

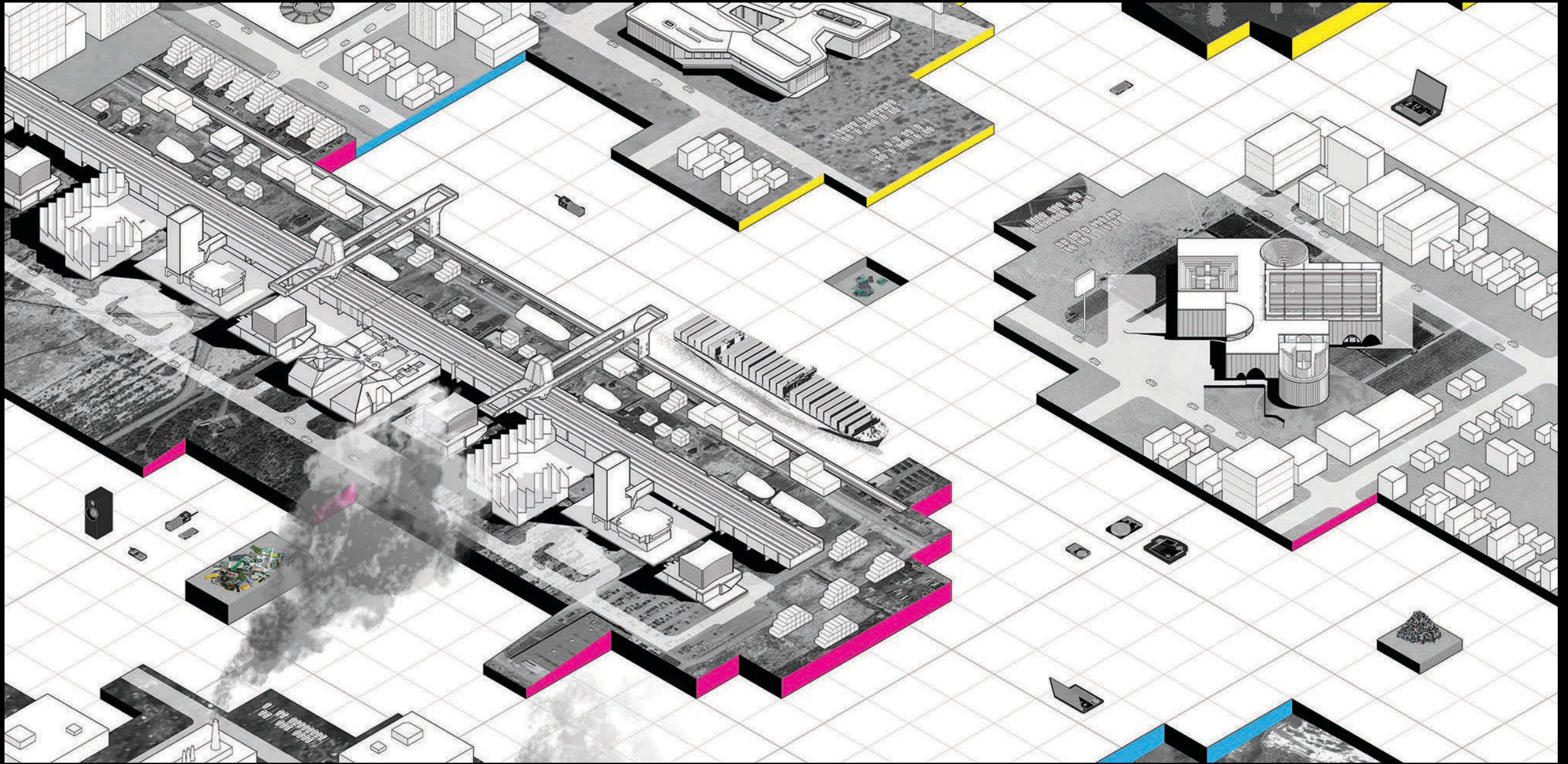
BUREAU
OF
COUNTER
-FUTURES

Option Studio, Spring 2023

Kearon Roy Taylor

Reyner Banham Fellow

ASSOC.
PARTNER,
LATERAL
OFFICE



States of Disassembly, Seoul Biennale 2017



Contested Circumpolar, Venice Biennale 2021



This Appearance Is _____, Exhibit Columbus, 2021



Arctic Indigenous Wellness Centre, Yellowknife, NT, 2016—



MFN Commons, Michipicoten, ON, 2022



Inuusirvik Community Wellness Hub, Iqaluit, NU, 2020-2023



Inuusirvik Community Wellness Hub, Iqaluit, NU, 2020-2023

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“Instead of seeking to overcome capital, we should focus on what capital must always obstruct: the collective capacity to produce, care and enjoy.”

— Mark Fisher



Capital is movement.



Buffalo's urban form is written in speeds and stoppages of capital.



