

# Big City, Tiny House

by

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Master

in

Architecture

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## **Abstract**

This thesis proposes an urban interpretation of the contemporary minimal-existence movement proposed by the Tiny House manifesto. Baltimore Maryland with its prolific and predominant row-house typology was selected as the host city. Built as traditional harbour-worker housing, Baltimore's row-houses have become derelict in large numbers as developers and officials look for viable solutions. In an attempt to curb urban decay and to promote inner-city renewal, the Tiny House principles are interpreted as alternative ways of dwelling in urban neighbourhoods.

An urban mapping and analysis of some of Baltimore's key central neighbourhoods reveals the diversity of the communities and their inhabitants. The Tiny Urban House, proposed in this thesis project, will therefore reflect this diversity while proposing an alternative model for the rehabilitation of decaying row-homes and the renewal of fading communities.

## **Acknowledgements**

First and foremost, to my advisor, Yvan Cazabon, whose stories and suggestions provided not only entertainment but infinite wisdom that guided us throughout the year. Somehow Yvan possesses the ability to provide motivation and inspiration every week, even when there is none within myself. The work continues however, as my summer movie and reading list is now quite extensive after so many discussions.

Thank you.

To my thesis group, Paige and Ulrich, who acted more than just friends but a support system when the stress became unbearable. Being a part of your process as well allowed me to learn about different topics and ways of representation that are representative of self, that have helped me to define my own style.

Thank you.

To our thesis group, whose collective ideas, imagination and energy helped carry all of us to the finish line. As much as we pushed our own agendas, the atmosphere that was created in studio created a united push to motivate ourselves.

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**Illustration 1** Baltimore Rowhome depicting the present, and a mural depicting a possible future.

## **Introduction**

Minimal living as an idea is not new. The Germans implemented the notion as part of The New Objectivity in the 20s. Existenzminimum (how to design for the most efficient, minimum dwelling standards) looked at affordable housing in the wake of WWII. Today, the average residential floor space per person in Hong Kong is 15 square meters (161 square feet).<sup>1</sup> The difference between these examples and the Tiny House Movement is the later's conscious decision to change one's life, and the mindful choice to filter out the noise of life to focus on what is important. Downsizing one's living space when larger luxury spaces are available is reflective of a personal realization to raise above the restraints placed upon us since birth by a system meant only to serve itself.

“It’s not about compromising how you live, it’s about figuring out how you live and how you can make that better.” -Tiny House Owner

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1. Wilson, Lindsay. “How Big Is a House? Average House Size by Country.” Shrinkthatfootprint.com.



\*Folds 1-5  
Accordion Fold

1. Fold away  
along ridge

3. Fold over  
along ridge

5. Fold over  
along ridge

4. Fold over  
along ridge

2. Fold away  
along ridge

Average Residential Floor Space Per Person Per Country

15m <sup>2</sup> (161 sqft)	Hong Kong
20m <sup>2</sup> (215 sqft)	China
22m <sup>2</sup> (236 sqft)	Russia
31m <sup>2</sup> (333 sqft)	Italy
33m <sup>2</sup> (355 sqft)	United Kingdom
35m <sup>2</sup> (376 sqft)	Japan
35m <sup>2</sup> (376 sqft)	Spain
40m <sup>2</sup> (430 sqft)	Sweden
43m <sup>2</sup> (462 sqft)	France
45m <sup>2</sup> (484 sqft)	Greece
55m <sup>2</sup> (592 sqft)	Germany
65m <sup>2</sup> (700 sqft)	Denmark
72m <sup>2</sup> (775 sqft)	Canada
77m <sup>2</sup> (828 sqft)	United States
89m <sup>2</sup> (957 sqft)	Australia

\*An assumption based off of average family size and average family floor space  
Sources: Commsec, RBA, UN, US Census

Within our limited freedoms, we have the freedom to consume, but it is consuming us. In an attempt to free oneself from the necessity of consumption as the substance of one's life through minimizing it. The focus is a shift from consumption of objects to the consumption of experiences. With the reduction of space, the question is raised where to stop? With the rise of the social, according to Arendt, the public and private have been erased to leave only the social and the intimate left. The intimate, something that can be made, expressed and witnessed within the social, need a place to escape the publicity and constant barrage of the social. If intimacy is a state that requires one to stay, to be set at peace, then it is a key element in dwelling. The key is then to define what is required to be a modern day dwelling, and what space is required for an individual or a family to be intimate with their surroundings, themselves, and each other. With the reduction of space, the urban context within this housing exists has different demands. The reason minimal living as an idea can even be advocated, is the idea that the city acts much like a household. Without a traditional living room, the city becomes your living room.

**Tiny House Precedents**  
Tiny Houses come in all shapes and sizes. The stereotypical form chosen by most owners is the iconic pentagonal house form. The added interior height allows for a loft style "bedroom" on top of the living functions below. The other element found in many Tiny Homes is the foundation of a trailer base. The trailer allows for easy movement of the home to and from locations; however, the goal is to park the home, similar to that of a trailer in a trailer park. Mobility is necessary as many Tiny Homes are placed off the grid, on rented property or as ADUs (accessory dwelling units).

**Tiny House Precedents**  
After the initial boom of the movement, followers of the movement are diversifying in age, location, and family size. No longer the lone wolf looking to escape society, Tiny Homes are starting to appeal to small families, seniors, athletes and even college students.

"I feel like it's something a little closer to the truth of existence." - Mike Basich, Professional Snowboarder and Tiny House Owner

In Building Communities by Johnston Birchall, he identifies a simplified list of 4 types of people involved in the housing process: Individualists, Pluralists, Collectivists and Communitarians. Each group has their own opinion about what human nature is. Individualists believe that humans are inherently competitive. Pluralists believe that the aim of human nature should be to produce better people. Collectivists believe that the masses are the key to the future and say co-ops play a small role. Communitarians believe that humans are inherently co-operative. As described here, not everyone is interested in a lifestyle that makes an individual more dependent on other people, and that is why the Tiny life is not for everyone.

**Baltimore**  
Universities  
Entrepreneurs  
Tiny House  
Urban Farming  
Quality vs. Quantity

PrecedentSide

**Illustration 3 Tiny House Packet Side 2.**

## **The Movement: The Tiny House**

House: (Noun)

a building for human habitation, especially one that is lived in by a family or small group of people.

Home: (Noun)

the place where one lives permanently, especially as a member of a family or household.

What is needed for a house to become a home? What are the requirements? In the past, all that was needed was a space that could be designated as private. Today, the public has overtaken the private, and now something else, something more genuine is sought. Hannah Arendt argues that a home's characteristics, rather than simply the designation of the private and public, are now defined by its social and intimate delineations.<sup>2</sup> The intimate is required for a home as a space for refuge from the social, a space to be true to oneself.

The Tiny House Movement (also known as the Tiny Life) encourages people to downsize their lives, and especially their living footprint. The goal is to help those who partake to redefine what a house is, and hence what a house means, to them. People join the movement for various reasons including environmental awareness, personal freedom, affordability, and a willingness to change their lives.<sup>3</sup>

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2. Arendt, Hannah. *The Human Condition*.

3. "What Is The Tiny House Movement?" *The Tiny Life*.

The Tiny House movement can be articulated by three core concepts: Responsibility, Connection, and Independence. Regardless of context, from remote locations, to dense downtown metropolitan areas, family or individual, these are the tenets that must be truly present in order to follow the movement.

### **Responsibility and Nature**

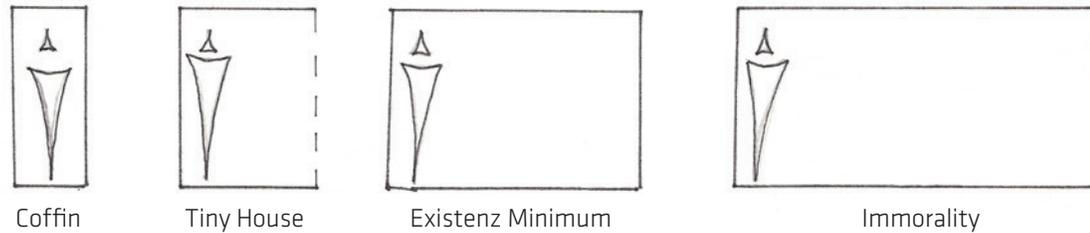
Responsibility is inherent in the desire for reduction of space as it leads to a particular life style, but also reflects a degree of respect for nature and one's relationship to space itself. Inhabiting deficient space can be physically and psychologically suffocating, but excessive space consumption is environmentally irresponsible and immoral.

### **Connection & Community**

Connection is displayed as a result of independence and interdependence. With the reduction of space and distinctive needs, the urban context within which this housing is proposed has different, perhaps more refined, demands. Less personal space encourages one to become more connected with one's surroundings, stimulating stronger community ties and relationships. Minimal living, as a concept, can be advocated based on the idea that the city, like a household, provides for the needs of individuals and the collective alike.

### **Independence & Consumerism**

Independence is reflected in the attempt to free oneself from the pressures of consumption, deflecting its importance as the substance of one's life through minimizing it. The focus is a shift from consumption of objects to an engagement with experiences.



**Illustration 4** Tiny Living exists inbetween claustrophobia and the average home.

Within our limited freedoms, we have the freedom to consume, but it is consuming us. Scaling back is an attempt to free oneself from the necessity of consumption as the substance of one's life through minimizing it. The focus is a shift from consumption of objects to the investment in experiences. With the reduction of space, the question is raised where to stop? According to Arendt, with the rise of the social, the public and private have been erased to leave only the social and the intimate.<sup>4</sup> The intimate, something that can be made, expressed and witnessed within the social, needs a place to escape the publicness and the constant barrage of the social. If intimacy is a state that requires one to stay, to be set at peace, then it is a key element in dwelling. The challenge then is to define what is required to be a modern day dwelling, and what space is required for an individual or a family to be intimate with their surroundings, themselves, and each other. With the reduction of space, the urban context within which this housing exists has different demands. Minimal living as a concept and new typology can be advocated is based on the idea that the city acts much like an extended household. Without a traditional living room, the city becomes the Tiny House's living room.

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4. Arendt, Hannah. The Human Condition.



**Illustration 5** Federal Hill envisioned as a Tiny Dweller's Dining Room.

## Tiny Manifesto

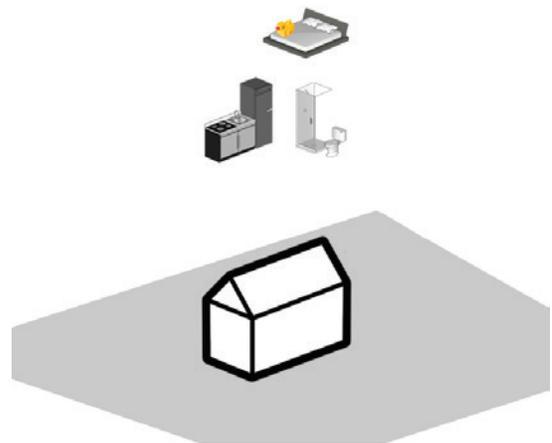
Mitchell Mast, Nicholette Codding  
OurTinyHome.com

“Because we wish to be free of the chains of debt... that... ultimately keep us tethered to a system of money and greed.”

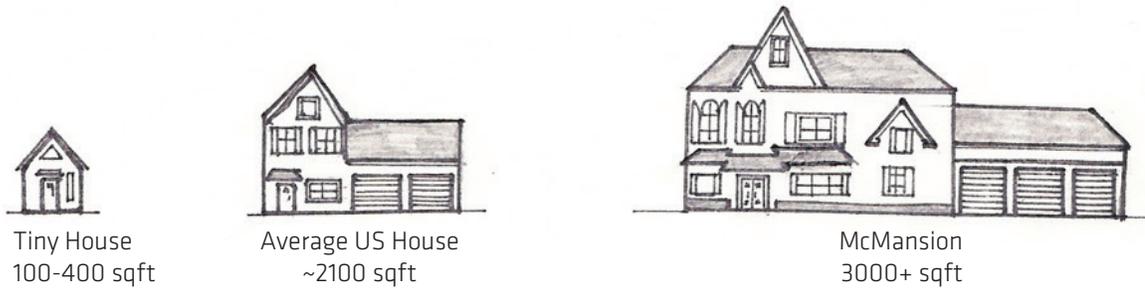
“Because we understand the impermanence of this life, and value ‘Quality of Life’ over ‘Quantity of Possessions.’”

“It is our intention that we experience a heightened connection with our community as we depend largely on experience, materials, and assistance from the people who surround us.”

“It is our intention that this ‘Tiny House’ serve as a vehicle to take us further down our value paths. And that path should include helping others, caring for and cultivating the land which sustains us, creating beautiful art, and living a lifestyle that is in harmony with the values of nature.”



**Illustration 6** Less space, Less stuff. What do we really need?

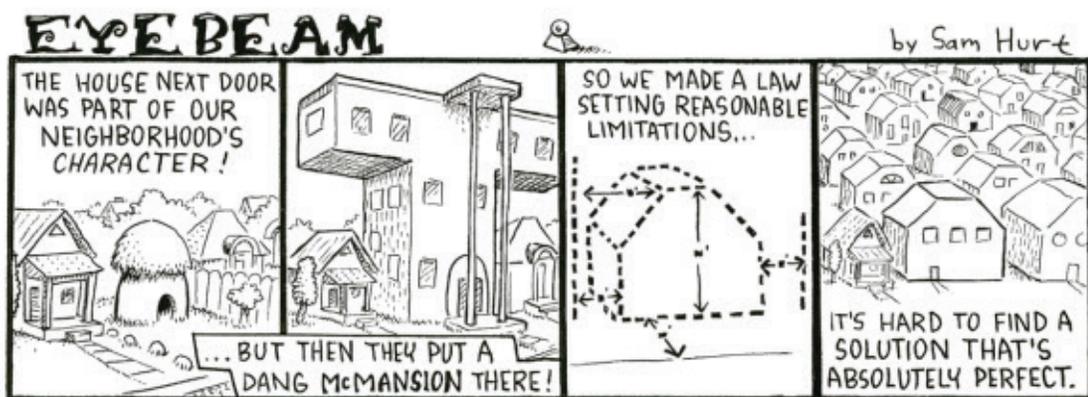


**Illustration 7** Sketch depicting the varying scales of modern homes compared to the typical Tiny Home.

### Current Trends in Housing

Apparently size matters in North America's views regarding housing. The "American Dream" is still alive and booming with the continuing growth of McMansions. The average US house measures approximately 2100 square feet, whereas a McMansion is anything over 3,000 square feet. The development and popularity of these homes demonstrates consumerism's mantra of "Bigger is Better." Tiny Living acts in stark contrast by containing the home from 100-400 square feet.

"I feel like it's something a little closer to the truth of existence." - Mike Basich, Professional Snowboarder and Tiny House Owner



**Illustration 8** Comic depicting the nature of McMansions, especially where they do not belong.



**Illustration 9 Two sides to the movement: the Lone-Wolf and the pocket community.**

### Tiny House Precedents

After the movement's initial boom, Tiny House adopters have been diversifying in age, location, and family size. No longer the lone wolf looking to escape society, Tiny Homes are beginning to appeal to small families, seniors, athletes and even college students.

Community engagement is a large aspect of the Tiny Living movement. In contrast to Tiny houses that are situated as off-grid, standalone homes, Tiny Living communities are situated within a cluster or grouping, surrounded by other tiny homes. Owners within these clusters stick together because they share similar life philosophies, while benefiting from the support of other like-minded people. Varying types of grouped communities have been built based on experimental models including intentional communities, eco-villages, cohousing, land trusts, communes, and student co-ops, to name a few. Eco-Villages and co-housing are the most dominant forms within the Tiny House communities in North America. Eco-Villages commit themselves to living in an ecologically, economically, culturally and spiritually sound way. The Cohousing model revolves around the idea that each individual or family owns their own home, but share certain amenities and resources like kitchens or game rooms, with neighboring families.<sup>5</sup>

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5. "Ecovillage, Intentional Community, Cohousing, Cooperatives, Sustainable Community." PlanetFriendly Guide to Community.

Tiny Houses come in all shapes and sizes. The stereotypical form chosen by most owners is the iconic pentagonal house form. The added interior height allows for a loft style “bedroom” on top of the living functions below. The other element found in many Tiny Homes is the provision of a trailer base. The trailer allows for easy movement of the home to and from locations. The goal however is to park the home, in a similar manner as to that of a trailer in a trailer park. Mobility is necessary as many Tiny Homes are placed off the grid, on rented property or as ADUs (accessory dwelling units).

“The richer we have become materially, the poorer we have become morally and spiritually. We have learned to fly the air like birds and swim the sea like fish, but we have not learned the simple art of living together.”

-Martin Luther King Jr.



**Illustration 10** Renvisioning the Inner Harbor with Tiny Living.

Cover

# Baltimore



**Divided Baltimore**

If anything should be apparent by the other information supplied by the other packets, this should be that Baltimore is a divided city. Divided by race, income, location, and even the availability of necessities of life. The positive aspects of the city themselves are divided into different corners of the city, and are suffering as well. For many, Baltimore has been seen as a checkerboard. The white spaces are the prosperous areas that money continues to be poured into, and the black spaces... not so much. To those not from the area, walking through the city can seem shocking to see the distinct lines where one neighborhood ends and another begins.

The lines of division have grown because it has been the same neighborhoods that have been consistently pulled back. In the 50s and 60s, 80-90% of the 25,000 families that were displaced were black. The families were displaced so that the city could bring in highways, and schools, but of course not for them. "It's an irony, a fundamental urban inequality, created over the years by active decisions and government policies that have undermined the same people and sapped them of their ability to rebuild, that have again and again dismantled the same communities, each time making them socially, economically, and politically weaker."

TheWashingtonPost.com




Many issues in Baltimore arise from the disregard for the community. Trash can be found strewn across streets, parks, lawns and backyards. Rats rampant near any place with dumpsters. The start of the downfall of the rowhouse itself began with the occupants neglect for their home and their indifference towards the neighborhood. Once one became uninhabited, the effects were felt in the whole neighborhood. If a rowhouse lost structural integrity, the houses beside could be slowly dragged down as well, resulting in the loss of the entire block. When individuals become invested in their community as the rest of their household, rather than surrounding landscape, the city reaps the benefits. For example, the simple placement of a garden prevents much of the garbage that would normally accumulate on street corners. Partially because it is frequently maintained, but also because it has purpose, and therefore can be recognized as more than an urban trashcan.

In 1960, Baltimore was the nation's largest city with 940,000 people. Now the city has 622,000.

Over 16,000 Rowhouses stand vacant in Baltimore. This is just the official count. Some say upwards of 48,000 or 16% of the housing stock.

1 in 4 individuals living in Baltimore City live in a Food Desert.

90% of the jobs in Baltimore City are service oriented jobs.



Back Cover

**Baltimore City Neighborhoods**

Baltimore is a city of neighborhoods. With over 200 neighborhoods, each one is unique in its look, feel and history. The transitions from one neighborhood to the next can sometimes seem swift to those not from Baltimore, as they change every couple of blocks. The connections between neighborhood however, is lacking. For residents not owning a vehicle, it is hard to traverse the city, except for the few bus routes that are in place. A red line had been proposed and initially accepted, but the Governor disbanded the efforts. The East-West line would have been ideal to provide opportunities to those who cannot afford to drive to work. The alternate proposal was for the purple line, a line to connect Baltimore to the Washington suburbs.

A city in need of connection, transportation is a start. What is truly needed, is a reminder that these neighborhoods matter. A reinvigoration of some sort that can bring together the community as a whole again.



"Baltimore has more history and unspoiled charm tucked away in quiet corners than most American cities out in the spotlight."

-Bill Evans

As Bill Evans eludes to, Baltimore is a city of many hidden cultural gems. For instance, Baltimore is the location of the first Washington Monument. Placed in the center of Mt. Vernon, a prominent arts & historic district in Baltimore, stands a similar yet smaller Washington Monument to that in Washington D.C. Flanked on 4 sides by gardens, with a gothic church on one corner, the Walter's art museum on another, and the Peabody Library on a third. The Peabody Library is ranked as one of the most beautiful, and well hidden, libraries in the world. Speaking of churches, Baltimore is home to the 1st US Cathedral, the Baltimore Basilica. Important cultural figures from Baltimore include Babe Ruth, the famous baseball player, and Edgar Allen Poe, who owned and lived in Baltimore for a time.





120,000 Students and 14 Colleges in Baltimore and growing. Ranked 6th best 'Metroversity.'

The city is making efforts to deal with a handful of the vacant housing, many more still need to be dealt with.

Growing Urban Farming scene, backed by the city government.

Growing creative class and entrepreneurial community.

**Mass Exodus**

Since 1970, Baltimore's population has been slowly declining. In a large part, this has been caused by white flight to the suburbs. Caused by a variety of reasons, but mainly the prospect of the "American Dream." The loss of industry did not help the situation. When Bethlehem Steel, Maryland Shipbuilding and Continental Can moved out, most of the jobs left as well. Baltimore lost over 100,000 jobs between 1950 and 2000. Between the same 50 years, Baltimore's population dropped from 950,000 to 660,000. During the same time, the suburbs grew from 400,000 residents to 1.8 Million residents. The effects of this mass exodus are still being felt.

Putting Baltimore's People First, 2003

For More Information: (Bibliography)

Badger, Emily. "The Long, Painful and Repetitive History of How Baltimore Became Baltimore." Washington Post. The Washington Post, 29 Apr. 2015. Web.

Semuels, Alana. "Could Baltimore's 16,000 Vacant Houses Shelter the City's Homeless?" The Atlantic. Atlantic Media Company, 20 Oct. 2014. Web.

**Community**

The historic communities and neighborhoods of Baltimore are strong in that they are very well connected. Many of the inhabitants have lived in the same house for generations and know their neighbors since birth. The best example of the strength of the community, is Fells Point. I-83 plummets into the center of downtown Baltimore, although it had originally planned to connect to I-95. The reason for this is that the community of Fell's Point would not let it happen. Joined together as a single voice, the community spoke out and had the plans changed for the highway to end downtown.

Serpick, Evan. "The Ultimate Neighborhood Guide." - Baltimore Magazine. Mar. 2011. Web.

Putting Baltimore's People First: Keys to Responsible Economic Development of Our City. Baltimore, MD: SEIU, 2003. Print.

Baltimore.org





Illustration 11 Baltimore Packet Side 1.

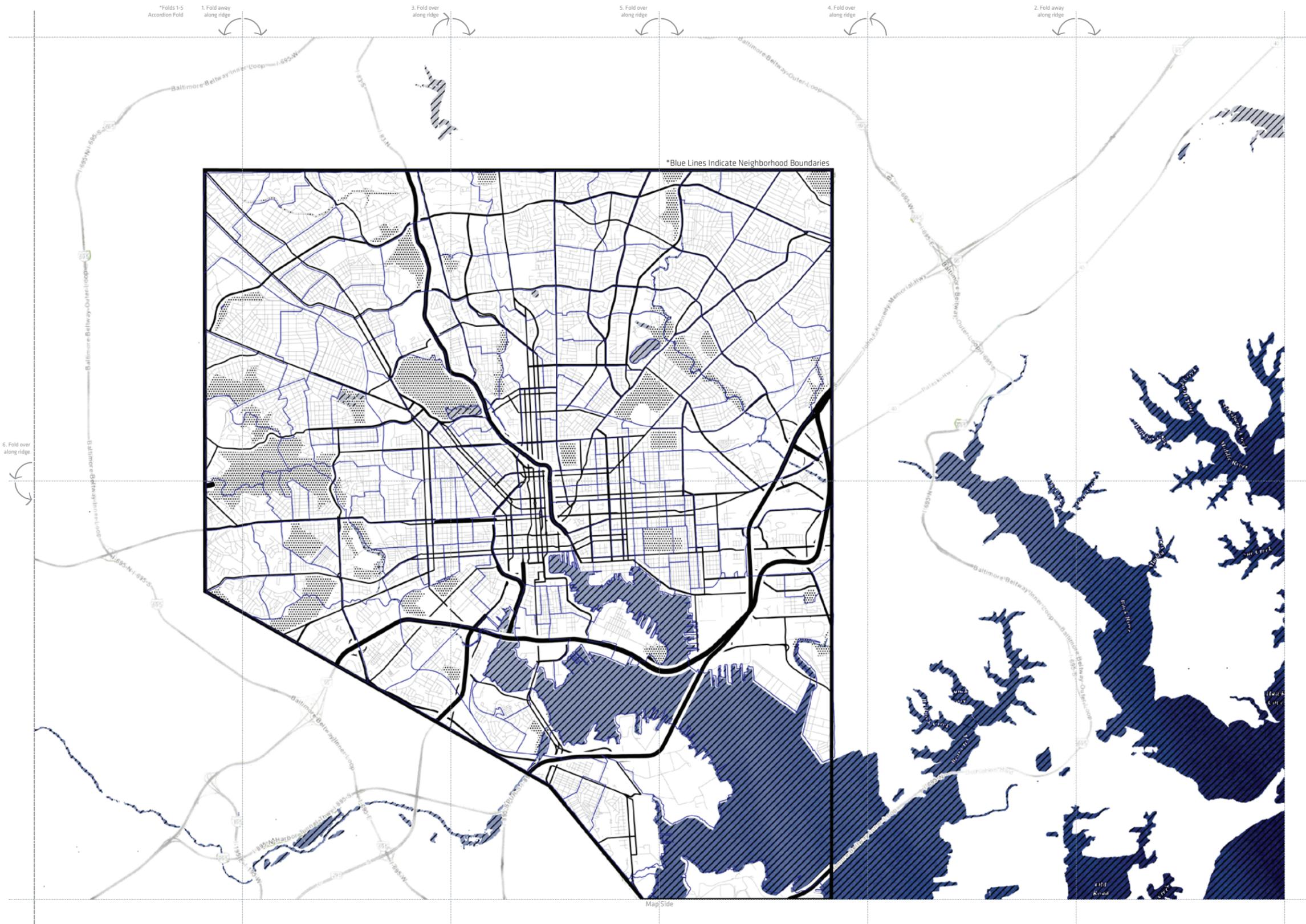


Illustration 12 Baltimore Packet Side 1.



