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*Paik
Mr. Johnson
2/3/32*

The slums have been a by-product of industrial civilization. Millions of Americans still pay high rentals for unsanitary and unhealthy dwellings.

The most urgent problem confronting the modern architect is the designing of low rent housing for people of limited means.

These apartments
~~This project will some day replace the outlived tenement house~~

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"Glass, steel-frame, super-class. To this has come the

evolution of city ^{are built} Patrick Geddes

NOTE

SUPER CLASS

See Table-Column This apartment building ~~is~~ built on stilts. The ground

floor space is intended for a children's playground. The

wire enclosed roof provides added play space. Notice the

enormous window space and the complete lack of dark

enclosed courts. 1 room faces on a narrow side street
1 room faces on a 10'x20' interior space

4th room faces street in winter
unless wind breaks through
or wind breaks through
windows in winter - room with
relatively narrow in high
buildings

the other 5 or 6 rooms have either
No windows at all (interior
rooms in the block)
Window on 2' x 2' street
Window on 5' "interior street"

the bedroom has direct light or air
more than 50% of other rooms get
direct sun

50% to 75% of rooms have get direct
light or air

the family has outside toilet

the baths

50% to 100% coverage of block by building

the play space

the high rent caused by compressed land values
often produces poor building

REMARK: CIVILIAN TRAFFIC CONGESTION

Patrick
Mr. Johnson
2/3/32

CONCLUSION: THE APARTMENT CITY BUILDING STANDARDS OF THIS IS ONLY A PART

HOUSING STANDARDS

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"Slums, semi-slums, super-slums. To this has come the evolution of cities." Sir Patrick Geddes

SLUMS

New York--Lower East Side

Old law tenements (Illegal to construct since 1901)

2,000,000 people still live in flats like these in New York along

Each tenement is 7 or 8 rooms deep, of which
1 room faces on a narrow noisy street
1 room faces on a 12'x8' interior "yard"

The other 5 or 6 rooms have either
No windows at all (250,000 windowless rooms in New York)
Window on 2' x 4' shaft
Window on 5' "dumbbell court"

No bedroom has direct light or air

Less than 5% of slum rooms ever get direct sun

70% to 75% of rooms never get direct light or air

No family has private toilet

No baths

85% to 100% coverage of block by building

No Play space

Inaccessible to parks and playgrounds

The high rent caused by congested land values often produces over crowding

RESULT: DISEASE CRIME INDIFFERENCE

CONCLUSION: THE AVERAGE CITY DWELLING REGARDLESS OF RENT IS BELOW A DECENT HOUSING STANDARD

SUPER SLUMS

New York-Park Avenue District

All rooms race with on narrow sunless ~~xxxx~~ interior courts or noisy traffic streets; Windows on cross streets permanently darkened by high buildings

Not more than 20% of rooms ever get direct sunlight (estimated)

Many windowless interior rooms

No cross ventilation
Sunless nurseries
No balconies

70% to 80% coverage of block by building
No play space

Residents must cross busy traffic street to reach park, playground or school

RESULT: UNHEALTH NEUROSIS INDIFFERENCE

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Rothenburg Housing Development

Kassel, Germany

550 dwellings, part of a projected community of 10,000 residents

A Functional Modern Plan

Functional streets:

Traffic streets, bordered by shops and centralized community utility establishments, surround but do not cross the residential section.

Dwellings served by quite inexpensive lanes in rear of apartments.

Open Green Space

Only 25% of the land covered by buildings

No enclosed courtyards

Orientation of apartments (rows running north and south)

All bedrooms have morning sun

All living rooms and balconies have afternoon sun

All apartments have cross ventilation

Community advantages

Childrens nursery

Central laundry

Central heating plant

Central hot water supply

Central garage

Price of apartment \$6.00 to \$14.00 per month according to the number of bedrooms. This extremely low price is made possible by efficient mass-production methods and by the German House Ownership tax imposed on old house for the construction of new housing.

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SLUM IMPROVEMENT

NEW YORK CITY

ROTTERDAM

231 families

300 families

Apartments built with the aid of
subsidy in the form of tax
exemption

Houses for large families built
by the city

Because of exorbitant land costs
too expensive for lower income
groups

Because land was city owned
inexpensive enough for lower
income groups.

No playgrounds except for small
recreation space on roof

2 large play grounds

No private gardens

A private garden for each family

60% coverage of land by 6 storey
buildings

50% coverage of land by 2-storey
buildings (3 times as much sun)

Rooms face

Noisy traffic street

Or

Narrow dark street

Or

Narrow court

Rooms face

Quiet local traffic streets

Or

Private sunny gardens

Philanthropic private investment
with limited rent

Municipal investment

Isolated: not part of a larger plan

Part of a wide plan for slum
rehabilitation

Land values, inflated because of un-
founded expectation of skyscrapers
necessitate tall apartment buildings

Single family house possible
because of normal land value.
No anticipation of congestion.

