

HEMINGWAY SQUARE CONDOMINIUMS

A Thesis Brochure

to Jack Wyman and Omar Faruque for their professional guidance in the knowledge of Architecture and of Landscape Architecture;

to Jack Wells for his unending attention;

to Ron Reim and Cathy Maxeiner who helped me in the best way possible: as close friends.

Credits

This project is dedicated to my parents
for their love and devotion.

As a thesis project, this proposal represents the culmination of twenty weeks of school work. This brochure is meant to document the final solution; context is added to familiarize the reader with the total process. The thesis project is meant to find a solution to a problem in the realm of Architecture . . . and to investigate that problem/solution as thoroughly as possible.

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Philosophy: the study or science of the truths or principles underlying all knowledge.

As an architect is educated he learns. He follows his own principles as well as the principles of others. Education is a never ending process - such that no philosophy can ever end, or be final.

My principles stem from the belief that much of the environment built today is designed more for the sake of fellow architects than the client. PEOPLE are the reason for design, none else. Through design I try to create environments for people, ie., buildable, liveable architecture.

Philosophy

Condominium complexes are rapidly multiplying in the United States as well as around the world. Much of this surge has been in recent years, as the first condominium appeared just seventeen years ago - not very much time for a housing type. The condominium was brought about as another alternative to the rental and single-family housing markets. The condominium combines the best of both types. It offers practically maintenance-free living, ownership of property, well designed areas, etc., and for the builder offers flexibility, meets the owners needs better, while the total environment can be controlled and better designed.

Housing is a unique building type presenting its own unique problems. The problems are many. It is therefore essential to have a good working knowledge of housing design.

Throughout school I had never had the opportunity to design any type of housing and I felt that I would learn the most from housing. As a thesis project, my aim is to propose a reasonable solution to a large problem in Oak Park - the need for permanent, middle to upper middle class housing.

Feasibility for this project on this specific site lies in many areas: increased demand for middle to upper middle income housing in the area, a close proximity to Chicago, automobile/pedestrians/commuter train/bus systems are accessible nearby, the housing development would help strengthen the multiple housing "base" of the general area, the proposed development would help strengthen the economics of the mall adjacent to the site.

Introduction

The history of the project site is an unusual one, and a very "sore thumb" for the residents of the community. The site itself is referred to as the "Stankus Hole", due to a former developer of the site, Jonas Stankus. Public outcry has been largely based on numerous proposals which just can't seem to please all of Oak Park's 64,000 inhabitants. (An actual housing development on this site is in the beginning stages at this time - see appendix.)

The mall directly adjacent to the site has seen better days, due mostly to the emergence of several regional shopping centers. This large property being left vacant, and the image which the "hole" displays has certainly not helped the mall.

The existing site has been vacant since 1972, when a school/auditorium/theater complex was torn down. Hemingway Square was so named in 1975 after a former Oak Park resident, Ernest Hemingway.

History

Con-do-min-i-um, n. A residential building consisting of multiple units, each under individual ownership; one residential unit in such a building.

Problem: Provide low density condominium housing on the chosen site. Provide also accompanying health facility as programmed.

Planned: Approximately 50 Dwelling Units (D.U.'s) and clubhouse facility.

Actual: 39 units (17 D.U./acre) plus health facility as programmed.

Condominium Development

List of spaces - square foot totals

	<u>Unit 1</u>	<u>Unit 2</u>	<u>Unit 3</u>
Living Room	190	180	210
Dining Room	90	106	130
Kitchen	105	100	110
Bathroom (s)	23/25/56	23/25/64	27/27/63
Bedroom (s)	132/140	132/190	116/195
Study	98	0	0
Family Room	0	0	132
Closet(s)	8/30/17	8/35	42/66
Storage	20	20	18
Miscellaneous	110/27/16	110/27	65
Garage	237	237	270
Total s.f.	<u>1970</u>	<u>1850</u>	<u>2040</u>

Clubhouse Development

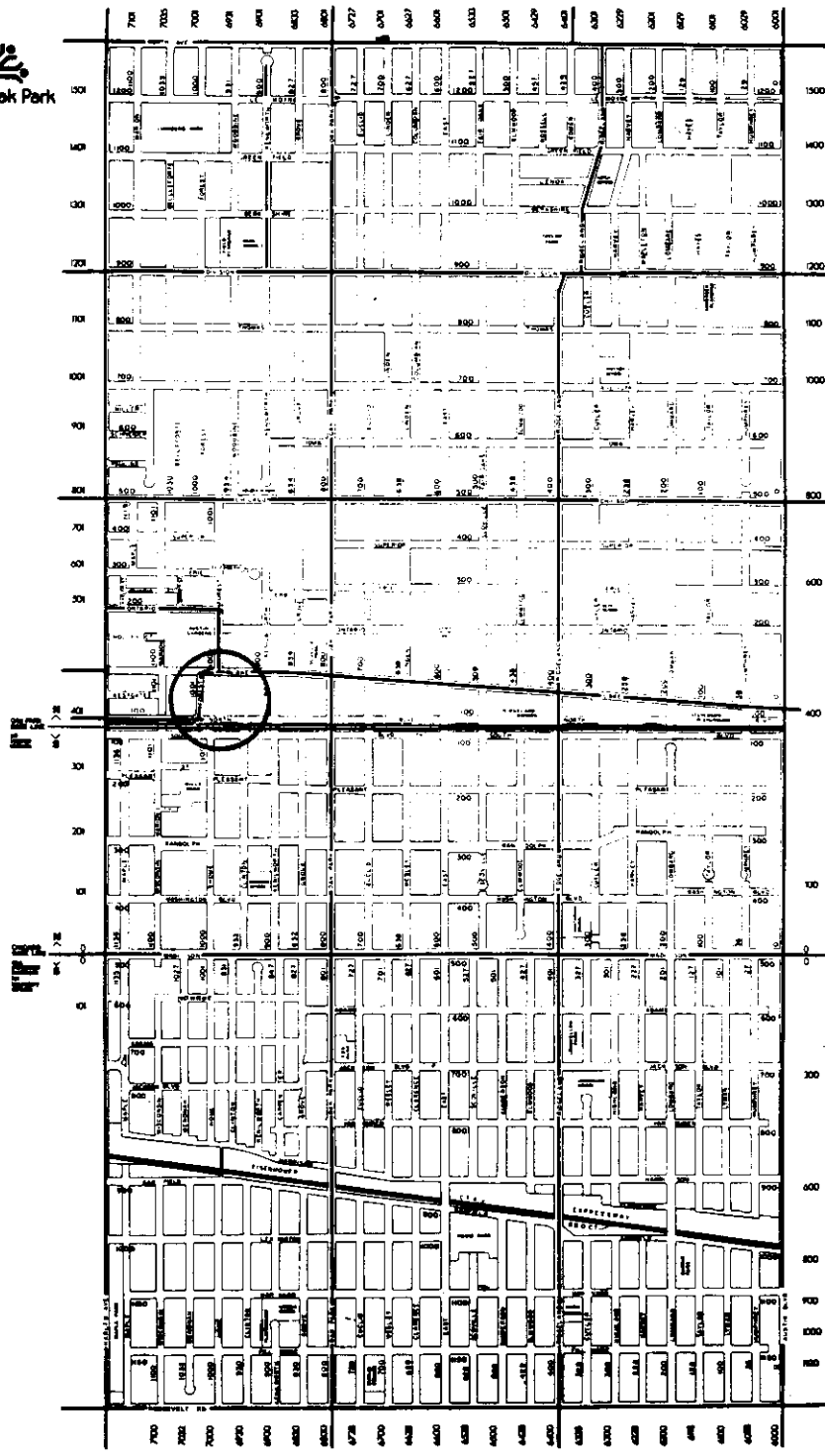
Main level	
Managers Office	110
Lounge	140
Pool	780
Jacuzzi	50
Mens Room	30
Womens Room	35
Lower level	
Weight Room	250
Men's Room/Sauna	200
Women's Room/Sauna	200
Mechanical	280
Storage	100
Upper level	
Sundeck	<u>750</u>
Total	<u>2950</u>

