

Waiting

for Joseph Richard Conway

Ruin



“It is no accident that the artist comes to terms with a tension between the expectation harbored by custom and the introduction of new ways of doing things...

...We shall have to ask ourselves what follows from this unity of what is past and what is present.”

(Gadamer, *The Relevance of the Beautiful*)

Problem Statement

In an adaptive reuse project, how can historic architecture and new construction inform and enhance one another?

Claim

By designing with an understanding of how time and memory are affected by materials and the way they age, an adaptive reuse project can entwine historic and contemporary architecture.

Typology

[Gallery and Theater for Surrealist Art]

Justification

Not every building can become a museum to its former self. In a culture where antiquated buildings are commonly demolished, an old factory would sooner be torn down than be preserved. The ever increasing demand for function in modern buildings makes historic buildings obsolete. Designing for decay, adaptive reuse combines new construction and old architecture to mutually enhance the qualities of the each. This approach to construction can create a unique precedent that reveals value in abandoned structures; giving them new purpose.

Premises

Adaptive reuse provides a medium for the cohabitation of old and new history where they can inform and improve one another.

Premises


Entwining modern architecture with the existing building draws from history while simultaneously contributing its own inspiration and ultimately developing into a new adaptive architecture. Beyond the practical argument for sustainability and the socially aware argument for preserving our history; is an argument for saving a more ephemeral quality of older buildings - they are experientially different from buildings of today.

Premises

Historic structures provide limitations to modern building typologies but if adapted properly can adjust to changing needs over time. The addition of contemporary architecture is necessary for addressing these limitations—eventually leading to architecture that reaches across time.

Ruins





“The ruin of a building means that where the work of art is dying, other forces and forms, those of nature, have grown; and that out of what art still lives in the ruin and what of nature already lives in it, there has emerged a new whole, a characteristic unity.”

(Georg Simmel, The Ruin)



The Uses and Disadvantages of History for Life

1. **The Monumental View:** imitating the past with the clear purpose of molding one's life after some superficial greatness.
2. **The Antiquarian View:** revering the past with the sole intention of preserving as much as possible.
3. **The Critical View:** a balance between consciousness of the past and recognition of the needs of the present.



