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Married and Graduate Student Housing for the University of New Mexico

H. William Fanning

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MARRIED AND GRADUATE STUDENT HOUSING

FOR THE UNIVERSITY OF NEW MEXICO

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PROPOSAL

Married and Graduate Student Housing
for the University of New Mexico

by


H. William Fanning
Bachelor's Thesis


Presented to the faculty of the Department of
Architecture, University of New Mexico, in partial
fulfillment of the requirements for the degree of
Bachelor of Architecture.

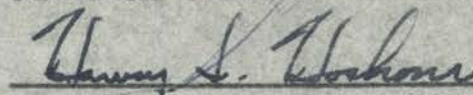
University of New Mexico

May 22, 1965

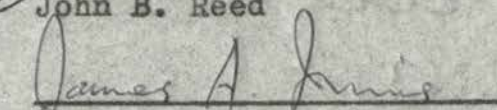
Thesis Committee:


John J. Heimerich


James R. Jarrett


Harvey S. Hoshour


John B. Reed


James A. Innis

UNIVERSITY

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TABLE OF CONTENTS

Introduction 1
Site 6
Concept 8
Problem Requirements 11
Drawings & Photographs 15
Footnotes 25
Bibliography 26

TABLE OF CONTENTS

1 Introduction

3 Site

8 Concept

11 Problem Requirements

15 Drawings & Photographs

25 Footnotes

28 Bibliography

INTRODUCTION

The problem of housing the married student is among the dilemmas facing university administrators and the architects who design for them. The married student is a relatively new concern on campuses throughout the country today.

"Virtually unheard of until his emergence from the aftermath of World War II, the married student and his family were first considered a temporary anomaly in the academic status quo. As such, it was appropriate to house him in temporary shelter. Now, some twenty years later, it is obvious that the married student is a permanent campus feature. It is time that the university re-evaluate its expedient but piecemeal solutions to his unique housing problems."¹

Although the University of New Mexico's lone attempt at a solution is not an expedient one, it is inadequate - only twenty units are provided. These units are minimal and do not reflect anything of the special nature of the married student: study spaces are non-existent.

"What has been done, however remarkable under extremely trying circumstances, is not enough. Without a prototype to direct their actions, administrators and designers have followed the well-defined trail of ordinary low-income housing. It becomes from many examples apologetically located on the fringes of academic communities that the ordinary minimum apartment does not

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"What has been done, however remarkable under extremely trying circumstances, is not enough. Without a prototype to direct their actions, administrators and designers have followed the well-beaten trail of ordinary low-income housing. It becomes from many examples sporadically located on the fringes of academic communities that the ordinary minimum apartment does not

meet the needs of the married student. A specific building type is necessary to meet the rugged requirements of both academic and family life."⁶

Before any positive action can be taken, however, the academic world must admit to the existence of the married student and the meager state of housing available to him. The problem to be properly solved, must be properly articulated. Many universities are fundamentally opposed to the admission of married students and consequently will only grudgingly admit that housing them is their responsibility. Even after this realization has been made, most institutions are unwilling to risk deviation from time-tested plans developed for multi-purpose, low income housing. Living units provided on a campus and occupied by married students do not per se connote married housing any more than a building on a campus containing books necessarily connotes a library. Properly conceived, housing must at once provide a living and working environment that will reflect the ambivalent nature of the married student; that is, as student and family member.

Results of a survey among married students made recently at campuses across the country brought out these comments:

"Where I study varies depending on where the children are."

"I study at home only after everyone is in bed; otherwise it's impossible."

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"When my husband is studying, I do not have any place to go. I work all day and would like to get my house organized at night, but my husband can't study then. If the bedroom were larger or a room provided for his study, I could carry on my activities. This would help."

The extent of the need for married student housing is borne out by the following statistics. In 1960, 24% of the total college student population in America, or about 866,000 students were married. Approximately 50% of Americas' graduate students are married and 40% of these have one or more children. By 1970, 65% of all graduates are expected to be married. This number represents 22% of the total projected student population, a percentage decrease compared to today's percentage, but a significant numerical increase.

Since rents are of primary importance to students, housing should be provided for them that will enable them to effect economies in their housing. Results of a 1956 survey conducted by the A. I. A. Bulletin revealed that Deans believe married student housing should be provided the student at cost. 13% expressed the opinion that such housing should be subsidized. In Albuquerque, married students pay from \$75.00 to \$125.00 or even higher per month for privately owned apartments or houses which are at best vaguely suited to their needs. The main asset of this housing is its close proximity to the university: however, its poor condition generally overshadows this

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feature. "Amortization of new housing units should be on a long-term basis in order to lower rents."⁴ Such financing, although incurring large interest rates, would encourage high standards of building. Suffice it to say that "local market conditions or commercial retail practices should not serve as a guide for university housing practices."⁵

While the specific nature of living units will be provided in the problem section to follow, some general comments can be made here. Most of the units will be one and two bedroom types, in an approximate 50-50 ratio to one another. A limited number of efficiency units will be included and three bedrooms units, if provided at all, will be in equally limited numbers. Although efficiency units are the cheapest to rent, they will be limited since they have the highest rate of turnover and vacancy.

"A variety of plan types within a unified concept can combat the traditional monotony of this building type, relieve the tensions of conformity, and tend to create for the student and his family a feeling of self-esteem and pride in being a student."⁶

This statement should be regarded as primary to the proposed problem.

Married student housing need not cater exclusively to the married student. Graduate students and junior faculty members, due to their similar demands should find housing available for them in a complex of this nature. Old barriers between the faculty and students are being eliminated in favor of a student-teacher rapport established through close contact.

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A suitable environment for the complex must be created to realize its fundamental benefits. A campus atmosphere should be created in which the married student can better identify himself with his university. Indirect advantages of good housing also include morale and graduate-drawing power. "Some colleges are even competing for graduate students, using good housing facilities as additional bait for recruiting graduates and expanding graduate programs."⁷

"Even a small dose of imagination in planning and design can bring about marked improvements in college housing - and improvements are needed. If the expenditure of time, money, and effort that will be required to meet the demands of tomorrow's college population is to be justified, college housing will have to be better designed and constructed, better integrated into the academic community, and better administered."⁸

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SITE

The site chosen for this problem is a vacant tract of 8.6 acres currently leased by the University of New Mexico from a private owner. It is bordered on the east by University Boulevard, on the north by commercial property now occupied by Frontier Ford, on the west by a vacant tract to be used in the future for the expansion of the Medical Arts Complex, and on the south by residential housing on Sigma Chi Road. F. B. Reeves, in an article published in the A. I. A. Journal, Sept. 1963, states the married student housing should be located

"...within easy walking or cycling distance to the academic center of the campus. It should be situated in a quiet area from the noises of playing fields, industrial areas, and heavy traffic. Its site should be free from unpleasant odors, soot, dust, or any unpleasant by-product of industrial processes."⁹

An inspection of the site described above will reveal that it fits well Reeves' criteria. It offers privacy and quiet and the surrounding buildings are of a residential scale. It is not so detached from the university as to isolate the married residents: general student facilities and academic areas are readily accessible. The commercial buildings to the north are situated on terrain at least 10 feet below the lowest point of the site and are no more than one story in height. They are well separated visibly, on a plane below the site and physically, by a high retaining wall running the length of the site.

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The site is detached from any active or noisy area of campus activity and is in equally close proximity to the north and south campuses. The main orientation will be to the northwest, north, and northeast thus eliminating any major sun control problems.

This land is held by the university with a 49 year lease/purchase agreement contracted with the owner in August, 1963. The cost of this lease is 4% of the purchase price per annum and is renewable at the end of the 49 year period. It is currently platted for sorority housing. If land were plentiful or accessibility to the academic complex easy, no objection could be raised to this sorority development. However, given existing conditions, this land usage is vain and foolhardy. While catering to a relatively wealthy minority of students, approximately 360 of whom will be housed in the nine sororities, from 600 to 800 married and graduate students will be forced to seek out housing from a random assortment of out-dated and ill-located private housing. When it is seen that the university will grow to 25,000 students, approximately 5,000 of whom will be married, improper land usage becomes ludicrous.

Secondary benefits must also be considered. Married housing is generally occupied throughout the year and those few units that are vacated during the summer, are ideal for summer lecturers and students alike. Intangible assets have already been mentioned in the Introduction.

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CONCEPT

The concept will be given in terms of subjective values to be sought in the specific problem solution, and in terms applicable to all varieties of student housing. General statements made in the context of the concept should be regarded as directive. While not specifically conceptual in nature, they are necessary in establishing a comprehensive statement leading to a particular site and housing design. In this manner, constructive criticism based on failures in previous building can be applied. Statements appearing in a negative vein, carry with them an implied positive alternative.

