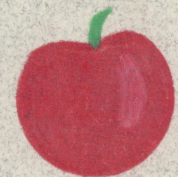




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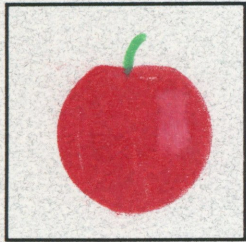


appleville

a residential development for chicago, illinois

MONTANA STATE UNIVERSITY
LIBRARY





appleville

a residential development
for chicago, illinois

montana state university
school of architecture
gene bolante
prof. pamela bancroft
prof. richard parrish
spring term of 1992

Thomas R. Wood

☐

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vicinity map

☐

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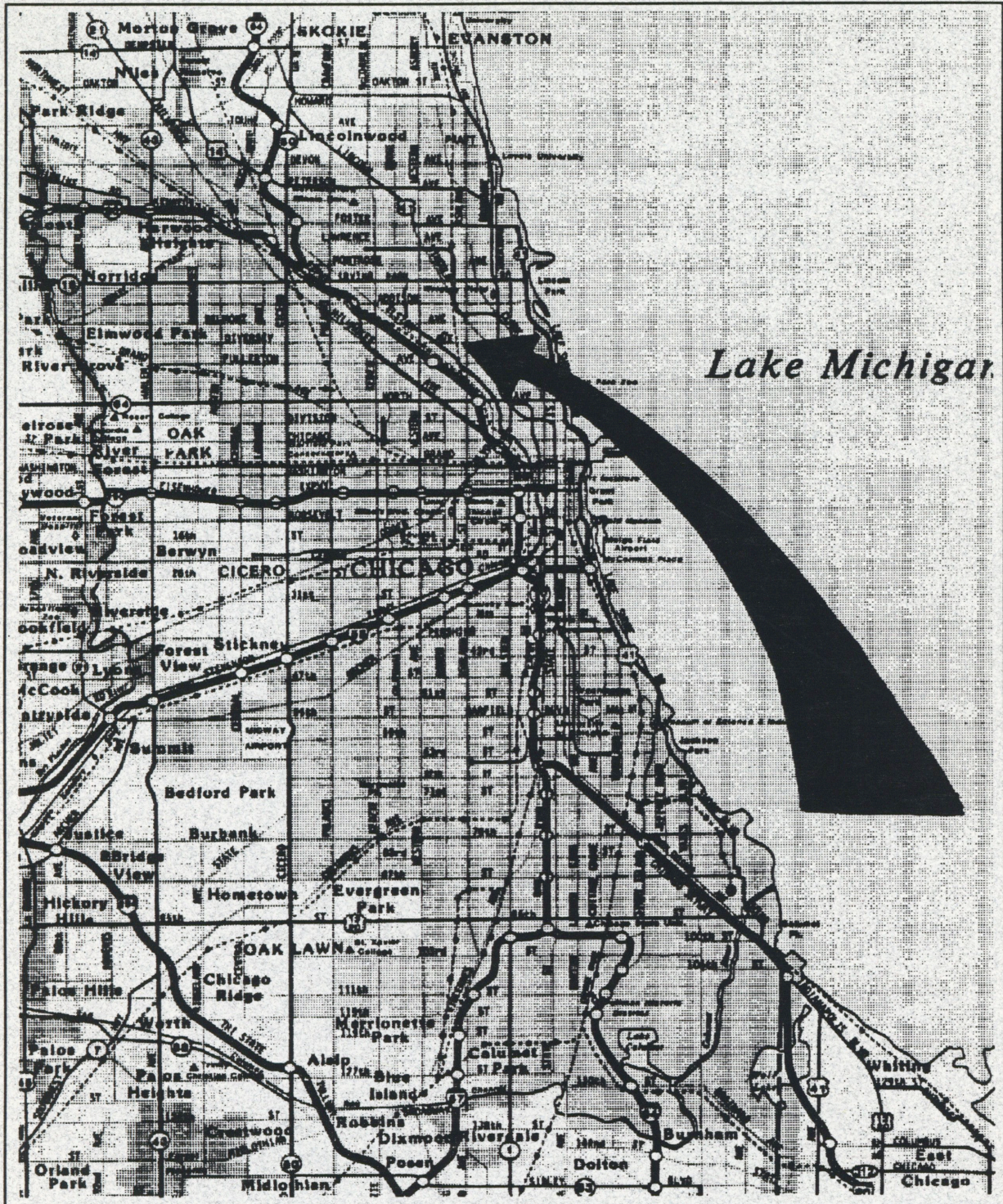
acknowledgments

