

THE BREWERY BUILDING

Kenneth L Etter

thesis committee

Jack Wyman, Chairman

Professor of Architecture, CAP

Daniel Woodfin

Professor of Architecture, CAP

Jerry Noble

Architect, MSKTD Architects, Ft Wayne IN

Department of Architecture
College of Architecture and Planning
Ball State University

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I would also like to thank Roy McNett, President of Architectural Concepts, for his support over the last six years.

I also thank my parents and my girlfriend for their encouragements and prayers throughout this time.

ABSTRACT

This report documents my resolution to the remnants of the C. L. Centlivre Brewery Company in Fort Wayne, IN. I have tried to adaptively reuse it in a manner which would make references to the buildings history and yet be relevant to the present. I wanted to foster a strong social community and a quality living environment.

The building is located 1 mile north of downtown on Spy Run Avenue, a major one way street running north. The site consists of 1.46 acres bounded by Spy Run and the St Joseph River. The building contains approximately 35,100 square feet divided among seven floors. The project introduces 20 residential units and a private penthouse into the structure.

The building is composed of strong elements: its form, two definite languages, a dominant corridor. I worked with these elements to arrive at my final solution. I emphasized the two languages while maintaining much of the original form. The corridor became the entrance, a public space. The corridor is an organizer for the site and the building. Because Spy Run is heavily traveled, public to private zoning was important for the site. I also used it within the building.

Because of the complexity of this structure, documentation became a very involved process. However as I delved further into the building, I found that it would lead me to make certain decisions. Working with an existing structure has been challenging, occasionally frustrating, but in the end proven to be rewarding.

The final solution has eleven floor plans; some of which are full, some are partial. Documentation of the solution also includes elevations, sections, and a site model.

This project marks the transition from my academic education to a working education. As such it is the culmination of my studies here in the College of Architecture and Planning.

PROGRAM

The existing structure contains approximately 35,100 square feet divided among seven floors. Through the design process I found that the geometry of the structure determined that the building could contain 20 residential units, a private penthouse, and support spaces. A typical unit consists of: foyer, lavatory, living room, dining room, kitchen, two bedrooms, bathroom, and utility space. The units vary between 1100 and 1500 square feet. Adjacent to the pool, I provided two shower/dressing room facilities. The second floor bridge contains the building manager/sales office. The sub level contains a storage room for each unit, mechanical spaces for the building and pool, and janitorial facilities.

The structure is made up of brick, concrete, and steel units. It was originally constructed to support heavy vats and brewing equipment. This required large beams and columns. It would never have been built this strongly if the original use was to be residential. But because of this, the structure is a strong element of the whole.

The site has 1.46 acres which are bounded on the west by Spy Run Avenue and on the east by the St Joseph River. The river is an important element of the site. The river greenway path that follows the St. Joseph River had to pass through the site. So the relationship between the components of the site is crucial to maintain the sense of place. Because Spy Run is one way and heavily traveled, vehicular access to and from the site also had to be studied. The shape and size of the site requires a careful study of vehicular use of the site.

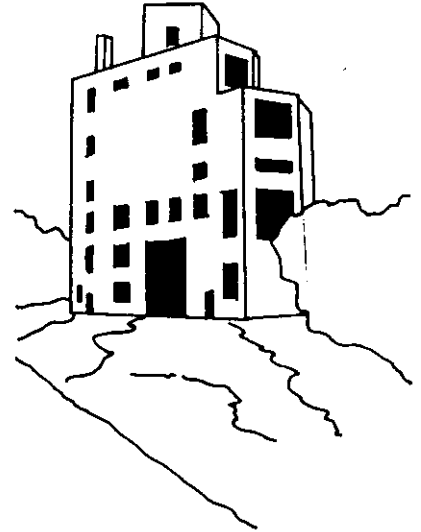
RATIONALE

My first objective in this thesis has been to take an old and unused building, a part of Fort Wayne's history, and give it a new and relevant use while retaining the qualities of its past. I wanted to intensify the connections to the past and the present. One prominent feature of this building is its shape. This geometry occurred in response to buildings which are no longer standing and functional requirements which no longer exist. The building has an easily recognizable form. To take advantage of this, I changed very little of the overall shape, but worked within that shape to enhance the languages which compose it.

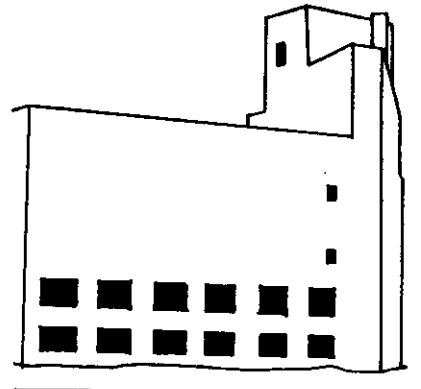
This building consists of two definite but opposite languages. The river facade is skeletal. Part of the building which once stood here has been torn down leaving an exposed facade of columns and beams. The west and south sides of the building consist of a solid planar brick facade with openings punched through in a loose pattern. These two different languages called for distinctly different treatments.

Because of the spectacular views provided by the river, I did not want to lose the openness of the east facade. The geometry, the pattern, and the scale of the bays became a basis for the breakdown of spaces. However, to achieve a human, residential scale, a further breakdown was necessary. I obtained this through the treatment of the windows. To emphasize the existing structure, I infilled the spaces, according to need, with various types of windows which had a variety of mullion patterns. The resulting basic window type consists of two parts. One part is a background grid. The sizes of the existing openings produced a grid of 24" wide by 30" high glass units. The other part is the "picture window". This larger area of glass establishes a human scale within the overall window. Because of its size the "picture window" becomes a focal point; it frames the view to the outside. It is placed at a height which provides comfortable viewing for a seated or standing person.

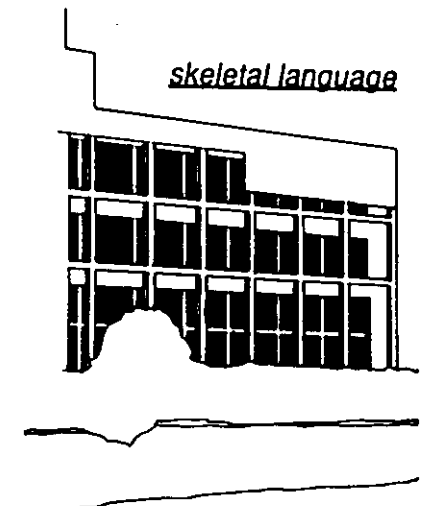
the brewery



solid planar language



skeletal language

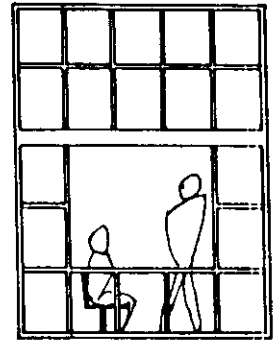


Residential units to the south and west could be considered less desirable because they face Spy Run Avenue instead of the river. However, their panorama does include some of the river, the Fort Wayne downtown skyline, and a well-kept older residential area which is heavily wooded. This side of the building consists of the enclosed language. Rather than just punching holes through this wall, I extended the interior space beyond the wall with bay windows and balconies. To introduce a hierarchy to the pattern of openings, I used punched openings at bedrooms and baths, and placed the bay windows at the major living areas. The balconies further act to define the building's new use. They state that this place is now residential rather than commercial. They also enhance the quality of life in the environment.

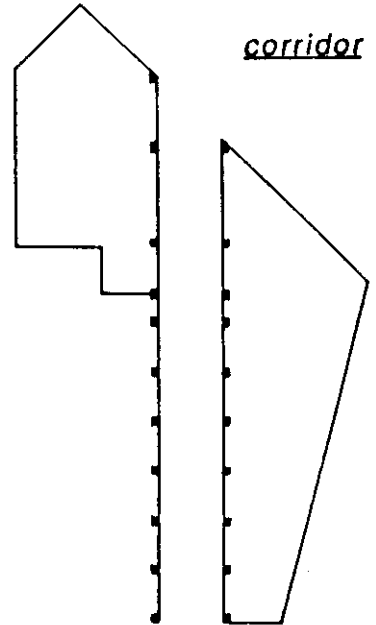
A dominant feature within the form of the building is a seventeen foot wide, two-story tall corridor running north and south the length of the building. This space, due to its size, scale, and location, wants to be a public space. It gestures to all points of the site and therefore becomes a focus and tie which connects all the exterior spaces at a point within the building. Due to the arrangement of spaces on the site, the corridor will be heavily traveled. At the south it provides the primary entrance to the building, and to the north a secondary entrance. The corridor is open on the east side to become a part of the spaces between the building and the river. At a point within the building where the geometries change, I enclosed a section of the corridor to form the entrance lobby.

