At the nucleus of the apartment complex, the front porch acts as an element of those friendly entries on older homes. Two open plazas on different levels feed from meeting rooms and lounges. On warm nights, many residents could enjoy the comfort of these large patios and feel protected by the building surrounding them.
A semi-enclosed, gently sloped courtyard allowed for the residents to enjoy activities in a backyard atmosphere. In the background, units focused onto a center fountain where paved walkways would join. Next a shelter, used for the outdoor sports having an adjoining paved surface, would be the center of relaxing fun. A small service road is next down the slope then existing trees were removed just around the shelter to provide views to the creek. This area would be fully developed after phase three of the project was constructed.

PHOTOS & SLIDES
THE BACKYARD
One of four new shelters designed for different uses. Two are within the site of the new construction. One will be used for an outdoor sports shelter and has an adjacent paved area. Inside the shelter, storage for equipment and other necessary items will be kept. Both chairs and tables in a conversation setting will be provided. The other picnic shelter will be used for more public events and act as a protective pick-up area for bus trips.
On the ground level a large meeting room for specialized activities and crafts, two of the three "knuckles" opening onto an outdoor space. Sun louvers protect the two story open space and balcony from excessive heat gain and glare. Building lounges are on level 2 and level 3 and act as an observation area. Spaces connect main circulatory routes from wing to wing and are conducive to carefree conversation.
Existing Holloway Hall acts as the complex control and activity center. Central open space will be skylit over main dining space. A circulation tower is adjacent providing elevators and fire stairs. Here the rear shows a recessed service dock and the connection to the new structure. Parking for employees provided just South of it.
The driveway off the main circle called "the handle" gives a tree-lined formal entry statement to the complex. In the background, open plazas on 2 levels oversee the entire complex. Flowers would line the walks and acts as the front porch for visits and casual walks. All offices oversee this space and monitor its activity.
A skylit space, the 3-story open atrium is stepped back to give residents a feeling of security and human scale. Twin elevators view onto the space and go slow for view and elderly safety. Small offices are included in this space for security, mail and storage. Trash shoots also are centrally located here and feed directly to the loading dock.
In a typical wall detail, a block of 5 units are projected to accent the facade. The roof line change gives the long building a visual break. In the inside, corridor activity areas are provided for vending, and ice. Optional longer units can be substituted in these places also.
The first phase development includes adaptive re-use of lower floors of existing Holloway Hall and attached circulation tower. Dining service and offices will be developed in this building. The first wing contains 75 units of the two-room type. Complex meeting rooms are centrally located and an open plaza both on level 1 and level 2. The new sports shelter would also be constructed during this phase.
The second phase development includes 56 additional units. A new service access would be provided at this stage and additional circulation core. Just opposite the main entrance of Holloway Hall will be a secondary entry to this building. The first of three activity "knuckles" will be shared by both complexes for crafts and lounging. Landscape would be developed along U.S. 31 to provide privacy.
The third phase development includes an additional wing of 74 units enclosing "the backyard" space. An additional entry to the East would spin off the new circulation tower. The second activity plaza is now installed. Landscape development would be refined and creek vista created just West of the outdoor sports shelter. Holloway Hall retail space on the second floor would be finished including grocery, drug store and small shops.
The fourth phase development includes 60 larger 3 person units. An additional shelter for picnics and bus drop-off will be adjacent to structure. Other exterior areas will be refined to upgrade master plan. A circulation core in this building includes a ramp to all levels for wheelchair access. A total of 265 units complete this complex.
Reclocating the main entry to the Indiana Masonic Home freed the property to more productive usable space. Bounded by a creek to the west and old U.S. 31 to the east and the existing complex focus of a circle drive, the new complex must conform to an awkward site. These restrictions add interest to spaces and enclose areas for a variety of uses.
Missing pages 23-33
Probably the single most important learning experience that is to be gained by my thesis project is my interaction with people. Unlike the projects of past, this project has real input with people that are truly friendly and concerned about their future. Secondly, the idea of saving an old building while adding new ones is something I feel we will deal with as architects for many years to come. These two elements make me feel very good inside and I expect great things from the input I have acquired thus far. I truly have just begun with input, as it will progress throughout the duration of my project. Ideas are filling my head and my heart to unify this community with strong architectural bonds. An appreciation of the past should always motivate me and an understanding of the future I feel will motivate my client. As it is stated on the title page, this is a "working program". A program to be used, added to, subtracted from, and constantly reviewed. As housing is researched, the book will grow and ideas will abound. Are institutions a thing of the past? Will they die, only a memory of the many people who lived, worked, and died in them? At the Indiana Masonic Home, never!


Beyer, Glenn M.; **Housing the Aged in Western Countries**, Cornell University, Elsevier Pub., New York, 1967. Programs, Dwellings, Homes and Geriatric Facilities, good text and many examples given.


Franklin, Sandra, (see Bayes)


Harkness, Sarah P., (see Groom)


Jones, Rennie C.; **Housing for the Elderly**, State Library of Victoria, Melbourne, 1969. Includes bibliographies, monographs, journals under social, economic and architectural aspects.