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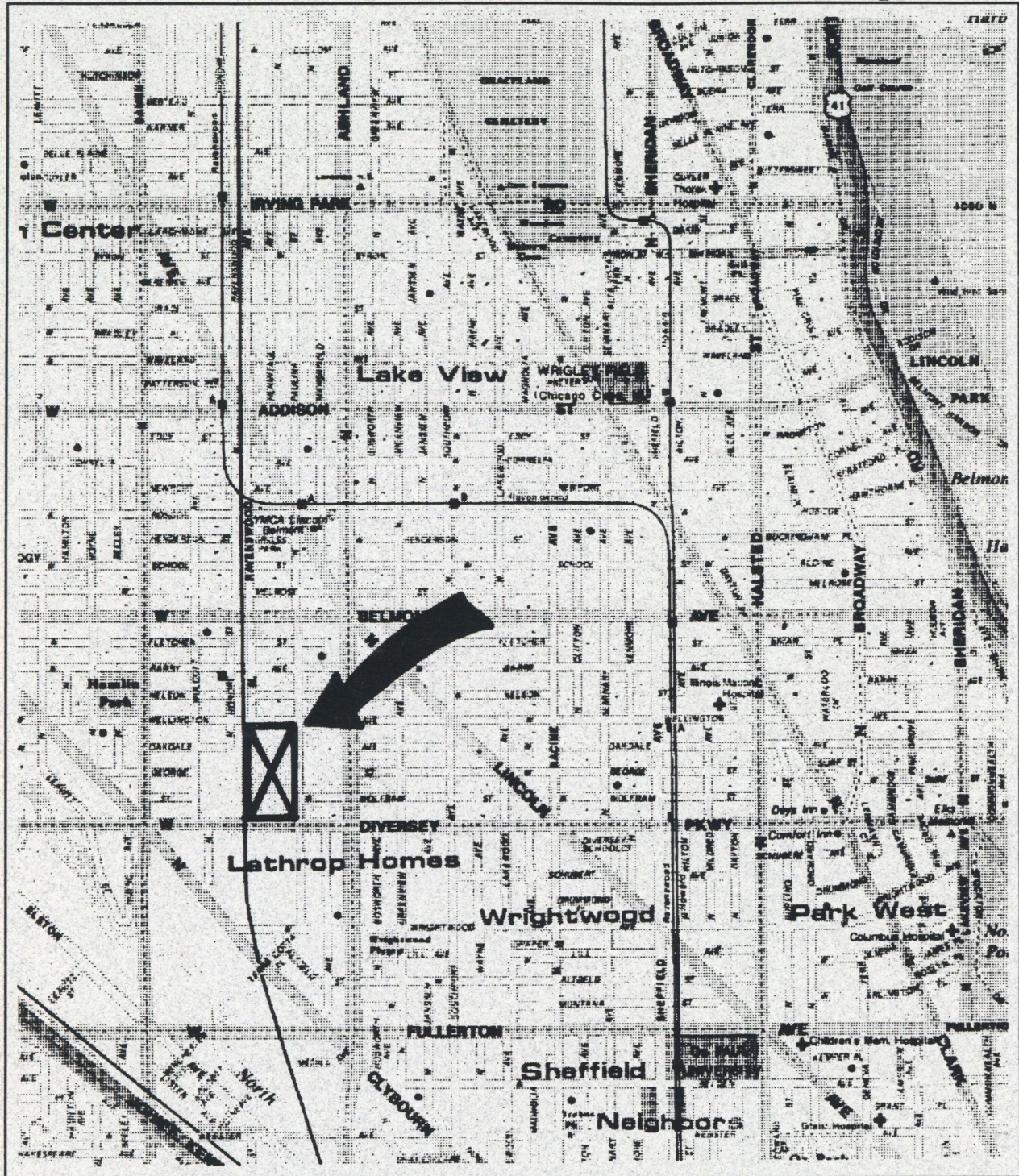
project location

regional map



a regional map showing the location of the site in relation to the city of Chicago.

vicinity map



a vicinity map showing the location of the site in relation to the adjacent neighborhoods.

design statement

background

chicago, in the eyes of many, has been considered the capital of american architecture. with its own style of architecture, chicago has become a major influence to many, to re-vitalize, restore, and preserve architecture of the past.

chicago's residential areas are divided up into residential neighborhoods. the lakeview neighborhood in recent years has flourished in restoration and rehabilitation of older homes and the introduction of new homes using past detailing techniques. many of chicago's neighborhoods were once constructed of brick, iron, stone, and hardwoods when labor was cheap and materials were common.

within recent years, these old masonry homes in the lakeview area have been looked upon as gems. the lifestyles they pose are under demand. revitalization of these homes has become a very common practice and they are restored to last another lifetime.

another common practice within this area is the conversion of industrial plants into residential living spaces. the characteristics of these industrial plants are appealing to many.

scene

Industrial factories that were once booming such as appleton electric, stewert warner, smith & wessel, and the old chicago brewery are either being bought out by larger corporations or have gone out of business. these vacated structures such as smith & wessel which was the home of a clothing factory, are converted into lofts with amenities to support this. unusable structures and parking lots are removed and townhouses are introduced. high quality materials and products go into these projects. details such as decorated electrical outlets and door hardware, hardwood trim and molding, leaded glass, pre-cast stone, and copper roofing are just some examples.

the past

the lakeview neighborhood is quite a sizable neighborhood containing some 371 city blocks. it has experienced many changes and has much improved since its blighted life in the late 70's and 80's. garages carried graffiti and gang logos, lawns were not maintained, and it was unsafe for children to walk through certain areas. its residents, mostly middle income and retired persons,



kept up with minor improvements to keep their homes standing. many facades received a face lift as times changed, from the original wood siding or brick face of the 20's, 30's, and 40's, to a layer of asphalt siding in the 40's, 50's, and 60's, and finally adding a layer of aluminum siding of the 70's and 80's. rotted eaves and window sills were hidden with aluminum add-ons. other homes of brick construction received several coats of new paint, hiding those brick and stone patterns. yet other buildings received a new sixties style brick face lift.

as these homes are being acquired by the so called "yuppie movement", they are being totally renovated. many of the existing home owners have also joined in this fad of renovating their homes. according to a local real estate broker, most homes within the lakeview neighborhood will experience some type of major renovation.

setting

since 1985 a steep increase in property values has been occurring to most home owners of the roughly 8557 real estate parcels in the lakeview neighborhood.

the lakeview area has been under a steady wave of change that is moving north-west, referred to some as the "yuppie movement," dilapidated and aged homes are being bought up at tremendous prices. these homes are in demand among this group of people which increase the prices of these structures. for example, a four unit brick apartment unit bought back in 1972 for a mere \$42000, just two blocks from the proposed site, was recently appraised the value has climbed to \$385000. according to the *chicago suntimes* newspaper, a lakeview resident's three flat apartment building in a recent real estate assessment has increased 142% since its last assessment in 1988. this increase is partially due to the increase in renovation and building permits and the number of homes being sold and bought. a seventy year old retired city worker whose brick two flat increased 119% in the real estate assessment, claims this is the reason why people move out of this neighborhood.

many jobs were lost within the area when many of its industrial plants closed up. stewart warner let an estimated 1500 employees go when its plant located on diversy avenue and wolcott avenue closed up six years ago. many of these factory workers followed the plants to their new locations. appleton electric became a subsidiary of emerson electric four years ago and its wellington



avenue plant was divided up and moved to other plants nationwide. the offices and warehouse departments still remain at the plant.

the surroundings

the lakeview area is cluttered with america's best "mini-malls" in any direction. just blocks from the proposed site, a person can find any type of food establishment, retail, and grocery store. all facilities to maintain life are within reach.

as in any chicago neighborhood public grade schools are within walking distance. saint alphonsus, a private grade school, is just three blocks east of the site. many high school children experience the use of public transportation when it comes to getting to school. public and private schools are within three miles of the proposed site.

the cta, chicago transit authority, has bus routes along the main arteries of chicago including ashland avenue, diversy avenue, belmont avenue, and damen avenue. services are offered twenty-four hours, seven days a week.