Play





Site

Island Station Power Plant:
St. Paul Minnesota











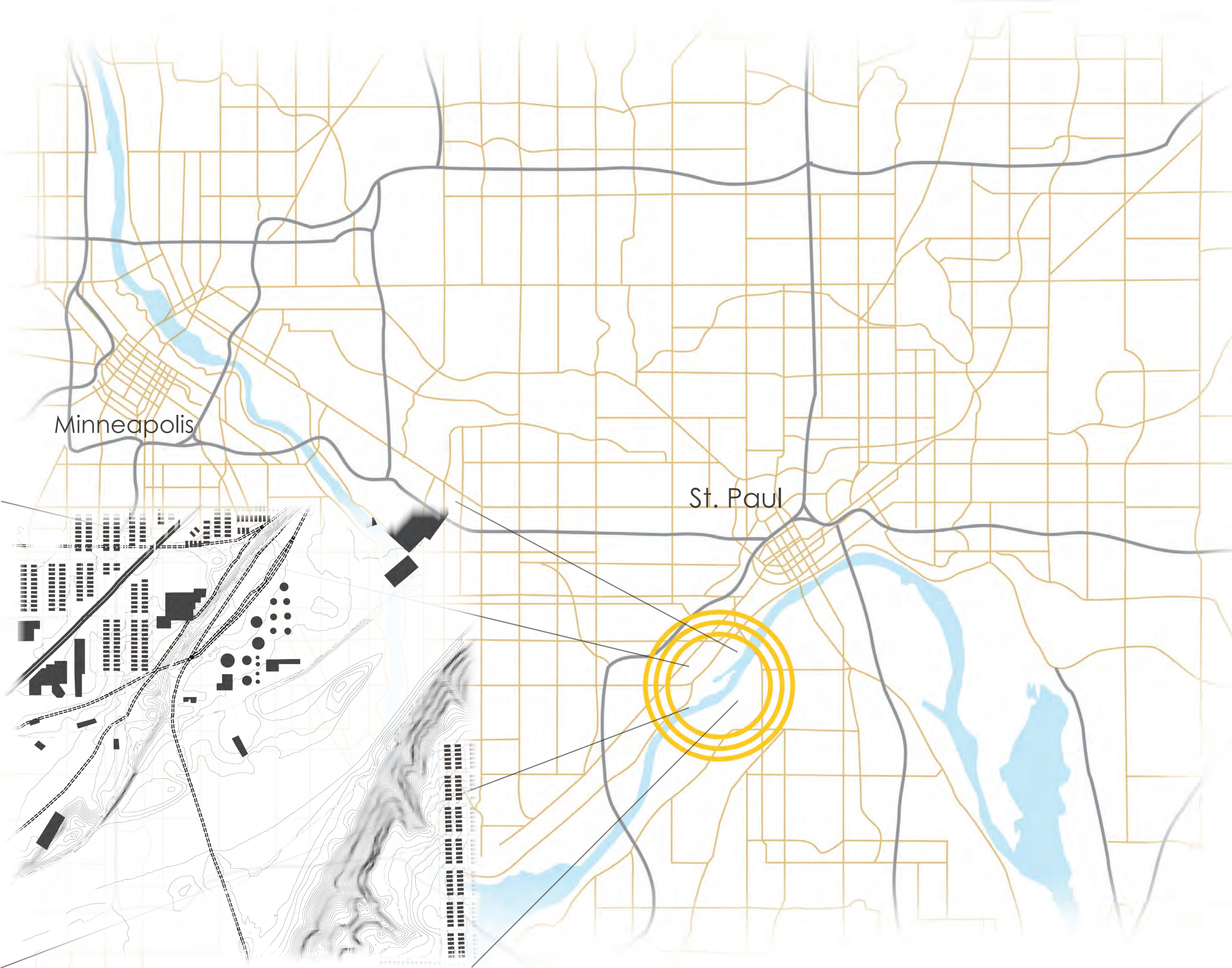
South



East-West



North



Minneapolis

St. Paul



5

5

37

38

Erie St

Duke St

Colborne St

Palace Ave

Shepard Rd

Randolph Ave

James Ave

Randolph Ave

Randolph Ave

Shepard Rd

Water St W

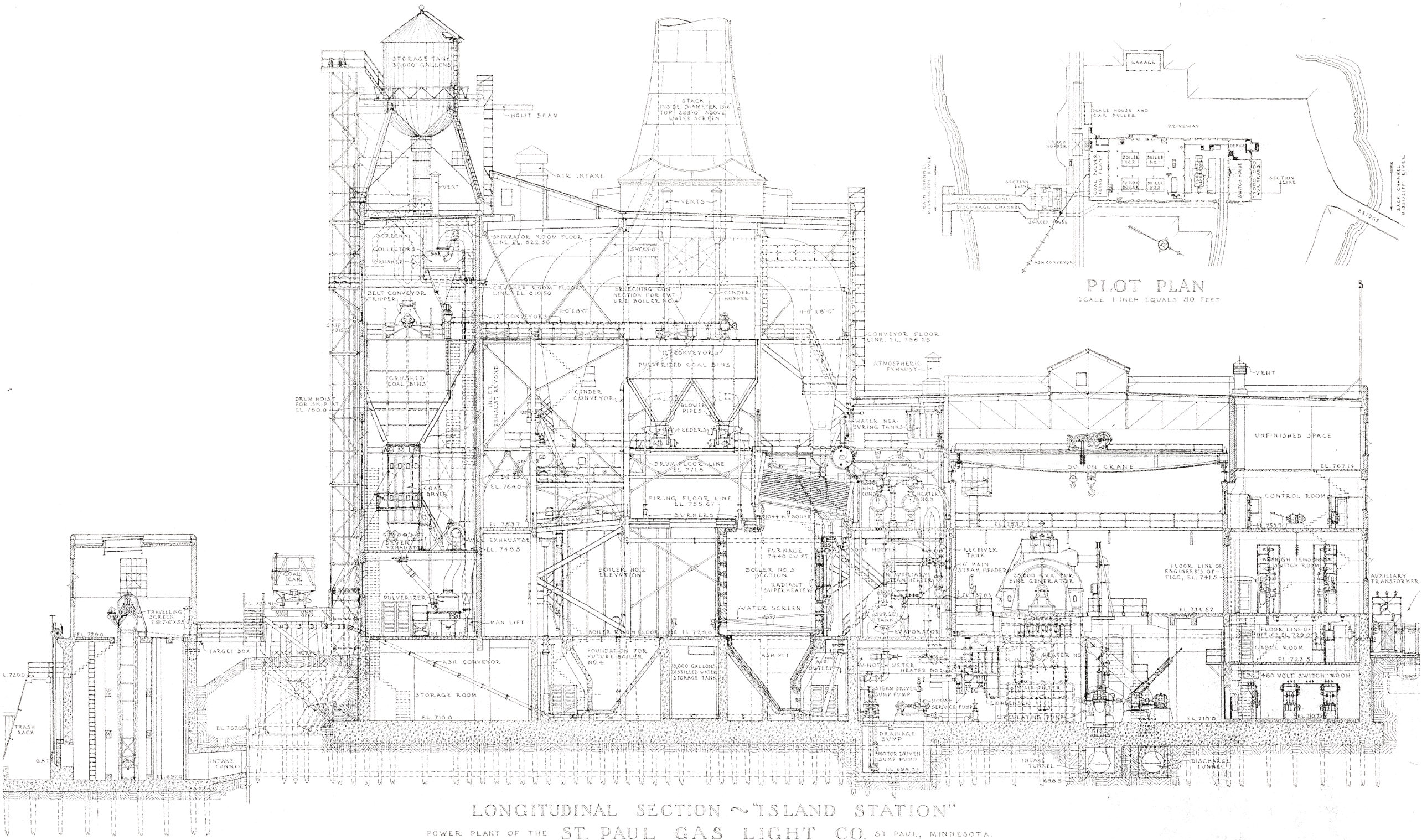
Water St W

Cherokee Regional Park

Chero



Sunde Land Surveying LLC.



LONGITUDINAL SECTION ~ "ISLAND STATION"

POWER PLANT OF THE ST. PAUL GAS LIGHT CO. ST. PAUL, MINNESOTA.