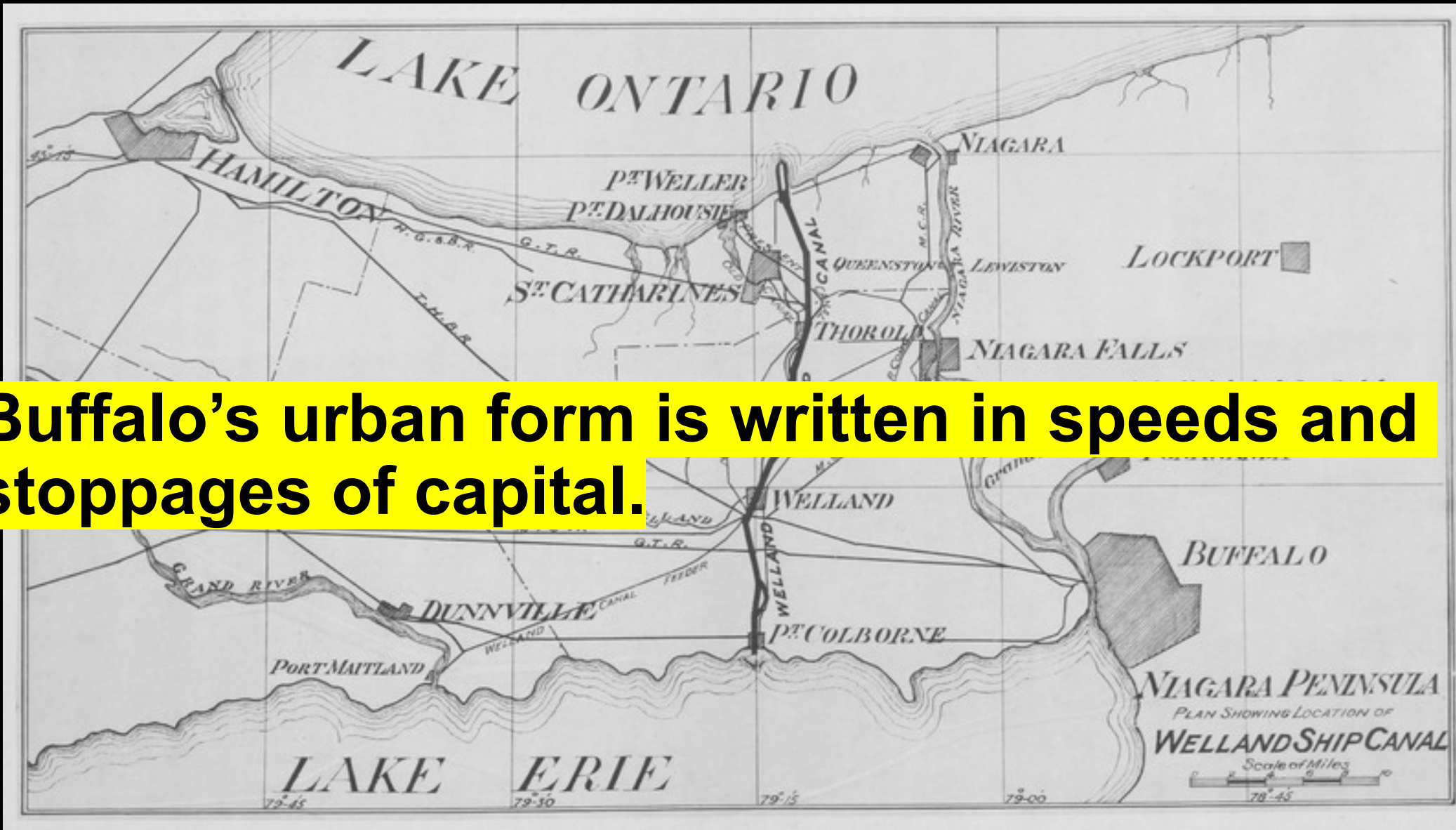
Buffalo Inner Harbour, 1924

A black and white photograph of the interior of the Larkin Administration Building. The room is filled with rows of desks and cubicles. Each desk has a panel with various labels and controls. The ceiling is a complex, grid-like structure with recessed lighting. A prominent yellow text box is overlaid on the center of the image.

Buffalo's urban form is written in speeds and stoppages of capital.

Interior, Larkin Administration Building

Buffalo's urban form is written in speeds and stoppages of capital.





Buffalo's urban form is written in speeds and stoppages of capital.



Construction of Humboldt-Kensington Expressway, ca. 1962



Obsolescence is as much a part of the story as the heroic.

BUILDINGS ARE LIKE MONEY

The single-family house became a mascot of sorts for the financial crisis of 2008. The evening news in the United States trained their cameras on it while reporting on housing gluts, unsound lending practices, and increasing numbers of foreclosures. Bundled mortgages and other complexities invented by financial industry "quants" made this otherwise banal object into a global contagion of financial disaster. Locally,

contradictions, the trusted news organizations that trained their cameras on the house lent authority to the data of this supposed economic science.

In the United States, the jobs and mortgages associated with the house have historically been more palpable than the physical buildings. In 1934 the FHA (Federal Housing Administration) legally transformed houses into a kind of currency. During the Depression, the house connected two areas of distress: jobs and banks. Construction was a big employer at the time, and the house created jobs while stimulating banking. The FHA

Capital disciplines architecture to function more and more like money.

creation—needed to be built if the economy was to recover. Even while a surplus helped to devalue the house in a market flooded with foreclosure, it was sought after as a sign of economic confidence. At any one moment, economists and financiers regarded the new house as both a positive and negative economic indicator—an object simultaneously exacerbating and relieving financial crisis. Despite these glaring