Larsson, Nils; **Housing the Elderly**, Printed in Canada, 1972. Valuable information on multiple units, individual dwelling units and environmental needs; including architectural diagrams.

**CONCLUSIONS**

**BOOKS - BIBLIOGRAPHY**

McGuire, Marie C., Design of Housing for the Elderly, NATHO, Pub., 1972. Lightly touches on many areas of design control that may have not been considered in designing housing of this type.


Woods, Margaret E., (see Bayer)

CONCLUSIONS
Professional Nursing Home, September 1968, p. 22. An article dealing with designs for the aging person that can not help themselves.


Architectural Record, February 1965, p. 166. Diverse programs for three nursing homes.


May 1977, p. 123. Good building types study in housing for the elderly.

142: 169 No. 4, October 1967. Case studies of nursing homes across the country.


Housing Need for Senior Citizens, City Planning Commission Report, Roanoke, Virginia, 1965. Study for local area only, but good approach used.

The Developmentally Disabled and their Environment, Auburn University Press, 1971. Conference report on new facilities and funding agencies, plus other topics of interest.


Housing the Handicapped, Printed in Canada, 1975. Diagrams and good text in both English and French. Good primer for initial architectural study.


Design and Methodology for a national survey of nursing homes; a description of the sample design and the survey procedure used by the National Control Center for Health Statistics about nursing homes in the U.S., their patients and their employees. Washington, September 1965, 37 p. publication n. 1000 series I-no. 7, 204.

CONCLUSIONS

REPORTS - BIBLIOGRAPHY
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- Major Concentration
- Minor Concentration
OBSERVATIONAL RESEARCH OF AN ELDERLY HOUSING FACILITY

A Study for the Indiana Masonic Home, Franklin, Indiana

Gary Nicodemus
Steve Zintel

Arch Research 451
Professors Laseau and Wallis

APPENDIX
PUBLIC SPACE STUDY
ABSTRACT

At the Indiana Masonic Home, the home for retired Masons and widows in Franklin, Indiana, we attempted to research the quality of public spaces. Our objective was to compare categories such as access, security, furnishability, spacial character, orientation, etc., that was listed in our sources as to what existed at the "Home." A secondary objective was to record interaction of residents.

The scope includes a cross section of public areas to compare similar spaces such as laundry areas, food services, outdoor areas, lounges, mailroom, offices, and entries. Because of the size of this institution, many public areas of the same function existed. This limited our survey to both a cross section and longitudinal type of study. We anticipated similarities and differences between our guidelines and what actually existed. We also expected interaction to be a controlling factor in how successful the space functioned. We decided observational techniques were better for a space study of this type. Following each category in our outline, and ranking each of these categories both in importance and our opinion of the space, we drew our conclusions. We observed the space to see if interaction of the residents was a factor, and we tried to be unbiased about our own design background, but base our findings solely upon our guidelines.

STATEMENT OF THE PROBLEM

We chose twenty spaces of public use and ranked each space on five categories. Our intent was to see how closely our criteria
fit the spaces under study. A study of this type is needed to understand large projects more fully. Institutional type complexes offer such a wide variety of spaces, the designer must find an efficient way to organize the function and success of them. Our efforts were directed to public spaces because of the importance of these spaces to the occupants of the "Home." Our theory was that most spaces would closely fit the relationship in each category of the study. The value of this work is increasing because of the time factor on the design and future development of institutional projects. Terms such as accessibility and orientation, etc. . . . fit all spaces, but the criteria of each category must be considered.

REVIEW OF RELATED LITERATURE

Many studies were reviewed approaching the environment, its function, its location, and other factors. All studies approached the facility's characteristics slightly differently. One very complete study of public facilities was found in "Housing for the Elderly, The Development and Design Process." It was not readily apparent how a relationship existed between their criteria and our study. This supports the need for our project.

GOALS AND OBJECTIVES

The general goal was to compare what we found to a given criteria and rank our study spaces on how closely they correlated. Our purpose was to ignore how the space actually functioned or our opinion of it. We also hope to find an intermediate objective in that we could measure and rank the space by our terms (criteria).
Our anticipated results, and their contribution was to both help in observational research of this type and to note a correlation of public spaces within this facility. Special design considerations must figure strongly to compensate for the elderly and their limitations. Comfort and dignity are attributes of old age. Imaginative planning and thoughtful and careful designs are of the utmost importance. Our research and experimentation is needed for better understanding.

INTERPOLATION AND REPORT OF FINDINGS

The internal consistency of this experiment was controlled by criteria we used for research. The reliability was reinforced through cross-sectional surveys. The use of similar forms for each space, the multiple testing of the same space at different times, and having a ranking system were our methods for insuring reliability. Validity is much harder to measure. We used a group of indicators to construct our outline of each space. We had hoped personal interaction would reinforce our indicators. If people never use the room then the spatial character is unimportant. We assumed validity to a degree to determine findings in one day. We concluded the spaces existing needed to follow the criteria given. Major priorities were cross checking between studies and how the studies related to our criteria. Lower priorities were social interaction because of the general lack of it in every space occurring throughout the study.
INTRODUCTION TO FINDINGS

Each housing development for the elderly will include an array of non-residential activities and common facilities which are necessary to support the residential functions and which enhance the lives of the occupants. These facilities are of two types: 1) Ancillary, the category of activities all of which will be required, and 2) Common, the category of activities of which the necessity will be determined individually for each development. The activities outlined herein are briefly analyzing with a view to establish guidelines for the design of facilities to support them.

