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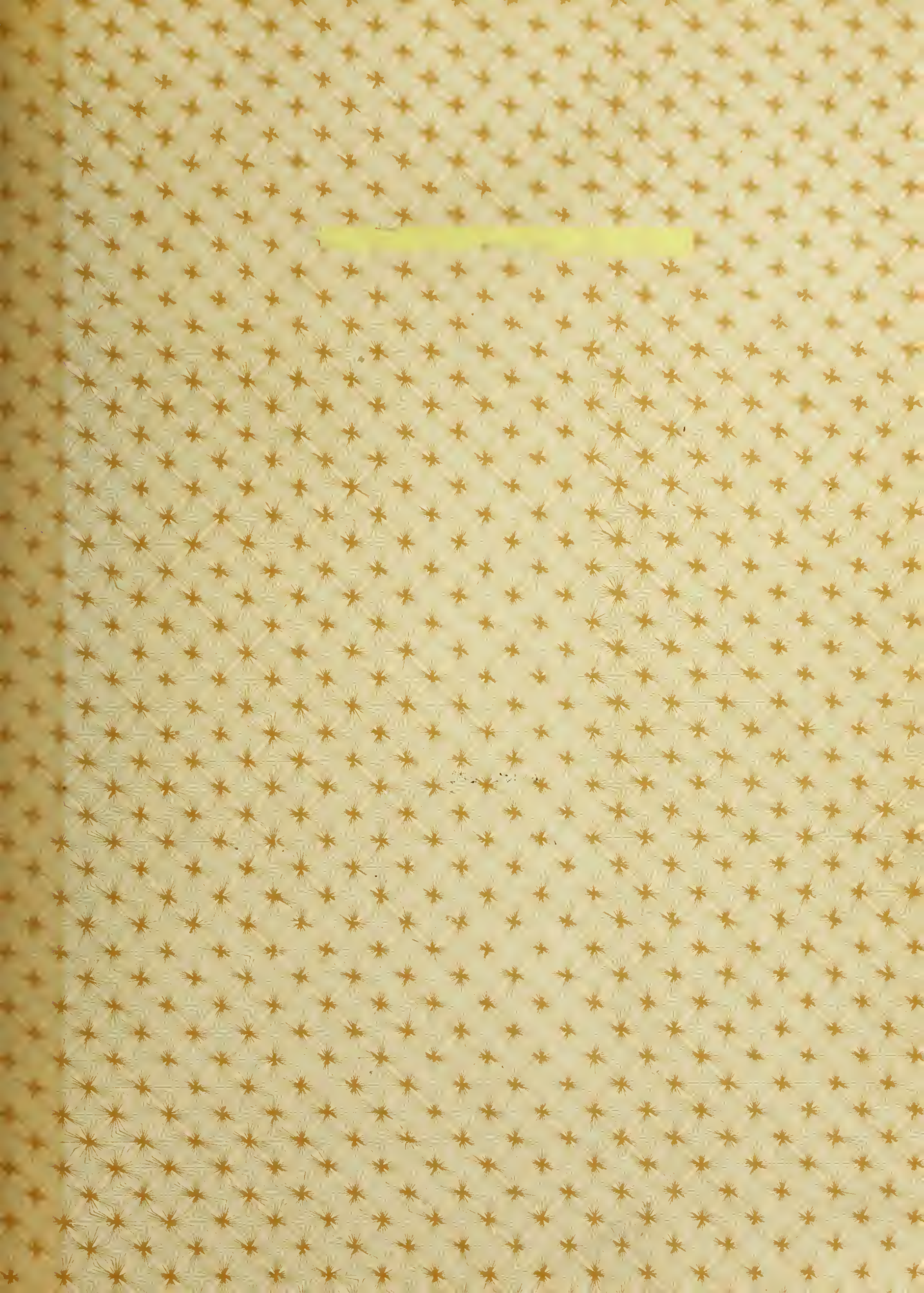
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NEW BOOK