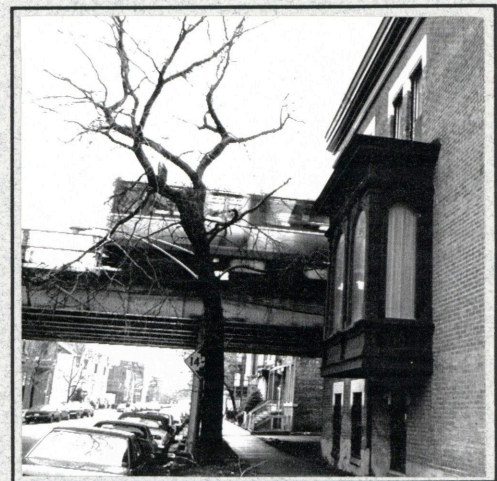
the rta, rapid transit authority, is just minutes from the proposed site. from the closest rta station it is just twelve minutes to the loop.

an amtrack station (railway adjacent to site) is a mile south on damen, accessible by the damen bus route. amtrack serves outlying suburbs.

program

objectives to redevelopment plan

- 1 to provide a viable attractive residential complex for the community
- 2 to recycle and preserve architecture of the past and make use of an existing building
- 3 to remove obsolete structures, incompatible land uses, inadequately and effectively used land and facilities by creating a successful residential community
- 4 to create the optimum provision of light, view, and privacy within and between buildings
- 5 to create appropriate architectural relationship between new and historic built fabric
- 6 to provide 1,2, and 3 bedroom apartments within the main structure



- will vary between 800 to 2000 square feet
- 7 to provide townhouses having 1 to 3 bedrooms will range between 1350 to 2550 sq. feet
 - 8 to create handicapp accessible units
 - 9 to develop guidelines for the individual design of the residential units and townhouses, which shall meet the needs of the residents

concept

the intention of this project is to get a better understanding of the conditions affecting this neighborhood of chicago, and how the architecture is reacting to these changes. in this process, guidelines will be developed to meet the individual needs of the clients. the enclosure of each studio within the main structure will be defined. the components within each studio enclosure will be defined by each client according to his or hers needs. the town houses and residential homes on the remaining site shall have design guidelines. an overall site plan will be developed to accommodate the design guidelines.

the search also exists in understanding real estate techniques, property values, and how they affect an area, and residential development and its related terminology.

the challenge

the proposed site, appleton electric, is currently on the market for \$7.9 million. the site includes an estimated 850,000 sq. feet within the existing structures. the site is 840' north-south, and 640' east-west, roughly 537,600 sq. feet.

the purpose of this project is to convert portions of the main structure into successful residential units ranging in size and feasibility for the individual client. along with these units, related amenities will be introduced.

the final product for this thesis project will be the overall design layout of the existing main structure, individually designing each unit to meet the client's needs. as for the remaining site, guidelines will be established pertaining to the urban context.

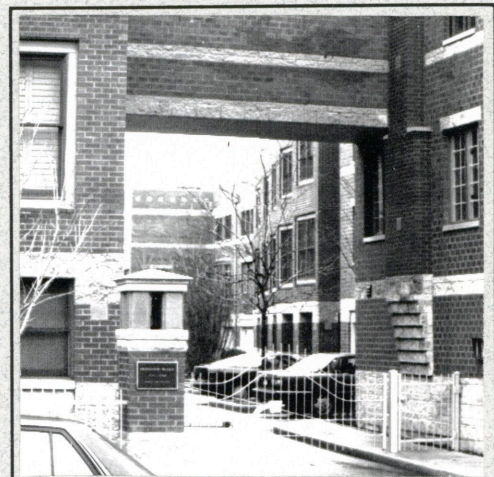


case studies

the wrightwood wrightwood avenue and southport avenue

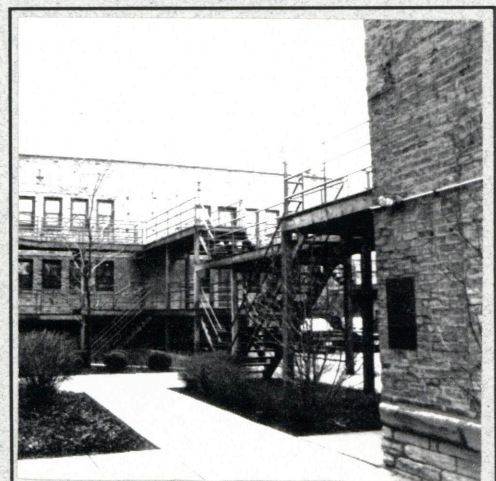
newly constructed residential units. here stone masonry are flaunted by copper flashing and detailing. outdoor private spaces is created by the placement of these residential units. the residential complex follows the urban context of a large city, closely placed homes to one another.

the use of outdoor private spaces help to create a sense of place for the residents, and should be integrated into the appleville project. avoiding the existing urban context, structures will be placed distances from each other in order to provide personal security for the residents.



the brewery
lakewood st. and schubert avenue,
chicago, ill.

this project converted a brewery into residen-
tial units, using all existing buildings on the site.
this study shows how the existing facade was
kept in original condition and enhanced with
additional architectural details. these ideas
will be introduced into the appleville project
to help assist in the idea of recycling old
structures.



the embassy club
diversy avenue and southport
avenue, chicago, ill.

this project best address the current design
challenge. here an existing industrial plant
was converted into residential units and the
existing site was converted into townhouses.
this idea will be fully introduced into the
current project, in addition to some other
qualities of the other case studies.



rocoe village

roscoe avenue and ravenwood
avenue, chicago, ill.