At the Indiana Masonic Home, home for retired Masons and Widows, these facilities all exist to a certain degree. In the addition of new facilities to this already large complex we are concerned with many factors of common building activities. Building Entry/Exit, Management Spaces, Laundry, Mail and Package Delivery, Trash Disposal, Maintenance and Service, Central Food Service, Recreational and Social Space, and Common Outdoor Spaces, are all important in public activities for the elderly in a housing development. Much time could be devoted to the study of each of these spaces, i.e., what has been done, what has worked, what now exists on the site, etc. Important spaces such as these are often last to get design attention because of the mass scale difference of the individual apartments and their design problems. Often things such as Mailrooms, Laundries, and Entries are last minute decisions and end up tucked away in a left over space. We do not want this to happen here. Study of these spaces will show the real need of what these spaces mean to the
residents of this home and will enlighten the designer to better consideration when the design process rolls around.

As mentioned earlier, "Housing for the Elderly, The Development and Design Process," was chosen as the basis of what an ideal development should be like. The following are statements taken from this study concerning the spaces we chose to observe. We will then compare our findings with the above mentioned study.

OBSERVATIONAL RESEARCH FORM

The form selected was designed to meet the needs of different criteria for the different spaces studied. It was quite flexible and helped us to determine many different areas and spaces quickly but still enabled us to do a good study. Along the left side are picture reference numbers to photos that we took that will better explain the space. These will be ready for the final paper and be referenced in this way. Room designation is the known room name and Building designation is one of the four buildings in question. Because of the size of the complex we chose only four of the 15 buildings on the site. These are: The main building, the Scottish Rite Building, the Employees Building, and the Eastern Star Building. These compose the major part of the complex and would give us a good cross section. These buildings are connected on the order mentioned by enclosed walkways.

Category is set by the criteria we used to run the survey which is included in the back. These are: Accessibility, Security, Orientation, Furnishability and Equipment, and Spacial Character. Out of these categories we chose ones that most pertained to our
space and graded the criteria that we wanted. The **Importance No.** is on a 1 to 3 scale with 1 being of critical concern, 2 being important and 3 being dependent. The last category of Interaction is our judgement of proper interaction in the space with a critical importance reference number. Here at four different times in the day we surveyed the room for personal interaction and drew our conclusions. The number of people involved is also shown. The grading system F thru A was used to record our observation of the area of study and how close it met the set criteria. Below each category are Blank Lines used for an explanation of the grading criteria and additional observations.

Two sets of forms were used: one for the survey and the other for analysis. They include the following areas:

**Survey forms organized by Activities listing:**

1. Categories
2. Importance numbers
3. Picture reference
4. Scores

**Analysis forms organized by categories:**

1. Criteria
2. Summation of findings
3. Total net score for category
4. The median per activity
5. Conclusion
CONCLUSIONS GENERAL

The first important observation that we made is that we bit off more than we could chew, i.e., the study could be in much greater depth and we constantly had to be aware of the many controlling factors, the greatest being time. We feel that this is not an excuse or makes this survey any more invaluable than another. The many factors we handled in a professional, and serious way. The guidelines were very helpful in determining the outcomes and pictures show us, as well as the user, how the actual space looked. The following conclusions are initial and not complete, but will give a cross section of what we found.

-Spaces that exist at the Indiana Masonic Home do not fully correspond to the criteria listed as a design standard.

-Spaces that are important or critical in the survey do not necessarily reflect the attitude of the home on these areas.

-Accessibility which was of primary importance in the model study was not only played down by the home but the need for this access in the model was not readily apparent.

-Orientation for the most part was very good, making use of natural light and proper relationships to adjoining spaces.

- Security was not of primary concern to the complex because of its rural location.

-Furnishings and equipment for the most part were in very good condition and reflected a comfortable lifestyle.

-Spacial Character was overall dull and needed a facelift. (Exception was the recreation room in the employee’s building.)

-Interaction was subtle because of a number of factors. Size dictated many long corridors and many public areas. This subtle interaction was not apparent in the short visit there.

-Pictures are a very helpful way in recording, evaluation, and reflection of space study.
CONCLUSIONS ON INTERACTION

In the study of interaction at the Indiana Masonic Home in Franklin, we rated the importance factor of the seven groups of activities as #3 or ranked "critical" because we felt that common group areas need interaction and that it is important both to the function of the space and resident interaction that is needed.

