The Architect's Newspaper

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Dennis Crompton, Archigram's archival "keeper of the flame," dies at 89 page 8

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CCA's *To Build Law* follows the start of a pro-renovation campaign in Europe page 81

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SEEKING HOME IN AMERICA

The housing crisis shapes how we live today. Across this issue, *AN* covers a variety of topics—policy, single-stair code reform, office-to-residential conversions, affordable housing, ADUs, duplexes, and more—in search of solutions.

ROBERT DEITCHLER

TWENTY TO WATCH

Our inaugural list celebrates rising residential architecture design talent in New York. **Read on page 27.**

After City of Yes, What's Next?

It's a good time to be a New York architect, potentially. The 2025 mayoral race is heating up, and housing is expected to dominate the debate stage given the city's affordability crisis. If the candidates are to be believed, tens or even hundreds of thousands of new units will begin construction under their watch, should they be elected.

The numbers are eye-catching in a city beset by bureaucratic stumbling blocks to creating new housing and updating old stock. Mayor Eric Adams set the tone with his City of Yes series of zoning changes, which were modified and then approved by the city council in December of last year. City of Yes aims to deliver 82,000 new homes by 2040, said Adams, who is campaigning on this and other promises to improve access to affordable housing while also making it easier to build and complete residential projects.

His competition is stumping on housing issues too. **continued on page 10**

Pitch Perfect in NoBo

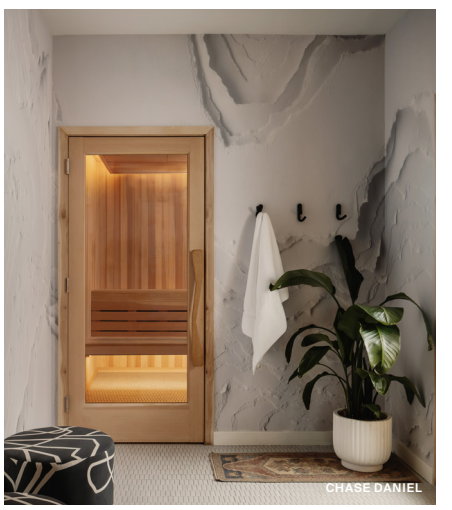
BRUCE DAMONTE

WORKac's North Boulder Library opens in Colorado. **Read on page 12.**

Awesome and Affordable

Los Angeles faces a huge housing crunch, with thousands of people living on the streets and numerous low-income workers unable to afford market-rate rentals or mortgages. Absent a large-scale housing program, dedicated developers and designers are piecing together residential solutions on infill sites that model high ideals. They often confront complex financial and political challenges, along with resistance from neighbors. To allay concerns, explain challenges, and elevate appreciation for affordable housing in Los Angeles, Friends of Residential Treasures Los Angeles (FORT: LA) and Frances Anderton created *Awesome and Affordable: Great Housing Now*, a multiplatform project that includes an explainer about L.A.'s housing unaffordability and ways to tackle it (The Case for Great Housing); a *Housing Terminology Playbook*, written by David Kersh, that unpacks the policies, laws, and players underlying **continued on page 21**

Amenity Now


CHASE DANIEL

Architects share how they design shared spaces within multifamily projects. **Read on page 24.**

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Home Construction

Case studies and products.
Read on page 51.

KRIS TAMBURELLO

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A Tropical Outpost

STRANG builds a resilient family residence to withstand storms while making the case for environmental modernism.

Architect: STRANG
Landscape design: STRANG
Interior design: Slokkers Design
Structural engineer: G2 Consulting
MEP engineer: JWL (electrical)
General contractor: Tri-Tech Construction

Windows and doors: ES Windows
Roofing: Kemper
Lighting: Coastal Systems (exterior)
Appliances: Gaggenau
Fixtures: Plumbing fixtures by CEA, toilets by Duravit

KRIS TAMBURELLO

Max Strang had a distinct advantage when designing this single-family residence in the northern Florida Keys. The secluded 2-acre site is surrounded on three sides by beach and tropical forest, with the Atlantic Ocean glistening from the shoreline. “Privacy was not a concern at all,” the architect, principal of Florida-based STRANG, told *AN*. “Every now and then you get some boats through there, but it’s wide open.”

The location, and lack of constraints, allowed Strang to flex the principles of what he calls environmental modernism, a site-driven, climate-conscious approach with a reliance on local materials where appropriate. For this project, the philosophy invited the use of coral rock along the base and an abundance of windows to connect the built and natural environments. It also prompted elevating the 2-story house 10 feet above the sands on cylindrical concrete columns, creating pathways for storm surges with the intention of preventing damage in the event of sea level rise and from the increasingly powerful hurricanes that regularly threaten the region. The structure and property necessitate a focus on resiliency.

“What drives it—and what drives a lot of our work—are the passive design features and keeping the house very narrow,” Strang said. “You can maximize the daylighting, the cross-ventilation, and the connection to the outdoors.” The house also features a curvature that Strang said is “unusual” for his firm but operates “in response to the site and the prime views.”

The Van der Vlugt Residence, built as a primary residence for a family whose children attended the same school as Strang’s, is a 5,800-square-foot, 3-bedroom, 2-office showcase of the architect’s philosophies. Its somewhat austere aesthetic represents design choices, including sly references to the famed Sarasota School of Paul Rudolph and Gene Leedy, such as using the space beneath the house as a covered outdoor living area. Strang described the house as “pretty raw aesthetically,” because of the exposed concrete, though he noted that the board-formed treatment provides texture; the feature is used throughout the interior as well, complementing the minimalist design by Dutch designer Loes Slokkers.

The breezeway, or “outdoor foyer,” as Strang called it, serves as the main entry to an open-air spiral staircase finished in microcement that ascends into the main level. “About halfway up the lower portion of the stairs, there is the door that takes you inside the house itself,” Strang said. “That puts you in the great room; the staircase actually divides the living room from the kitchen and dining room.” Past the living room, on the main floor, is an owner’s suite with a bathroom placed at the end of the house, a counterintuitive move, according to Strang. This allowed for the bed to be placed centrally, offering panoramic views of the Florida Straits. “It’s a really sexy master bedroom,” Strang said.

Upstairs, the second level features two children’s bedrooms and a main office with a covered terrace and spectacular ocean views.

The impact of these views would have been lessened had the house been built at ground level with less sturdy materials. Strang addressed the need for Florida architects to account for sea level rise and storm surge at an Archtober event with *AN* executive editor Jack Murphy at DOM Interiors last fall. It was also an urgent topic in his 2023 monograph *Subtropic: The Architecture of [STRANG],* in which he wrote, “The rewards for building higher clearly outweigh all the upfront costs.”

Heat and sunshine are other factors that influenced the design and materials at the Van der Vlugt Residence. Louvered screens and overhangs throughout the exterior help with shading and cooling, while the floor-to-ceiling windows are impact glass built to withstand hurricane-force winds; for particularly exposed windows, wood slats offer extra protection.

“This is not your typical Keys house,” Strang said, alluding to the traditional beach shack look of much of the regional architecture. “This one’s going to be here a lot longer.” **Richard Martin**

Above: STRANG positioned the house on cylindrical concrete columns 10 feet above the sand to account for sea level rise and storm surges.

Right: A spiral staircase finished in microcement acts as a sort of joint connector for the home’s curvature.

Below: Floor to ceiling impact windows showcase the tropical views while providing a buffer from high winds.

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