LOCKEFIELD GARDENS
A REHABILITATION OF AN EXISTING HOUSING PROJECT

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FIFTH YEAR
ARCHITECTURAL THESIS
COLLEGE OF ARCHITECTURE AND PLANNING
BALL STATE UNIVERSITY 1979-80
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ABSTRACT

Lockefield Gardens was a public housing project constructed in 1936-8 in Indianapolis, Indiana. Built under the direction of the PWA, this project was conceived as a community capable of providing apartment living to those who could not obtain homes of such quality otherwise. The buildings now stand empty; their future has been a public issue for at least ten years and a source of public conflict for more than three years. The purpose of this thesis is to demonstrate the potential of the project's revitalization and development into a growing, viable community.

Through this project I have come to realize that the conditions which give people that "sense of place" or sense of belonging within a community, conditions that seem to have evolved naturally within established communities, have specific roots in terms of ideals and principles. Broadly speaking, a community's vitality can be observed in its ability to promote both individuality of private homelife, and healthy and beneficial activity at the community level. Underlying all physical design must be an understandable territoriality, and mechanisms towards security. And most importantly, residents themselves must have the ability to control and shape their surroundings. Through this book I hope to illustrate further how these major objectives might be manifested in terms of physical design.

This project was completed in an experimental thesis studio which sought to understand and apply the theories and philosophies of Christopher Alexander. Through his publications, A Pattern Language, and A Timeless Way of Building we obtained new insights of how man might better perceive and change his environment.
ACKNOWLEDGEMENTS

Through the course of this project, many people have given me assistance, encouragement and support. I would like to express my thanks to those people who made the pattern language thesis studio possible and a very meaningful experience.

Dan Woodfin, critic
Lynn Petrie
Steve Alexander
Dan Brelvogel
Dale Hurstns
Dave Wellman

Outside critics (C.A.P. faculty):
Sonny Palmer
Art Schaller
Jim Anderson

Other students and friends for their help and advise:
Cindy Nichols
Mark Prange
Dan Phillips
Ann Herbstrecht
Heather Faulding

In the early stages of research, interviews with the following persons were also very helpful. Their time and knowledge is much appreciated.

Department of Metropolitan Development of Indianapolis, Design Studio

Reverend Fields, Director
Midtown Economic Development and Industrial Corporation Indianapolis

Robert R. Baxter
Assistant to the Vice President
Indiana University/Purdue University at Indianapolis

Housing Authority of the City of Indianapolis for field trips to the site, drawings, and inside stories:
Fred Thomas, Executive Director
Larry D. Paul, Development Coordinator
Fredric A. Ramsom, Chief of Elderly Management
Bob Green

And lastly, to my editor and emotional backer:
Charlie Scott
HISTORY

With the advent of the Great Depression it was realized that the housing needs of the poor were grossly under-satisfied by the free enterprise system alone. The Federal Government, therefore, with the creation of the Housing Division of the Public Works Administration in 1934, sought to undertake "construction, alteration or repair... of low cost housing and slum clearance projects...." in an effort to provide employment and "decent sanitary dwellings to those whose incomes are so low that private capital is unable to provide adequate housing within their means". This effort, limited though it was by time and money, marked the first time the U.S. Government alone had set out to provide housing for families of low incomes living in substandard conditions.

Of the fifty-one low income housing projects built across the country by the Housing Division before its demise in 1939, Lockefield Gardens was one of the first projects, and remains today the best remaining example. As with all the projects, it was planned by a staff of architects, planners, socialists and economists. Lockefield, more so than others, best reflected the Housing Division's early policies and ideals, and became an official recommended model for later Federal housing programs. It also had a profound influence upon other non-public and non-Federal housing developments in this country.
Project planning was taken from theoretical design techniques, as well as from techniques borrowed from 20th century European large-scale housing projects. Many internationally renowned city planners contributed to the early development of Housing Division policies and later program refinements as the projects crystallized. The Housing Division planners realized it was impossible to apply a blanket design to every individual site, so instead, aimed at general principles and goals — foremost among these was providing self-contained neighborhoods and a stability of family structure through a sense of community.

To physically foster these goals, the site planning of Lockefield Gardens evolved from an adaptation of the Zellenbau formation of sitting, developed in Germany in the 1920's. This plan eliminated the grid pattern of existing streets and restricted auto circulation to the perimeter of a site; forming a "superblock" which would allow greater latitude in the planning of buildings on the site interior. In the case of Lockefield, a 22.1 acre superblock was created in which buildings were sited regardless of lot lines and the direction of community streets, to afford the advantages of sunshine and views to every apartment. This configuration essentially did away with differentiation of front and back facades. Building heights were also limited, but with 750 units in 15 three and four-story and 8 two-story buildings, only 25% of the site was actually built upon. The remaining open space accomplished by this design, became common green space. A central mall was developed, permitting various community and recreational uses. In this homogeneous (self-contained) community, stores, public meeting rooms, workshops, indoor recreational facilities were also developed on the site. An existing school was fortuitously located at the end of the mall — framing and defining the mall.

The plans for Lockefield Gardens were developed by Indianapolis architects, Merritt Harrison and William Earl Russe, with strong Federal oversight. The Federal housing program was non-discriminatory, but in segregated Indianapolis, Lockefield Gardens was opened exclusively for blacks in 1938. Even though the project only slightly eased an acute housing shortage in the city, it became a source of local pride and admiration—an example of what could be done.

Top & Bottom - Illustrations from an original promotional brochure emphasize landscaped open spaces and domestic conveniences.
Located on Indiana Avenue in the Midtown area of Indianapolis, Lockefield Gardens was constructed in the center of what had historically been the city's black community. From the late 1800's on, the "Avenue" had served as the social, cultural and economic center of the black community. It had become known as the "Tunky Broadway" of Indianapolis with the great variety of musical entertainment that occurred along the street. As Lockefield now offered the most desirable housing for blacks in Indianapolis, the project essentially became a focus of the entire black community. Many Indianapolis black leaders such as Julia Carson and William Crawford have pointed out that their family roots lay in Lockefield Gardens, "the mecca of black culture in Indianapolis."