Consideration of the Entry and Exit spaces was first and very important to social interaction. Looking at the picture reference #21 thru #24 you will observe that each area is covered and has some type of seating provided, used for conversation, relaxation or waiting a friend or relatives arrival. Several problems are also apparent. The Scotich Rite Building has a very small porch with large columns in the front that block the view of the residents using this area. The porch ceiling is so high that it offers no wind or rain protection. The Eastern Star Building has many steps on the front of the building and makes accessibility hard for some, but the large porch and the high view makes this porch the most popular in the complex. The Employees Building has a very "homey" type of porch and is also a favorite.

The management areas are set up poor for interaction. The single-loaded corridor with one room following another cuts drastically on interaction internally. The hall offers some meeting point between staff and residents but large wooden doors are a real hinderence. In the laundry rooms, all in different buildings, interaction can be no better than poor. In the picture reference #1 thru #4 you will note the poor quality of the space keeps people out. The facilities are located in the corner of a left-over space or stuck in a small out of the way room. Possibilities have not even been explored.
The mail service is located in the management space, and as previously mentioned, there is simply no room for interaction among the residents. A low wall divides the room into two areas and there is no more than room enough for 2 or 3 at most. Examination of picture reference #34 will show that the mailboxes are only for the employees to sort the mail, and only by buildings, not for each individual. Management must then hand each resident his or her mail when they ask for it.

Interaction in the central food area was low because of the number of people using the facility at the time of survey. These pleasant, restaurant-style spaces have tables for 4 people and just a few with more. Looking at photos #37 thru #40 you will notice the quality of the space and that interaction is relaxed and seems to work very well. Like the central food areas, the recreation and social spaces are very public so interaction will happen. There were many different types of spaces, and we could have done a study on these rooms alone. Overall examination of picture reference #29 to #31 of the Recreation Room, located in the basement of the Employees Building, interaction seemed limited, almost non-existent. On the other hand, most of the lounges for reading and relaxation and TV watching seemed more busy. This might be due solely to location in the building or they might seem more inviting. See picture reference #9 thru #16.

The outdoor common spaces are small bench groupings in a parklike setting, scattered in the 500 foot diameter circle, in the center of the complex. Refering to pictures #25 and #27 interaction would only take place in very warm weather because nothing besides the trees offers protection from the elements. Cool weather during this part of the year discourages proper usage of a rather nice area. Interaction in the entire complex appeared to be at a low level, but in our experience in this type of institution it seemed to be pleasant and relaxing, and we feel that this is appropriate for a home of this type.
CONCLUSIONS ABOUT THE SURVEY ITSELF

The survey was very successful in what we hoped to accomplish. One thought is I feel we went to a great extent of paperwork and running around to go through the learning process. The forms were done over twice and I feel that still they could be refined even more. The findings were not very clear about where we were headed even though we tried several methods.

Suggestions for another survey of this type is to get organized on just exactly the scope of the problem. I had high hopes of what to accomplish out of this observational survey but time was a real haunting factor in every phase. Then we feel that one form can be used per space as we initially began and then draw findings from this.

If we followed up on this research we would have to organize the research in a different form. We would also like to try a survey that involved the residents more directly and their feelings, aspirations and goals. Input from administrators in an organized way might search out the problems better. Many other ways could be used for a fresh approach, and we had originally hoped to try some more of them because the complexity of the problem lends itself to more detailed research in several areas such as interaction. We learned a great deal by trying it our way initially and learned a great deal about housing for the elderly in public spaces.
HOLLOW HALL (ORIGINAL) Holloway Hall (EXISTING) (same)  
HOLLOW HALL (ORIGINAL) School (Grades 1-12) (EXISTING) Masonic Gift Shop  
YEAR OF ADDITION: 1922  
ADMINISTRATION: (One)

ENROLLMENT: 350 students  
Most likely empty as of 1976

 Architectural Notes:  

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ON SITE: West side of main entry road

POSSIBLE USES: Office Building, School (Grade), Trade school

CONDITION: Good exterior, Interior might need remodeled

ITEMS FOR IDLE: Add to the north side of the building only

APPROX. ROAD (ACCESS): Good, West side and southern road (ACCESS) good, main road to circle

APPROX. ACCESS: All sides (ACCESS) East

REMARKS: At this time this building is being considered for removal.

Features: Excellent quality and detail in brick work, especially east side. Stage with two dressing rooms, balcony along three sides of auditorium. Cupola with copper roof located central main wing. Wood floors in good condition. Brass handrails.

Stairs used as high school for Masonic Home children until 1944. Grade school taught on the main floor. In 1944, the Franklin school system used the structure for a school until 1976.
BUILDING NAME (ORIGINAL) Boy's Cottage #1 (EXISTING) Employees Building
Foster Parent's and Orphans
BUILDING USE (ORIGINAL) Orphans Home for Boy's (EXISTING) Offices and Employees
DATE OF OCCUPATION 1915 (NOTICES) 1930
CAPACITY (MAXIMUM) Original 30 Presently 75+ (RECENTLY) 6 people

ROOMS & FOOTAGE

ROOM TYPE: NO. ROOM TYPE S No.
Large 7 bedroom home, Two stories in front
Dormitory style rooms in rear wing, Rec room 1
Laundry
Restrooms 5
Doubles
Singles 34

LOCATION ON SITE Circle drive, South west side

POSSIBLE USES Housing for ages 18+, Offices,

GENERAL CONDITION Good, both interior and exterior

CONDITIONS FOR IDEAL None

SURFACE ROAD (ACCESS) Good, from rear Thru ROAD (ACCESS) Good, circle
LANDY (ACCESS) From front and side FACIL (LOCATION) North east

EXCLUDED (RASON) No

COMMENTS

No cooking facilities were installed in the boy's homes when built. Foster
Parent's now have small kitchen on second floor.