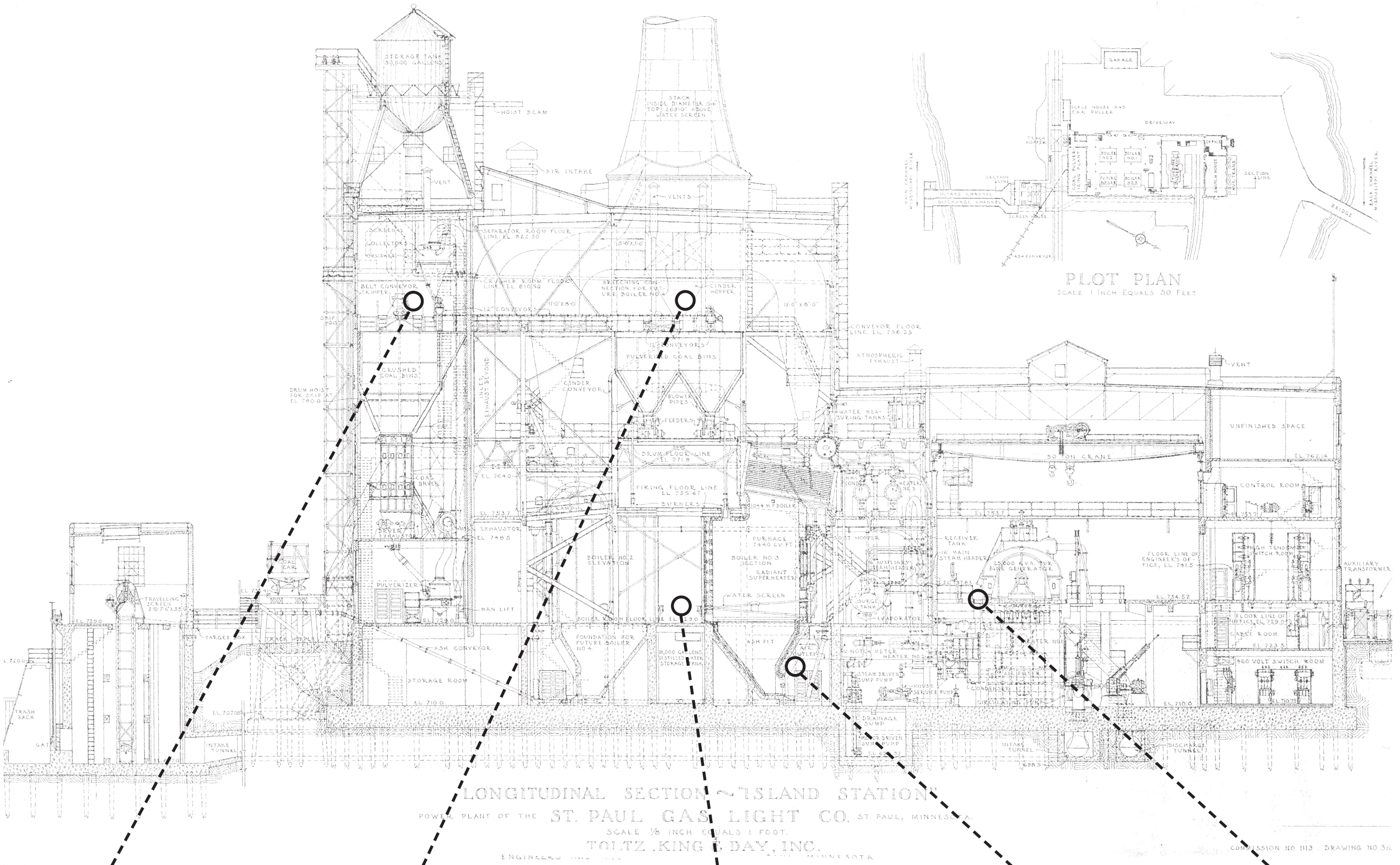
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TOLTZ, KING & DAY, INC.

