

Mt. Adams Condominiums

Cincinnati, Ohio



Mt. Adams Condominiums

Cincinnati, Ohio

Mary J. Krupinski
Thesis · May · 1983
College of Architecture and Planning
Ball State University
Muncie, Indiana

contents

preface	i
credits	ii
abstract	1
introduction	2
project selection	3
design approach	4
background	5
comments	7
problem definition	8
program summary	9
objectives	10
design solution	11
site location	12
site plan	14
unit-a	16
unit-b	20
unit-c	24
unit-d	28
axonometric	30
conclusion	31
acknowledgements	32

preface

The intent of this book is to provide a means to illustrate my thesis work and thoughts throughout the 20 week period. This book is not meant to fully explain the project, but it is meant to concentrate on the most important issues of my study---multi-family housing and contextualism.

credits

Thanks to John S.J. Burke for his constructive criticism, cooperation, and encouragement as my studio critic.

Thanks to Søren Faartoft for his time as my outside critic and for his sensitivity to the project and the process.

Thanks to those classmates that gave me such encouragement.

introduction

abstract

This thesis is concerned with the issues of multi-family housing, contextualism, and the integration of a new project into an established environment. The project includes commercial shops that are to be integrated in with twenty-two condominium units that are geared towards the incoming young professionals. The project is located on Mt. Adams in Cincinnati, Ohio.

introduction

This is not just another design problem, but rather a study with certain intentions. The longer time frame allows one to conduct an in-depth study of a building type, design process, or other issue that one wishes to explore.

I approached thesis as an opportunity to study a subject that will benefit me in the direction which I wish to continue my professional career--multi-family housing. A thorough study of the subject would take years. I look at thesis as providing a base for my continuation of the investigation of housing. Just as this is actually a beginning study, one must remember that at this point of our education it is also just a beginning to developing design processes and philosophies. Therefore I look at thesis as a part of my progression in these developments, and finishing thesis with a better understanding of the issues I have set forth is my prime goal.

project selection

The main issues that I wanted to deal with in my thesis project were those of multi-family housing and contextualism. Knowing that housing would be the main issue, I chose a site that would be appropriate for this building type and that had a strong contextual surrounding. I wanted to conduct an in-depth study of a context in order to learn how to understand an environment better. I felt that this would lead to a more harmonious integration of the project into its' surrounding environment. Having visited Cincinnati before, the area of Mt. Adams had made an impression on me as an area of strong character. This led me to choosing the site specific. The site was chosen for its' complexity of bordering activities and for the complexity of its' terrain. The actual problem definition of the project occurred after a study of the community which was used in determining the specifics of the program. I have brought the two main issues of contextualism and housing together to create my thesis proposal.

design approach

As one goes through their architectural training they begin to develop patterns in their design process. Each individual may try varying approaches in order to find a process that they feel is most successful for themselves or for their specific design situation. For the design problem that I have chosen, multi-family housing, I feel that it is important for the project to be harmoniously integrated into its environment so as to promote as much interaction as possible between the new and old residents of the area. With this goal in mind my design approach first requires a good understanding of the physical and behavioral context surrounding the site. This was achieved thru researching any publications of the area, documenting the physical environment, and most important was placing myself in the environment to observe the behavior and patterns of the existing residents and to talk with the native people of the area. After this I made an analysis of all my observations and evaluated what was needed for the project. This led to the development of the objectives that I have set forth. After digesting the information and objectives, my main goal was not to directly recreate the building style that is prominent upon Mt. Adams, but rather to capture the spirit of Mt. Adams in the 1980's.

Therefore, through the observations and objectives that I have established I have based my design decisions which has led to the design solution that is illustrated in this documentation.

background

background

Historic Mt. Adams was formerly known as Mt. Ida until it was renamed after a visit by President Adams in 1843. It was originally a vineyard and later became the site for one of the first weather stations in the United States.

Mt. Adams was settled by German and Irish Catholic immigrants of the working class during the mid to late 1800's. They settled the hillside by dividing the land into 25 foot by 100 foot lots and built homes in a Victorian Eclecticism style which combined Federal, Gothic, Italianate, Second Empire, Romanesque, and Queen Anne influences.

Mt. Adams has taken many changes throughout this century, but those within the past two decades affect the area most directly today. During the 1960's there had been an influx of the young people of that era. At this time Mt. Adams was a thriving community. It practically existed as a community of its own thru small commercial ventures. After the 60's many of these people migrated out leaving many vacated residences and businesses. The economic level of this area dropped.

The next influx of people were the 'artsy-crafty' type people who took an interest in the area realizing the potential of its' character. The rents were low at this time which aided in allowing these people to move in. This group, small in numbers, began to restore their environment which also made the landlords realize the potential of their investments. Simultaneously, people were beginning to notice Mt. Adams again making it a good market area. This led to the level of rent being raised and this also forced many of the 'artsy-crafty' people to move elsewhere. This allowed for an influx of a new crowd--the young professionals.