Orphans, one boy and one girl presently reside upstairs, and are the last
children still at the home.

Building does not meet code for Retirement homes and must be remodeled if
this is what is planned for it.
BUILDING NAME: (ORIGINAL) Boy's home # 2 and 3 (EXISTING) DeMolay office

BUILDING Use: (ORIGINAL) Orphan's home for boys (EXISTING) residence and offices

Year of Addition: approx. 1920 (ACCESS) none

Houses (HABITABLE): 30 boys each side total 60 (HABITABLE) 2

MISC. HAB. FOOTAGE

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LOCATION ON SITE: Circle drive, North west side.

POTENTIAL USES: Offices, residence

RATING OF CONDITION: Fair exterior, Interior needs remodeled

POTENTIAL FOR USE: None

PRIVATE ROAD (ACCESS): Good, from rear

PUBLIC ROAD (ACCESS): Good, Circle

WATER: (ACCESS) From front and rear

PLANNED (ACCESS): No

 specials

Building interior soon to be remodeled for DeMolay Offices.
DIRECTOR OF OPERATIONS  
Chaplin, fillin
Sloan residence

No. of Bldg: 1930  
(Arch) none

CAPACITY (MAXIMUM): 40 boys each side total of 80 (RECOMMENDED) 8 occupants

MAX. No. FOOTAGE

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</table>

LOCATION ON SITE: Circle drive, Northwest side

POSSIBLE USES: Offices, residences.

SPECIAL CONDITIONS: Fair exterior. Interior needs remodeling

ENVIRONMENTAL IMPACT: None

WATER LEVEL (ACCESS): Good, from rear

LAND LEVEL (ACCESS): Good, Circle

WATER LEVEL (ACCESS): From front and rear

FIRE (ACCESS): Southeast

FIRE ESCAPES (ACCESS): No

FIRE SLETS

To present plans for remodel. This is the largest existing duplex for orphans now existing. Possibility of making units connect both up and down is good. Steel frame construction opposed to others being bearing wall.
Kresge Chapel

Landing Area (original): Kresgee Chapel
Landing Area (current): Kresgee Chapel
Site of addition: 1973
Amount of addition: none
Preliminary: approximately 200*
Approx. # of feet:

<table>
<thead>
<tr>
<th>Type</th>
<th>No.</th>
<th>Location TPS</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lounge area</td>
<td>1</td>
<td></td>
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<tr>
<td>Coat storage</td>
<td>1</td>
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</tbody>
</table>

Location on site: just south of hospital off old U.S. 31
Possible uses: varied denominational services of multi-purpose space

General condition: Excellent both exterior and interior

Plans for site: The building was designed for addition of hospital off south side

Access to road (access) door, no direct route
From east side hall and interior of hospital

Access (access): Southeast

Additional information: No

From the late Mr. Kresgee, this Masonic Home Chapel was not only funded by him but a fund was set up for maintenance for years to come. Originally, planned for the center of the complex in the circle, it was built next to the hospital for ease of access by patients. The main complex has a chapel located on the second floor of the administration building.

Chapel has no fixed seating because of patient visitation in wheelchairs.
<table>
<thead>
<tr>
<th>TYPE</th>
<th>No.</th>
<th>ADD. TYPES</th>
<th>No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single rooms</td>
<td></td>
<td>physical therapy</td>
<td>6</td>
</tr>
<tr>
<td>Nursery</td>
<td>1</td>
<td>nurse's station</td>
<td></td>
</tr>
<tr>
<td>Barber/beauty</td>
<td>4</td>
<td>kitchen</td>
<td>1</td>
</tr>
<tr>
<td>Labs</td>
<td></td>
<td>dining room</td>
<td>1</td>
</tr>
</tbody>
</table>

Location on site just south of complex along old U.S. 31

Possible use: hospital

General condition: both new addition and original building in good condition

Possible uses: Off chapel to south, and in rear to west.

Route: ACAD (ADJ.SJ) Good, North and west side.

Road (access) from old U.S. 31

Map: ACAD. From complex is poor.

Location: (ACAD) NORTHEAST.

Possible (ACAD) No.