I designed the site to provide public to private zones. The west edge of the site is a public pedestrian path. The car courts are located at the north and south. Between the building and the river is the "backyard". To mark entries and define parts of the site, I continued the columns and beams of the corridor out beyond the building. The corridor is one edge of the car courts. It is the transition point which draws people from the parking spaces into the building. Where the corridor opens to the east, a formal path begins which extends out to the river. Outdoor spaces are defined by the various elements: building, corridor,

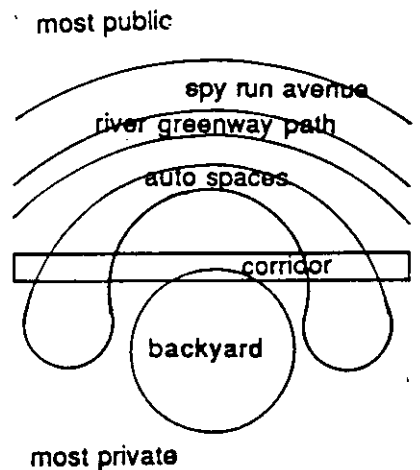
window treatment



corridor



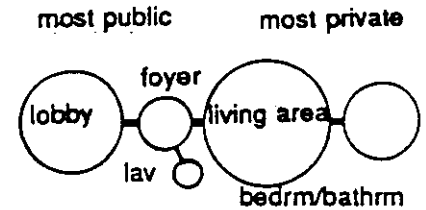
public to private zones - site



path to river, the river, car courts, and street. These spaces are further defined by walls and trees. A boardwalk along the river occurs at a plane lower than the rest of the site. It encourages people to interact with the river by providing a convenient way for them to get to it. Between the boardwalk and the building are a wall, a level change, and two major spaces. One is hard surfaced and contains the swimming facilities. The other is a green space. Other green and wooded spaces occur around the site.

I also dealt with public to private zoning within the building. The lobbies are the most public. However, because the doors at the building entrance are keyed, a level of control is maintained. The first space within the individual units is a foyer. It is a transition from the lobby to the living spaces. It also contains a guest lavatory. The main space of the units is the living areas; ie: living, dining, and kitchen. Beyond this is the most private zone consisting of two bedrooms and a bathroom. Because of the unusual geometry of the building, each unit is different from the rest. Where some units appear to be similar in plan, they differ in section. This provides each resident with his or her own unique place to live.

*public to private
zones - building*



CONCLUSION

At the onset of this thesis, I was not aware of how much work it would entail. I had thought that a good portion of my work would be completed since I already had a structure with which to begin. However, I found that the process of documenting that structure, of getting into it and gaining a feel for what was there, required quite a bit of work. While the complexity of the structure added vitality to the project, it also lengthened the documentation period. However, as I delved further into the building, I found that it would lead me to make certain decisions. One concerned the use of the corridor space. As I walked through the building, the corridor made such a strong impact on me that I felt it would surely be an important aspect of the project. My first concepts incorporated the corridor. Along the way, I studied ways of opening it up, and ways to remove it, however, I quickly realized that my first intuition was correct concerning this corridor. A decision that took me a little longer to come to grips with was the languages of the facade. After a number of trial and error sessions and repeated critiques from committee members, I found the solution. Working within a predetermined structure was a challenge. Solutions were not always obvious. For example, the geometry of the building limited the number of units even though the square footage seemed to indicate more could fit. But finding solutions was always rewarding. I feel that meeting regularly with my committee members kept me aware of the issues and the project moving along at a steady pace.

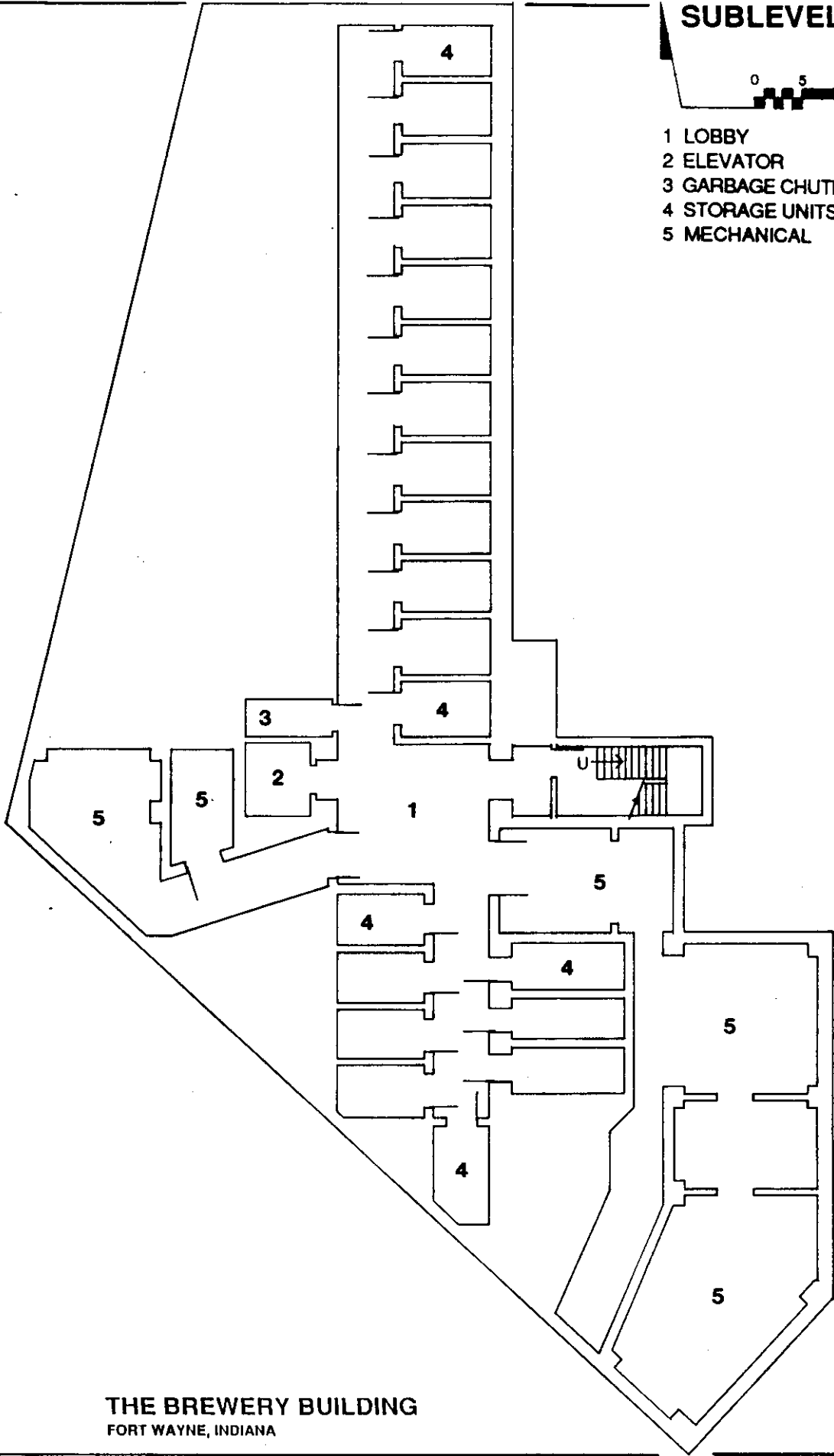
This thesis, as the culmination of my academic education, has been rewarding for me. One asset of the project is that there is an existing structure standing in Fort Wayne. Whenever I see that building, I will be reminded of this thesis. It will push me to grow and excel beyond where I now am. I am happy with the outcome of the project and I feel it has taught me a great deal.

GRAPHICS

SUBLEVEL



- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE
- 4 STORAGE UNITS
- 5 MECHANICAL