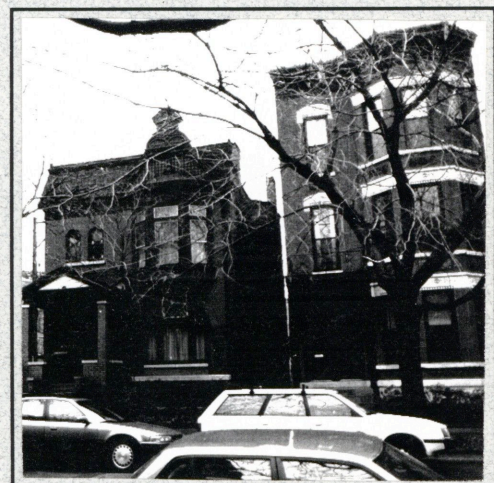
here a complete industrial plant was converted into residential units. this project has introduced the use of indoor parking and recreational facilities. the existing facade of this structure was also enhanced with additional architectural characteristics.



programming

space programming

lobby		2300sf
security desk	100	
lounge	1200	
rental office	650	
architectural exhibit	350	
offices		1950sf
security	650	
facilities	650	
misc.	650	
meeting area	2200sf	
convention room	3500sf	
newstand		1250sf
computer services	250	
copying service	250	
sales	750	
studios, all types	500 to 2200sf	
daycare facilities	2800sf	
laundry self serve	3500sf	
dry cleaning	1200sf	
service area		2000sf
dock	1200	
elevator	400	
recreation facilities		13562sf
2 racketball courts	1600	
1 basketball court	3200	
3 tennis courts	3900	
1 indoor pool	3600	
1 sauna	950	
1 shuffle board	312	
1 running track on roof	—	
exercise facility	3900sf	
mechanical	75000sf	
town houses	1350 to 5400sf	



the spaces

convention room puposes for large gatherings either for family or business.

newstand besides selling the daily newspapers and magazines other services will also be provided such as zeroxing and computer services.

studios with children these studios will be placed closer to the daycare center and also to the indoor parking.

studios these studios shall be individually designed to meet the needs of the client.

laundry room will contain all services of a self service laundry facility.

dry cleaning service a private dry cleaning service will be introduced into the complex.

exercise room physical training equipment and other necessities needed to maintain a vigorous workout.

recreation center other services besides the exercise facilities, such as racket ball court, basketball court, indoor pool, roof top running track, pool room, sauna, and hot tub will be included.

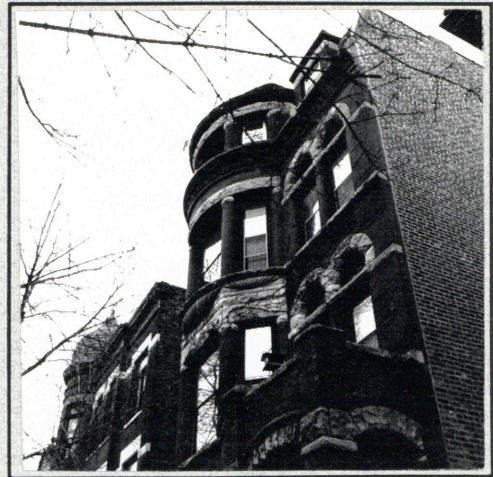
sun deck the roof on the main structure will make excellent use of a sun deck where gathering the sun rays will be one of the residents choices.

day care center residents with children can leave their children at the day care center which will be integrated into this residential complex.

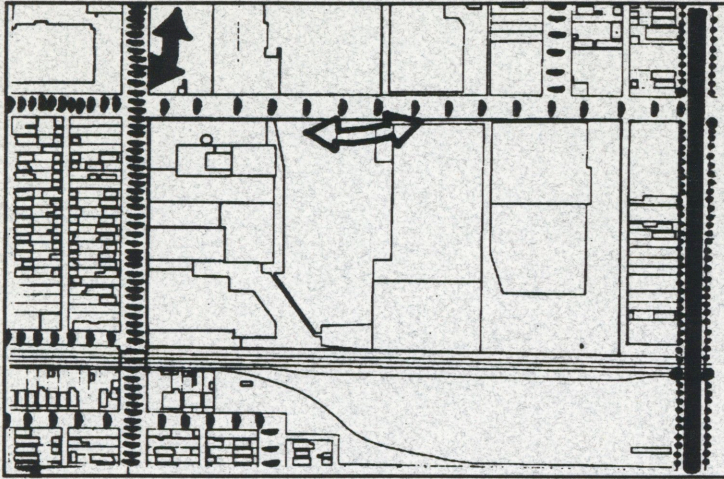
meeting area space will be provided for residents to greet visitors and hold short gatherings.

offices these offices will be the support for the complex, such as a security office, resident advisor, grounds maintenance, etc.

indoor parking indoor parking will be provided for residents for security reasons and feasibility for handicap residents.

