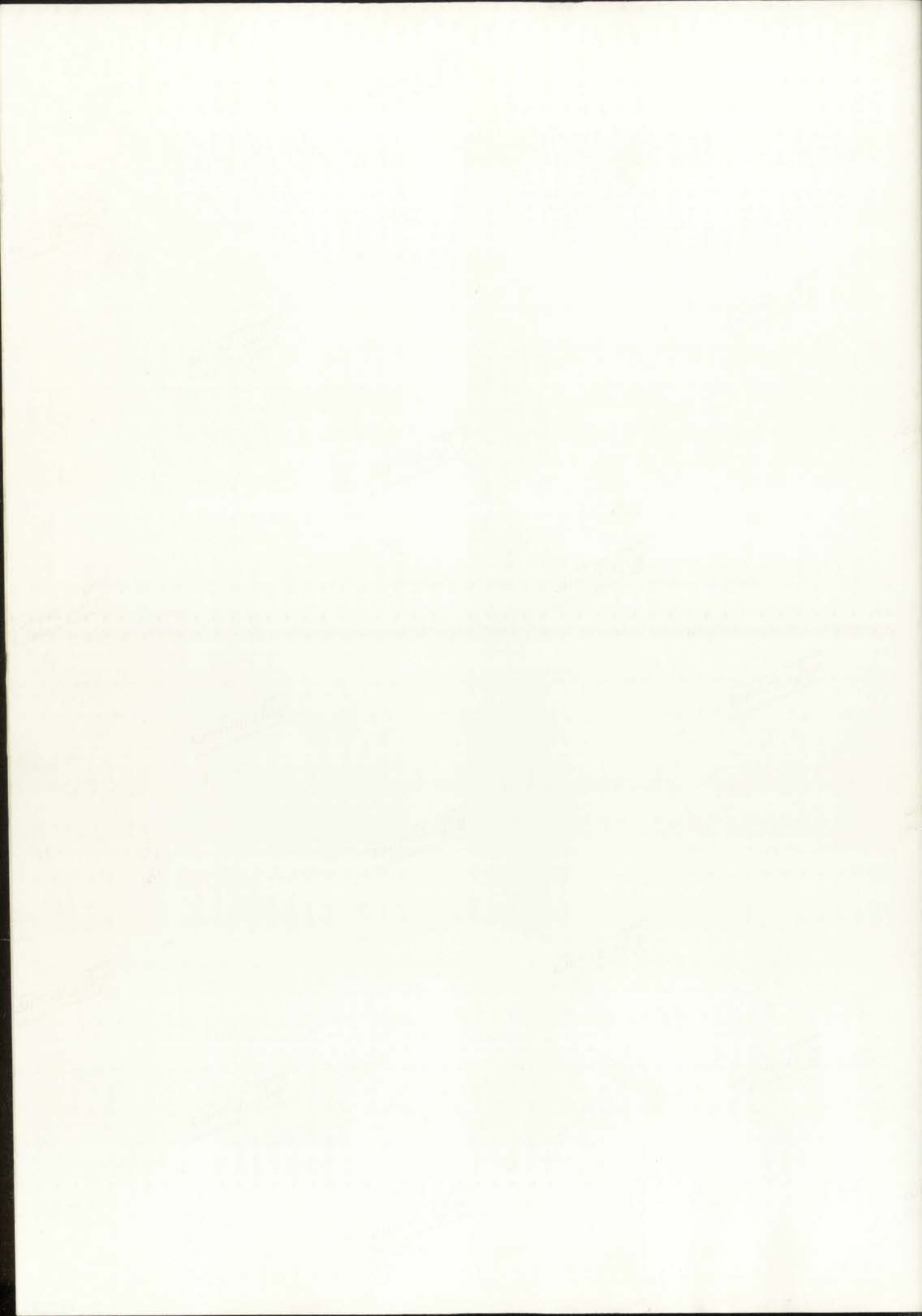


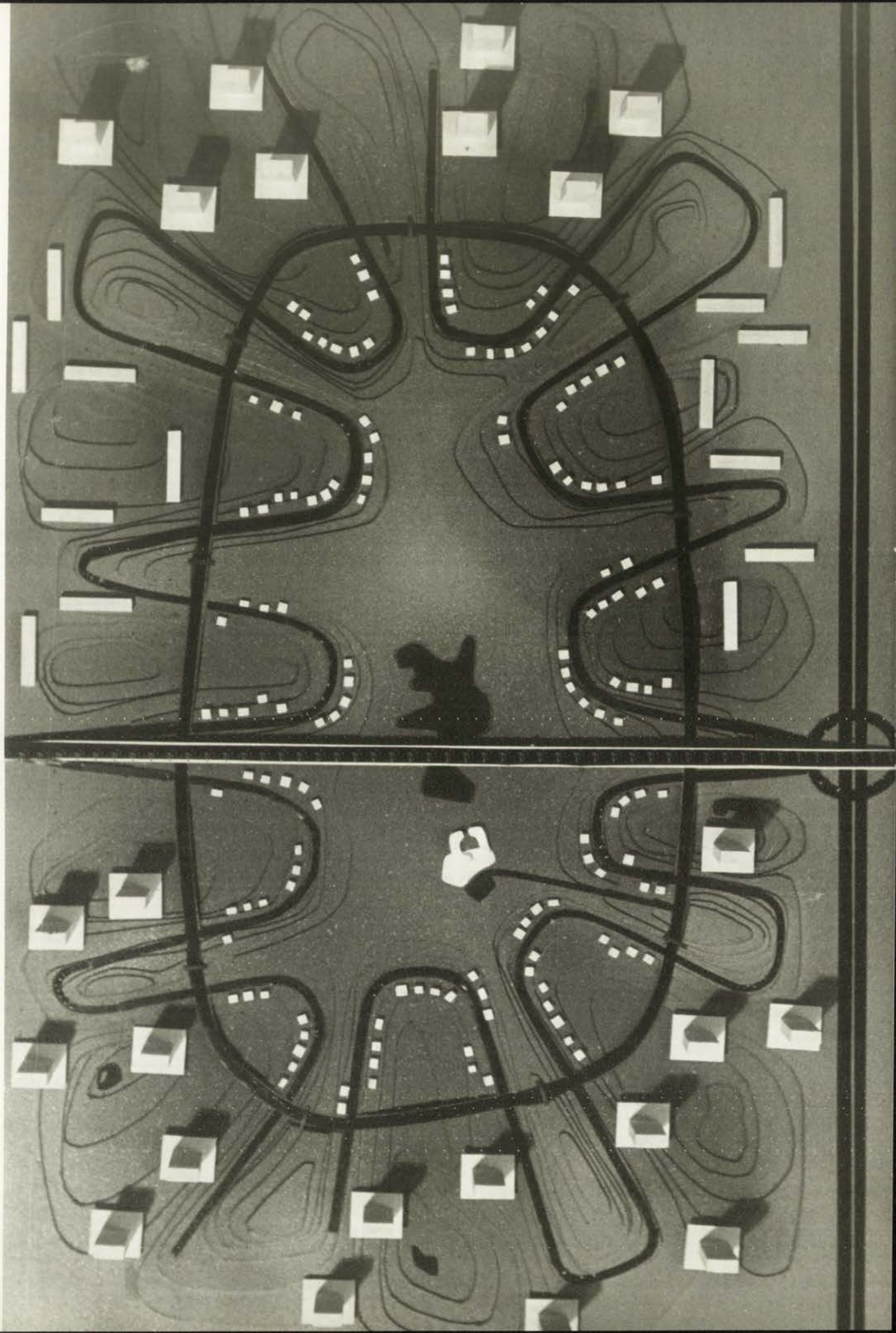
- 1 shopping center
- 2 service station
- 3 commercial
- 4 buffer zone
- 5 high density res. type -1,2
- 6 school