An expression of high density, low rise, multi-axial housing indigenous to the University and the Southwest will be sought. Site planning and densities of the character and magnitude of Italian hill towns, French medieval villages, and American row housing as in Georgetown, Philadelphia or Boston, are design influences. A close, secure and animated atmosphere will be generated by juxtaposition of diverse activities and varying architectural backdrops in close proximity.

A maximum of the site will remain open for housing. Automobile parking will be located in two belts on the north and south sides of the site, the northern belt depressed five feet below the adjacent terrain, and the

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southern elevated five feet. The visual elimination of cars and resulting roads and parking lots will allow a human scale to develop unencumbered, the scale and density sought being incompatible with the automobile.

Each housing unit will be compact and durable, with ample, efficient storage. A maximum of natural light and ventilation will be sought as will visual extension of the units to outdoor living areas. Study spaces, whether individual or communal will be planned according to a desired orientation within each unit and the overall building site.

Primary to the concept is the ambivalent nature of married students. This fact must find expression through an atmosphere of learning and of family and community life. "Certainly the heart of the matter is that the opportunities through activities in living together are just about as valuable as what goes on in the classrooms and laboratories."¹⁰

"Living quarters scaled to people/privacy without isolation, secure relationships with small group of intimates are basic human needs. Yet mass higher education and mass housing that goes with it too often create an anti-intellectual atmosphere compounded of inhuman size, impersonality, and unavoidable neglect of individual students by the faculty, the housing staff, and even by each other. The college can if it chooses create even within the large structures made necessary by the economics of building, small living groups in which each student can find a comfortable niche. Yet too many students live anonymously in rows of identical boxes strung along bleak, echoing corridors."¹¹

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These pointed comments, though aimed at housing for the single college student, are equally appropriate for married and graduate student accommodations. "Housing for the married student must be as much a part of his academic environment as is the library and classroom and, at the same time, be conceived so as to enrich the sometimes trying years of early married life."¹²

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Robert L. ...
...

PROBLEM REQUIREMENTS

The married and graduate housing complex will include the following facilities:

Housing Units

- living room
- dining area
- kitchen
- bathroom
- bedroom(s)
- study
- closets
- miscellaneous storage units
- outdoor yard or roof deck

Common Facilities

- common laundry room(s)
- common lounge with kitchen facilities and vending machines
- recreation room-ping-pong, billiards, cards
- meeting room(s)
- auxiliary library with reading rooms, study areas, reference center, closed-circuit television
- common court(s)
- playground
- manager's office and apartment
- auxiliary storage units
- trash and garbage disposal area(s)
- parking stall for each unit

PROBABLE REQUIREMENTS

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- guest parking area(s)
- service access as required

GENERAL CONSIDERATIONS

"A place for study should be completely separated from the normal living area, but located within the apartment. It must be a quiet, secure, well-lighted and ventilated space, reserved for study purposes only. It should not be large enough to double as an extra bedroom, nursery or playroom."¹³

Community laundry rooms should be in a central location with use controlled to avoid unnecessary noise late at night. Play areas should be provided near the laundry so that mothers can simultaneously wash, gossip, and care for their children. Drying yards should not be utilized as play spaces for children.

Lounges or common rooms should become focal points of the site, both actually and symbolically the center of community life. Provisions for dances, suppers, meetings, supervised play, motion pictures should be considered insofar as they are appropriate. Noises from these functions must be screened from apartments or study areas.

"Child care is often needlessly complicated by inadequate or poorly planned play areas; landscape or architectural features on which children can get hurt; inadequate storage for tricycles, baby carriages, sleds, etc; uncovered garbage and trash storage."¹⁴

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Carpeting may prove to be less expensive than conventional floor coverings over long periods of use, and will give the advantage of muffling noise. Studies show that a carpet's weekly vacuuming and semi-annual shampoo cost less than a tile floor's weekly mopping and monthly waxing.

Built-in furniture which can be included in the construction contract and purchased with borrowed funds, may be less susceptible to damage than movable furniture, give an illusion of greater space, and reduce costs of wall and floor finishes and the cost of cleaning and maintenance.

The cost of air conditioning may be offset by lower cleaning bills and more intensive building use and by the potential advantage of freeing room arrangements from restrictions imposed by the need for natural ventilation.

To avoid monotony of population consideration will be given to the mixing of family types within a project. Couples with children should be grouped into neighborhoods or clusters, but not in separate projects secluded from couples without children.

Approximate areas of housing units and the percentage of each type in the complex will be:

Efficiency	400-500 sq. ft.	12%
One Bedroom	500-600 sq. ft.	48%
Two Bedroom	700-800 sq. ft.	40%

A tentative base rent scale would be \$12.00 per 100

Carpeting may prove to be an expensive alternative to a conventional floor covering over long periods of time, and will give the advantage of building material. It also has the advantage of being vacuumed and semi-annual waxing cost less than a tile floor's weekly sweeping and monthly waxing.

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To avoid monotony of population characteristics will be given to the mixing of family types within a project. Couples with children should be grouped into separate blocks or clusters, but not in separate projects. Included from couples without children.

Approximate areas of housing units and the percentage of each type in the complex will be:

Efficiency	400-500 sq. ft.	15%
One Bedroom	500-600 sq. ft.	45%
Two Bedroom	700-800 sq. ft.	40%

A tentative base rent scale would be \$12.00 per 100

square feet of rentable area. At this rate, the housing complex could compete favorably with privately-owned rental property. Services could be provided at a nominal cost, well below city averages, by virtue of the universities central service facilities. Telephone costs would necessarily be equal to normal city rates.

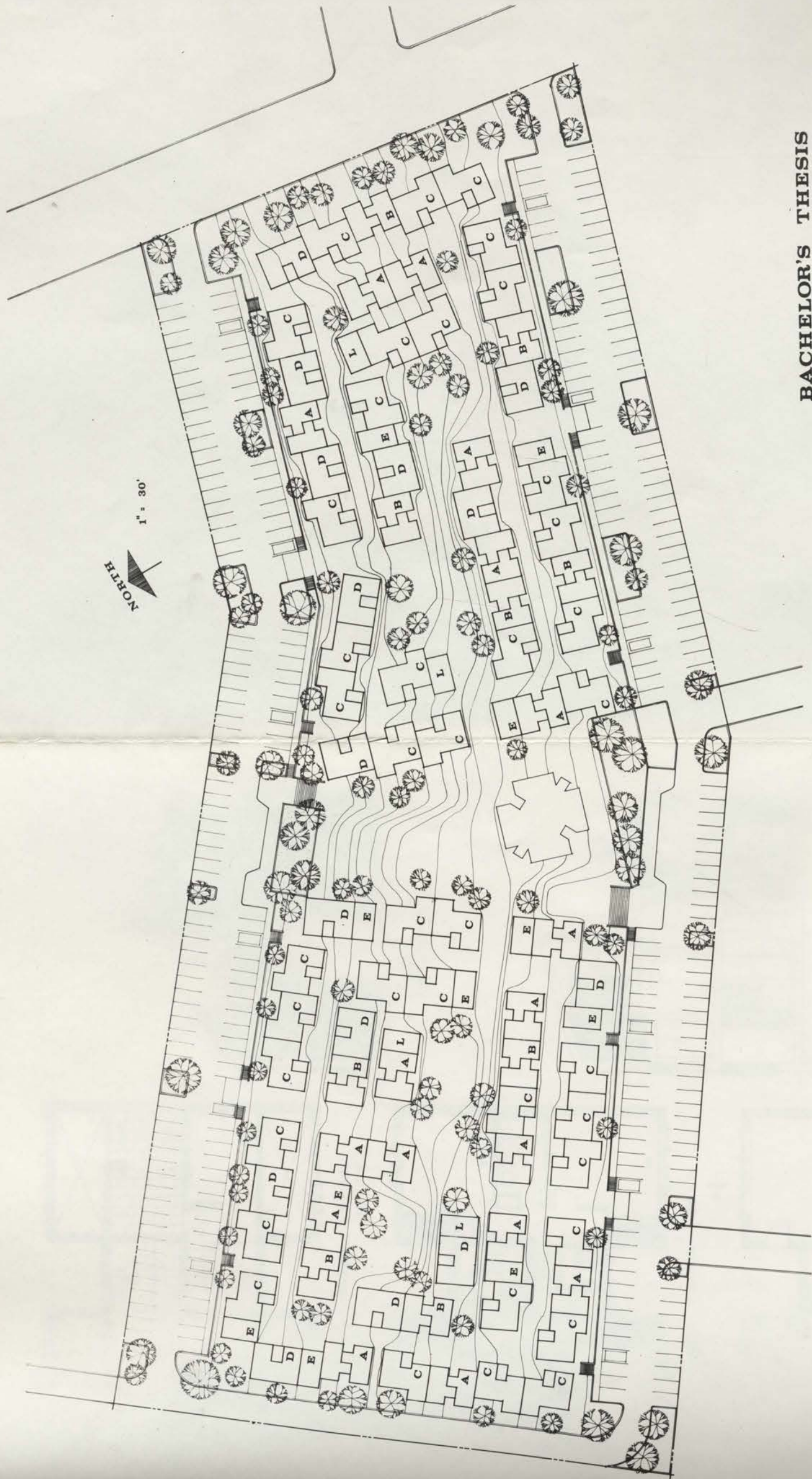
An approximate population density for the 8.6 acre tract is 75 to 90 people per acre or a total of 650 to 800 people in the complex. At an average of 2.6 people per unit, between 250 and 300 units will be provided.