**Illustration 13** Graphic of Baltimore's skyline.

## **The City: Baltimore**

Baltimore's numerous communities are segregated by race, income, location, and in the most extreme cases, the availability of the basic necessities of life. The positive aspects of the city are themselves scattered throughout diverse corners of the city; these qualities are threatened as well. For many, Baltimore is seen as a checkerboard. The white spaces are the prosperous areas into which money continues to be poured, and the black spaces with hardly a trickle of investment. To outsiders unaccustomed to the struggling areas, the city can appear shockingly separated with distinct lines where one neighborhood ends and another begins. The lines of division have expanded from the same neighborhoods that have been consistently held back. In the 50s and 60s, 25,000 families in central areas were displaced in order to bring in highways, schools and services for outlying communities. Notably, 80-90% of the displaced families were African-

"It's an irony, a fundamental urban inequality, created over the years by active decisions and government policies that have undermined the same people and sapped them of their ability to rebuild, that have again and again dismantled the same communities, each time making them socially, economically, and politically weaker."<sup>7</sup>

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6. Badger, Emily. "The Long, Painful and Repetitive History of How Baltimore Became Baltimore."

7. Ibid.



**Illustration 14** Prosperous districts of Baltimore. Left: Mount Vernon, Right: The Inner Harbor.

In 1960, Baltimore was the nation's largest city with 940,000 people. Now the city has 622,000.

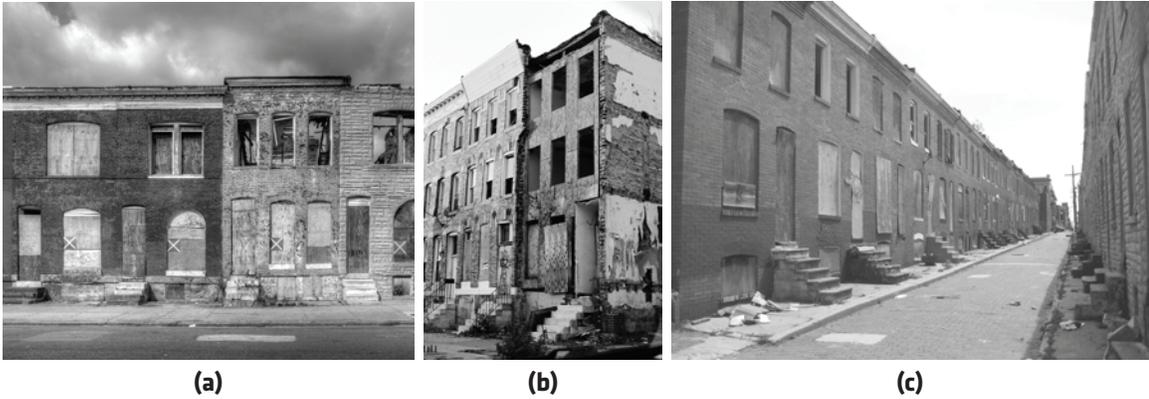
Over 16,000 Rowhouses stand vacant in Baltimore. Some accounts record upwards of 48,000 or 16% of the housing stock.

1 in 4 individuals living in Baltimore City live in a Food Desert.

90% of the jobs in Baltimore City are service oriented jobs.



**Illustration 15** The other side of Baltimore, East and West of the downtown core.



**Illustration 16** Various images depicting the extent of neglect to rowhomes and communities.

American.<sup>6</sup>

Baltimore is a city of neighborhoods. There are over 200 neighborhoods, each with its unique look, feel and history. The transitions from one neighborhood to the next can sometimes seem abrupt to those unfamiliar with the city's structure. Visitors experience numerous changes within few blocks often without connections or transitions between them. For residents without a vehicle, it is difficult to traverse the city, except for the few established bus routes that serve this purpose. A red line, for the purpose of expedient transit had been proposed – and initially accepted – but the Governor disbanded the efforts. The East-West red line would have been an ideal solution to provide commuting services to those who cannot afford to drive to work. The alternate proposal was for the purple line, a line connecting Baltimore to the Washington suburbs.<sup>8</sup> This is a city in need of connection, and expanded public transportation is an appropriate start. What is truly needed however, is a constant reminder that all neighborhoods matter and projects that inspire a reinvigoration of all zones in order to bring together and make whole the entire fractured community.

Many issues in Baltimore arise from a disregard for the community and its public spaces. Trash can be found strewn across streets, parks, lawns and backyards. Rats and

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8. Dresser, Michael. "Hogan Says No to Red Line, Yes to Purple." BaltimoreSun.

vermin are rampant near any establishment with exposed refuse and dumpsters. The start of the downfall of the rowhouse itself began with the occupants' neglect for their homes and the apparent indifference to the greater neighborhood. Once one row house became uninhabited, the effects were felt throughout the entire row. When a rowhouse lost its structural integrity, adjacent houses would slowly degrade as well, resulting in the loss of an entire block.<sup>9</sup> When individuals are empowered to become invested in their community as they are with their families and households, the immediate community, and by extension, the entire city reaps the benefits. For example, the simple placement of a community garden, tended by neighbours, would control much of the garbage that would normally accumulate on street corners – partially due to frequent maintenance, but also because of the street's newfound purpose, and therefore its transformation from an urban trashcan to a shared streetscape.

## Mass Exodus

Since 1970, Baltimore's population has been slowly declining. This has been caused, in a large part, by white flight to the suburbs, due to a variety of reasons, but mainly driven by the idealized images and prospects of the "American Dream."<sup>10</sup> The loss of industry did not help the situation. When Bethlehem Steel, Maryland Shipbuilding and Continental Can moved out, most of the jobs left as well. Baltimore lost over 100,000 jobs between 1950 and 2000. Between the same 50 years, Baltimore's population dropped from 950,000 to 660,000. During the same time, the suburbs grew from 400,000 residents to 1.8 Million residents.<sup>11</sup> The effects of this mass exodus are still being felt.

In contrast to ailing districts, the historic communities and neighborhoods of Baltimore are strong in that they are very well interconnected. Many of the inhabitants

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9. Philipsen, Klaus. "Anatomy of the (Baltimore) Rowhouse."

10. Casey, Dana R. "A Child's Memory Of White Flight From Baltimore."

11. *Putting Baltimore's People First: Keys to Responsible Economic Development of Our City*. SEIU.

have lived in the same house for generations and have known their neighbors since birth. The best example of the strength and cohesiveness of such a community, is Fells Point. The I-83 interstate plunges into the center of downtown Baltimore, although it had originally been planned to connect to interstate I-95 while severing the existing urban fabric. The reason for this incompleteness lies in the objections by the community of Fell's Point who would not let it proceed. Joined together as a single voice, the community spoke out and had the plans changed for the highway to end downtown.



**Illustration 17** Map showing Fell's Point in relation to Baltimore as a whole.

“Baltimore has more history and unspoiled charm tucked away in quiet corners than most American cities out in the spotlight.” -Bill Evans

As Bill Evans suggests, Baltimore is a city of many hidden cultural gems. For instance, Baltimore is the location of the first Washington Monument. Placed in the center of Mt. Vernon – a prominent arts & historic district in Baltimore – stands a monument similar to, yet smaller than, the Washington Monument in Washington D.C.. Baltimore's monument is flanked on 4 sides by gardens, with a gothic church on one corner, the Walter's art museum on another, and the Peabody Library on a third. The Peabody Library is ranked as one of the most beautiful and well hidden libraries in the world. Baltimore is also home to the 1st US Cathedral, the Baltimore Basilica. Additionally, a number of important cultural figures hail from Baltimore including Babe Ruth, the famous baseball player, and poet Edgar Allen Poe, who resided in Baltimore for a time.



**Illustration 18** Can the Tiny Home inhabit spaces that others will not, or cannot?



**Illustration 19**    **The Baltimore skyline, Rowhouses and the growing downtown.**

120,000 Students and 14 Colleges in Baltimore and growing. Ranked 6th best ‘Metroversity.’

The city is making efforts to deal with a handful of the vacant housing, many more still need to be dealt with.

Growing Urban Farming scene, backed by the city government.

Growing creative class and entrepreneurial community.

The Unrest in Baltimore in 2016 brought international attention to the city. Images circulated of youths smashing police cars, damaging public property and confronting police officers. The events that unfolded only represented decades of abuse and segregation within the city. Once one of the largest cities in the country, Baltimore has fallen to the fate of many rustbelt cities. With the loss of industry, and deep racial divides, the city is being smothered; however, there are those that are working towards a greater Baltimore.

Four prominent groups within Baltimore have been chosen to be included within this thesis as the “clients.” Included in this are the Homeless, University Students, Urban Farmers, and Entrepreneurs. Each group is growing in size, for better or worse.

## **The Clients**

In order to understand how Tiny Living can fit into a city, there are two things that must be understood: the city itself, and the stories of the people within the city. The city must be understood to know which cracks should be filled with the Tiny House and to what end. As an ideology about living life, the Tiny House Movement is not attempting to solve all the issues a city faces, because it cannot, nor can architecture for that matter. Specifically in the case of Baltimore, the deeply entrenched fissure between races is a dilemma that can only be cured by people.

The studies that follow attempt to create a narrative, The Story of Baltimore. They are an account of the current problems and the individuals who are currently laboring towards the creation of a better city. Identifying groups within Baltimore that are influencing the city encourages what is already occurring, as situationist response. The common thread between these stories is the need for connection. Connection to each other, their community, and their city. Those who live Tiny, make the city their household, and therefore are more interested in cleaning up their city and promoting change.

Middle Flap



Tired of the mundane day to day existence? Looking for something else in life besides new stuff? Do you feel the need to be more involved with your community? Need your life to be simpler? Does money not matter to you? Do you feel like you use too much? Is there a way to give back? Do you feel bigger is not better? Quality or Quantity? Is your life cluttered? Do you truly understand what you need as opposed to what you want?

Lets try something new... change the way you live and change your life. Live Tiny.

Back Cover



"I think there is a really unique opportunity for Baltimore to not just be the Charm City but also to be the comeback city ... to be a model for social enterprise, for impact investing, for social entrepreneurship."  
-Steve Case, AOL Cofounder and current CEO of Revolution Ventures

Since the loss of industry in Baltimore, the city has looked for a new undertaking to lift the city. Entrepreneurs have that opportunity as they combine the hard working nature of Baltimore, the education and talent provided by the numerous universities, and incorporates the big businesses in the area such as Under Armour and McCormicks.

One of the strongest aspects of Baltimore is it's proximity to Washington D.C. As the nation's capital, jobs, opportunities and finances are readily available. "As the urbanist Aaron Renn wrote recently, Washington is well on its way to becoming America's "second city," on track to displace Chicago and Los Angeles "in terms of economic power and national importance." Greater Washington has had among the nation's lowest rates of unemployment, the most-stable housing prices, and high overall job growth since the crash. A whopping 59 percent of all new jobs created there since 2009 have been high-wage jobs, second only to San Jose. The Washington metro area includes six of the 10 most affluent counties in the nation."

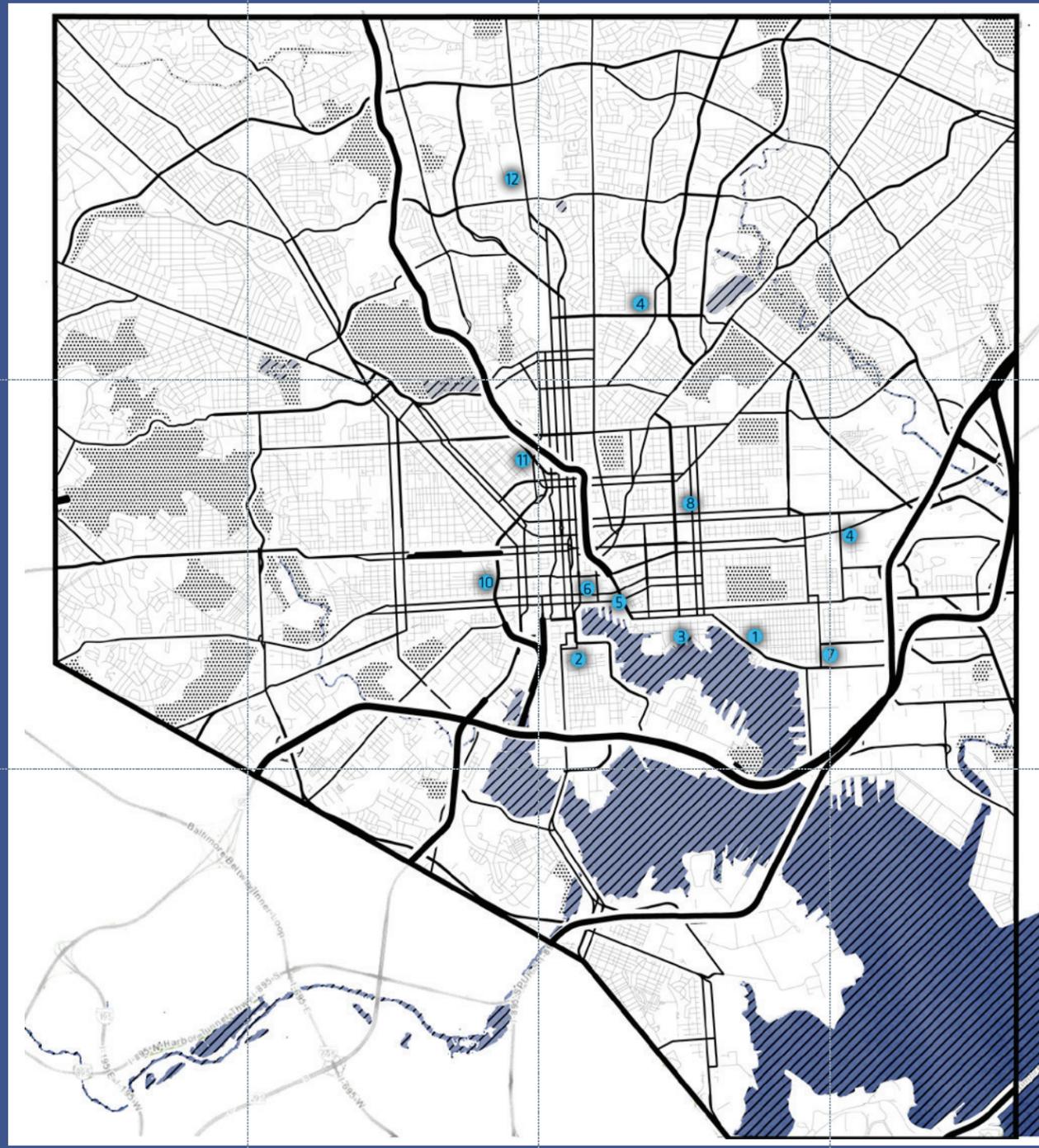
theatlantic.com

5 Reasons to Choose a City to Start Your Tech Company

1. Access to Talent  
Proximity to DC and the abundance of University students amply afford this.
2. Emerging Tech Environment
3. Access to Bigger Companies  
Under Armour, Johns Hopkins, etc.
4. Proximity to Investors
5. Entrepreneur-Friendly Government  
State of Maryland announced \$84 million in investment for the "innovation economy."

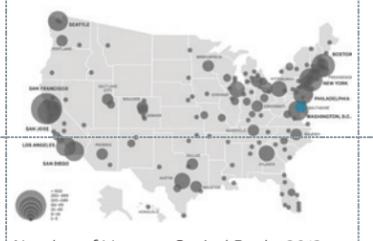
Huffingtonpost.com

Map Side





Percentage Increase for Low-Wage Jobs, 2009-2013



Number of Venture-Capital Deals, 2012



Job-Growth Change, 2009-2013



Percentage Increase for High-Wage Jobs, 2009-2013

As Baltimore may not be at the top of these lists, it has a definite presence which will only grow.



Illustration 20 Entrepreneur Packet Side 1.

<p>This pamphlet focuses on the incubators and accelerators in Baltimore City.</p> <p><b>Incubators</b>          "A business incubator in business speak is a company that helps new and startup companies to develop by providing services such as management training or office space. Business incubators differ from research and technology parks in their dedication to startup and early-stage companies."</p> <p><b>Accelerators</b>          "Seed accelerators also known as startup accelerators are fixed-term, cohort-based programs, that include mentorship and educational components and culminate in a public pitch event or demo day."  <small>Wikipedia.org</small></p>	<p>  <b>AccelerateBaltimore #1</b>          A startup accelerator, AccelerateBaltimore is an initiative of the Emerging Technology Centers that provides space, capital, resources, mentors, and connections to those startups that join. The program last 4 months, and has additional incentives for the most productive startups.</p>	<p>  <b>Betamore #2</b>          The mission is simple: to make Baltimore a leading global entrepreneurship destination. With their 8,000 sqft campus, Betamore hosts coworking space, incubator and campus for tech and entrepreneurs. Since opening in 2013, member startups have earned over \$52.4 million.</p>	<p>  <b>Dreamit Health #3</b>          A company devoted to providing investors, advisors and customers/brands to give startups a successful head start. Ranked by Forbes as one of the top 10 business accelerators in the world. The focus is particularly on health and education with partners like Penn Medicine and Penn State University.</p>	<p>  <b>Emerging Tech Centers #4</b>          "Simply put, the ETC mission is to help early-stage companies grow." As an innovation center for entrepreneurship, technology and connections, the ETC offers various locations and amenities for start ups to grow, work and be successful. Helping startups for 15 years, ETC has raised over \$1.6 billion in outside funding.</p>	<p>  <b>Harbor Launch at IMET #5</b>          24/7 access, meeting rooms, networking, office hours, wetlabs, and fitness rooms. Bio, Enviro, and Green Incubator startups. The core facilities include bioanalytics and aquaculture. Located right downtown on the harbor, Harbor Launch gives you access to the city as well as IMET researchers and students.</p>	<p><b>The Next Generation, Millennials</b></p> <p>Jean Case, CEO of the Case Foundation, said "Like other young generations before them, [Millennials] are idealistic, but what sets this generation apart is that they are turning their idealism into action." In an interview Fagan Harris, CEO and President of Baltimore Corps, said "apart from perhaps the rise of the middle class in China, the coming of age of the Millennial Generation is the biggest activation of talent anywhere on Earth. For the first time in decades, Baby Boomers have been surpassed in numbers by a younger generation—a generation that I think is defined by its ambition, interconnectedness and deep eagerness to engage in solving important problems." If there is ever a time to turn Baltimore City around, this is it. With the amount of local university graduates looking for jobs, and a city waiting for change, it is just a matter of keeping them within the City.  <small>Case Foundations</small></p>
<p>"The Future success of Baltimore is in no small part tied to whether it can cluster together a network of thriving innovative companies and knowledge workers."          -Christopher Wink, Writer for Technical.ly</p> <p>Tying together what Baltimore has to offer is the transition from a series of pieces to a whole. The bringing together of communities, to create a larger thriving being is what is needed.</p> <p>One start to this is Baltimore Innovation Week. Unlike other events, this week is a sort of open door, acting as an introduction for new companies, and to allow existing companies to display what they have been up to.  <small>Technical.ly</small></p>	<p>  <b>Officence #6</b>          Officence offers communication and office space solutions for technology startups. For companies without a physical office, Officence provides meetings rooms and a professional business address for mail and meetings.</p>	<p>  <b>Sage Growth Partners #7</b>          Working predominantly with healthcare organizations (physician providers, HIT Vendors, and MedTech device firms), the firm assists in growth through consultation, technology, marketing, sourcing and business connections.</p>	<p>  <b>Science + Technology Park at Johns Hopkins #8</b>          Providing over a million sqft of office and state-of-the-art facilities, the Park is the largest Incubator in Baltimore. Being a part of Johns Hopkins, the park offers connections to the #1 medical school in the United States and one of the top hospitals in the world.</p>	<p>  <b>TU Incubator #9</b>          "Build. Grow. Sustain."          Towson University's Incubator acts as a connector between it's students and local startups, providing them with jobs and the experience they need. In addition to networking, the incubator hosts city wide competitions to encourage the entrepreneurial mindset as a whole.</p>	<p>  <b>University of Maryland BioPark #10</b>          A research park attached to the University of Maryland, the BioPark focuses itself on biomedical research. Partners of the park include Wexford Science + Technology and APT (Proton). In development is a new incubator with Boston's CIC (Cambridge Innovation Center).  <small>Case Foundations</small></p>	<p><b>For More Information (Bibliography):</b></p> <p>Babcock, Stephen. "Here's Steve Case's Vision for Making Baltimore a Thriving Tech Hub." Technically Media Inc., 29 Sept. 2015. Web.</p> <p>Florida, Richard. "The Boom Towns and Ghost Towns of the New Economy." The Atlantic. Atlantic Media Company, 18 Sept. 2013. Web.</p> <p>McPherson, Renny. "Choosing Baltimore to Build a Tech Startup." The Huffington Post.</p> <p>Wink, Christopher. "Baltimore Innovation Week 2015: 55+ Events, 120+ Partners, 10K Attendees." Technically Media Inc., 30 Oct. 2015. Web. TheHuffingtonPost.com, 29 Sept. 2015. Web.</p> <p>Wink, Christopher. "How Baltimore Can Become a National Leader in Commercialized Technologies." Technically Media Inc., 7 Oct. 2015. Web.</p> <p>Yu, Emily. "How Millennials Are Driving the Future of Social Entrepreneurship." Case Foundation. N.p., 20 Aug. 2015. Web.</p> <p>map.baltimoretech.net</p>
<p>Baltimore is still a small scene for entrepreneurs, mainly because it still needs to ground its connections. The state of Maryland has a history of life sciences and commercialized technology successes. The issue is that the University systems and the entrepreneurial community have not joined into an ecosystem just yet.</p> <p>In such a place, it can be hard to commercialize technologies. There are still 3 ways to bring technology to the world in such a situation:</p> <p>Housing it at the University (University Incubator)          Using Faculty Leadership          Use Professional Entrepreneurs to lead the project  <small>Technical.ly</small></p>	<p>  <b>UB's Center for Entrepreneurship and Innovation #11</b>          Since 2006, the center has been helping startups through continuing education and community connections. The Entrepreneur in Residence program allows startups to discuss issues with seasoned professionals.</p>	<p>  <b>Wasabi Ventures Accelerator #12</b>          Whether looking for funding, a tech transfer and commercialization partner, or startup education, Wasabi Ventures can assist. The campus includes the WV Academy, where over 2,000 students from across the world come to take classes. The program takes startups from inception through to a successful exit.</p>	<p>The incubators and accelerators listed do not include all of those situated just outside of the city limits. Included in these, but not limited to, are bwTech@UMBC and Conscious Venture Lab. More can be found at map.baltimoretech.net.</p> <p>In addition to incubators and accelerators, Baltimore has many other services catered to entrepreneurs across the city. Included in this are 8 coworking areas, 12 different investors, and resources varying from gaming development to graphic services to networking companies.</p>	<p>Large tech startups have already existed in Baltimore, and here is a list of just a few of them from 2003-2013:</p> <p>Bill Me Later          Online credit startup acquired by eBay in 2008 for \$820 million in cash. Later combined with Paypal.</p> <p>Advertising.com          Online Marketing acquired by AOL for \$435 million in cash. Still based in Baltimore's Tide Point.</p> <p>Sylvan Learning Systems          Purchased by Apollo Management LP in 2003 for \$283 million.</p>	<p>Since 2013, the Entrepreneur ecosystem in Baltimore has grown, and so has the environment. Here are a few of the Acquisitions since 2013:</p> <p>Micros Systems          IT firm acquired by Oracle in 2014 for \$5.3 billion. Some of Micros' customers include Burger King, Panera, and some hotel chains. The company still maintains a presence in Columbia, MD</p> <p>Millennial Media          Purchased by AOL in 2015 for \$238 million.</p>	<p><b>Info Side</b></p>

Illustration 21 Entrepreneur Side 2.

“I think there is a really unique opportunity for Baltimore to not just be the Charm City but also to be the comeback city ... to be a model for social enterprise, for impact investing, for social entrepreneurship.”