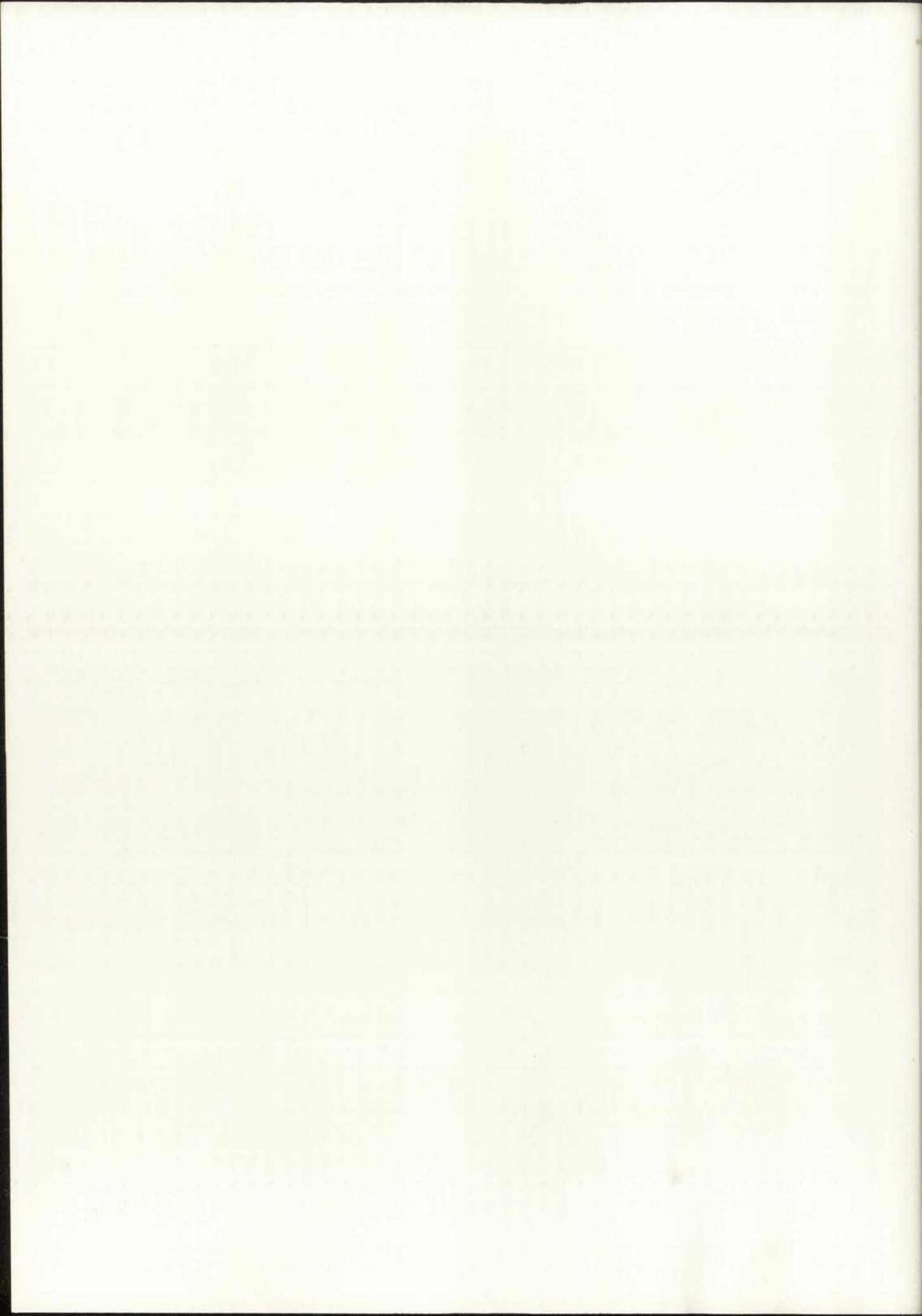
- 7 lake
- 8 low density res.
- 9 medium density res.
- 10 recreation
- 11 high density res. type -3
- 12 amusement park

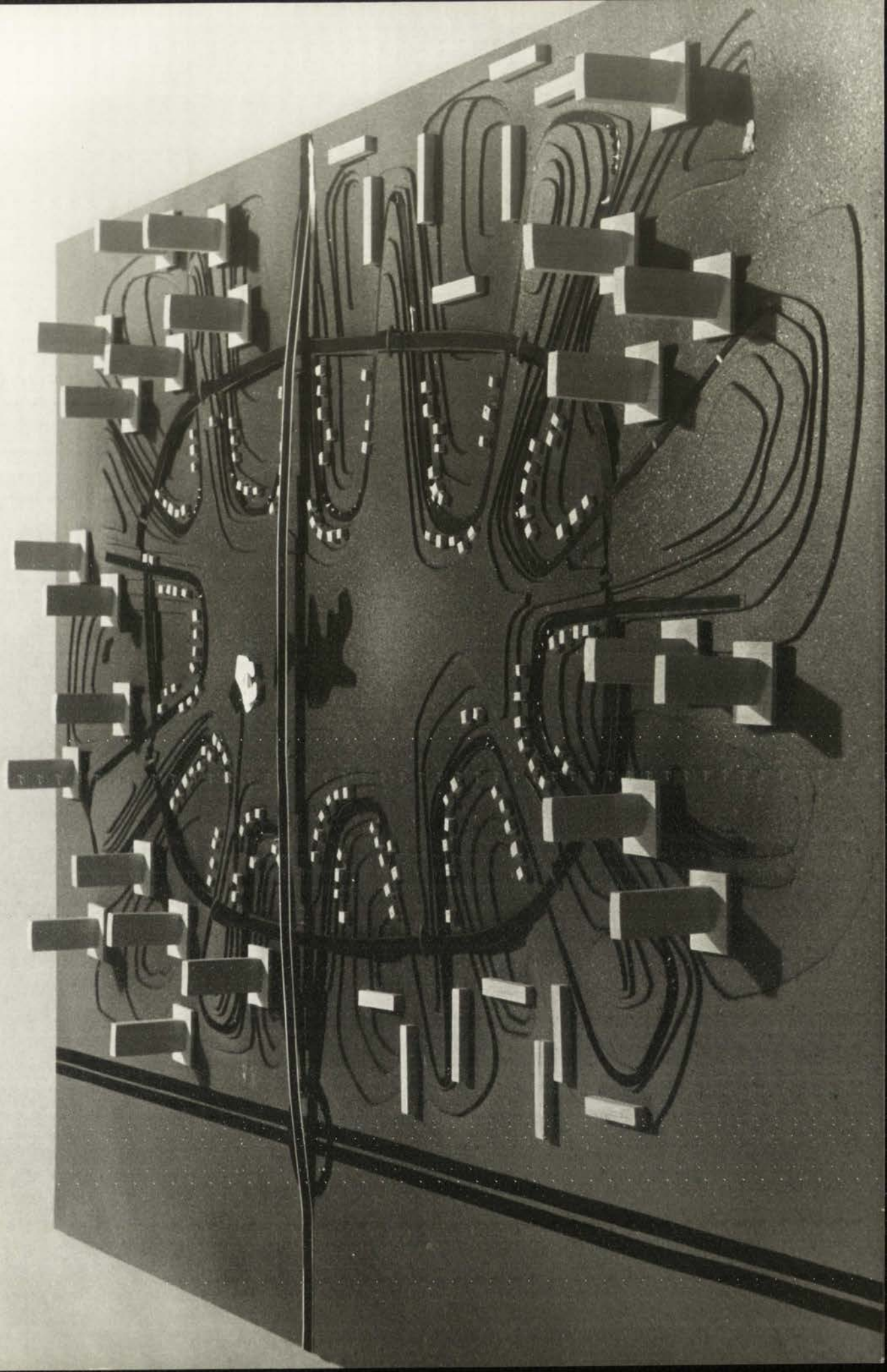
- 13 drive-in movie
- 14 restaurant
- 15 church
- 16 diversion channel
- 17 storage basin