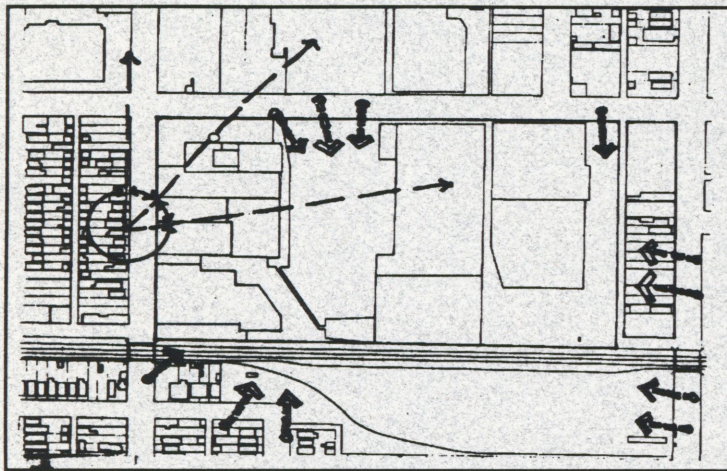


site analysis



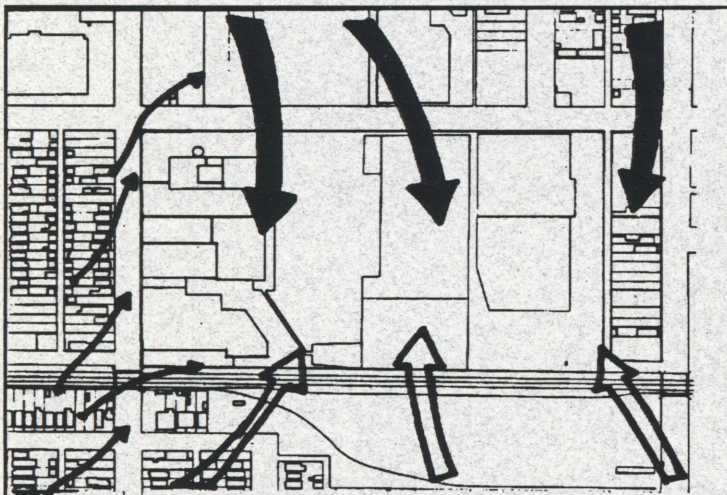
traffic patterns

diversy avenue is the heaviest in traffic patterns of all avenues adjacent to the site. diversy avenue also carries an east and west bus route. paulina avenue up to wellington avenue has a unique traffic pattern due to customers traveling to the shopping complex adjacent to the site.



views

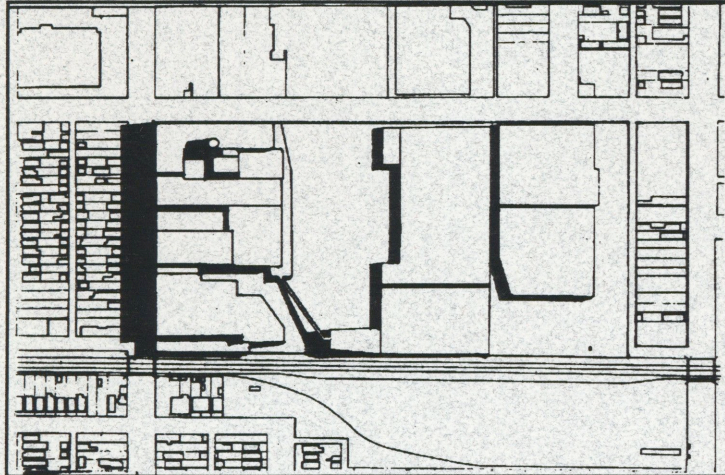
in this particular urban setting, views are important to the perspective client. clients would most likely prefer to view a garden setting, where their car is parked, or to view some type of activity. an intersection or pedestrian walkway might be of interest to the client. viewing into the sight will be important to give some interest to the passing pedestrians.



wind

chicago is known as the windy city, not particularly for its natural wind but more of the political wind storms that develop. chicago does experience some unusual wind patterns, and lake breezes (gusts) are common. wind direction becomes another problem, wind traveling around and over building tends to push you in any and all directions. to the left the larger arrows are those of the lake breeze. the thin arrows are the north easterly flow of wind.





sun and shade patterns

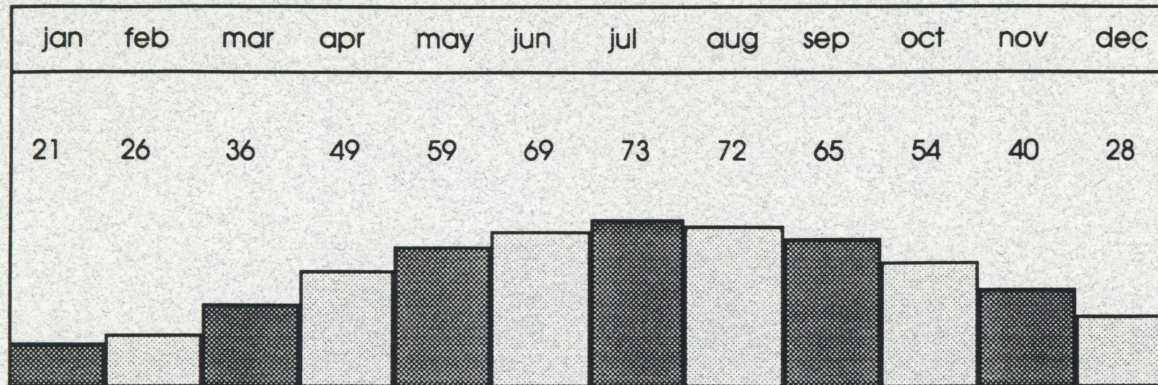
here the extreme shadow patterns are shown. december 21 experiences a 78 degree angle, and on june 21 a 28 degree angle of the sun is experienced.

site implications

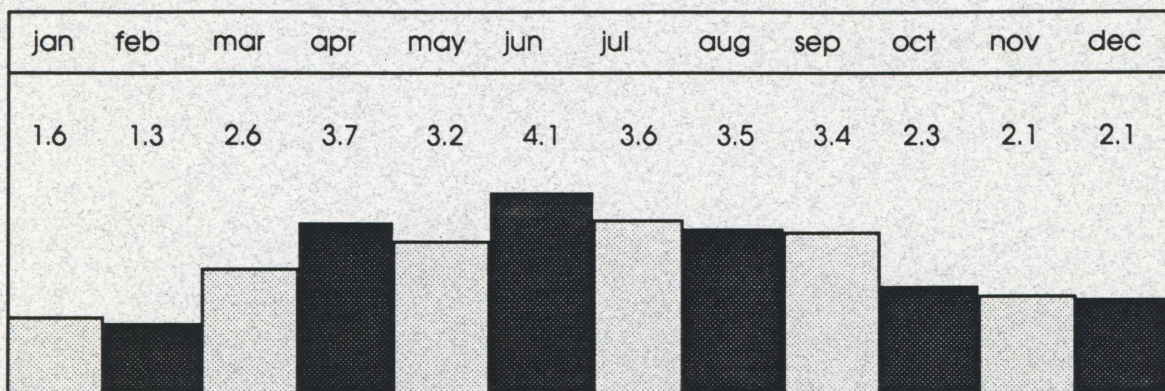
- 1 entry off of paulina and wellington avenues. pedestrian access from site to diversy avenue for public transportation
- 2 most major views will be off diversy avenue
- 3 views along north side of site should be opened up
- 4 diffuse winds, and avoid large open spaces
- 5 avoid direct southerly sun into residential units
- 7 shading patterns in the summer season should be maximized
- 8 noise buffers should be used along the west side of the site to diffuse the passing trains