During the late 1950's and early 1960's the Midtown area began a steady decline as court rulings on open housing allowed blacks to live anywhere they chose. As the area's more prosperous black families began moving away to other residential sections of the city, many of the area's businesses began to suffer and neighborhood cohesion was disrupted. In addition, the expansion of the I.U.-P.U.I. campus and medical-center, and construction of the north leg of the Interloop have significantly reduced the area devoted to residential use. The population of the area continues to decline as university expansion, demolition of housing, and the general physical deterioration of homes has resulted in a population decline from 13,200 persons in 1960 to about 7600 persons in 1970.

The Lockefield Garden apartments closely reflect the fate of the Midtown Area. A steady decline of the project's social and physical condition brought about its eventual closing and relocation of all residents in 1976. As Lockefield was transferred from the Federal Government to the local Public Housing Authority in 1964, the deed stipulated its use to be exclusively for low-income housing. From 1966 to 1973, the City applied for funds from HUD to rehabilitate the buildings for low-rent housing again. But as the 1973 proposal was accepted for funding, District Court Judge S. Hugh Dillon enjoined the city in 1975 from renovating the project for low-income persons as part of the comprehensive school integration plan. In 1977, both HUD and the city were considering demolition of the now empty buildings. Taking action to prevent this, the Advisory Council on Historic Preservation prepared a report revealing the projects eligibility for inclusion in the National Register of Historic Places and possible designation as a National Historic Landmark. Their studies created public awareness and brought to the surface much opposition to the proposed demolition. Since then, more studies have been prepared by HUD as to feasible re-use of the project, but to my knowledge at this time, a final solution has not been resolved.

Yes ... Lockefield Gardens ... But
Justice Barks
Dillin's Ruling
On Lockefield
Lockefield Demolition
Now Up To U.S. Court
After Case Transfer
Saye-Lockefield Cry Raised

City, Blocks To Unite On Lockefield
Preservation Recommand
Lockefield Cited As Historic Site

Top - Taken soon after completion of Lockefield
this aerial photograph shows the extent of the sur-
rounding community.
Bottom - Headlines from recent local papers.
PRESENT CONDITIONS

Lockefield is surrounded by activity and demise — to the west and south are growing and established medical and university facilities and to the north and east are deteriorating black neighborhoods.

The medical complex extends from Lockefield's west border to White River, composed of a conglomerate of hospitals, clinics, supportive offices and educational facilities. Although immediately surrounding Lockefield Gardens are large expanses of parking lots, the interior spaces of the medical complex are quite pleasant with paths, plazas and greens connecting and unifying the varied facilities into a campus-like complex.

To the south of Lockefield are the growing university facilities of IUPUI which extend south and east from the existing hospital complex. Whereas the medical complex is more established, with buildings dating from 1875 to the present day, the IUPUI campus is not much over 10 years old and has grown at a rapid rate at that. Just within the last year (1979-1980) two parking garages of 1540 cars each and 110,000 S.F. of classroom space has been built. Much land that was formerly residential has been cleared to accommodate future growth, but presently, the campus remains isolated from the nearby downtown business district by a vacant wasteland of acquisitioned properties and parking.
As IU UI is almost entirely supported by computer students, there is very little housing available in the area, and consequently, the area is virtually dead after classes end. Although the university administrators propose further expansion of academic facilities and support residential development in surrounding areas, they themselves do not want to become involved in the building and maintenance of student housing on the campus proper or within the surrounding area.

In contrast to this, the areas north and east of Lockefield are only a remnant of the community that at one time extended through the entire Mid-town area. For the residential area south of Indiana Avenue it is only a matter of time before it is completely extinguished. IUUI has acquired virtually all of this area's vacant properties which comprise about 90% of the total parcels. North of Indiana Avenue there is more of a community fabric, but with vacant sites (29%), vacant structures (14%) and many structures in bad condition scattered evenly throughout the area, a generally less than desirable environment exists.

The most recent study of the physical and social conditions of the area north of Indiana Avenue was completed in 1978 by Whitley/Whitley Inc. for the Task Force on Urban Growth and Revitalization. Their survey revealed that practically all of the 231 buildings remaining (most of which are wood frame construction and residential in use) are in need of some repair, varying from minor fix-up to major structural, with 15-32% being of such poor condition that demolition has been proposed. The report also pointed out that
although 34 structures have been designated by the Historic Landmark Foundation of Indiana as having historical merit, a quarter of these have major structural defects. But on the other hand, some structures are particularly noteworthy and could be rehabilitated, especially the Walker Building — a mixed commercial, theatre, and office building located on Indiana Ave and West St.

Although a majority of the occupied structures are owner occupied (46%), the age and income of the residents in the area are significant deterrents to any owner initiated rehabilitation. The Whitley/Whitley survey showed that there are 225 households within the area north of Indiana Ave., comprising an estimated total of 432 persons. These households are composed primarily of elderly; more than two-thirds are headed by persons of 65 years or older and forty-six percent are single person households. In over half of these households is no employed person, resulting in many owners supporting themselves by renting a portion of their home and/or by owning a rental unit. Most of the households interviewed indicated that they want to see housing conditions improved, however, very few indicated an interest in low-interest rehabilitation loans—reason being their age and income. Along with general housing repair and improvements, residents also sited that the area needs more commercial facilities (drug store, hardware store, grocery store, laundromat), demolition of vacant housing units, development of new units for low-income families and elderly, and more public facilities (community centers, daycare centers, and recreational and park facilities).
The most recent city supported plans for the area show redevelopment of the area north of Indiana Avenue beginning with total clearance of several blocks facing Indiana Avenue and selectively throughout the remainder. Also proposed is construction of new commercial facilities, a community building, and new residential units, including 200 units for the elderly. For the area south of Indiana Avenue, IUPUI, with its land acquisition program, is supporting city plans which show redevelopment of the area into moderate density housing to be marketed to workers and students of the nearby downtown and university/medical center areas. The Whitley/Whitley report, while supporting these major redevelopment plans, has made recommendations which answer more specifically to the problems and needs of the existing residents. The following is a preliminary statement to their proposal:

The City should not wait for a final decision on Lockefield or final redevelopment plans for the to be developed to improve the living environment of Midtown for the present population. As public actions and/or inactions have contributed largely to the environmental conditions in which these remaining householders live, the public should accept responsibility for ameliorating the existing poor living conditions.