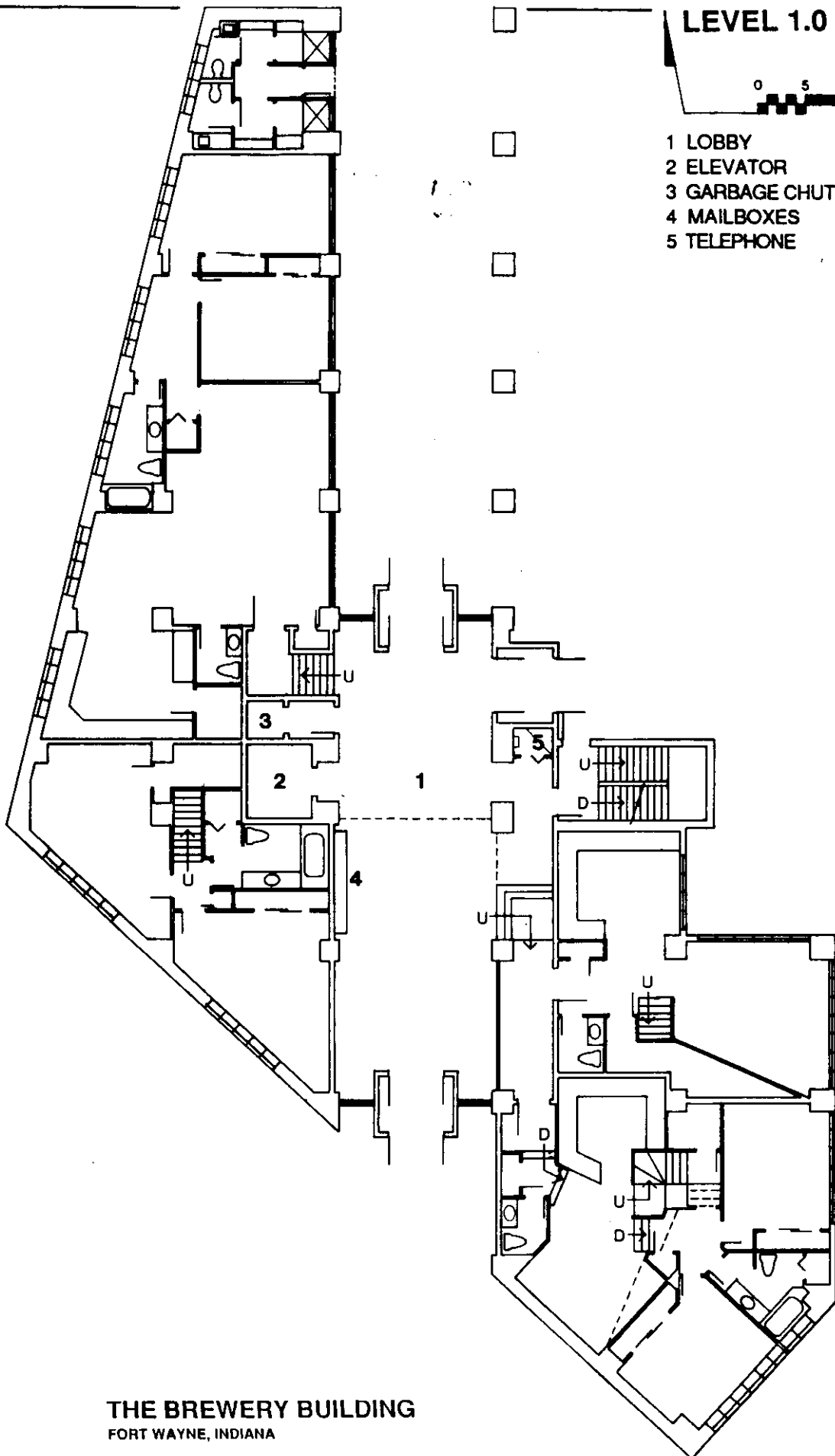


THE BREWERY BUILDING
FORT WAYNE, INDIANA

LEVEL 1.0

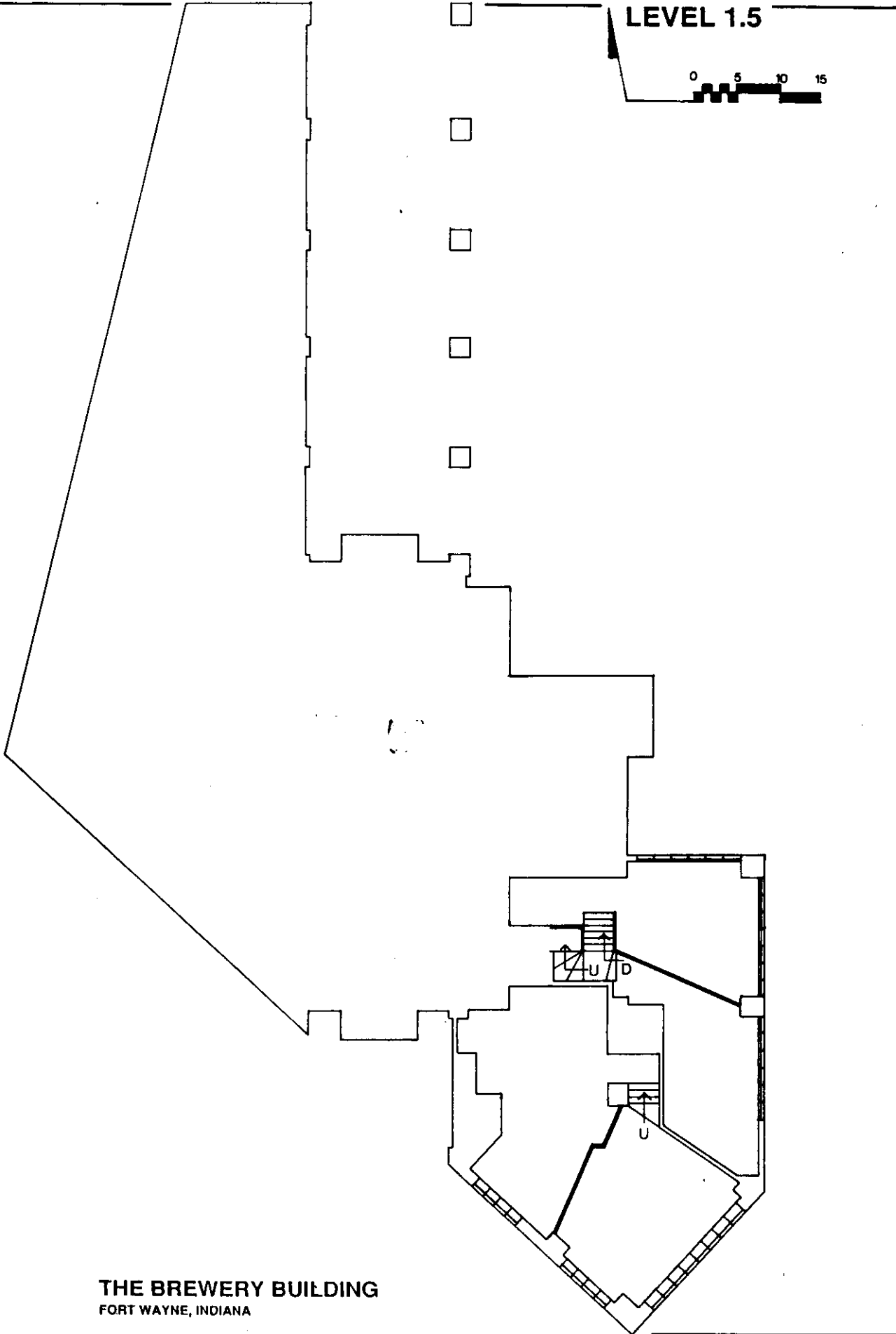


- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE
- 4 MAILBOXES
- 5 TELEPHONE



THE BREWERY BUILDING
FORT WAYNE, INDIANA

LEVEL 1.5

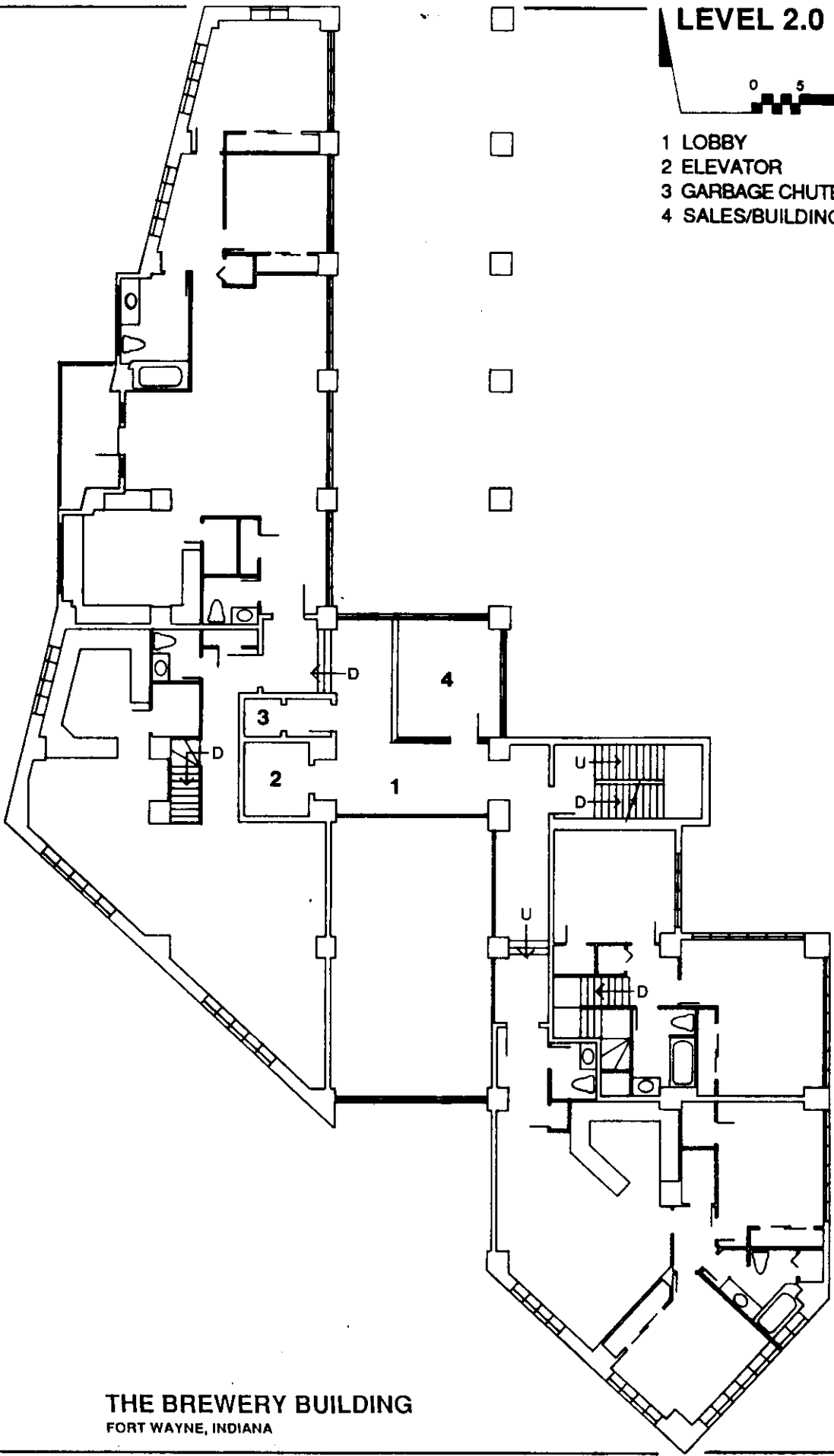


THE BREWERY BUILDING
FORT WAYNE, INDIANA

LEVEL 2.0



- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE
- 4 SALES/BUILDING MGR.