Note: Center atrium in new addition contains landscaping and a fountain.
BUILDING NAME (ORIGINAL): Hospital
BUILDING USE (ORIGINAL): Hospital
BUILDING USE (LST): Eastern Star Building

LISTED: Eastern Star Building

DATE OF CONSTRUCTION: 1915
LISTED: 1922/1928/1930

FACILITY SIZE: 40 to 44 rooms

FACILITY TYPE: Same

MAX. AC. FOOTAGE: 7

ROOM TYPES:

Single Rooms -

Restrooms -

Bathrooms -


SITES

- Original building: 1915, 15 rooms
- Left rear wing: 1922, 16 rooms
- 4-story addition: 1928, 32 rooms
- Right rear wing: 1930 approx., 16 rooms

Hospital moved to new facility in 1955.

APPENDIX
BUILDING NAME (ORIGINAL) Scottish Rite Building (EXISTING) same
BUILDING use (ORIGINAL) Men's retirement home (EXISTING) same
YEAR OF CONSTRUCTION 1920 (ACTUAL) 1927
NUMBER OF ROOMS 60 rooms (PRESENTLY) same

ROOMS & FOOTAGE

<table>
<thead>
<tr>
<th>TYPE</th>
<th>NO.</th>
<th>ROOM TYPES</th>
<th>NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>singles</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>doubles</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>lounges</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>restrooms</td>
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</tbody>
</table>

LOCATION ON SITE Circle drive, Southwest side

POSSIBLE USES Retirement home, offices

REMEDIAL CONDITION Good

DAMAGES POSSIBLE None

ENTRY ROAD (ACCESS) Good from rear of unit* MAIN ROAD (access) Good, Circle

ENTRY (ACCESS) 2 walkways enclosed, 1 entry door (NW STATION) Northeast

EXTERIOR (AS SHOWN) No ATK

FIRE ESCAPES

Addition to building added 16 rooms in 1927.

Irregular semi-enclosed walkway next to this building is located in front and to left side of this building for an ambulance pick-up. Need for this to be changed to rear of all buildings is important.
Grand Chapter
Filer Star Masons

 original) Orphan's home for girls (existing) offices

Location: 1915 (approximately) interior 1975

Number: 30 girls (presently) 4 or 5 employees

Max. No. Footage

No. Room Type

- Regular 2 story brick home

Location on Site: Circle drive, Southeast side

Possible Use: Offices, residence

General Condition: Fair outside

Structural Condition: None

Paved Road (Access): Poor, next to power plant Main Road (Access): Good, Circle

Driveway (Access): Good front and rear

Range (Location): Northwest

Zoned (Reason): None

Notes: Original girl's home and now only existing girl's home, now used as offices.
**BUILDING NAME (ORIGINAL)** | Girls' cottage 91  
**USE** | **EXISTING**  
**Altered use** | Orphan's home for girls  
**USE DATE** | 1918  
**APPROX. NUMBER** | 35  
**APPROX. FOOTAGE** |  
| **TYPE** | **NO.** | **ROOM TYPES** | **NO.** |  
| Regular 2 story brick house |  |  |  |  
**LOCATION ON SITE** | Circle drive, Eastside  
**POSSIBLE USES** |  
**REAL CONDITION** |  
**DISTRIBUTION POSSIBLE** |  
**WATER ROAD (ACCESS)** |  
**MAIN ROAD (ACCESS)** |  
**STAND (ACCESS)** |  
**FACILITIES (FUNCTION)** |  
**FACILITIES (AS CHANGED)** | Water pipe problems  
**DATE** | June 1977  
**NOTES** |  

The building is like Girl's cottage 91 approximately.  
Built for many years. Used as a fraternity house for Franklin College for about 3 years until 1969. House in poor condition after that. Water pipes froze and flooded building winter 1976/77. No elevators made home hard for the elderly.

**APPENDIX**
<table>
<thead>
<tr>
<th>TYPE</th>
<th>No.</th>
<th>ROOM TYPES</th>
<th>No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-story brick duplex</td>
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</tbody>
</table>

**Location on Site:** Circle drive, northeast side

**Possible Uses:**

**General Condition:**

**Recommendations for Title:**

**Water Source (Access):**

**Heating (Access):**

**Sanitation (Access):**

**Collisions (Access):** Water pipe problems, 1977 May

**Shut-ins:**

Man is like boy's home 7, 4, and 5. No elevators made vertical access hard.
**BUILDING NAME (ORIGINAL):** laundry building  
**EXISTING:** same

**BUILDING USE (ORIGINAL):** laundry for complex  
**EXISTING:** same

**YEAR OF CONSTRUCTION:** 1915  
**ACTIVE:** none

**PERSON (MEASURE):**  
**APPEARENTLY:** 6 employees

**MAX. SQ. FOOTAGE:**

<table>
<thead>
<tr>
<th>USE TYPE</th>
<th>R.O.</th>
<th>ROOM TYPES</th>
<th>N.O.</th>
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<tbody>
<tr>
<td>machine room</td>
<td>1</td>
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<tr>
<td>service room</td>
<td>1</td>
<td></td>
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<tr>
<td>storage room</td>
<td>1</td>
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</table>