Currently many rental units are being converted to condominiums and this area is becoming an elite area for the young and uprising professionals to move into. However, the main population of Mt. Adams is native to this community and they are the ones that have been responsible for maintaining the gregarious atmosphere of the area. Many family business still thrive there and promote a continuity for the people to relate to. With the influx of the young professionals, new businesses are beginning to be established which aids in the overall stabilization and restoration of the area. Mt. Adams has also established a reputation for being one of Cincinnati's night spots due to its abundance of pubs and bars.

Many contemporary structures and condominiums have been built upon Mt. Adams amongst these 19th Century buildings, while many of the older buildings have adapted to the living patterns of today's lifestyles. The main attribute of Mt. Adams is that it is proof that neighborhoods within the city structure can remain vital and provide a convenient urban living style.

Comments

These are comments that were made by residents of Mt. Adams during conversations that I had with them.

"We get alot of our business from people up here on the hill, but we also depend on alot of people that come up from the city."

"Many people rent up here. The landlords have us any which way they go. There aren't many of them, but the ones that own land up here own quite a bit."

"The children don't have much area to play up here. Even as a child I can remember always playing in the street. They do need a place to play."

"Mt. Adams is its own town that just happens to be caught up in Cincinnati."

"Many residents are related families and are 'hill people', that is born and raised on Mt. Adams. The rest are with the new influx of white collar workers."

"Nightlife is an attraction up here for people outside the area. We have the third highest number of liquor liscenses for a neighborhood within Cincinnati."

"It is hard to find a parking space up here, so once you find one you just park it and walk. It is probably one of the reasons that there is alot of street activity."

problem definition

problem definition

The Mt. Adams' condominium project is composed of 22 condominium units with a mix of five speculative commercial shops and one major nightlife spot.

This proposal came after an analysis of the community. The commercial units are to be incorporated along St. Gregory street in order to reinforce the existing street pattern. The housing units are to be geared towards the incoming young professionals of the area, and the units are to be individually owned condominium units in order to aid in the stabilization of the Mt. Adams population. The mix of housing types is to be based on the current household mix of the Mt. Adams community based on the 1980 census.

program summary

Condominiums

-one bedroom units	12 at 700 sq. ft. each	8,400
-two bedroom units	4 at 1250 sq. ft. each	5,000
-three bedroom units	6 at 2000 sq. ft. each	12,000
-assignable space		25,400
-30% unassignable space		7,620
-total condominium square footage		<u>33,020</u>

Speculative Retail Shops

-retail shops	5 at 1000 sq. ft. each	5,000
-bar/restaurant	1 at 3000 sq. ft. each	3,000
-assignable space		8,000
-30% unassignable space		2,400
-total retail square footage		<u>10,400</u>

Total Building square footage 43,420

Parking 33 spaces at 300 sq.ft. each 9,900

objectives

- to respond to the community by keeping in character with the context of Mt. Adams.
- to create an identifiable condominium development that will read as a unified whole while providing for individuality between the units.
- to create a commercial area that reinforces the existing street pattern. These should be controlled so that businesses are geared towards the inhabitants of Mt. Adams as well as other residents of Cincinnati.
- to provide a parking situation that does not intrude upon the valuable and sparse open space.
- to promote interaction of residences, work places, and the community that allows for the richness of life apparent on Mt. Adams.
- to provide flexibility within the condominium units that can be adapted to the various lifestyles of the young professionals.
- to allow households private outdoor areas as well as providing them with a communal outdoor that would aid in promoting interaction between residents of the development.

design solution

In response to the objectives that I have set forth, the following scheme has been developed for the Mt. Adams Condominiums.

The residential units are arranged around a raised communal courtyard that allows for a more spacious relaxation and play area, while individual units have private outdoor space adjacent to the communal area. Underneath the courtyard area is a residential parking garage with communal stairways up to the courtyard level. There are entry gates to the project that occur in relation to these access points.

The units along east bordering St. Gregory street have been arranged with speculative commercial shops on the street level in order to reinforce the existing street pattern. All units have access from the street as well as from the courtyard giving them public and private entries.

