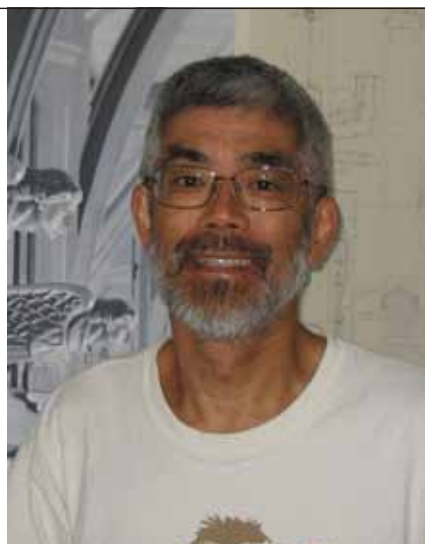




アメリカの住居タイプは大きく、高層、中層、低層に分けられます。これは主に経済的な理由、都心部は地価が高いため高密度、高層の住居が必要、からですが、地域と歴史の影響もあります。東部の伝統的な大都市、ニューヨーク、ボストン、フィラデルフィアなどでは、車社会以前の19世紀から20世紀初頭に発展しましたので、都心部には高密度のブラウンストーンやタウンハウスと呼ばれるレンガ造りの中層住宅が多く見られます。

American residences fall roughly into 3 main height classes: high-rise, mid-rise, and low-rise. This is mainly due to the economic factor of high land prices in city centers, which necessitate high-rise, high density residential structures, although this is influenced by local geography and history as well. Because the traditional large cities of the east coast like New York, Boston, and Philadelphia developed in the 19th and early 20th centuries, before the advent of the automobile, you can still see many mid-rise brick residences – brownstones and townhouses – densely built in the centers of these cities.



浅野浩 (Hiroshi Asano)

## シアトルの住宅 Seattle Residences



緑の深いシアトルの町。  
The lush greenery of a Seattle neighborhood.

アメリカ西部の都市は自動車の普及に伴い発展したので、街や住宅のあり方が違います。たとえば、通りと通りの間に車庫の連なる路地を設けたり、また郊外によく見られるように一戸の間口を広く取ってドライブウェイを作ったり、一階を車庫にしたりします。

西海岸は木材が豊富で地震があり、また熟練したレンガ工が少なかったため、都心部に木造住宅が多いのも特徴です。アメリカの諸都市は日本に比べ緑が圧倒的に多いためです。これは公園や広場以外に、ほとんどの住宅街の道路には歩道があり、街路樹が植えられているからです。夏には日陰のアーケードを作り、家屋が見えなくなるほどです。

街路樹に古タイヤを吊るしてブランコにしたり、前庭やドライブウェイで余分な家庭用品や古着を売るヤードセール、ガレージセールがアメリカではよく見かける光景です。通りや前庭が近所の社交の場になることはハリウッド映画にも頻りに描かれます。

都心部は中高層のコンドミニウム（マンション）が増えてきました。これはライフスタイルの変化、都市への回帰、加えてエンプティネスター（子育ての住んだ世代）が手数のかかる郊外の一戸建てから引っ越してくる影響です。

日本と大きく違う点は、不動産の価値は建物の新旧に影響を受けず、むしろ古い品格のある家は新築より尊ばれます。必要に応じて修理、改修、増築して100年近く住み続けることは普通です。これはエコロジー上、重要なことです。

Because the cities of the American West developed along with the widespread proliferation of the automobile, neighborhood and residence patterns are quite different. For example, the placement of alleys between regular streets to allow access to garages, and in the suburbs, the widening of the frontage to allow driveways, and the use of the ground floor area as a garage.

The West Coast was rich in forest resources and prone to earthquakes, but had few skilled bricklayers. Thus one notable feature of the cities was the frequent use of wooden construction. Many American cities, in contrast to Japan, are rich in trees, shrubbery and other greenery. Not only in parks and plazas, but on almost every neighborhood street, along the sidewalks, will be found an abundance of planted trees. In summer this creates a kind of shaded arcade so dense that the surrounding houses are hard to see.

Common sights on American residential streets include swings made of old tires hanging from the trees, and the ubiquitous yard sales and garage sales where the front lawns and driveways are filled with household appliances and old clothing for sale. This use of street and front lawns as places of neighborhood social interaction is frequently depicted in Hollywood movies.

Mid-rise and high-rise condominiums (in Japan these are termed 'manshon', from the English word 'mansions') are increasing in the city centers. This is due to lifestyle changes as 'empty nesters' (those whose children have grown and left home) tire of the onerous upkeep of large single-family homes in the suburbs, and move back into the cities.

One point of great contrast with Japan is the fact that an older building on a piece of land has little downward impact on the land price; in fact, it's the other way around, and stately, older structures are considered more valuable than newer ones. It is common to repair, renovate, and add to the structure as needed, as if one intended to live there for another hundred years. Ecologically speaking this is a very important point.