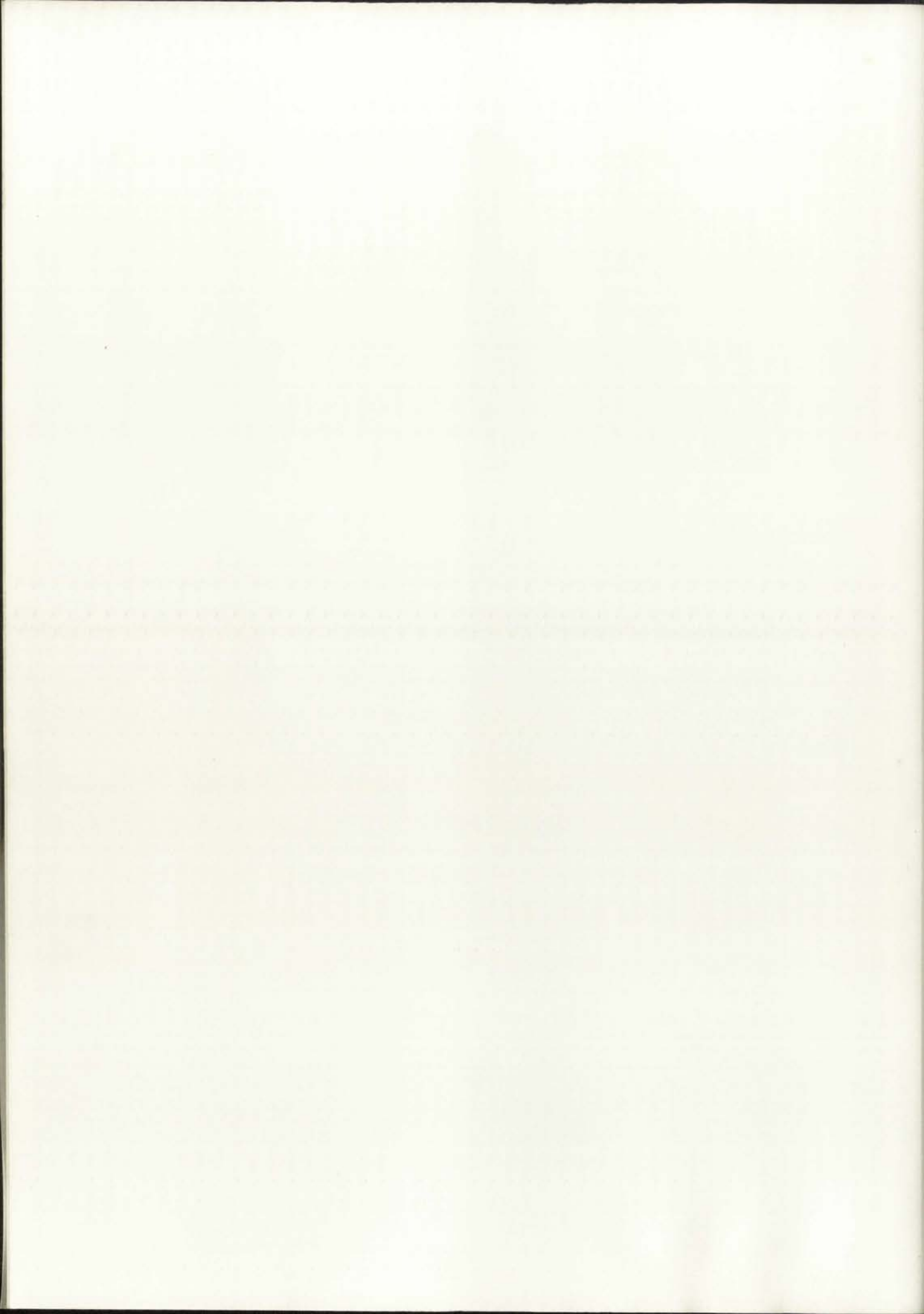


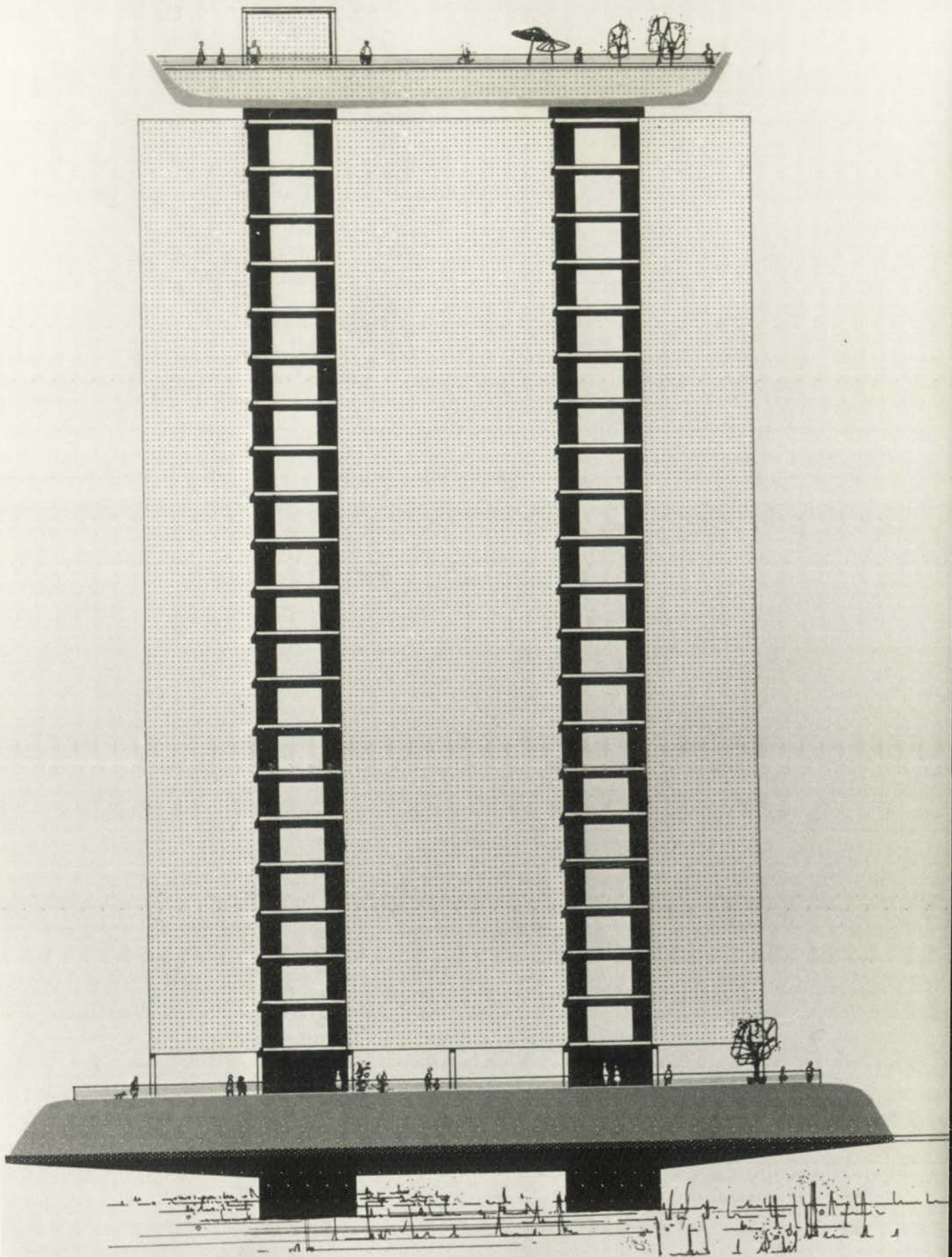