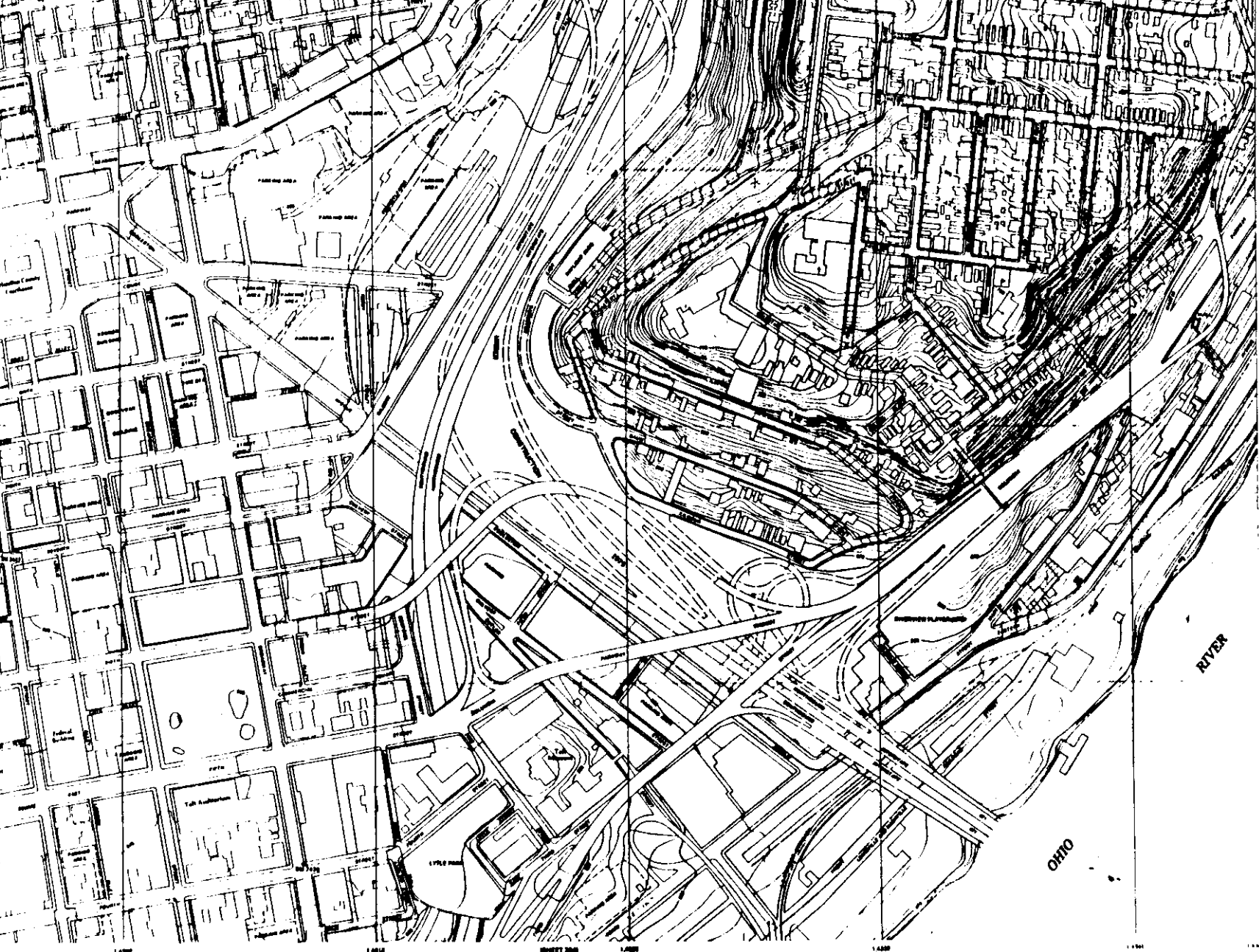
I have attempted to create this project in the spirit of Mt. Adams as is hopefully reflected in the following design solution.

design solution

The site is located on Mt. Adams in Cincinnati, Ohio. Mt. Adams is conveniently located near the downtown area, yet it is separated from the city by its' terrain and by a network of expressways at its' base. The downtown core can be reached through public transportation and it is approximately only a seven minute drive.

The site specific is located on a L-shaped site that occupies 75% of a block. The remaining 25% of the block is occupied by five recently renovated residences. The north side of the site has a 10% slope and the east side of the site has a slope of 4.5%. These are the two main borders of the site to be concerned with. Main access into this area is from the north bordering street which is St. Ida street. All bordering streets are two-way streets except for the east bordering street, St. Gregory street, which is also the main commercial street of Mt. Adams. This street is one-way southbound.