-Steve Case, AOL Cofounder and current CEO of Revolution Ventures

## Entrepreneurs

Since the loss of industry and the manufacturing base, Baltimore has sought new undertakings to economically lift the city. Entrepreneurs have that opportunity as they benefit from the hard working nature of Baltimore, the education and talent provided by the numerous universities, and the presence of big businesses in areas such as Under Armour and McCormicks. One of the strongest aspects of Baltimore is it's proximity to Washington D.C. As the nation's capital, jobs, opportunities and finances are readily available. “As the urbanist Aaron Renn wrote recently, Washington is well on its way to becoming America's “second city,” on track to displace Chicago and Los Angeles “in terms of economic power and national importance.” Greater Washington has had among the nation's lowest rates of unemployment, the most-stable housing prices, and high overall job growth since the 2008 financial crash. A whopping 59 percent of all new jobs created there since 2009 have been high-wage jobs, second only to San Jose. The Washington metro area includes six of the ten most affluent counties in the nation.”<sup>12</sup>

Baltimore is still a relatively small scene for entrepreneurs, mainly because it still needs to expand its connections. The state of Maryland has a proven history in life sciences research and commercialized technology successes. The issue is that the University systems and the entrepreneurial community have not yet collaborated in joint programs and projects.<sup>13</sup>

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12. Florida, Richard. “The Boom Towns and Ghost Towns of the New Economy.”

13. Wink, Christopher. “How Baltimore Can Become a National Leader in Commercialized Technologies.”

Large tech startups have already found success in Baltimore. Included on this list, dating from 2003-2013:

Bill Me Later

Online credit startup acquired by eBay in 2008 for \$820 million in cash. Later combined with Paypal.

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Information from Huffingtonpost.com

5 Reasons to Choose a City to Start Your Tech Company

1. Access to Talent

Proximity to DC and the abundance of University students amply afford this.

2. Emerging Tech Environment

3. Access to Bigger Companies

Under Armour, Johns Hopkins, etc.

4. Proximity to Investors

5. Entrepreneur-Friendly Government

State of Maryland announced \$84 million in investment for the innovation economy."

Tieing together what Baltimore has to offer provides a transition from a series of fragmented pieces to a unified whole. The bringing together of communities, to create a larger thriving network is what is needed. A promising new endeavor is presented by Baltimore Innovation Week. Unlike other events, this week is a sort of open house, providing an introduction to new companies, and allowing existing companies to display what they have been developing.<sup>14</sup> With 10,000 attendees and 55 events, this was no small gathering; however, overall they lacked a driving aspect: to unify the community. Universities, a large sponsor of entrepreneurial work, were not present. An event still in its infancy, can have large potential for future years to influence the growth of Baltimore. If there is ever a time to turn Baltimore City around, this is it. With the amount of local university graduates looking for jobs, and a city waiting for change, it is just a matter of keeping them within the City by providing opportunities.

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14. Wink, Christopher. "Baltimore Innovation Week 2015: 55+ Events, 120+ Partners, 10K Attendees."

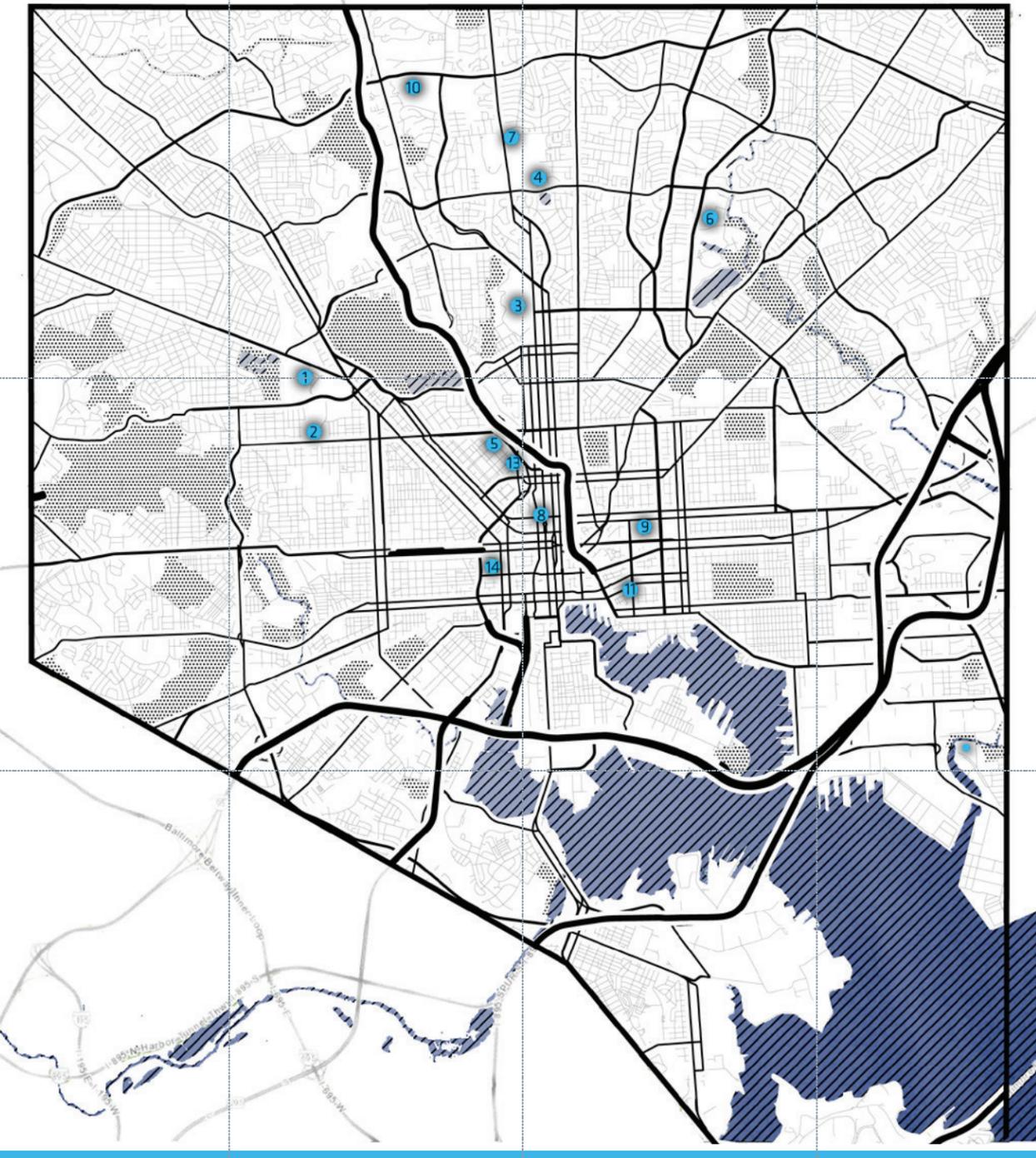
<p>Middle Flap</p>  <p>Tired of the mundane day to day existence? Looking for something else in life besides new stuff? Do you feel the need to be more involved with your community? Need your life to be simpler? Does money not matter to you? Do you feel like you use too much? Is there a way to give back? Do you feel bigger is not better? Quality or Quantity? Is your life cluttered? Do you truly understand what you need as opposed to what you want?</p> <p>Lets try something new... change the way you live and change your life. Live Tiny.</p>	<p>622,000 People in Baltimore, 120,000 of them are students. 14 Colleges. Baltimore has everything it takes to be a collegetown.</p> <p>With a variety of Universities of all different sizes and backgrounds, Baltimore has what it takes to make a great collegetown. It is just a matter of connecting and expanding upon what already exists.</p> <p>University students bring out the aspects of Baltimore that make the city what it is. Whether it is the strong art scene, entrepreneurial mindset, medical expertise or leadership for change.</p>		<p>The Arts &amp; Baltimore</p> <p>Baltimore is known for its art scene. Featuring historic districts like Fell's Point where musicians never sleep, and Mt. Vernon with the Walter's Art Museum. MICA's influence can be felt far from it's center with student murals across the city.</p> <p>Baltimore also hosts Artscape, the largest art festival in the United States. Attracting over 350,000 guests over three days, spanning multiple city blocks, and featuring hundreds of artists. As a way of uniting the city through festival, artscape has The festival has a way of connecting the city through celebration of its deep art background.</p>
<p>Back Cover</p> <p>USA Today ranks Baltimore City as #6 on the list of top 10 best college major metro areas.</p> <p>Baltimore is even said to rank as a metroversity, or "an urban area whose colleges positively impact the quality of life for all who work, live and study there."</p>	<p>Economic Contributions by Universities</p> <p>\$17.2 Billion Economic Contribution 162,918 (63,000 Direct) Jobs 300,000 Out-of-state Visitors (\$51.4M in expenditures)</p>		<p>Impact of Universities on the City</p> <p>Johns Hopkins alone makes a huge impact on the city of Baltimore.</p> <p>36,067 Employees work in Baltimore 15,030 Residents employed by JH \$969M paid to Resident by JH 2,415 Residents enrolled at JH \$48.8M of Financial Aid paid to Resident \$1.6B in Research Spending by Baltimore JH schools. \$13.9M Taxes paid to the city \$511M paid to Baltimore-Based suppliers 1M Visitors to JH from outside Baltimore 1,200 Youth Employed by JH Summer jobs</p>
<p>Cover</p> <h1>Baltimore Loves Students</h1>	<p>Unrest in Baltimore</p> <p>The unrest in Baltimore left the city shaken, but those who rose to clean up after the mess show the city's true colors. Students from various Universities, numbering about 3,000 individuals, swept through the communities affected and cleansed the streets the best they could. Many of these individuals are not from Baltimore, but realized that this is their home. The students lived up to a motto that the Mayor recently used to describe the city and its inhabitants, "We are One Baltimore."</p> <p><small>BaltimoreTimes-Online.com</small></p>		<p>The Morgan MILE</p> <p>"Learn Together, Lead Together, Graduate Together"</p> <p>Morgan State University has put in place a program to help African American males in the pursuit of Academic success. The MILE (Morgan Male Initiative on Leadership &amp; Excellence) focuses on giving those who would not be given the opportunity to succeed, a chance through the University. Research done by Morgan shows that African American males are more likely to drop out as opposed to their female counterparts due to many external factors.</p>
<p>Map Side</p>			



Illustration 2 2 University Students Packet Side 1.

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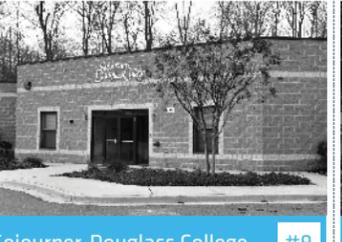
## BALTIMORE COLLEGETOWN

### Collegetown Connections

The organization called Collegetown has the goal of organizing Baltimore into, as the name suggests, a Collegetown. With a 3 part program, attract, engage and retain, the group hopes to help bring Baltimore together with the help of students. "Attract" is already in place, with Baltimore's rich history and culture, and numerous Universities of all shapes, sizes, and focuses, there is not much more to be done.

Where Collegetown exceeds is in engaging students with the city. The organization allows students to take courses at other Universities that have joined the program. Students can acquire internships that are posted online city-wide. The program Leadershape gives students the opportunity to engage in leadership activities in the city and meet professionals at a yearly conference. Also included are discounts and free tickets to various nightlife activities.

The area that Collegetown and the city needs to focus on is retention of students.

 <b>Baltimore City Community College</b> #1	 <b>Coppin State University</b> #2	 <b>Johns Hopkins University</b> #3	 <b>Loyola University</b> #4	 <b>MICA</b> (Maryland Institute College of Arts) #5	<h3 style="text-align: center;">Connections Between Universities</h3> <p>Due to the heavy presence of Universities within Baltimore, the city and a few Universities have come together to sponsor a Collegetown shuttle, free to University students. Transporting student from 6 different campuses to various schools. The shuttle also transports students to other significant destinations within the city such as Towson Town Center, Penn Station, and Towson Place Shopping Center.</p> <p>The shuttle gives opportunities to students across Baltimore to travel to different Universities, but also use the shuttle to get to internships, shop for groceries, and see the rest of Baltimore.</p>
 <b>Morgan State University</b> #6	 <b>Notre Dame of Maryland U.</b> #7	 <b>Peabody Institute of The Johns Hopkins University</b> #8	 <b>Sojourner-Douglass College</b> #9	 <b>St. Mary's Seminary and University</b> #10	<p>"College towns such as Boulder, Colorado; Ann Arbor, Michigan; Charlottesville, Virginia; Champaign-Urbana, Illinois; and Lawrence, Kansas, number among the nation's leading centers for start-up activity on a per capita basis. And in general, college towns have combined low unemployment rates with stable economies. The strength of these smaller centers suggests that the future does not belong to large superstar cities alone. Knowledge, it turns out, is what allows metros to generate good high-wage jobs."</p> <p style="text-align: right; font-size: small;">TheAtlantic.com</p>
 <b>Stratford University, Baltimore Campus</b> #11	 <b>Towson University</b> #12	 <b>The University of Baltimore</b> #13	 <b>University of Maryland, Baltimore</b> #14		<h3 style="text-align: center;">For More Information (Bibliography):</h3> <p>Brown, Stacey M. "Hundreds Help Clean up after Baltimore Riots." <i>Hundreds Help Clean up after Baltimore Riots</i>, 4 Mar. 2015. Web.</p> <p>Florida, Richard. "The Boom Towns and Ghost Towns of the New Economy." <i>The Atlantic</i>. Atlantic Media Company, 18 Sept. 2013. Web.</p> <p>Klinck, Betty. "Education." <i>Best College Towns (and Cities)</i> Ranked. N.p., n.d. Web. 7 Sept. 2010.</p> <p>BaltimoreCollegetown.org  <a href="http://web.jhu.edu/administration/gca/eir">web.jhu.edu/administration/gca/eir</a>  <a href="http://Morgan.edu/morgan_mile">Morgan.edu/morgan_mile</a></p> <div style="text-align: center; border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>Baltimore Collegetown Network</b> </div>

Info Side

**Illustration 23 University Students Packet Side 2.**

“College towns... number among the nation’s leading centers for start-up activity on a per capita basis. And in general, college towns have combined low unemployment rates with stable economies. Knowledge, it turns out, is what allows metros to generate good high-wage jobs.”

-TheAtlantic.com

## **University Students**

Of the 622,000 People in Baltimore, 120,000 are students attending 14 Colleges. Baltimore has everything it takes to be a collegetown.

## **Connections Between Universities**

Due to the heavy presence of Universities within Baltimore, the city and a few Universities have come together to sponsor a Collegetown shuttle, free to University students, transporting student from 6 different campuses to various schools. The shuttle also transports students to other significant destinations within the city such as Towson Town Center, Penn Station, and Towson Place Shopping Center. The shuttle gives opportunities to students across Baltimore to travel to different Universities, but also use the shuttle to get to internships, shop for groceries, and see the other parts of the city.

## **The Morgan MILE**

“Learn Together, Lead Together, Graduate Together”

Morgan State University has put in place a program to help African American males in the pursuit of Academic success. The MILE (Morgan Male Initiative on Leadership & Excellence) focuses on giving those who would not be given the opportunity to succeed, a chance through this University initiative. Research done by Morgan shows that African American males are more likely to drop out as opposed to their female counterparts due to many external factors.

## Unrest in Baltimore

The unrest in Baltimore left the city shaken, but those who rose to clean up after the mess show the city's true colors. Students from various Universities, numbering about 3,000 individuals, swept through the affected communities and cleaned the streets. The students lived up to a motto that the Mayor recently used to describe the city and its inhabitants, "We are One Baltimore."<sup>15</sup>

### Impact of Universities on the City<sup>16</sup>

Johns Hopkins alone makes a huge impact on the city of Baltimore.

36,067 Employees work in Baltimore at Johns Hopkins

15,030 Residents employed by JH

\$969M paid to Residents by JH

2,415 Residents enrolled at JH

\$48.8M of Financial Aid paid to Residents

\$1.6B in Research Spending by Baltimore JH schools.

\$13.9M Taxes paid to the city

\$511M paid to Baltimore-Based suppliers

1M Visitors to JH from outside Baltimore annually

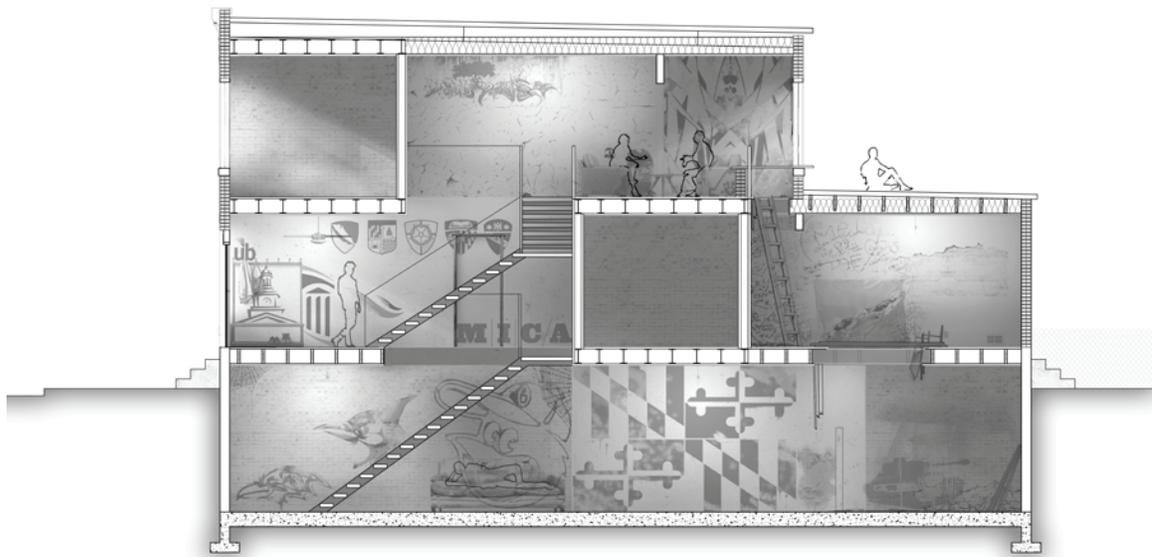
1,200 Youth Employed by JH Summer jobs

USA Today ranks Baltimore City #6 on the list of top 10 best college major metro areas. Baltimore ranks as a metroversity, or "an urban area whose colleges positively impact the quality of life for all who work, live and study there."

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15. Brown, Stacey M. "Hundreds Help Clean up after Baltimore Riots."

16. "The Impact of Johns Hopkins in Baltimore City." The Journal of Blacks in Higher Education



**Illustration 24 Student housing concept section.**

How can a home meant for one family be converted into a home for many?  
What if the home has been gutted, and there are no floors or partitions remaining in the home?



Middle Flap

"What is more integral to health than what we put into our bodies?" she said. "Good quality food that is affordable and accessible is a basic human need."  
-Dr. Leana Wen, Health Commissioner

Tired of the mundane day to day existence? Looking for something else in life besides new stuff? Do you feel the need to be more involved with your community? Need your life to be simpler? Does money not matter to you? Do you feel like you use too much? Is there a way to give back? Do you feel bigger is not better? Quality or Quantity? Is your life cluttered? Do you truly understand what you need as opposed to what you want?

Lets try something new... change the way you live and change your life. Live Tiny.

Urban Farming not only supports a community with nourishment, but also acts as a way to bring a community together. Operating as a gathering point, neighbors can get to know each other over the planting, maintaining, and harvesting of plants. A community is built upon interactions, and a farm is just the starting point for a community center or simply bringing neighbors together.

Why Urban Farming?

Urban Farming is an essential practice because it eliminates the distance between the farm and the dinner plate. Allowing a community to develop its own crops produces healthier, and happier families when the food they rely on comes from their backyards. The flexibility of urban farms allows for their positioning almost anywhere at different scales. Gardens can be started in backyard and quickly expand to surrounding vacant lots.

The city of Baltimore encourages the growth of urban farms as the number of vacant lots are increasing in number and the required maintenance is getting out of

Back Cover

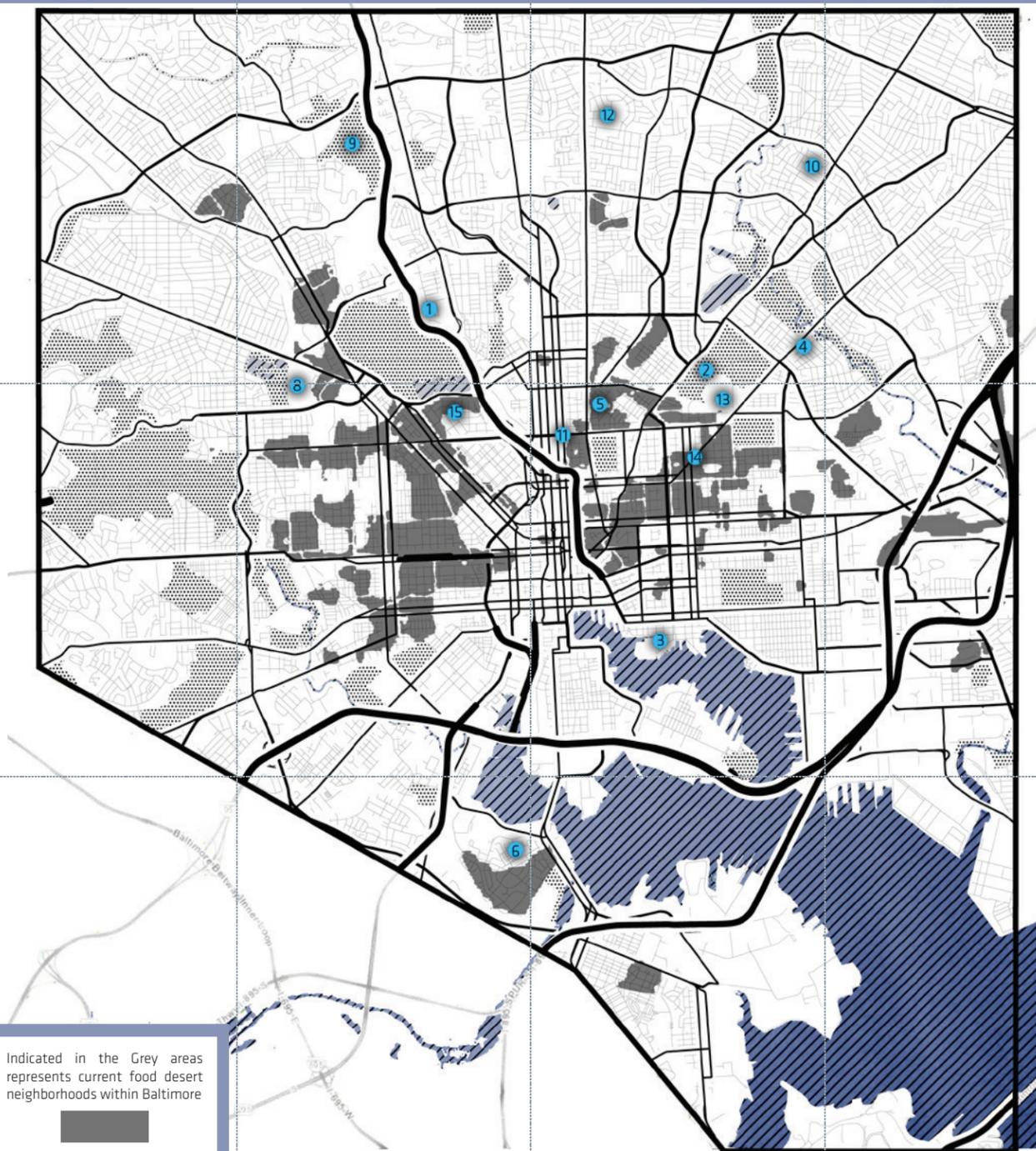


# Baltimore Loves Farmers

Food Deserts

Urban Farming is such an important activity for the city of Baltimore because it addresses one of the city's largest problems: food deserts. 1 in 4 residents in Baltimore City live within a food desert. The residents who largely live in these areas cannot afford vehicles to take them food markets in better areas. An inherent problem with the ad-hoc planning of the neighborhoods of Baltimore, entire neighborhoods were planned without space for retail centers or open space.

Measured by the USDA the area of food deserts are designated by the



Indicated in the Grey areas represents current food desert neighborhoods within Baltimore

City Government Assistance

To solve, or help in the solution of, the food desert issue, Mayor-Rawlings Blake has made it easier to use food stamps at city farmer's markets. In addition, property tax breaks for urban farmers have been set in place with upwards of 90%. The stipulation is to sell at least \$5,000 of fruit and vegetables per year.

The state has authorized tax breaks for urban farmers as well, but must meet a minimum of 5 acres to apply for them. Most urban farms consists of 1-2 lots, and therefore do not reach the minimums.

A bill was passed that gives tax incentives to supermarkets that move into areas designated as food deserts. The supermarkets that look for these incentives must have over 50% food sales and food floor space to qualify, disqualifying places such as Target or Walmart. The move does not focus on small corner stores, as supermarkets are thought to have more of an impact on blight and provide more food for the community.

The current side-yard program in place in Baltimore City encourages gardening as well as cleaning up urban landscapes. For \$500, Baltimore property owners can purchase adjacent city-owned properties under 1,500 sqft for the use of gardening. The program allows home owners to tend vacant properties and prevent them from becoming a nuisance.

Unrest in Baltimore

The unrest of last year hit hard many of the communities that are impoverished in Baltimore. Many of these areas had very few, if any locations to get food, let alone produce, to start. Many of the corner stores in these neighborhoods do not even stock produce, they only stock snack and junk foods. After the rioting, any Mom & Pop shops that were looted might not re-open for the foreseeable future as a result. Food drives have continued past the unrest to help those in affected areas stay on their feet.

