HOBART'S WATERFRONT

a development opportunity towards
the revitalization of the downtown
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I dedicate this book to my parents, Dan and Shirley Cover, for all the love and support they have given me throughout my life.
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ABSTRACT
Street has also suffered over the years. Its once unified street facades now exist as a haphazard array of commercial signage.

Through the rehabilitation and integration of the downtown area with the lakefront, a revitalization of Hobart's C.B.D. can be accomplished.

The intent of this project is to spark this revitalization. The project focuses on development opportunities for bringing people of all ages back downtown. The project consists of a comprehensive site plan for the lakefront and the concentrated development of one portion of this site into a year-round multi-use activity zone. This zone includes prototypical architectural building types and renovations, rehabilitations, and reuse plans for areas flanking the lake in the C.B.D. This project is a starting point from which life and vitality could once again be breathed into this dying town.

This project focuses on a series of issues which include:

- The development of a positive linkage between the downtown and the lake.
- The creation of a strong, unified image or identity for the downtown.
- The division of the lake into parts by the present 3rd Street Bridge.
- The deterioration of the historic downtown fabric and the revitalization of it.
- The need for an organized parking system which will enhance the connection between the downtown and the lakefront.
- The need for facilities, services, and activities to attract people downtown.
- The natural deposit of silt and trash in shallow areas of the lake.
- The existence of gaps in the urban fabric.
- The creation of a greater community awareness of the lake's potential.
- The existence of physical and psychological barriers between the downtown and the lake.
The following publication contains a series of issues, problems, and possible solutions to waterfront development in Hobart, Indiana. The thesis is to be a vehicle for the creation of a greater awareness, within the community, of the potentials for growth and development which is consistent with the existing city image. After an initial (3) months of running surveys, interviews and case studies on Hobart and various existing waterfronts throughout the U.S., one general observation stands out. In order for a waterfront development to survive and have any substantial effect on the adjacent business community, it must provide opportunities for all age groups throughout.
THE DAY AND INTO THE EVENING. BY APPLYING THIS BASIC IDEA TO HOBART'S WATERFRONT, AN ACTIVE, ENJOYABLE ENVIRONMENT, WHICH ATTRACTS PEOPLE AND PROVIDES EXPOSURE FOR DOWNTOWN BUSINESS, WILL BE CREATED.
HISTORICAL AND CONTEXTUAL BACKGROUND.
HOBART, IN.
LAKE COUNTY

DISTANCE AND DIRECTION TO MAJOR CITIES.

CHICAGO, IL. (N.W.) 40 M.I.
GARY, IN. (N.W.) 8 1/2 M.I.
INDIANAPOLIS (S.E.) 160 M.I.
SOUTH BEND, IN. (E.) 50 M.I.

LOCATION
LAKE COUNTY, INDIANA
COMMUNITY PROFILE FOR HOBART

POPULATION
1970 CENSUS 21,485
1980 CENSUS 22,987
1990 PROJECTED 24,400

AGE DISTRIBUTION (1980)
UNDER 5 7.7%
5-19 25.1%
20-34 24.9%
35-44 11.8%
45-64 21.2%
65+ 9.3%
MEDIAN AGE 29

MEDIAN HOUSEHOLD INCOME 23,688
HISTORY

The following diagrams and text deal with the historical development of the city of Hobart's downtown. Through this historical survey it is possible to understand how the town started, how it developed and some important events which helped shape the physical structure of the town. The illustrations show the changes in the town map as well as the image of the community. The dateline shows some of the major events through time.

1836 - First settlers arrive.
1845 - First school house on Center Street.
1846 - George Earle builds dam over Deep River and creates Lake George.
1846 - George Earle builds a saw mill and then a grist mill (main industry).
1848 - Town of Hobart laid out.
1850 - Population 240
1858 - Pittsburgh, Fort Wayne and Chicago Railroad built.
1872 - James Guter brick factory built.
1882 - New York, Chicago, St. Louis B.B. built.
1887 - U.B. Owen's Terra Cotta lumber & fireproof products factory built.
1888 - Elgin, Joliet & Eastern Railroad built.
1890 - U.B. Owen's hollow porous clay tile works & kulage brick and tile.
1892 - American Telephone and Telegraph Co. places poles in Hobart.
1899 - A.T.&T. are taking calls.
1900 - First autos in Hobart.
1911 - Hobart annexes additional land.
1921 - City Government established - Town Hall is above billiards room.
1922 - Population 3600.
1930 - Land obtained for parks and beaches.
1950's - Modernization of the store fronts begins.
1953 - Grist Mill burns down.
1960's - Last brick factory closes.
1980's - Deterioration of the C.B.D. and the lakefront continues.
SCHOOLS
There are three schools within the downtown area.
Hobart Sr. High School.
St. Bridget's Elementary.