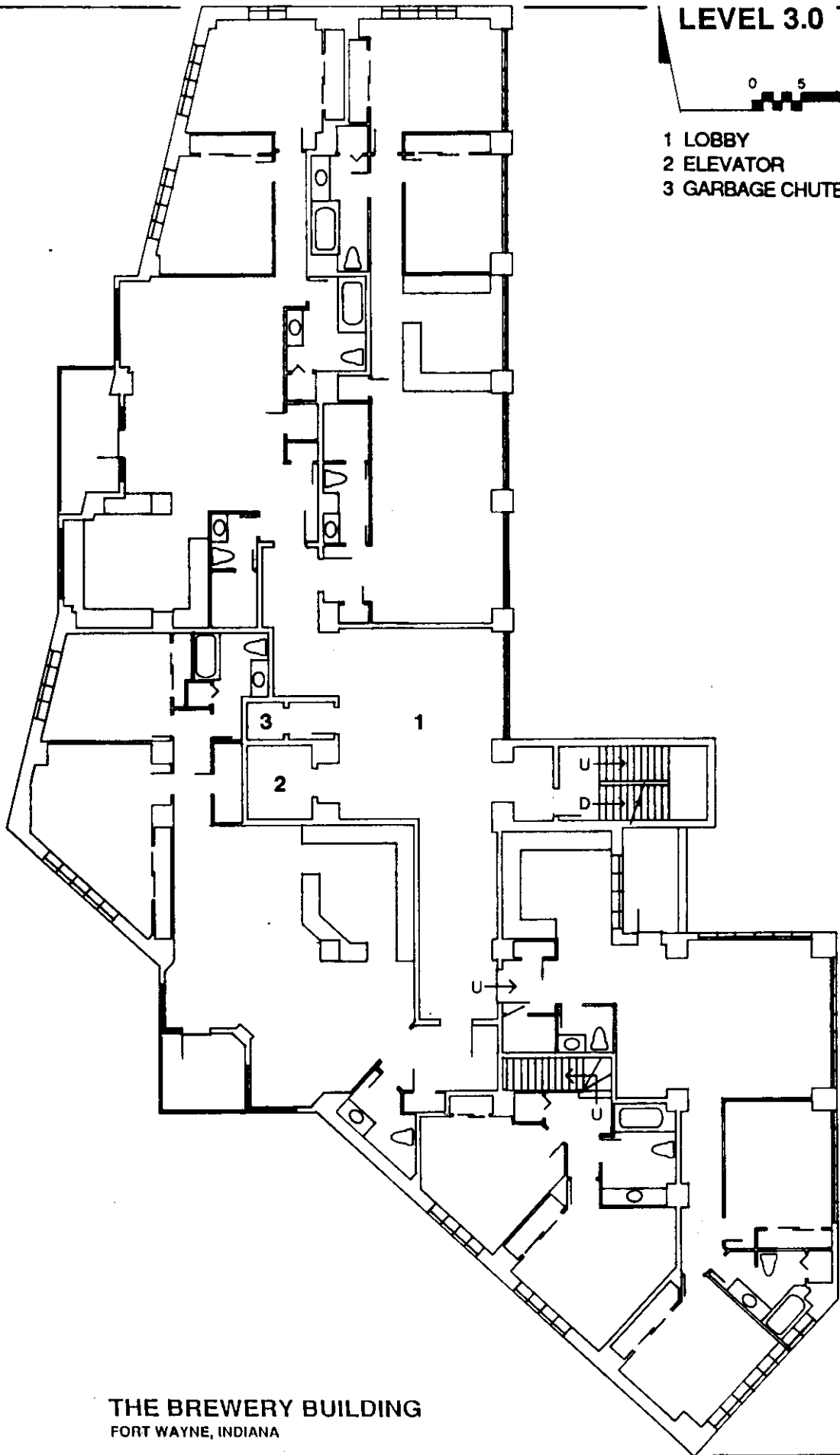


THE BREWERY BUILDING
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LEVEL 3.0