Cover

Map Side

Illustration 25 Urban Farmers Packet Side 1.

6. Fold over along ridge

5. Fold over along ridge

4. Fold away along ridge

3. Fold over along ridge

2. Fold away along ridge

1. Fold over along ridge

7. Fold over along ridge

8. Fold over along ridge

"In an urban setting, community gardens are part of the open space network. The gardens and those who participate in community gardening contribute to the preservation of open space, provide access to it, and create sustainable uses of the space. Community gardens strengthen community bonds, provide food, and create recreational and therapeutic opportunities for a community. They can also promote environmental awareness and provide community education."

MRSC.org



**Baltimore Free Farm #1**

Beginning in 2010 with a single cleared lot, Baltimore Free Farm has grown to include 3 lots (.6 acres) with a community garden, permaculture garden, and their production garden. Every Wednesday they host Food Rescue Day, rescuing of foods not fit to sell, but fit to eat, and give them back to the community.



**Baltimore Orchard Project #2**

A group devoted to the planting, maintaining, and distribution of fruit from fruit trees across Baltimore City. Fruit harvested from the trees is given to homeless and poor across the city, and a small portion is sold to those in food deserts. Existing trees can also be registered as part of the project to be maintained.



**BUGS (Baltimore Urban Gardening with Students After School Program) #3**

Operating as an after school program, BUGS teaches children from under-privileged sections of Baltimore and teaches them skills in gardening, cooking, creative arts and movement and entrepreneurial projects. The primary goal is to empower and inspire children.



**Blue Water Baltimore #4**

Learn, Protect, Restore. A foundation devoted to these 3 attributes of Baltimore's waters. With a range of interventions from arts and education, to stormwater management projects to legal and legislative advocacy, Blue Water Baltimore is looking for long term, sustainable outcomes.



**Boone St. Farm #5**

Following the demolition of 12 rowhomes, Cheryl Carmona and Aliza Sollins adopted the site to produce a community garden. Boone St. now features one hoop house, a small fruit orchard, and a small scale market farm. Within 2 years, over 2000 lbs of produce were grown. The farm gives back with not only food, but educational workshops.

Urban Farming is no longer a unique undertaking, nor has it been for awhile. Cities around the world are starting to grow the food needed for themselves within and around the city. According to the USDA, about 15% of the world's food is grown within cities.

**Starting Your Own Farm**

Whether starting in your backyard, your house, or the vacant neighbors side yard, there are a few things to consider before starting a farm.

When starting an urban farm, plants must be considered for how much fruit or produce they grow in the amount of space they take up. Tomatoes, for example, do not provide much fruit in comparison to the amount of space they need. Micro-greens are much more efficient, as they have smaller roots, can be easily stacked and can be contained in small boxes.

Facilities must be closely managed and considered when deciding what plants to grow. Certain plants grow more efficiently outdoors as opposed to indoors. Root vegetable should always be placed outdoors for proper space. Most plants can be grown indoors and year round now thanks to LED full spectrum lights, and climate control. To help outdoor plants survive the winter, PVC UV Resistant Tunnel structures can be constructed to control climate, but also house more delicate operations like hydroponics.

**CGRN**

Operating a farms without outside help can be daunting. Most urban farms within Baltimore rely on irregular community donations and other limited sources of funding. CGRN: Community Greening Resource Network sought to change this. Acting as a network overseeing the available resources for urban farms, CGRN hopes to provide and distribute these accordingly.

The organization was founded in 2008 by The Parks & People Foundation and the University of Maryland Extension. Based off of the Detroit Gardening Resource Program Collaborative, GreenCorps Chicago, and other similar institutions in various cities.



**Cherry Hill Urban Garden #6**

Started in 2010 by a 73-yr old resident who wanted to end her community's designation as a food desert. Working to teach her neighbors to "eat healthy, live healthy," she developed a 1.5 acre farm on city property. After passing away, volunteers have continued to maintain the farm in her memory.



**Chesapeake Compost Works #7**

With the goal of keeping trash out of the incinerators and landfills in and around Baltimore, CCW produces compost from restaurants, cafeterias, grocery stores, catering companies and food distribution companies. With the help of tree trimming companies and their chipped wood, healthy soil is produced.



**Fannie Lou Hamer & Sundiata Acoli Community Farm #8**

Located at a charter school in northwest Baltimore called Connexions, the community farm reaches to teach children employable skills, but also discipline. Not only teaching kids how to garden, but also how to eat healthy. The farm supports the school, but also the surrounding community.



**FOOD SYSTEMS LAB AT CYLBURN (FORMERLY THE CLF AQUAPONICS PROJECT) #9**

Started by Johns Hopkins University in 2012, the Food Systems Lab serves as an educational and research focused community resource. To date the lab has hosted 4,300 visitors, held over 250 events, tours and workshop, and harvested 2,800 pounds of fish and produce.



**Hamilton Crop Circle #10**

As a series of urban farms, the crop circle provides produce to the Hamilton neighborhood of Baltimore. The founder, Arthur Morgan, began Gather Baltimore, a foundation gathering surplus produce and redistributes it. In addition, the program engages in composting, roof top gardens, and farming education.

\*The farms that are mapped do not necessarily represent every site of physical urban farming within Baltimore city. Each point represents the main farm per each organization or group maintaining that farm. Many of these farms have multiple locations within a given neighborhood which may be separated by a block or a street.



**Hidden Harvest Farm #11**

Located in the heart of Baltimore City, Hidden Harvest searches to have nature and humans live harmoniously in the middle of the city., a true hidden gem. Started in 2010, but expanded in 2013, they currently have 3/4-acres of garden. In addition to plants, bees and chickens are raised on the farm.



**Pescatore Backyard Delicacies #12**

Specializing in mushrooms and garlic, this urban farm takes up 3 backyards and a workshop. Located in the Hamilton neighborhood, the operation compliments the other urban farming outfits in the area. Other services available include dry stone masonry, garden design and maintenance, tilling, and light tree removal.



**Real Food Farm #13**

Spread across several locations in Northeast Baltimore, Real Food farms eight acres of land. Equipment for such a set up includes high tunnels as well as open fields. In addition to participating in farmers markets, mobile food markets roam the city, as well as sell to local restaurants.



**Tha Flower Factory #14**

Currently under construction, Tha Flower Factory focuses on bringing more aesthetically pleasing contributions to the city of Baltimore. As part of the Farm City Alliance, once operational, they will be selling at farmers markets across the city.



**Whitelock Community Farm #15**

Whitelock Farm operates on a 1/4 acre vacant lot and serves the surrounding community. The farm operates through exchanging volunteer's time for fresh produce. Those who cannot volunteer can buy produce from their weekly stand. Since 2010, the farm has produced ~15,000 pounds of produce.

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mdfoodsystemmap.org/map/

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www.parksandpeople.org/greening/resource-network/

http://mrsc.org/Home/Explore-Topics/Parks-and-Recreation/Recreation-and-Other-Programs/Urban-Agriculture-Community-Gardening.aspx

Info Side

Illustration 26 Urban Farmers Packet Side 2.

"What is more integral to health than what we put into our bodies?" she said. "Good quality food that is affordable and accessible is a basic human need."

-Dr. Leana Wen, Health Commissioner

## Urban Farmers

Urban Farming not only supports a community with nourishment, but also acts as a way to bring a community together. Operating as a gathering point, neighbors can get to know each other over the planting, maintaining, and harvesting of plants. A community is built upon interactions, and a farm is just the starting point for a community that brings neighbors together.

Urban Farming is an essential practice because it eliminates the distance between the farm and the dinner plate, which is especially important in food deserts. Allowing a community to develop its own crops produces healthier, and happier families when the food they rely on comes from their backyards. The flexibility of urban farms allows for their positioning almost anywhere and at different scales. Gardens can be started in backyard and quickly expand to surrounding vacant lots. The city of Baltimore encourages the growth of urban farms as the number of vacant lots are increasing in number and maintenance is unmanageable. The growth of a farm becomes a conversion of a grass patch to a community tool.

"In an urban setting, community gardens are part of the open space network. The gardens and those who participate in community gardening contribute to the preservation of open space, provide access to it, and create sustainable uses of the space. Community gardens strengthen community bonds, provide food, and create recreational and therapeutic opportunities for a community. They can also promote environmental awareness and provide community education."<sup>17</sup>

## City Government Assistance

To alleviate the problem of food deserts, Mayor-Rawlings Blake has made it easier to use food stamps at city farmer's markets. In addition, property tax breaks for urban farmers have been set up to 90%. The stipulation requires a minimum yearly sale of \$5,000 of fruit and vegetables.

The state has authorized tax breaks for urban farm as well, but these must meet a minimum of 5 production acres to qualify. Most urban farms consists of 1-2 lots, and therefore do not meet the minimums.<sup>18</sup>

A bill was passed that gives tax incentives to supermarkets that move into areas designated as food deserts. The supermarkets that look for these incentives must have over 50% food sales and food floor space to qualify, disqualifying businesses such as Target and Walmart. The bill does not focus on small corner stores, as supermarkets are thought to have more of an impact on blight and provide more food for the community. The current side-yard program in place in Baltimore City encourages gardening as well as cleaning up urban landscapes. For \$500, Baltimore property owners can purchase adjacent city-owned properties under 1,500 sqft for the explicit use of gardening. The program allows home owners to tend vacant properties and prevent them from their decay.<sup>19</sup>

## Unrest in Baltimore

The civic unrest of 2015 was felt by many of the impoverished neighborhoods in Baltimore. Supermarkets are scarce in these areas, with many families relying on corner stores for their meals; however, the corner stores in these neighborhoods are void of produce, and only stock snack and junk foods. As a result of the rioting, many Mom & Pop

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17. "Urban Agriculture - Community Gardening." MRSC.

18. Wenger, Yvonne. "Baltimore City Council Approves Tax Credits for Urban Farmers."

19. Willner, Steven J. "In the Wake of the Freddie Gray Events, Does Senate Bill 541 Provide West Baltimore New Hope?" Ground Rules. MSBA.org, 08 June 2015. Web.

shops that were looted are unlikely to re-open in the foreseeable future. Food drives have continued past the unrest to help those in need within the affected areas.

### **Food Deserts**

Urban Farming is such a promising activity for the city of Baltimore because it addresses one of the city's largest problems: food deserts. Measured by the USDA, food deserts are defined by the distance to the nearest supermarket, set at .5 and 1 mile demarcations. Vehicle availability is also mapped for these areas. One in four residents in Baltimore City live within a food desert. Often, residents who live in these areas cannot afford vehicles to access food markets located in better areas. An inherent problem with the ad-hoc planning and growth of the neighborhoods of Baltimore is that entire neighborhoods were planned without space for retail centers or open spaces.<sup>20</sup>

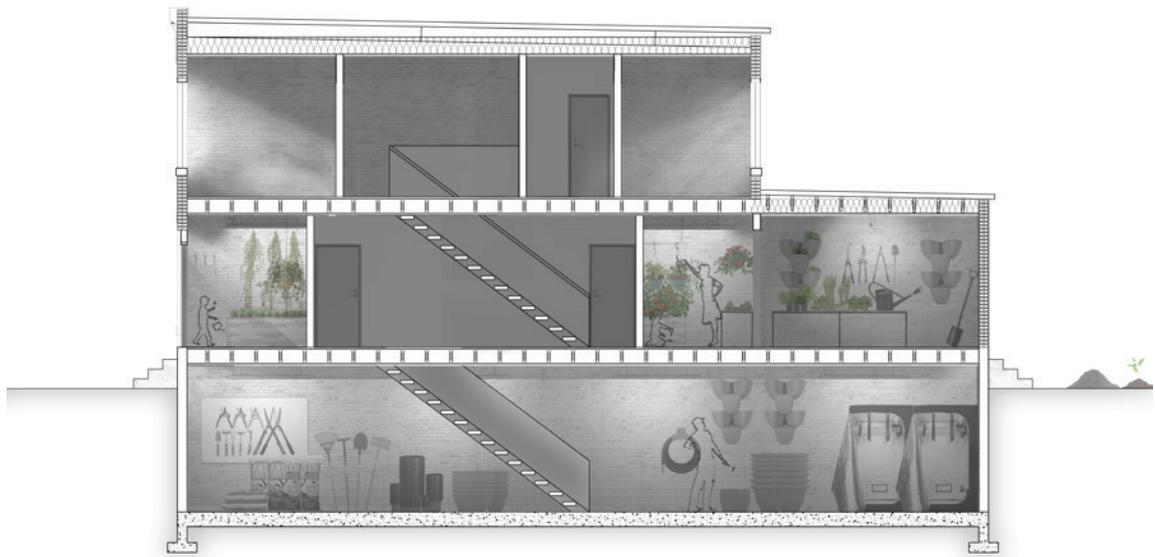
### **CGRN (Community Greening Resource Network)**

Operating a farm without outside help can be daunting. Most urban farms within Baltimore rely on irregular community donations and other limited sources of funding. CGRN: Community Greening Resource Network sought to change this. Acting as a network overseeing the available resources for urban farms, CGRN hopes to provide and distribute the available funds accordingly.

The organization was founded in 2008 by The Parks & People Foundation and the University of Maryland Extension. The Baltimore model is based on the Detroit Gardening Resource Program Collaborative, GreenCorps Chicago, and other similar institutions in various cities.

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20. Hayward, Mary Ellen., and Charles Belfoure. The Baltimore Rowhouse.



**Illustration 27 Urban farming concept section.**

Serving the immediate community, or a few adjacent homes, this home can become the centerpiece to a community in need. With the ability to grow food indoors as well as outdoors, the inhabitants can reach out and give back to their neighbors.

Middle Flap



Tired of the mundane day to day existence? Looking for something else in life besides new stuff? Do you feel the need to be more involved with your community? Need your life to be simpler? Does money not matter to you? Do you feel like you use too much? Is there a way to give back? Do you feel bigger is not better? Quality or Quantity? Is your life cluttered? Do you truly understand what you need as opposed to what you want?

Lets try something new... change the way you live and change your life. Live Tiny.

"All of Baltimore's social, economic, and political issues are encapsulated by the vacant houses."  
-Jeff Singer, Professor at UofM

No, Baltimore does not love vacant housing, but it just happens to be a major part of life in Baltimore.

After white flight to the suburbs, and loss of industry, Baltimore's economy suffered. Without a major pull for jobs, many decided not to return to Baltimore. Now the city faces a dilemma, how to attract new residents, keep the ones they have, and deal with the deeply entrenched issues in the city.

Back Cover



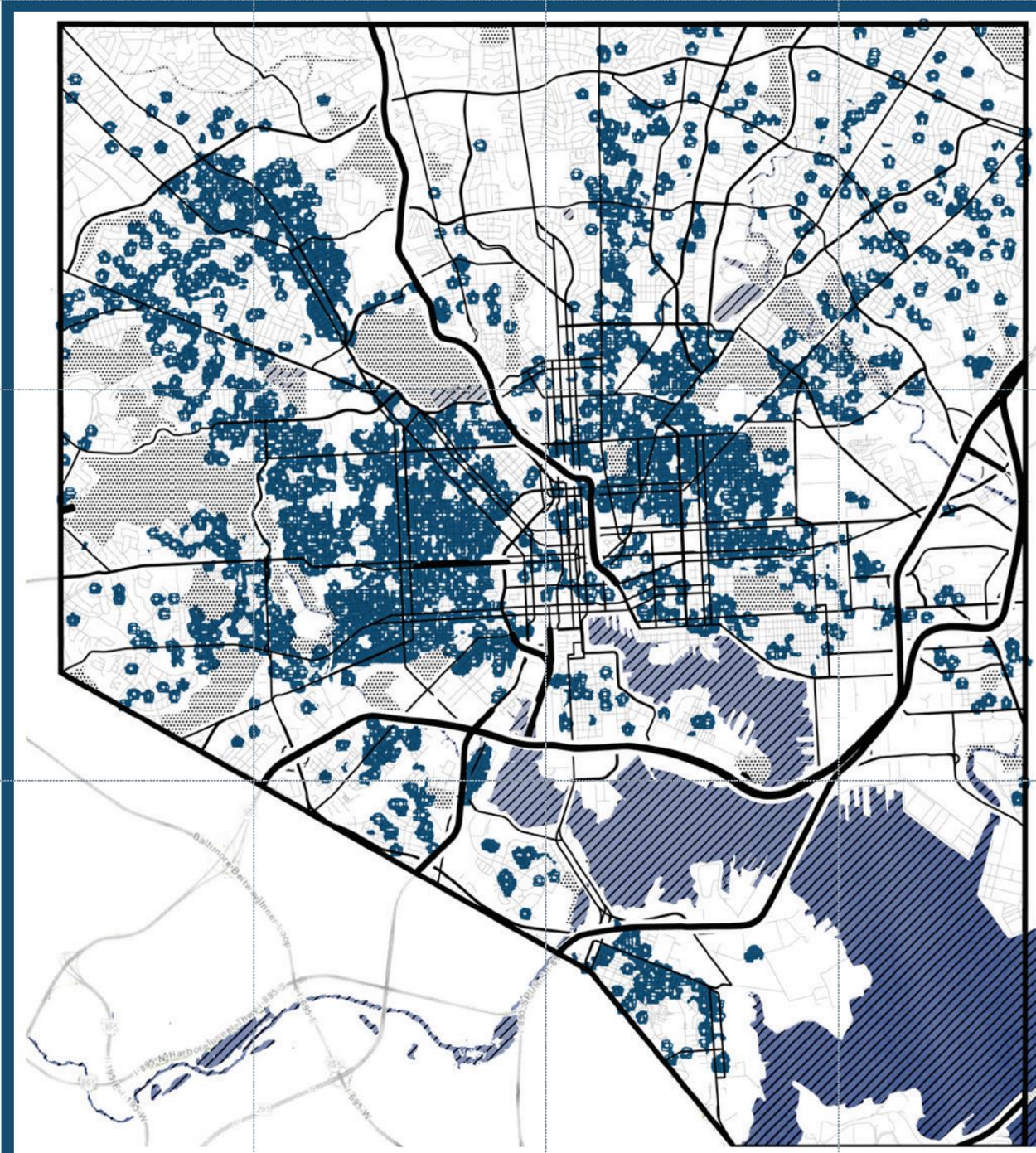
### The Homeless

Why do the homeless have nowhere to live in a place where there is too many places to live? If many of these homes are being left to decay, why cannot the homeless inhabit them at their own risk? If they cannot inhabit the structures, can they use the structures in another way?

Parasites and parasitic as terms come with a negative connotation, and is disappointing to see that it comes to label people who have been forced into a situation. Many people, organizations and even governing bodies see homelessness as a plague that needs to be banished. Trends in cities across the US today are focusing on the prospect of "criminalizing being homeless." Fort Lauderdale specifically has been known for its anti-homeless laws, including banning panhandling, the handing out of food, and the carrying of possessions by homeless individuals. Homelessness, just as the vacant homes, is just a symptom of the larger problems of a society.

# Baltimore Loves Vacant Housing?

Cover



Map Side

### City Interventions on Vacants

Recently announced, the state of Maryland has teamed up with the city of Baltimore to start demolishing blighted rowhouses in Baltimore. The plan, called C.O.R.E., seeks to demolish 4,000 vacant homes over the next 4 years. On top of this, \$600 million has been allotted for financing for developers for the areas around the demolition. While this is a great start towards a solution, it is not a solution in itself. Tearing down all of the vacant houses in Baltimore would leave the city similar to that of Detroit, a moonscape with large holes in the urban fabric. What truly matters is the post-demolition plan, and having the finances available and in place is the right idea.

Back in the 70's, Mayor William Donald Schaefer started a program that sold vacant houses for a dollar. As part of a rescue program for houses that were to be demolished for an incoming highway, the program ended up being too successful. Having too many interested individuals in the program, the city had to randomly choose from those who were pre-qualified. The neighborhood, Otterbein, is now an successful neighborhood situated next to the Inner Harbor and Federal Hill.

Currently the mayor has set up incentives for home owners who wish to live in certain areas of the city, close to their workplace. For instance, Johns Hopkins Hospital and the city of Baltimore has teamed up to start the Live Near Your Work Program: A sustainable solution to commuting and the issue of vacant housing, the program will offer grants upwards of \$17,000 towards the purchase of a new home. The requirements for the program is for those who work at the hospital, and must live in certain neighborhoods adjacent to the hospital. As these measures does not make it easy to rehabilitate a house, especially if the neighborhood is in shambles. Renovating individual homes does not make a neighborhood or a community, nor can you inject one into the neighborhood.

Innovative solutions like these are what it takes to rehabilitate neighborhoods, instead of simply demolishing what exists.

BaltimoreSun.com

Illustration 28 The Homeless Packet Side 1.

6. Fold over along ridge

5. Fold over along ridge

4. Fold away along ridge

3. Fold over along ridge

2. Fold away along ridge

1. Fold over along ridge

7. Fold over along ridge

8. Fold over along ridge

### Baltimore Stats

3,000 Homeless every night in Baltimore  
30,000 over the course of the year

For every 100 low-income households, Baltimore has 29 affordable units

For every vacant house in a neighborhood, it costs the police and fire \$1,472 more annually

16,000 Vacants by city count, 46,800 by the U.S. Census Bureau

Washingtonpost.com

### Ghost Towns of Baltimore

Entire neighborhoods in Baltimore City have turned into Ghost Towns. Carol Ott, the founder of Baltimore Slumlord Watch, spends her time documenting vacant homes and posting them on her website. Walks through these neighborhoods can have an eerie presence as passersby may not see another human for upwards of 15 minutes in the middle of the city. The purpose of her blog is a way of calling out those who leave their homes to fall to natural causes. Out of the 16,000+ vacant homes in the city, it has taken her over a year to document 1,000 of these homes. In her blog, she identifies the home with a photo and address, then owner, city council, state senate and state delegate contacts.

The website was started after Carol had gotten fed up with the negligence by the slumlords of Baltimore City. With the slogan "If you own vacant property in Baltimore City, clean it up!" she hopes to have someone thank her for reminding them of their disregard for their city. As a citizen standing up for her city, this is what Baltimore needs more of.

SlumlordWatch.com

Bolton Hill, Madison Park, and Druid Heights Neighborhoods. Highlighted portion represents MICA.

Above and Below represent the vacant houses in a few adjacent neighborhoods, a few of the worst in Baltimore.

The Highlighted portions represent the University of Maryland, Baltimore, Hollins Market, Poppleton, Franklin Square and Union Square Neighborhoods.

Info Side

### Housing Our Neighbors

"I Look at all of these vacant houses, and I'm like, 'I could be living in one of these houses. We all, all the homeless, could be living in one of these houses.'" - Mark Council

Mark Council is just one of the homeless inhabitants who have had this idea, and they are joining an organization called Housing our Neighbors. The organization works towards owning a community land trust. A non-profit organization would take ownership of the property and would become responsible for maintaining affordable rents for those who need it. A system that has worked across the country, now it is trying to come to Baltimore.

"If the problem is that the marketplace isn't working for people, we want to see an alternative to that, one with community control that's an alternative to the regular housing market." -Rachel Kutler, Housing Our Neighbors

Washingtonpost.com

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Samuels, Alana. "Could Baltimore's 16,000 Vacant Houses Shelter the City's Homeless?" The Atlantic. Atlantic Media Company, 20 Oct. 2014. Web.

<http://www.slumlordwatch.com/>

Illustration 29 The Homeless Packet Side 2.

“All of Baltimore’s social, economic, and political issues are encapsulated by the vacant houses.”

-Jeff Singer, Professor at UofM

## The Homeless

Why do the homeless have nowhere to live in a place where there are a large number of vacancies? If many of these homes are being left to decay, why can the homeless not inhabit them; even at their own risk? If they cannot inhabit the structures, can they use the structures in another way?

The terms *parasite* and *parasitic* come with negative connotations, and it is disappointing to see that it is used to label people who have been forced into desperate situations. Many people, organizations and governing bodies see homelessness as a plague that needs to be eradicated. Trends in cities across the US today are focusing on the prospect of “criminalizing homelessness.”<sup>21</sup> Fort Lauderdale specifically has been known for its anti-homeless laws, including banning panhandling, the handing out of food, and the carrying of possessions by homeless individuals.<sup>22</sup> Homelessness, just as the vacant homes, are symptoms of the larger problems of a struggling society.