BRICKIE BOWL
Hobart's football field. It attracts thousands of people downtown on Friday nights.

THE LAKEFRONT
Primarily used by people fishing or taking walks.

THE DAM
Creates two levels in the lake. (Visual attraction).

A well established Central Business District.

PROXIMITY TO PUBLIC PARKS.

THE EXISTENCE OF HIGHWAY 51 IN THE DOWNTOWN DISTRICT.
NATURAL BOUNDARIES

WHICH FORMED THE
DOWNTOWN.

PRIMARY VEHICULAR
LINKS BETWEEN THE
DOWNTOWN AND THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.

HIGHWAY 51.

GENERAL SITE LOCATION.
The site which has been selected for this project is a (3) block commercial strip along Hobart's main street and those areas along Lake George which are directly behind the main street. The area has many historic structures dating from the late eighteen hundreds and early nineteen hundreds. They contain commercial functions on the ground floor and apartments on the second floor.
ARCHITECTURAL IMAGE SURVEYS

#6 MOST COMMON RESPONSE
A RESPONSE TO THE VARIATION OF THE TYPICAL FORM OF CITIES.
AN EXPRESSION INDICATING A DESIRE FOR THE INCLUSION OF A MORE ORGANIC FORM SYMPATHETIC TO THE NATURAL CONTEXT.

#1 AND #3 MOST COMMON
THE INTERACTION RESPONSES EVOKED A DESIRE FOR MINIMIZING THE BUILDINGS AT THE WATER'S EDGE AS WELL AS AN INTERMIXING OF LANDSCAPING AND A FORM WHICH REPEATED THE SMOOTH FLOWING EDGE OF THE WATER.
BUSINESS AND COMMUNITY SURVEYS WERE CONDUCTED ALONG WATERFRONTS THAT HAVE RECOGNIZED THEIR POTENTIAL AS WELL AS THOSE WHICH NEED TO BE DEVELOPED. THEY DETERMINED THE FEASIBILITY OF A WATERFRONT DEVELOPMENT, THEIR PRESENT USAGES, AND THOSE ACTIVITIES WHICH NEED TO BE PROVIDED.

PRESENTLY, THE VIEWS ARE THE PRIMARY REASON FOR PEOPLE COMING TO THE WATERFRONT. FURTHER CONSIDERATIONS BROUGHT UP THROUGH INTERVIEWS AND SURVEYS INCLUDE ACCESSIBILITY, PARKING, PEDESTRIAN-VEHICULAR SEPARATION, INCREASED SECURITY, AND YEAR ROUND ACTIVITIES.

A STRONG DESIRE FOR PUBLIC FACILITIES WAS ALSO EXPRESSED.
AS A MEANS OF ORGANIZING THE PROJECT, THE SITE WAS DIVIDED INTO FOUR OVERLAPPING ZONES. BY DOING THIS, EACH ZONE COULD BE LOOKED AT IN MORE DETAIL OR AS PART OF THE OVERALL PROJECT.

THE HISTORIC AND PRESENT DAY CHARACTERISTICS OF EACH ZONE HAD BEEN STUDIED IN ORDER TO DEVELOP AN UNDERSTANDING OF EXISTING PATTERNS ALONG THE LAKEFRONT.

BY DOING THIS, ACTIVE AND PASSIVE ACTIVITIES COULD BE PLANNED AND LOCATED IN A WAY WHICH WOULD REINFORCE THE NATURAL AND MAN-MADE SYSTEMS ALONG THE LAKEFRONT.
ZONE 1
The historic starting point of the city.
It is presently being developed into a festival park which should be oriented towards celebrating the city's history.
Primary feature of the area is the dam. It creates approximately a 10' change in the level of the lake.

ZONE 2
The area is divided into (2) sections by 2nd Street.
1) A historically passive zone composed primarily of elderly housing and the library.
2) An historically active commercial district.