18

KELLER EASTERLING


houses to merchant builders like William Levitt, progenitor of modern suburbia. The social persuasions about homeownership and open space still accompanied the single-family house, but the morphology of the dream was significantly altered. It was something closer to a detached apartment on a quarter-acre lot, distributed in a field of nearly identical objects—a site as assembly line cultivating the house as a repeatable product or currency.

SUBTRACTION

19

 **ELLICOTT**
DEVELOPMENT

360TOURSBUFFALO.COM



BUILDINGS ARE LIKE MONEY

The single-family house became a mascot of sorts for the financial crisis of 2008. The evening news in the United States trained their cameras on it while reporting on housing gluts, unsound lending practices, and increasing numbers of foreclosures. Bundled mortgages and other complexities invented by financial industry "quants" made this otherwise banal object into a global contagion of financial disaster. Locally, the invisible force field of failure left behind dead malls, empty big-box stores, and abandoned

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A liquid unit of exchange.

customary barometer of economic health and job creation—needed to be built if the economy was to recover. Even while a surplus helped to devalue the house in a market flooded with foreclosure, it was sought after as a sign of economic confidence. At any one moment, economists and financiers regarded the new house as both a positive and negative economic indicator—an object simultaneously exacerbating and relieving financial crisis. Despite these glaring

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insurance approvals for large numbers of similar houses to merchant builders like William Levitt, progenitor of modern suburbia. The social persuasions about homeownership and open space still accompanied the single-family house, but the morphology of the dream was significantly altered. It was something closer to a detached apartment on a quarter-acre lot, distributed in a field of nearly identical objects—a site as assembly line cultivating the house as a repeatable product or currency.