**LOCATION ON SITE:** next to power house, Southeast of circle

**POSSIBLE USES:** service

**LEGAL CONDITION:** poor

**NOTICE FOR FIRE:** Fair possibility to southwest

**SIDE ROAD (MEAS):** Indirectly to old #1  
**MAIN ROAD (ACCESS):** one

**MILE (ACCESS):** no entry minor, rear entryACES (ACTUAL): Northwest

**WALLS:**

- Large copper topped cupola on roof. Service road of cinder no longer used in front of building. Rear access is present paved entry to unit.
HALLING HALL (ORIGINAL) Administration Building (EXISTING) or Main Building
OFFICES AND
HALLING MUSEUM (ORIGINAL) Retirement Couples • women (EXISTING) same
AS OF ESTABLISH 1915 (ARCHIVES) 1917/1947
CAPACITY (MALE) 120 approx. (RECENTLY) same

INT. SQ. FOOTAGE

ROOM TYPE: No. ROOM TYPES No.
Multi-purpose sp. 1 lounges
Cafeteria 1 library
Dining Room 1 vault
Offices 10 recreation

LOCATION OF SITE Circle drive, South side

DESIGN USES Varied

ARCHITECTURAL CONDITION Fair to Good

DIRECTIONS FOR USE To east side or to rear on east wing

ENTRY WAY (ACCESS) Good, Poor parking • main access (ACCESS) Circle, Good

ENTRY WAY (ACCESS) Good (all directions) • main access (LOCATION) North

COLISEUM (ACCESS) No • main access

DESCRIPTION

Critically Transferred Hall was original space used for chapel and presentations, has fixed theatre seating and is located above cafeteria dining room on second floor. Kitchen to service entire complex (except hospital) is located in the center wing to rear. Hot carts are used to transport food to other buildings. Main enclosed walkways. Originally orphan boy's ate every meal in this building at girl's homes 1 thru 4 had own cooking facilities.

Addition in 1917 added east and west wings running to south of building. More housing was added in 1947 with a 40 room wing off the west addition.
**HISTORIC NAME**: Greenhouse  
**LISTING**: Same

**HISTORIC USE**: Greenhouse  
**EXISTING**: Same

**DATE OF ADDITION**: 1923  
**ACCESS**: None

**HISTORY**: 

**MAX. SQ. FEET**:  

**MAX. SQ. FEET**:  

**LOT**:  

**LOT**:  

<table>
<thead>
<tr>
<th>LOT #.</th>
<th>ROOF TYPE</th>
<th>No.</th>
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**LOT SIZE**: Behind and between Girl's #1 and demolished Girl's #2

**POSSIBLE USE**: Greenhouse for flowers used on complex site

**GENERAL CONDITION**: Poor

**OTHERS POSSIBLE**: Not recommended

**ACADEMIC (Access)**: Directly off old U.S. 31  
**ROAD (Access)**: None

**MAY (ACCESS)**: Fair (from rear)  
**MAGI (ACCESS)**: Southwest

**PLIT (ACCESS)**: No  
**ATX**: Southwest

**NOTES**: 

Children used to tend flowers but because no labor is now not available, greenhouse is not used to fullest capacity.
BUILDING HABE (ORIGINAL) dairy (EXISTING) service building
BUILDING USE (ORIGINAL) dairy (EXISTING) none
SIZE OF ACTIVITY (ANNUAL)
CAPACITY (ANNUAL) (ESTIMATED)
AREA & FOOTAGE

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>No.</th>
<th>Agri. Tuples</th>
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LOCATION ON SITE behind present main service building to south
POSSIBLE USES
Rental Condition

SITUATION POSSIBLE
PRIVATE ROAD (ACCESS) public ROAD (ACCESS)
LADDER (ACCESS) JACKS (INSTALLATION)
AGRI. EQUIPMENT (ACCESS) No ARE

FACTS

Dairy no longer feasible to operate because of labor and board of health restrictions. Now cheaper to purchase dairy products.

Building original location by power house moved to present site. Farm still produces corn today to feed cattle and pigs for home use. Meat processing is done in basement of administration building.
BUILDING NAME (ORIGINAL) Superintendant's house (EXISTING) Administrator's house

BUILDING USE (ORIGINAL) Residence (EXISTING) Residence

DATE OF ADDITION 1930 (EXISTING) Garage next to house

CAPACITY (EXISTING) 1 family (PRESENTLY) same

AREA, SQ. FOOTAGE

ROOM TYPES

1 bedroom
1 kitchen
1

1 covered patio
1 bathrooms

1 living

1 dining

LOCATION ON SITE At main entry to complex, far north edge of site.

POSSIBLE USES Residence only

CONDITION Good

DIRECTIONS FOR SALE Yes, to south or west.