square feet of rentable area. At this rate, the housing complex could compete favorably with privately-owned rental property. Services could be provided at a nominal cost, well below city average, by virtue of the university central service facilities. Telephone costs would necessarily be equal to normal city rates.

An approximate population density for the 6.6 acre tract is 75 to 90 people per acre or a total of 500 to 800 people in the complex. At an average of 2.6 people per unit, between 250 and 300 units will be provided.

The following table shows the estimated costs for the proposed housing complex. The total estimated cost is \$1,200,000. The estimated cost per unit is \$4,000. The estimated cost per square foot of rentable area is \$10.00. The estimated cost per square foot of total area is \$15.00. The estimated cost per square foot of site area is \$22.50. The estimated cost per square foot of parking area is \$15.00. The estimated cost per square foot of landscaping area is \$10.00. The estimated cost per square foot of utility area is \$10.00. The estimated cost per square foot of other area is \$10.00. The estimated cost per square foot of total area is \$15.00. The estimated cost per square foot of site area is \$22.50. The estimated cost per square foot of parking area is \$15.00. The estimated cost per square foot of landscaping area is \$10.00. The estimated cost per square foot of utility area is \$10.00. The estimated cost per square foot of other area is \$10.00.

A comparison of the estimated costs for the proposed housing complex with the estimated costs for other housing complexes in the area is shown in the following table.



BACHELOR'S THESIS

DEPT. of ARCHITECTURE

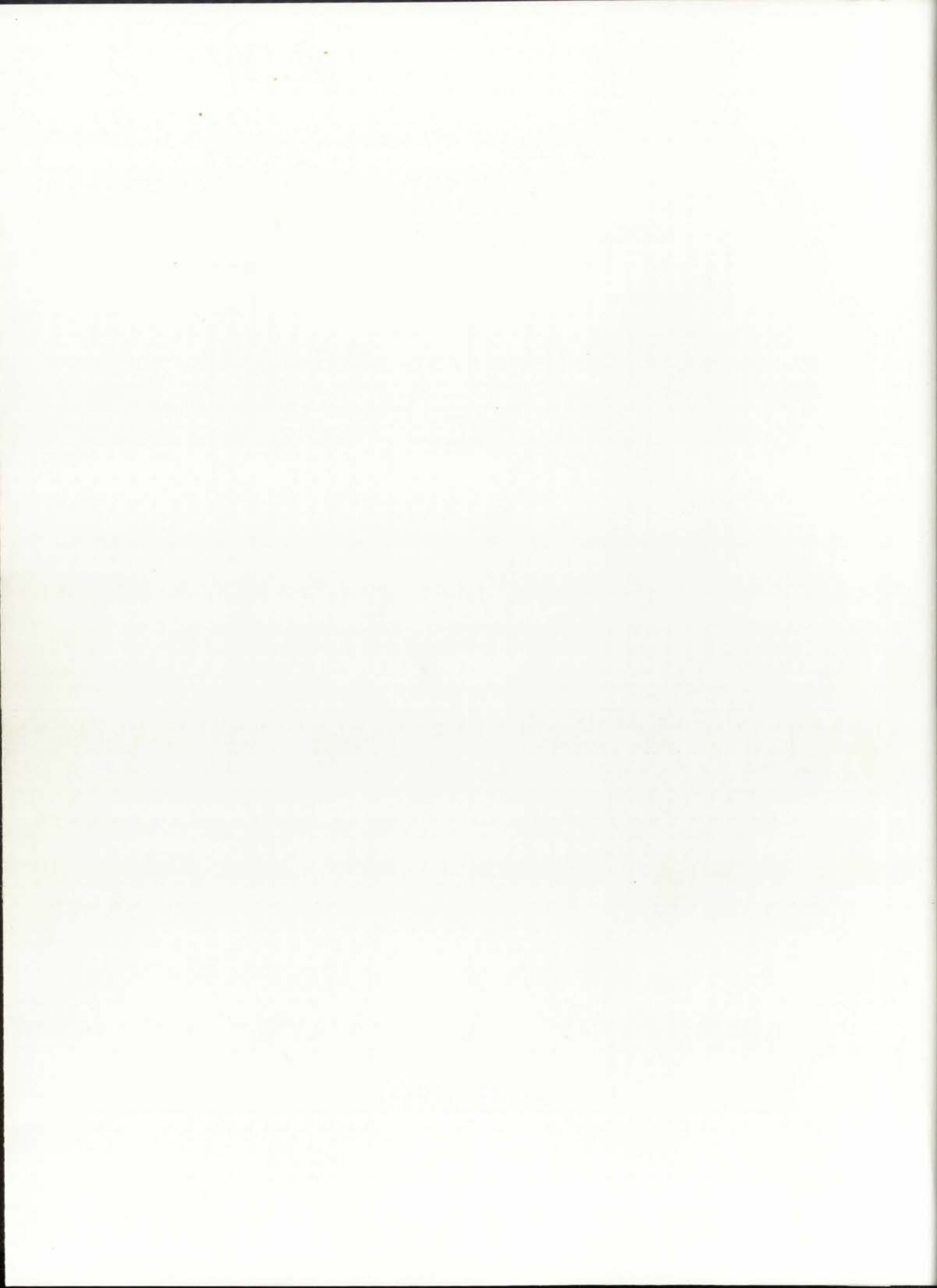
UNIV. of NEW MEXICO

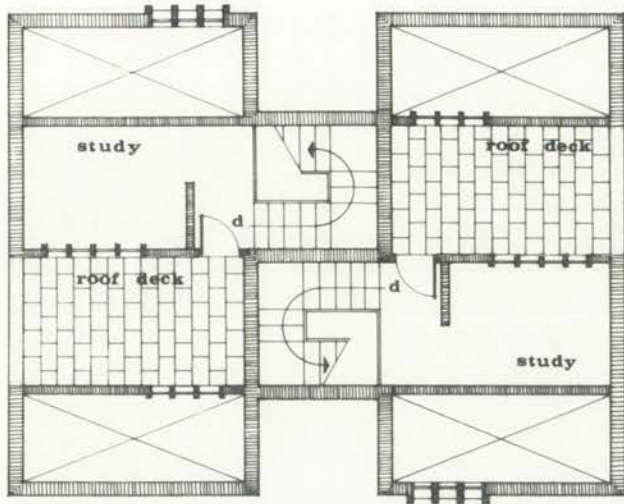
MAY 1965

H. WILLIAM FANNING

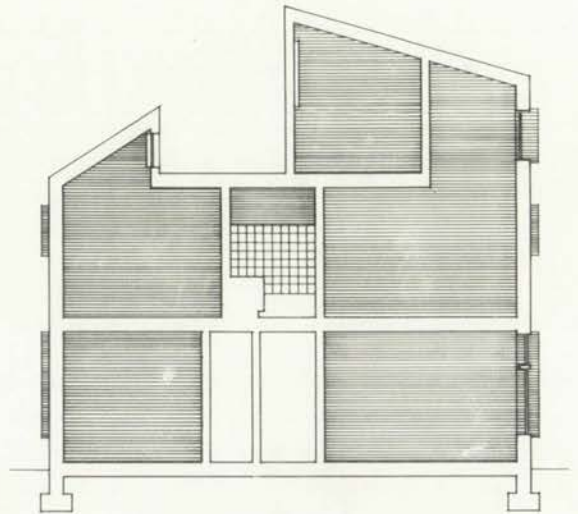
MARRIED & GRADUATE STUDENT HOUSING

FOR THE UNIV. OF NEW MEXICO

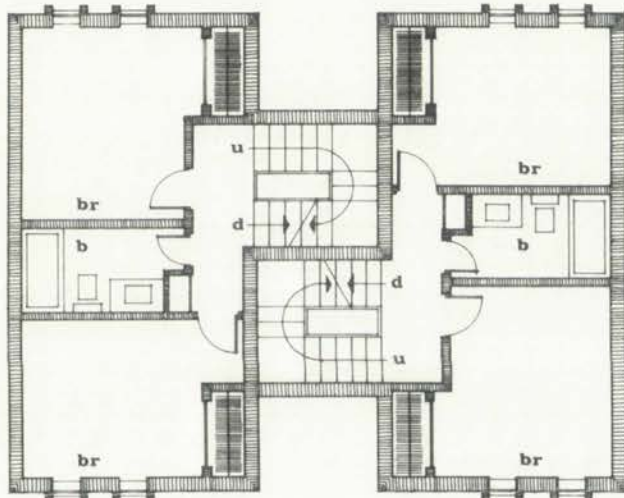




THIRD FLOOR PLAN
1/4" = 1'-0"