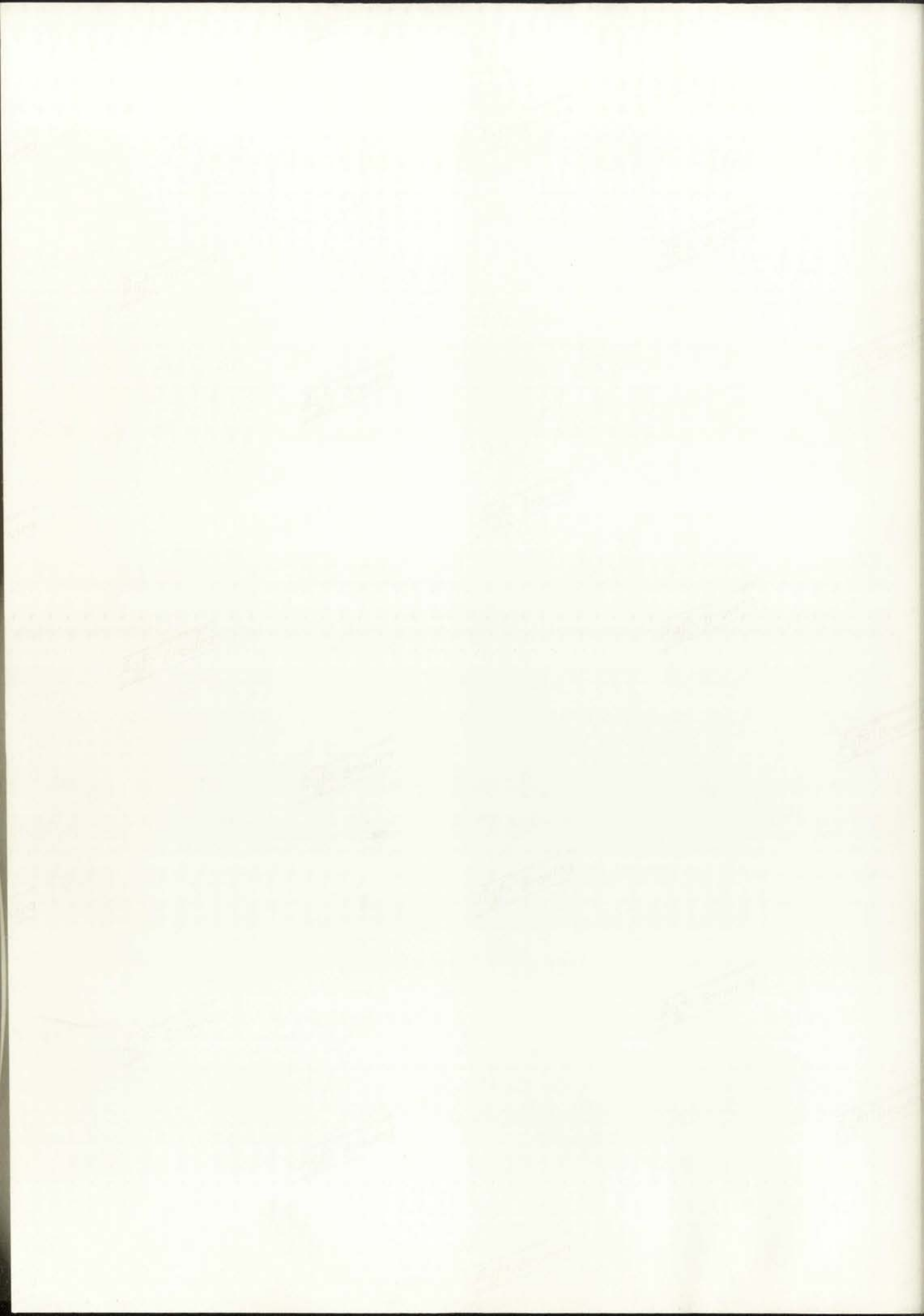


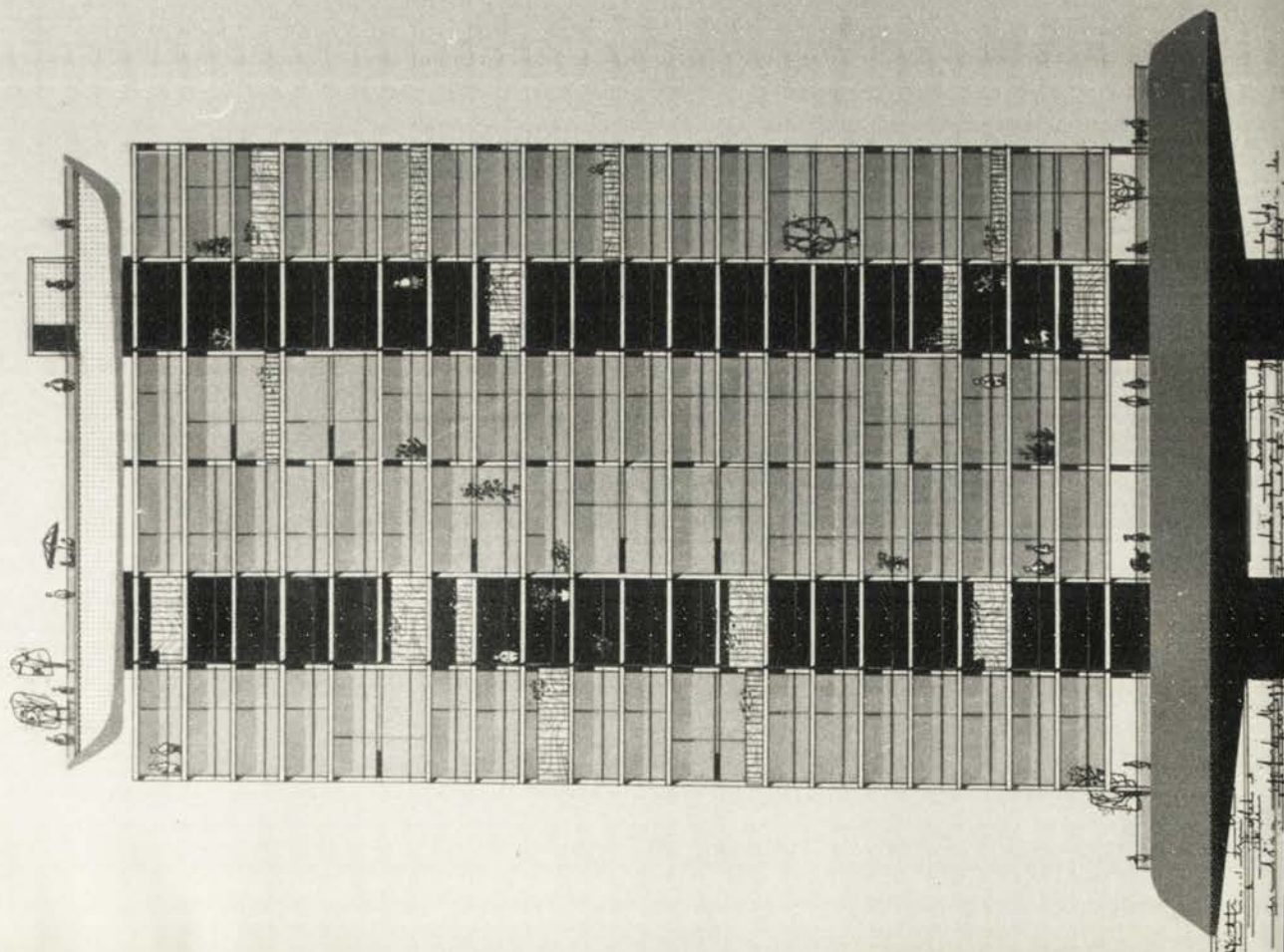
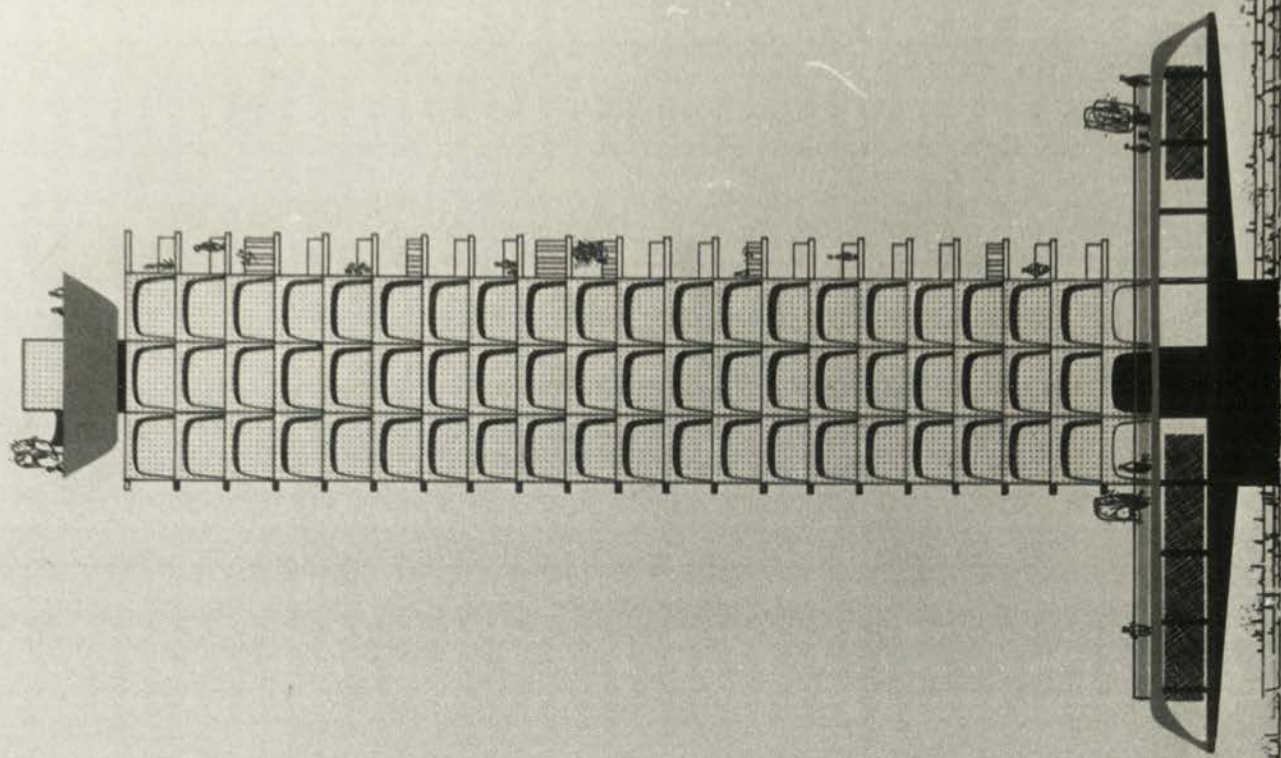