ENGINEERS AND ARCHITECTS ST. PAUL, MINNESOTA

COMMISSION NO. 113 DRAWING NO. 36

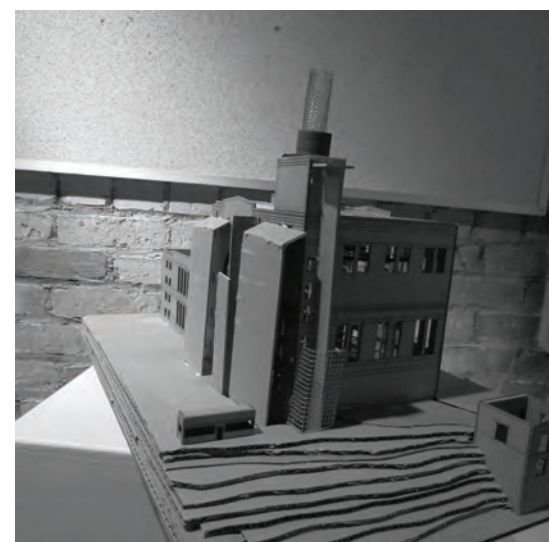
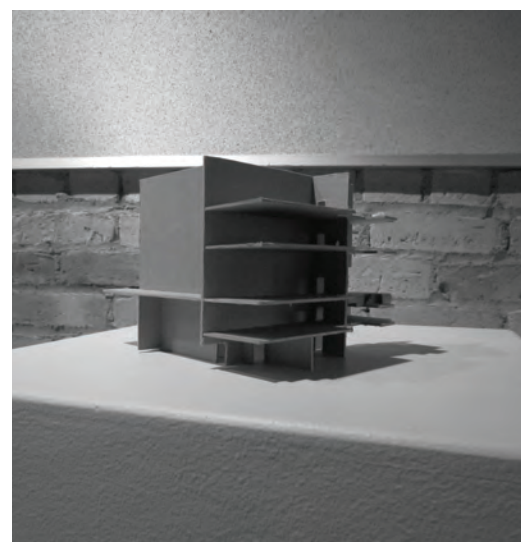
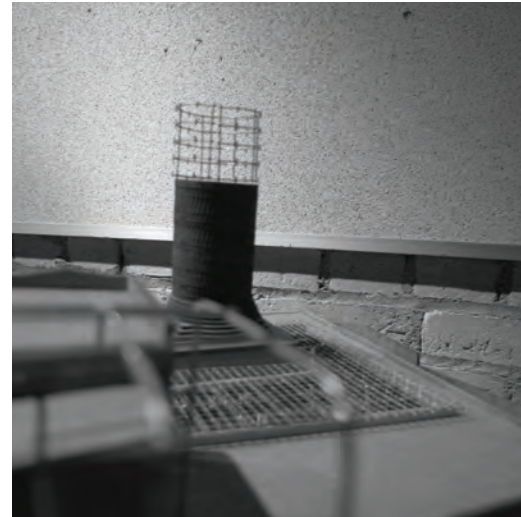
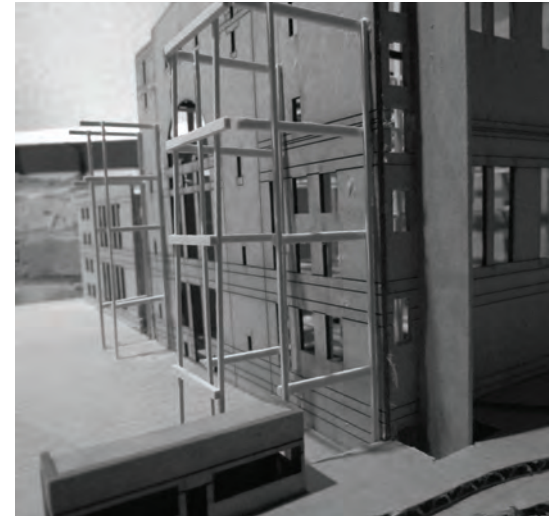
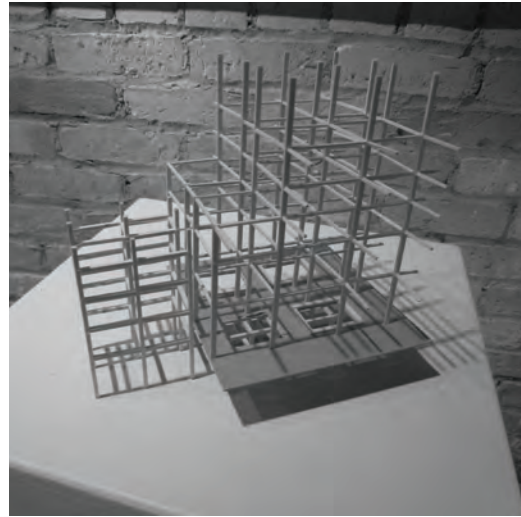
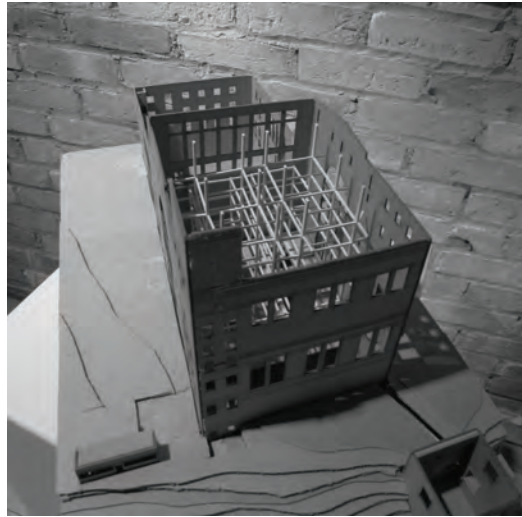
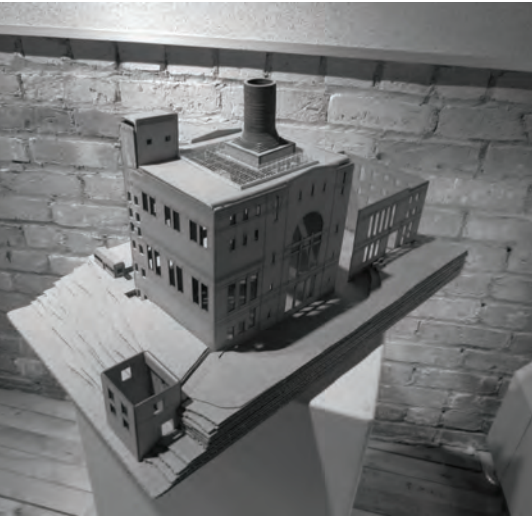
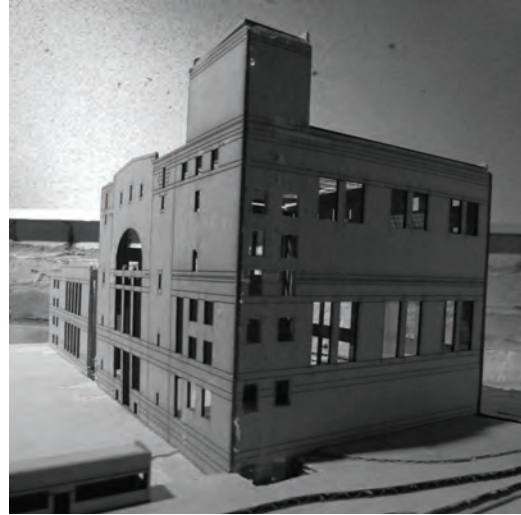
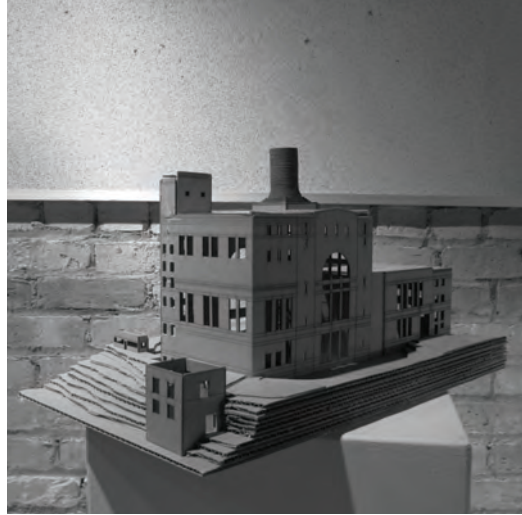
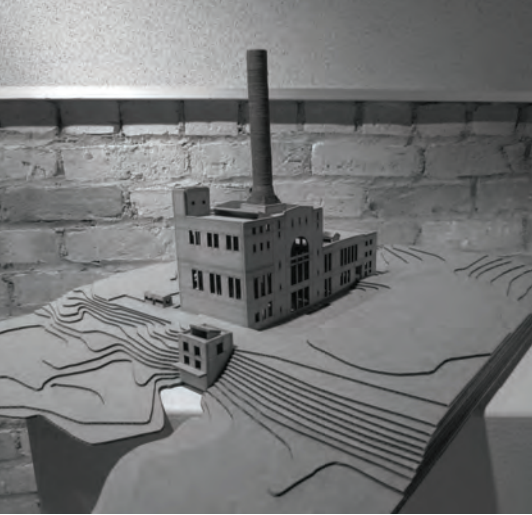