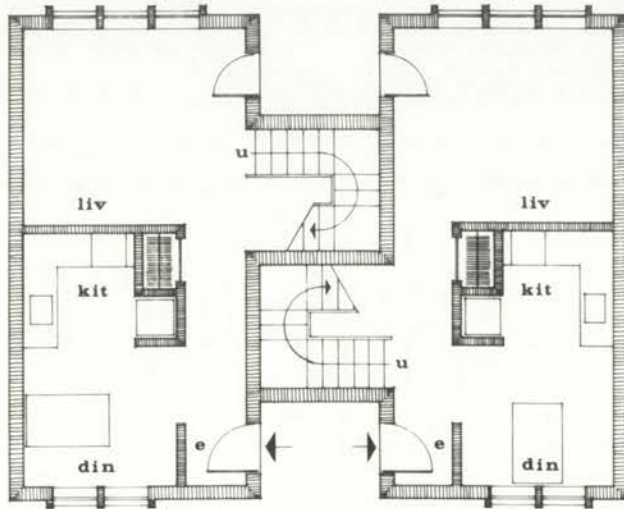
SECTION 1



SECOND FLOOR PLAN



SECTION 2



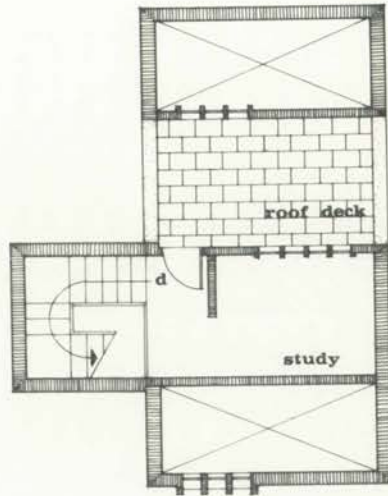
GROUND FLOOR PLAN



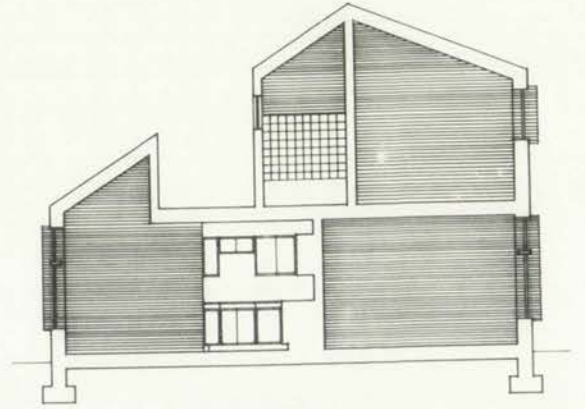
HOUSING TYPE A

2 - 2 BEDROOM UNITS

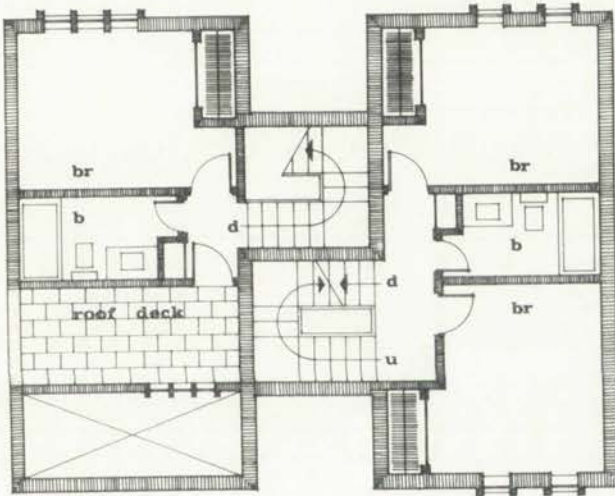




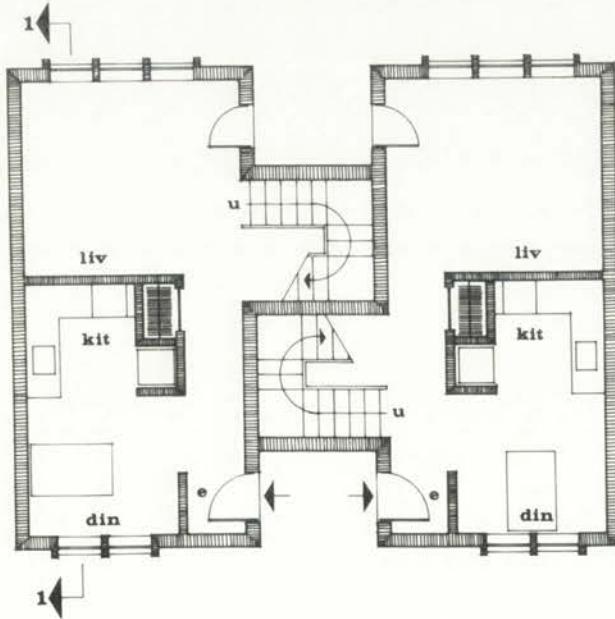
THIRD FLOOR PLAN
1/4" = 1'-0"