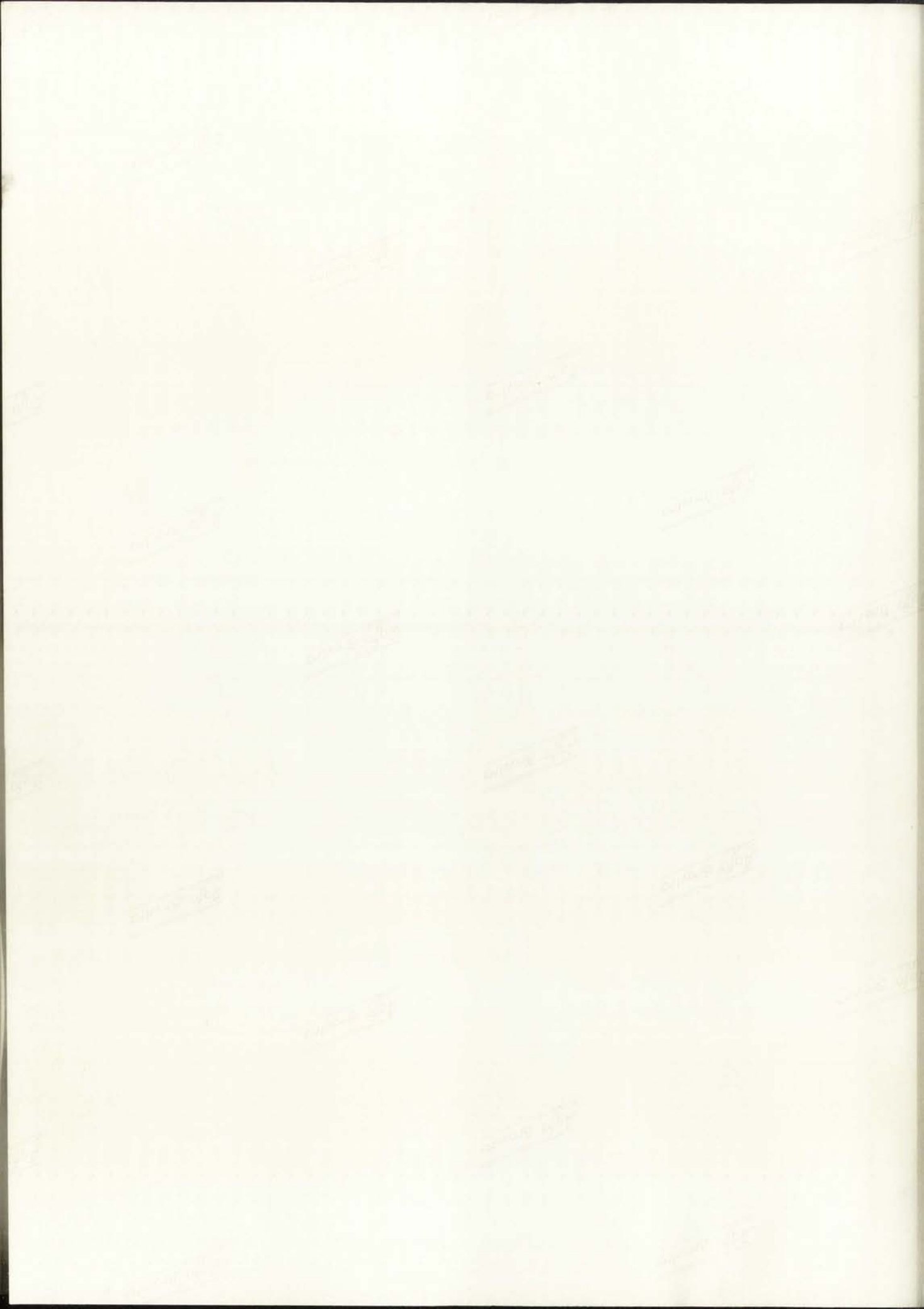


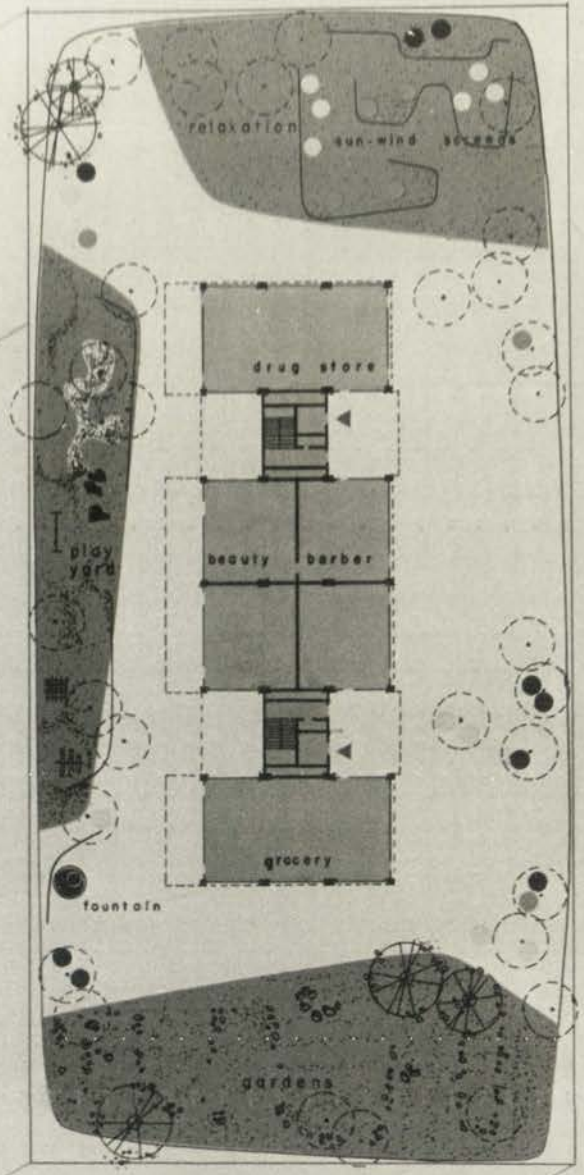
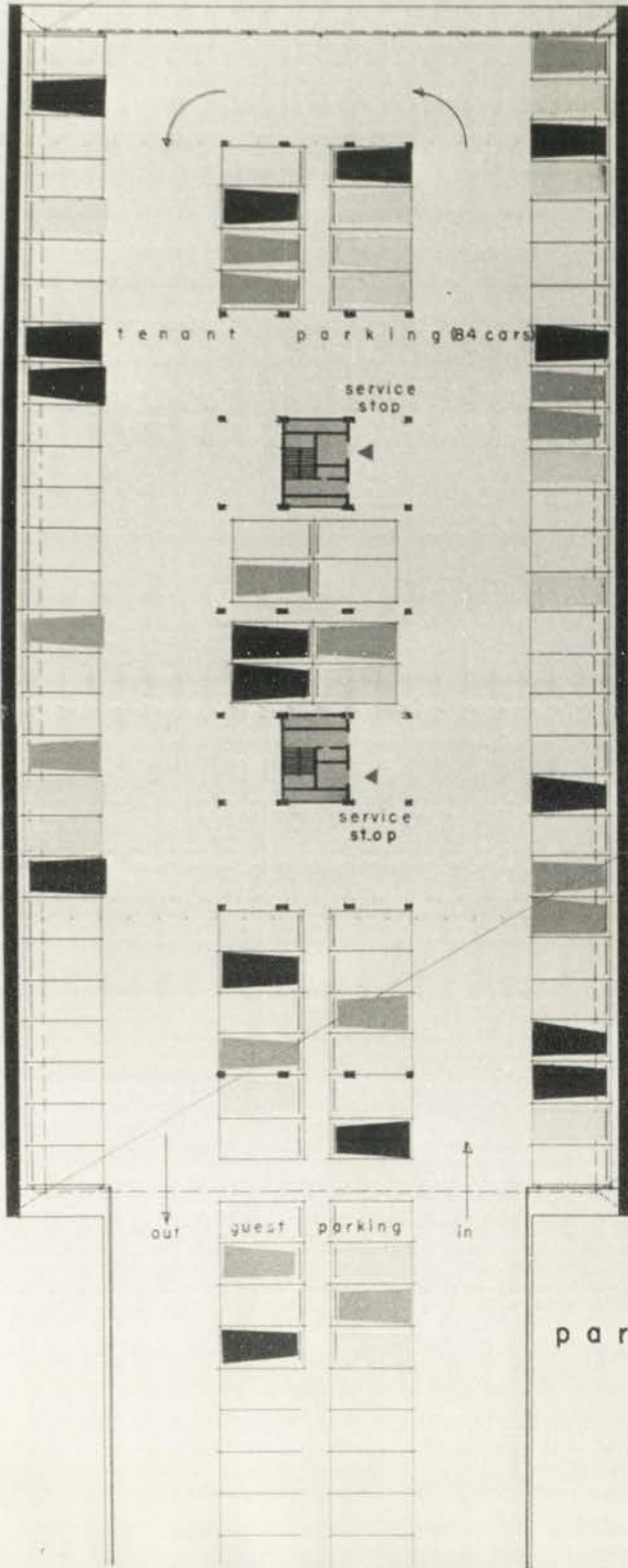


ELEVATION









A P T. B A S E

scale: 1/4" = 1'-0"