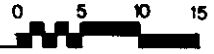


- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE

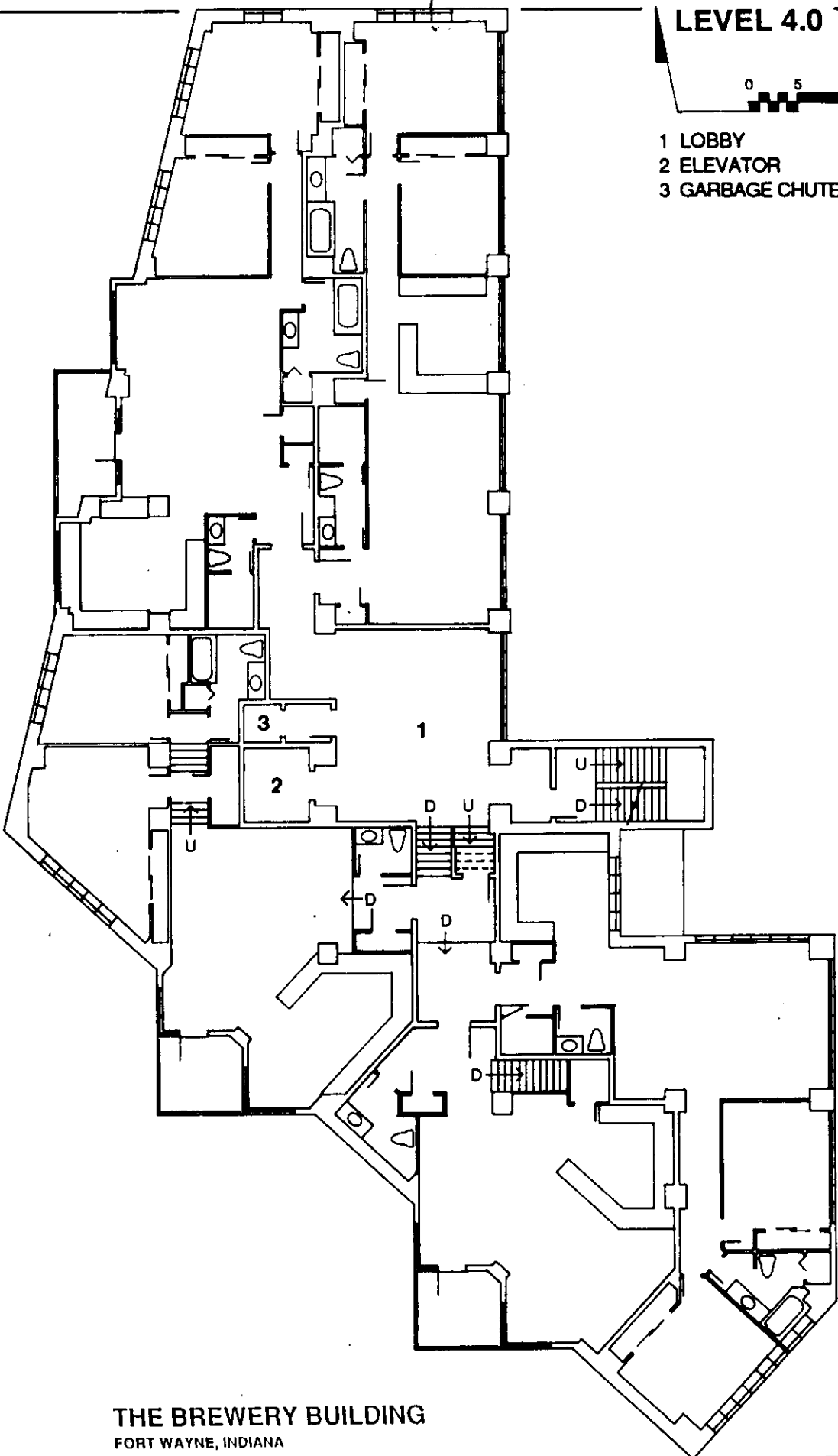


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LEVEL 4.0

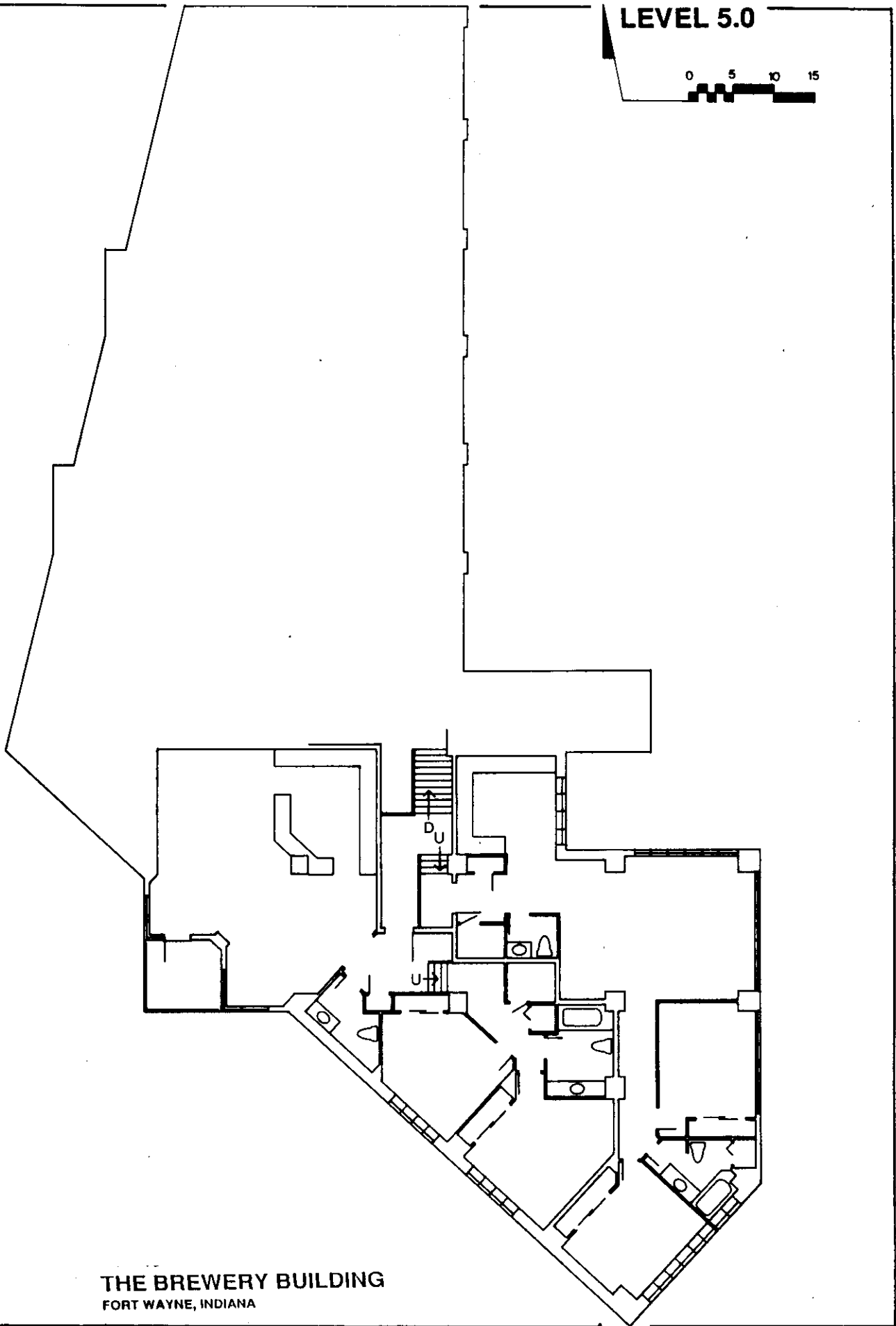


- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE



THE BREWERY BUILDING
FORT WAYNE, INDIANA

LEVEL 5.0

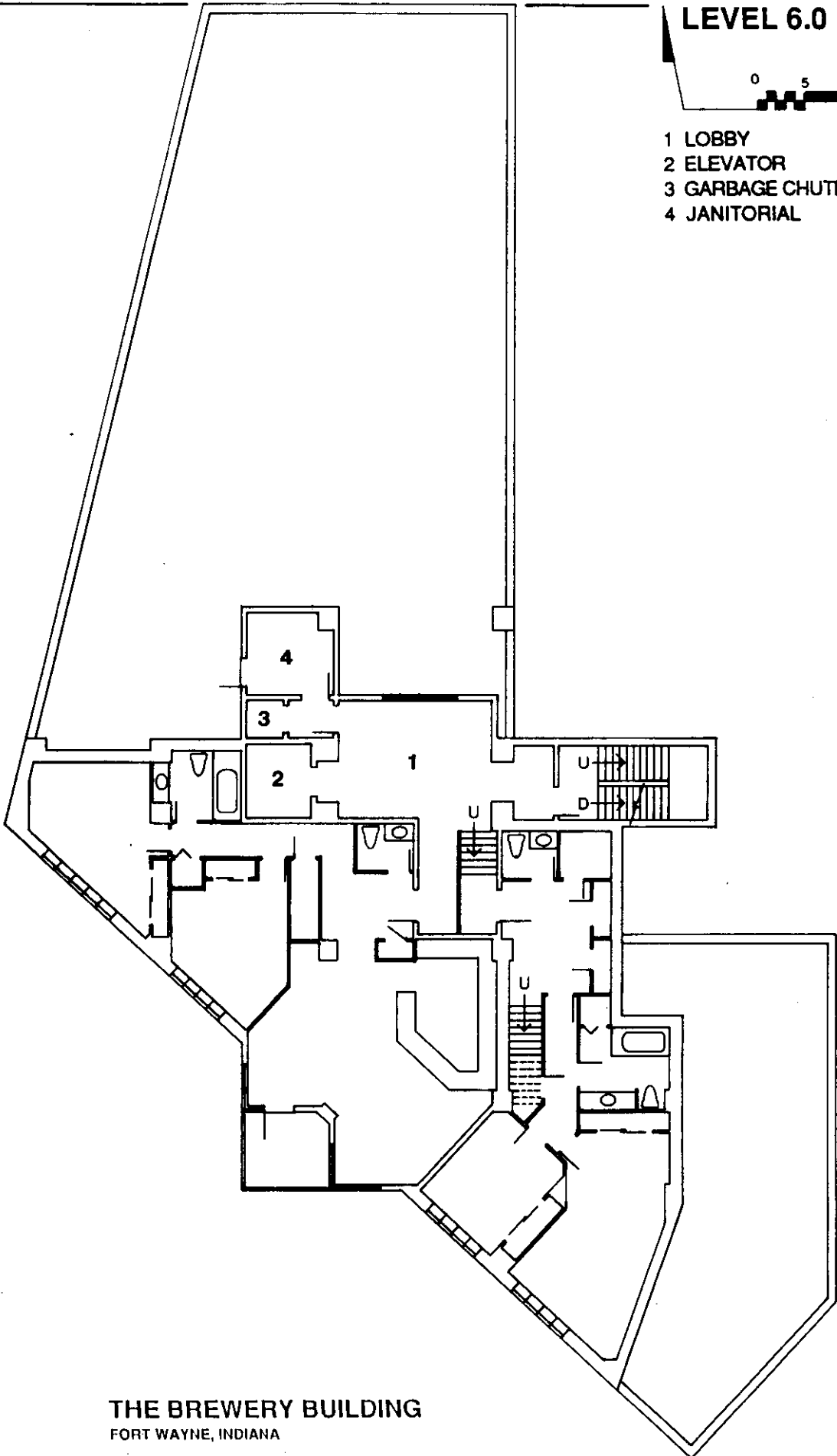


THE BREWERY BUILDING
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LEVEL 6.0