site analysis

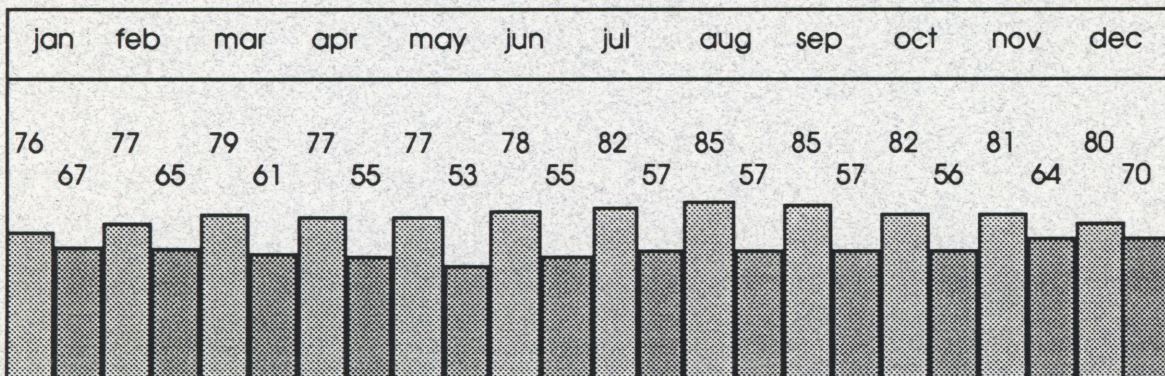
monthly normal temperature



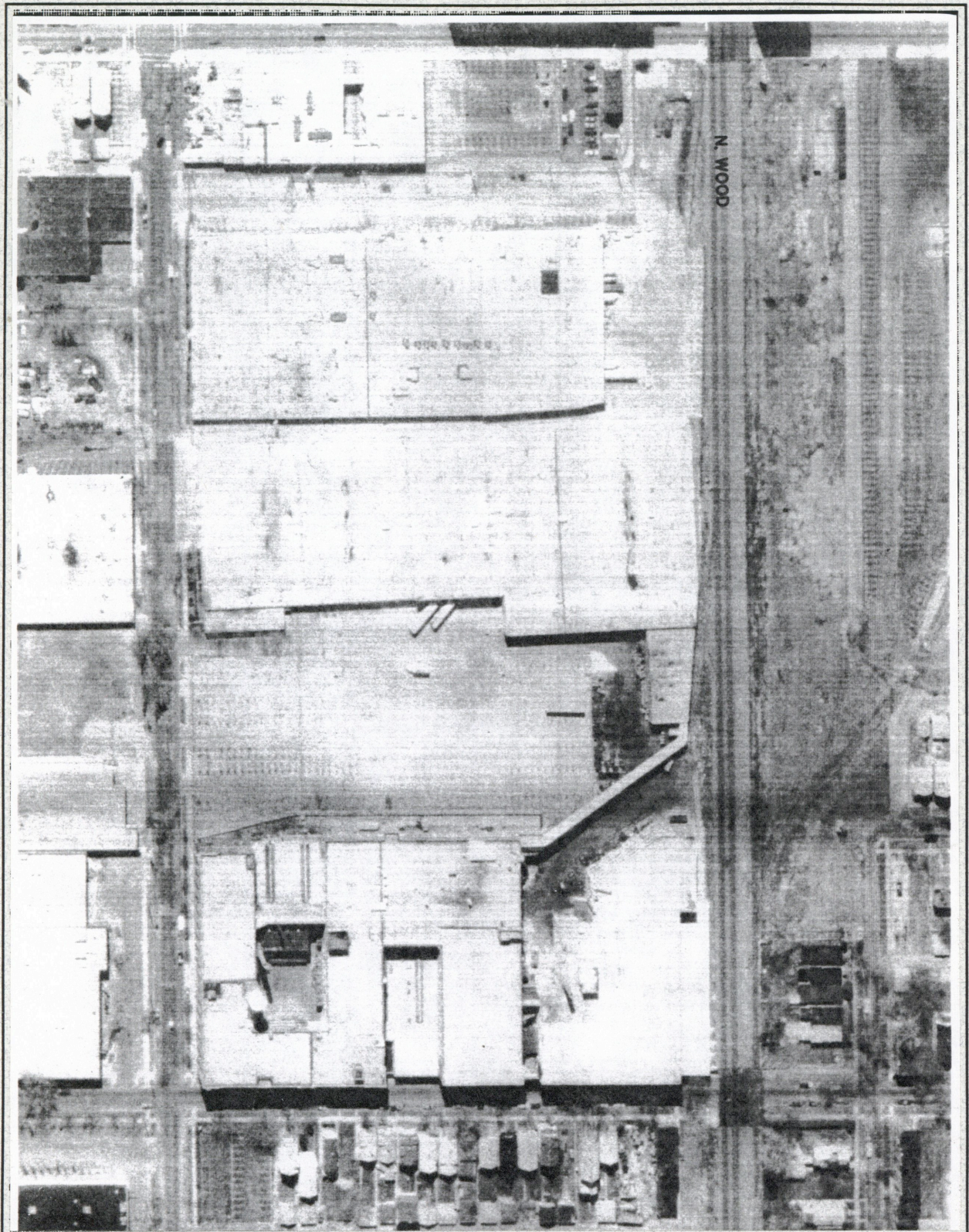
monthly normal precipitation



average relative humidity, morning and afternoon