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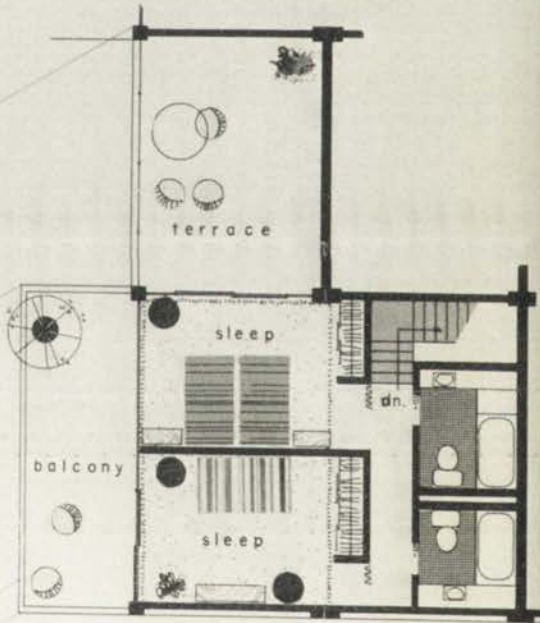
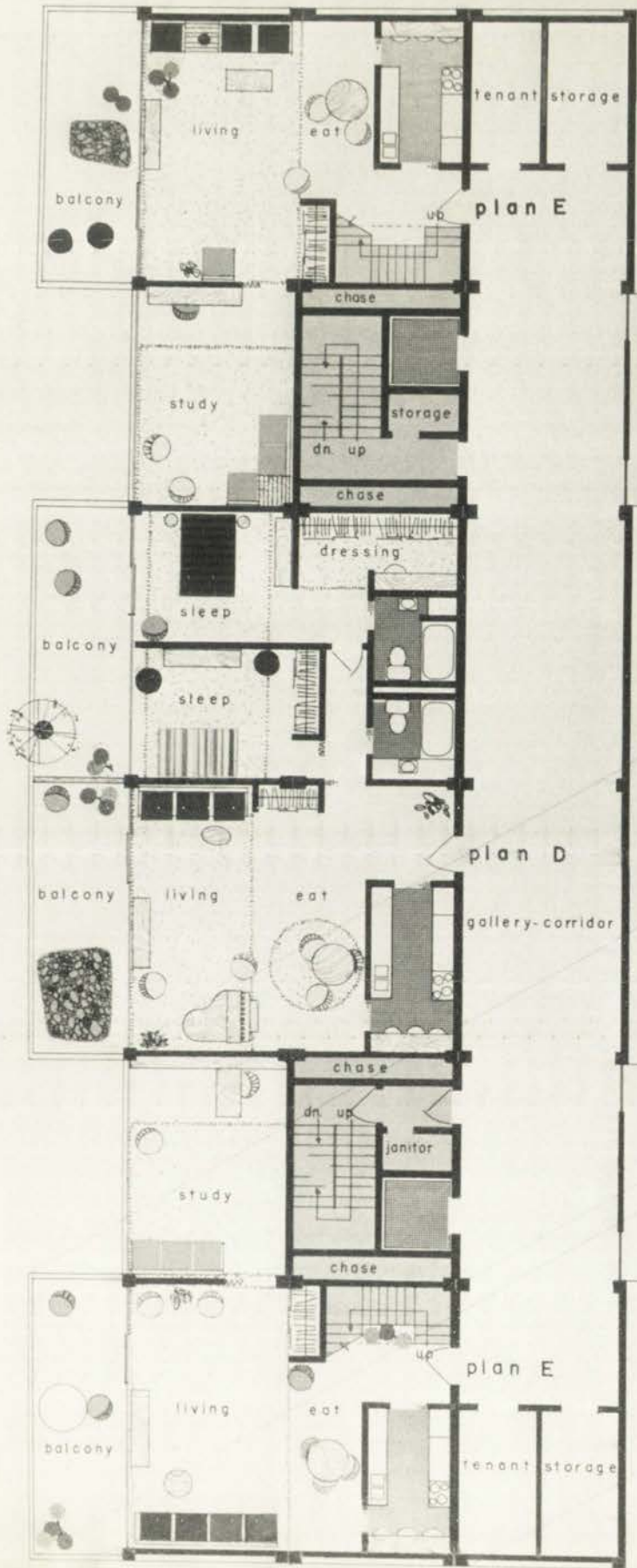
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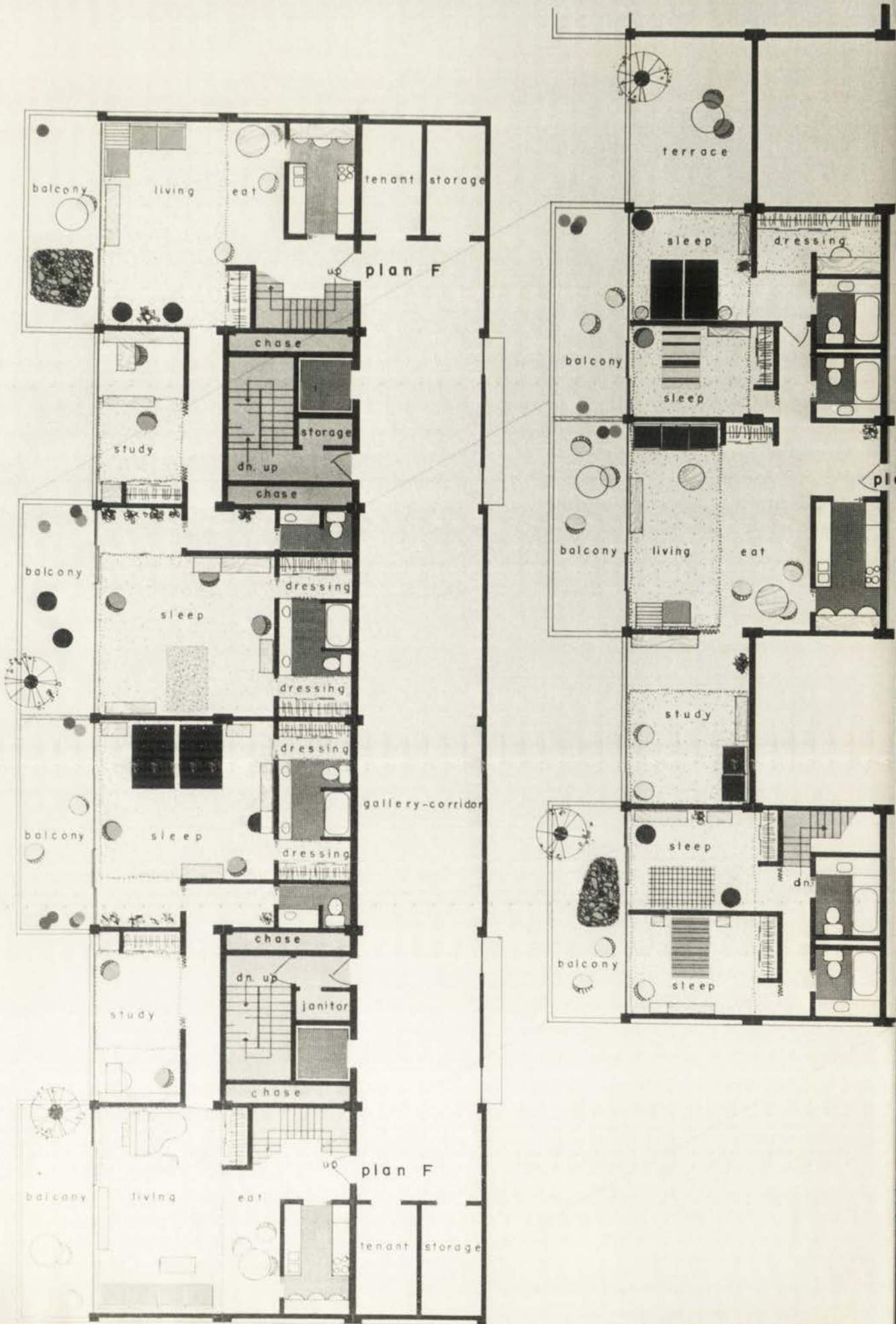
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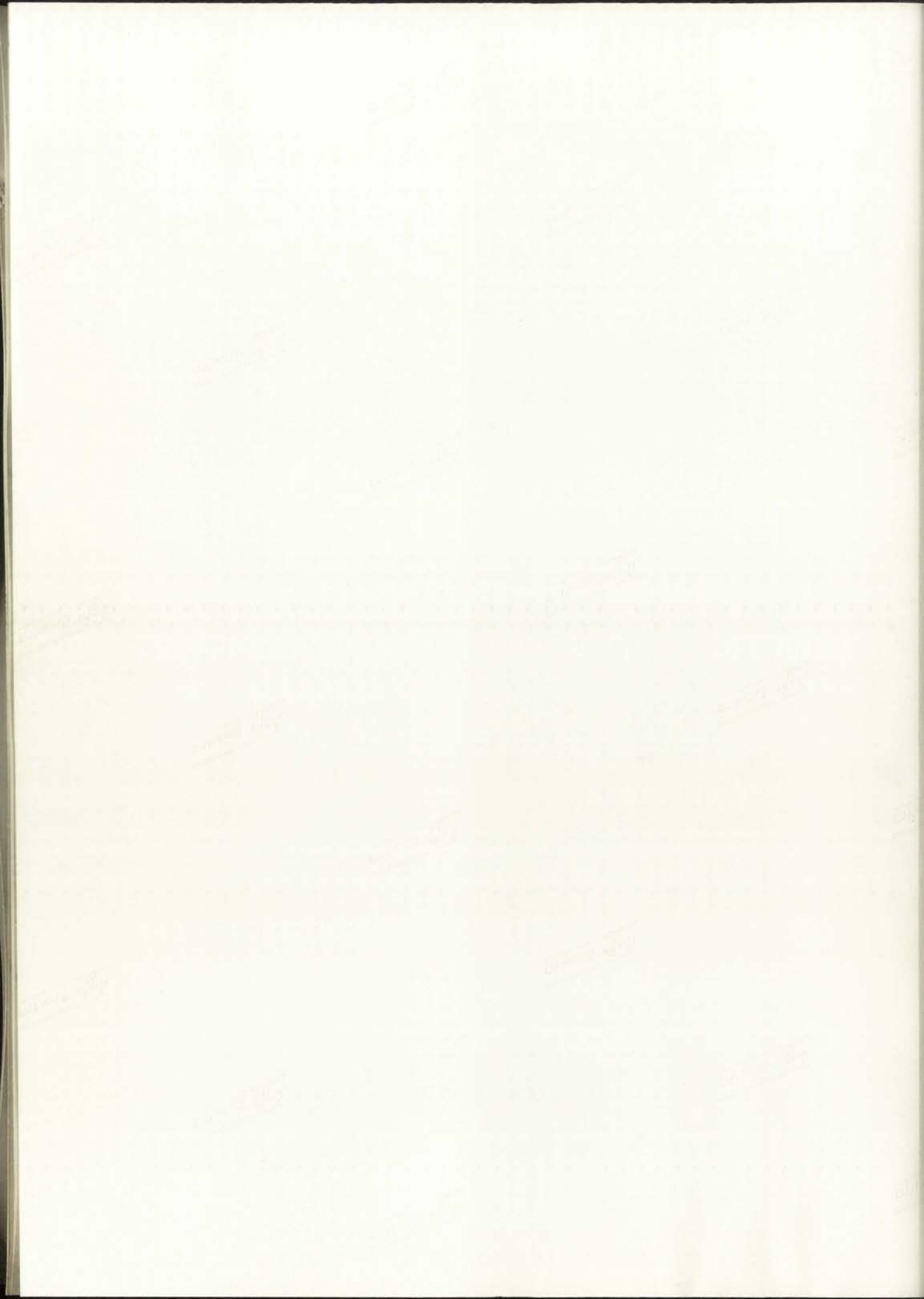