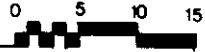


- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE
- 4 JANITORIAL

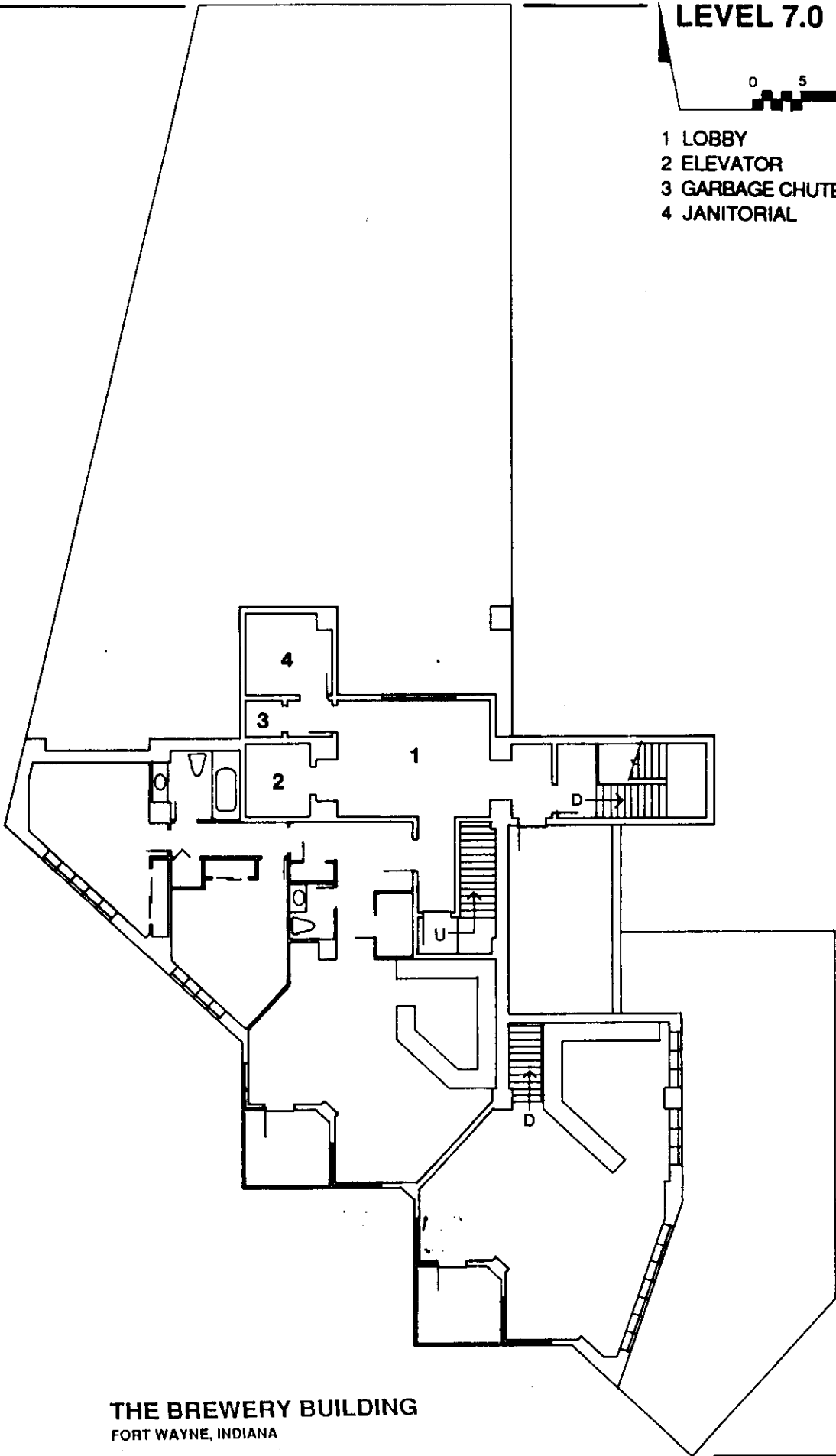


THE BREWERY BUILDING
FORT WAYNE, INDIANA

LEVEL 7.0

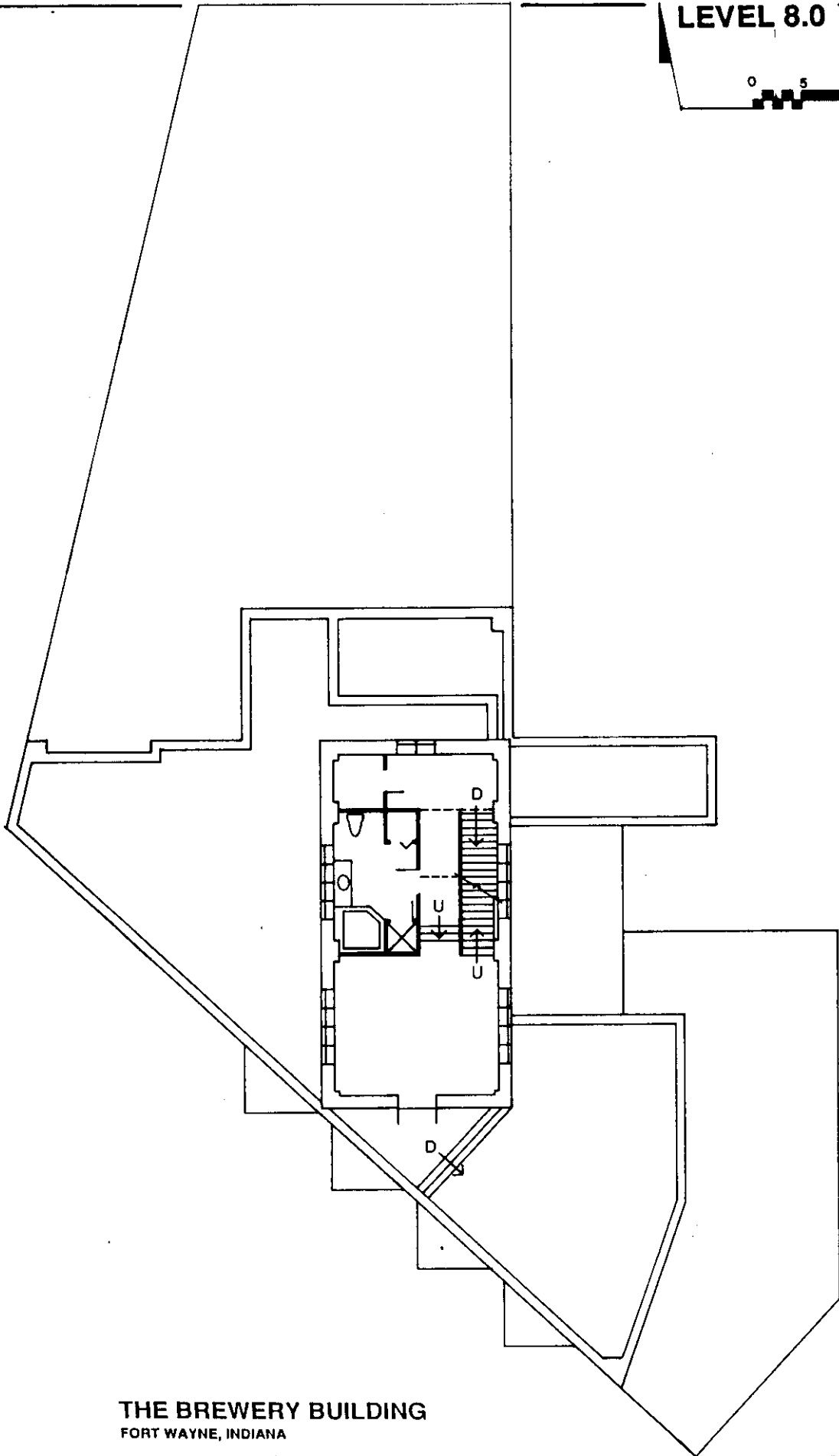


- 1 LOBBY
- 2 ELEVATOR
- 3 GARBAGE CHUTE
- 4 JANITORIAL



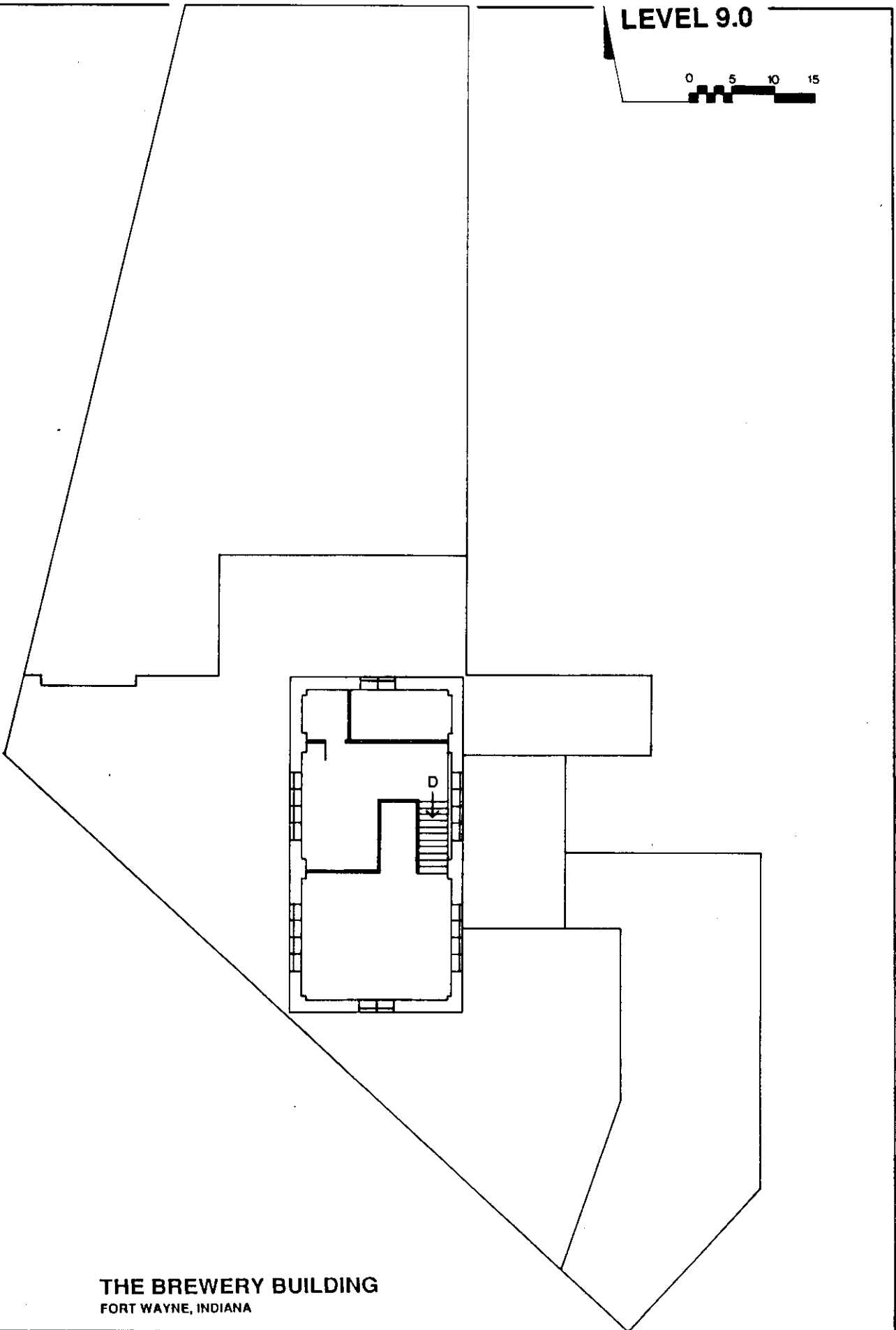
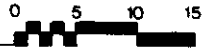
THE BREWERY BUILDING
FORT WAYNE, INDIANA

