Conclusions
Program response

The program for the total complex nears the 190 thousand gross square foot mark. Recognizing the undesirable task of designing such a large project, I decided to leave the domiciliary housing at the schematic phase and concentrate on the remaining 74 thousand square feet.

Bending and manipulating the program as new design alternatives surfaced, happened often but not irresponsibly. The community facilities evolved into more complex arrangements to suit the roll of activity generators for the plaza. Shops were added and square footage was taken from other areas to aid in its development.

Several spaces were taken out of the complex and placed in the homes surrounding it. Besides the domiciliary housing, laundering and maintenance were determined to best suit the neighborhood and complex by being dispersed.

Taking advantage of the buildings on the site, the chapel was moved into an existing Baptist church on the west side of the plaza. The church already existing on the site with its established character could become one of the major means of integrating the people from different neighborhoods.

The last change was the addition of the commons area. Circulation allows for part of it but most of the additional expense can be justified through following the design process.
Building type analysis response

Pieces of each project analyzed can be found in the final design. The final concept was similar to the courtyard scheme presented in the C.A.B.S. nursing home. The use of community facilities to encourage social activity with "outsiders" is similar to the C.A.B.S. nursing home. The main street of the Maple Knoll complex is similar to the use of the circulation path behind the community stores for gathering. Extensive areas to sit in the sun and/or mingle with people on the plaza could be traced to the use of verandas in the Victorian house example. And lastly, the suggested relationship to the domiciliary housing to the street could be traced to the Portals.

However, for the most part the design took a new form. The building type analysis was part of the process that achieved my final proposal but its relationship directly back to that proposal is limited.
Site response

The major site characteristics were dealt with at the concept levels of community and neighborhood. The "island" effect generated by the dense traffic was the first problem recognized and the secondary grid described previously was the result. The positive characteristics leaning towards possibilities of a strong neighborhood were also recognized and capitalized upon.

Sun angles were recognized with appropriate stepping back of masses, generous overhangs and adjustments in the plan to eliminate north facing apartments. Views, existing buildings and trees were recognized when determining the path for the new road. In general, however, the most important site characteristics were recognized at the larger scales with more general design concepts.
The second forward

The process of completing a thesis project and then recording the steps along the way is a difficult but rewarding learning experience. Most of the goals set forth for the project were reached and perhaps a complex such as the Carrollton Place is a possibility. Now the difficulty changes from reanalyzing the design steps to imagining the project built and people living there. When put back into these terms, one last time, the mind's eye still casts doubt into the most staunch argument pointing towards the social observations summarized in the first forward. I believe Carrollton Place represents the social approach towards nursing homes but whether this "social Carrollton Place" is a livable solution remains for people such as Rosow to determine, not architects.

This line of thinking leads me to believe that this project could easily have become two thesis. The first would be a researcher's project that would review all the facts about the needs of a handicapped elderly person. If the conclusions drawn from the facts pointed toward some kind of built solution, the second would be a very sensitive architects thesis.

Clarifying my remarks, I would conclude that this thesis should not be considered as the final solution. Instead it should be carefully analyzed and possibly discarded as an inadequate try to solve the nightmares considered elderly housing, simply because the role the environment plays in an older persons life is so very, very important.
Appendix
Program details
Introduction

"In providing housing for the elderly, it is frequently forgotten that, above all, oldsters are individuals with all human characteristics, desires, and needs. (To provide for these characteristics) all housing for the aged should satisfy four basic needs: Security, independence, privacy, and involvement."
(source 1)

Satisfying these basic needs is a problem for all housing and need not be explored here. However, in applying this measure to nursing homes it becomes necessary to pay special attention to some unique characteristics of the older generation. These fall under the categories of social and physical characteristics.

Older persons are likely to experience a sense of loss in social position particularly as worker, spouse, and parent. Retirement and fewer family obligations means that many older persons find themselves with more leisure time and fewer opportunities to meet others outside the home. This frequently leads them to withdraw from the larger society and to depend more on their immediate residential environment. Social dependence is reinforced by a reduction in their physical strength and coordination. As chronic diseases increase, older person's mobility becomes more painful and difficult, limiting even more their total activity space.