SERVICE ROAD (ACCESS) Good, behind house

PUBLIC ROAD (ACCESS) Good, U.S. 31

FARM LANE (ACCESS) Far walk but possible

PUBLIC (N. I. O. C.) Yes

REASON FOR ABANDONMENT

REASONS

Originally this brick two story home was used by the Superintendant of the Home.
Now Marvin Isley and Family, administrator resides here. He has previously supervised the Baptist retirement homes in Indiana and has lived here for 5 years.
KINDING DATE (ORIGINAL) Farm houses (EXISTING) same
MILKING HAS (ORIGINAL) Employers houses (EXISTING) same
NAME OF хозяй (unknown) (ADMINISTRATIVE) none
CAPACITY (EXISTING) 2 families (RESULT) same

AREA & FOOTAGE

HOUSE TYPE | Nr. | ROOM TIPS | Nr.
------------|-----|-----------|-----
Wood framed 2 story house with porches. | | | |

LOCATION ON SITE South of administration building.

POSSIBLE USES Farm worker houses.

GENERAL CONDITION Poor, needs repair and painting.

CONDITION POSSIBLE No

DISTANCE ROAD (ACCESS) Good, central to service. ROAD (ACCESS) None

LAND IN (ACCESS) Poor NOTES (ACTUAL) North and East

REPLACED (ACCESS) No AT

CATHERS

Many wood framed houses were used by the Home over the years. Some have been demolished, some rented out, some used by employees. Two houses directly of concern are used by farm manager and power house manager. Others are located across from complex and old U.S. 31.

APPENDIX
BUILDING NAME (ORIGINAL) Powerhouse (EXISTING) same
BUILDING USE (ORIGINAL) Power and service (EXISTING) same
DATE OF CONSTRUCTION 1915 (EXISTING) equipment
CAPACITY (EXISTING) (PRESENTLY)
AREA, SQ. FEET

ROOM TYPE | NO. | ROOM TYPE | NO.
---------- |---- |---------- |----
---------- |---- |---------- |----
---------- |---- |---------- |----
---------- |---- |---------- |----

LOCATION ON SITE Northeast of Laundry and South of Complex

POSSIBLE USES

GENERAL CONDITION Fair. Outside of building needs cleaned up.

ITEMS IN ODD UNNECESSARY

SERVICED ROADS (ACCESS) Good. Behind and front of building (ACCESS) Directly to Old 31

RATED ACCESS (ACCESS) Poor. PACS (M.C. PSTC) Northwest

REASON FOR RATING No

CKHITS

Powerhouse has stack for coal and gas exhaust which is a landmark on site.
Water tower was located next to this building but a new one was erected behind new addition of Administration Building. Coal is dumped from railroad tracks running behind building and is on side close to Old U.S. 31. Automated coal loaders and a new boiler has been added over the years. Natural gas is used only as a backup system due to the energy shortage. Service buildings were added in later years to complex as it grew in different locations.
Boy's playground arch is located south of boy's home #1.
Girl's playground arch is located between girl's home #2 and #3.

LOCATION ON SITE: Main arch is drive thru for main entry at north side of site.

POTENTIAL USES
Girl's arch demolished 1977.

INITIAL CONDITION: Main arch and boy's still existing in good condition.

INSTRUCTIONS FOR IDE.

GOOD FOR MAIN ARCH, ROAD (ACCESS)

POOR FOR BOY'S ARCH, ROAD (ACCESS)

GIRL'S ARCH REMOVED FOR NO APARENT REASON, ATM June 1977

ARCH EXITS
The arch are entry is a formal statement to the circle drive and should be maintained. This arch might be relocated if entry to site is changed. Arch presently blocks view at the entry because of a tight turn of U.S. 31.

Boy's arch should also be preserved or relocated on site.
excellent job

use an axonometric to clarify space concepts

problems w/ service access and entry on "bottom" side of site
Consider space defining and flow area up to separate issues to SE of circle and.
Nicodemus - Masonic home

Graphics are excellent

Flowing of systems really clarify what's happening

New entry - good catalyst - more read so it has relationship w/ old 31

Sense of entry & visual corridor

Relationship to river - still untopped

Parking - good point
Much work still has to be done to record all the needed data & analysis - right now you really have about 1/3 of elements covered. Maps showing natural features should emphasize trees. A map dealing with spatial definition should focus on elements that define spaces - pedestrian circulation - in building as well as outside - in other words, a total analysis of pedestrian movement - in & out.

Graphics - depiction of movement systems is distraction - too many 'do's' do not
give linear "feeling" to
the systems. - USE ROOTEDS

base map - excellent
Necessities

Purchasing trees on analysis drags
correlation indicates too spread out
parking under
interpretation is lacking
On the "History of the Andy Masonic Home" —
be sure to use quotes or change
grammar in describing the day of the cornerstone.

North Arrow — first photo?

It's unclear what the nature of growth is
going to be: Mac or plane? More Masonic
members needing picnic, social areas?

Why switch from the horizontal format sign
use in front of both?

Good idea to use inventory inventory.
Would be useful to keep track of pilot’s
aerial photo, at least. Put it under:
front of inventory sheet.

With the executive building in mind.
Site accommodate ...?

S. E. F. J.

You need to look @ codes

" " " " basic program reg's. function types that are possible

that's appropriate to each character of space " ...
label the specific drawing. A cord idea, literally.

Put "Franklin." Slides in City Map.

Your design of elderly housing and
Master Plan even begin an idea for a
design feasibility study. How much program