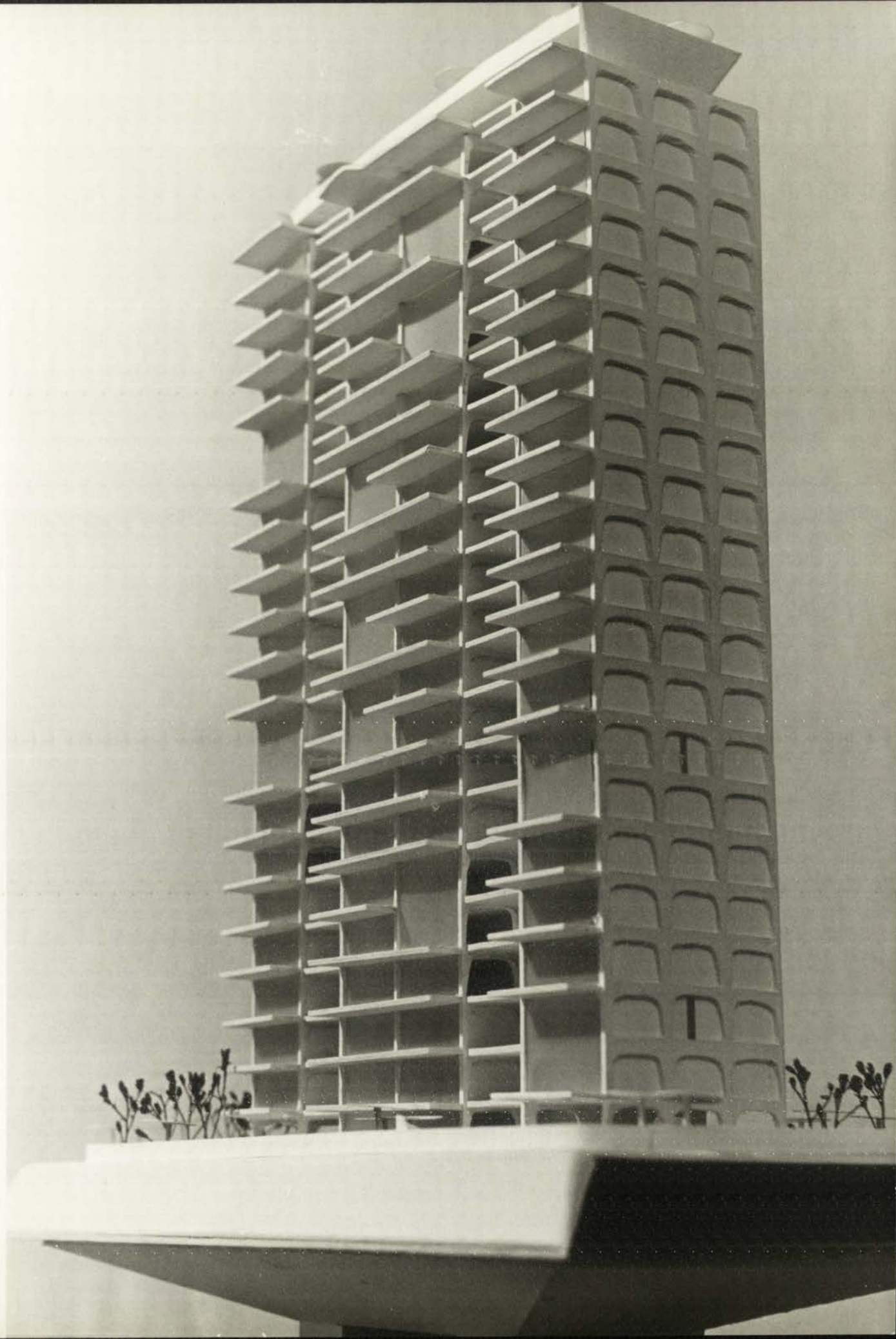
APT. TYPE 2



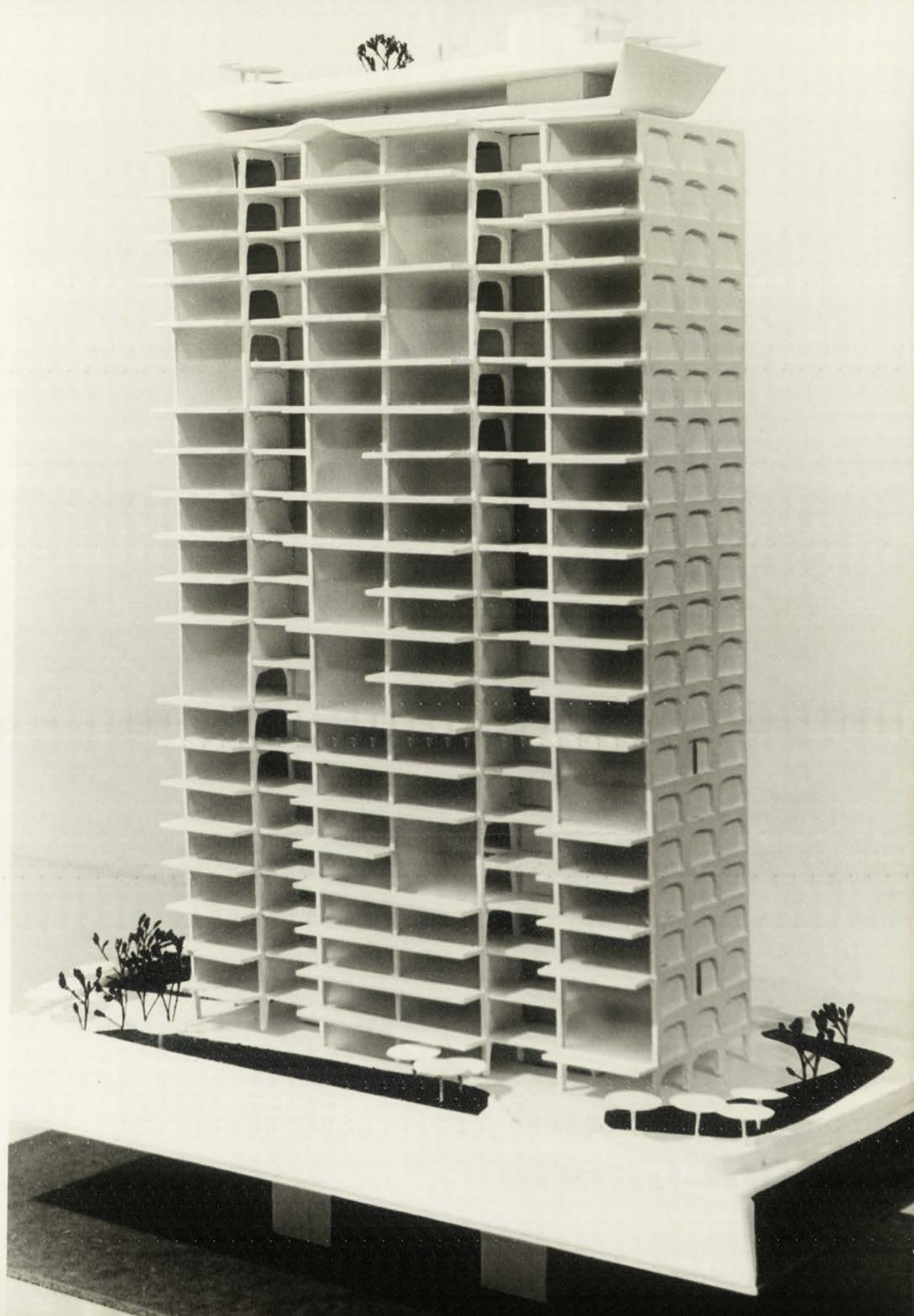


APT. TYPE 3

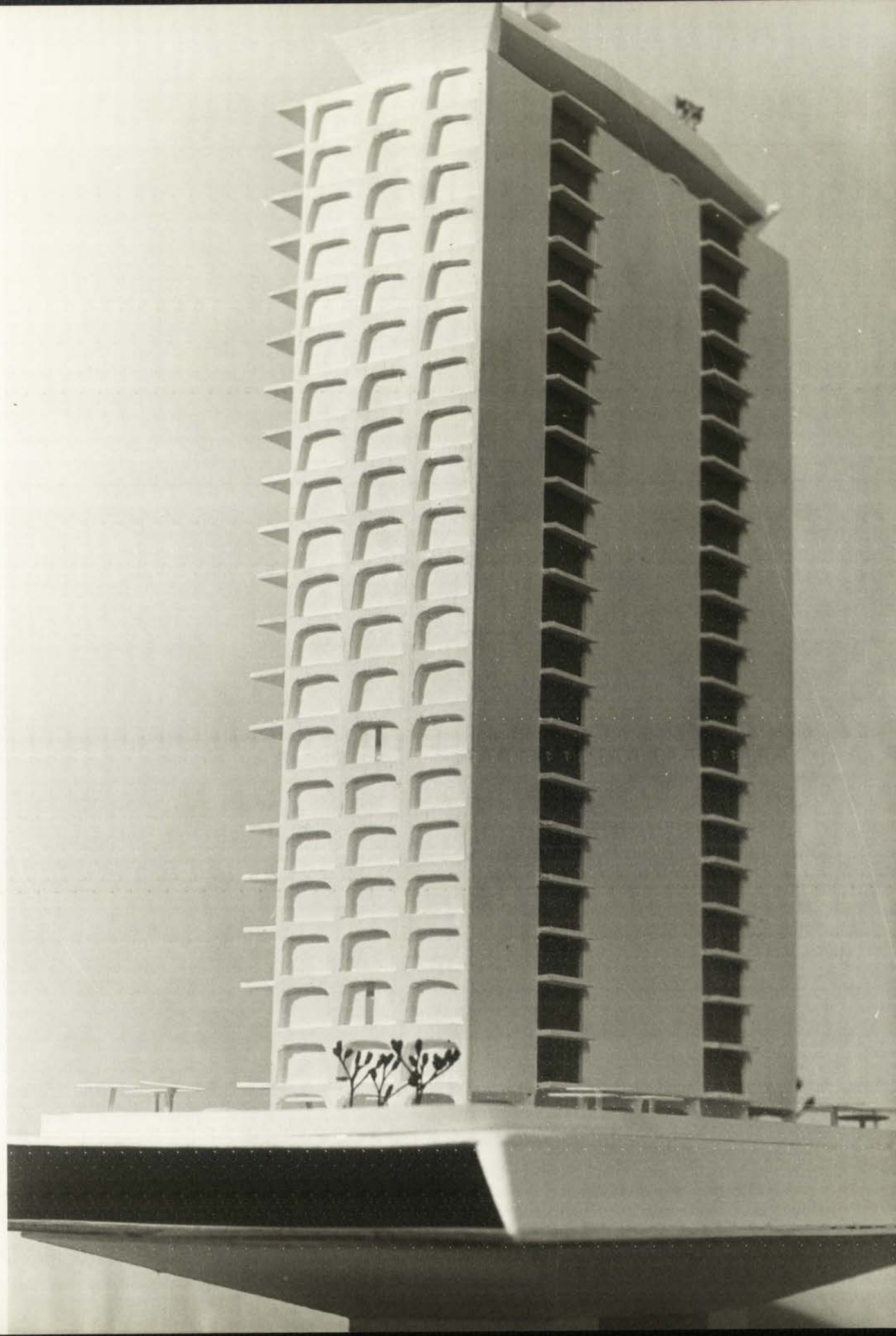


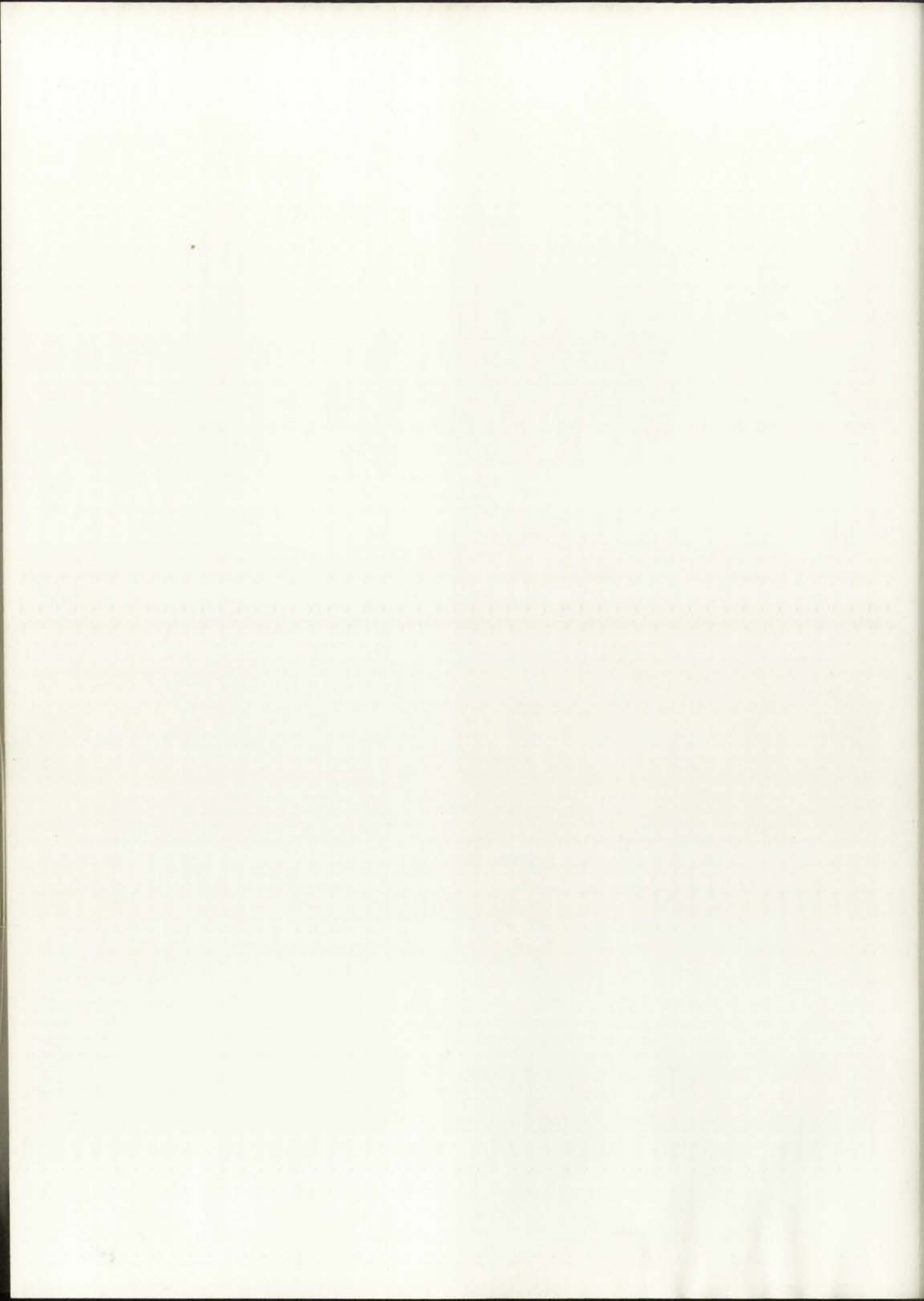




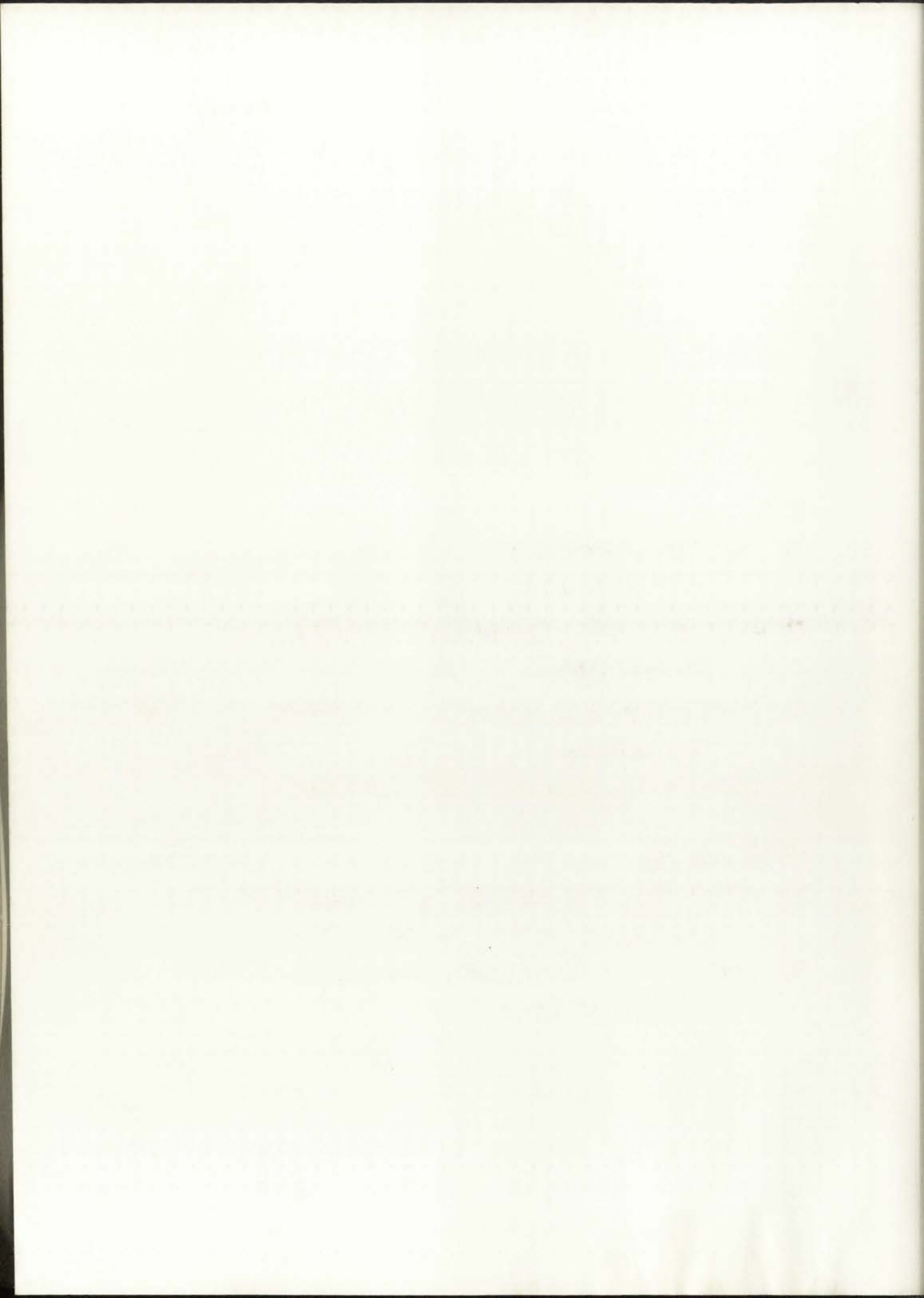












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- (3) 1911, Annual Report of the Cotton
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PERSONAL INTERVIEWS

- (1) Ygnado, Joe, Albuquerque Planning Department.
- (2) Welsh, Arthur, Keenan and Welsh Real Estate Agency.



(1) ...
(2) ...
(3) ...
(4) ...
(5) ...

RECEIVED
COTTON EXHIBIT



1870
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