For this thesis solution to be successful, it must work on three levels: community level, site level and unit level.

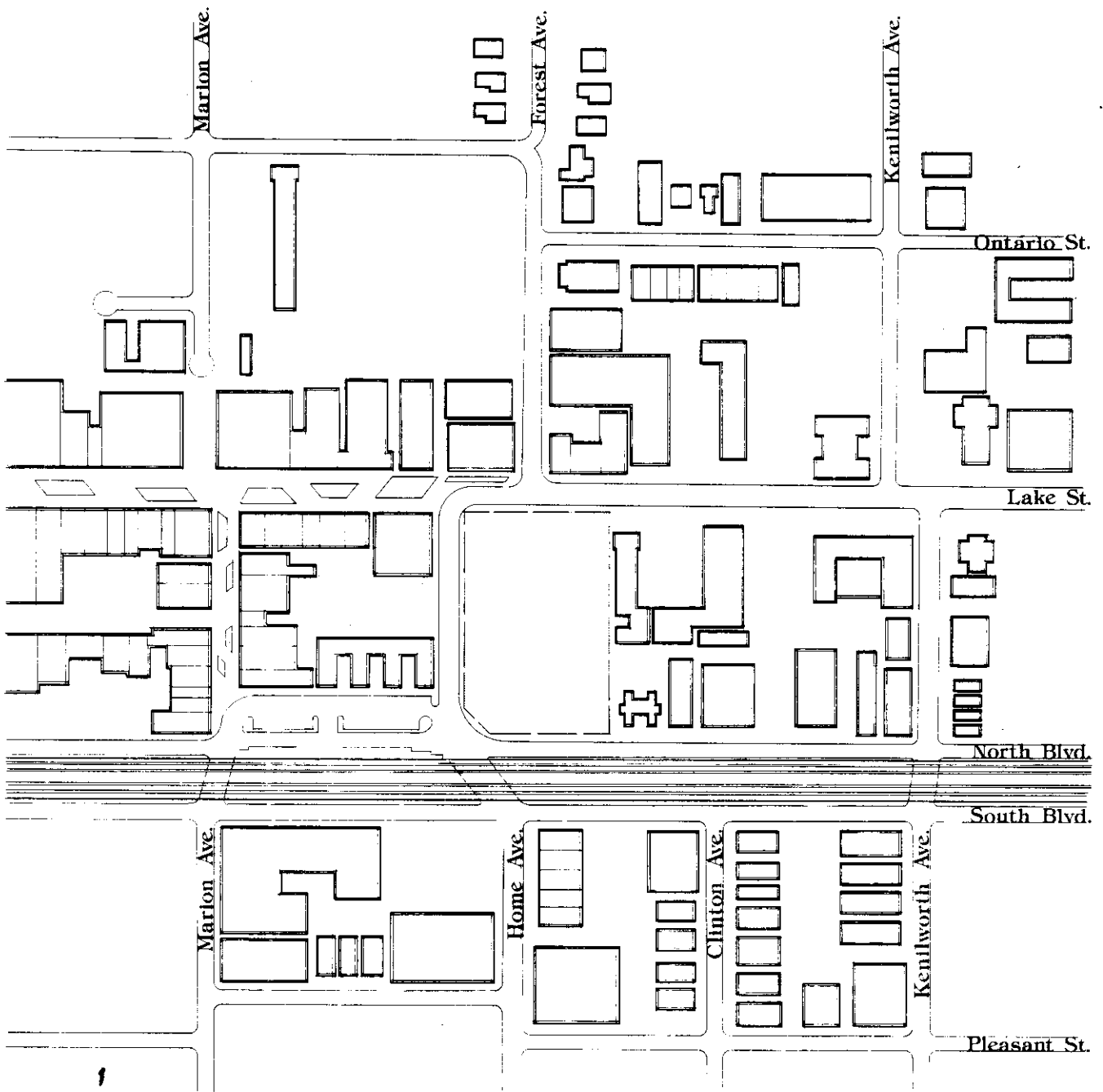
On the community level, this project should fit in contextually; it should not alter or hinder the automobile movement around the site, (as no other solution is possible) and it should enhance the east end of the pedestrian mall adjacent.

On the site level, each unit should interact such that privacy and views remain intact, take advantage of sun orientation and try to relate to the general Oak Park "street character". Automobile circulation needs to be straight forward as dictated by site context circulation.