SECTION 1



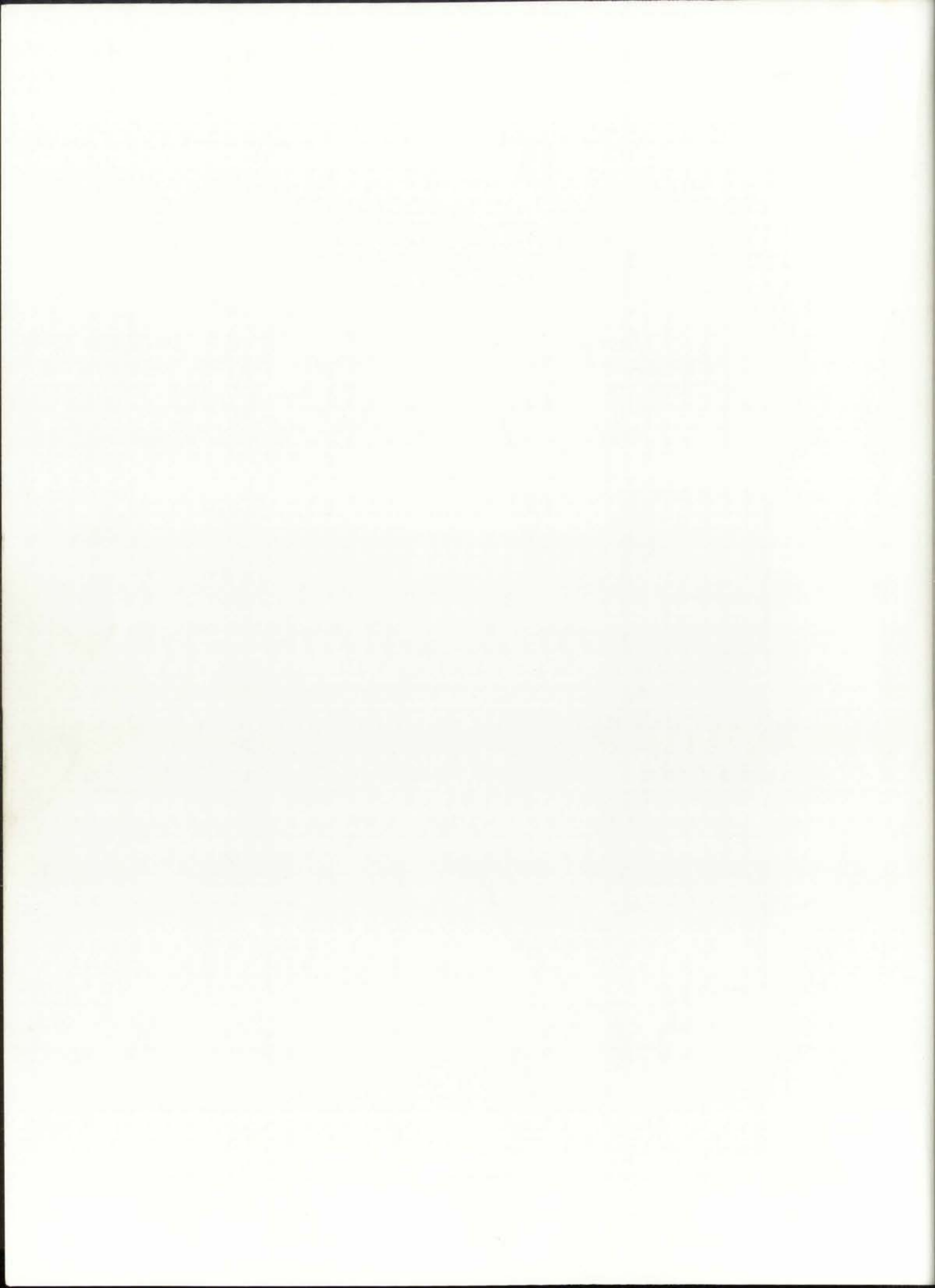
SECOND FLOOR PLAN

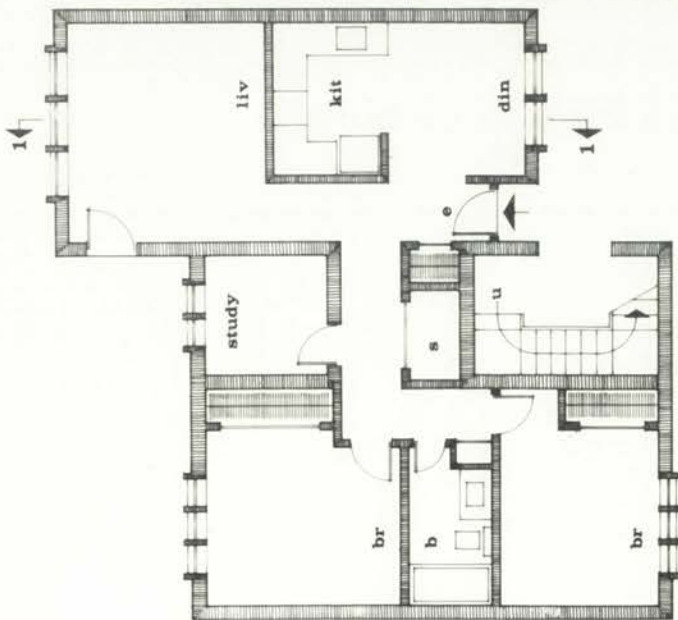


GROUND FLOOR PLAN

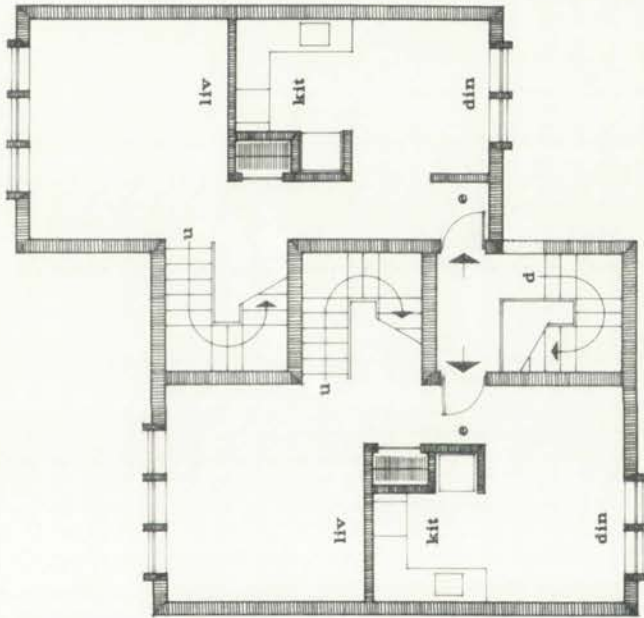
HOUSING TYPE B

- 1 - 2 BEDROOM UNIT
- 1 - 1 BEDROOM UNIT

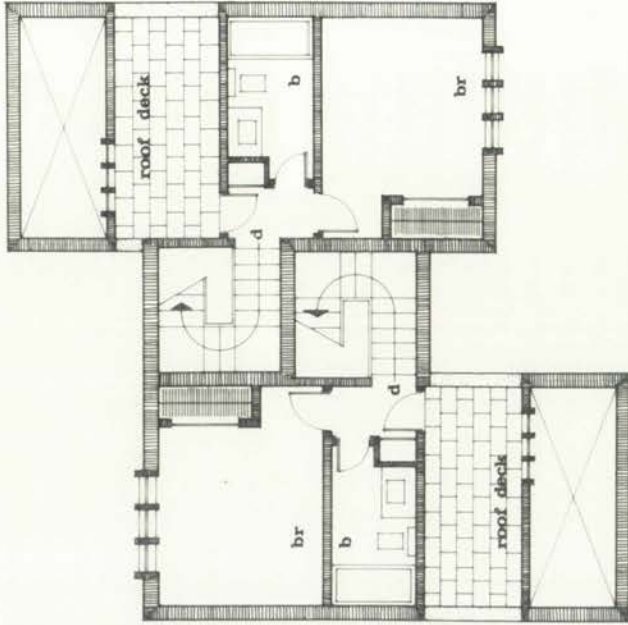




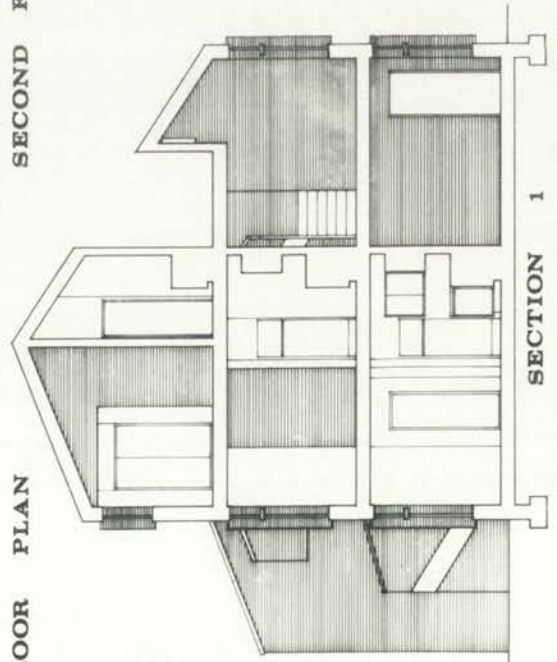
GROUND FLOOR PLAN



SECOND FLOOR PLAN



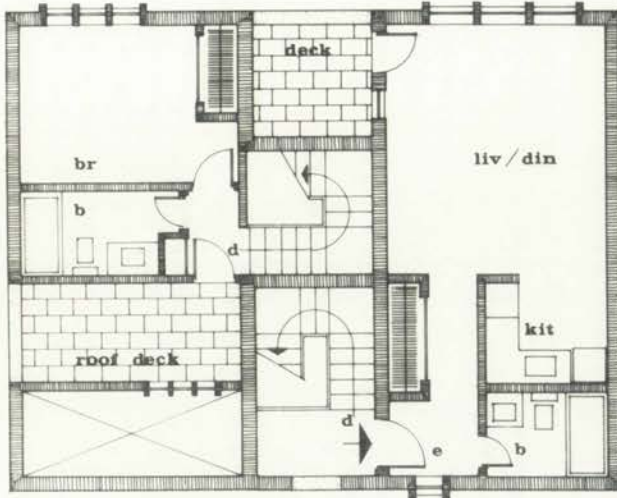
THIRD FLOOR PLAN
1/4" = 1'-0"