ZONE 3
Main Street - the reestablishment of the historic character of the downtown.
It would be a step back in time to spark the memories of the city's inhabitants.
The connection of Main St. with the waterfront.
ZONE 4

THE HEART OF THE DOWNTOWN DISTRICT AND THE CENTER OF ATTENTION FOR THIS PROJECT.

This area is historically the heart of the city and should once again capture the year round vitality which is characteristic and essential to its survival.

There are several design issues which are generated within this area. Each issue will be discussed individually but should be considered as part of the overall design.

- The raising of the third street bridge.
- The provision of water and other recreational and spectator activities.
- The cleaning up of that portion of the lake which has become a garbage dump.
- The creation of activities for Hobart's youth (a place to hang out).
- The reuse of existing structures for beneficial lakeshore activities.
CONCEPTUAL PLANNING

THE CREATION OF TWO PRIMARY NODES (POINTS OF ATTRACTION) CONNECTED BY A PATH CONTAINING SECONDARY NODES.

THE PATH ACTS AS A POINT OF TRANSITION BETWEEN THE CITY AND THE LAKE.

FORMING THE CON-

VEHICULAR

THE PHYSICAL MARKING OF MAIN STREET TO DRAW ATTENTION TO AN EVENT.

THE DEVELOPMENT OF A VISUAL TERMINUS TO EACH MAJOR STREET LEADING INTO THE LAKEFRONT.
SECTION BETWEEN THE LAKE AND MAIN ST.

PEDESTRIAN

THE ESTABLISHMENT OF PRIMARY AND SECONDARY NODES INTO A SEQUENTIAL PROGRESSION FROM MAIN STREET TO THE LAKE.

NATURE

THE INCORPORATION OF THE NATURAL ELEMENTS OF THE LAKE INTO THE URBAN CONTEXT.

SITE DIAGRAMS
AN OBJECT ON LAND.
THE RELOCATION OF AN
EXISTING STATUE
COMMEMORATING W.W.I VETERANS.
AN OBJECT ON AN EDGE -
A DIVIDER. THE FOUNTAIN
ACTS AS A SYMBOLIC BREAK-
ING POINT BETWEEN THE
THE TERMINA-
Situation of an Axis

Quiet natural portion of the site and the active manmade areas.

An object transpiring a symbolic translation from the rigid geometry of the city to the organic composition of the lakefront.
EXISTING CONDITIONS: THE BRIDGE IS TOO LOW TO ALLOW EVEN SMALL BOATS UNDER IT.

RELOCATE BRIDGE FURTHER DOWN FROM BUILDINGS, THUS SAVING ANY STRUCTURES WHICH ARE OF ANY VALUE.

OBJECT ON THE LAKE
- A VISUAL TERMINUS
- A PHYSICAL CONNECTER
- Simple Form
- The introduction of nature.
- The establishment of rhythm.
- The incorporation of needed functions.
- The study of details.
- The establishment of the bridge as a "place".
- A landmark.
The current creates a natural garbage dump in this area.

Reclaiming wasted area for public use, accenting the original river bed.

The creation of an island.

The island.
THE USE OF THE ISLAND FOR ROLLER SKATING AND ICE SKATING. PAVILIONS PROVIDE FOR SKATE RENTAL AND SUN AND WIND PROTECTION.

THE ISLAND IS DIVIDED INTO TWO SECTIONS: 1) A VERY DEVELOPED SECTION WHICH ACTS AS A TERMINATION POINT FOR THE CITY. 2) A MORE NATURAL ZONE RELATING TO THE ADJACENT PARK AREAS.
EDGE CONDITIONS

A PLACE TO SIT.

The best seats are those which open onto activity and are designed with regard to view and climate.

Stair seats - a spot high enough to give a vantage, and low enough to be in the action.

TIERED EDGE

NATURAL EDGE
PARKING AS A DESIGN SYSTEM.

By creating small pockets of parking in between the stores and the lakefront, a person is exposed to both.
THE ADAPTIVE REUSE OF AN EXISTING BUILDING INTO A RESTAURANT AND COFFEE SHOP.

PROPOSED LOCATION FOR ISLAND.