Getting older also means a reduction in sensory capacities. Losses in sight, hearing, and sense of balance and touch diminish older persons abilities to respond to environmental cues. Sight problems include loss of peripheral vision, inability to clearly distinguish objects at low sight levels,
difficulty in reading, and sensitivity to glare. Those with hearing problems have difficulty understanding others in large group meetings as well as normal conversations. With diminished senses, older persons receive less information about their surroundings and their personal sense of competence is increasingly threatened by complicated or ill-marked settings. This sense of incompetence can lead to still further avoidance and withdrawal. Considering these characteristics and many others, the following program was assembled.

This program contains the information necessary to design a retirement center. The square footages and guidelines are not meant to be strictly adhered to but taken only as a beginning step.

This program points towards a facility that houses three types of residents with variations in each category. Residents are assumed to have social capabilities and the gradations of housing are in terms of intensity of care given. Supporting the housing are management and administrative branches with a community services that provide the impetus for major social interaction between the housing types.

Source 1, Housing Needs for Senior Citizens, Department of City Planning, Roanoke, Virginia
Administration

user Administrator

space Administrator's Office

number 1

activity *Manage all personnel
*Manage resident services
*Promote favorable relations with the surrounding community

furniture Desk, table unit (filling beneath), end table, 2 visitor chairs, desk chair, lounge chair, shelves

performance Calm, informal, intimate feeling needs to invite people in but still be controlled, private but accessible

standard 250 sq. ft.
(source 1, "Housing for the Elderly-Functional Program", by G.E. Kassabaum, AIA)

user Social services director

space Social services office

number 1

activity Provide personal counseling for the residents. Help personnel plan for the emotional needs of the residents. Inform residents of eligibility for government assistance

furniture Desk, table, table unit with filing, shelving, 2 visitor chairs, desk chair.

performance Calm, informal, intimate feeling. Private but accessible. Natural light and view desired

standard 120 sq. ft.
(source 2, Time Saver Standards for Building Types)
user Secretaries (2)

space Business office

number 1

activity Maintain all medical records for residents
Handle correspondence, business, files,
and clerical work of facility

furniture File cabinets, 2 desks, 2 table units, cabinet,
2 desk chairs, 2 visitor seats

performance Calm, informal, intimate, private but accessible
Natural views and light desired

standard 300 sq. ft.
(source 2)

user Visitor, receptionist

space Reception desk and waiting area

number 1

activity Recieve visitors and telephone calls

furniture 3 visitor's chairs, couch, desk, desk chair,
table unit w/filing below, files

performance Calm, informal, intimate feeling, accessible,
Community, natural views and light desired

standard 370 sq. ft.
(source 2)
support  Restroom (2 @ 70)  140 sq. ft.

user  Staff and public

sum  1180 sq. ft.
Maintenance

user Maintenance staff

space Maintenance office

number 1

activity Maintain all interior systems of the facilities. Fix or replace worn or broken fixtures or furniture

furniture One desk chair, 2 visitor chairs, table unit, desk, filing cabinet

performance Utilitarian

standard 120 sq. ft.
(source 2)
<table>
<thead>
<tr>
<th>Support</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Janitor closets (4 @ 25)</td>
<td>100 sq. ft.</td>
</tr>
<tr>
<td>Laundry</td>
<td></td>
</tr>
<tr>
<td>Soiled linen</td>
<td>350 sq. ft.</td>
</tr>
<tr>
<td>Wash/dry</td>
<td>175 sq. ft.</td>
</tr>
<tr>
<td>Clean linen</td>
<td>175 sq. ft.</td>
</tr>
<tr>
<td>Repair shop</td>
<td>630 sq. ft.</td>
</tr>
<tr>
<td>Lawn storage equip.</td>
<td>500 sq. ft.</td>
</tr>
<tr>
<td>Employee Facilities</td>
<td></td>
</tr>
<tr>
<td>Locker/shower (2 @ 120)</td>
<td>240 sq. ft.</td>
</tr>
<tr>
<td>Restrooms (2 @ 70)</td>
<td>140 sq. ft.</td>
</tr>
<tr>
<td>Lounge</td>
<td>200 sq. ft.</td>
</tr>
</tbody>
</table>

