### 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

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A regional map showing the location of the site in relation to the city of Chicago.
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 vacant 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 8657 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 Sun Times 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 Diversity 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.

congress

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 residential 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 appieville 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 ravenswood
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**

<table>
<thead>
<tr>
<th>Area</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby</td>
<td>2300sf</td>
</tr>
<tr>
<td>Security Desk</td>
<td>100</td>
</tr>
<tr>
<td>Lounge</td>
<td>1200</td>
</tr>
<tr>
<td>Rental Office</td>
<td>650</td>
</tr>
<tr>
<td>Architectural Exhibit</td>
<td>350</td>
</tr>
<tr>
<td>Offices</td>
<td>1950sf</td>
</tr>
<tr>
<td>Security Facilities</td>
<td>665</td>
</tr>
<tr>
<td>Facilities</td>
<td>650</td>
</tr>
<tr>
<td>Misc.</td>
<td>650</td>
</tr>
<tr>
<td>Meeting Area</td>
<td>2200sf</td>
</tr>
<tr>
<td>Convention Room</td>
<td>3500sf</td>
</tr>
<tr>
<td>Newsstand</td>
<td>1250sf</td>
</tr>
<tr>
<td>Computer Services</td>
<td>250</td>
</tr>
<tr>
<td>Copying Service</td>
<td>250</td>
</tr>
<tr>
<td>Sales</td>
<td>750</td>
</tr>
<tr>
<td>Studios, All Types</td>
<td>500 to 2200sf</td>
</tr>
<tr>
<td>Daycare Facilities</td>
<td>2800sf</td>
</tr>
<tr>
<td>Laundry Self Serve</td>
<td>3500sf</td>
</tr>
<tr>
<td>Dry Cleaning</td>
<td>1200sf</td>
</tr>
<tr>
<td>Service Area</td>
<td>2000sf</td>
</tr>
<tr>
<td>Dock</td>
<td>1200</td>
</tr>
<tr>
<td>Elevator</td>
<td>400</td>
</tr>
<tr>
<td>Recreation Facilities</td>
<td>13562sf</td>
</tr>
<tr>
<td>2 Raquetball Courts</td>
<td>1600</td>
</tr>
<tr>
<td>1 Basketball Court</td>
<td>3200</td>
</tr>
<tr>
<td>3 Tennis Courts</td>
<td>3900</td>
</tr>
<tr>
<td>1 Indoor Pool</td>
<td>3600</td>
</tr>
<tr>
<td>1 Sauna</td>
<td>950</td>
</tr>
<tr>
<td>1 Shuffle Board</td>
<td>312</td>
</tr>
<tr>
<td>1 Running Track on Roof</td>
<td>---</td>
</tr>
<tr>
<td>Exercise Facility</td>
<td>3900sf</td>
</tr>
<tr>
<td>Mechanical</td>
<td>75000sf</td>
</tr>
<tr>
<td>Town Houses</td>
<td>1350 to 5400sf</td>
</tr>
</tbody>
</table>
the spaces

**convention room** purposes for large gatherings either for family or business.

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

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

**recreation center** other services besides the excercise facilities, such as raquet 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

diversey avenue is the heaviest in traffic patterns of all avenues adjacent to the site. diversey 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.
6. Shading patterns in the summer season should be maximized.
7. Noise buffers should be used along the west side of the site to diffuse the passing trains.
site analysis

monthly normal temperature

<table>
<thead>
<tr>
<th></th>
<th>jan</th>
<th>feb</th>
<th>mar</th>
<th>apr</th>
<th>may</th>
<th>jun</th>
<th>jul</th>
<th>aug</th>
<th>sep</th>
<th>oct</th>
<th>nov</th>
<th>dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temp</td>
<td>21</td>
<td>26</td>
<td>36</td>
<td>49</td>
<td>59</td>
<td>69</td>
<td>73</td>
<td>72</td>
<td>65</td>
<td>54</td>
<td>40</td>
<td>28</td>
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</table>

monthly normal precipitation

<table>
<thead>
<tr>
<th></th>
<th>jan</th>
<th>feb</th>
<th>mar</th>
<th>apr</th>
<th>may</th>
<th>jun</th>
<th>jul</th>
<th>aug</th>
<th>sep</th>
<th>oct</th>
<th>nov</th>
<th>dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prec</td>
<td>1.6</td>
<td>1.3</td>
<td>2.6</td>
<td>3.7</td>
<td>3.2</td>
<td>4.1</td>
<td>3.6</td>
<td>3.5</td>
<td>3.4</td>
<td>2.3</td>
<td>2.1</td>
<td>2.1</td>
</tr>
</tbody>
</table>

average relative humidity, morning and afternoon

<table>
<thead>
<tr>
<th></th>
<th>jan</th>
<th>feb</th>
<th>mar</th>
<th>apr</th>
<th>may</th>
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<th>jul</th>
<th>aug</th>
<th>sep</th>
<th>oct</th>
<th>nov</th>
<th>dec</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hum</td>
<td>76</td>
<td>67</td>
<td>77</td>
<td>77</td>
<td>79</td>
<td>77</td>
<td>78</td>
<td>82</td>
<td>85</td>
<td>85</td>
<td>82</td>
<td>81</td>
</tr>
</tbody>
</table>
an aerial photograph showing the existing site, (no scale).
the project
resources

2. The redevelopment of Suffolk Mills, Lowell Massachusetts, Rene C. Cote Jr., 1982, Montana State University
4. Downtown redevelopment, Bozeman, MT, Gary E. Gunville, 1989, Montana State University
12. North siders get realty tax shock, Chicago Sun Times, Scott Foneck, January 8, 1992
acknowledgements

appleville, a residential development for chicago, illinois

by

gene bolante

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

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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 remember. to those who consider me their friends and especially; toooooood and beff, matchew, “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, remark, ppphheggg, kay pee, jowi, darrin, thombus brofus tholos domos, jimbo peterson, dan wis, 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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