Their recommendations include a grant assistance program for homeowners over 60 years of age, low interest loans for all others interested in making home repairs, demolition of existing vacant sub-standard structures, and the establishment of a mechanism by which present residents may share in the economic benefits that will occur through public investment in the area.
After understanding the interim nature of forces and conditions present in areas surrounding Lockefield Gardens, especially to the north, east and south, it became necessary to consider and project a possible future for these areas. As city master plans and reports point out, with IUPUI, the medical center facilities and the DBD closely, supportive residential communities are needed in the Lockefield area. But as the Whitley /Whitley report concludes, the needs of the people who still live in the area should not be ignored as they generally have been in the past.

Therefore, my proposal for the area in the context of new area development -- new housing and supportive commercial and community facilities -- is to do it in small pieces and at a rate that community participation and attention to the positive aspects of the existing fabric may be possible.
Although, for the purpose of this project no master plan was developed, I was able to conclude some basic critique for redevelopment.

1. Response to the existing footprint.

Undeniably the strength of any community lies in its people, but the physical structure of the Midtown area was an underlying factor supporting the strong sense of community that once occurred. Its boundaries, center and patterns of land use and circulation were all features that contributed to community cohesion. Although boundaries have changed or weakened and much of the existing fabric has deteriorated, the basic footprint of the community still exists — its network of streets, alleys and paths.

a. Redevelopment of Indiana Avenue.

As both the community center and a direct connector into the city center, Indiana Avenue gave the surrounding neighborhoods community identity and a definite sense of place within the city fabric. Any redevelopment in the area should seek to re-establish the commercial facilities along Indiana Ave and concentrate them into the previous nodes of activity that are naturally formed by intersecting streets and pedestrian paths.

b. Use and modification of existing streets. I feel the existing street patterns were supportive of the formation of identifiable neighborhood spatial units, but new increased traffic in the area will only tend to weaken their identity. So while the basic layout of streets should be maintained, modifications should be made to eliminate all direct through streets within a defined neighborhood.
2. Gradual infill and reuse. Although many of the existing buildings are no longer economically practical to rehabilitate, large scale development, which will involve clear- ing all remaining structures and relocating residents, is not the solution either. The general character of these areas should be retained for the sake of the existing residents and residents of the future. By gradually infilling the area with small projects -- a cluster of townhomes within a block or an apartment building developed over three existing parcels -- the people who presently live in the area may remain, have a say in the development and possibly benefit from the improved conditions.

3. Fusion of existing work and academic communities with proposed residential areas. The boundaries that develop between UCPU, the surrounding industry, and the residential communities are an important consideration. The most desirable boundary between areas of conflicting interest would be a band of land containing commercial or recreational uses to be used commonly. For areas that are mutually supporting, rather than a definite boundary or line occurring between areas, different land uses could blend into one another: for example, some university facilities could easily be intermixed with commercial and residential areas.
RESIDENTS

To achieve my goal of the formation of a healthy, stable and self-sustaining community the following ingredients became essential:

1. The project should seek to obtain a balance of age groups - for no stage of life is completely self-sufficient.

2. To further support this need, there should be a mix of household types; families with children, young and elderly couples, and singles.

3. And to insure the community has the incentive and power to control their environment there needs to exist a large amount of ownership. Even when rentals are necessary, there should be a system by which people can improve and change their homes with a financial incentive or benifit incurred.

It was apparent early in the project that it would be easy to attract a population group made up of I.U.P.U.I. students, faculty and staff, employees of the nearby medical complex and people who work in the downtown business district. Because of the concentration and proximity of these work places and university facilities to Lockefield, in combination with an overall deficiency of center-city housing, these people will most likely become a major user group.

Surveys completed for a study: Midtown Neighborhood Development Potentials in 1977 by Hamer, Siler, George Associates further supported both the need and the desire. But compared to the Indianapolis area as a whole, these people are young (mainly between the ages of 20 and 30 years) and with a high percentage of singles.

But in an effort to come closer to a variety of ages and households, Lockefield will have to be made attractive to family households. Home ownership would seem to offer some incentive to families, and would in turn induce more community pride, interest and cohesion. Reasonably priced homes would also offer an additional incentive, and for this purpose I would propose a program of marketing and sales similar to urban homesteading. Because the project is still federally owned and the units require considerable rehabilita-

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<th>% interested in</th>
<th>% of total nearby housing</th>
<th>IUPUI pop.</th>
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<tr>
<td>Undergraduate Students</td>
<td>30%</td>
<td>70%</td>
<td>80%</td>
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<tr>
<td>Graduate Students and Professionals</td>
<td>40%</td>
<td>60%</td>
<td>90%</td>
</tr>
<tr>
<td>University-Medical Staff</td>
<td>50%</td>
<td>50%</td>
<td>100%</td>
</tr>
<tr>
<td>Methodist Hospital</td>
<td>28%</td>
<td>72%</td>
<td>72%</td>
</tr>
<tr>
<td>Downtown Workers</td>
<td>26%</td>
<td>74%</td>
<td>74%</td>
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SURVEY RESULTS FROM
Midtown Neighborhood Development Potentials
Hamer, Siler, George Associates 1977

In any case, it is important that Lockefield is not developed for the profit of any organization other than the residents themselves. Whether the local city government or a non-profit organization coordinates these efforts, the ultimate goal would be for the community to have ownership of all units -- through the use of any combination of possible means -- co-op rental/ownership, homesteading, on-site residential ownership of rentals. Above all, residents must have the legal power and opportunity to modify and repair their own homes and apartments.
GROWTH AND CHANGE

Although some large scale preliminary site and building repair is essential to attracting future residents and actual inhabitation, this should be kept to a minimum. Crucial to the project's success in developing an active, self-sustaining community is user participation as early as possible in the renovation process. For user participation to become truly meaningful the following points should be considered:

1. It takes time... The realization of the physical design cannot be accomplished by one single plan. The total repair and reconstruction of Lockefield is a on going process -- accomplished by many individual and community based projects.