**User**

- Housekeepers: 4
- Clean rooms or Apt. for residents
- Clean corridors and public areas
- Laundry personnel: 2
- Launder linens
- Maintenance staff: 2
- Groundskeepers: 2
  
  *Maintain all exterior systems & grounds*

**Sum Total**: 2630 Sq. Ft.
Community services

user Activities director

space Activities director's office

number 1

activity Develop and initiate programs to meet the residents' social needs

furniture 3 visitor's chairs, desk, one desk chair, table unit with filing below shelves

performance Calm, informal, intimate feeling
Needs to invite people in but still be private
Natural light and view desired

standard 120 sq. ft.
(source 2)

user Barber/Beautician

space Personal care suite

number 1

activity Provide cosmetic and hair care for residents

furniture Storage, 4 waiting chairs, shelves,
2 counter units with storage below,
2 beauty shop chairs, basin

performance Active, informal, familiar, legible, intimate.
Sociopetal, adaptable, diverse
Community, accessible, permeable

standard 200 sq. ft. (Established by trial)
user  Physical therapist

space  Physical therapy

number 1

activity  Provide physical therapy for those residents whose doctors prescribe such treatment

furniture  Parallel bars, exercise wheel, ambulation track, shoulder ladder, convertible exercise steps, treatment table with pad

performance  Active, informal, familiar, legible, intimate Sociofugal, adaptable, diverse

standard  300 sq. ft.
(source 2)

user  Dietitian - Food manager

space  Dietitian's office

number 1

activity  Plan all meals
Supervise kitchen operations

furniture  Desk, table unit (filing beneath)
3 chairs, file cabinet

performance  Calm, informal, familiar, legible, privacy

standard  80 sq. ft.
(source 1)
user Hostess, residents

space Dining area

number 1

activity Supervise dining area
Aid residents in receiving meals

furniture Straight chairs, tables with firm supports and rounded edges

performance Active, informal, familiar, legible, intimate.
Sociopetal, adaptable, diverse community, accessibility, permeable

standard 125 Sq. ft.
(source 1)

user Resident, entertainers, etc.

space Multi-purpose room

number 1

activity Controlled and multigroup activities,
lectures, group games, recreational therapy

furniture Upholstered armchairs, straight chairs,
rocking chairs, tables with firm supports and rounded edges, television sets on low tables

performance Active, informal, familiar, legible
intimate
Sociopetal, adaptable, diverse community, accessibility, permeable natural light and views desired

standard 1125 sq. ft.
(source 2)
user Residents, crafts teacher

space Craft shop

number 1

activity Weaving, socializing, sewing, whittling, drawing, sculpture

furniture Storage, straight chairs, upholstered chairs, tables with firm supports and rounded edges

performance Active, informal, familiar, legibility, intimate
Sociopetal, adaptable, diverse community, accessibility, permeable, natural light and views desired

standard 540 sq. ft.
(source 1)

user Residents

space Greenhouse

number 1

activity Plant plants and raise them

furniture Tables, watering and humidifying equipment

performance Active, informal, familiar, legibility, intimate
Sociopetal, Community, accessible, permeable. Natural light necessary

standard 180 sq. ft.
(source 1)

3.1.12
user Residents

space Library

number 1

activity Book selection, reading, socialization

furniture Book racks, chairs-straight and rocking, tables with firm supports and rounded edges

performance Calm, informal, familiar, intimate
Community, accessible, permeable

standard 380 sq. ft.
(source 1)

user Residents, ministers, musicians, etc.