## City Interventions on Vacants

The state of Maryland has recently announced that they have teamed up with the city of Baltimore to start demolishing decrepit rowhouses in Baltimore. The plan, called C.O.R.E. (Creating Opportunities for Renewal and Enterprise), seeks to demolish 4,000 vacant homes over the next 4 years.<sup>22</sup> In addition, \$600 million has been allotted for the

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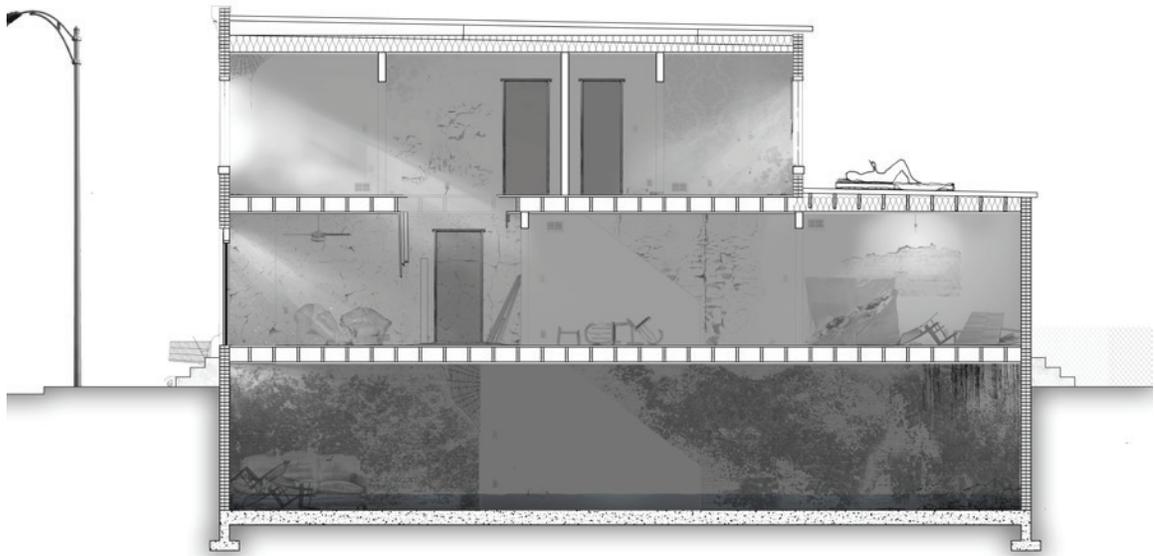
21. Barclay, Eliza. “More Cities Are Making It Illegal To Hand Out Food To The Homeless.”

22. Keyes, Scott. “City Makes It Illegal To Sleep In Public In Effort To Crack Down On The Homeless.”

financing of developers active in the areas surrounding the demolition sites. While this is a great start towards a solution, it is not a solution in itself. Tearing down all of the vacant houses in Baltimore would leave the city similar to that of Detroit, a moonscape with large holes in the urban fabric. What truly matters is the post-demolition plan, along with having the finances available and in place.

Back in the 70s, Mayor William Donald Schaefer started a program that sold vacant houses for a dollar in the neighborhood of Otterbein. The homes were in a similar state to those in the neighborhoods discussed in this thesis. The I-95 needed an off ramp to deposit commuters close to the inner harbor, and the neighborhood was under review for the proposal. Rather than sacrificing prime real estate to a highway, the city sold the homes for one dollar. Having too many interested individuals in the program, the city had to randomly choose from those who were pre-qualified. Today, the neighborhood stands as one of the nicest places to live in the downtown core of Baltimore.

Currently the mayor has set up incentives for home owners who wish to live in certain areas of the city, close to their workplace. For instance, Johns Hopkins Hospital and the city of Baltimore has teamed up to start the Live Near Your Work Program. A sustainable solution to commuting and the issue of vacant housing, the program will offer grants upwards of \$17,000 towards the purchase of a new home. The requirements for the program is in order to qualify those who work at the hospital must live in certain neighborhoods adjacent to the hospital. These funding measures do not make it easy to rehabilitate a house, especially if the neighborhood housing stock is in shambles. Renovating individual homes does not make a community, nor can you create and inject a ready-made community into a neighborhood, but innovative solutions like these are the first steps in the rehabilitation of neighborhoods - and alternative to simply demolishing what exists.

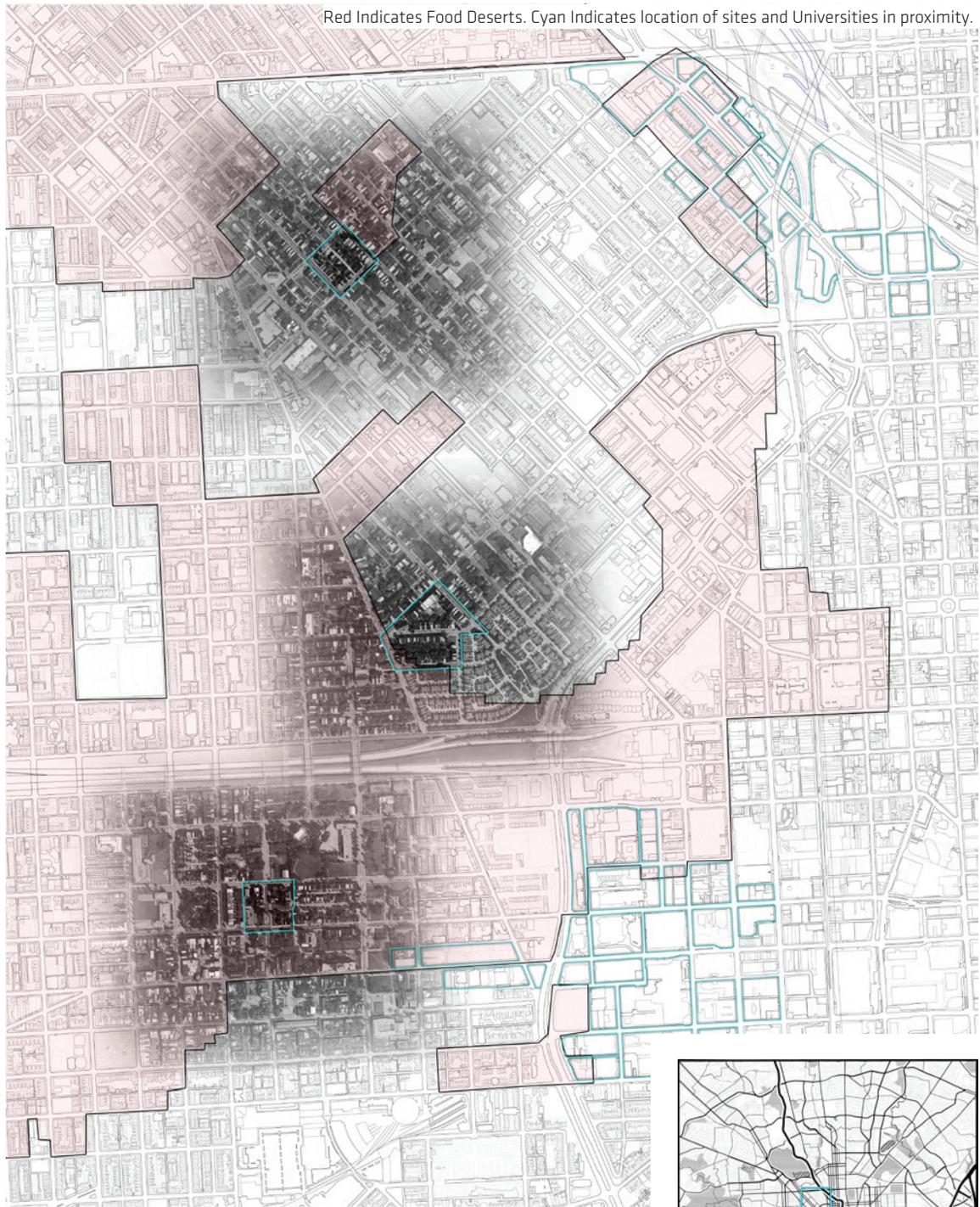


**Illustration 30 Homeless concept section.**

Abandoned Rowhomes are left to deteriorate by owners who could not afford the upkeep on a home with depreciating value. Some of these homes are inhabitable to a degree. Could the homeless use them?



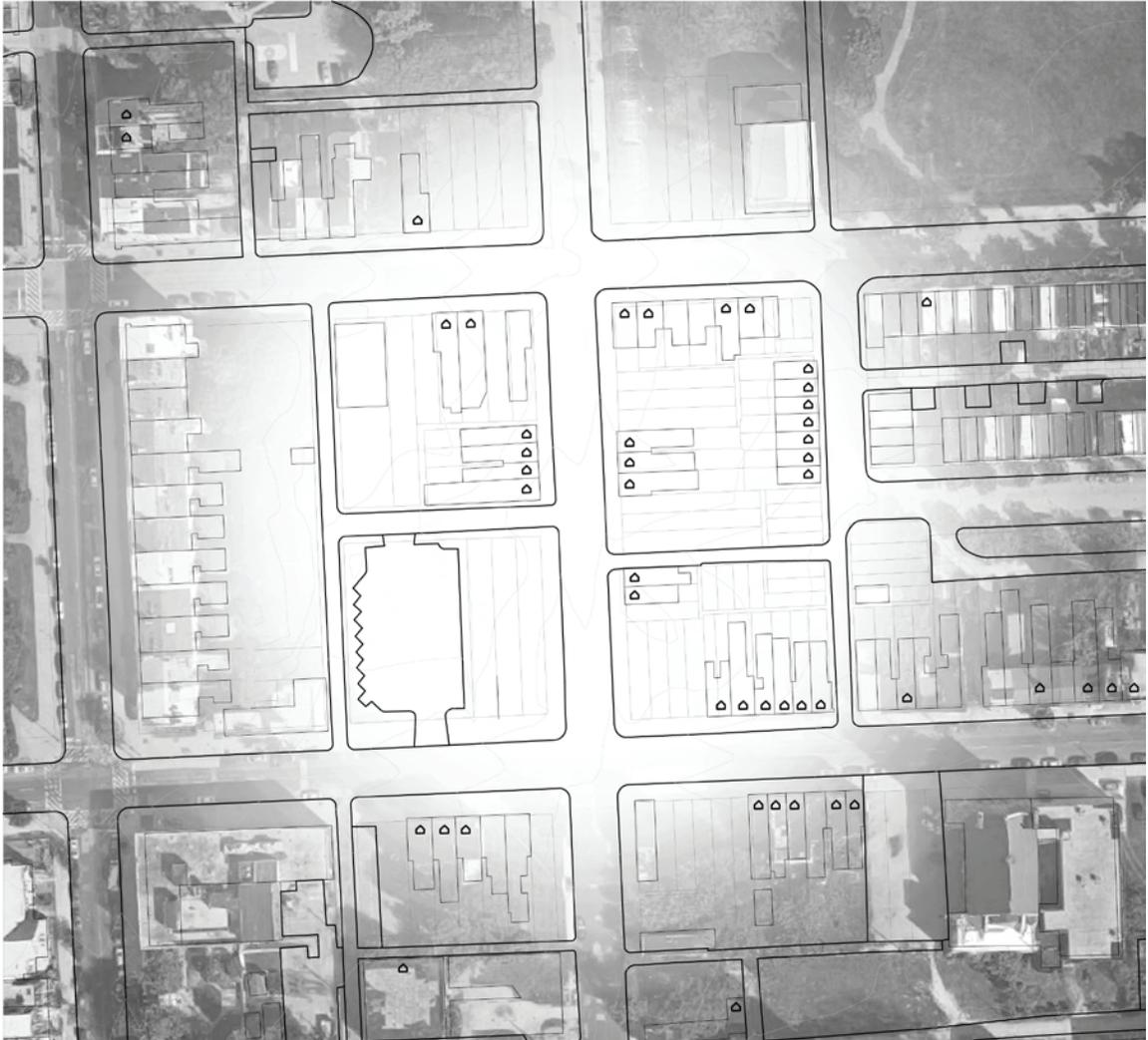
**Illustration 31** Tiny visions of Mount Vernon and the Washington Monument.



**Illustration 32 Map of 3 possible sites in West Baltimore**

Three areas have been selected to identify what sort of neighborhoods would be ideal for Tiny Home communities as per the groups discussed.



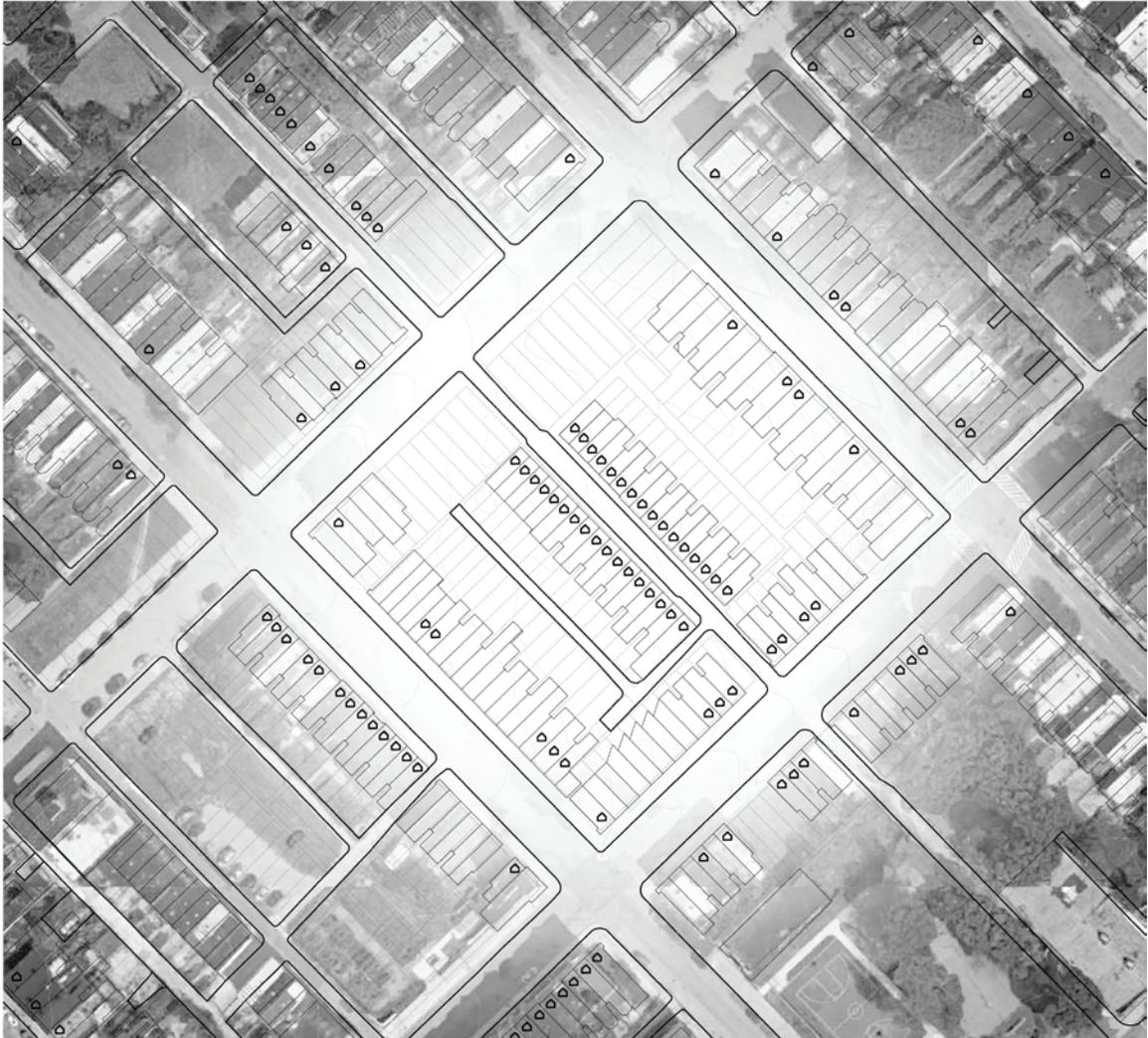


**Illustration 33** The neighborhood of Franklin Square

Average Home Price: \$32,045

Vacancy Rate: 41.3%

Median Home Price: \$19,850

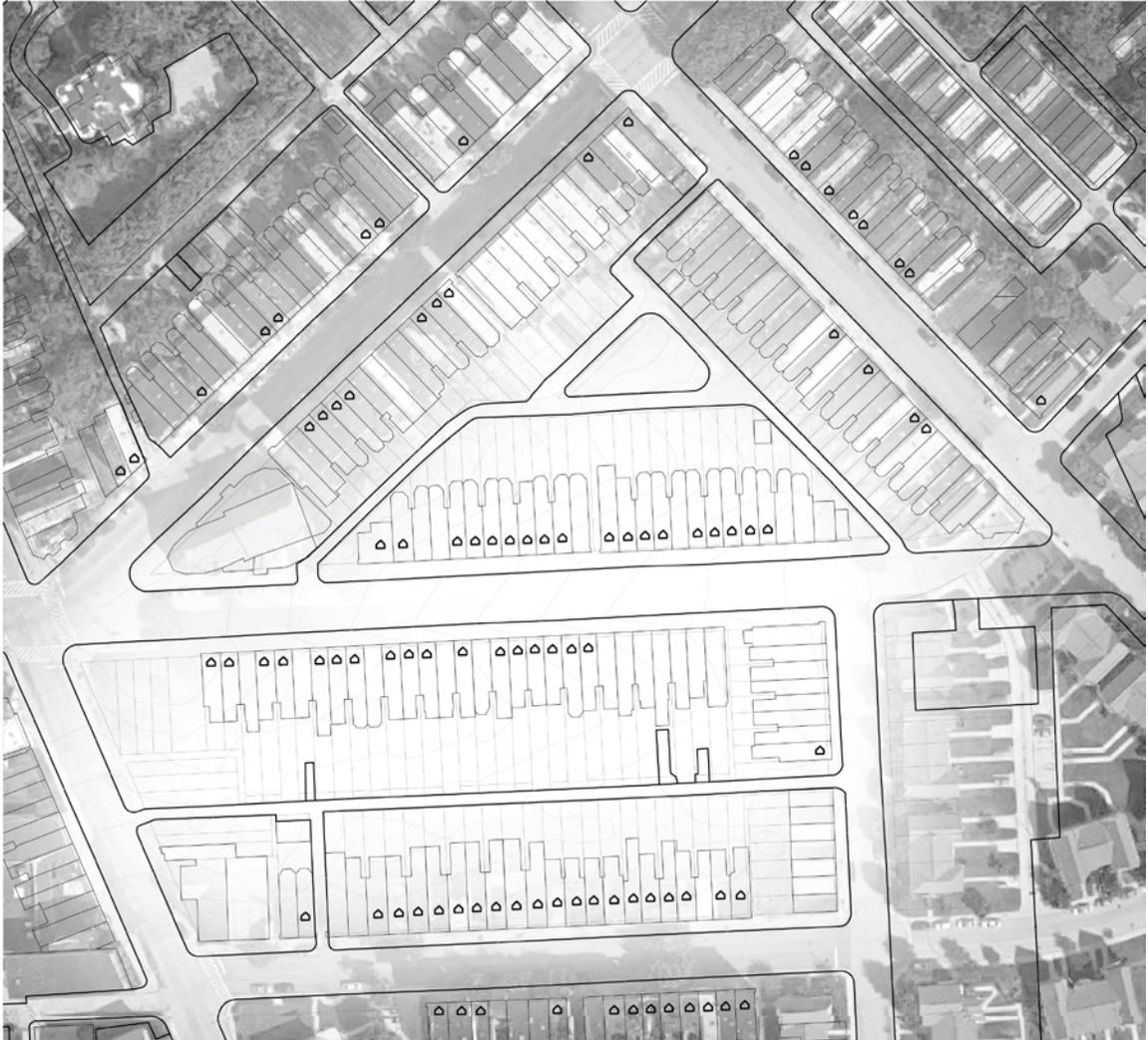


**Illustration 34** The neighborhood of Druid Heights.

Vacancy Rate: 45.2%

Average Home Price: \$35,211

Median Home Price: \$21,000



**Illustration 35** The neighborhood of Upton.

Vacancy Rate: 35.9%

Average Home Price: \$27,810

Median Home Price: \$16,000

## **The Project**

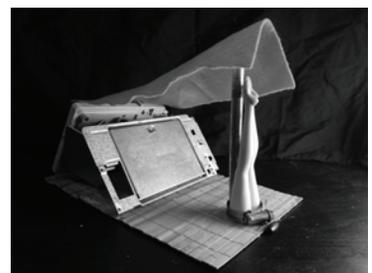
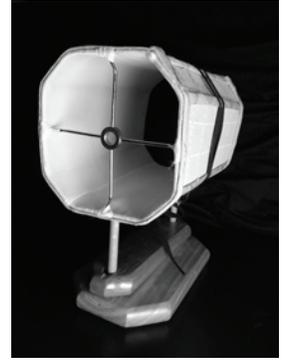
The purpose of this thesis is not to produce construction drawings for Tiny Homes, but rather to demonstrate and document the process of one method of production. In order to achieve this, the manner in which these ideas are produced must be one step removed from reality to keep them from tipping into actuality. To begin, the method of using salvaged materials was selected.

The method of using salvaged materials is quite common for slums, and the homeless; however, the process is also quite common for Tiny Home owners. Predominantly, Tiny Homes will not be entirely made of salvaged materials, but a few hybrid objects will be selected as centerpieces or inspirational constructions to set the theme or atmosphere of the home and its transformation. As a physical process, there was the option to physically build a home from materials found around the school or the city. Instead of literally doing so, a series of trips to local thrift stores served as an analogous creative process. The collection of objects were based on a few factors: aesthetic appeal as an object in itself (Swiss Watchbox), the ability to be broken down into more pieces (Toaster), uniqueness (Guy Fawkes Mask), and lightheartedness (Barbies). The exercise allowed the materials to become much more manageable, but also abstract.



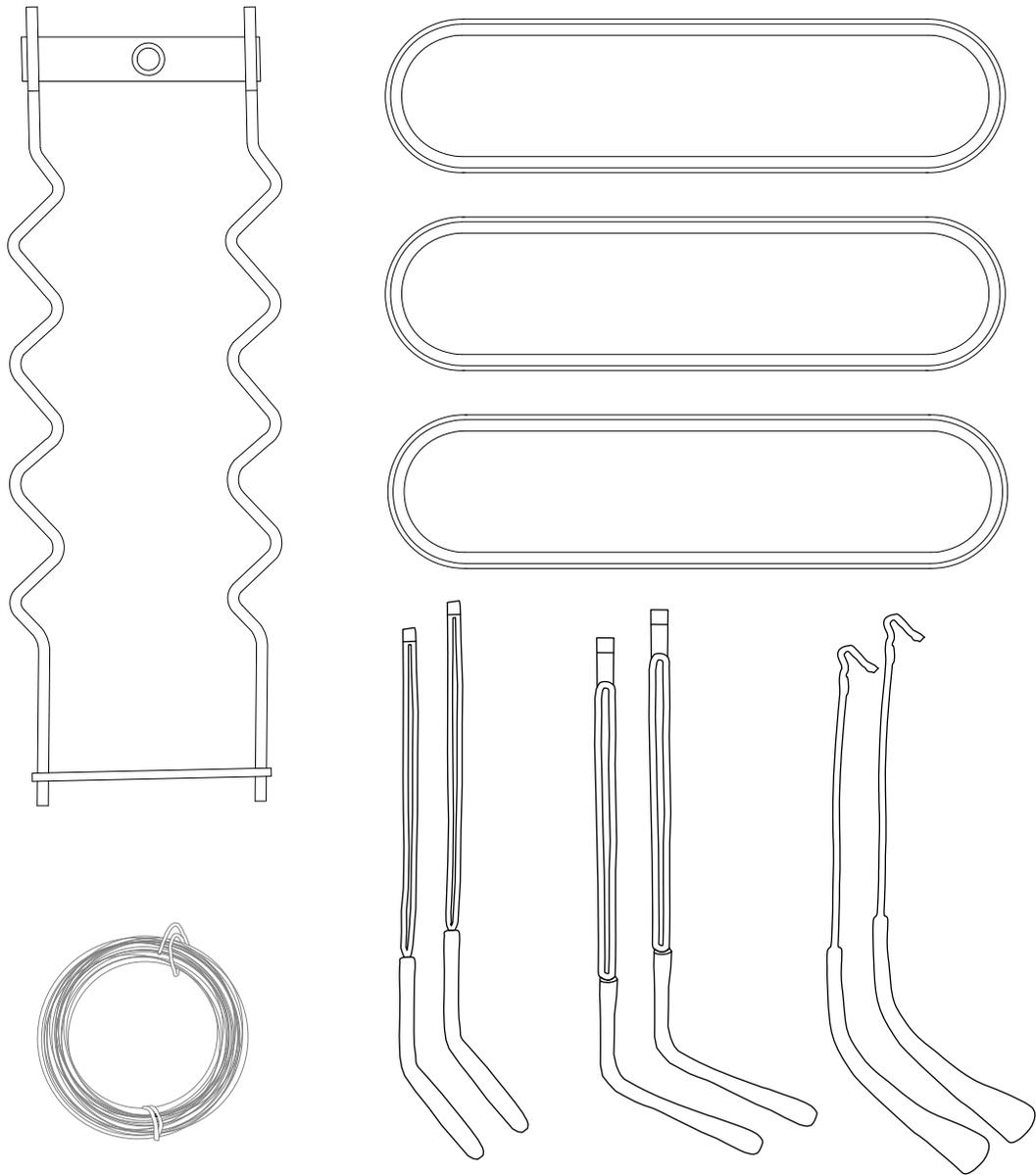


**Illustration 38** Forms created from found objects varying in scale and complexity.

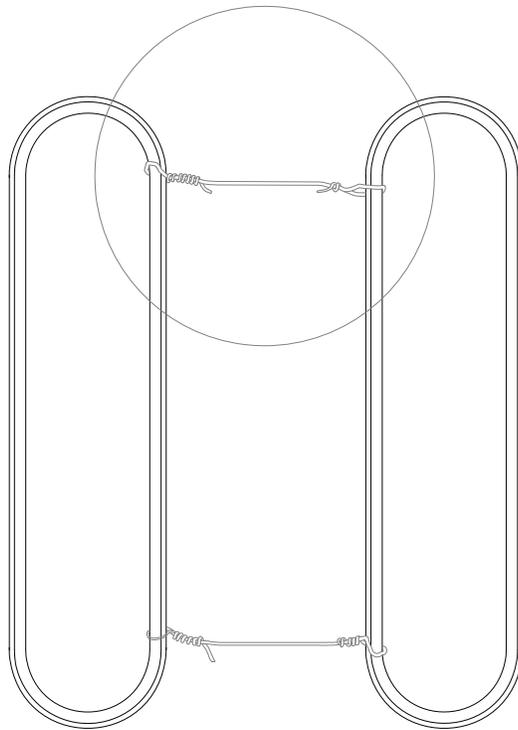
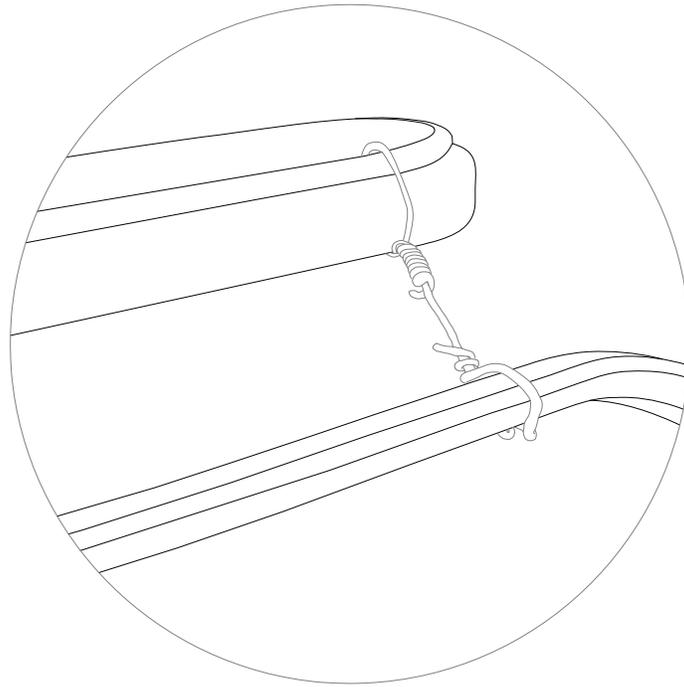