2. To insure true participation, projects need to be small enough for the concerned users to become actively involved in the design and possibly the construction.

Examples:
- A family adding a porch to own home
- Children supervised by their parents, create a community playground
- Residents of a single building work to augment their present hot water needs with solar collectors
- Establishment of a day care center in an existing building coordinated by local neighborhood representatives, the center's staff, an architect, and site maintenance director

3. To create order, the community should adopt planning principles and policies to guide all subsequent designs of new construction and repair. A Pattern Language could be a source, as these patterns are designed as goals and rules that could be adopted.

4. And to insure planning principles and policies are maintained and are being gradually fulfilled, annual diagnoses will be necessary.

5. Funding. Preliminary site and building repair could be covered with loans, sales, leases and rentals. All subsequent community projects and maintenance should be provided by a community association fund, contributed to by all residents.

6. Coordination of and advice to the residents especially in the early stages of settlement and renovation, should require the part-time and full-time services of a staff, possibly made up of a legal and economic advisor, an architect and maintenance director.

The rest of this book is a scenario of what might happen if community policies and goals were to follow the principles of A Pattern Language by Christopher Alexander.
SITE
INVENTORY
AND ANALYSIS

The purpose of this inventory and analysis is to diagnose the assets and problems of the site—in order to obtain some direction for the projects improvement and rehabilitation.

The high quality design and construction standards of the existing forty-two year old buildings have stood the test of time; all original buildings (except the demolished elementary school) are still standing with no structural damage, and the original landscape has matured to create the serenity of a park-like setting.

The project contains 15 four and three story apartment buildings, 8 rows of two story townhouses and one commercial/office building. The housing unit buildings were arranged in rows running from North to South (following the Zollibau technique), which insured that every room would receive some sunlight. As the buildings are only 28 feet wide with generous windows on both sides, natural light, cross ventilation and views are all obtained.

The greatest asset of the site plan is its generous amount of open space occurring from a built coverage of only 25% of the 22.1 acre site and the superblock plan with no interior streets. A wide open interior green, defined by an avenue of 50' maple trees, is the focal space and the heart of the site—which off of
smaller courtyards associated with each building. The apartment buildings to the
North of this green break from the pattern which surrounds the green, connecting to form
a series of semi-enclosed squares. Territorially, the central mall seems the next public
space in the project. The courtyard spaces between the buildings are close to becoming
semi-private spaces, but presently lack needed definition and enclosure. The only physically
defined private outdoor spaces that exist on the site are back yards associated
with townhouse units.

Although the amount of regularity of buildings and spaces threatens monotonousness in
the project, the growth of many mature trees has created one level of richness and variety.
Throughout the site varied heights (25'-65') of different tree species, in rapid and formal placement, has given a subtle uniqueness to every space.

As it now exists, there are only 36 parking spaces in garages connected to the east
apartment buildings. With a municipal requirement of one parking space per unit, provid-
ing adequate parking may become a problem and pose a threat to the open space. However,
providing additional parking may also serve as a useful space defining element to the open spaces.

The site of the demolished elementary school on North Street is now a dirt parking lot. As it is the one area of the site most lacking in function, attractiveness and definition, it offers the greatest potential for any new large scale construction and additional community facilities.

(a) View towards the north of central green.
(b, c, d, e, f) Various courtyard spaces between buildings as viewed from sur-
rounding streets. (b) A space to the northern most corner of the site is
more fully enclosed than compared to (c) a typical space associated with
buildings to the west of the central green. (d) The entrance space between
townhouse buildings alternates with private backyard spaces. (e) Buildings
typical to the east side of the site have attached garages which more fully
define the courtyard space from the street in contrast to (f) an east side
building without the garage structure.
The buildings are of a combination exterior masonry bearing wall and reinforced concrete construction. As this type of construction is fire proof and extremely durable, deterioration in the buildings is limited to the finishes, equipment, and mechanical and electrical systems.

The surface treatment of the exterior was carried out in the Art Moderne Style. The emphasis in the horizontal, with contrasting bonding and a darker brick at the base, is counter-balanced by vertical stair towers and chimney stacks. Although aesthetically pleasing and humanly scaled, the buildings still have a strong institutional appearance simply because they offer no possibility of individual differentiation of one unit from another. The only way residents might personalize their units as they are currently designed, is by what they put in their windows.

(a) The play of forms, lines and color is typical to the Art Moderne Style.
(b) Typical wall section of four-story apartment buildings.
(c) Elevation of the commercial building.
(d) Brick detail of commercial building piers.
The project now contains a total of 750 units which range in square footage from 500 to 733 sq. ft. Although, the existing floor plans have adequate light, ventilation, and view, they are rather confining with all rooms fully enclosed. But, as these walls are nonstructural, they can be removed to create a more open plan within an existing unit, or a larger unit by combining existing units.
REALMS AND TERRITORIES

Conducive to the development of community organization is the creation of an identifiable order to the use of outdoor spaces. The establishment of outdoor spaces and site use shall be derived from the following directives:

1. To support a wide range of activities the project will need spaces varying in degrees of publicness -- public spaces common to the entire community, semi-private spaces common to a portion of the community, and private spaces. These spaces, realms or territories need to be identifiable in terms of physical or understood boundaries, and in terms of who is responsible for or uses them.

2. Integral to the above concept is the idea that housing types and densities need to be arranged in a coherent pattern. As there are basic human personality differences in people of any community, some people will prefer activity and others will want more privacy. So that, areas of increased and concentrated activity will support housing of a higher density than areas that are desired to be "quiet" zones.

3. To establish these orders in LOCKEFIELD, they must be examined within the context of the larger community and the city itself. As proposed earlier the activity nodes of the larger mid-town community should lie along Indiana Avenue, helping to support the formation of a spine of activity which leads into the center city. Lockefield should seek to further support the life of Indiana Avenue with the location of its activity center, and at the same time maximize on the potential activity sources generated by the work and academic communities bordering on the west.
and south.