THE RESTAURANT
1. Festival Center
   Reveli Bandshell
   Amphitheater
   Pavilion
   Boat Launch
2. Dam
3. Sculpture Plaza
4. Fountain
5. New Bridge & Canoe Rental
6. Restaurant & Coffee Shop
7. Manmade Island
   Year Round Skating
   Pavilions
   Skate Rental
8. Teen Club
9. Movie Theater
10. Rock and Water Sculpture
    Overlook
NEW THIRD ST. BRIDGE
FIRST FLOOR - RESTAURANT
SECOND FLOOR - LOUNGE
N.W. ELEVATION AND BRIDGE
GROUND FLOOR - COFFEE SHOP
CANOE & PADDLE BOAT RENTAL (UNDER BRIDGE)
S.E. ELEVATION AND THE THIRD ST. BRIDGE.
THE PORCH

THE ISLAND
POTENTIAL PROJECTS

ZONE 1

FESTIVAL PARK — TO CELEBRATE HOBART’S HISTORY, AGRICULTURE, ORIGINAL INDUSTRY & ITS USAGE OF THE LAKE’S WATER, ECOSYSTEM, SPORTS AND NATURAL HOLIDAYS ORGANIZED AS SPECIAL EVENTS,

A. AMPLITHEATER - USING NATURAL SHAPE OF LAND, CONCRETE RISERS, GRASS TREADS - POSSIBLE FLOATING STAGE TO WITHSTAND CHANGING WATER LEVELS.
   - REST ROOMS
   - LIGHTING, ACOUSTICS
   - USED FOR PLAYS, MUSIC BY HIGH SCHOOL & CITY ORGANIZATIONS.

B. KINETIC SCULPTURE - SCULPTURE WITH MOVING PARTS POWERED BY MOVEMENT OF WATER CHANNELED IN FROM THE LAKE → THIS BEING REMINISCENT OF THE GEARS AND TURBINES BEING POWERED BY THE LAKE’S WATER IN THE OLD GRIST MILL.

C. STAGE FOR SEATING, UP CARNIVAL OR TENTS FOR SPECIAL EVENTS.

D. SEATING
E. ABILITY TO PLAY IN OR WITH FALLING WATER AROUND DAM.
F. VENDORS
G. COVERED WALK OVER DAM — ENTRY INTO PARK.
H. AREA FOR FISHING.
I. PARKING.
ZONE 2

LOWER LEVEL - EDGE OF LAKE

A. PROMENADE - AN UNDULATING PATH ALONG THE LAKE EDGE PROVIDING:
   1. PLACES TO SIT
   2. VIEWS
   3. AREAS FOR FISHING
   4. LIGHTING
   5. WALKING, JOGGING
   6. RECREATIONAL OPPORTUNITIES
   7. TRASH CONTAINERS
   8. LANDSCAPING

B. FOUNTAIN - TO PROVIDE A VISUAL END TO THE 2ND STREET AXIS
   1. HELPS FORM STRONGER LINK BETWEEN MAIN STREET AND THE LAKE
   2. PROVIDES OPPORTUNITY TO TOUCH WATER
   3. FORMS A DIVIDER BETWEEN THE COMMERCIAL SECTION OF SITE & MORE QUIET AREAS
   4. ACTS AS A RESTING POINT ALONG THE PATH

MID-LEVEL - PARKING & SERVICE ZONE

1. ORGANIZED SYSTEM OF PARKING
2. LANDSCAPING
3. ACCESS TO STREET & LAKE

UPPER-LEVEL - EXISTING COMMERCIAL & OTHER ACTIVITIES FACING MAIN STREET

- URBAN HOUSING - ENTERING FROM & OVERLOOKING LAKE
BUILDING 1 - MULTI-USE

A. NON ALCOHOLIC NIGHT CLUB.
   1. DANCING.
   2. SEATING.
   3. STAGE
   4. BAR - SERVING NON ALCOHOLIC DRINKS
   5. POSSIBLE CASINO - TABLES - PLAY MONEY ONLY
   6. RESTROOMS
   7. CONTROLLED ENTRY & INTERIOR
   8. STORAGE
   9. OFFICE SPACE.
10. POSS. CONNECT WITH NEIGHBORING THEATER.
11. VIDEO SCREENS.

