

CENTER FOR ENVIRONMENTAL STRUCTURE

ARCHITECTS • CONTRACTORS

2701 SHASTA ROAD • BERKELEY, CALIFORNIA 94708

TELEPHONE 415/841-6166

Kevin

Please take these
materials to Venerable with
you. I talked to Rosamie
yesterday. Hope this
helps in your work also.

Best wishes.

Chris

Call me 415-841-6166, if
you have any questions about
what is included here.

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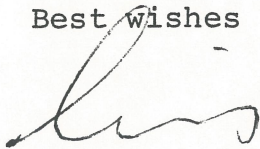
Rosario,

Here is the packet I promised to send to you, via Kevin, so that you could see what we have been doing while Kevin is in Maracaibo. I am sorry the description is a very brief summary of what we are doing, because all our energy now is going into preparation of the final documents... but it does give you some idea of the general direction of our work. Of course, we assume throughout, the form of organisation which was agreed on in September.

I am very happy with the ~~examined~~ informal structure that is produced by the interaction of wind direction, house form, garden form, and street layout. I believe this is a real breakthrough in housing layout. For the first time, in a modern housing project, I can see myself living in one of these houses, and being happy in it as a place to come home to. The feeling of mechanical sameness, which haunts modern housing projects, has been removed... and we have a world of walls, ~~and~~ ~~in~~ gardens, trees, and ~~examined~~ courtyard houses just right for the Maracaibo climate and culture.

Hope you feel the same. Happy New Year to you and Ramon.

Best wishes



Chris

THE FORM AND ORGANISATION OF A TYPICAL GUASARE NEIGHBORHOOD

In our plan for the Guasare neighborhoods, we have the following essential goal. We know that ~~xx~~, altogether, several thousand houses have to be built in the new town. In present forms of mass housing, the houses which people receive, under these kinds of conditions, usually have ~~two~~^{three} main defects:

1. They are poorly designed, and lack obvious comfort and ~~convenience~~ convenience.
2. They entirely lack variety, and create a mechanical, and soul destroying landscape of repetition, in which the individual human ~~xx~~ spirit can hardly survive.
3. They fail to create any reasonable sense of community.

In addition, since costs are too high, and beyond the financial resources of most families, it is necessary to have a program in which houses can be built gradually, according to the means of the families, but in which this process of gradual growth produces high quality houses, unlike the low quality and poor construction which is often found in ranchos and barriadas.

The organisation of the neighbourhood which we propose, is aimed at solving all four of these problems.

In order to solve these problems, it has been necessary to invent an unusual form of site layout, which seems, at first sight, more irregular, than one finds in a typical ^{modern} subdivision.

~~We~~ shall, therefore, first give the explanation of this general type of site plan and ~~the~~ subdivision into ~~lots~~

EXPLANATION OF LOT SUBDIVISION

The subdivision is controlled by ~~the~~ ^{the following} ~~the~~ considerations.

~~Firstly~~

~~Secondly~~

~~Thirdly~~

1. We assume that each house has a garden.
2. We assume that the house itself, is a compact cluster of buildings, which are built around an open courtyard or patio which communicates with the garden.
3. We assume that the controlling factor which governs the location of house, with respect to garden, is the wind direction ... since breeze, and cooling, must play the governing role in a house correctly adapted to the ~~the~~ climate of the Maracaibo region.
- ~~4. We therefore assume that each~~
4. We ~~we~~ also assume that each house, itself, arranged around its patio, is a compact, and beautiful entity, which a with a reasonable sense of enclosure and identity.
5. We also assume that the garden, outside the ~~the~~ house and patio, must itself be a compact and ~~reasonable~~ sensible shape, suitable for agriculture, trees, children playing, and other uses. This requires that the garden itself, must also be a compact and simple shape, so that land is not ~~wasted~~ wasted in narrow strips ~~of~~ around the house.
6. We assume that the street system, ~~it~~ will not govern the organisation of the neighbourhood, but that an adequate pattern of small streets, can be adapted to the house lots, once the pattern of the house lots has been determined in such a way as to meet the previous considerations.