The following is a generalization of the proposed outdoor territories and spaces ranging from public to private in use.

The center of Lockefield's most public and active functions will occur within the site and along the northeast border, in conjunction with a pedestrian way which connects Hospital activities with Indiana Avenue. Supporting this concentration of activity, the housing of this area will be comprised of largely apartments and some townhouses.

A secondary activity node at the south end of the site will help to form a major gateway and link to university activities.

As there needs to be both active and passive areas common to the entire community, the existing open public green will be retained to provide the quiet and serenity of a landscaped park.

Open spaces of a semi-private nature branch off the large public green between the buildings to the east and west. These buildings will contain housing densities of mid-range, consisting of a even mix of apartments and townhouses. Housing of lowest density will occur in the existing townhouse structures.

But regardless of the density or the degree of publicness which surrounds, each housing building needs to have a common space — a meeting place to be shared and controlled by a building's residents.

Finally, every unit, whether an apartment or townhouse needs some private outdoor space — providing space for a small garden if possible or at least a useable balcony.
FACILITIES

Community facilities and individually owned businesses are seen as the major impetus to the previously discussed "activity" of the community — activities over and beyond private non-life. It is hoped that they will contribute more to the stability of the community, in addition to providing for some of the basic needs of the residents and supplementing the needs of persons living and/or working in the surrounding areas. The following is a description of the potential commercial and public facilities:

SHOPS AND SERVICES

The proposed Lockefield community could easily support a local grocery and possibly a drug store on site when only considering its probable population of around 1000 persons. But when considering the number of people who daily work and attend school within walking distance of the site, and the general lack of commercial facilities within the area, the potential for additional businesses increases. With the establishment of eating places such as a cafe, a bar and/or lunch counters in combination with the attractive nature of Lockefield's parklike green for brown-bagging, studying and relaxing, Lockefield could easily provide an alternative setting for lunchtime activities. At the same time these activities would help to further support the establishment of other types of businesses, such as retail shops and service shops. And if the community allowed and encouraged university and medical related functions (doctor's offices, service clinics or small classrooms) to infill into open shop and office space, an even greater connection between living and working environments might be achieved.

In any case, it is important that these shops, eating establishments and services are locally owned; community policies should eliminate the possibility of absentee landlords, chain stores or franchise operations. To further insure this, shops should be small enough to be made attractive financially for a single owner.

The location of these businesses should not be totally restricted to just one area of the site. However, at the same time, it is their concentration along the pedestrianway, within the public square, and along Indiana Avenue, that will promote these spaces as community activity nodes and centers. More specific determinates for the location of individual shops will be the formation of mutually supportive clusters, accessibility from other areas of the community and who the users will be.
LOCAL COMMUNITY MEETING HALL AND PUBLIC SERVICES

Throughout the life of this project - from the early stages of growth through to later stabilization - there will need to be a place where problems, issues, and concerns of both the community as a whole and of individuals can be made public, discussed, and hopefully resolved. This center of community affairs will need offices for public services, space for meetings and group discussions, and space for ad hoc groups to work out community projects. Of these three spatial requirements, public services will be the most established, but even this will be changing through the life of the project. As the housing project is started, office space for sales and discussion with prospective residents will be needed. In time this same office might serve as a place to pay rent and utility bills, and eventually begin serving as a problem center. The proposed Architectural and Legal Services to be made available to the community would be in an accessible location here, even if only operating on a part-time basis. To meet these more or less daily needs and other various activities of the residents, it would seem appropriate that the space for public services be located adjoining or above a local cafe. This cafe could provide an informal place for discussions between two people or as many as fifty. And adjoining the cafe, an outdoor space would serve as a gathering place for the community's larger meetings.

To ensure community groups have sufficient space to work out problems and gain community support, small ground floor shops next to or below the more established offices should be made available for ad hoc community projects. This center should be located in the most active area of the pedestrian street.

ELDERLY CARE

To meet the needs of the elderly people in Lockefield, who will number from 70 to 100 persons, they should be a integral part of the community. Living on ground floor townhomes and apartments scattered throughout the community, they should have the opportunity to remain socially active in a neighborhood and physically active with a home and a garden. But for those who require cooking and/or nursing assistance, a central care facility would be made available in the community. It will only be necessary for those who need complete nursing care to actually live in this facility; all other elderly persons living in Lockefield and the surrounding community could use this facility as needed -- to have a meal, to receive some nursing assistance, or to visit and play cards with friends. I have proposed this facility be located in a prominent location which is both at the north end of the site and on Indiana Ave., giving way to its importance for the community as a whole.

CHILD CARE CENTER

Adjacent to the elderly care facility a child care facility is proposed. Positioned in the main public square, the outdoor play space will become an active supporter of the life of the square and vice-versa -- the life of the square, the grocery store, the paths and the elderly residents will in various ways support the functioning child care center.
LOCAL SPORTS FACILITIES

Scattered through-out the site, sports facilities should be made visible and accessible from the major paths. With University and YMCA indoor sports facilities all within walking distance, local facilities need not include much more than outdoor swimming, tennis courts or scattered basketball goals. The large central green offers ample space for all impromptu sports — ball throwing, volleyball, football, croquet, frisbee, jogging etc. And for small children, a portion of the green should be allotted for the creation of playground.

A HOTEL

In an effort to make Lockefield and even more active supporter of its neighboring facilities, the renovation of one building into a hotel is being proposed. As there are seven hospitals within the adjacent medical complex, many of which are specialized and one of a kind in the State, there can easily be seen a latent demand for lodging of patients' relatives. Also, as with any university, there will always be a need for a convenient place for visiting professors, students and parents to stay. Although INUI has a student union for such a purpose, the needs of this area have outgrown its original capacity.

Crucial to the success of a hotel located within the community is its size and integration into the actual physical fabric of the community. It is proposed that the hotel be located above shops in a building along the pedestrian street, and be small enough (not more than 30 rooms) for it to be family operated.