LEVEL 8.0



THE BREWERY BUILDING
FORT WAYNE, INDIANA

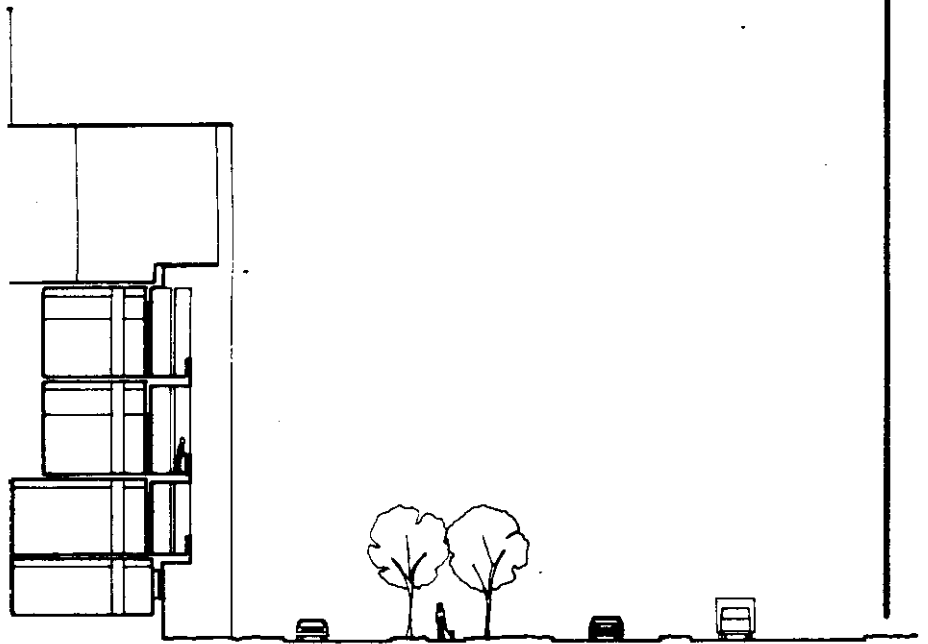
LEVEL 9.0



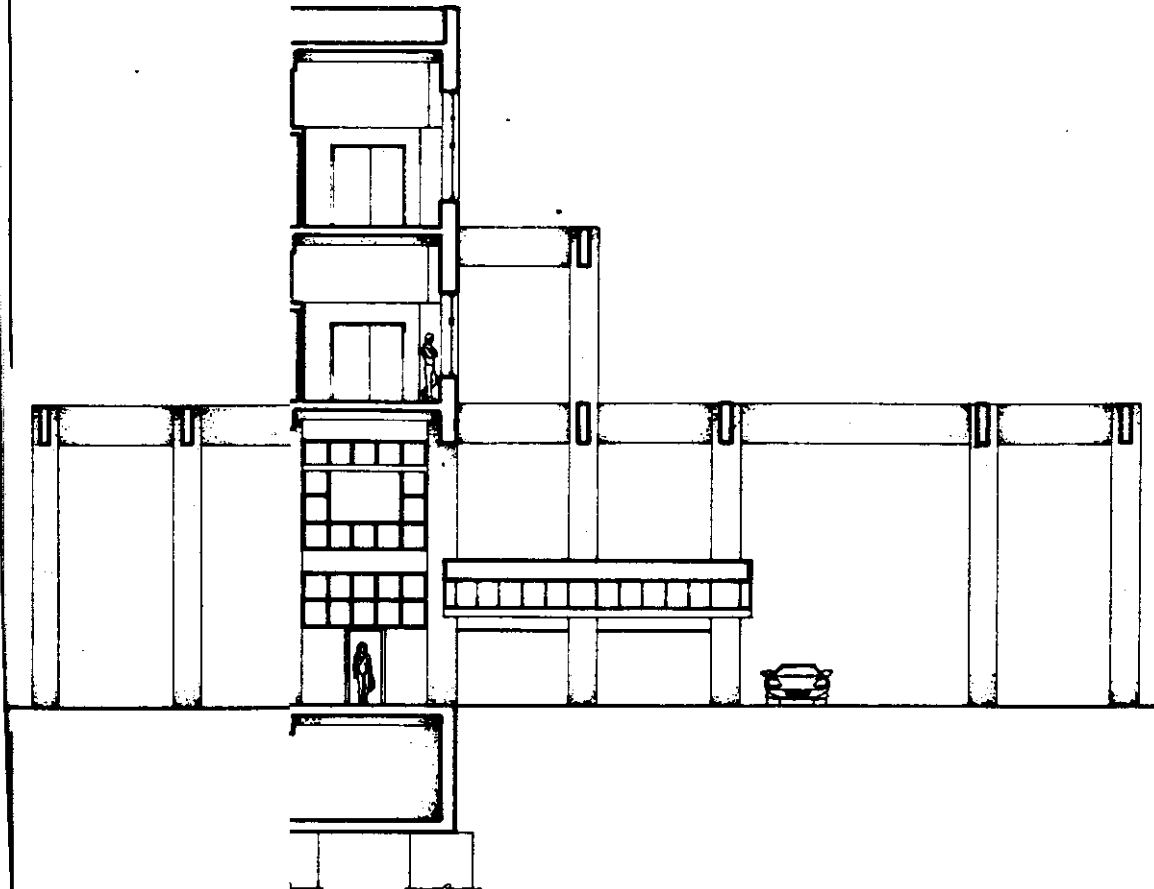
THE BREWERY BUILDING
FORT WAYNE, INDIANA

TRANSVERSE SITE SECTION

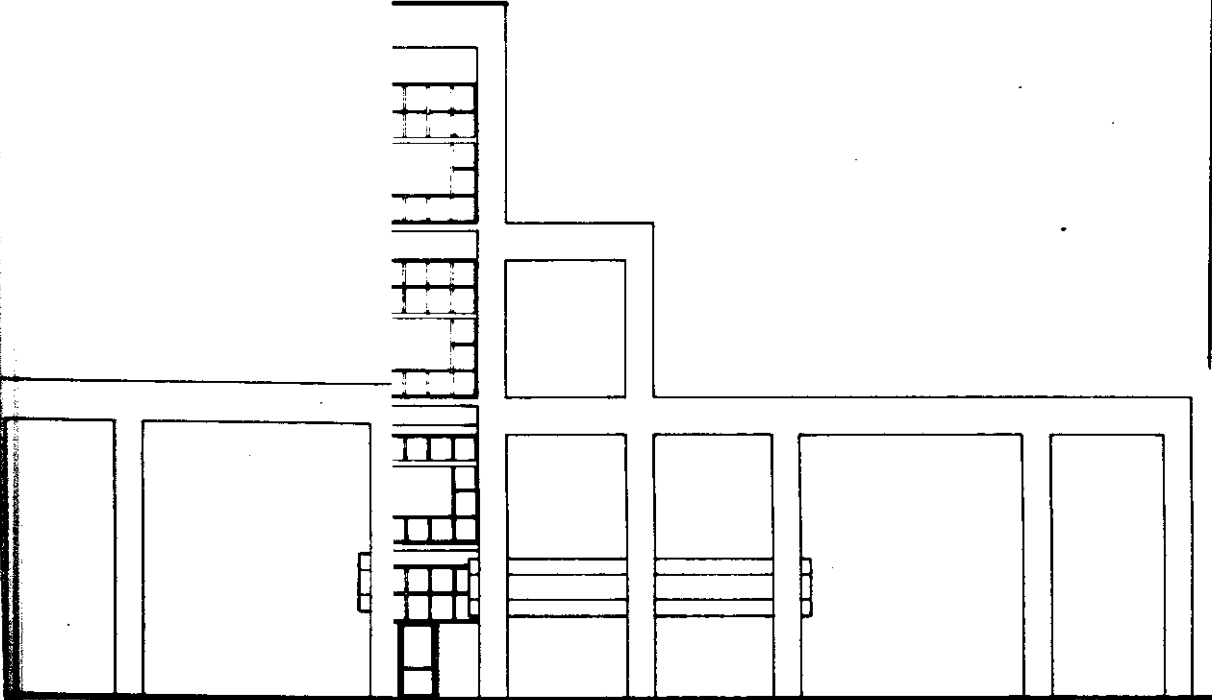
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LONGITUDINAL BUILDING SECTION