site photos

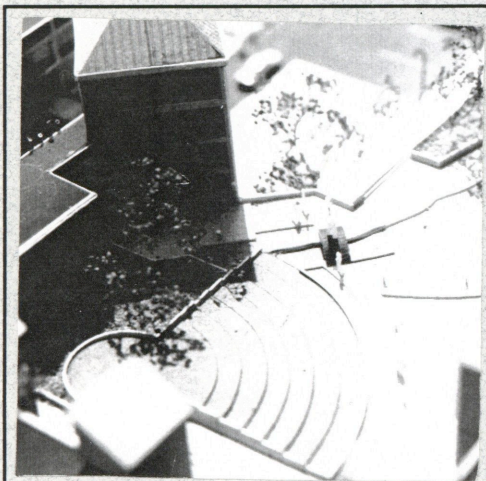
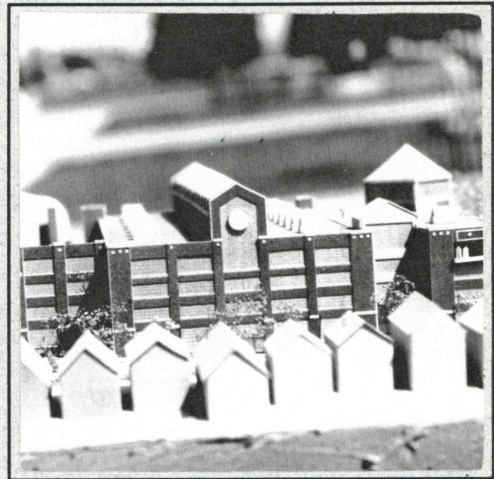
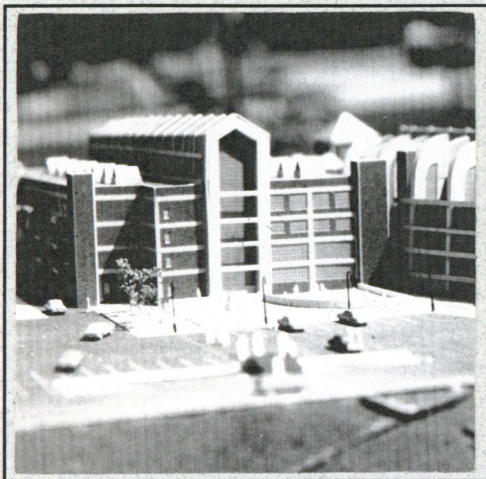
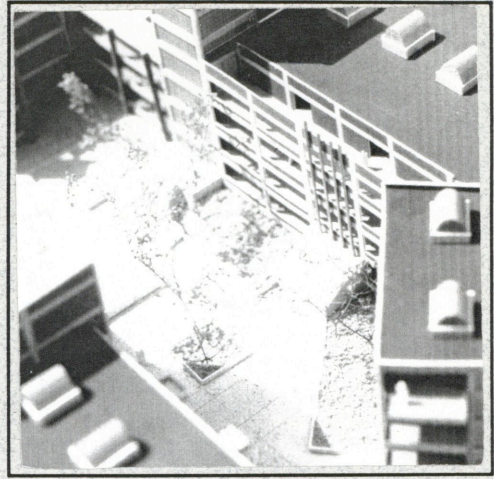
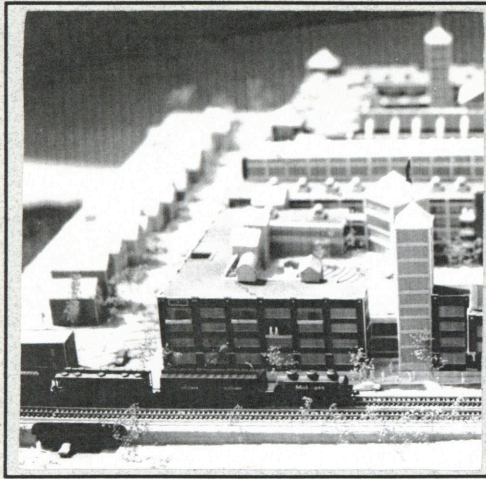