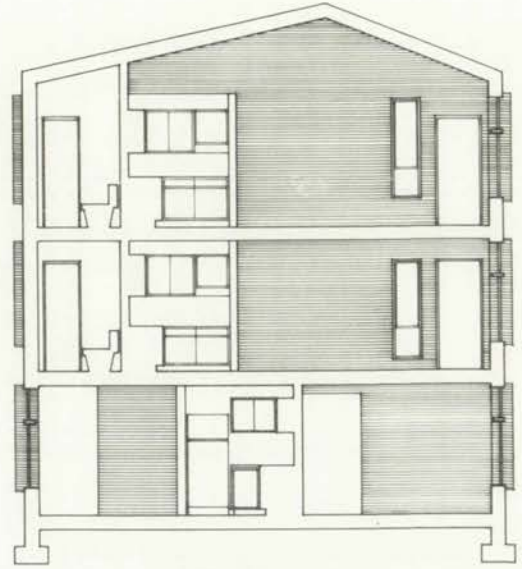
SECTION 1

HOUSING	TYPE	C
1 - 2	BEDROOM	UNIT
2 - 1	BEDROOM	UNITS

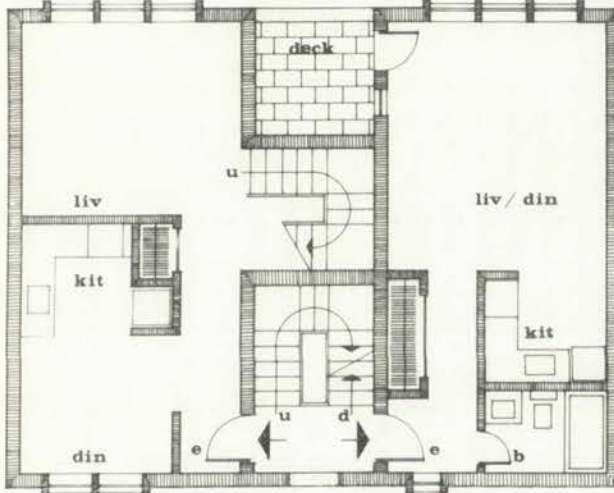




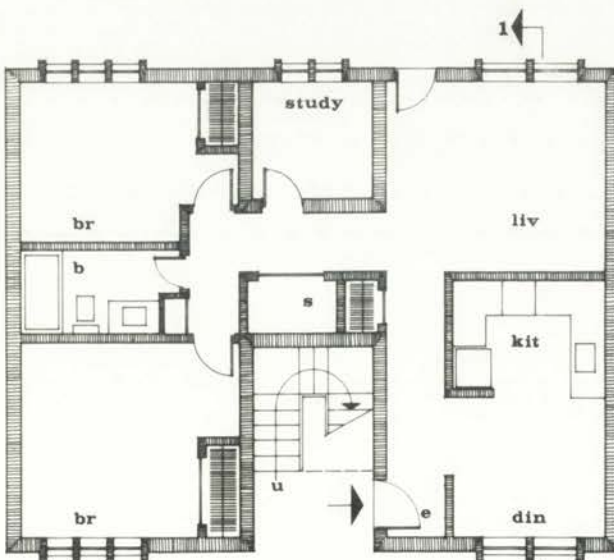
THIRD FLOOR PLAN
1/4" = 1'-0"