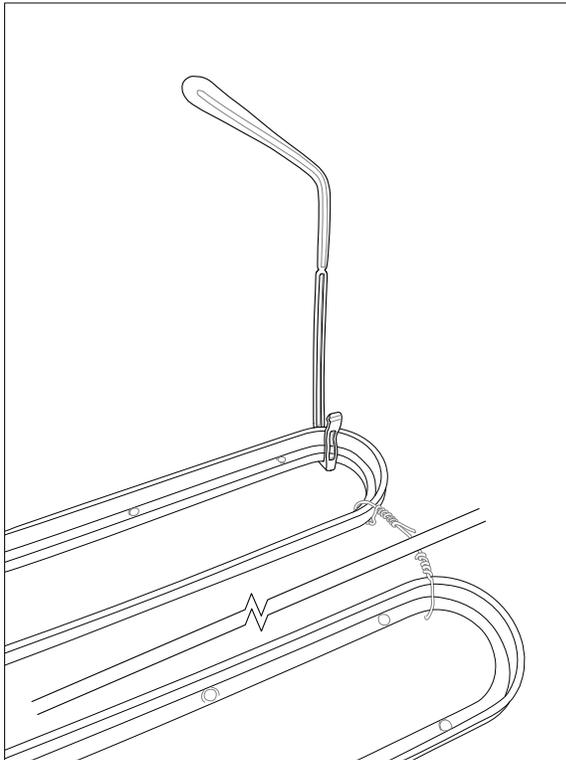
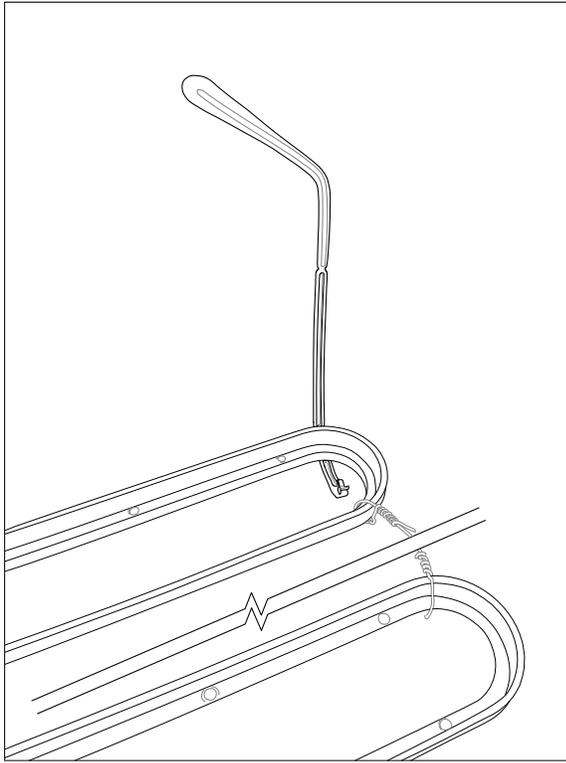
**Illustration 39** Objects used in study.



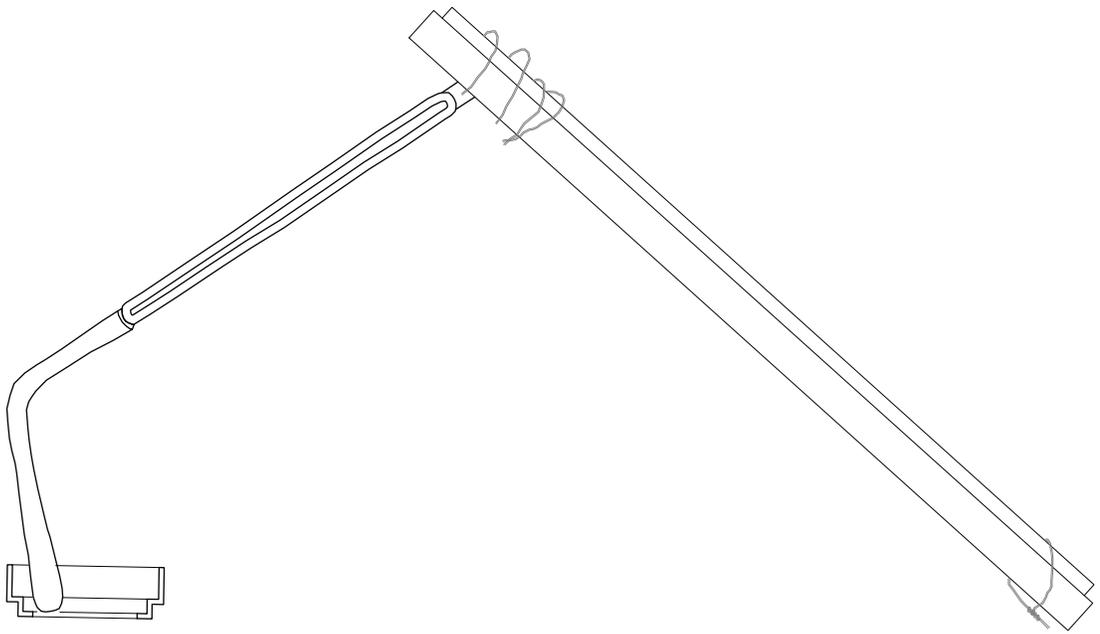
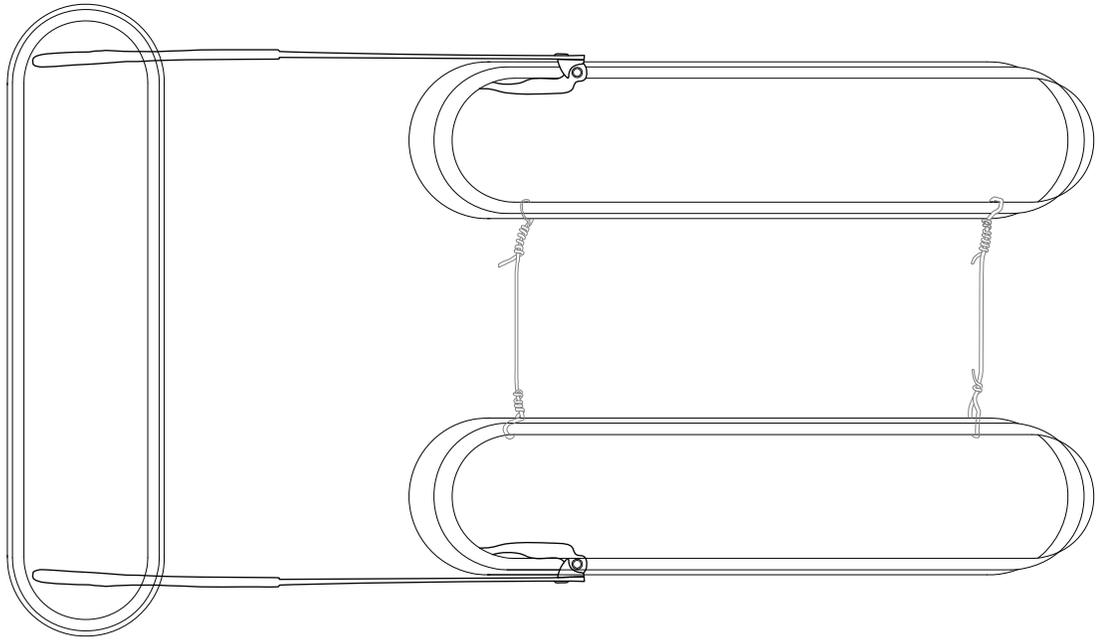
**Illustration 40** Plan drawing of components used including sunglasses arms, toaster pull, and speaker frames.



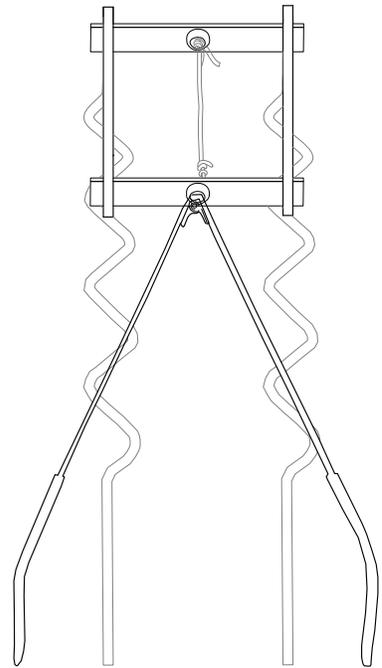
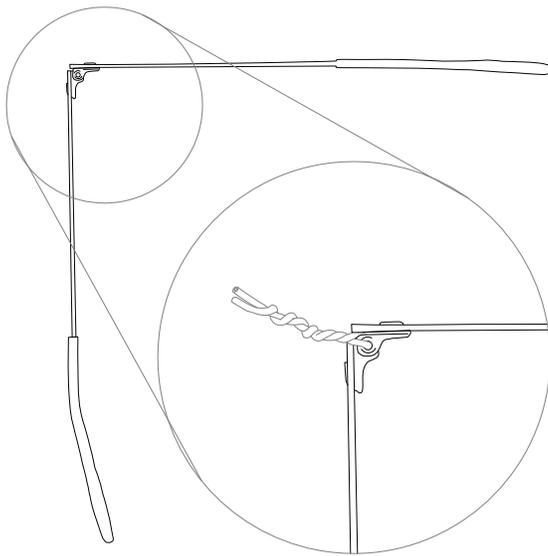
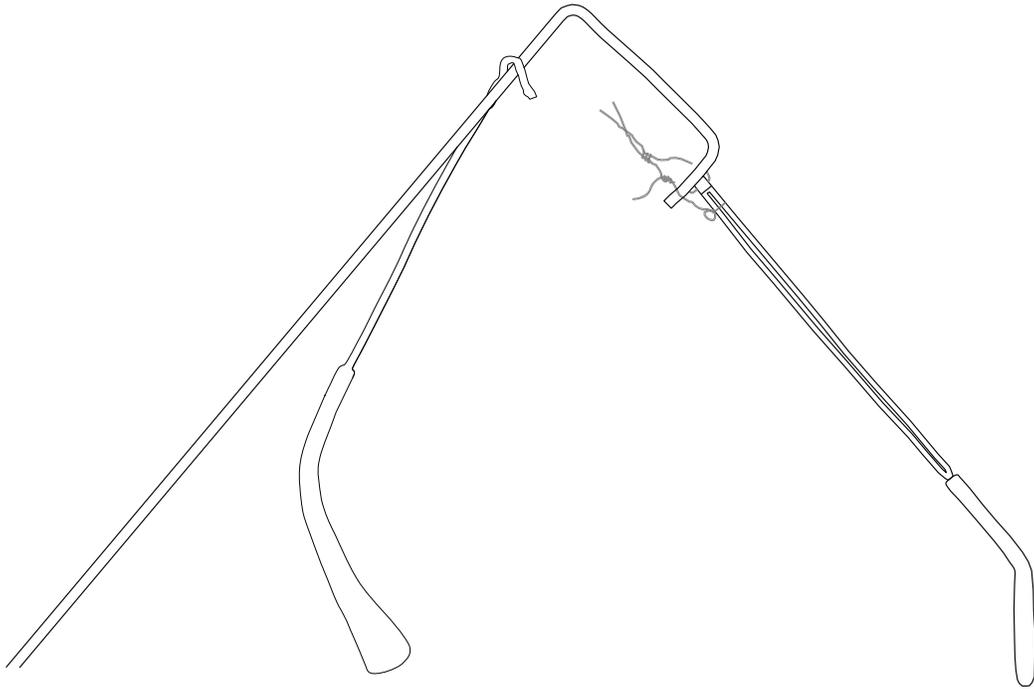
**Illustration 41** Operation of tying speaker frames together using wire.



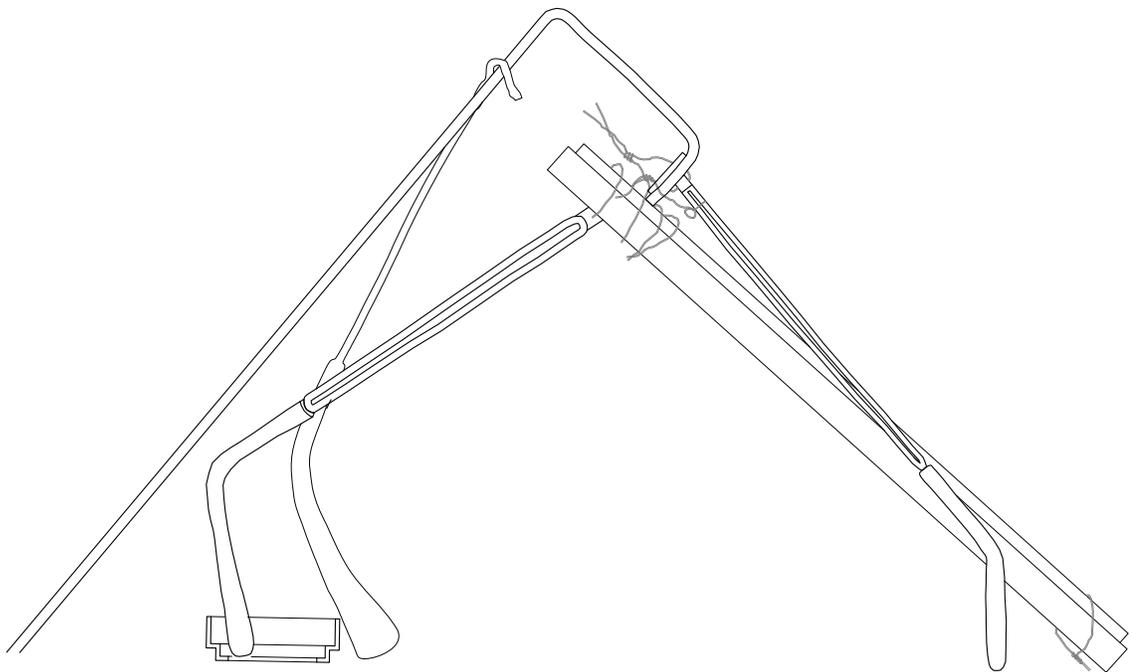
**Illustration 42** Detail of securing sunglasses arm to speaker frames for support.



**Illustration 43** Plan and elevation of standing form part 1.



**Illustration 44** Detail of attaching sunglasses arms to create part 2 of the form.



**Illustration 45** Final form combining part 1 and 2.



**Illustration 46** Final form: "Parasitic Sunglasses."

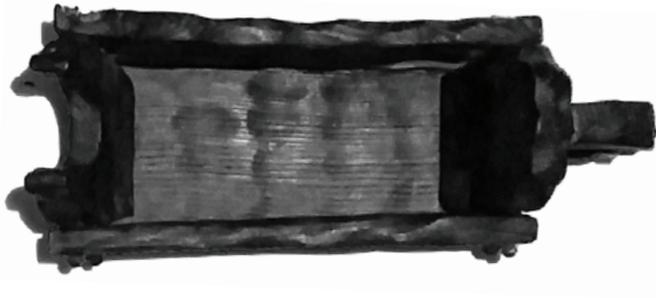
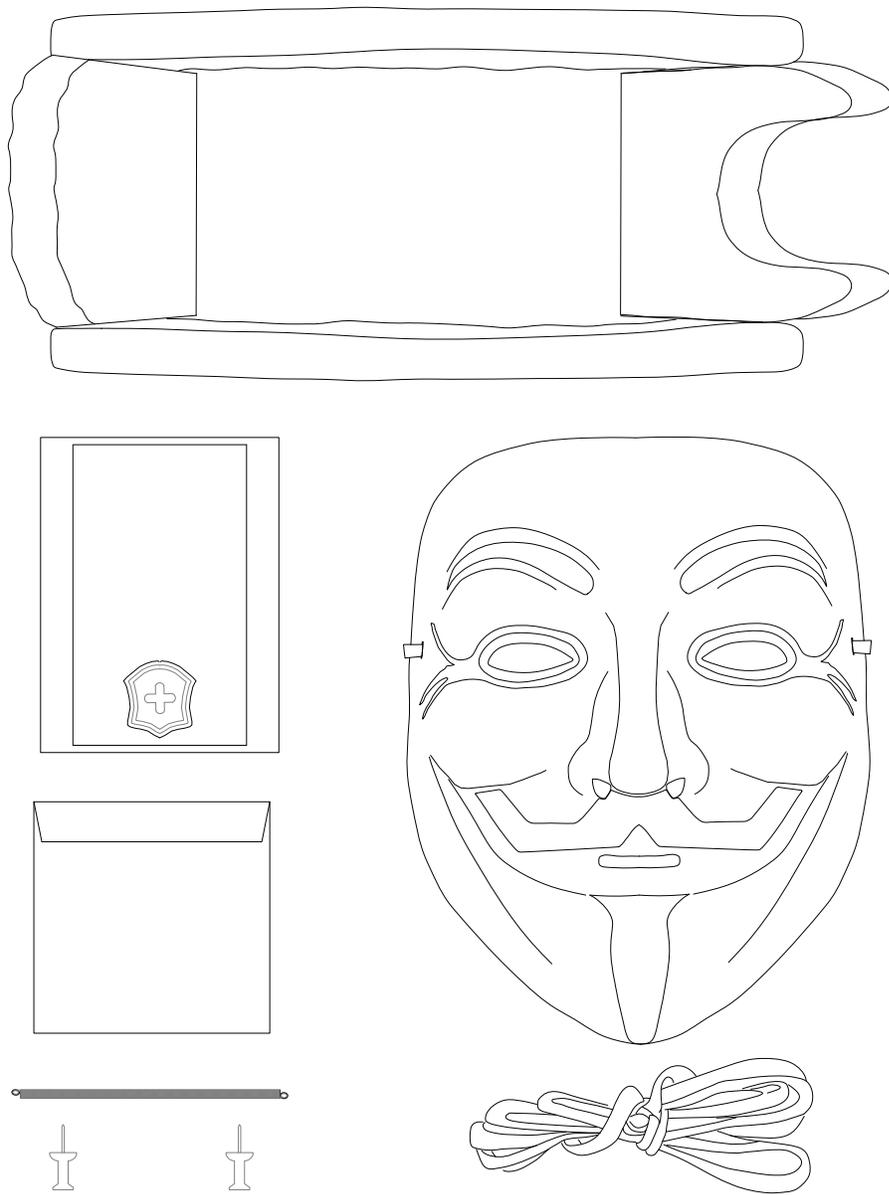
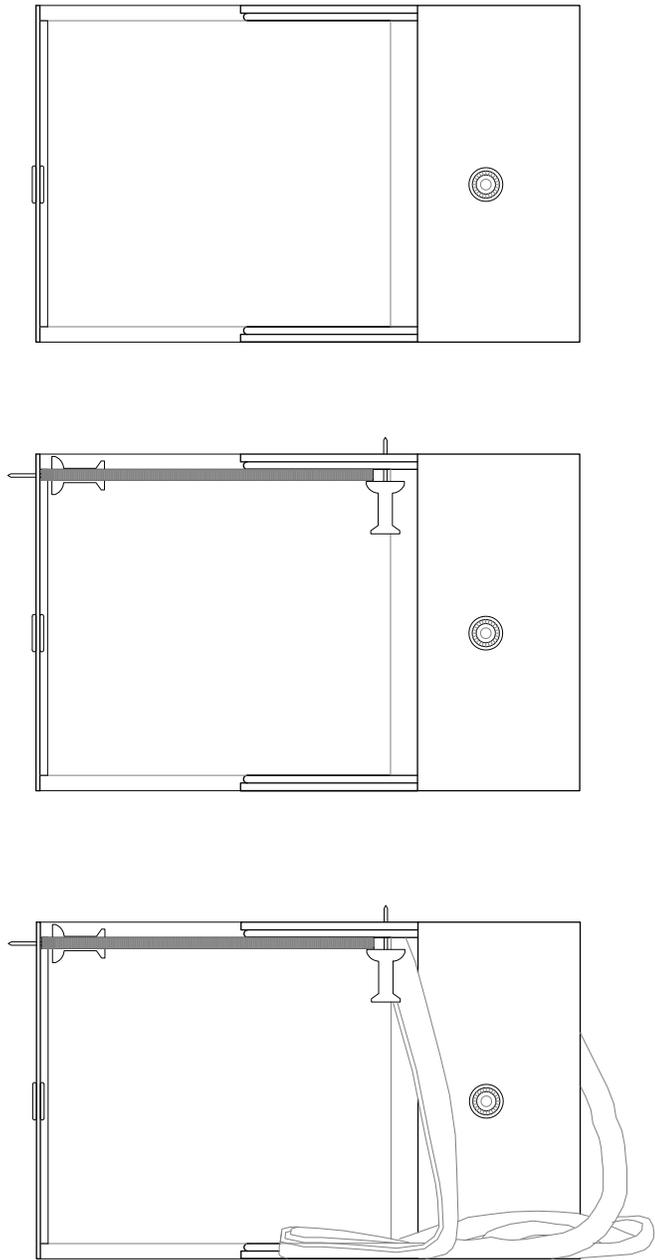


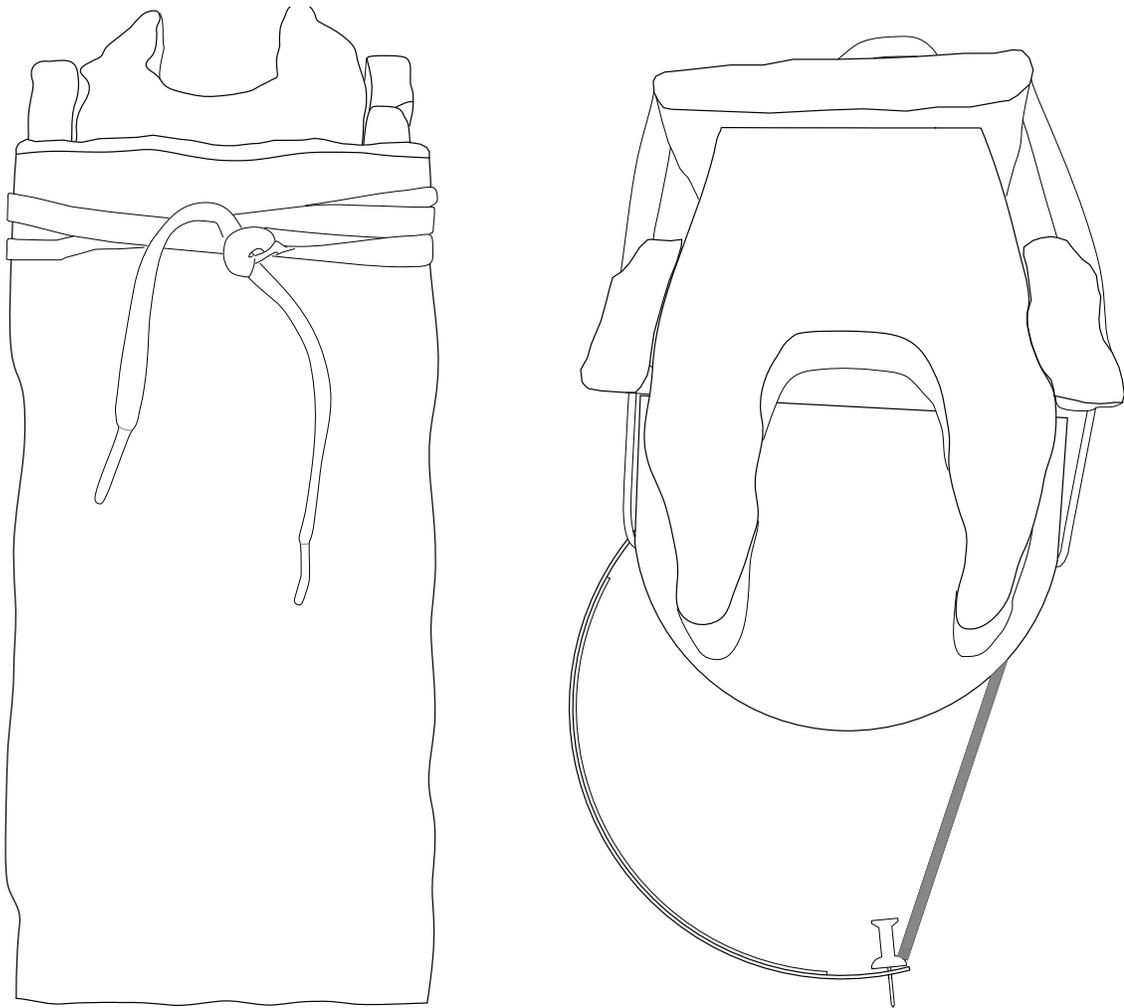
Illustration 47 Objects used in study.