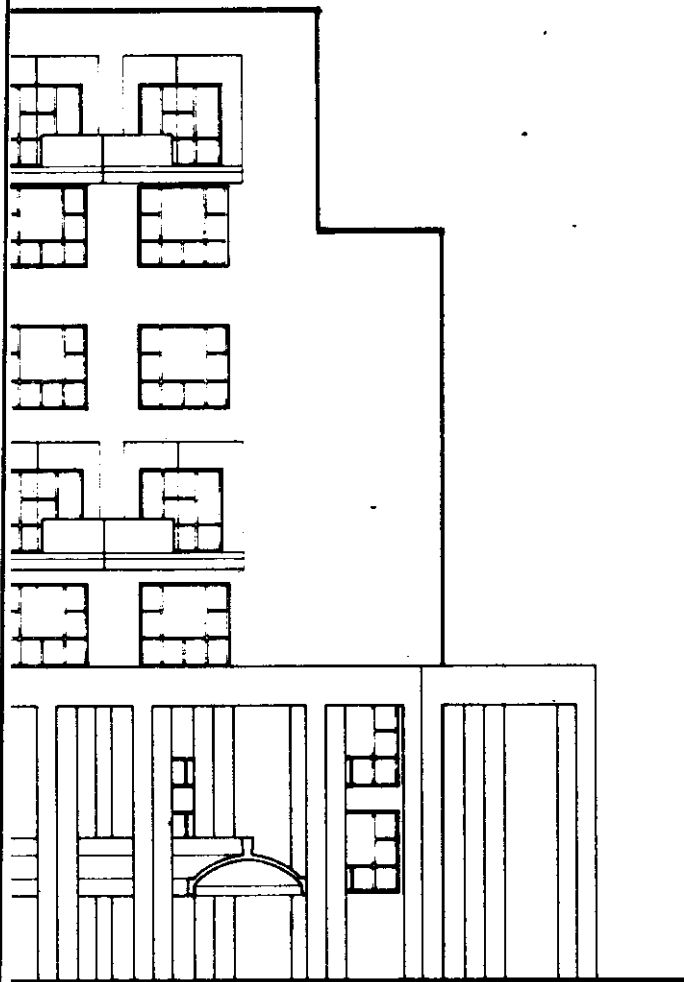


EAST ELEVATION

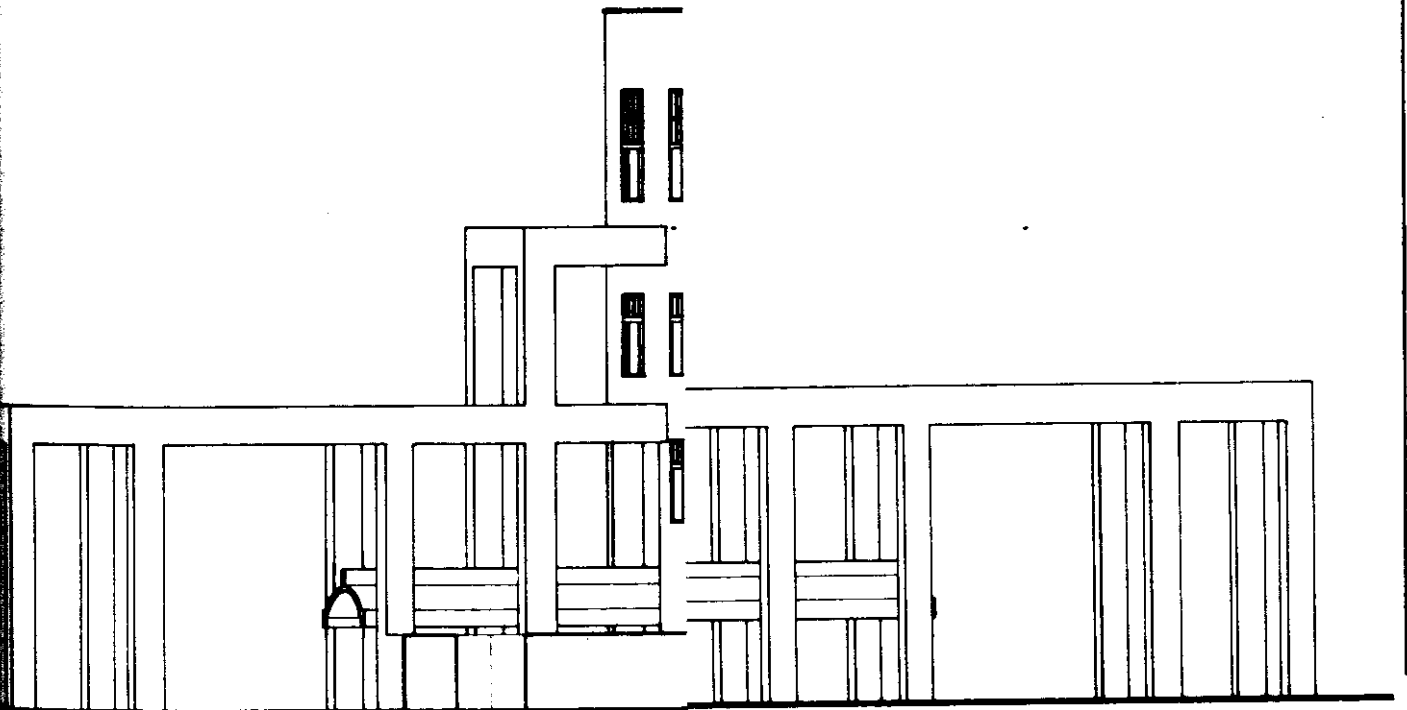


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SOUTHWEST ELEVATION

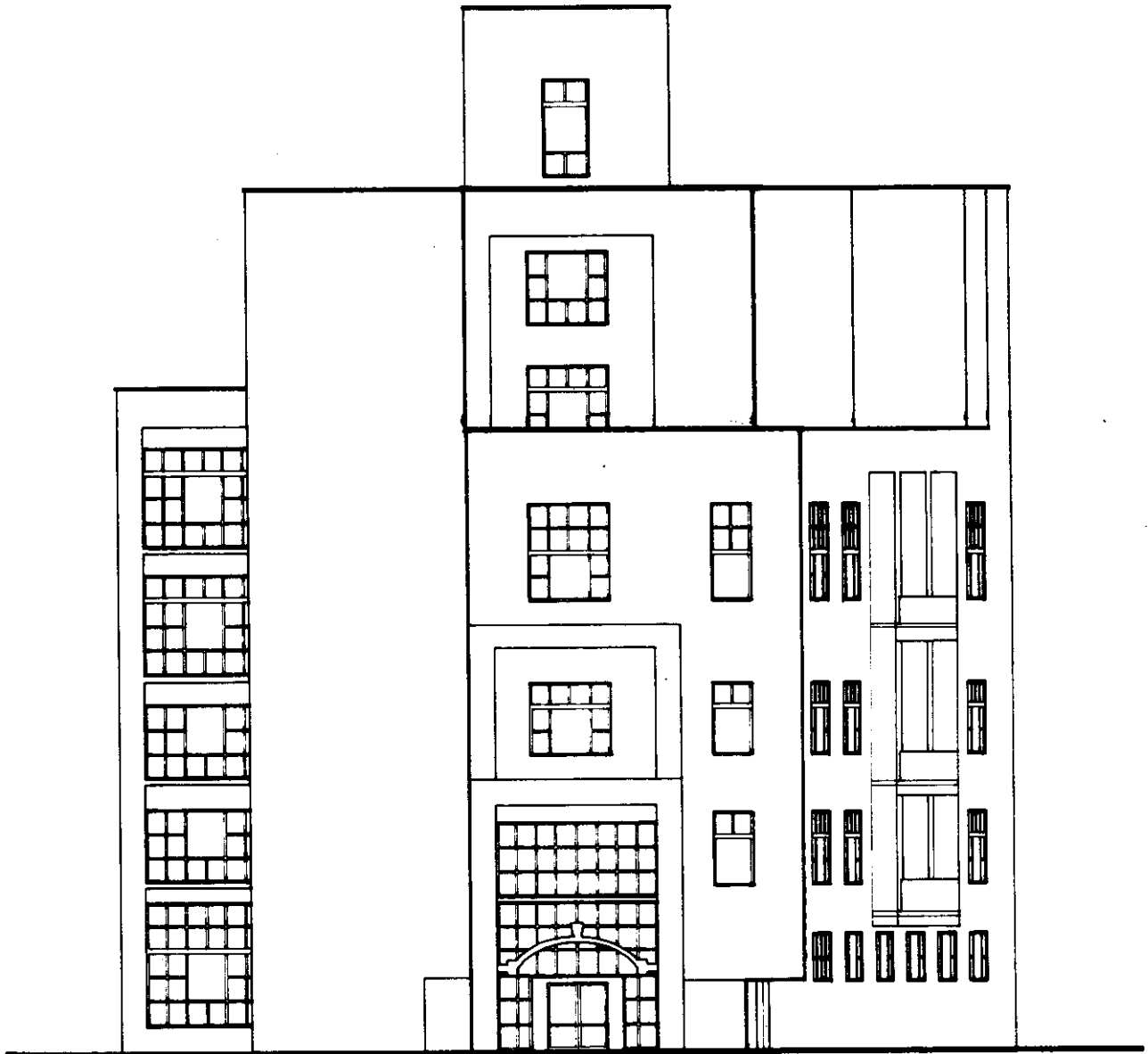
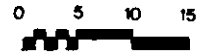


WEST ELEVATION



THE BREWERY BUIL
FORT WAYNE, INDIANA

NORTH ELEVATION



THE BREWERY BUILDING
FORT WAYNE, INDIANA

SLIDES