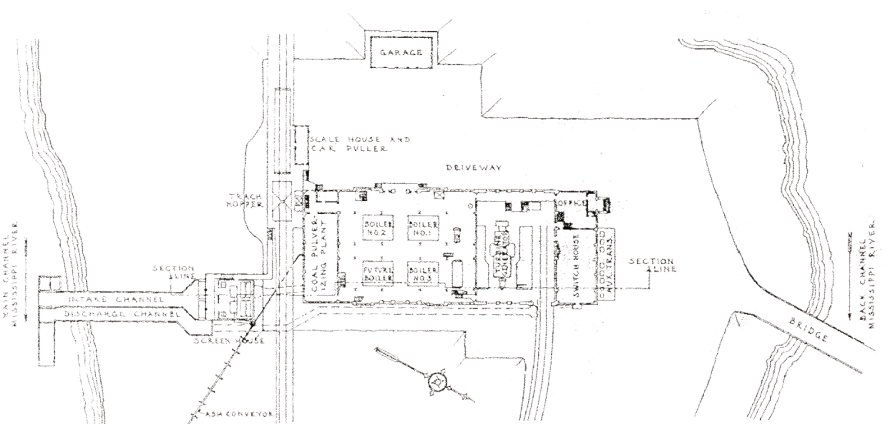
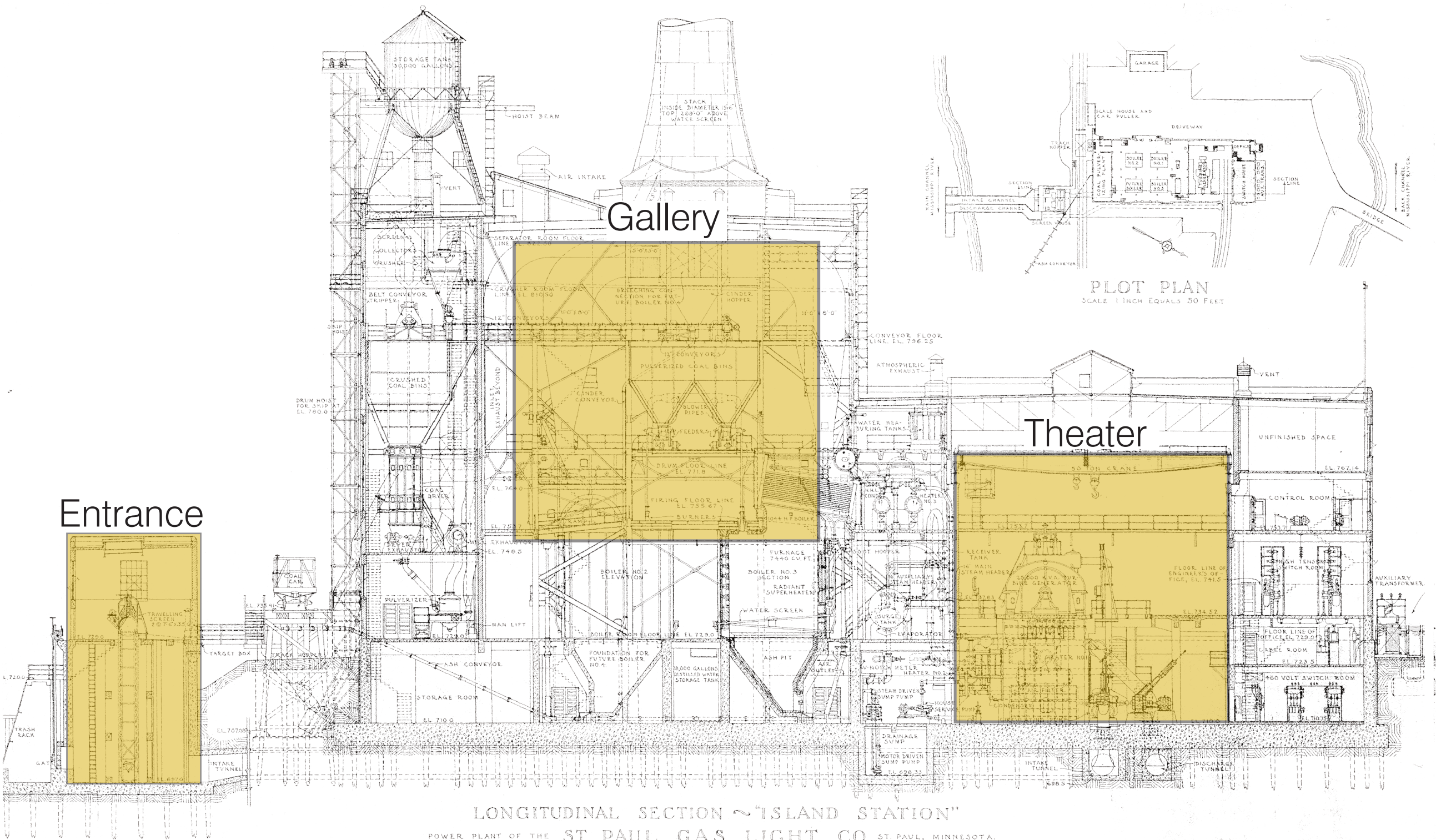
Island Station Gallery