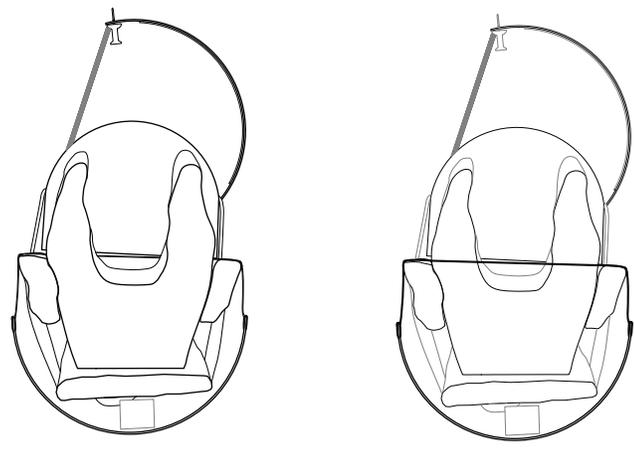
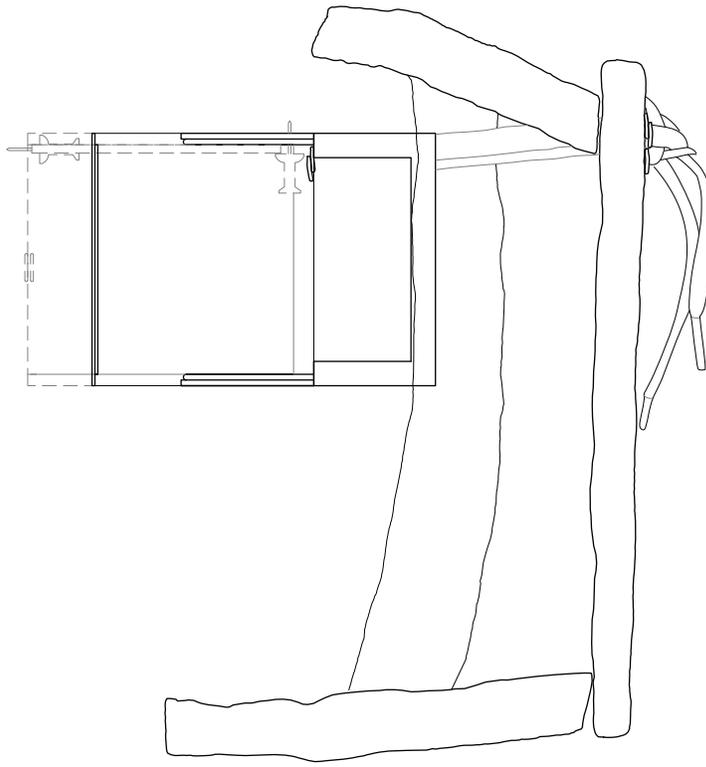
**Illustration 48** Plan view of objects used including a mask, a shoestring, plastic photo holder, swiss watch box, spring, push pins, and a wooden cradle.



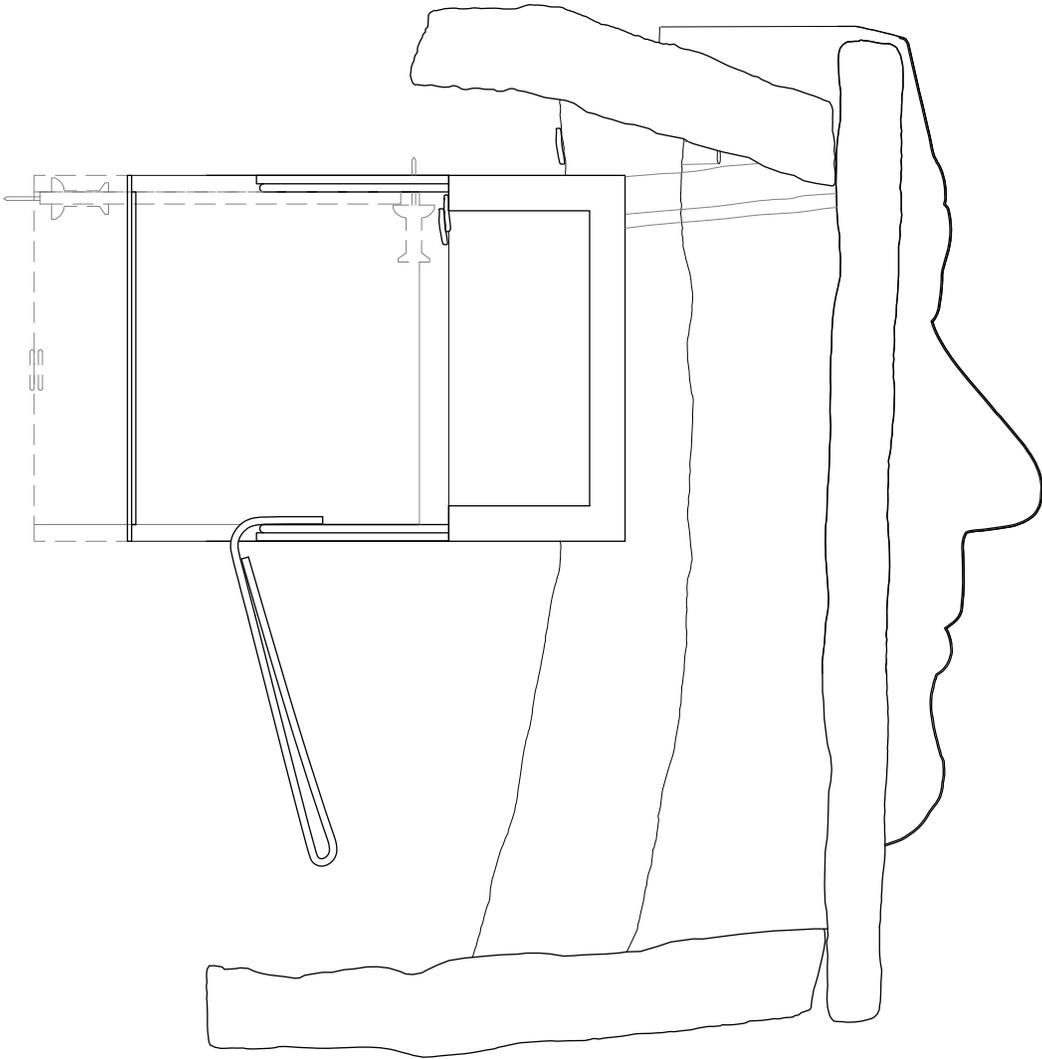
**Illustration 49 Manipulation of watch box to open/close, and fastening of shoe string.**



**Illustration 50** Tying of watch box and parts to wooden cradle.



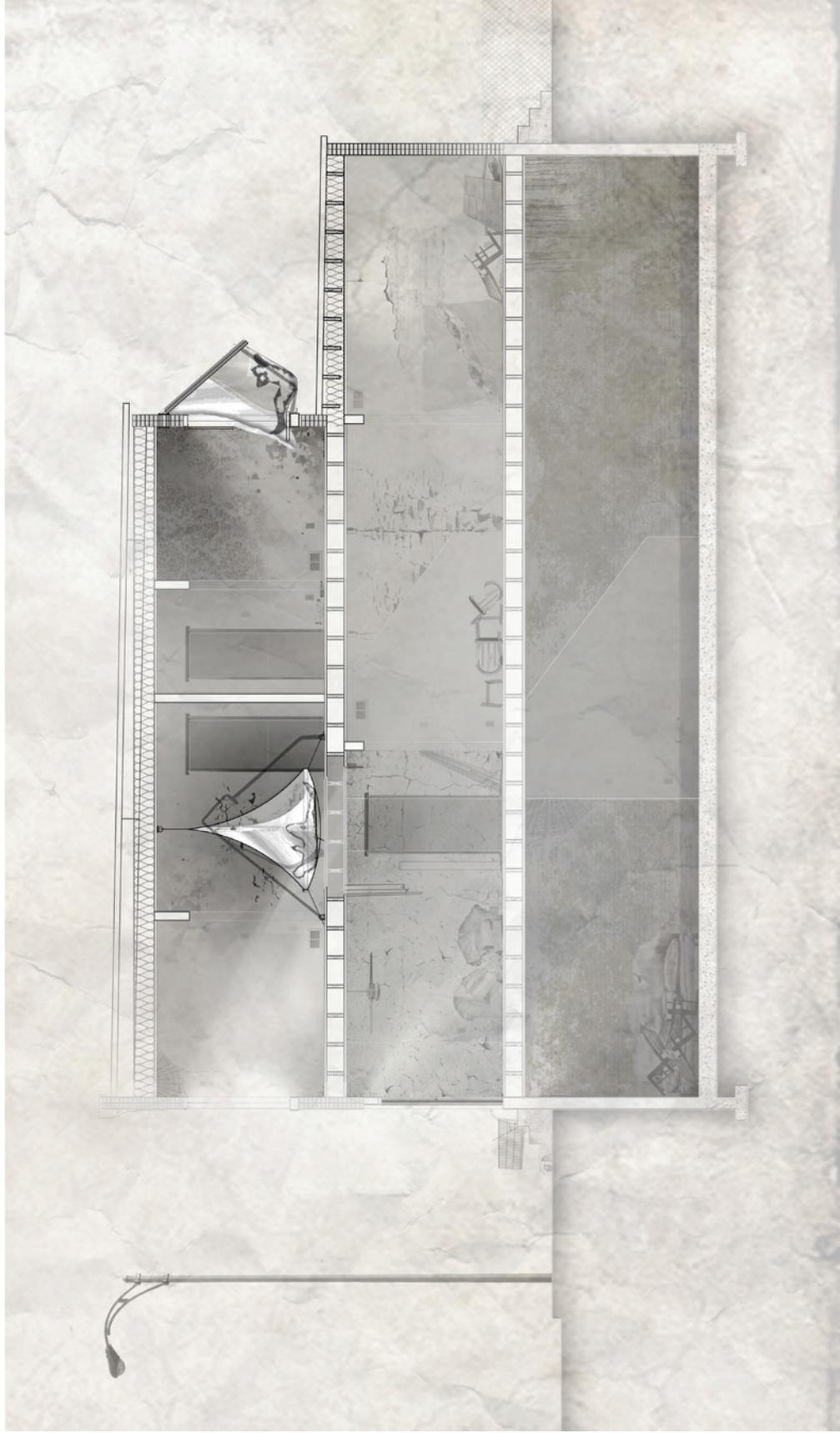
**Illustration 51** Section showing attached watch box, and two plans showing the fastening of the mask.



**Illustration 52** Final form section.



**Illustration 53** Final form: "The Mask."



**Illustration 54** Parasitic glasses #1 inspired intervention in section.



**Illustration 55** Close-up of the parasitic glasses inspired intervention.

Following the Tiny Tradition where originally the homes were self-constructed, these structures would use the structure as a sort of backbone. For buildings that are in a state of disrepair, this allows individuals to construct their homes surrounding, on top of, as a part of, or hanging from the existing structural elements. For neighborhoods that have a large number of abandoned homes or dilapidated buildings, this allows individuals to insert their home's functions into the existing fabric and use the building's structure which might otherwise be unusable or uninhabitable.

The reclamation of abandoned homes by the homeless is a stand against



the manner in which cities are continuing to view the homeless. The representation above is a demonstration of the extent that the homeless must go to in order to find shelter. Instead of pushing away those that are the victims of misfortune, how can the outcast be brought back into society?

**Illustration 56** Study used as inspiration.

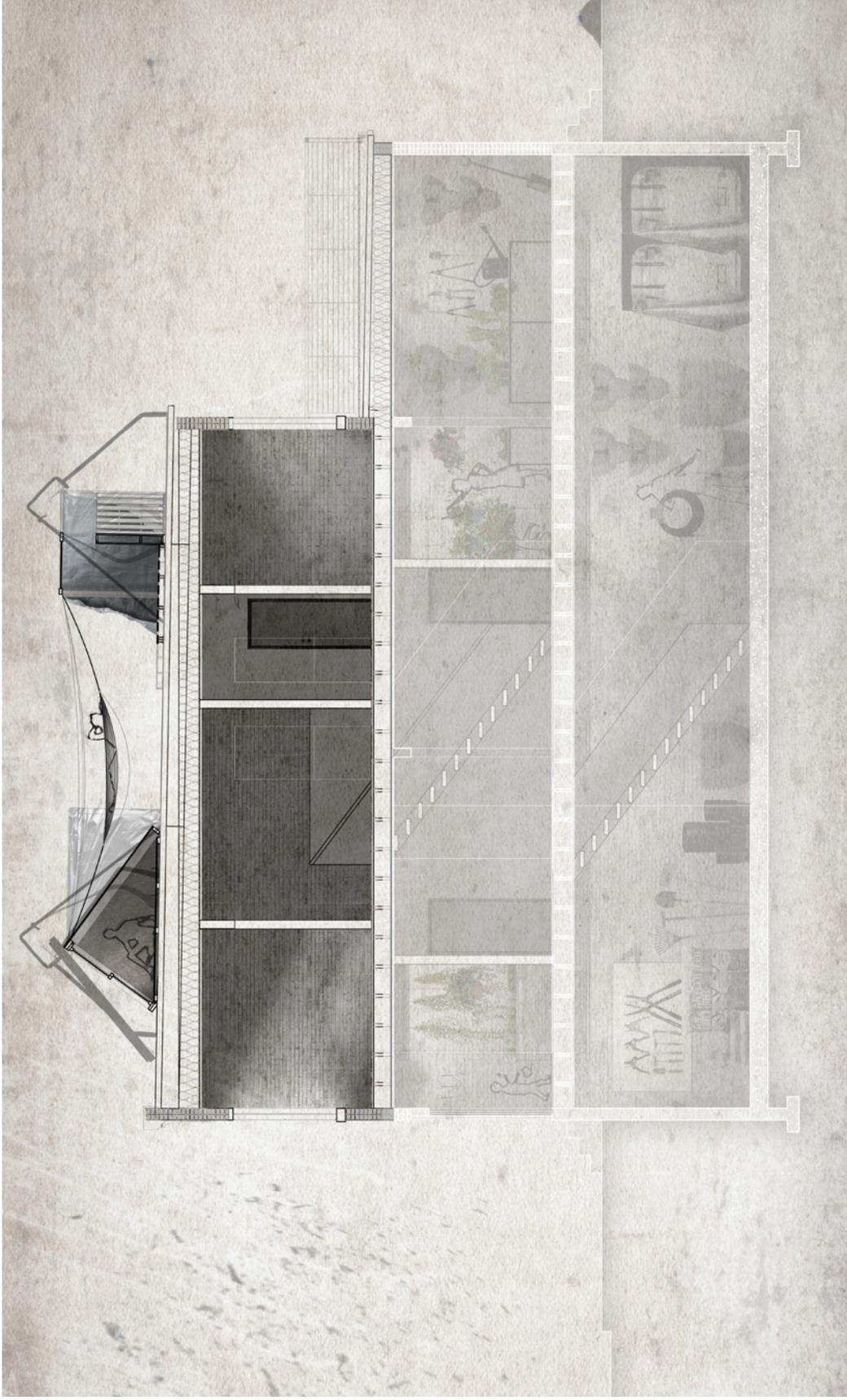
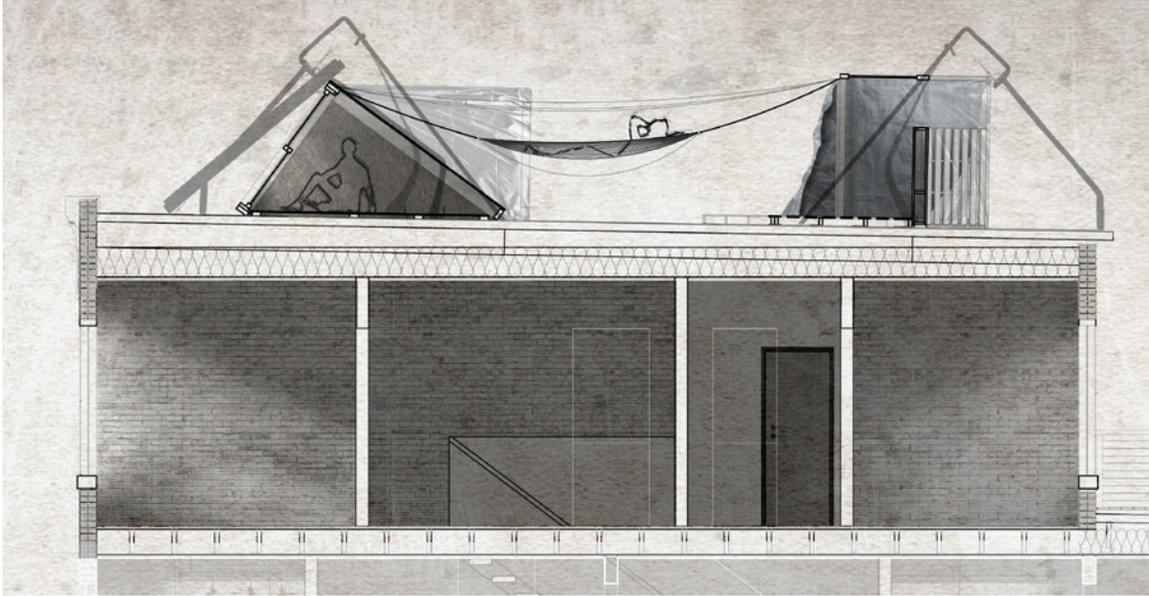


Illustration 57 Parasitic Glasses #2 inspired intervention in section.



**Illustration 58 Close-up of the parasitic glasses #2 inspired intervention.**

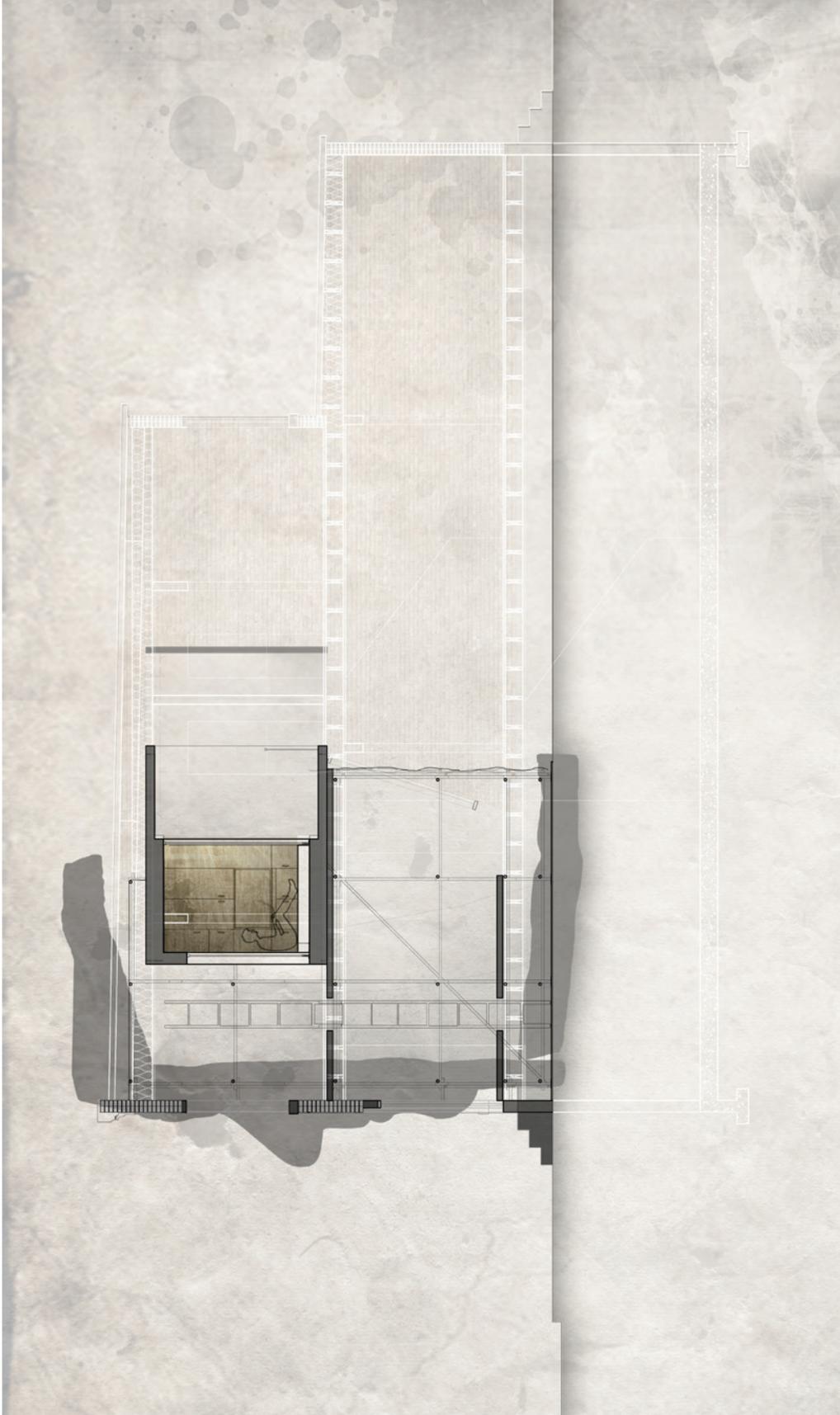
Inhabiting and reorganizing existing structures can turn the regular house into a tiny house. Reducing the living spaces to one floor, and converting the remainder to public functions changes the private home into an extension of the community. Many historical homes used the first floor as mercantile space, but they were rarely community spaces. In this example, the front yard is brought inside, turning the first floor into a community greenhouse/garden.

The use of the parasitic glasses study in a second section is intentional as it

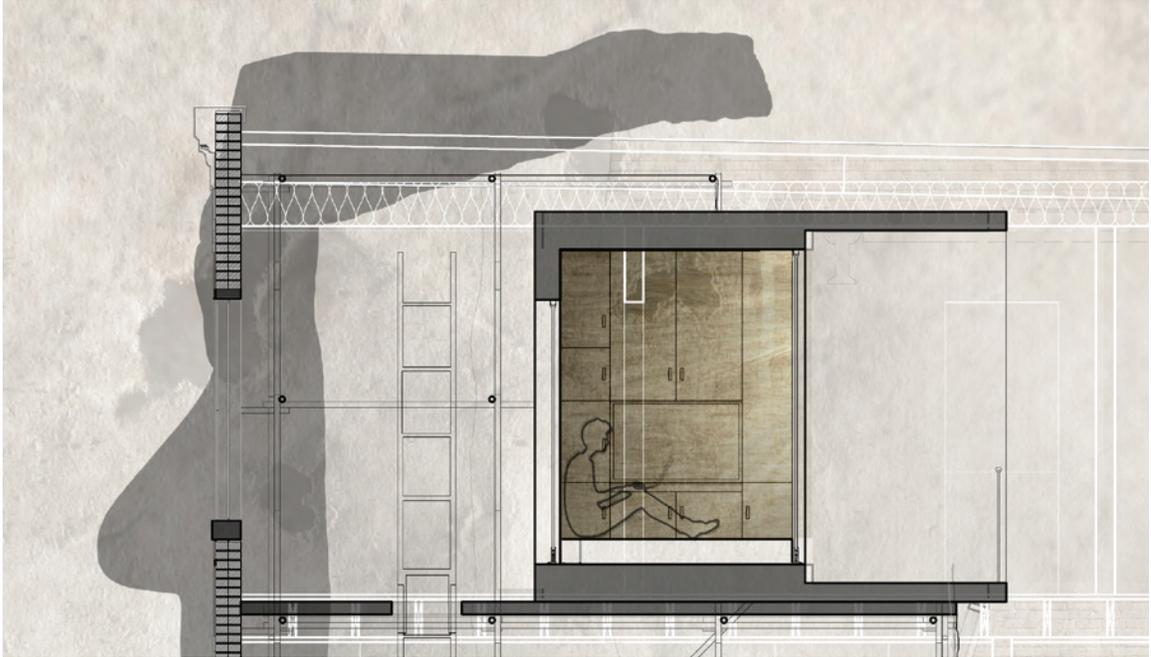


shows how placing the same idea in a different context allows for a different interaction amongst occupants. When placed on the roof of a home under renovation, the intervention no longer becomes parasitic, but rather symbiotic. The presence of the farm is essential as it provides food, but also serves as employment. Urban farming is an option for work that allows the homeless to sustain themselves, but also makes them contributing members of society.