B. SODA SHOP - OPEN TO LAKEFRONT - FAST FOOD/SNACKS.
   1. SEATING - INDOOR & OUTSIDE.
   2. SODA FOUNTAIN/COUNTER W/SEATING
   3. ABILITY TO GET FOOD BOTH FROM NIGHT CLUB AREA & LAKEFRONT.
   4. KITCHEN
   5. STORAGE / FREEZERS / FRIGERATORS.
   6. RESTROOMS.
   7. OFFICE

C. RENTAL OF FISHING SUPPLIES? / BIKES.

EXTerior
A. TERRACES FOR LAYING OUT ALONG LAKE
B. OUTDOOR SEATING
C. PROMENADE EXTENSION

D. DELIVERY & PARKING ACCESS
E. PARKING
F. LANDSCAPING.
BUILDING #2  RESTAURANT

A. SIT DOWN DINING
   1. OVERLOOK LAKE AND OUTSIDE SEATING/ACTIVITIES.
   2. INTERIOR SEATING.
   3. RECEPTION AREA
   4. KITCHEN
   5. OUTDOOR PATIO SEATING.
   6. STORAGE.
   7. RESTROOMS
   8. OFFICE

EXTERIOR - YEAR ROUND - ICE SKATING/ROLLER SKATING RINK - BUILT ON PORTION OF EXISTING LAKE.
- 1. SERPENTINE WALL FOR SITTING, LAYING OUT, CHANGING INTO SKATES.
   2. ROSS TENT STRUCTURE
   3. PROMENADE ON UPPER LEVEL
   4. PARKING
   5. DELIVERY & VEHICULAR ACCESS.

ICE SKATE & ROLLER SKATE RENTAL AND CANOE RENTAL
1. OPEN TO BACK OF SITE (LAKE SIDE)
2. STORAGE
3. CHECK-OUT AREA
4. STORAGE SHED FOR CANOES/SMALL ONE-MAN SAIL BOATS.
5. OFFICE SPACE.
THE BRIDGE - THE CREATION OF THE BRIDGE AS A LANDMARK.

1. A GATHERING POINT
2. A PLACE FOR VIEWS
3. HIGH ENOUGH TO GET SMALL SAIL BOATS UNDER IT.
4. FISHING
5. FUNCTIONAL REQUIREMENTS
6. SEATING
7. LIGHTING
8. LANDSCAPING

ZONE 3

HISTORIC RESTORATION OF MAIN STREET
1. CREATION OF MEMORY LANE
2. ESTABLISHMENT OF A SET OF CRITERIA FOR THE RESTORATION AND SIGNAGE.
3. LANDSCAPING
4. STREET FURNITURE.
POTENTIAL USERS AND NEEDS.

1. ELDERLY
   A. SECURITY
   B. CHANCES TO VIEW ACTIVITIES
   C. PLACES TO TAKE GRANDCHILDREN.
   D. ACCESSIBLE BY FOOT
   E. TOURS IN BOATS ALONG LAKE
   F. GAMES/ACTIVITIES
   G. PROMENADING
   H. SITTING, RESTING
   I. DINING
   J. FOUNTAINS - PLACES TO FEEL WATER
   K. PLACES TO FISH
   L. PLACES TO FEED THE DUCKS.
   M. REST ROOMS/WATER.

2. CHILDREN
   A. TOY BOAT POND
   B. PLAYGROUND
   C. SAND
   D. FISHING
   E. ROCK THROWING
   F. BICYCLING
   G. GAME PLAYING
   H. PUPPET SHOWS
   I. CIRCUSES
   J. FOOD
   K. RESTROOMS
   L. SLEDDING
3. **TEENAGERS**
   A. Own space/place
   B. Place to be seen & see
   C. Bright lights
   D. Hot sun
   E. Music
   F. Junk food
   G. Dancing/skating
   H. Court games
   I. Swimming/diving
   J. Area for motorcycles/car
   K. Lighting & security for and against teenagers
   L. 24 hour stuff
   M. Skating.

4. **A person with $2.00 to spend.**
   A. Boat rentals - canoe, paddle boat.
   B. Bicycle rental
   C. Food - café, vendors
   D. Plenty of greenery
   E. Amphitheater - free performances.
   F. Fishing supplies
   G. Places to be close to water.
   H. Places to park.
   I. Skating
5. Brown-Bager
A. Pleasant place to sit and have lunch.
B. Garbage Pails
C. Benches, tables
D. Places to get drinks
E. Places to be warm in winter.
F. Lots of grass
G. Access to Lake
H. Lighting along lake
I. Short term boating
J. Security
K. Places to park.
L. Restrooms/water

7. The Athlete
A. Connection of CBD. Waterfront to public parks in area.
B. Biking
C. Jogging
D. Boating
E. Place to get a drink.