Process



Primary Space



LOT PLAN
SCALE 1 INCH EQUALS 50 FEET

Entrance

Gallery

Theater

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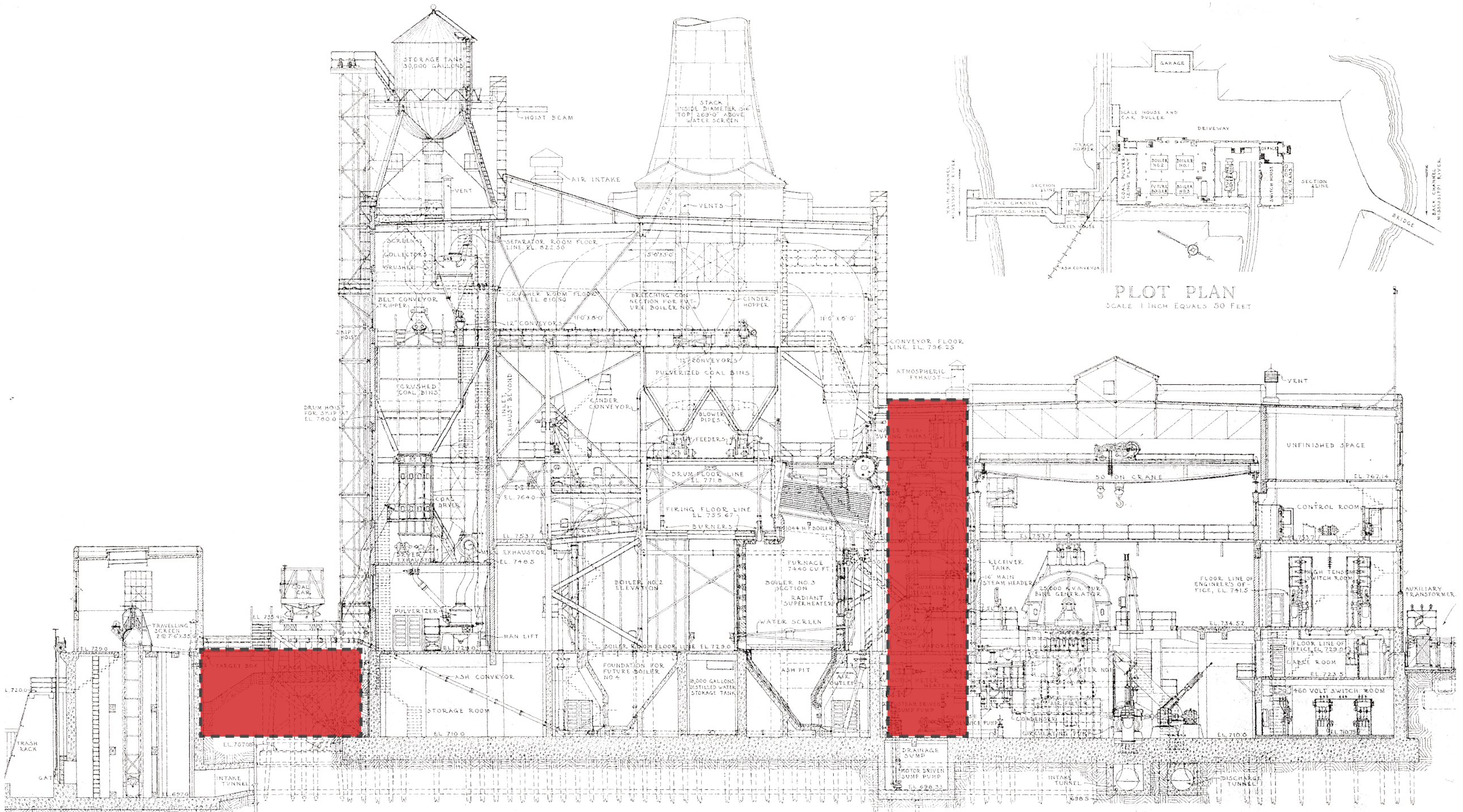
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Primary Modification



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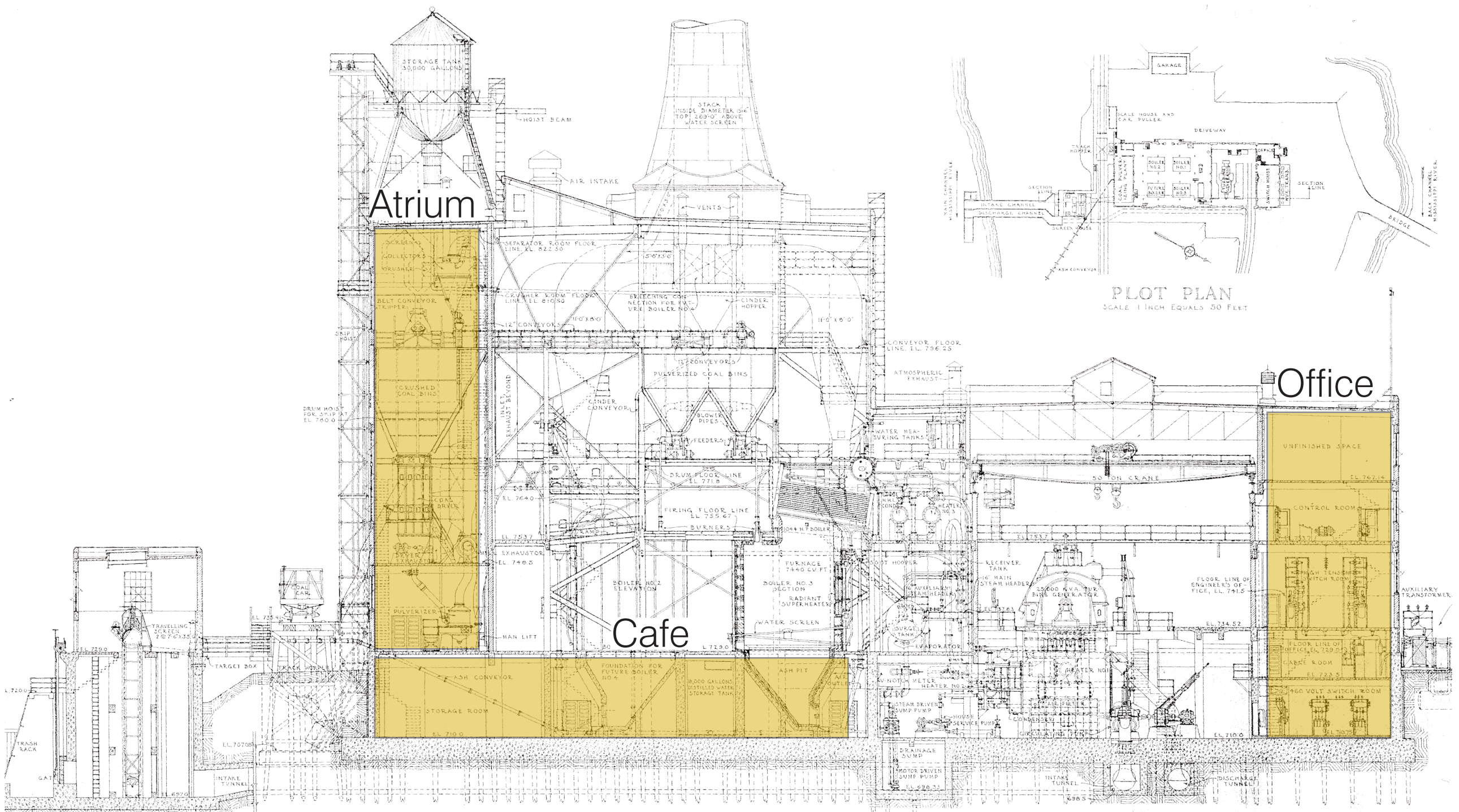
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Secondary Space