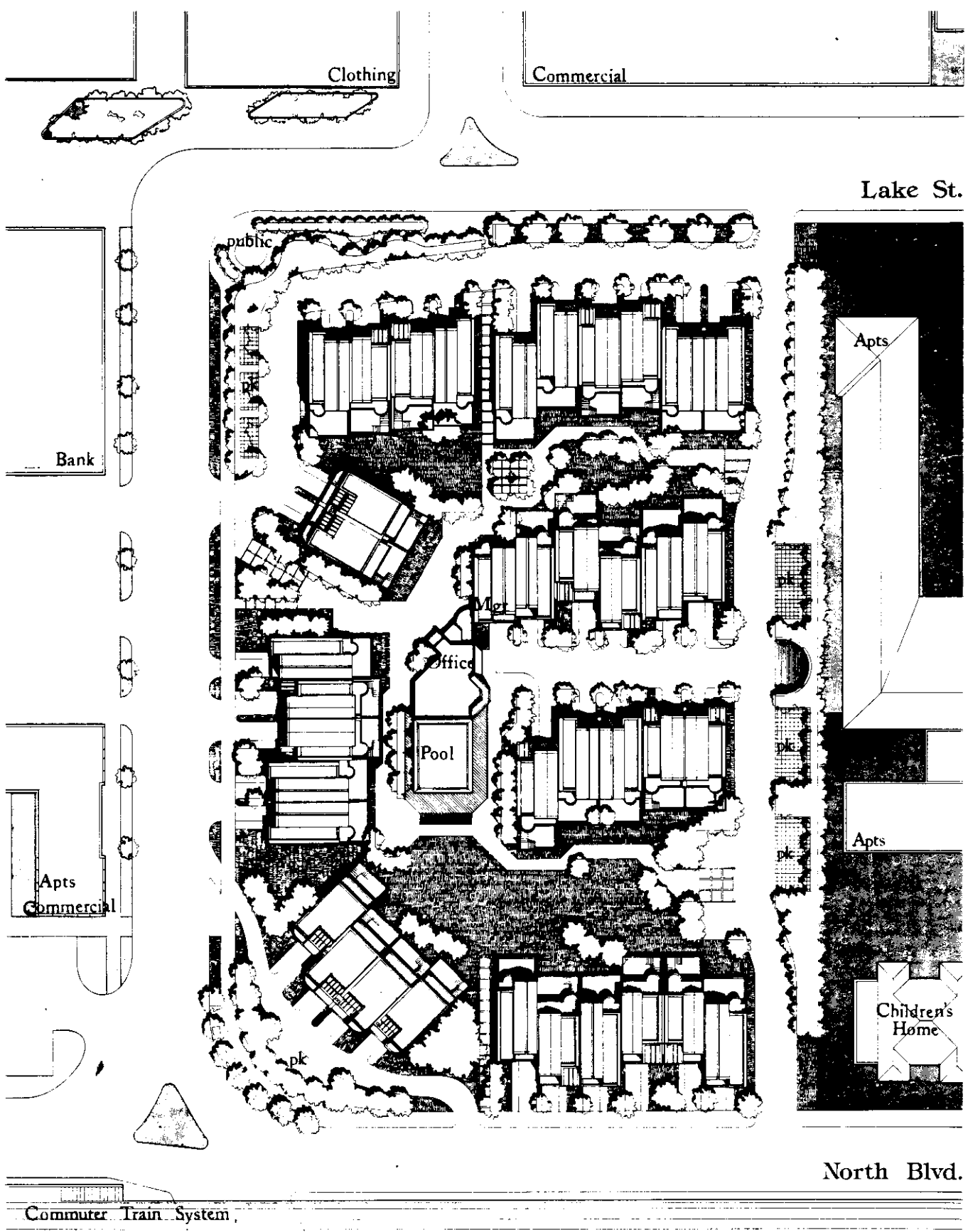
On the unit level, the plans must reinforce design parameters; provide comfortable living without being cramped. Each unit aesthetically needs to relate to neighborhood/historical context; each unit should also portray its own unique image to its owner.



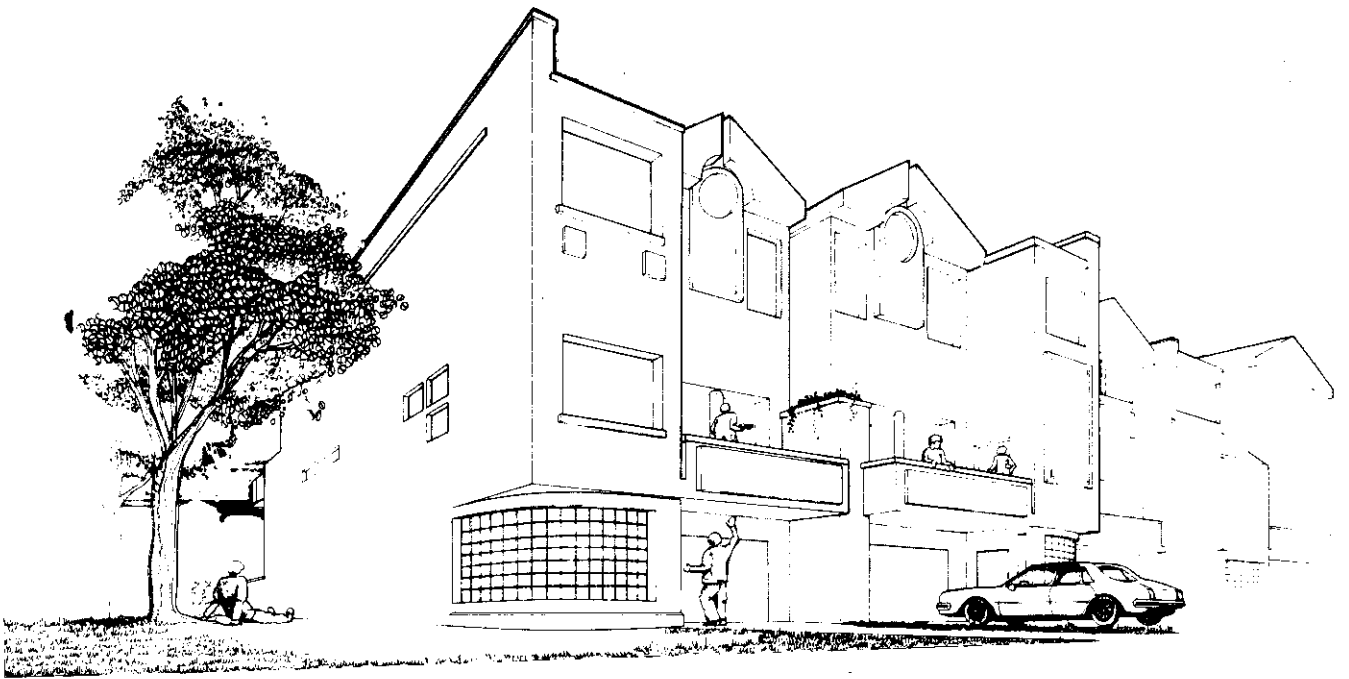
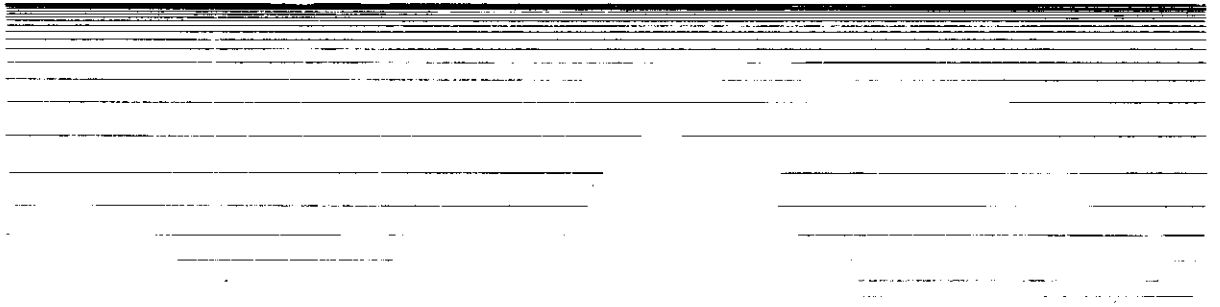
The village of Oak Park is located on the west side of, and bordering Chicago, Illinois. It has 64,000 inhabitants living typically in single family detached housing, ordered on the original North/South/ East/West Chicago grid. The houses are typically frame construction, about fifty years old. The streets are tree-lined with fifty year old elms and maples. Oak Park contains a Frank Lloyd Wright Historical District, where he spent much of his life and built many structures. The district is located just one block north of the site, on Forest Avenue near Chicago Avenue.