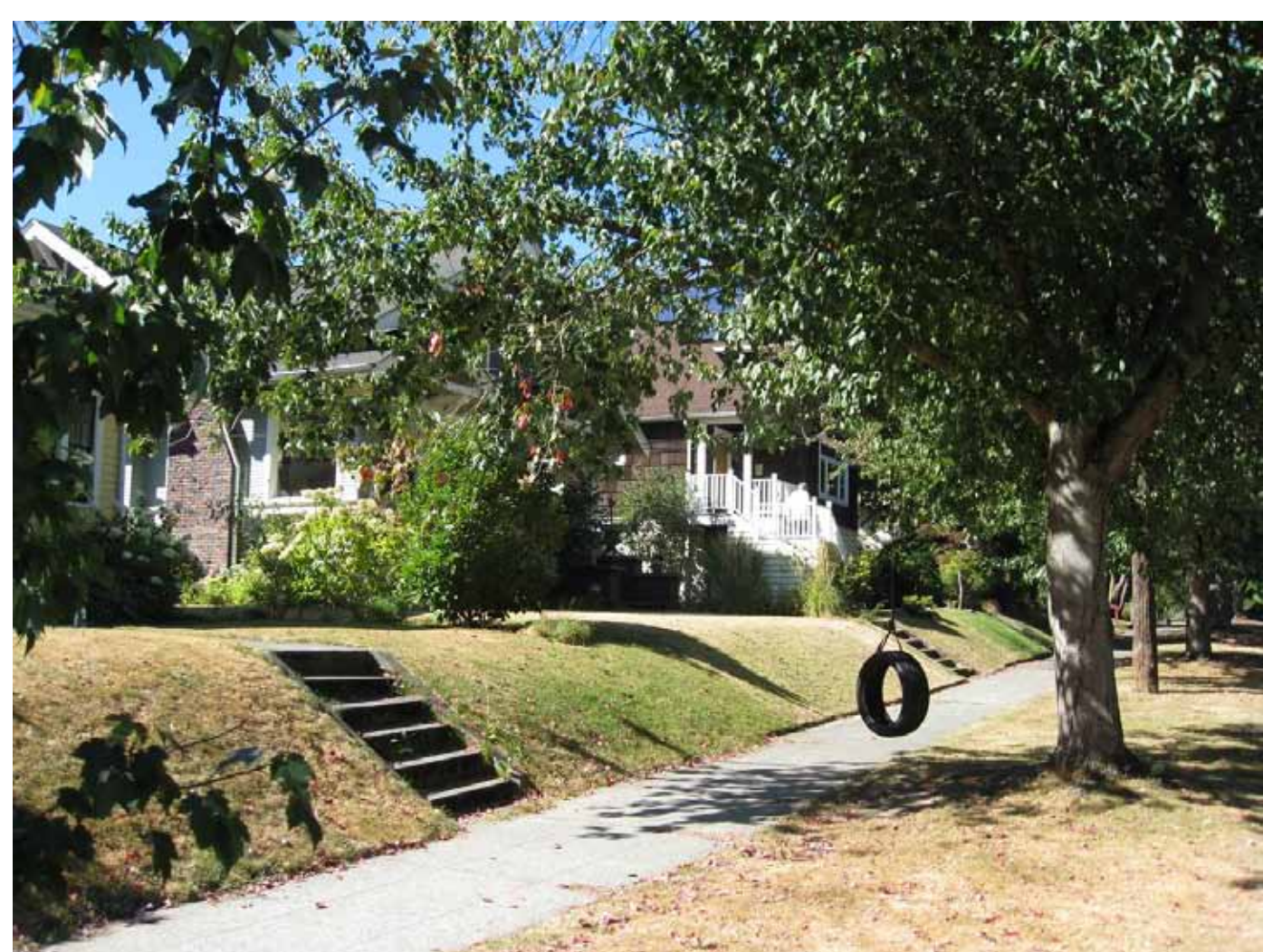
シアトル郊外の公団による新築戸建て住宅開発。  
New public housing development in the Seattle suburbs.



都心に近い住宅。1階に車庫。  
Residence near the city center. First floor garage.



街路樹の茂った住宅地。  
Residential area with luxuriant foliage lining the streets.



街路樹に吊るしたタイヤのブランコ。  
Tire swings hanging from trees along the street.



バイクプレースマーケットにある中層のコンドミニウム。  
Mid-rise condominiums near Pike Place Market.



海岸通りに続くコンドミニウム。  
Condominiums lining the seafront avenue.



中層から高層、眺望を求めて建てられたコンドミニウム群。  
Group of condominiums built mid-rise to high-rise provides scenic views from each unit.



中庭のある港を望む集合住宅。  
Apartment building providing both central courtyard and views of the harbour.



前庭を利用したヤードセール。  
Yard sale held in the same garden.