site location

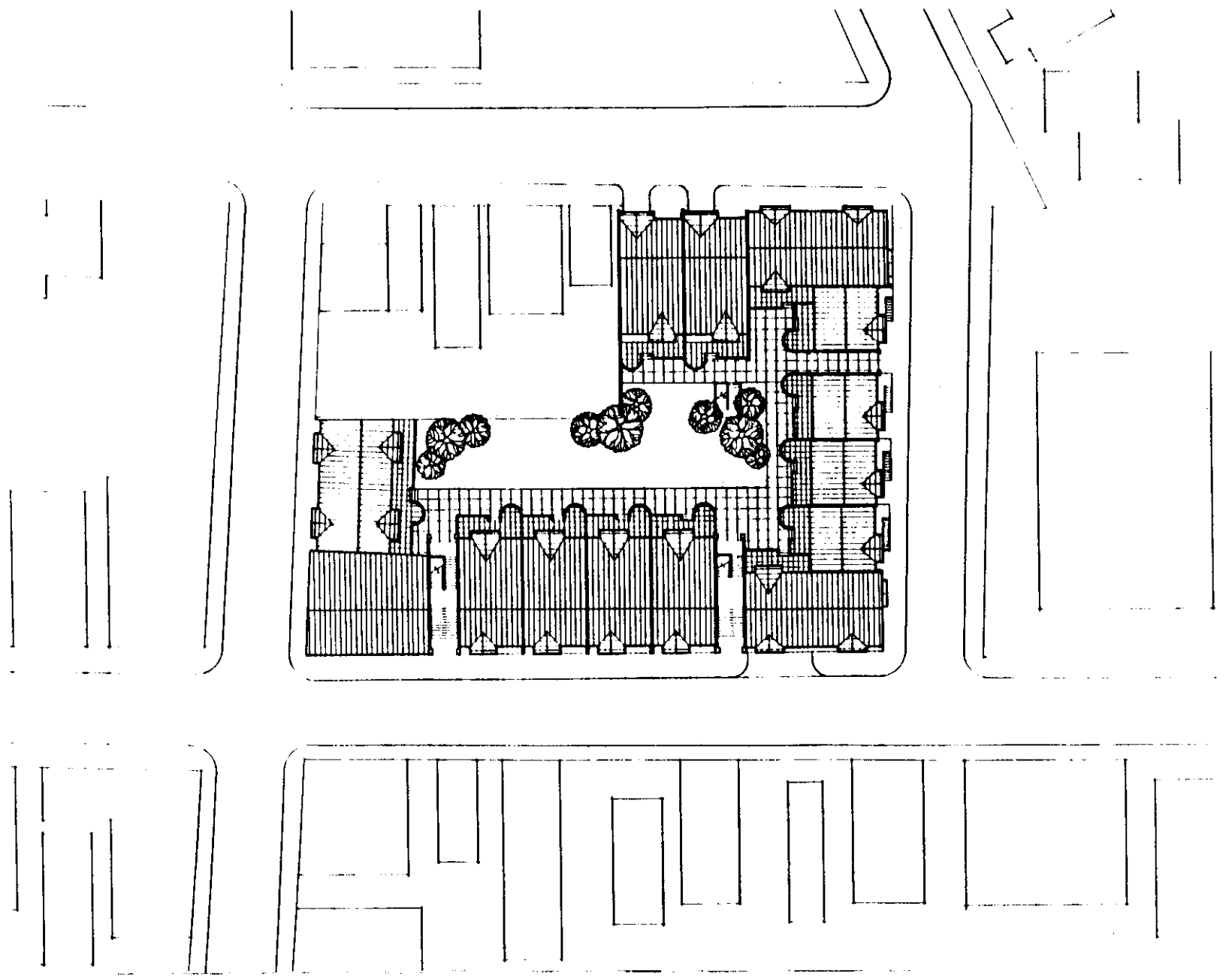


Scale 1:2400

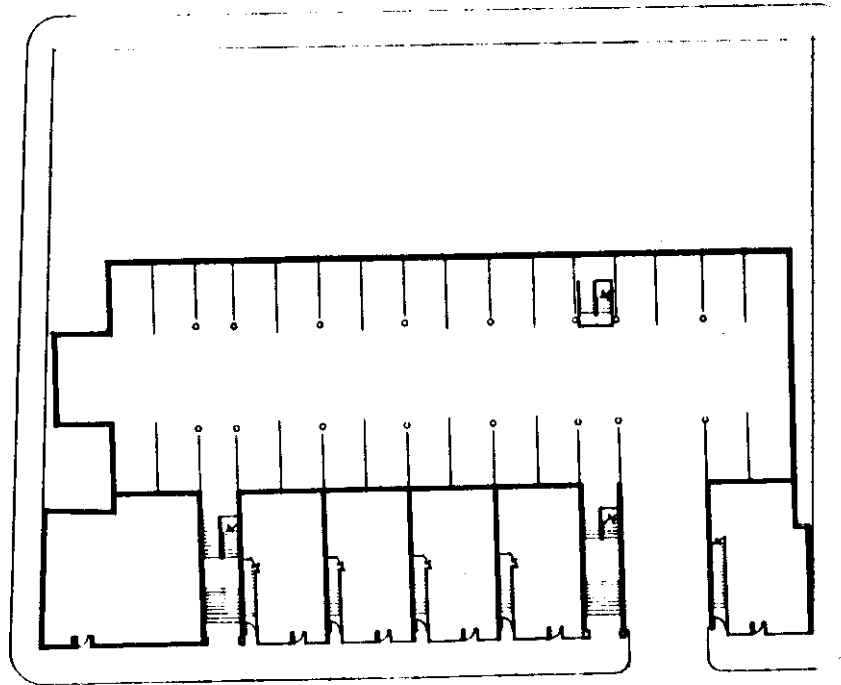
THE THOUSAND FOOT GRID LINES ARE LAMBERT PROJECTIONS FOR CHICAGO SOUTH ZONE
 THE LAST THREE INCHES OF THE GRID NUMBERS ARE OMITTED