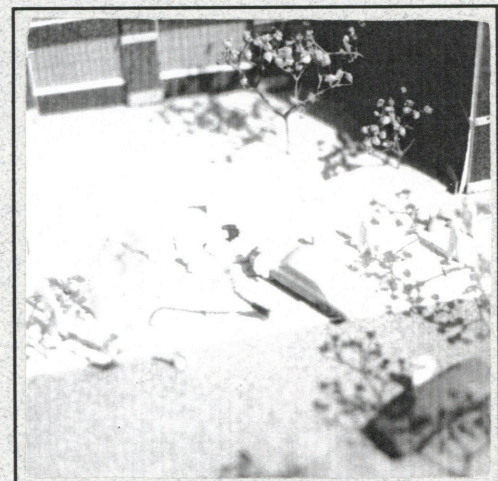
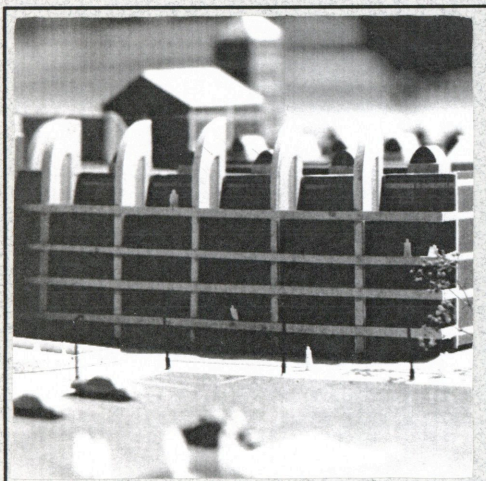
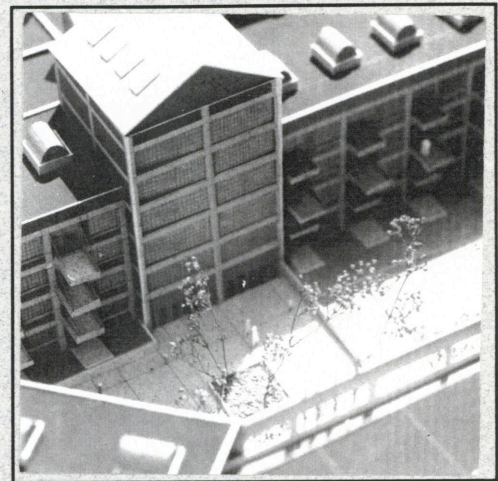
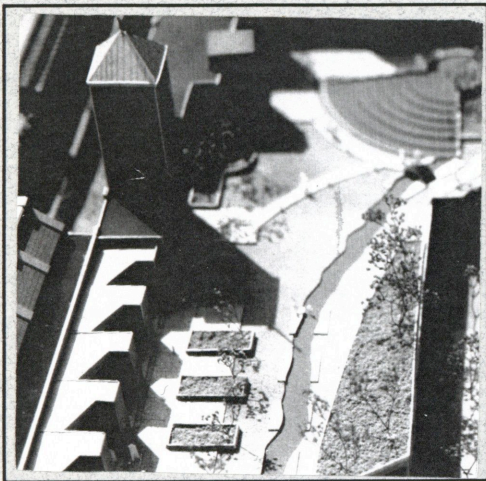
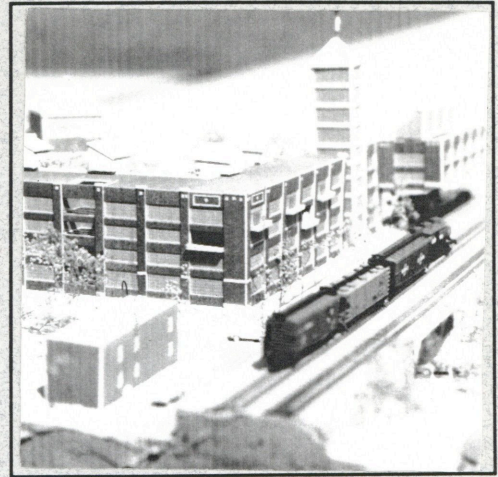
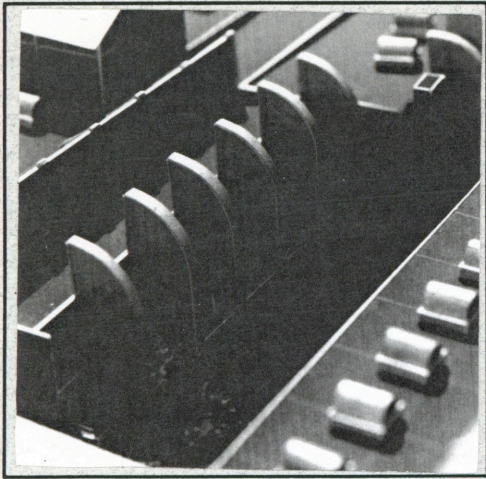
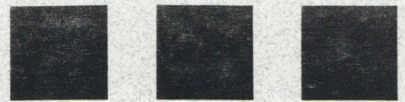
an aerial photograph showing the existing site, (no scale).





the project







resources

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acknowledgements

appleville, a residential
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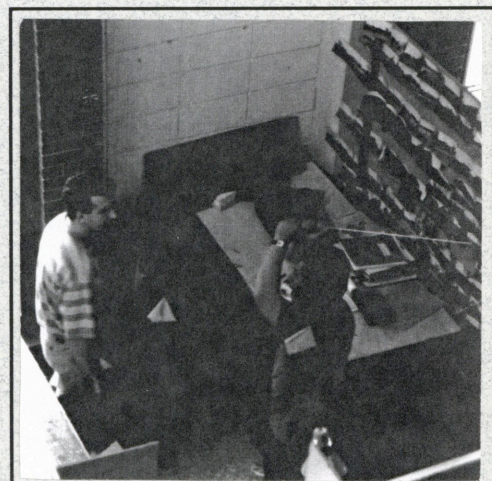
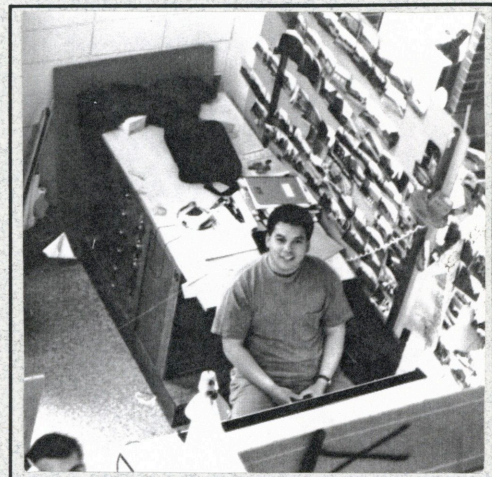
by

gene bolante

a thesis submitted in partial fulfillment of
the requirements for the degree of

bachelor of architecture
montana state university
bozeman, montana
may 1992

throughout the past 5 years many people
have offered friendship and support. I would
like to thank all those people for their efforts
and inspiration. I would also like to thank all
those whom have been by my side through
these lovely years at cheever and have made
my college experience one to remeber. to
those who consider me their friends and
especially; **twoooooooood** and beff, mattchew,
"watercolor" peterson, **Z the god of graphics**,
paul, eric, keith brian, or, brian keith, eric,
paul, what ever your exact name is, hauff of
brian, mr. foxx, rob b., alley ell sa fadee,
kathern, ken smythe, head cheese, big g, re-
mark, ppphheggg, kay pee, jowl, darrin,
thombus brofus tholos domos, jimbo peterson,
dan wiSe, janie and linda, linda and janie,
and my roommate mr. henderson. see you in
the real world.



appleville, a residential
development for chicago,
illinois by gene bolante.

a thesis submitted in partial fulfillment
of the requirements for the degree of
bachelor of architecture

approved:

pamela bancroft, advisor

richard parrish, thesis committee

greg tew, thesis committee

tom wood, director, school of arch.

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