space chapel

number 1

activity Worship

furniture Seats, organ, lecturn, alter

performance Calm, formal, familiar, legible, intimate
Adaptable homogeneous
Community, accessibility, permeable

standard 1140 sq. ft.
(source 1)
support
Kitchen
Recieving 60 sq.ft.
Cold Storage 50
Dry storage 80
Meat & vegetable preparation 65
Salads 55
Bakery 70
Serving 300
Dish room 150
Pots & pans 50
Multi purpose kitchen 120
Storage 160
Restrooms (2 @ 70) 140
(source 2)

user
Food service personnel
Prepare and serve meals
Clean and maintain kitchen and dining areas

sum 6480 Sq. Ft.
Comprehensive care

**User** Intermediate care resident

**Space** One-bed room

**Number** 4

**Activity** Resident having significant physical disabilities thus requiring partial nursing care

**Furniture** Bed with side rails, cabinet, chairs-straight back with arms, storage
(Resident to add furniture as desired)

**Performance** Calm, informal, familiar, legible, intimate
Adaptable, diverse, natural light and views required from bed

**Standard** 170 sq. ft.
(source 3, "Elderly Needs and Lifestyles")

**User** Intermediate care resident

**Space** Two-bed room

**Number** 16

**Activity** Resident having significant physical disabilities thus requiring partial nursing care

**Furniture** 2 beds with side rails, 2 bedside cabinets, chairs-straight back with arms, storage,
(Resident to add furniture as desired)

**Performance** Calm, informal, familiar, legible, intimate
Adaptable, diverse
Natural light and views required from bed

**Standard** 250 sq. ft.
(source 3)

3.1.15
user Skilled care resident

space One-bed room

number 4

activity Resident with severe physical disabilities thus requiring total nursing care

furniture Bed with side rails, bedside cabinet, chairs-straight back with arms, storage.
(Resident to provide furniture as he pleases)

performance Calm, informal, familiar, legible, intimate, adaptable, diverse
Natural light and views from bed required

standard 170 sq. ft.
(source 3)

user Skilled care resident

space Two-bed room

number 9

activity Resident with severe physical disabilities thus requiring total nursing care

furniture 2 beds with side rails, 2 bedside cabinets, chairs-straight back with arms, storage.
(Resident to add furniture desired)

performance Calm, informal, familiar, legible, intimate, adaptable.
Natural light and views from bed required

standard 350 sq. ft.
(source 3)

3.1.16
**user** Director of Nursing

**space** Director of nurses office

**number**

**activity** Manage nursing personnel

**furniture** Desk, table unit (filing beneath), 2 chairs, shelves

**performance** Calm, informal, intimate
Private but accessible
Natural light and view desired

**standard** 120 sq. ft.
(source 2)
<table>
<thead>
<tr>
<th>support</th>
<th>120 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nursing station</td>
<td></td>
</tr>
<tr>
<td>Nurses locker</td>
<td>100</td>
</tr>
<tr>
<td>Nurses lounge</td>
<td>100</td>
</tr>
<tr>
<td>Clean workroom</td>
<td>60</td>
</tr>
<tr>
<td>Clean linen</td>
<td>40</td>
</tr>
<tr>
<td>Soiled workroom</td>
<td>60</td>
</tr>
<tr>
<td>Medicine preparation</td>
<td>60</td>
</tr>
<tr>
<td>Pantry</td>
<td>60</td>
</tr>
<tr>
<td>Equipment storage</td>
<td>40</td>
</tr>
<tr>
<td>Patient bath (5 at 80)</td>
<td>400</td>
</tr>
<tr>
<td>Examination room</td>
<td>120</td>
</tr>
</tbody>
</table>

(source 2)

Registered nurses 3
Organize and assign resident care
Administer medication
Assess residents condition and keep records
Licensed practical nurse 4
Perform direct resident care
Nurse's aide 20
Perform routine resident care

sum 3790 sq. ft.
Residential care

**user** Resident

**space** one-bed room

**number** 42

Resident presenting moderate or no physical handicaps, thus able to function in an uncontrolled social environment. However, they function best in a professionally supervised environment. Housekeeping and meals are provided.