Contour Interval 5 Feet





site plan



parking level

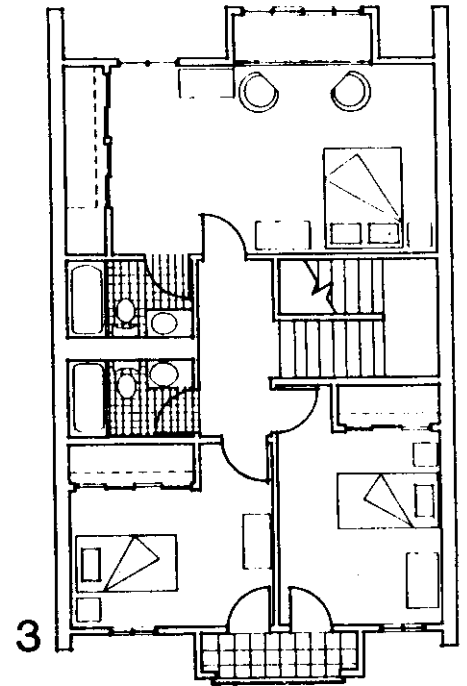
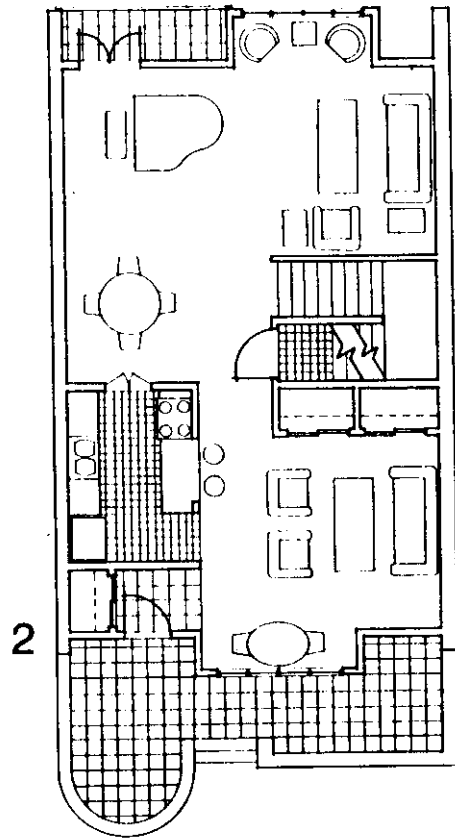
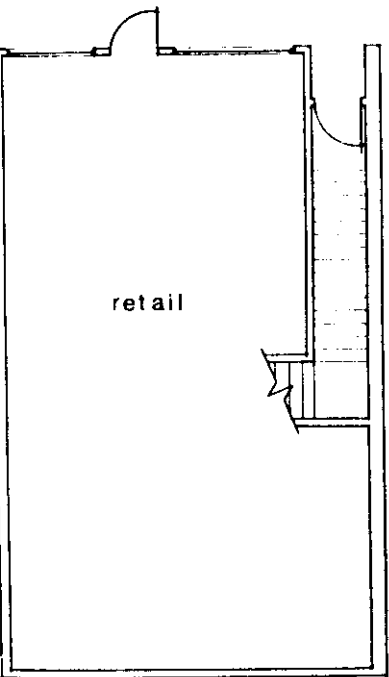
unit - a