Atrium

Cafe

Office

PLOT PLAN
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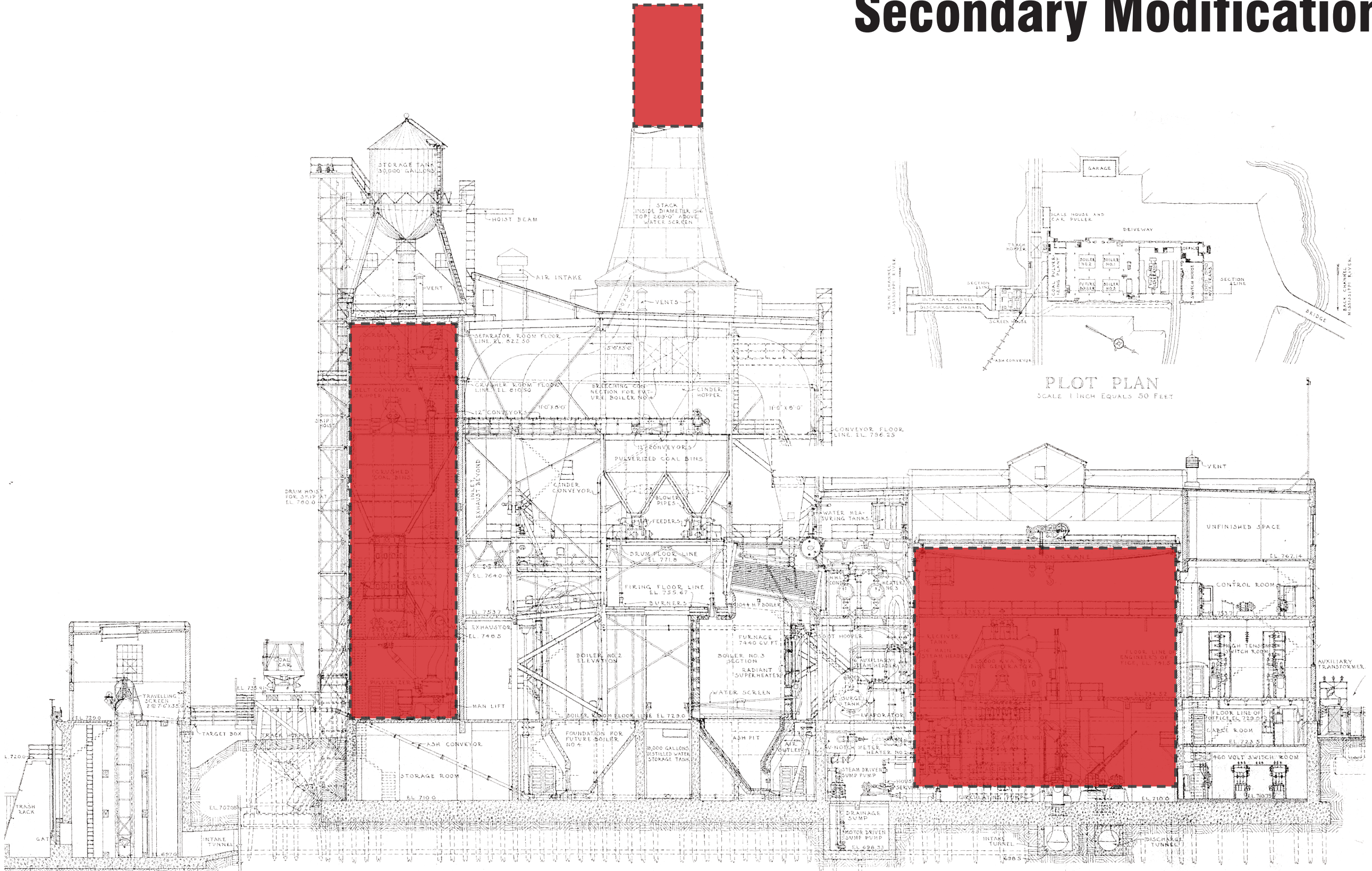
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Secondary Modification



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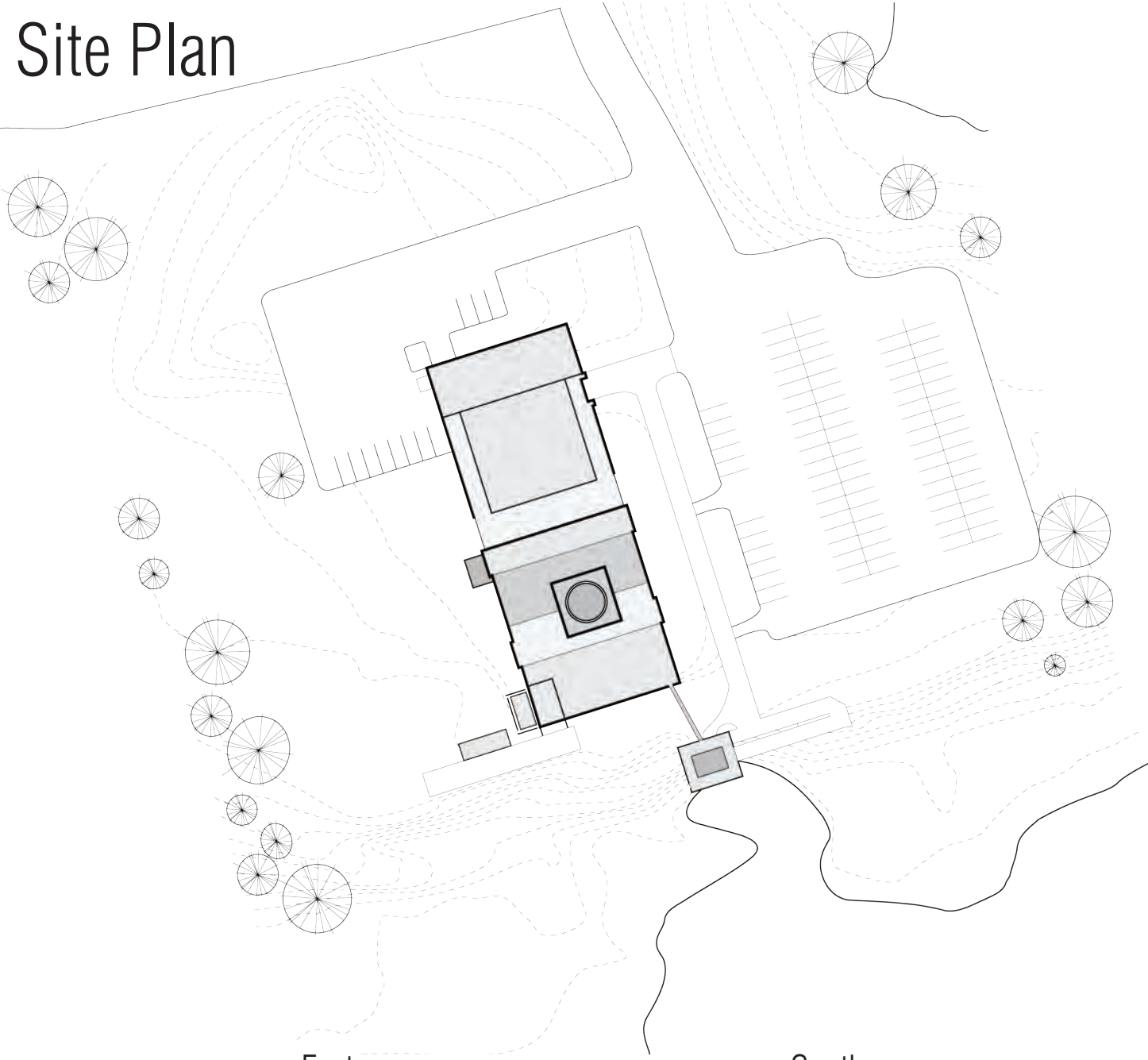
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Site Plan