**furniture**

Full bath, closets, storage, bed
(remainder of furniture provided by tenant)

**performance**

Calm, informal, familiar, legible, intimate
Adaptable, diverse
Natural light and views required

**standard** 440 sq. ft.
(source 3)

**user** Resident

**space** Two-bed room

**number** 9

Resident presenting moderate or no physical handicaps, thus able to function in an uncontrolled social environment. However, they function best in a professionally supervised environment. Housekeeping and meals are provided.

**furniture**

Full bath, closets, storage, beds
(remainder of furniture provided by the tenants)

**performance**

Calm informal, familiar, legible, intimate
Adaptable, diverse
Natural views and light required

**standard** 490 sq. ft.
(source 3)
user Residents

space Lounge

number 1

activity Socializing, T.V. watching, Card playing, resting

furniture Sofas, chairs, straight chairs, rocking chairs, tables with firm supports and round edges, television set on low table

performance Active, informal, familiar, legible, intimate. Natural views and light required

standard 750 sq. ft. (source 2)
support

Staff desk 120 sq. ft.
Staff locker 50
Staff lounge 100
Medicine preparation 60
Pantry 60
Equipment storage 40
Patient bath (3 @ 80) 240
Soiled workroom 60
Community kitchen 240
(source 2)

user

Nurses aides (12)
Activity:
  Change linens for residents
  Aid in resident bathing
  Perform routine resident care

sum 24610 sq. ft.
Domiciliary housing

user: Resident

space: Efficiency apartment

class: 45

activity: Resident with ability to function independently, but having the option of housekeeping and dining services. Medications may be received in the comprehensive care unit.

furniture: Full bath, closets, storage shelves, kitchenette
(remainder of furniture supplied by tenant)

performance: Calm, informal, familiar, legible, intimate, adaptable, diverse
Natural light and views required

standard: 525 sq. ft.
(source 1)

user: Resident

space: one bedroom

number: 45

activity: Resident with ability to function independently, but having the option of housekeeping and dining services. Medications may be received in the comprehensive care unit.

furniture: Full bath, closets, storage shelves, kitchen
(remainder of furniture supplied by tenant)

performance: Calm, informal, familiar, legible, intimate, adaptable, diverse
Natural light and views required

standard: 675 sq. ft.
(source 1)
user Resident

space Two bedrooms

number 10

activity Resident with ability to function independently, but having the option of housekeeping and dining services. Medications may be received in the comprehensive care unit.

furniture 2 full baths, closets, storage shelves, kitchen
(Remainder of furniture supplied by tenant)

performance Calm, informal, familiar, legible, intimate, adaptable, diverse
Natural views and light required

standard 1,125 sq. ft.
(source 1)

user Residents

space Lounge

number 1

activity Socializing, T.V. watching, card playing, resting

furniture Sofas and chairs, straight chairs, rocking chairs, tables with firm supports and round edges, television set on low table

performance Active, informal, familiar, legible, intimate, adaptable, diverse
Natural light and views required

standard 200 sq. ft.
(source 1)
support
Storage (source 1) 2500 sq. ft.
Laundry (source 3) 360
Trash Room 80

user

sum 68,390 sq. ft.
Space relationships

Domiciliary Housing

Residential Care

Community

Comprehensive Care

Community Services

Administration

3.1.26
Site analysis details
existing building conditions
site pictures
views into site

1. A boarded up gas station and a pool hall highlight the view.

2. The view near the alley takes in a lot of greenery and mature trees.

3. Homes of poor character and fair up-keep highlight the northeast corner.

4. Homes crowding the road and small, insignificant trees present only a fair view.

5. The view from the highway is over the backyards and garbage to the treeline and pitched roofs.

6. This view looks into the open space created by the highway right-of-way.

7. & 8. Good views of housing, a small church, a barber shop, and substantial trees are seen on the west side.
views into site and walking radius
views from site

1. The view denoted as #1, is directed toward run down commercial buildings. The wide avenues occupy a large percentage of the view.