units - a

unit - d

street elevation



plans



unit - d

units - a

courtyard elevation

unit - b

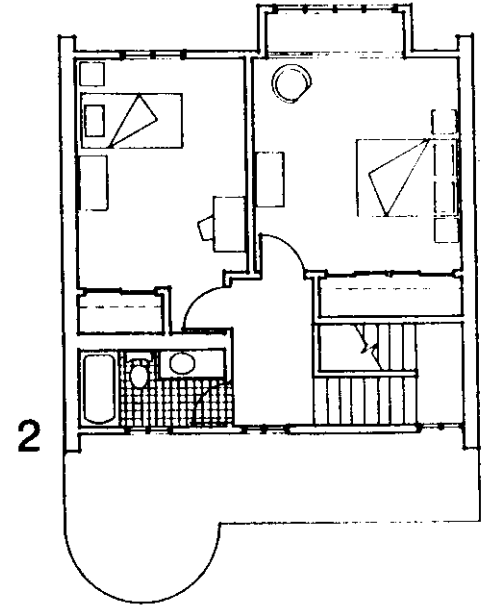
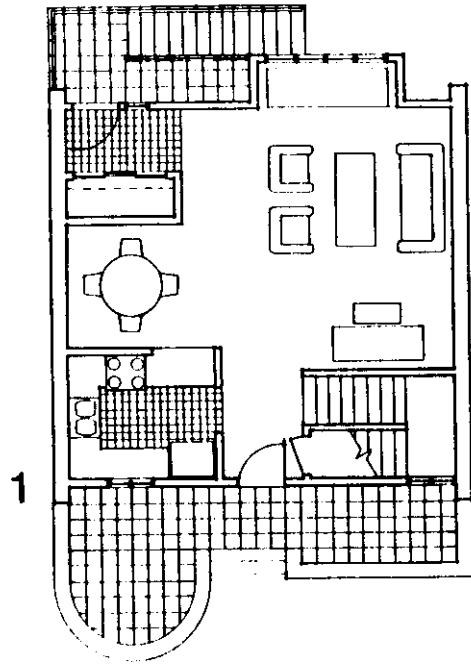


unit-d

units - b.

unit-d

street elevation



plans



units - b

courtyard elevation

unit - c

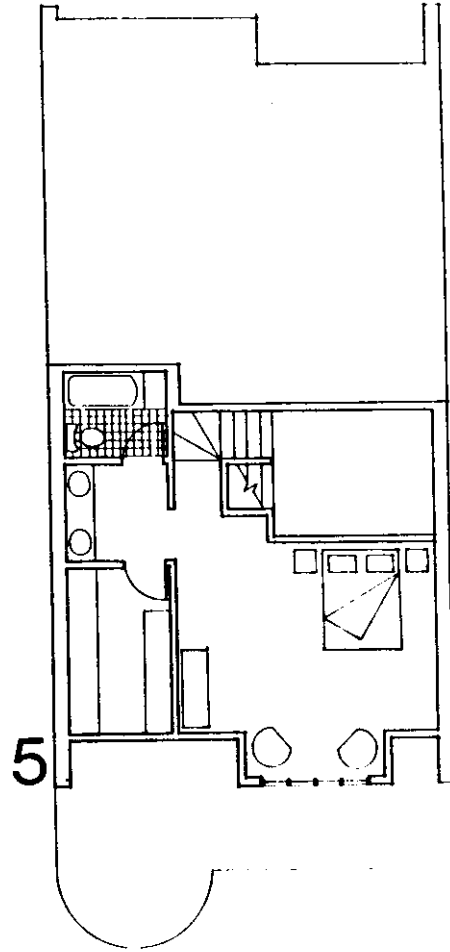
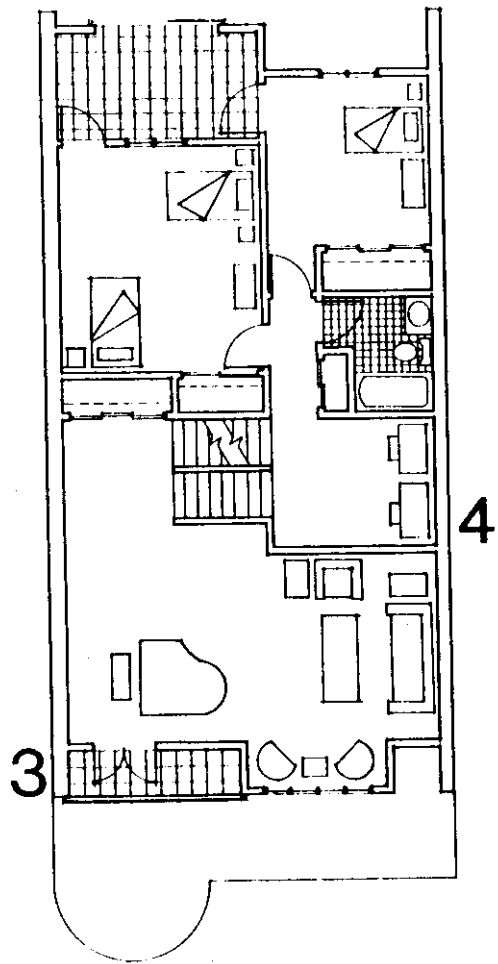
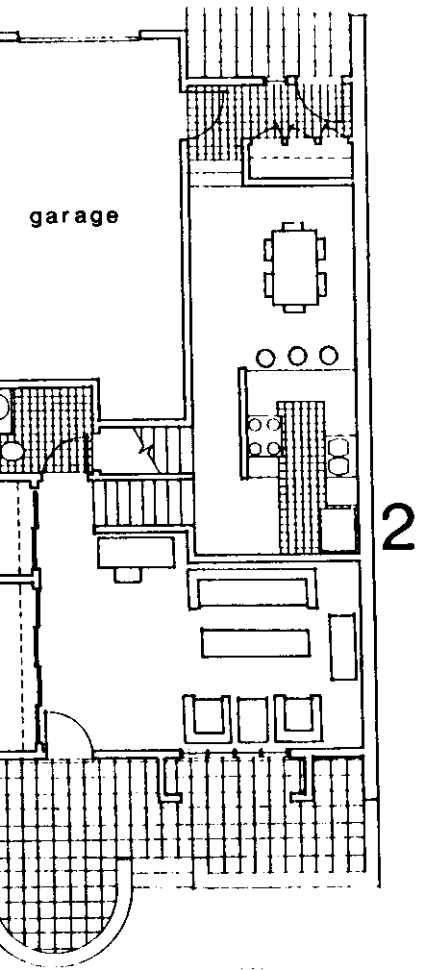