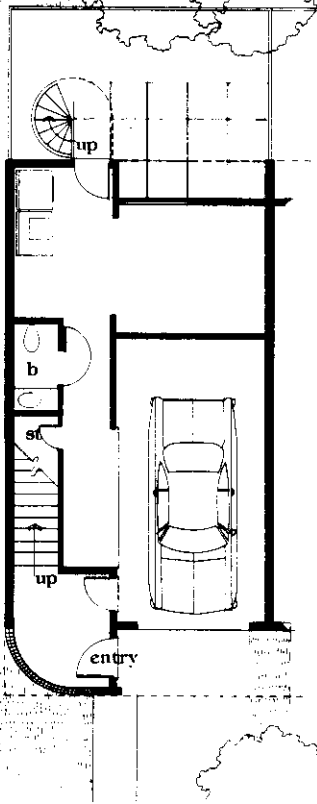


The site is bounded by Lake Street on the north edge, Forest Avenue on the west, North Avenue on the southern edge and two apartment structures on the east. The Oak Park Mall is directly adjacent to the west of the site, following Lake Street three blocks.

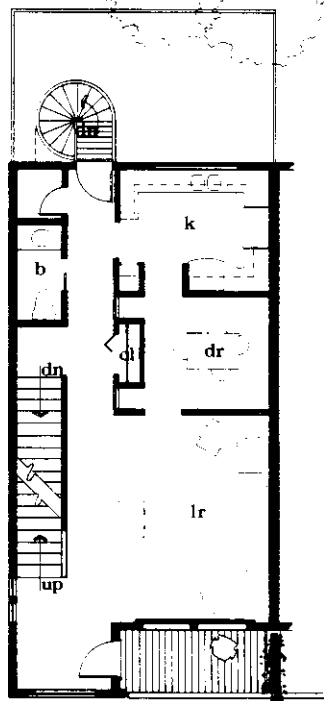


Site Plan

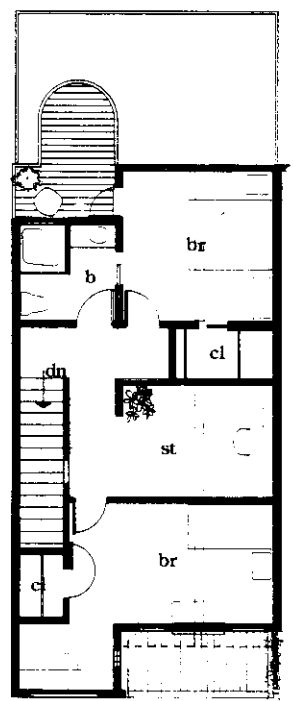




One

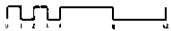


Two

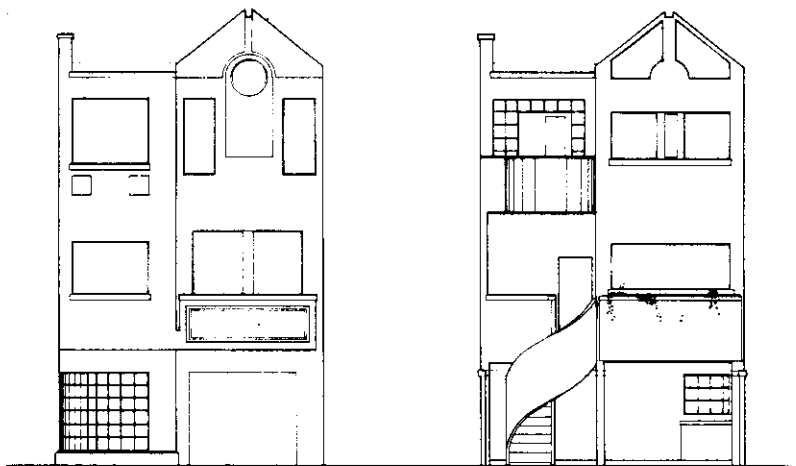
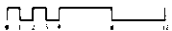


Three

Floor Plans



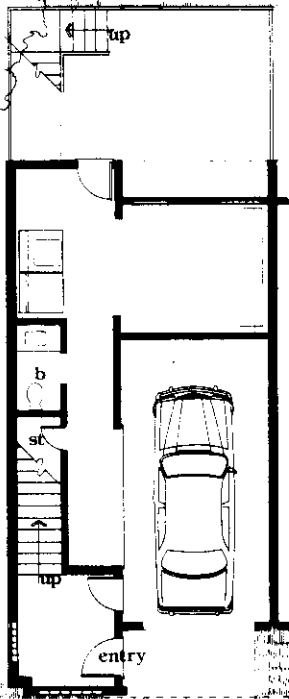
Elevations



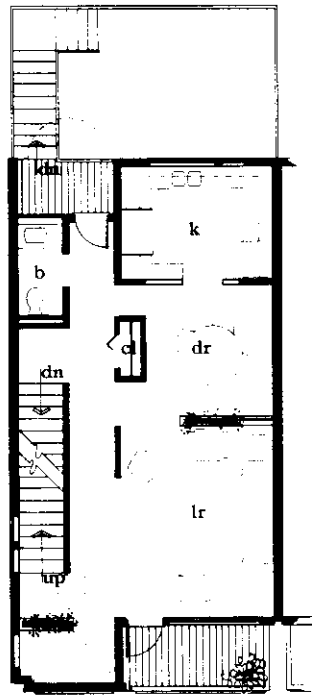
Front

Rear

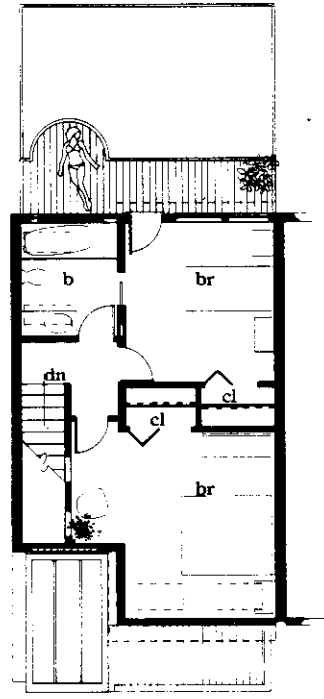
Unit One



One

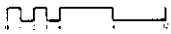


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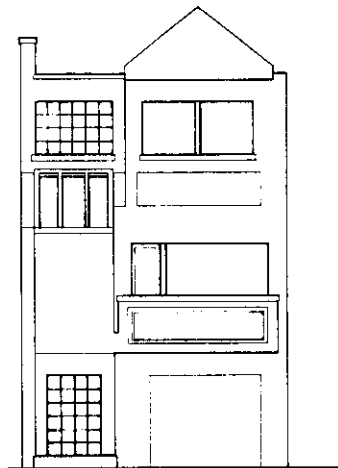
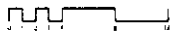
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Floor Plans