AN APARTMENT HOUSE FOR  
FACULTY WOMEN

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BY

HELEN JANE VAN METER

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THESIS

For the Degree of Bachelor of Science  
in Architecture

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COLLEGE OF ENGINEERING  
UNIVERSITY OF ILLINOIS

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PRESENTED, JUNE, 1906



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THIS IS TO CERTIFY THAT THE THESIS PREPARED UNDER MY SUPERVISION BY

Helen Jane Van Meter

ENTITLED An Apartment House for Faculty Women


IS APPROVED BY ME AS FULFILLING THIS PART OF THE REQUIREMENTS FOR THE DEGREE

OF Bachelor of Science in Architecture

*C. Clifford Minker.*

HEAD OF DEPARTMENT OF Architecture





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The original purpose of the thesis herewith submitted was to design apartments for those women on the faculty who are here for at least ten months of the year, without a home; hence the title An Apartment House for Faculty Women. The plan as worked out however is equally well adapted to faculty men of like situation and even to families of two who do not care for extensive apartments.

The accommodations for which these people are now paying nothing short of exorbitant rentals are sufficient justification for presenting this thesis as a practical problem to answer a definite need.

The following data has been gathered from faculty women without regard to position or salary and is given here to show what they feel they must have in an apartment and what they are willing to pay for accommodations.

One woman pays \$22 a month for two rooms and an alcove, with the use of a bath room which serves the whole household and whose rooms are uncomfortably cold during severe weather. Two others pay \$21 per month for one room with alcove and use of general bath-room. Another pays \$18 for one large and one small room and general bath-room. Still another pays \$20 for two rooms with grate and general bath-room. And yet another pays \$220 per year for a bed-room and the family living room which she furnishes and which they occupy in common. These rooms were not arranged with reference to renting them in suites and have no connection, making it necessary to go through the main hall to get from one to the other.



From these facts it would appear that the very least in the way of accommodations to meet the needs of these women would be a living room, bed-room and bath and that the average rental would be twenty dollars per month.

The plan is a result of an attempt to make not only these necessary things convenient and pleasant, but to add such things as would make it more a home and less a stopping place. As completed, it has forty apartments, fourteen on the first floor, eighteen on the second and eight in wings on third floor with janitor's quarters and storage room over the center.

Each apartment has its vestibule, in which access is had to the pipe closet where all the plumbing is run. Leading from this vestibule is first, a bed room with good light and provided with a closet; next to this is a bath room with the three fixtures and next to this is a buffet kitchen provided with a pantry sink, a pantry refrigerator under a shelf, a small corner cupboard above the shelf and a gas plate of two burners with hood to carry off odors; and lastly, a living room with ample light and a fire place.

The outside doors of the vestibules lead into long corridors which are well lighted and have five entrances, all vestibuled. Four stair ways lead from these corridors to the second floor and two to the third floor of the wings.

On the first floor are three large rooms thrown into one and which provide a dining room to accommodate the entire establishment. A serving room connects the dining room with the kitchens in the basement. Although the dining room and kitchens have been placed in the building for the convenience of the occupants, the





restaurant would be necessarily a distinct establishment and table service would not be included in the renting of the apartments.

Balancing the dining room in plan are three large reception rooms and there are two toilet and cloak rooms adjacent to accommodate guests.

Opening into the main corridor is the janitor's office with telephone service. There are two rear entrances with porte cochere and just inside the vestibule are freight elevators running to the third floor from the basement.

The elevation of the building is designed after the old English country house with casement windows, many chimneys, steep roofs and terraces. Stone is the indicated building material although brick or half timbered work would be equally effective. The block plan shows the lay-out of the flag stone terrace which is at the floor level and leads down to the sidewalk level six feet below, by means of steps. At the sides of the building are tennis courts and at the rear are hedge enclosed lawns for hammocks and seats. On the block plan are small scale elevations of the side and rear of the building.

Although no final decision could be made as to this building being a paying investment for a capitalist, without first having definite figures on definite specifications (which is not the province of this thesis), yet, it might not be out of place to estimate the sum that would be warranted, by the rental paid in. The average rent now paid for unsatisfactory accommodations is about \$20 per month. Forty apartments at \$20 per month would be \$9600.00 per year. If the capitalist is to make six percent on



his investment, this sum for rent must represent ten percent of the original investment, which will allow forty percent of total rent for insurance, vacancies, janitor service, heating, lighting and refrigerator service.

The sum warranted for first cost of the building would be, by these figures, \$96000.00 which is surely no mean figure for the construction of such a building.

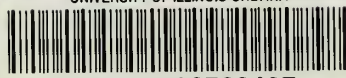








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