2. A housing district is viewed from north side. The homes are generally run down but several trees add good qualities.

3. A warehouse is totally insensitive to the site. A brick wall close to the road with no windows turns its back to the site.

4. An open field with a few good trees presents a pleasing view. However, this may be destroyed if construction of the proposed extension to the highway is started.

5. Low views encompass a grassy area but looking upward the highway comes into view. Only the top parts of the trucks can be seen.

6. The view from the southwest corner of the site provides a sight line to downtown Indianapolis via the open right-of-ways needed by the highway.

7. 8. Good views of housing on the other side of College are on the west side. Some homes are being reconstructed and all have substantial trees to beautify the area.
Traffic

Bounded on virtually all sides by high speed, dense traffic, the noise, smell, and danger created by the vehicles must be handled carefully.

Sixteenth Street is a four lane (two each way) thoroughfare. Highway 136 and interstate 74 combine to start Sixteenth on the east side near Speedway. On the west side it is terminated at Mitthoeffer Road. According to a survey taken in 1979, during an average weekday, 12,353 vehicles pass the site on Sixteenth Street.

College Avenue is a four lane (3 going north and one lane heading south) thoroughfare that is not considered a main artery. To the north it continues to 116th Street but does not intercept Interstate 465. To the south it empties into Virginia Street. During a typical day, College empties the downtown of 9220 cars, according to a 1977 survey.

The intersection of Interstates 70 and 65 creates the border to the south-east of the site. No direct access is provided to the immediate environment, however, the noise, poor views, and bad smells generated by the traffic are definite design considerations. During a typical day 95046 cars travel on Interstate 70, 40,003 cars on Interstate 65, and 117,162 vehicles on the trunk line carrying both highways.
soil, vegetation and scale

Many large deciduous trees have remained. The majority are between 25-35 feet with a few larger. Native grasses and weeds have returned in the vacant lots. The contribution made by nature are perhaps one of the site's best assets.

The site totals out to be about 955,000 square feet or a little less than 22 acres.

The land consists of soils that are moderately sloping and well drained. Underneath the moderately deep topsoil is sand and gravelly sand.

In a representative profile, the surface layer is dark brown loam 8 inches thick. The subsoil is about 30 inches thick.

There are only slight limitations for most non-farm uses. The water table is greater than 6.0' under the surface.
zoning

C-1 OFFICE BUFFER DISTRICT

* Exclusive office district (including certain public and semi-public uses)
* Used as transitional use or buffer between residential uses and more intense commercial uses
* Also located along certain thoroughfares as a transition from residential to non-residential use

C-3 NEIGHBORHOOD COMMERCIAL DISTRICT

* Permits a complete range of indoor retail sales, personal, professional and business service uses for a neighborhood
* Most C-1 uses are permitted
* Carry-out food establishments, or restaurants are permitted
* No single establishment shall exceed 30,000 sq. ft.

D-8

Located in areas experiencing renewal either by public action or natural process. The D-8 district is a special district permitting a high-density low rise multi-family classification and requiring all amenities of the D-7 district (superior street access and public facilities)

* Typical density is 20-26 units/gross acre
* Floor Area Ratio is 0.60
* Minimum frontage is 30 ft.
* Minimum rear yard is 15 ft.
* Minimum side yard is the lesser of 20% of project width or 15 ft. but not less than 4 ft.
* Maximum height is 35 ft.