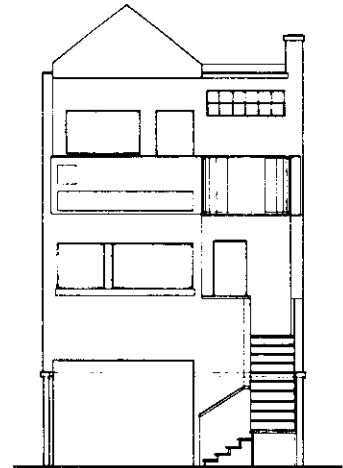


3

Elevations

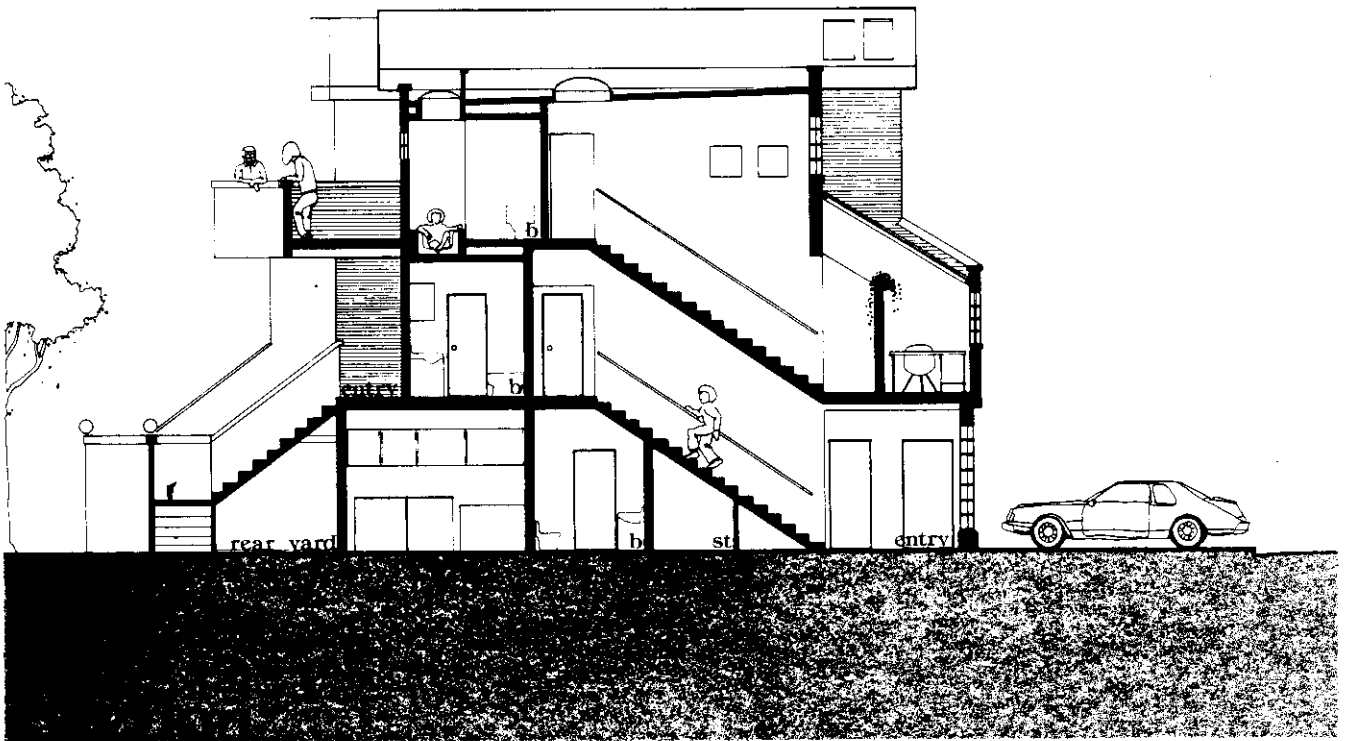


Front

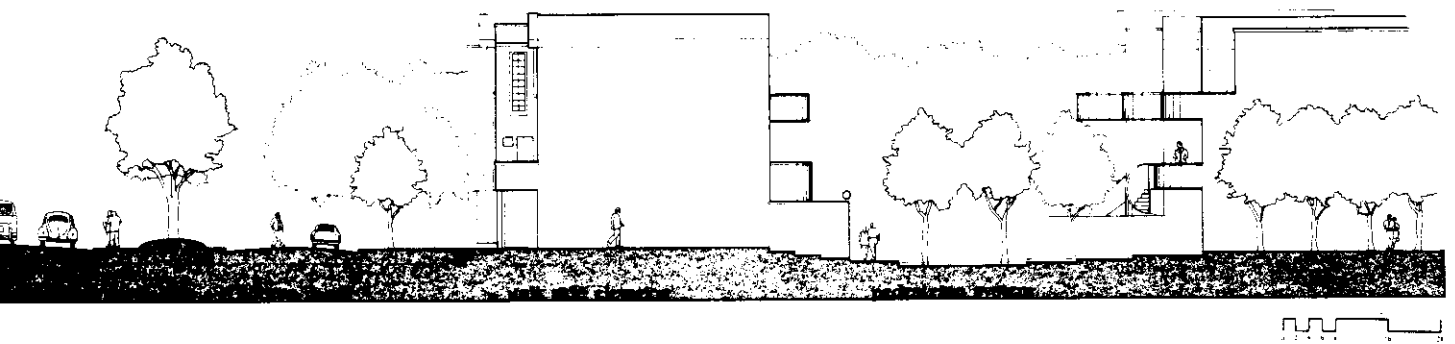


Rear

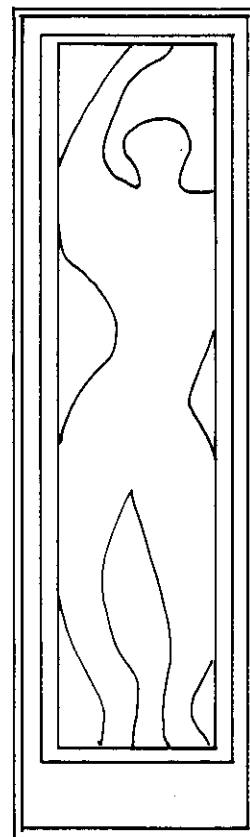
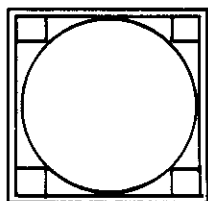
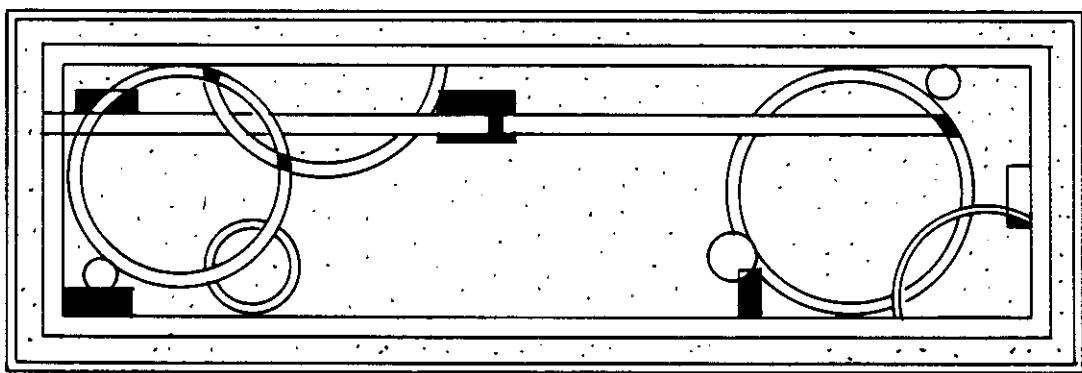
Unit Two



Unit Two



Site Section



These sample terra cotta panels provide a historical note to the units. Each panel has an infinite number of designs possible, so that no two are the same - each owner has a unique piece of art in his dwelling.