When we make these assumptions, and begin to lay out house lots, ~~we obtain in the form~~ in which we clearly distinguish the zone for the house, from the zone for the open garden, we then obtain a layout of the ~~form~~ general type shown in the accompanying drawing.

Once the house lots and house zones within the house lots have been located, we then locate the positions of streets, simply following the rule that every ~~house~~ ^{house} must ~~touch~~ be touched directly, by at least one street.... and trying to find the minimum length network of streets which will meet this condition.

This then creates a ~~network~~ network of the type ~~w~~ shown in the second drawing.

~~xxxxxxx~~ We

We propose that this subdivision of the neighbourhood should be done, at the beginning of the growth of each neighbourhood. We intend to lay out the first neighbourhood, according to these principles, ^{during} ~~in~~ our next visit to Venezuela.

HOUSE GROWTH

In order to stimulate the growth of houses, we propose that a few miners houses be built, completely, inside the neighbourhood, at the beginning of the neighbourhoods growth. This is ~~conform~~ consistent with the principle agreed on in September, namely, that miners ~~houses~~ housing which is user distant, will to some extent ~~x~~ be mixed in with the other housing of the neighbourhood, which is user intimate.

~~WaxhaxxWaxhaxx~~ In the sketch of neighbourhood growth, we have shown how a few miners houses may be located ~~withinx~~ within the lot subdivision, ~~according to the~~. These houses would be chosen to be one of 6-8 standard types, which ~~are~~ vary according to the relation between street position and wind position. These houses would be built directly by a construction company.

The growth of the ~~houses~~ remaining user-intimate houses would then follow, under a variety of financing schemes, and built with full financing, which allow some houses to be laid out by the families, and other houses to grow slowly, with partial financing, A large variety of examples of the different plans which would be produced in ~~these~~ these houses, are shown on the accompanying sketches. The rules, which will enable a family to lay out such a house for themselves, according to their own needs, will be presented later.

We assume that miners houses should have about 120 m² each.

This ~~is~~ figure is based on discussion with Carbozulia ~~officials~~ officials, We also assume that the user-intimate ~~houses~~ houses, which will make up the bulk of the neighbourhood, will have total areas ranging from 30 m² up to about 90 m², the size depending on available financing.

HOUSE LAYOUT

The layout of houses, arrangement of garden, courtyard, comedor, kitchen, enramadas, sleeping areas, etc, are based on patterns which will be presented in full in the final report.

Each house makes extensive use of light open structures (enramadas) both as a place to spend time, and also for movement between rooms. Also, each house has a formal sala for receiving guests, and a comedor for family gathering, eating etc.

~~MANAGE~~ MANAGERS HOUSING.

Preliminary discussion with Carbozulia officials, indicates ~~that~~ two important facts. ^{about housing for managers.} First, that ~~thirty~~ thirty to forty houses for ~~the~~ top management must be constructed in the first two years of the house construction, ~~and~~ ~~that~~ Secondly, these top managers will prefer to live in the conditions typical within the neighbourhoods, rather than in the conditions of the high density streets, since they seek larger gardens, ^{more} ~~and~~ ^{and access to a club.} informal layout, We have therefore begun work on a second neighbourhood, intended exclusively for top managers, ~~with~~ and with houses of about 250 m², standing in gardens of about 2000 m². We will present drawings of this second neighbourhood as soon as possible.

THE FORM OF THE STREET

In later studies, not shown in the accompanying drawings, we have paid a great deal of attention to the form of the streets. Each street is bounded by the houses themselves, and by walls, which have trees planted along the inside (private side) of the wall... so that each street is a treelined space, formed by ~~w~~ walls and trees and houses. In the later studies, we shall show how the street shape, also, is controlled so that it becomes as useful and he-pful to people as ~~a~~ possible... and a basis for communal life.