BOAT WORKS [revisited]

johnson
How can the regeneration of the historic and underutilized waterfront stimulate an aging city absorbed by a metropolitan area, while preserving the cultural identity of the sense of place?
The regeneration of the historic and underutilized waterfront is essential to retain the past to create a viable future.
The regeneration of the Johnson Boat Works will help to secure a historical and distinctive landmark.

The transformation of the buildings into a mixed-use “pocket” village within a “suburbanized” city will bring vitality to the area.

The preservation of the character of the boat works facility and the planning for future use of the area will re-establish the significant role the boat works facility had in creating the identity of the community.
Cities that are capable of preserving their historic waterfront districts have the chance to “capture the allure that comes from being in touch with the past in modern daily life.”

-Ann Breen  *The New Waterfront*

Waterfronts, should be made to act much more like seams. The usual form for a decayed waterfront vacuum is to replace it with a park, which in turn becomes a border element-usually appallingly under used, as might be expected--and this moves the vacuum effect inland. It is more to the point to grasp the problem where it originates, at the shoreline, and aim at making the shore a seam.

-Jane Jacobs  *The Death and Life of Great American Cities*

Postindustrial waterfront artifacts act as nodes to further enhance a sense of history and place making with a connection to the landscape.

-David Sucher  *City Comforts*
“The next fifty years of architecture is going to be about retrofitting suburbia...re-inhabiting, reconstruction, and recreating under-performing suburban sites to redirect our growth into existing communities.”

- Ellen Dunham-Jones TEDxAtlanta

Current work models and lifestyles do not capture compartmental zoning, mixed-use zoning helps respond to current models. “10% of Americans work from home, and that number is expected to double in the next decade.”

- CNN Money Report 2012

Pocket Neighborhoods form at a scale where neighborly relationships are formed…12-15 grouped households create this sense of identity, diversity, and activity.”

- Ross Chapin FAIA Pocket Neighborhoods

Mixed-use allows for greater density where it is desired and preserves the quality of life that suburban residents expect. While traditional suburbs are being reborn, they are becoming more functional places where residents can live closer to the amenities the desire.

- R. Jackson American Planning Association 2010
[key ideas]

adaptive re-use

“pocketed” village

re-connected waterfront

usable public space

landmark/sense of place

postindustrial remnants

private, semi-private, public

mixed-use [recreation, housing, commerce]
The regeneration of the historic and underutilized waterfront is essential for communities to retain the past and create a viable future. The intention of this thesis is to regenerate the Johnson Boat Works, a former small boat manufacturing facility in White Bear Lake, Minnesota. The project will draw from the history of the site and reinforce the area's significant past.

The transformation of the building into a mixed-use "pocketed" village will bring vitality to the area. The adaptive reuse of the existing boat manufacturing structure through the creation of new spaces will complement the site and the existing built context.
The regeneration of the historic and underutilized waterfront is essential for communities to retain the past and create a viable future. The intention of this thesis is to regenerate the Johnson Boat Works, a former small boat manufacturing facility in White Bear Lake, Minnesota. The project will draw from the history of the site and reinforce the area's significant past.

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JOHNSON
BOAT WORKS

John O. Johnson immigrated from Norway in 1893 at the age of 18. He worked at Amundson Boat Works for his friend, Gus Amundson. In 1896 John founded Johnson Boat Works. In 1900 he designed and built a 38 foot sailboat, “Minnezitka”, which he called the first true Inland Scow. The flat-bottomed, planing hull design was the precursor to the Class A Scow, the world’s fastest single hull sailing craft.

John O. Johnson’s inventive and creative mind led to his construction and flight in 1910 of the first successful powered airplane in Minnesota. In 1923 he designed, built and patented the first rotary snowplow.

Milton, Iver and Walter, the next generation of the Johnson family, guided the growth of the Inland Scow classes throughout the country. They were instrumental in the design and construction of the first competitive fiberglass scows.

Skip, Steve and Jason, members of the third and fourth generations of the John O. Johnson family, undertook further expansion of the various scow classes, and also developed and manufactured additional national one-design racing sailboats.

After 102 years of sailboat manufacturing, and the delivery of thousands of Johnson scows throughout the United States, the manufacturing business was sold in 1998. The following year the City of White Bear Lake purchased the property and Marina.

THIS MARKER WAS ERECTED IN 2000 BY
THE JOHNSON FAMILY
WHITE BEAR LAKE AREA HISTORICAL SOCIETY
CITY OF WHITE BEAR LAKE
[site history]
winter wind

summer wind

off the lake

solar gain

noise

40 mph

street

zone

current pedestrian movement

boat noise

North

summer wind

off the lake

noise

25 mph

street

zone

[process]
scale to context
permeability
edges as seams
solar orientation
iconic
materials
pocket neighborhood
mixed uses
connections
2br+3ba 2600 sq.ft.
1br+den+2ba 1880 sq.ft.
2br+2ba 2205 sq.ft.
2br+3ba 1905 sq.ft.
3br+2ba 1880 sq.ft.
3br+3ba 1600 sq.ft.
2br+2ba 1850 sq.ft.
2br+3ba 2600 sq.ft.
1br+den+2ba 1880 sq.ft.
studio 550 sq.ft.
1br+den+2ba 900 sq.ft.
1br+2ba 1300 sq.ft.
mechanical
green roof deck
1. underpin existing footing
2. SIP structure + cladding
3. restructure + fire-resist
4. passive vent + light
5. radiant heat + cool
6. solar panel glazing
7. wind power
passive vent + light

5 radiant heat + cool

6 solar panel glazing

7 wind power