The concept was developed as several site lines and site context began to order the parti.

The concept then developed around a basic parti of an inner ring of units surrounded by an outer ring of units on the exterior of the site. The two rings of units are connected in the middle by a pool/clubhouse facility. In the exterior spaces created by the units I have dealt with as many different types of landscape as are possible. The edges of the site flow into entries leading to the inner site, following a linear progression ending at either the central green space or the pool/clubhouse.

The "townhouse/rowhouse" concept materialized to help match the character of a typical Oak Park Street, on a smaller scale. The units are organized much as basic living units divided into 3 levels. The principal living spaces are on the upper two floors, generating the most light and openness for the units.

The basic materials for the development would be a red brick, with stone caps and terra cotta panels as accents. The glass areas would either be operable, fixed, or 8" glass block.

The public area of the site on the north edge consists of two pedestrian paths, one as a straight line, the other undulating as a progression of spaces leading to a small nodal point at the northwest corner.

This solution to my thesis represents twelve weeks of design, two quarters of work, and countless hours in the studio. I feel that the project was a successful one, in that I learned so much about housing. In housing it is difficult to rush design - there are unending variables. The design solution presented here could be a workable, viable development (with a lot of work). I am quite content with my project - it opened many avenues and problems never before confronted in my design process and I enjoyed it. It is just the beginning!

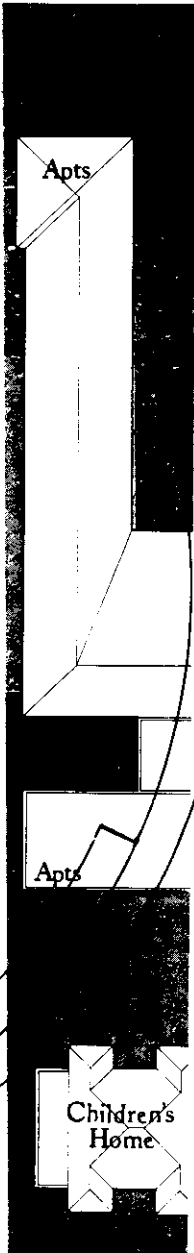
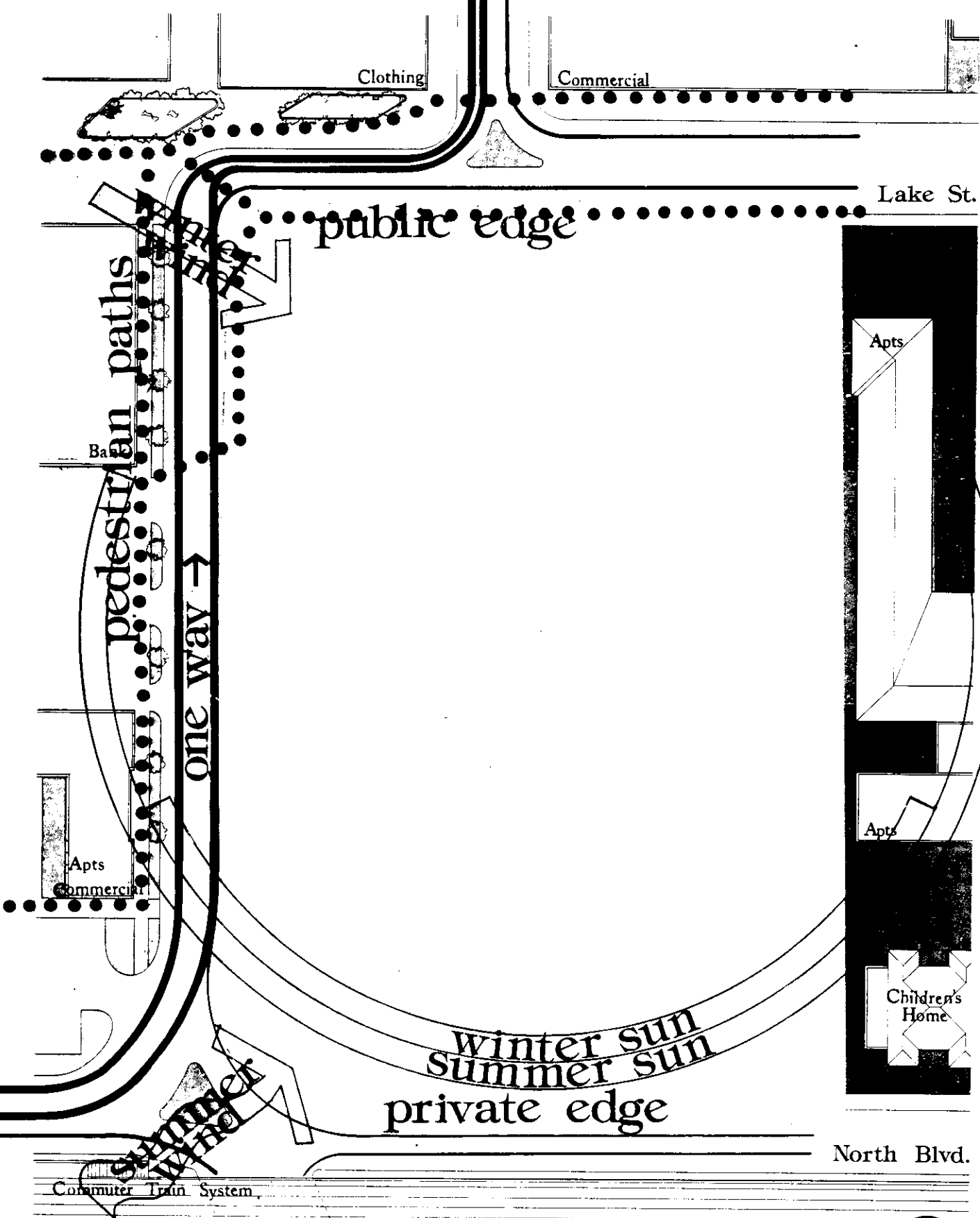
p.s:

Book I complete; O.H.