SUBTRACTION

19



We propose the precise

opposite:


An architecture of

illiquidity.

sorts for news in on it wh lending of forec complex "quants" a global contagion of financial disaster, the invisible force field of failure left behind dead malls, empty big-box stores, and abandoned suburbs. Globally, the buckshot was equally powerful, if harder to trace.

But the evening news also stared anxiously at the same house while reporting statistics about new construction. More of these houses—the customary barometer of economic health and job creation—needed to be built if the economy was

ally s. (tion) ency. uc- house created jobs while stimulating banking. The FHA developed a mortgage formula that would make the house into a commercial multiplier by developing a streamlined financial organ—the long-term, low-interest loan. Adherence to FHA rules for building houses secured mortgage insurance for the banks. In the postwar period, the FHA further streamlined the process by granting blanket insurance approvals for large numbers of similar houses to merchant builders like William Levitt,



Speculation against speculators:

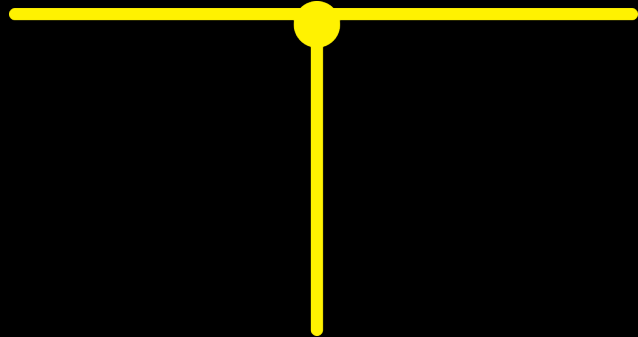
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Architecture against appropriation