CONCLUSION: REHABILITATION OF SLUMS IS POSSIBLE BUT THE PRESENT POPULATION
OF THE SLUMS CANNOT BE REHOUSED WITHOUT DRASTIC CHANGES IN FINANCING POLICY
AND WITHOUT SCALING DOWN INFLATED LAND VALUES.

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SLUM IMPROVEMENT

NEW YORK CITY

231 FAMILIES

Apartments built with aid of subsidy in the form of tax-exemption.

Because of exorbitant land-costs, too expensive for lower income groups.

No playgrounds except for small recreation space on roof.

No private gardens.

60% coverage of land by 6-story building.

Rooms face:

Noisy traffic street
or
Narrow dark street
or
Interior court.

Philanthropic private investment with limited return.

Isolated; not part of a larger plan.

Land values, inflated because of unfounded expectation of skyscrapers, necessitate tall apartment buildings.

Conclusion:

REHABILITATION OF SLUMS IS POSSIBLE.

BUT THE PRESENT POPULATION OF THE SLUMS CANNOT BE REHOUSED WITHOUT DRASTIC CHANGES IN FINANCE POLICY AND WITHOUT SCALING DOWN INFLATED LAND VALUES.

ROTTERDAM

300 FAMILIES

Houses for large families, built by the city.

Because land was city-owned, inexpensive enough for lower income groups.

2 large playgrounds.

A private garden for each family.

50% coverage of land by 2-story buildings. (3 times as much sun.)

Rooms face:

Quiet local traffic streets,
or
Private sunny gardens.

Municipal investment.

Part of wide plan for slum-rehabilitation.

Single family house possible because of normal land-value. No anticipation of congestion.

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ONLY ONE OUT OF THREE FAMILIES

CAN AFFORD THIS MINIMUM HOUSE

The Cost of this House Can Be Reduced by:

- | | |
|---|------|
| 1. Large Scale Planning | 5%* |
| Reduces cost of streets, utilities, financing.
Increases amount of open green space. Improves
quality of architectural design by adapting lot
size to house and block size to terrain. | |
| 2. Mass Production | 10%* |
| Reduces cost of materials and labor by simplifi-
cation of manufacturing processes and unitization
of parts. | |
| 3. Reduction of Financial Charges | 15%* |
| By: | |
| a. Limited Dividends. Voluntary investment
at lower rates than those of speculative
housing | |
| b. State loans on approved housing at low rate
of interest with long term amortization. | |
| " A 1% reduction in interest would mean an 8%
reduction in rental." | |
| 4. Community control of land use. | 5%* |
| Prevents future speculation on land values thereby
preventing guarding against high taxes congestion
blighted areas. | |
| Resulting reduction in Cost | 35% |

Correspondingly--Social, Economic and Aesthetic
Value is raised 7%

Note. Source. Report of the Committee on
Large Scale Operationx, the President's
Conference on Home Ownership, 1931.

* Percentages are approximate adaptations by
Henry Wright of those of the printed report

† Page 25 of the report

Experiments in America with Each of these Factors Separately Prove

THAT ALL FOUR MUST BE USED TOGETHER

THEN GOOD HOUSES COULD BE AFFORDED BY TWO OUT OF THREE FAMILIES

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RADBURN NEW JERSEY

430 Dwellings. Part of a projected town of 25,000 residents

A Functional Modern Plan

Streets designed economically for particular permanent use

Blocks laid out with respect to terrain plan of whole community comfort of residents.

Lot subdivisions determined by relation of houses to each other and utilities.

Houses oriented for quiet safety and view.

30 acre blocks result in saving in streets and increase in park space

Every house fronts on garden or foot path

Garage and kitchen face on local dead end branch of high way (permanent safeguard against through traffic.)

All footways in system separated from motorways

Underpass and overpass for footways mean no crossing of streets ~~by~~ between home and school

Additional community advantages

Neighborhood playgrounds for small children

2 Swimming pools

Tennis courts

Community building

Allotment gardens

Active community participation in

Adult education

Athletics

Amateur theater

Houses cost about \$10,000

Community organizations to insure permanence of present land value.

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BLOCK DEVELOPMENT

TYPICAL BLOCK
Long Island City

SUNNYSIDE GARDENS
Long Island City

Price of Houses the Same

Width of block 200'

Width of block 200'

Built in 1927

Built in 1927

8 minutes from Manhattan

8 minutes from Manhattan

No park and play space

Ample park and play space

Rear of every house faces alley

Rear of every house faces park

Garages clutter up back yards

Garages concentrated at convenient distance

Expensive central paved alley

Inexpensive central park

No community advantages

Community advantages

- a. Playground within block for infants
- b. In addition a community playground
- c. Tennis courts
- d. Allotment gardens
- e. Community house, etc.