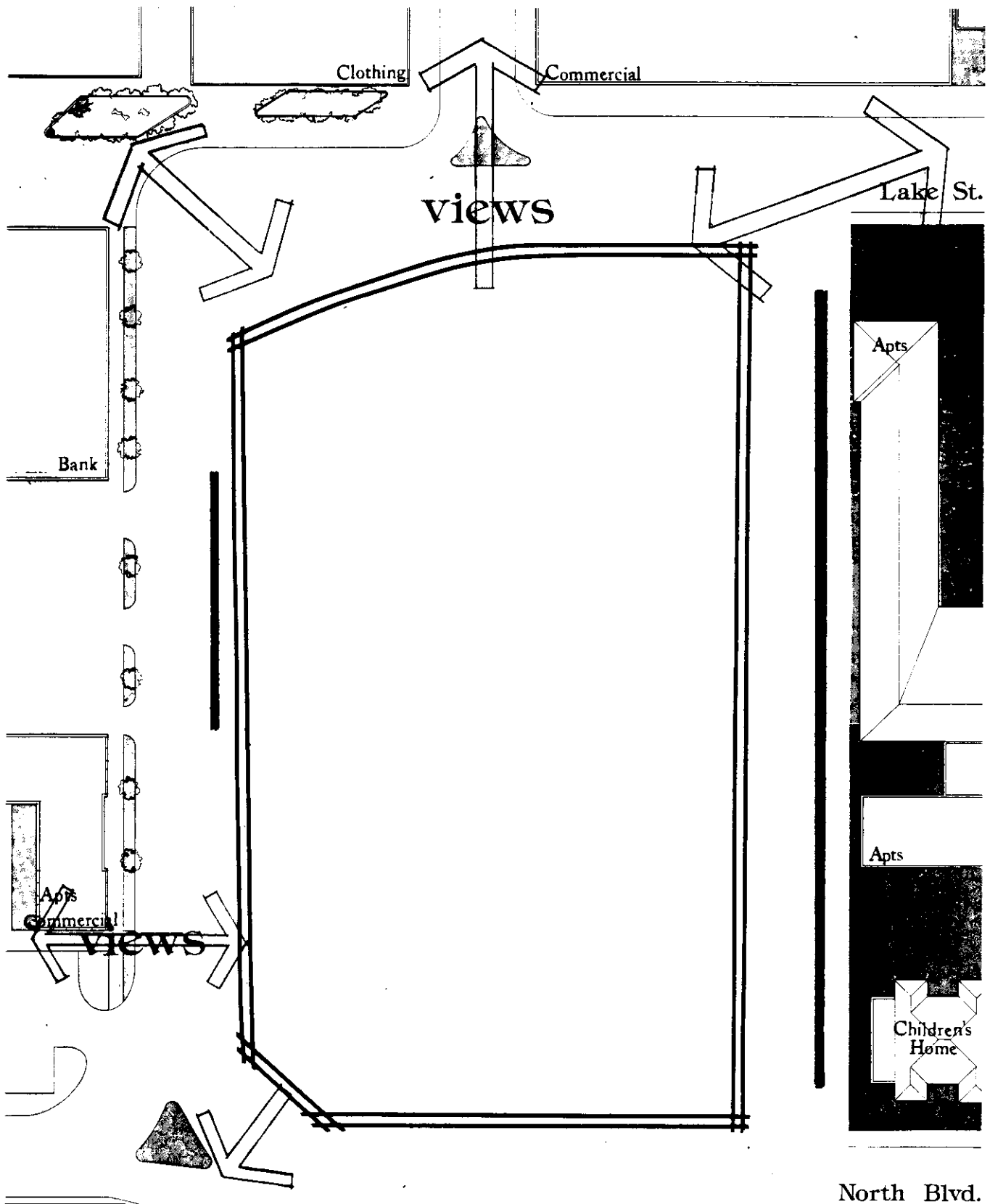
Conclusion

Many design features need to be accounted for in the development of housing. Most of the basic design issues center around unit placement, in regard to space, views, privacy, etc. Image, massing, accessibility and circulation all are critical issues to be dealt with. A good housing project needs to deal with the "7 needs" of housing - temporary escape, experience, nature, privacy, security, affiliation, social recognition, physical exercise, and tension release. The dwelling unit must evoke a feeling of "home". The dwelling unit must give the owner a feeling of living in a home, of owning his own personal property, of owning a "piece of the rock".

Building Type Analysis



Site Analysis



These site lines/basic setbacks/zoning represent beginning influences on the concept or parti. They reflect some important outlines for concepts to be formalized in the final solution.



Site Restriction Lines

As Housing - A project which provides:

- the need for temporary escape
- the need to experience nature
- the need for privacy
- the need for security
- the need for affiliation
- the need for social recognition
- the need for physical exercise

to strengthen housing base and aesthetics of the neighborhood

to provide viable permanent middle/upper middle income housing

enhance and add to the economics of the mall and surrounding area

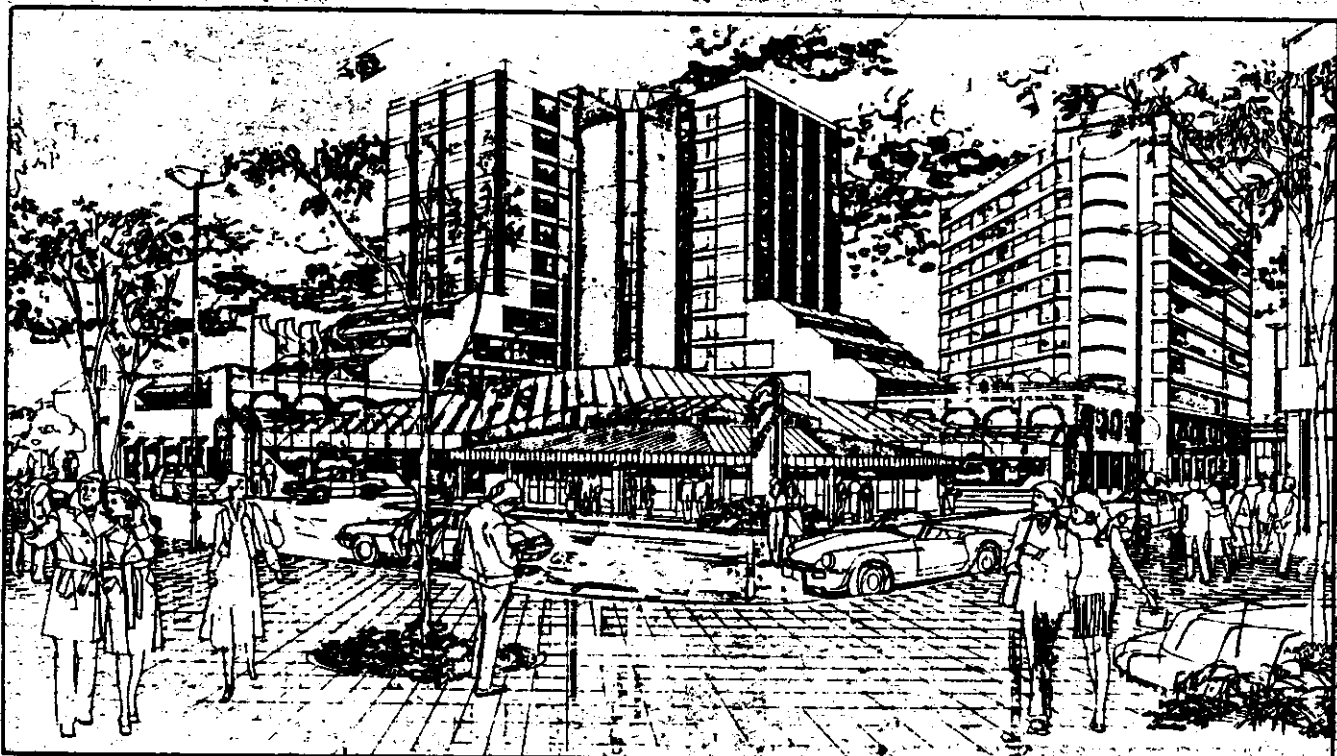
to provide an alternative to single family housing

to create a feeling of "community" within the site

Goals and Objectives



Context Photographs



OAK PARK SECTION Wed., August 25, 1982 45

ALONG WITH ITS attempts at peaceful integration and historic preservation, Oak Park became a model for other municipalities when the Oak Park Mall was built in 1974.