SECTION 1



SECOND FLOOR PLAN

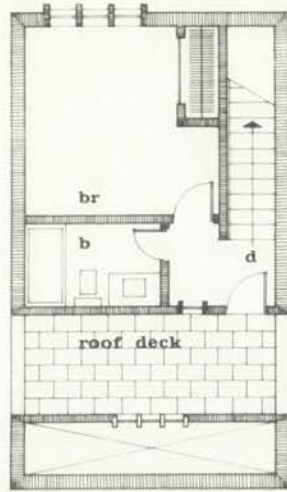


GROUND FLOOR PLAN

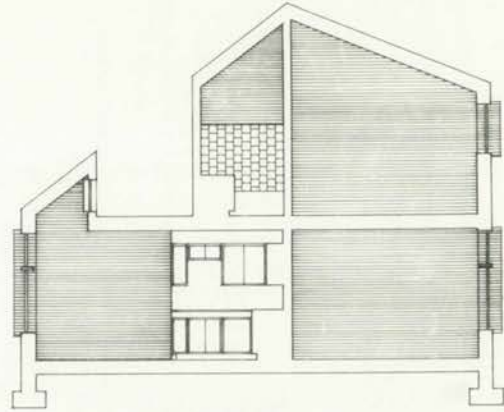
HOUSING TYPE D

- 1 - 2 BEDROOM UNIT
- 1 - 1 BEDROOM UNIT
- 2 EFFICIENCY UNITS





SECOND FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$



SECTION 1

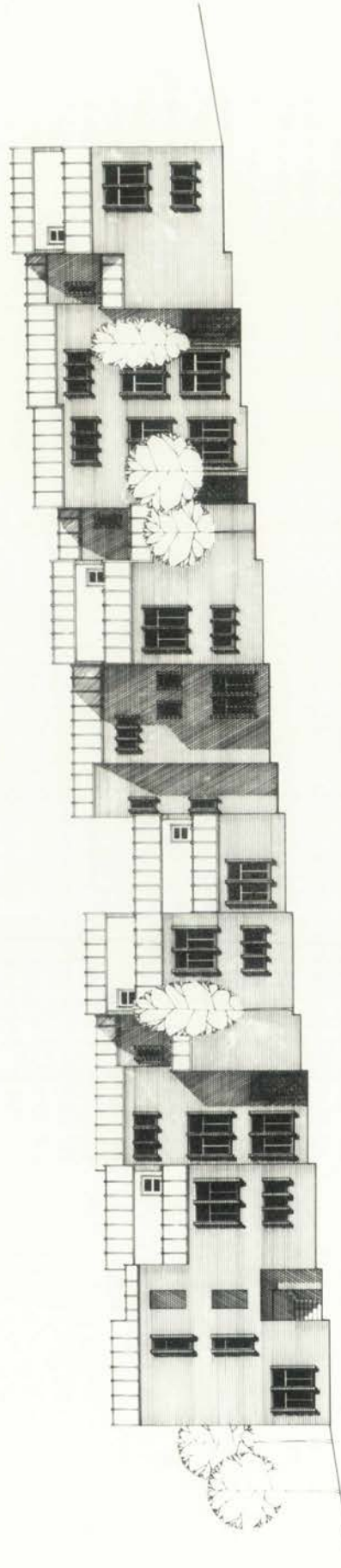


GROUND FLOOR PLAN

HOUSING TYPE E

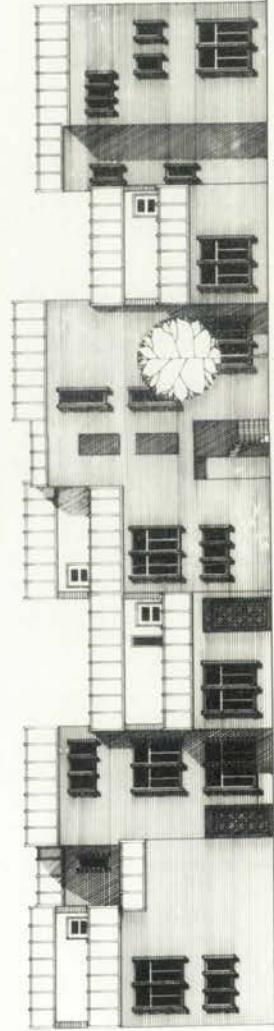
1 - 1 BEDROOM UNIT

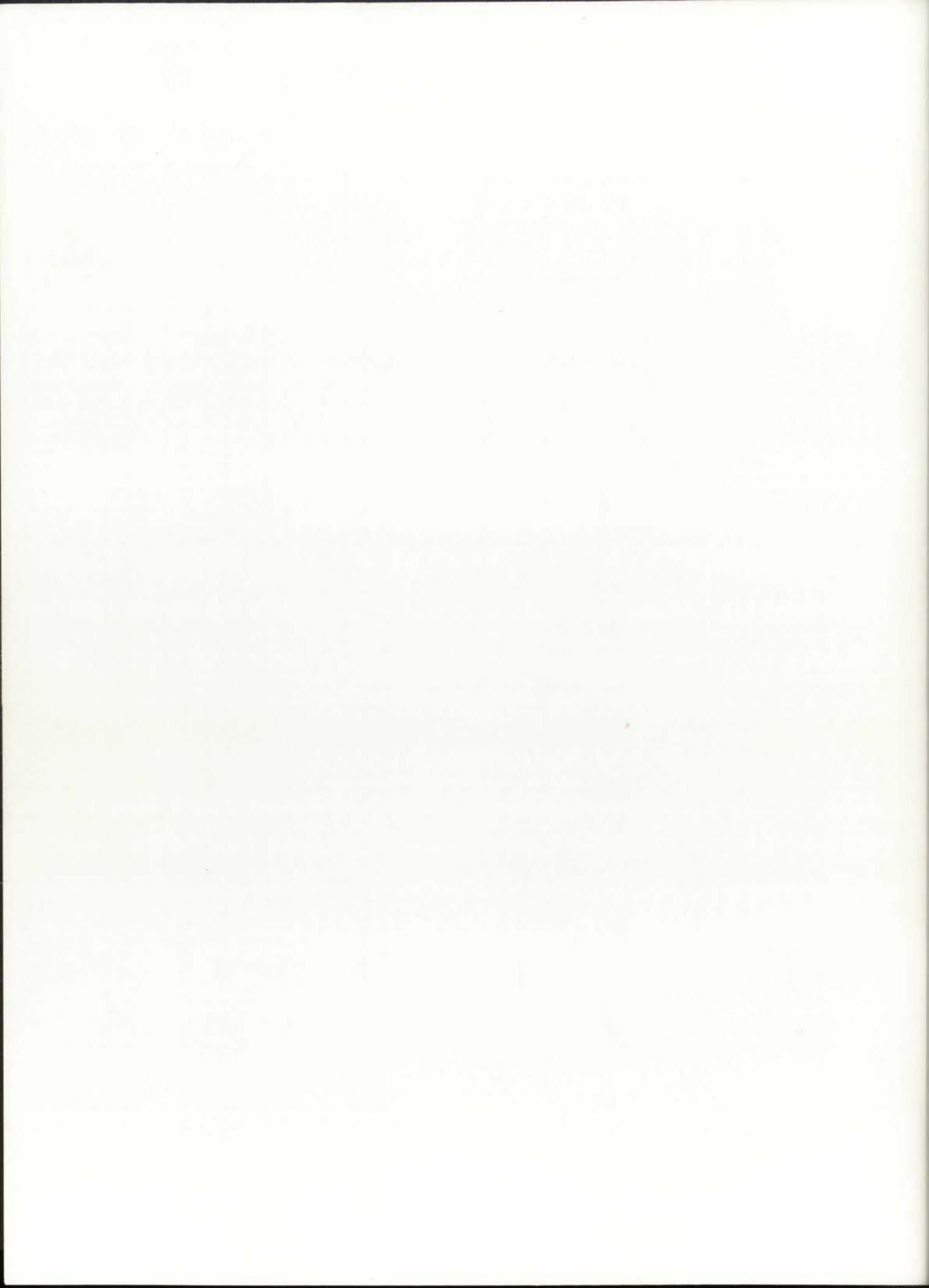


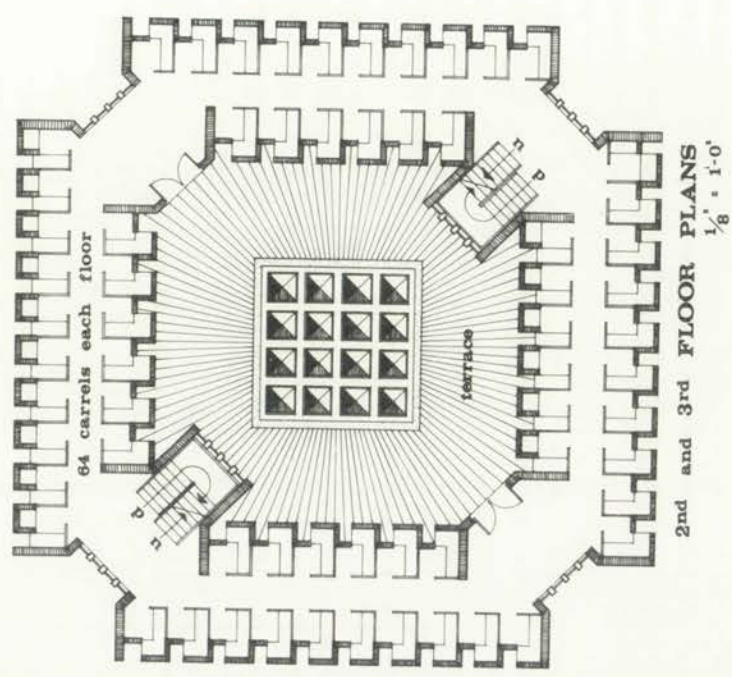


HOUSING ELEVATIONS

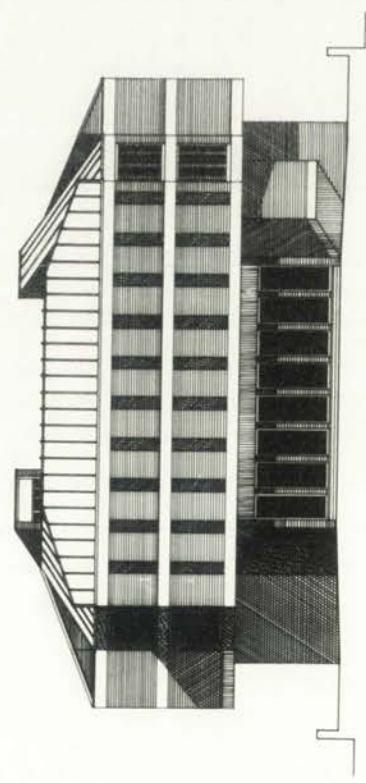
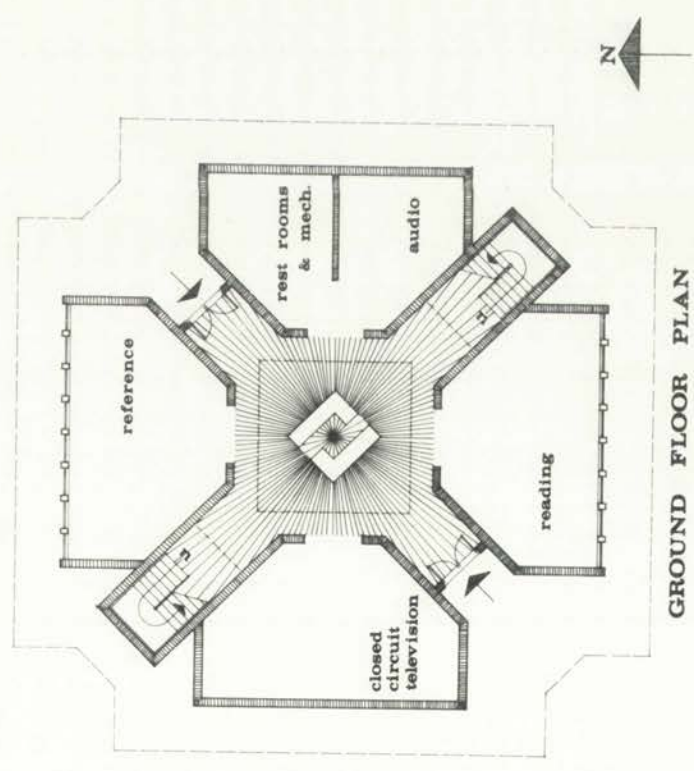
$\frac{1}{8}'' = 1'-0''$