MAINTENANCE SERVICES

At the south end of the site, a proposal is made for the construction of a complex of buildings housing mutually supportive services related to site maintenance. More specifically, a building to store any site maintenance machinery and equipment, a community storage area for surplus reusable building materials, (bricks, windows, stone, etc...) resulting from on-site and local demolition and remodeling, and a hardware/garden store. Other services this facility could provide might include selling of building materials purchased in bulk (watching brick, lumber, etc...) for a savings to individuals, equipment and tool rental, and generally, a place to exchange construction materials, ideas and knowledge.
SPATIAL
REFINEMENT

With the basic site organization clarified and community facilities and activities identified and roughly located, the site became further refined as to the character and use of individual spaces and buildings. Also, their connection and access by means of pedestrian and vehicular circulation can be considered. Major objectives are as follows:

1. The activity creates the space. The size, scale and degree of enclosure of a space is directly related to the type of activity, number of people involved at any one time and its relation to other activities. The major public square, center and north of the green, is an example of this. Because the space was too large to support any one public activity, it was divided up with outdoor grounds and gardens for elderly care center, a play area for the child care center and an outdoor community meeting area. The child care play area is sunk into the ground for supervision and control, but visually open. The elderly care is enclosed and defined by a low wall or hedge, providing an identifiable territory with plenty of views, and the meeting area is defined by low entries, with trees and a stage—open to attract those passing by to any event which might be happening.

2. Importance of sunlight to the use of outdoor spaces. Throughout the site, the South-facing spaces and building edges were provided with entrances, gardens, places to sit and generally the people places. The north side is used for parking and quiet backs.

3. Any new building and major site construction should be sited in places that are in need of the most repair, and places that already work well should be left alone. The central green is an example of the later. It shall be left unchanged in character, with a reflecting pool and fountain added to the north end and a community play area sited to the south. On the other hand, the present gravel parking lot on the center-south part of the site seemed well suited to the building of a maintenance building and garden shop, tennis courts and extra land for rentable plots.

4. Examine the circulation system as the connector of a sequence of spaces. Transitions between spaces should be identifiable by means of path shape, gateways, and/or restricted access. The main entrances into the site through public spaces are marked by building throughways and gateways (a change in overhead enclosure). The entrances to the less public common ground spaces associated with the housing buildings are limited to 3 or 4 places and marked by gate posts (with or without the gate), whereas, entrances to private gardens and yards might always include a gate.

5. Examine the circulation system as a means of connecting points of interest. Goals or visible landmarks such as the fountain (north and center of green) give people something to walk towards. Other goals or points of interest might include trees, gateways, seats, and outdoor public rooms.

6. Try to keep parking lots small—scattering them throughout the site rather than concentrating; however, when larger parking areas are required make them less visible by using natural walls of bents, vegetation and buildings. The buildings to the north, have largely open parking areas divided into reasonably small lots and softened by including existing trees into the layout. As this would not be enough to provide for the area's parking needs, a one level garage is proposed between the hotel building and an apartment building with a swimming pool and private hotel outdoor spaces on top.
Master Plan
GOALS

The area of study will be narrowed down to this point to an examination of what occurs in the spaces next to a typical housing building, and will eventually lead to a discussion of one particular building. The area of the site considered here is in the center section of the site. It was determined to have a density of around 20 to 30 units per acre, consisting of a mixture of townhouses and apartments of various sizes. Even at this density, units still require the same essential features that are afforded by housing at lower densities -- contact with the ground and neighbors, private outdoor space and identity of individual units.

1. Connection to the ground and neighbors would be provided by the common ground between buildings. All entrances and paths lead onto a piece of land, owned in common by residents of a single building. Although direct access to the ground plane cannot be created for every unit, the townhouse units on the ground floor, which are more likely to have children, would advantageously have their entrances leading directly onto an outdoor space.

2. The need for some kind of private outdoor space is fundamental, even if it is as small as a six foot square balcony. Ground floor townhouses could be provided with a small garden or yard, with direct access to the unit. Upper story units could use existing roofs and with some structural changes and additions to the buildings -- balconies. Most important to their use is some degree of privacy with enclosure, direct access from the unit, and ample sunlight and protection from winds.

3. The present buildings, with their flat walls and regular window pattern, do very little to provide for the identity of individual units. So it is suggested, when people do desire to personalize their homes inside and out, they should have the opportunity and be allowed to gradually make changes, additions and subtractions.
PARKING

To meet the parking needs of the tenants, a variety of possibilities were developed and examined — each working towards making parking areas small, visually shielded and easily accessible to the buildings. But because none of these solutions by itself fully answered all these requirements, a combination of the three of the alternatives provide the final solution. (The green street solution was eliminated as it encroached on the useable south-facing common space, although it worked best in terms of car connection with townhouse units.) The final solution uses a drive along the north side of the buildings, taking advantage of the basement for townhouse unit parking. New and existing garage structures are provided for apartments in addition to a small visitor surface lot. The basements are well recessed from the common ground at six feet below the grade surrounding the buildings. But as the basement floor is only 3'-6" lower than street grade, the change in level can easily be accomplished before reaching the first parking spaces. By mounding earth over the roofs of the outer drive garages and then planting with grass and shrubs, these structures can become somewhat blended into the landscape. In between these garages the ground can be terraced down to prevent the lowered drive from becoming too enclosed.

This solution also provides the common ground with distinct boundaries on the street and south side.

From this basic parking plan, variations with each building can occur as parking needs may vary and as the existing trees must be considered and maintained.
COMMON GROUND

The common ground is a transitional zone between private and public spaces. Its importance cannot be understated, for not only does it provide a natural place for neighbors to meet informally, it also allows people to feel comfortable outside their private spaces and a part of a larger social system. The main elements of this space include:

EDGES AND BOUNDARIES - The entire common space needs definition for it to become territorially any different from the rest of the
site. Boundaries are formed by the lowered parking areas to the west and south, private garden walls and hedges to the north and east, and further completed with the provision of an outdoor room.

A PATH - Defined at its entrances by posts or gate, the pedestrian path traverses the common ground connecting minor paths which lead to the building entrances. The path bulges to create places - nooks to sit in and a large commons for children to play in and parents to watch.