**Illustration 59 Study used as inspiration.**



**Illustration 60** The Mask inspired intervention in section.



**Illustration 61 Close-up of The Mask inspired intervention.**

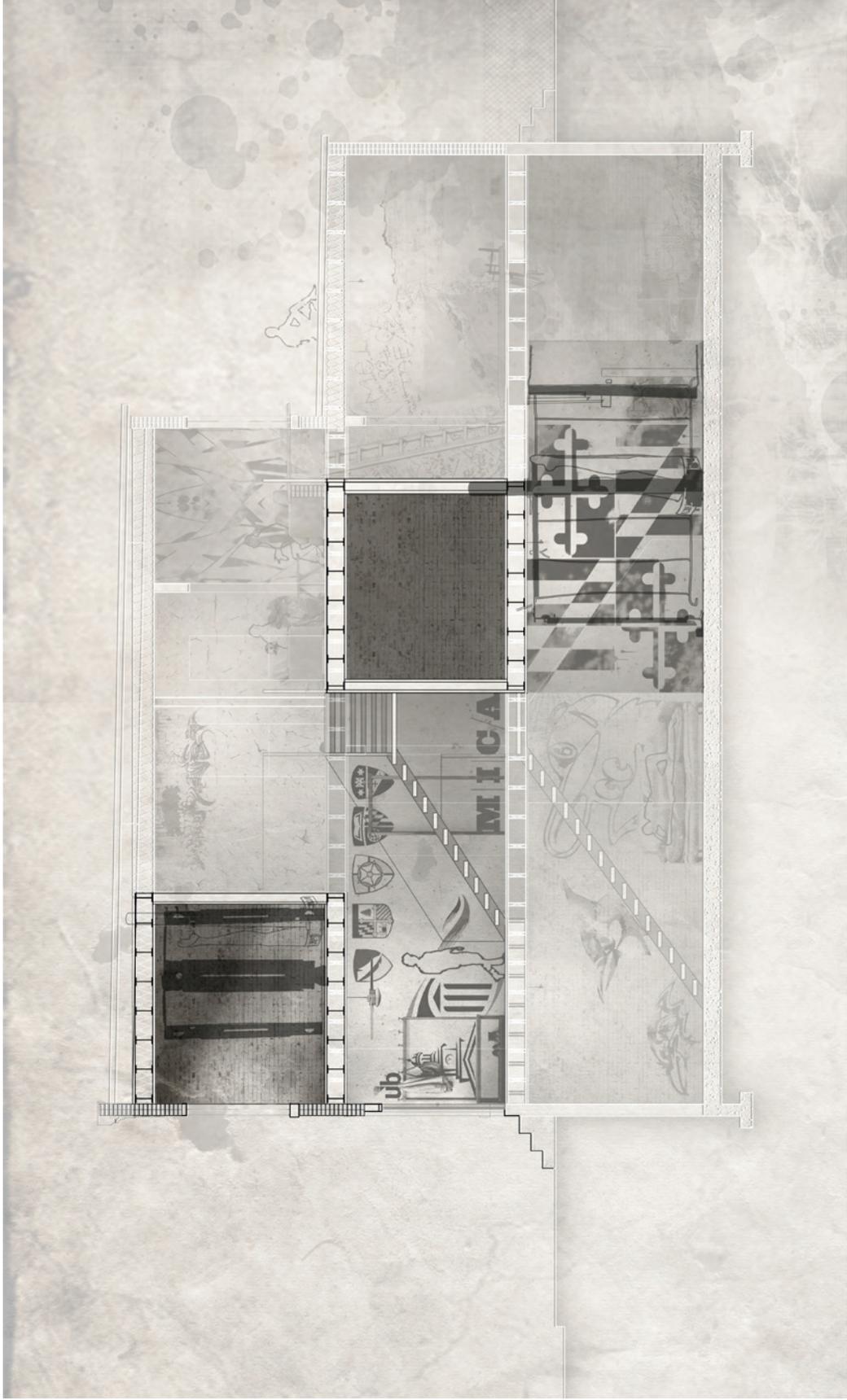
The architectural identity of Baltimore is the rowhouse. The marble stoop, narrow front walks, and the repetitious facades bring out the slight variances of their common form. If there is any part of the home to maintain, it is the main element contributing to the urban fabric. How then can this be preserved?

The Mask study offers an interesting insight. Representative of hiding what is underneath, the mask draws parallels to formstone, a popular product in the 50s, when

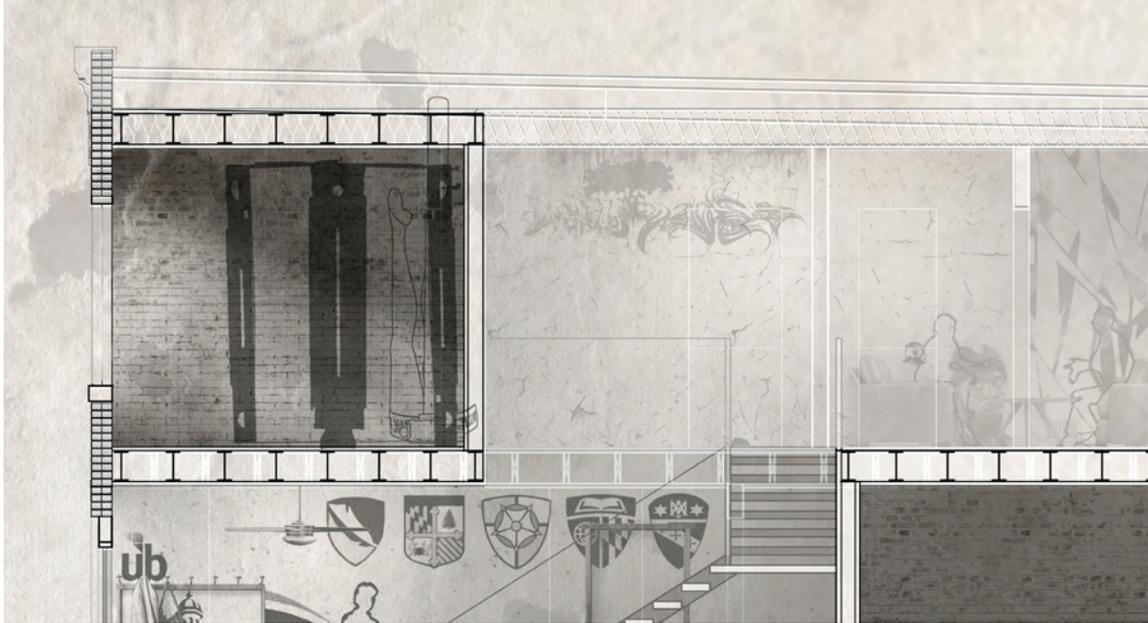


**Illustration 62 Study used as inspiration.**

put in this context. As brick was viewed as a cheap building material, stone veneer (formstone) was used to add aesthetic sophistication. As the mask hides the structure, and the formstone disguises the brick behind, so does this intervention shelter itself behind the front facade. Predominantly structural, the home allows flexibility through the expansion and construction around the structural scaffolding.



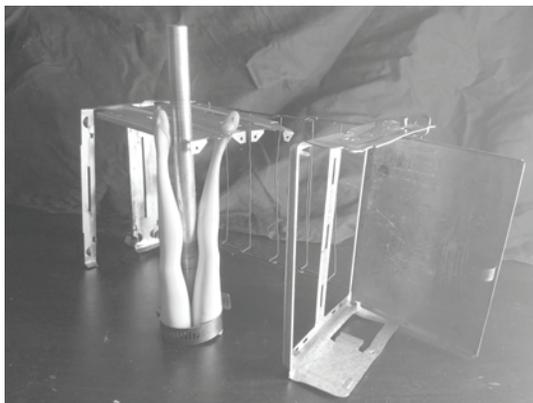
**Illustration 63** Cross section depicting placement and connections between all interventions.



**Illustration 64** Close-up of the parasitic glasses #2 inspired intervention.

For the structures that are severely dilapidated, but deemed worthy of saving, a Tiny House can be inserted to help save the house. Transforming the single family house into a series of individual dwellings, the original structure now becomes the support for a small community which has the ability to expand to neighboring buildings and structures. Inserting these constructions has the potential to reinforce the structure, while maintaining the front facade, or the main identifying element of the home. The rest of the home can continue to deteriorate all the while revealing a new home from the rear.

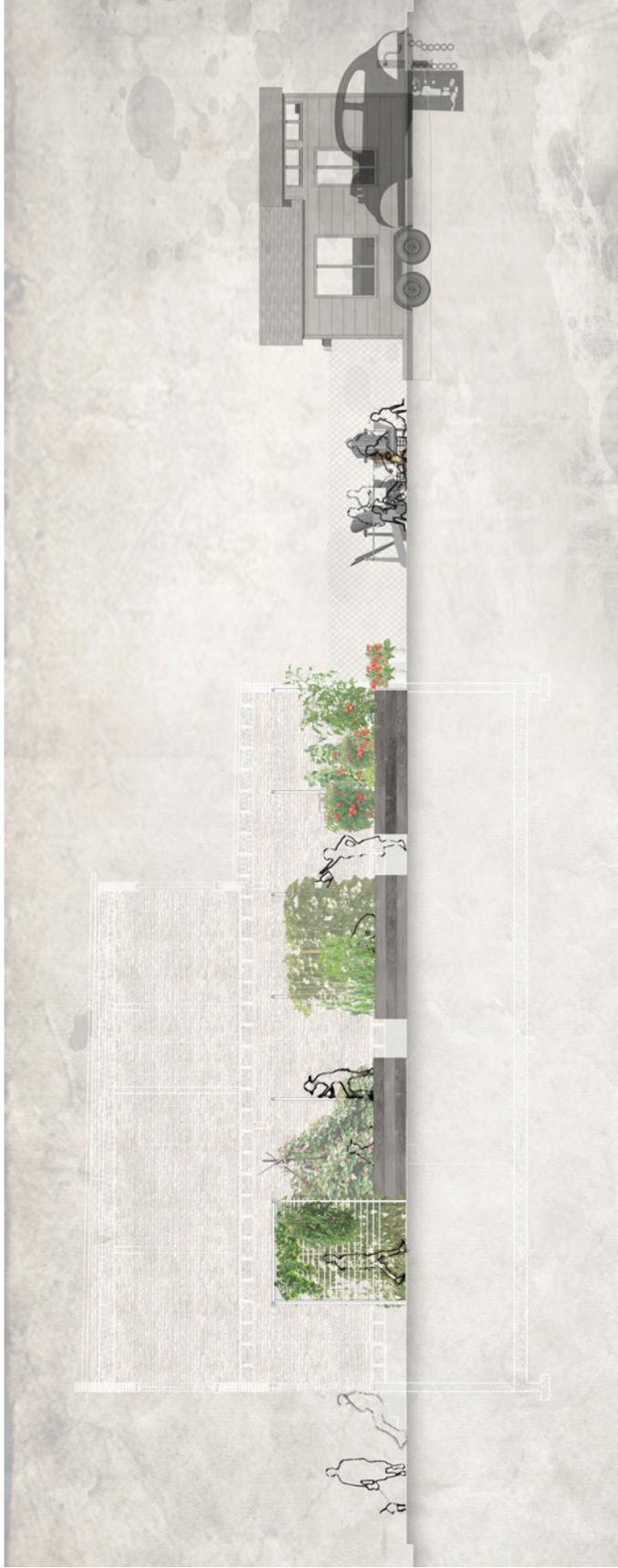
The introduction of art or architecture students from local universities to this



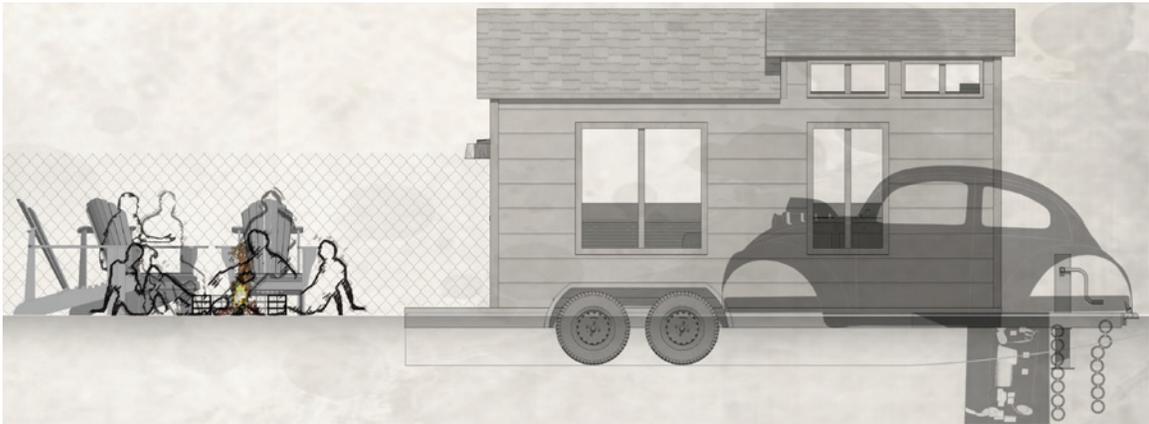
intervention can lead to great possibilities.

If the inhabitants are given free reign over the remainder of the home, these spaces can become social spaces, impromptu galleries, designed nooks, or installations.

**Illustration 65** Study used as inspiration.

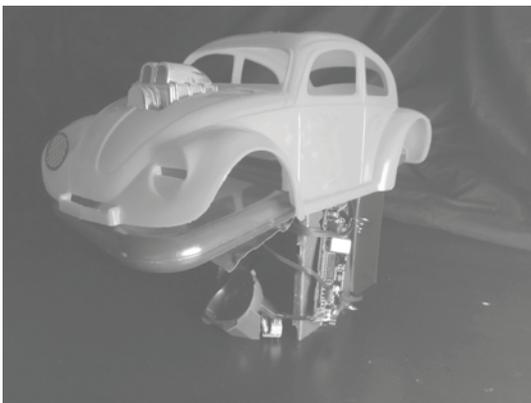


**Illustration 66** Cross section depicting placement and connections between all interventions.



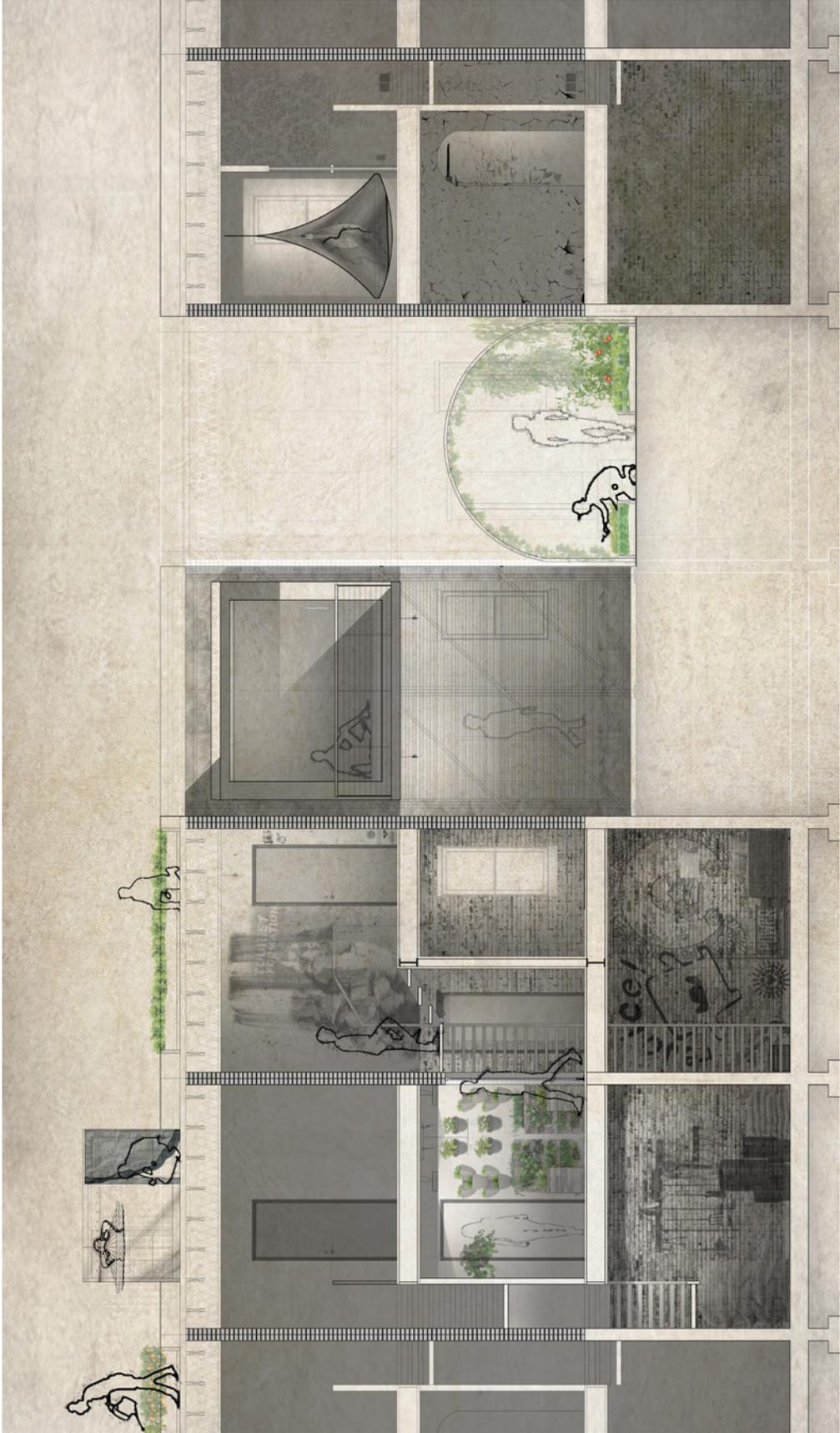
**Illustration 67 Close-up of the Car inspired intervention.**

Demolition of rowhomes leaves the urban fabric with missing holes, as it can take years, to develop these sites. If the demolition of abandoned homes leads to abandoned grassy lots, why not allow the community to assume responsibility, and convert the land to a neighborhood urban farm? Urban farms do not pose a threat to future developments, which only increases their viability as an option for unused lots. As

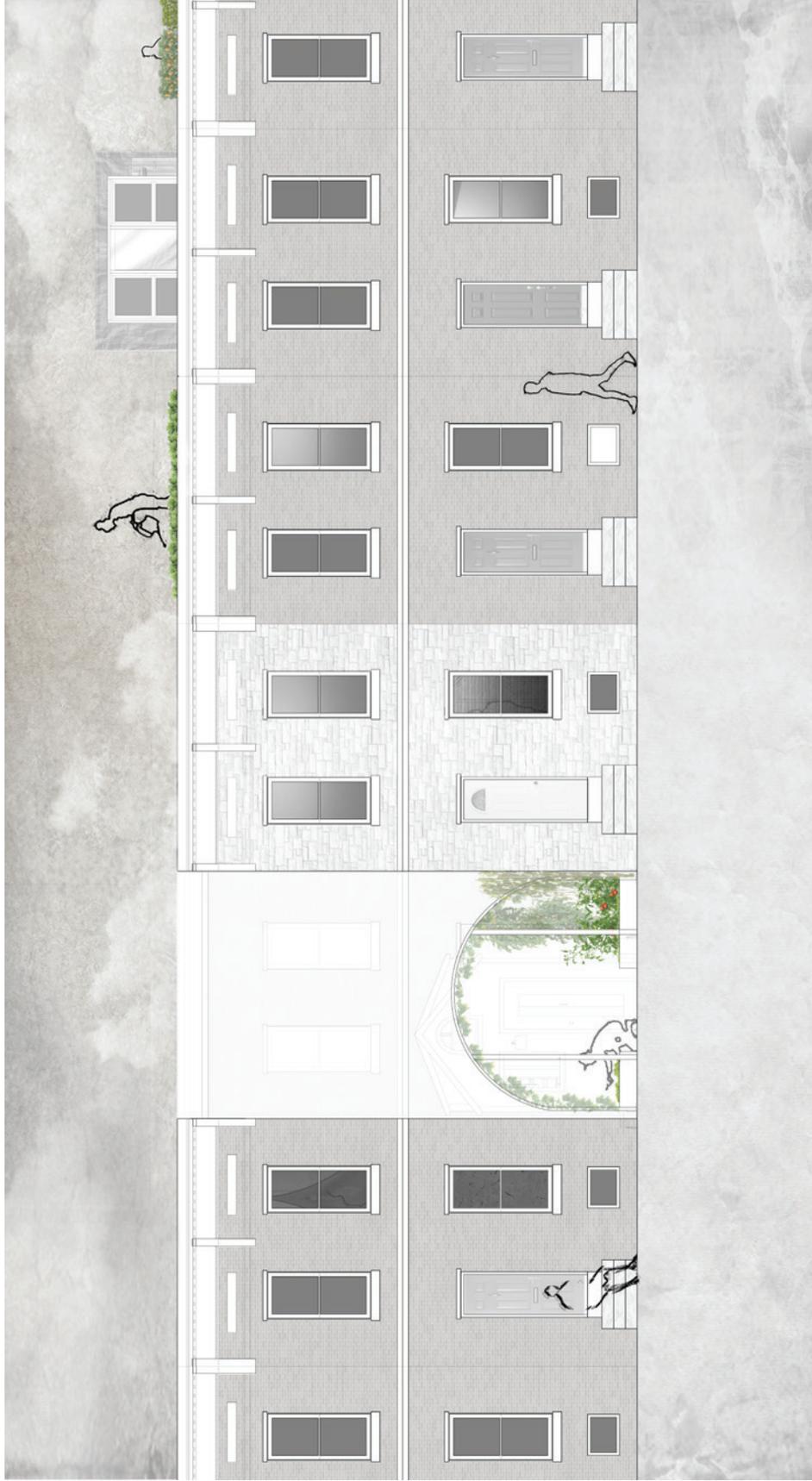


**Illustration 68 Study used as inspiration.**

more lots are created through the removal of blight, more opportunities arise to assist the vary neighborhoods in need. Quite rapidly, the site, or a portion of the site, can be transformed into a space for a permanent or movable tiny home.



**Illustration 69** Cross section depicting placement and connections between all interventions.



**Illustration 70** Front Elevation of selected rowhomes showing the sterile streetlife.



**Illustration 71** Rear Elevation of depicting possible community interaction amongst Tiny neighbors.



(a)



(b)

**Illustration 72 A single standing rowhome contrasted against a mural depicting the strong community ties existing in Baltimore.**

The cross section and elevations allows different vantage point, one showing the connection between rowhomes as opposed to the individual lot. An aspect of rowhomes that is not celebrated is the inherent fact that they are a communal typology. Each home shares parti walls with its neighbors, and together they form a contiguous urban face or wall. Rowhomes themselves do not rely entirely on each other, and with additional structural support can stand on their own if needed. The rowhome in this instance is a representation of us as individuals. We can stand on our own if needed, but no one truly desires this permanently. This is the difference between the positioning of the Tiny House in the wilderness and the injection into the city. The wilderness is a temporary escape from others, and the city is the embracing of others.

Welcome your neighbors, support your neighbors, Live Tiny.

## **Tiny Community Manifesto**

As we live in the same neighborhood, we are bound together not only by locale, but by the same drive to see that place flourish. Just as a rising tide raises all ships, so shall lifting each other allow for a better community. By living tiny, the city and your community become an extension of your home. The drive to reinvigorate and renovate your community must be present to partake.

It is the intention of these Tiny Interventions to allow the occupants to live together for a better future by providing an example. The main directive is to be inclusive rather than exclusive, the exact opposite of a gated community.

As a start, those that are already looking towards a brighter future, or can most benefit from a stronger sense of community must be grouped together. Included in this, but not limited to, are Entrepreneurs, Urban Farmers, University Students, the Homeless, Doctors, Youth, and the Elderly. Cross referencing this group with neighborhoods close to institutions that can assist in their development (ex. Universities, Entrepreneur Accelerators, existing farms, etc.) allows for a location to be determined (Reference Pages 44-47). Starting with a few homes in neighborhood with many vacants will allow for cheap acquisition as well as the greatest possibility for expansion.

This Thesis acts as a guide, a collection of ideas on how to produce this type of community, who to initially invite into the fold, and inspiration on how to claim a rowhome as a Tiny Home. A startup scenario that places the architect as the promoter, this is the embodiment of the idea that architecture cannot solve the problems of the city, but merely a catalyst of change for the people who will.

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