Now, after losing several major stores in the mall and experiencing a decline in revenue, the village once more has abandoned convention with its plan for a new and startling \$103 million transformation of the mall.

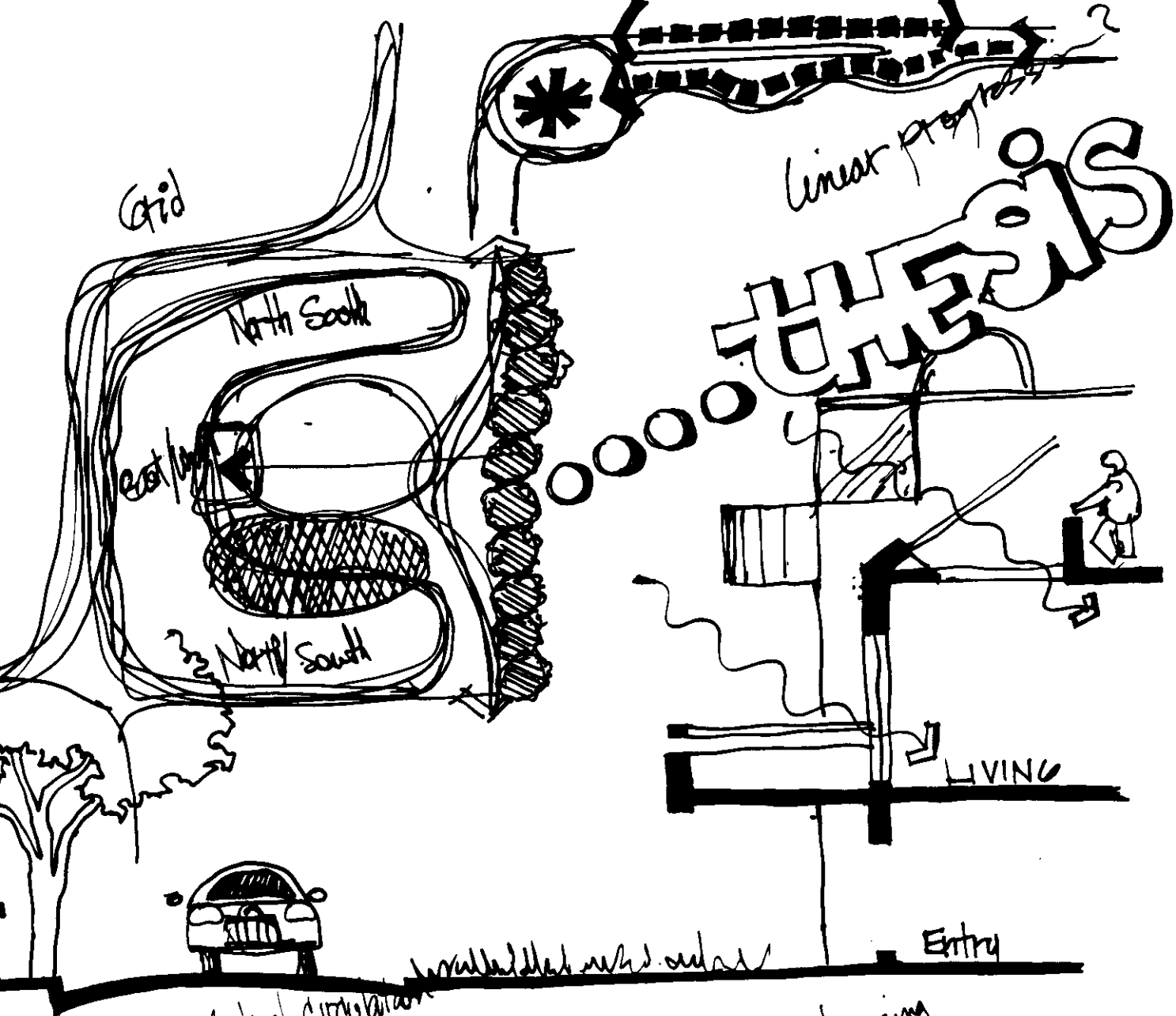
"I think Oak Park is a wonderful mixture of people. I think we're blessed with having a lot of far-reaching people, people who look to the future," said Gloria Morrissy, mall manager.

THE MAJOR COMPONENT of the plan is a \$31.5 million, 200-room hotel, office and convention center proposed near the mall at Lake Street and Forest Avenue, the so-called Stankus Hole named for the first of many who have tried to develop it.

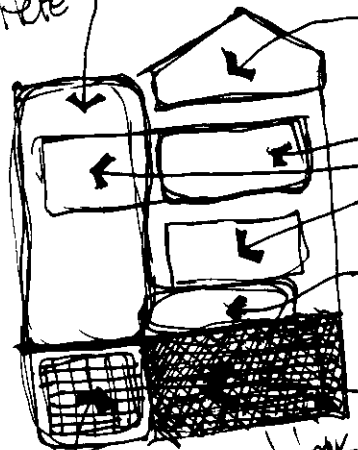
The complex would be named Hemingway Square and would serve to attract business and tourists—another main thrust of the revitalization plan. The Maryland-based American City Corp., the consulting firm hired to plan and direct the revitalization project, has advised the village to build on its reputation as the home of Frank Lloyd Wright, Ernest Hemingway and Edgar Rice Burroughs, the creator of "Tarzan."

This is a proposed development for my site. It is only in the planning stages now, but gives a good idea of what might be built.

Current Proposal



Vertical Circulation Here?



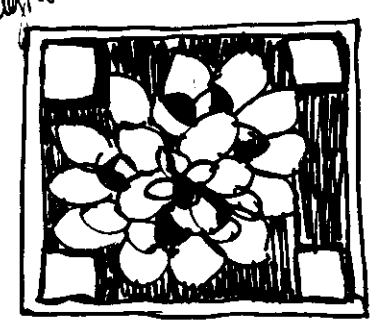
neighborhood housing context

windows set back
positive/negative image
"material" materials
neighborhood context

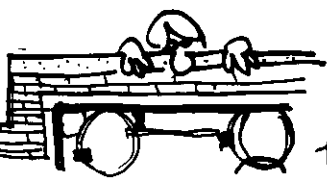
terra cotta

entry emphasis

curvilinear block glass



Notes



terra cotta material