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

* Intermediate district located away from residential areas and buffered by lighter industrial districts
* Permits 1-3-U uses, 1-2-U uses and some 1-4-U uses (as accessory or incidental uses nor exceeding 25% of the gross floor area) subject to 1-3-U standards
* Entirely enclosed operations
* Outside storage—not to exceed 50% of gross floor area and completely screened
* 50 ft. maximum building height

PK-1 PARK DISTRICT ONE

* Permits all sizes and ranges of public park land and facilities. Requires Development Commission approval of uses, site and development plans

PK-2 PARK PERIMETER - SPECIAL DISTRICT TWO

* Assures that the area peripheral to public parks will be compatible and harmonious with park uses. Requires Development Commission approval
climate
Building type analysis details
C.A.B.S.
N.Y., N.Y.
Owner: Consumer Action Program of Bedford Stuyvesant
Architect: William Breger Associates

C.A.B.S. nursing home provides intermediate and skilled care for 180 residents in one and two bedroom units which open on corridors and day rooms around a central atrium. Ground level facilities include a dining room and a clinic which provides services for the residents in the complex and residents in the surrounding neighborhood.

CONCEPT: The plan indicates a court scheme with a small sunlit green space and a few trees.

CORRELATION: All spaces branch off a main corridor. No strong connection is made between any rooms.

CIRCULATION: Circulation consists of a corridor encircling the atrium space, avoiding dead-end paths. Apartments and small lounges branch off the outside of the ring. Dayrooms and views into the atrium characterize the inside of the corridor. Vertical circulation occurs at all four corners.
STRUCTURE: The structural system is a conglomerate of bearing walls surrounding the service facilities on the court and a haphazard column system with cantilevered rooms. The structure seems to have been placed as an afterthought.

FACADES: The cladding is brick. Massive columnar appendages accent a very heavy feel with window openings receded inward from the column faces. An interesting interplay of negatives and positives but together they create an institutional feel.

3.3.3
UNIQUE FEATURES:

* Community facilities on the ground floor create an on-going relationship with the community

* The courtyard is reminiscent of ethnic architecture and accommodates many activities

IMAGE: C.A.B.S. portrays an image of a very introverted place. The floors are stiffly separated from each other. Generally fairly heavy and sterile.

(source 1, Architectural Record, May 1977, pg. 134)
Maple Knoll Village

Springdale, Ohio
Owner: Southwestern Ohio Senior Services, Inc.
Architect: Gruzen and Partners

At Maple Knoll, three levels of care are accommodated in four types of buildings. At the most independent level, persons with limited medical needs live in townhouses of one and two bedrooms, clustered at the northwest corner of the site. The other buildings, linked together by a wide street-like corridor, have one bedroom or efficiency apartments for the relatively independent in the northern-most block, communal facilities in the central block and nursing care in the southern. These buildings are arranged around a large green space of lawn and mature trees.

Maple Knoll currently houses 315 residents and expansion around the perimeter of the site is planned for up to a total of 700. The buildings now contain 290,000 sp. ft. and the construction cost was $12.5 mil.

CONCEPT: The opening arms enclosing the green space indicate a courtyard scheme with one side missing. Fragmented pieces complicate the design, creating their own sub-court yards.

3.3.5
CORRELATION: All spaces relate to a central corridor termed as the building's "street". This is one of its strongest features as it attempts to encourage socialization.

CIRCULATION: A very rational circulation system is used. Everything happens along the street-like corridor. All functions operate off the street and where a direction change happens a node occurs.

STRUCTURE: The basic structural unit is precast concrete planks on masonry bearing walls, and the cladding is brick. Several different bays appear; one for the apartments, one for the shops, and one for the nursing wing. Where each bay spacing meets a different width of bay or where the bays change direction, a node or widening of the circulation path occurs. Special construction was needed in the assembly hall
and chapel, as well as the administration space to meet each spaces needs.

**FACADE:** The ordering of the facade is generated by an expression of each bay. The punched windows and voids generate the same feeling of correctness the structure generates.

**UNIQUE FEATURES:**

* Gathering spaces at the junction of structural systems
* Gathering spaces feature skylights and/or views
* Apartments have either balconies or skylight openings from the living room
* Color is added by banners and accent colors on exterior features

**IMAGE:** The siting indicates a relatively isolated existence from the outside world but the ingenuity shown in laying out the building makes it a very sociable experience.