No guarantee against
a. Deterioration into slum areas
b. Absorption by stores, office buildings, or factories

Long time community control of land use guarantees its future continuance as a good residential neighborhood

Rising taxes because of possible change in use

Low taxes because there is no speculative value

No community organization

Community organization regulating appearance and sanitation

Many vacancies

99.5% full in 1930

CONCLUSION: THE UNDESIRABLE LAYOUT IS ALSO THE UNECONOMIC ONE

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*an art at New School closed a wk early so we could
have it*

QUEENS-ASTORIA

A Study in the Methodology of Large-scale Housing

Carol Aronovici

Henry S. Churchill

William E. Lescaze

Albert Mayer

Henry Wright

Associates.

The study of a region of 488 acres located in Queens Boro in the City of New York is intended to show

I. The essentiality of the collaborative method in the study of Housing in its broader aspects;

II. The value of the regional approach rather than that inherent in the popular slogan of Slum Clearance or the limited efforts of "Model Housing";

III. A method of study and procedure for presentation to the public.

I. The whole problem of Housing is too complex in itself and in its implications for adequate solution by any one technician. It involves not only "architecture" in the conventional sense, which is individually soluble, and comprises only the final stage of "Housing", but a) site choice, with its corollaries of social background, transportation, work location, recreation habits, racial characteristics, economic status; b) site planning, to include not just houses but also streets, parks, schools, shops, the whole basis for community life and amenities to make more of life than mere existence; c) economic studies of the cost of open space in relation to houses and streets, including first costs and maintenance as reflected in rents to arrive at coverages and densities that will relate not only to the particular area but to the city at large; d) the financial set-up.

To grasp and integrate such a complex requires a collective imagination. The experience and background of our group included men trained in sociology, city and site planning, architecture and engineering, all used to the process of analytical synthesis in their own fields.

II. The interpretation of gathered facts was based on our belief that Slum Clearance is ineffective ~~socially~~ socially on the small scale on which it is possible to do it at all, and that on any effective scale it is impossible economically because under our present system slums are inherent in the speculative use (or non-use) of land within the antiquated pattern of our cities. The cities have grown literally by leaps and bounds, leaving ample acres of sparsely built and badly blighted land between the inner core of ~~unnecessary~~ unnecessary congestion and the outer ring of cheap speculation. If these intermediate areas could be ~~re~~ reclaimed, united under a single agency to control and assure their permanence, and replanned in an imaginative way for decent

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living, our cities might be recued physically, economically and socially.

This study is of such an area, and shows the possibilities of such replanning. The methods employed are applicable anywhere, and similar other areas exist not only in New York but in virtually every large city in the country. Such areas could be used as focal points for the start of a real housing program to be developed over a period of years and providing long-time employment for a basic industry. Not only is the \$25,000,000 allotted to New York totally inadequate, but the ~~the~~ meagre sum of \$150,000,000 for the country at large is ridiculous in view of the immensity of ~~the~~ social problem which involves the whole structure of wages, land, money rates and production. Overlooking these implications, of which we were aware but which would have led us too far afield, our study rests on a careful compromise between the desirable and the "practical"--"practical" consideration being given only to such elements as we felt would, roughly, be "practical" under any economic system--such as first costs, utilities, the use value of land in a rational pattern. Beyond that our effort was to create a setting, within the limits of the city, making use of all its facilities, in which life might be led pleasantly. On top of that we have put present day costs and financing methods, not trying to anticipate what would happen if other conditions prevailed. Why try to predict what might happen if the \$400,000,000 now donated for battleships to become sunk or obsolete, plus the hundreds of other millions used to destroy crops and other necessaries of life were diverted to creating Housing for living instead of ~~being~~ being applied to wanton destruction?

III. The organization of the mass of accumulated data required several meetings of the group each week for a good many weeks, at which meetings there was full discussion of the facts. Naturally, with five different personalities and experiences, disagreements were frequent, occasionally serious, but always reconcilable to our primary policy.

The actual method of attack was 1) Field studies of the area; 2) statistical and factual investigation of present and future industry, transportation, assessed valuations, taxes, public services and existing buildings; 3) Limitation of the original area of some thousand acres to the five hundred suitable for housing by reason of land cost, tax arrears, non-use, and availability; 4) The analysis of this final area on the basis of valuations, accessibility and topographical desirability, resulting in sub-areas of various densities and rentals; 5) Tentative development of park systems and housing patterns in relation to streets and co-ordination into livable communities ~~xxxx~~. We used known current costs wherever possible in these determinations, making no allowance for mass production nor the possibilities of imminent new structural methods. Maintenance costs were taken from an exhaustive study by the Housing Study Guild. We did not attempt to "solve" the actual housing pattern or individual plans, as we decided that these were not within the scope of our work, which aimed only to provide a framework leading up to that point where the architect ~~xxx~~ might begin to function in the traditional way. But enough was done to assure justification of our street layout and assumed costs.

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6) The making of the actual drawings with the object of simple, clear, forceful representation to a lay public of the facts and our interpretation of them. The charts are six feet by three feet, rendered in show-card colors, with stenciled lettering. The detailed sustaining data was embodied in a written report, fully covering all sources for computations.

Henry S. Churchill