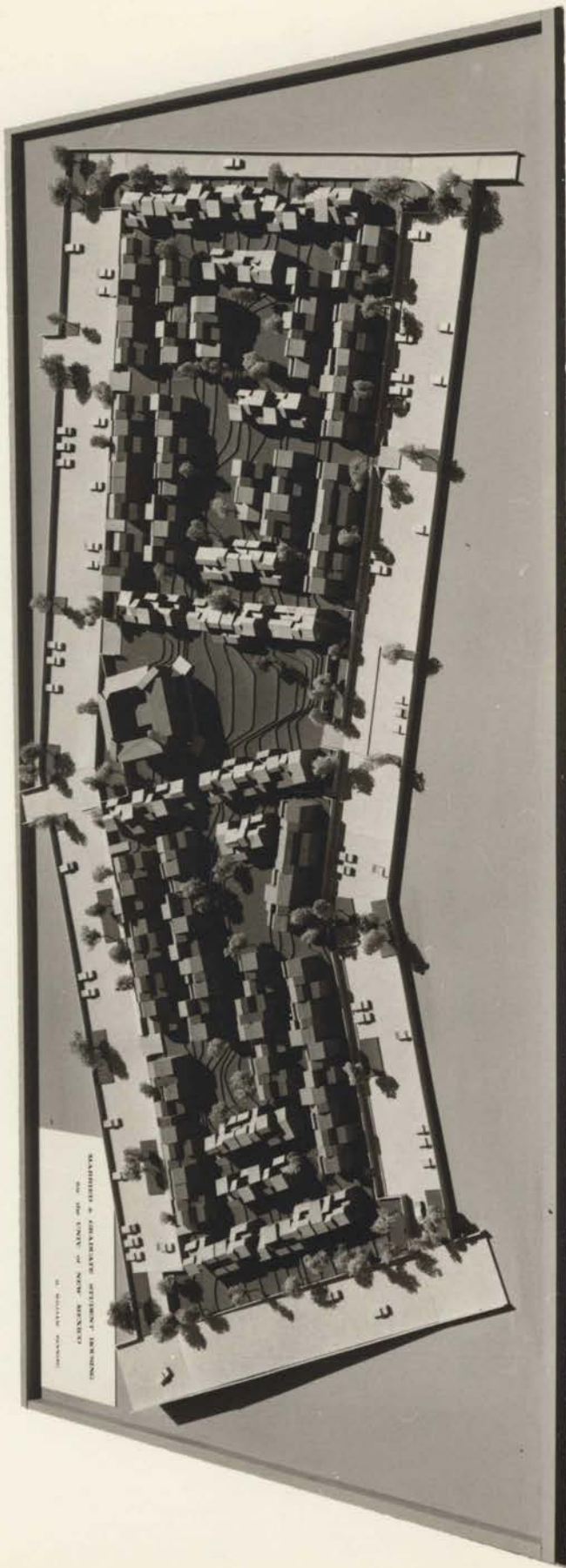






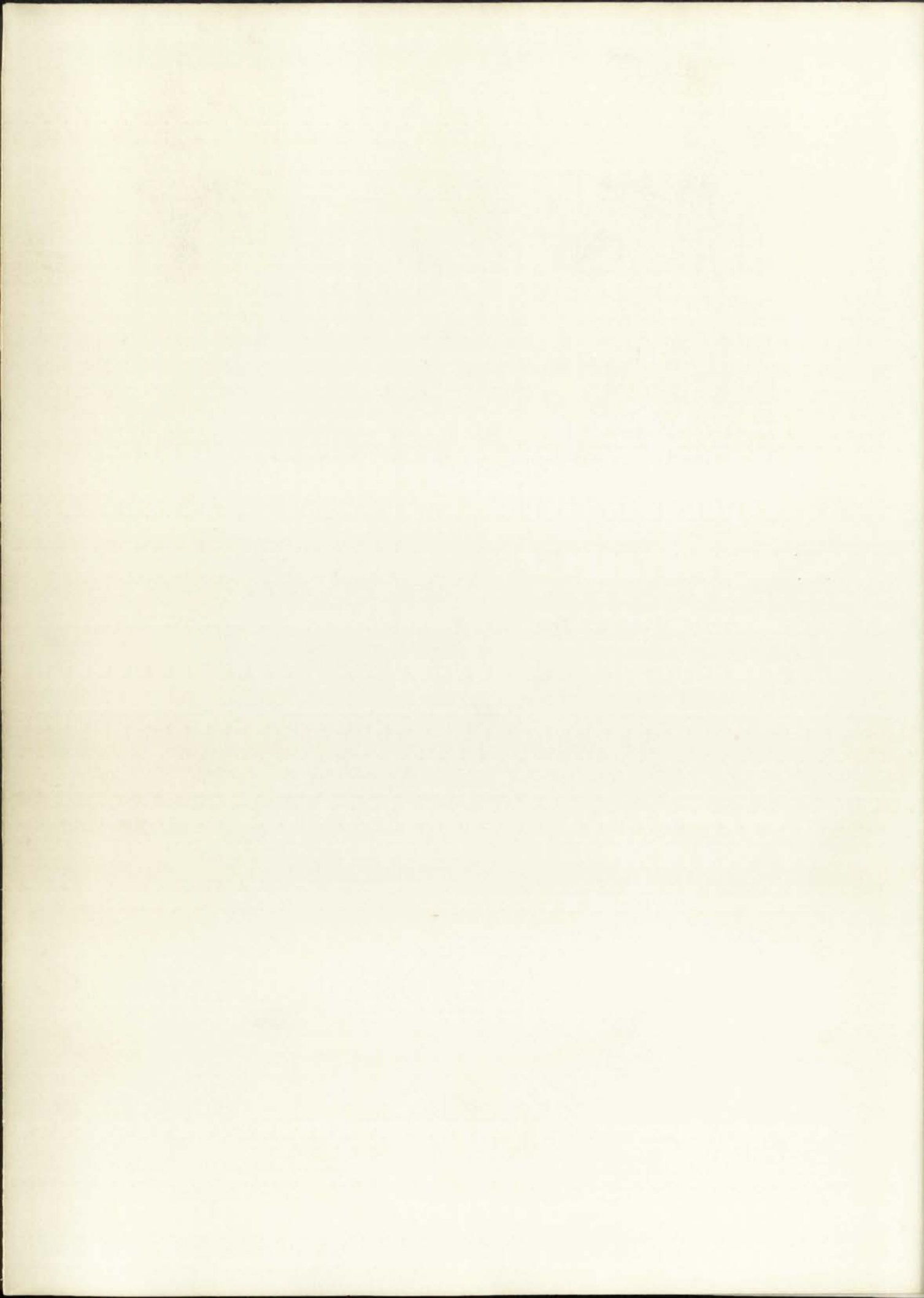
STUDY CENTER





PROPOSED DEVELOPMENT OF
RESIDENTIAL AREA AT ANGLIA HILL
DUNDEE, ABERDEENSHIRE, SCOTLAND





FOOTNOTES

¹Reeves, F. Blair: "Housing for Married Students: Problems and Solutions." A.I.A. Journal, Sept., 1963, p.84.

²Ibid.

³Ibid. p. 86-87.

⁴Ibid. p. 85.

⁵Ibid.

⁶Ibid. p. 90.

⁷Riker, Harold C. with Lopez, Frank G: "Housing for Whom" College Students Live Here, 1961, p. 20.

⁸Ibid. p. 11.

⁹Reeves, p. 89.

¹⁰Riker, Harold C. with Lopez Frank G. "What Kind of Housing" College Students Live Here, 1961, p. 55.

¹¹Riker, "Housing for Whom"p.9.

¹²Reeves, p. 84.

¹³Ibid. p. 88.

¹⁴Ibid. p. 87.

FOOTNOTES

¹ Reeves, T. Blair: "Housing for Warped Citizens: Programs and Solutions." A.I.A. Journal, Sept., 1961, p. 34.

² Ibid.

³ Ibid. p. 35-37.

⁴ Ibid. p. 37.

⁵ Ibid.

⁶ Ibid. p. 30.

⁷ Riker, Harold G. with Lopez, Frank G.: "Housing for Whom? College Students Live Here, 1961, p. 20.

⁸ Ibid. p. 11.

⁹ Reeves, p. 39.

¹⁰ Riker, Harold G. with Lopez, Frank G.: "What Kind of Housing? College Students Live Here, 1961, p. 22.

¹¹ Riker, "Housing for Whom?" p. 9.

¹² Reeves, p. 34.

¹³ Ibid. p. 38.

¹⁴ Ibid. p. 37.

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- "Harvard's New Married Student Housing." Progressive Architecture, December, 1964, p. 122-133.
- "Married Students Housing at M. I. T." Architectural Record, March, 1963, p. 140-141.
- Reeves, F. Blair: "Housing for Married Students: Problems and Solutions." A.I.A. Journal, September, 1963, p. 85-90.
- Riker, Harold C. with Lopez, Frank G.: "Housing for Whom" College Students Live Here, 1961. p. 12-34.
- Riker, Harold C. with Lopez, Frank G.: "What Kind of Housing?" College Students Live Here, 1961, p. 35-57.
- "The New Row House." Progressive Architecture, August, 1964, p. 116-165.

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"Common Housing: Contemporary Version." Architectural Record, Aug. 1956, p. 198-200.

Farmer, Margaret: "Dormitories, Bricks and Mortarboards." 1964, p. 97-100.

"Harvard's New Married Student Housing." Progressive Architecture, December, 1964, p. 132-133.

"Married Students Housing at M. I. T." Architectural Record, March, 1968, p. 140-141.

Reeves, F. Blair: "Housing for Married Students: Problems and Solutions." A.I.A. Journal, September, 1963, p. 85-90.

Riker, Harold G. with Lopez, Frank G.: "Housing for Whom?" College Students Live Here, 1961, p. 12-34.

Riker, Harold G. with Lopez, Frank G.: "What Kind of Housing?" College Students Live Here, 1961, p. 35-57.

"The New Row House." Progressive Architecture, August, 1964, p. 118-125.

Madame Bonnet

TABLE OF CONTENTS