TREE PLACES - The location for these activities were determined to a large extent by the location of existing trees. Trees singly and in groups offer natural enclosures for activity as they help define edges and provide overhead cover. The overall effect of using existing trees to delineate the places ritorially any different from the rest of the that people will want to use is that every common space will be slightly different.

MEETING PLACES - All these previously cited ingredients should help to create neighborhood unity and friendship. A further outcome of this might lead to the creation of other shared facilities such as a barbecue pit, an outdoor room or roof-top greenhouse.
BUILDING EDGE DEFINED

All private outdoor spaces will work best off the south edge of the building, as it permits a natural back, sunlight and direct access from indoor spaces. But presently, the building edge cannot support this activity. A clean, thoughtfully proportioned facade - it was meant to be viewed, rather than used by people. Likewise, it tends to isolate units from their surroundings and produce a dead, unhealthy environment.

The proposed solution to this condition is to allow people to change their units with the additions of new entrances, porches and greenhouses wherever possible, and to subtract space when necessary to create balconies. Not only will this generate useable space, but also allow people to express the individually of their home.
I. Family of Entrances - New exterior entrances to ground floor townhouses will create direct access to outdoor spaces and also afford a pleasant transition from car to unit. After walking up a flight of stairs from the basement parking, townhouse residents will briefly pass through their own private yard, with views into their garden and the common space. Using the present stair well, which extends to the basement, apartment dwellers would never have to pass into the common ground after leaving or returning to their car. To remedy this problem and also give a more fluid and direct means to common ground, an exterior stair has been proposed (see section). This open stair will replace an interior run of stairs, causing the apartment dweller to move out into the larger neighborhood space before walking up. Also, removing a run of stairs will open up the stairwell above the flight from the basement, allowing light and added height to create a grander entry way.
2. Private Spaces Defined - The variations of these additions and subtractions to the existing buildings are as endless as the personalities of the residents themselves. But, for these spaces to be usable and comfortable, they must be carefully considered in terms of:

Degree of Enclosure - While allowing views out, some enclosure must be afforded with the use of overhead coverings of roofs, trellises, or canvases, and partial side screening with fences, walls, or plantings.

Size of Space - This is especially important in the case of balconies and porches, for if they are smaller than six feet deep, they will not likely be used.
A UNIT DESIGN: CRITRIA & OBJECTIVES

As an example of how units could be developed beyond the original plans, a townhouse was designed for a family of four. To comfortably accommodate a family of this size the basic unit plan was expanded both vertically and horizontally -- combining one and a half existing units on two floors to produce a total of 1600 sq. ft. The interior of this unit and all others were developed around these basic critria:

ATTENTION TO CREATING SUNLIGHT IN ALL ROOMS. An optimal situation would be for every room to have windows on at least two sides and receive sunlight the time of day the room is most used -- e.g. bedrooms facing to the east, kitchen and family areas to the south, porch facing west. But this study is limited to some degree, as the orientation and surface area of individual units is already set. The particular unit discussed and developed here is fortunate to be on the
end of the building, so it can easily receive light on two sides of nearly every room and the south light along two sides. The rooms in this unit have therefore been arranged so that areas to be used the most are pushed to the exterior and circulation on the interior of the space.

PUBLIC TO PRIVATE SEQUENCE OF SPACES

Simplicity, the most public rooms (living, dining, kitchen) are approached first upon entering, and private spaces are more removed.

COMMON AREAS AT THE HEART - In this case, the dining area and kitchen are considered to be the most commonly used. As they are centrally located, movement through the unit will pass tangent to these areas, and they will be within visual contact of the stairs and within voice contact of the upper floor.

Particular to a home for a family:

SEPARATION OF CHILDREN'S AND PARENTS' AREAS

For the sanity of the entire household, private areas for parents and children need to be distinct and separate as physically possible. In this unit a common bathroom lies between their bedrooms. And to create a further psychological separation for the parents, a dressing room must be passed through before reaching the actual bedroom.

Individual space criteria:

ENTRY ROOM - This is light-filled room, which projects half-way out of the house and is reached after first passing through the porch. Once inside the entry room, there is a bench, shelves and places to hang coats. From this room three spaces can be reached - the kitchen, the living room and the greenhouse.

KITCHEN - Attempts were made to make the kitchen as bright and open as possible and to make it an integral part of the family common. It also has views and easy access into an attached greenhouse.

CHILDREN'S ROOM - Each child has his or her own alcove space which has room for a bed, desk and closet. These alcove spaces are positioned around a common play space.

PARENTS' ROOM - A place of its own, the parents' room includes not only area for a bed but also a dressing and storage room, an alcove with a desk, an area to sit, and access to the balcony.

BATHROOM - Because this is a common space shared by the entire family, it needs to be large and open, yet, with some degree of privacy. The private spots have varying degrees of enclosure; the toilet space is totally enclosed, with access from both the bathroom and the hallway; the bathtub is enclosed by a head high wall and a drying area that can be made private with curtains. Additional features of this bathroom are access to a balcony and a space to do laundry.

AN EXTRA ROOM - A room to the rear of the first floor living areas is to be flexible as to its use. It could easily be used for a study or a guest bedroom. But, as it has access to the building stair well and a small bathroom, it could become a totally self-contained unit separate from the rest of the house if the need arose. With or without a kitchenette, it could provide a room to rent, or a private room for an elderly relative or other child.
UNIT TYPES EXPANDED

In an effort to demonstrate the variety of plan and character that these existing structures could offer, an entire section of a building was developed as though each individual household was adding its own distinct personality. Four basic unit types were examined—a two-story and three-story townhouse, a one bedroom apartment, and a one room apartment efficiency.
ALTERNATE TWO STORY TOWNHOME

Beside the unit previously described, a townhome of equal size was developed to show the various ways in which a standard unit might be arranged. The first floor is an open plan, producing a large family commons. The extra room to the rear has been developed into a small efficiency unit, which could provide a source of extra income for the family. This plan can be compared to the layout of a study in the first unit described.