*(source 4, Architectural Record, March 1978, pg. 95)*
A Victorian house
Architect: John Riddell

This cottage is from "the handsomest and rarest of the Victorian pattern books". The building of brick, with iron window-heads, wooden tracery-work, slate roof, terre-cotta chimneys, and four marble mantels, was built by Riddell for five thousand dollars.

CONCEPT: The plan shows the main body of the home to be a square indicating its concept to be a fragmented geometric volume.

CORRELATION: Strong correlation is present between the two kitchens, the dining room and the library. Upstairs the bedrooms are paired together. The parlor is isolated.
and chapel, as well as the administration space to meet each spaces needs.

**FACADE:** The ordering of the facade is generated by an expression of each bay. The punched windows and voids generate the same feeling of correctness the structure generates.

**UNIQUE FEATURES:**

* Gathering spaces at the junction of structural systems
* Gathering spaces feature skylights and/or views
* Apartments have either balconies or skylight openings from the living room
* Color is added by banners and accent colors on exterior features

**IMAGE:** The siting indicates a relatively isolated existence from the outside world but the ingenuity shown in laying out the building makes it a very sociable experience.

(source 4, Architectural Record, March 1978, pg. 95)
A Victorian house

Architect: John Riddell

This cottage is from "the handsomest and rarest of the Victorian pattern books". The building of brick, with iron window-headers, wooden tracery-work, slate roof, terre-cotta chimneys, and four marble mantels, was built by Riddell for five thousand dollars.

CONCEPT: The plan shows the main body of the home to be a square indicating its concept to be a fragmented geometric volume.

CORRELATION: Strong correlation is present between the two kitchens, the dining room and the library. Upstairs the bedrooms are paired together. The parlor is isolated.
CIRCULATION: The main entry opens into a hall containing the central stairway. Branching off this hall are all the rooms on the first floor and above, all the rooms branch off a similar hall. Three additional entries provide several private entries into the home. The second stairway allows for a more private access to the bedrooms.

STRUCTURE: Typical balloon frame.

FAÇADE: Typical Victorian tracery work, iron window-heads, and terre-cotta chimneys. The façade is symmetrical about a centerline through the front door with ten pane windows on the first floor and eight pane windows on second.

UNIQUE FEATURES:
* A parlor allowing for uninterrupted conversations with visitors gives the family member a sense of having a space for themselves.
* The additional entries allow for privacy.
* Verandas allow for lots of sitting around.

3.39
The feeling of outward oriented rooms and friendly verandas create ideal social opportunities.

(source 2, Architectural Designs for Model Country Residences by John Riddell)
Portals

Chicago, Ill.  
Owner: U.S. Government  
Architect: Booth & Nagle

The Portals is a government financed housing project that shows the zones (however minimal) that are necessary for comfortable living. There are 50 three bedroom apartments with a total gross floor area of 75,000 sq. ft. on a site of a little less than one acre for a density of 53 units/acre. The cost was $1.3 mil.

CONCEPT: The elevation indicates a wall scheme because of its solidity and length.

CORRELATION: The only spaces that have a strong correlation are the patio and living room, and the kitchen-dining spaces. The remainder open into circulation.

CIRCULATION: Site circulation starts at the street level and filters through buffers to reach the front door. Inside the entry is into the living room. Passing through the front room a hallway is used as access to the kitchen, diningroom, restroom and upstairs bedrooms.

3.311
STRUCTURE: Typical masonry bearing walls with a varying bay width according to the type of apartment.

FACADE: The undulations of the brick facade allow for corner windows. What reads as divisions between apartments is actually the projection of the facade at the midpoint of the apartment, so it is unclear where apartments begin and end.

UNIQUE FEATURES:

* The livingroom opens onto a front patio enclosed from the street.

* The zoning from the street to the door is good despite a high density.

IMAGE: The image is of pleasant high density apartments. The direct contact with the ground and human scale make it respectable.

(source 3, Housing, by Macsai, Holland, Nachman & Yacker)