unit-d

units-c

existing structures

street elevation



plans



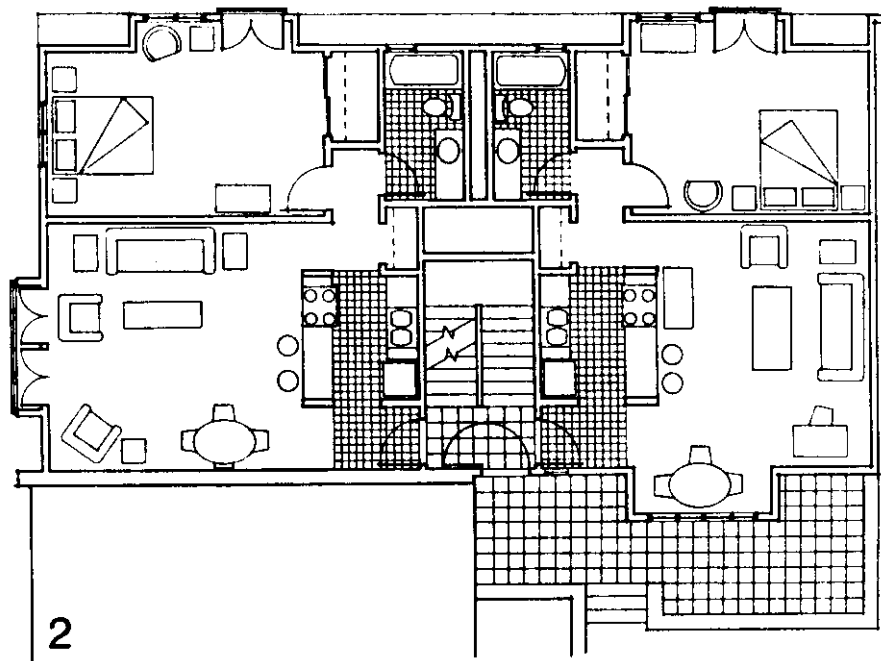
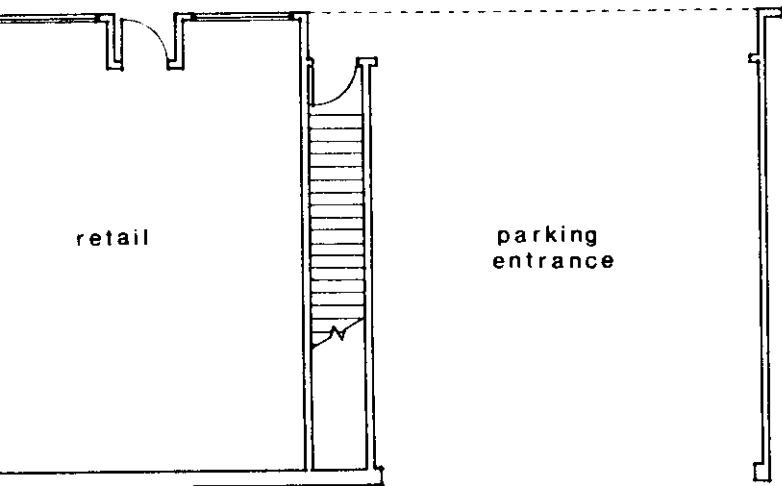
existing structures