A unique feature of this unit is a four foot addition to the front of the building. Within this added space, minor alcove-like spaces occur — a covered exterior entry, a small entry room and a bed-like sitting place off the living area on the first floor, and a sitting alcove off the master bedroom on the second floor. This projection also provides full sized balconies to both this unit and the apartment above with less sacrifice to the interior spaces.
APARTMENTS

ONE-ROOM EFFICIENCY

This unit was designed for one person, but it could easily fit the needs of two people who do not mind the compromise of less indoor area for more outdoor space. This unit is fortunate in that respect — with 500 sq. ft. of useable outdoor space, there is plenty of room for a large deck, a greenhouse or even additions to the interior space.

The only complete interior walls in this unit are the bathroom walls. To create a greater feeling of spaciousness in this small unit, alternative means of enclosure were used. The bedroom is defined by head-high, moveable storage units and between the kitchen and the sitting areas, shelves are proposed.

TWO ONE-BEDROOM UNITS

Very similar in plan, these two units were designed with the needs of couples in mind. An effort was made to insure that all rooms in these units would receive some sunlight during the day. With few interior walls, added bay windows, and direct access to the outdoor space (a balcony), these units should feel rather open and airy considering their size.
THREE-STORY TOWNHOMES

Two examples of three-story townhomes were developed, intended as dwellings for larger families of five. The front additions to these units include exterior and interior entries, bay windows, porches, and attached greenhouses. Interior and living quarters are arranged by level changes into three parts -- family areas on the first floor, children's sleep, play and study areas on the second floor, and parents' rooms on the third. Also on the third floor, there is extra space that could be used for individual work rooms or as a sitting area off the balcony.
PUBLIC REALM
SPATIAL DEFINITION

The final effort of this project was centered around a more detailed look at a public area of the proposed site; the purpose being to demonstrate the rehabilitation potential of these buildings and spaces for uses other than housing. The selected area for this study included a proposed mix-use building of shops, offices and a hotel, and its south-facing open space.

Through decisions made thus far the following features of spatial refinement of this site were determined:

1. Pedestrian street. The major order giving element of the outdoor space is a pedestrian path that will traverse the site from Locke Street to Indiana Avenue, linking the medical work community with housing, shops and services. This path is given further meaning by its physical definition.
   a. Gateways are formed on the east by the
existing commercial building with its through building passage and on the west by a proposed gateway at Locke Street.

b. The path shape was determined partly by responding to existing trees, but more importantly by the desire to allow activity along the path to become a part of the public plaza while at the same time remaining a direct path. The outcome was a path which slightly curves towards the public space.

c. Because this is not a straight path, defined edges are important — especially to the south. In conjunction with existing trees, new trees were added to create a tree-lined esplanade.

2. Activity surrounds. To make this path truly meaningful in terms of its use — more than simply a shortcut to destinations — it needs a life of its own. Entrances to surrounding buildings should be obtained and seen form this path.

To the south of the path, entrances to a housing building should be made to face the public space. As this will deviate from the typical site housing design and existing entrance side, new entrances will have to be created with bridge connections made over the lowered drive. (see building section)

To the north of the path, a small plaza is proposed which will be supported by the activity in and out of the hotel, shops, offices and a cafe. This plaza is also connected to the public square to the north by way of a through building passage.

3. Parking. Behind the hotel is a one level 50 car garage which is shielded from view by surrounding buildings and utilization of its upper deck for a pool.
BUILDING EDGE DEFINED

Simultaneous with interior space development, the exterior building edge became further defined. Basically the building was conceived with shops on the first floor and hotel rooms in the upper stories. The hotel lobby was placed centrally in the ground level — functionally supporting any interior circulation to rooms in the three separate building wings. On the east end of the building a cafe was proposed. Also making use of this prominent location — community offices and services will be located adjacent and directly above the cafe.
With this basic knowledge of interior building functions, the building edge was determined to have these features:

**AN ARCADE** - An added arcade fulfills a number of functions. By providing shelter to the pedestrian, the arcade gives way to a comfortable transition between indoor and outdoor spaces and a means of connecting and unifying separate shops and businesses. At the same time the arcade provides the structure by which the internal circulation of the hotel may be attached. This added space, attached at the midlanding between first and second floors, connects all existing stairwells to the lobby with no interior space changes.

Further definition is given to this system by use of bay windows at the stairwells. At the ends of the arcade, gallery spaces can occur above, providing outdoor spaces for the hotel and (above the cafe) for community office of meeting space.

**FAMILY OF ENTRANCES** - The hotel entrance becomes the dominant feature of the exterior facade. Various shop entrances are more subtly defined by changes in the arcade column edge and by steps that stick out slightly into the covered space (as the first floor is 3' above ground level). Low sitting walls are placed between columns to mark shop entrances from the plaza side.

An entry porch space to the hotel bulges completing the arcade system and creating a pleasant transition with changes in overhead enclosure — complete over, trellises and then completely open before reaching the doors.

**A SMALL PUBLIC SQUARE** - In conjunction with the building edge development the plaza space became further defined with enclosure and a focal element. Slightly depressed from the surrounding ground level, low planters enclose the space to create a small square with a fountain.
AN INTERIOR:  
THE HOTEL LOBBY

The hotel lobby was designed with the desire to emphasize a home-like atmosphere as it would desirably be family operated and an integral part of the community fabric. Important to this ideal was the development of these features:

ENTRY SEQUENCE - After passing through the raised porch (to the left a wheelchair ramp is provided for handi capped), a small entry is reached. The first sights that will greet a person upon entering the lobby are a fireplace and reception desk. Associated with the reception desk is a small alcove space for registering. From this point, both stairs can be seen (slightly modified from the existing) and an elevator for handicapped guests can be reached.

SPATIAL HIERARCHY - The fireplace is surrounded by small sitting areas (an area enclosed by a bay window is an addition). Ceiling height changes complement — creating a two story space above circulation space and a one story space with a mezzanine level above outer sitting areas.

From this common space other subspaces can be obtained:

- Dining Room - A dining area seating between 50 - 60 persons is conceived as being flexible as to use — for hotel guests only, breakfast only or a rent element of its own.

A Shop - Space is allotted for a small shop which has access from the lobby and the through building passage -- possible uses could be a gift/card shop, newspaper/book store or a beauty/barber shop.
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