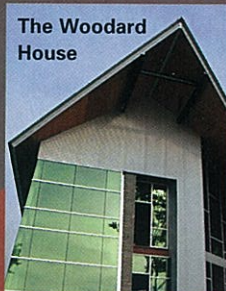


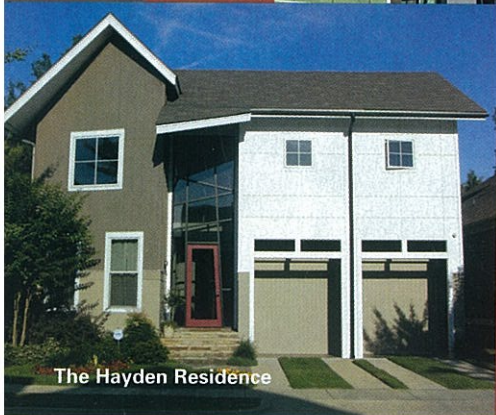
## And Now for Something A Little Different

"We [archimania] seem to attract forward-thinking clients that are interested in art and good design. Our clients are generally looking to make a strong and sensible aesthetic statement with their home."

• Todd Walker, principal, archimania



The Woodard House



The Hayden Residence

Downtown residences are some of the most stunning and varied in the city. From hip lofts to zero-lot lines, converted warehouse spaces to condos and apartments, Uptown's affordable single and multifamily housing to Greenlaw's fixer-uppers, whether you're a single looking for an easy-to-maintain home or a six-member family looking for a true neighborhood and even some greenspace, it's all here.

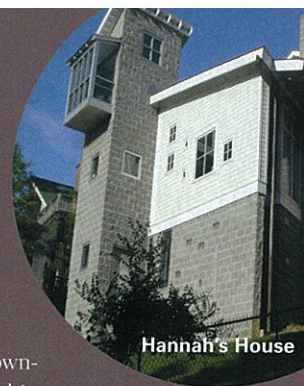
New construction seems to be happening in every area Downtown, but certain places really stand out. They might not be the biggest or most expensive, but they are works of art in their own right.

All three of the homes pictured are in the modern vernacular style, and all were designed by archimania, the Downtown architecture firm that celebrates 10 years in business this year, but each is singular in design. Who are the families that build and live in these modern masterpieces? They're families like any other, says archimania principal Todd Walker, but families that have a very good idea of what they want their dream home to look like.

"Our clients usually have an idea of what they want when they come to us, but that's not always the case," explains Walker. "Owners that give us the latitude to create are naturally more interested in artistic expression or architectural interpretation of their end product. We see it, literally, as a product."

Walker and his associates have served these artistic clients all over the city, but Hannah's House, the Hayden residence, and The Woodard house are all new additions to the Downtown landscape. "Downtown homeowners seem to be more open and progressive about what the end product is," notes Walker. "They are interested in creative and sensible design as it relates to the fabric of the city."

But, it seems that with all the new construction happening these days, both commercial and residential, Downtown's fabric is getting stretched pretty thin. According to Walker, that might just be a good thing. "It does seem like the construction of new homes is never ending, but sooner or later, the need will be filled. I anticipate there will be a shift in Downtown towards better quality construction, as well as efficiency apartments or condos."



Hannah's House

What makes a community appealing, attractive, and economically sustainable over time? According to architectural and development experts, it's "new urbanism," and the pros refer to Memphis examples like Harbor Town, South End, South Bluffs, Uptown, and the AutoZone Ballpark District when discussing the hot topic.

What exactly is this new urbanism? It's the term used by developers and architects when creating better neighborhoods and communities through appropriate, sustainable design. Its advocates tout the restructuring of public policy to support the following principles: diversity in both use and population of neighborhoods; communities designed for the pedestrian as well as the car; and urban places framed by architectural and landscape design that celebrate local history, climate, ecology and building practice. If the term seems a bit new-fangled for you, architect Carson Looney has an alternative: "D.G.G.P." or "dad-gum good places." No matter what you call them, they're built on the concepts of diversity, accessibility for both pedestrians and automobiles, and architectural and landscape design that celebrates local history, climate, ecology, and building practice.

In April 2005, a national conference on new urbanism was presented in Memphis by the Seaside Institute and Looney Ricks Kiss Architects (LRK). Among the participants and sponsors were Belz Enterprises, Boyle Investment Company, Henry Turley Company, Wells Fargo, the Center City Commission, and Poag & McEwen Lifestyle Centers. The conference aimed to highlight what works and

what doesn't when planning new communities, such as Harbor Town, or revitalizing older communities, such as the Uptown project, which transformed dilapidated older homes and public housing into a new, mixed-income neighborhood.

Approximately 150 people attended the conference, coming from Alabama, Florida, Georgia, Mississippi, Texas, Virginia, and cities throughout Tennessee to soak up advice from local leaders. Carol Coletta, executive director of the Mayors' Institute on City Design, served as moderator. Representatives of several successful projects discussed their works including Harbor Town — a vision born in 1987 when Henry Turley and his team began to buy property on Mud Island with plans to develop a unique, mixed-use, traditional residential community. Carson Looney and Tony Bologna, principal of Bologna & Associates, with panelists Jack Belz, John Dudas, and Henry Turley, made the case for Harbor Town. "We had to blaze some new trails and do a lot of things

## NEW URBANISM

— (n) a diverse, pedestrian friendly neighborhood that will stand the test of time 2. a dad-gum good place (v) the act of creating such a community

SEE ALSO: Harbor Town, Uptown