units - c

unit - d

courtyard elevation

unit - d



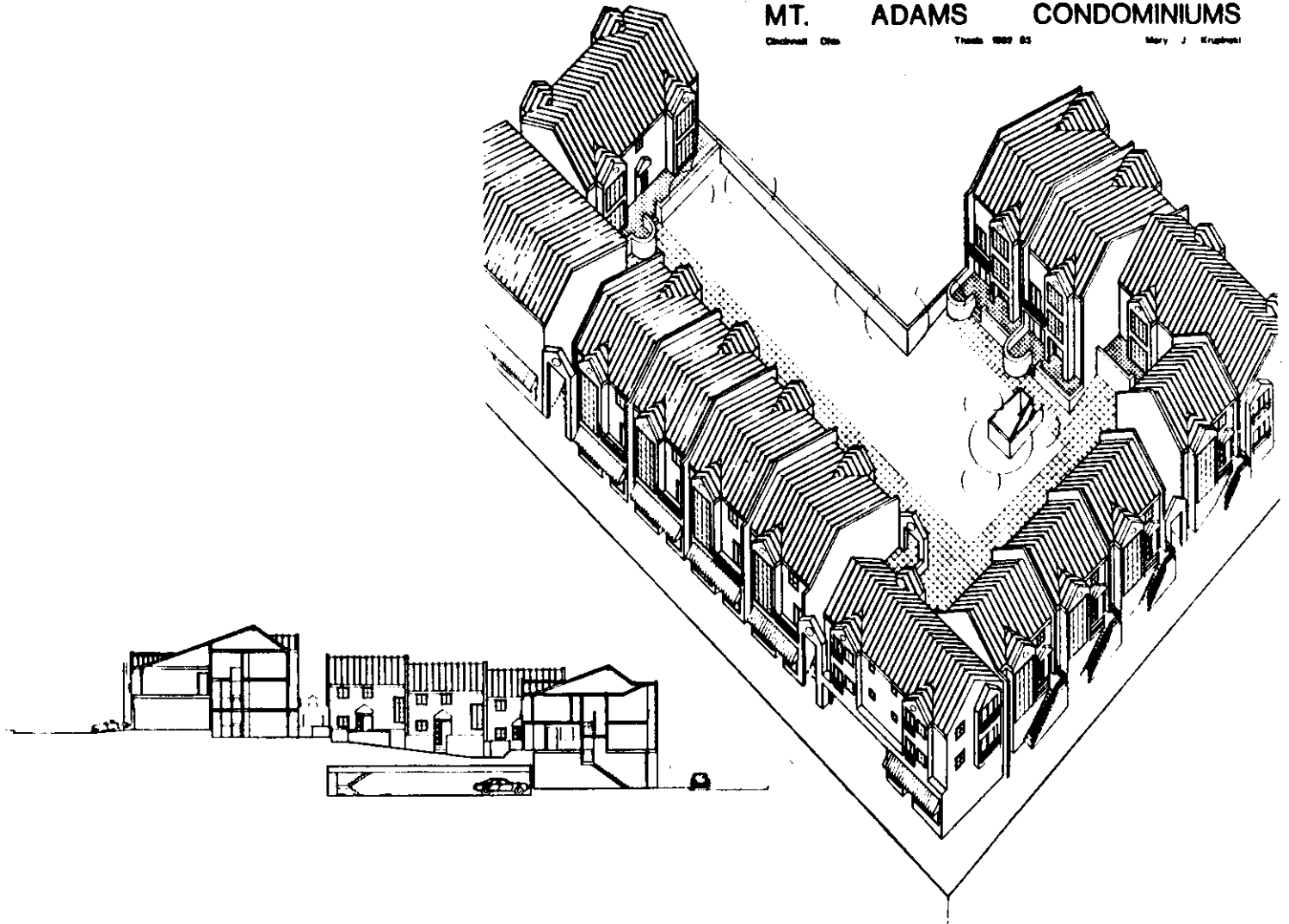
plans

MT. ADAMS CONDOMINIUMS

Chapel Hill, N.C.

March 1989

Mary J. Kruginski



axonometric

With the conclusion of every design problem one realizes what one might have done differently if given the opportunity, however I have been confident about the design decisions that have led me to my solution, and I am pleased with the outcome of the process and the project. The greatest lesson learned here was gained during the process of learning how to observe and analyze an environment. If it were not for the clear understanding of the environment of Mt. Adams that I gained through this, I don't feel that the project would have been as sensitive or as successful. Thanks again to John Burke and Søren Faartoft who have helped me to attain my goals.

conclusion

-Cincinnati: a profile, City of Cincinnati, 1980

-Tour Historic Mt. Adams, the Mt. Adams Preservation Assoc.

-Richard L. Moran, City planning Commission of Cincinnati

-Marc H. Cornett, production consultant

acknowledgements