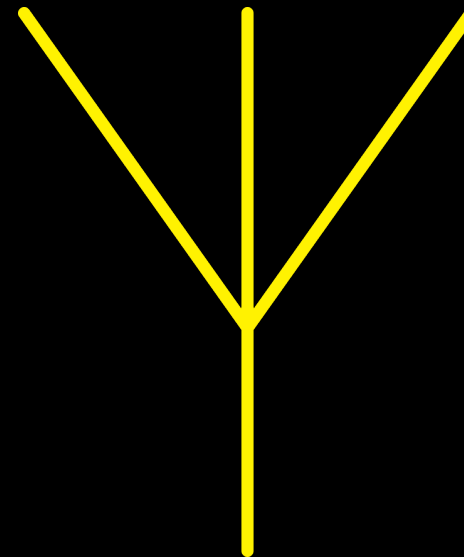
3 phases



Conduct

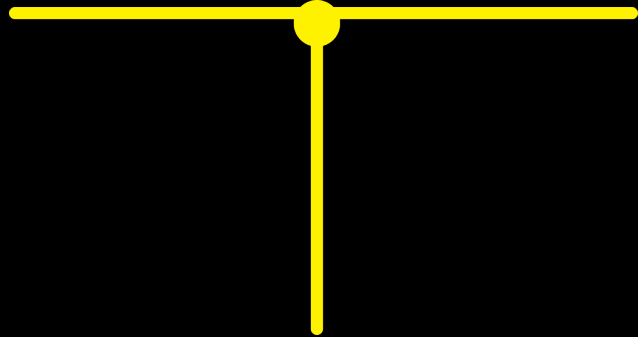


Resist



Transmit

Research

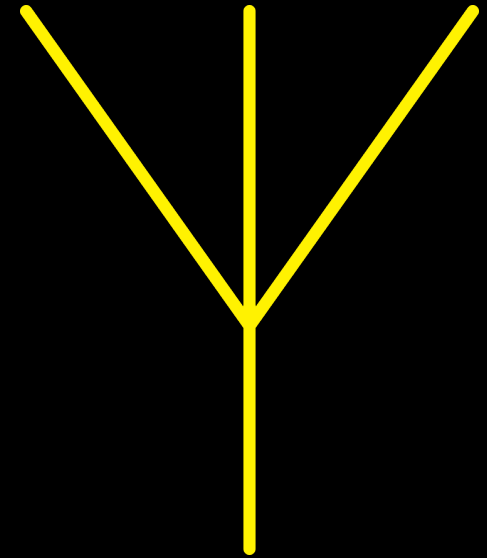


Conduct

Locating resilience



Resist



Transmit



often difficult to acquire from individual sellers. The remote lots help overcome these obstacles. Because they are acquired with the help of incentivized tax revenues, they ease the city's start-up costs for creating open space or infrastructure.

be located on peripheral or even inner city lots.



can be traded in any other market but the local municipal market. For banks, the protocol generates business and stabilizes loans previously in default. Since the shares are issued at a moment when the value of properties is near zero, there

is incentive to be stewards of urban infrastructure projects. While the shares could be issued by an urban authority, they might also be organized by private collectives.

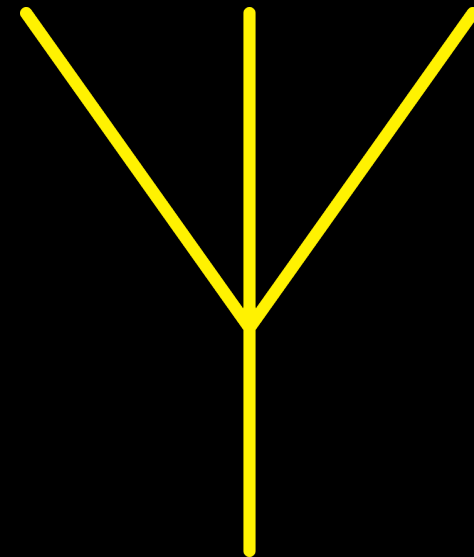
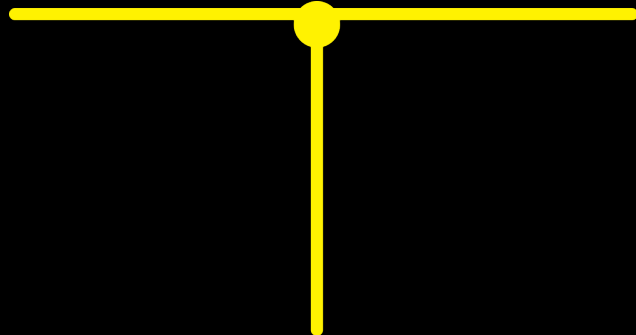
Locate and fortify sources of value that resist absorption into the market.

The site may produce energy revenues from increased property values. Just selling a reconstituted parcel of land can yield profits. All shareholders have an offset or hedge against further real estate perils since the owners have interests not only in their own lot, but also in a diversified portfolio of lots with complementary but different programs. None of the shares

positioning white or black "stones" on a grid. White tries to build up lines of defense against Black and vice versa. If clearings were valued over thickening fortresses, the competition is about staking out a reasonable clearing while also acquiring a spot on the surface area of the clearing. A clearing has to be of sufficient quality

Research

Design



Conduct

Resist

Transmit

Locating resilience

Protocols for action

Infrastructures of care

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Multiply inefficiencies that “become available for other kinds of thought, activity, and occupation — in short, for other value systems.”

mainly regarded the new house as both a positive and negative economic indicator—an object simultaneously exacerbating and relieving financial crisis. Despite these glaring

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it was nothing other than a detached apartment on a quarter-acre lot distributed in a field of nearly identical objects—like an assembly line cultivating the house as a repeatable product or currency.

ABSTRACTION 19



**“Leftover” spaces contain a charged
chemical potential.**

**They offer opportunities to conceive of
other ways of being and caring.**

Buffalo-based.

**Speculative design drawing from
embodied site research.**

End-products of term will take the form of hybrid drawing-models.

To be coordinated with Banham Fellowship research / exhibition project *ILLIQUID ASSETS*.

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