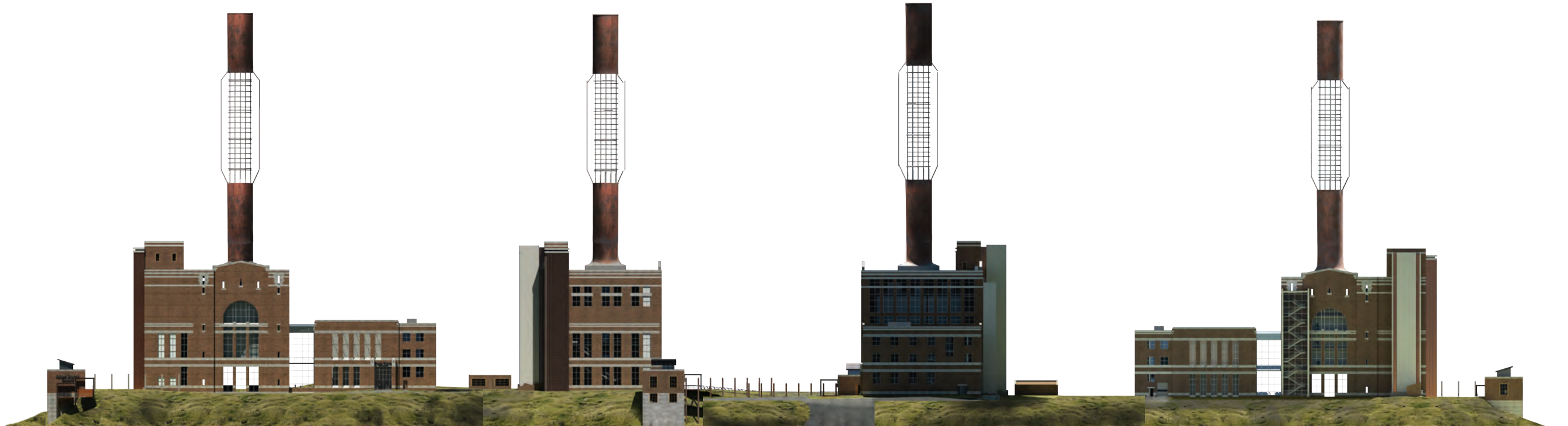


East

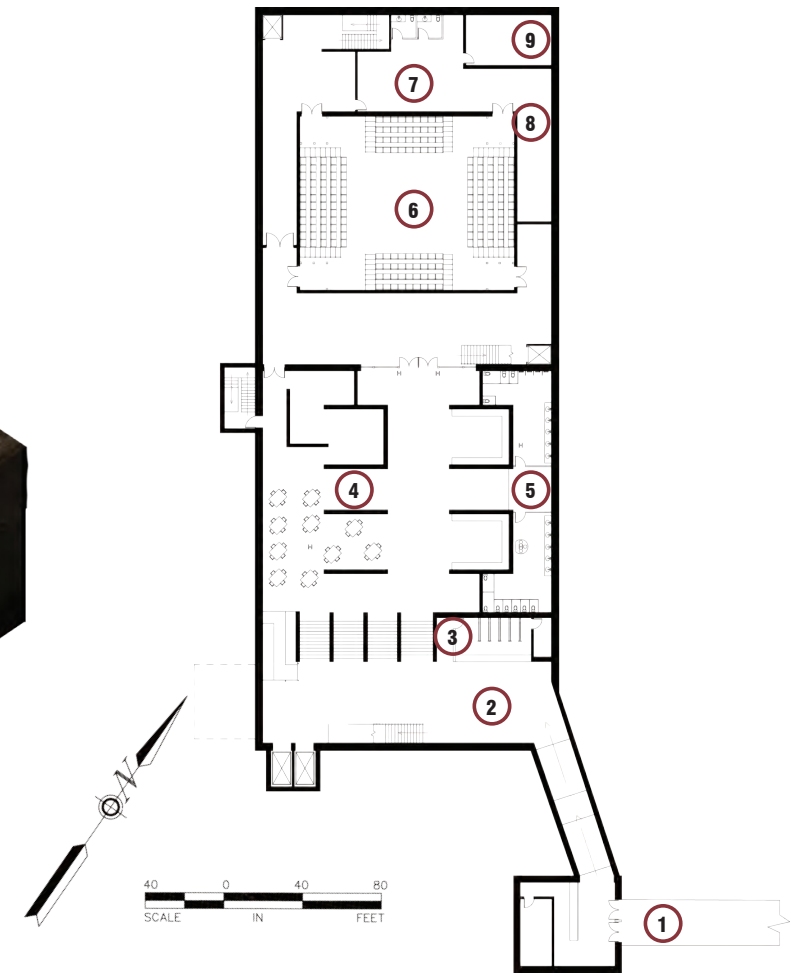
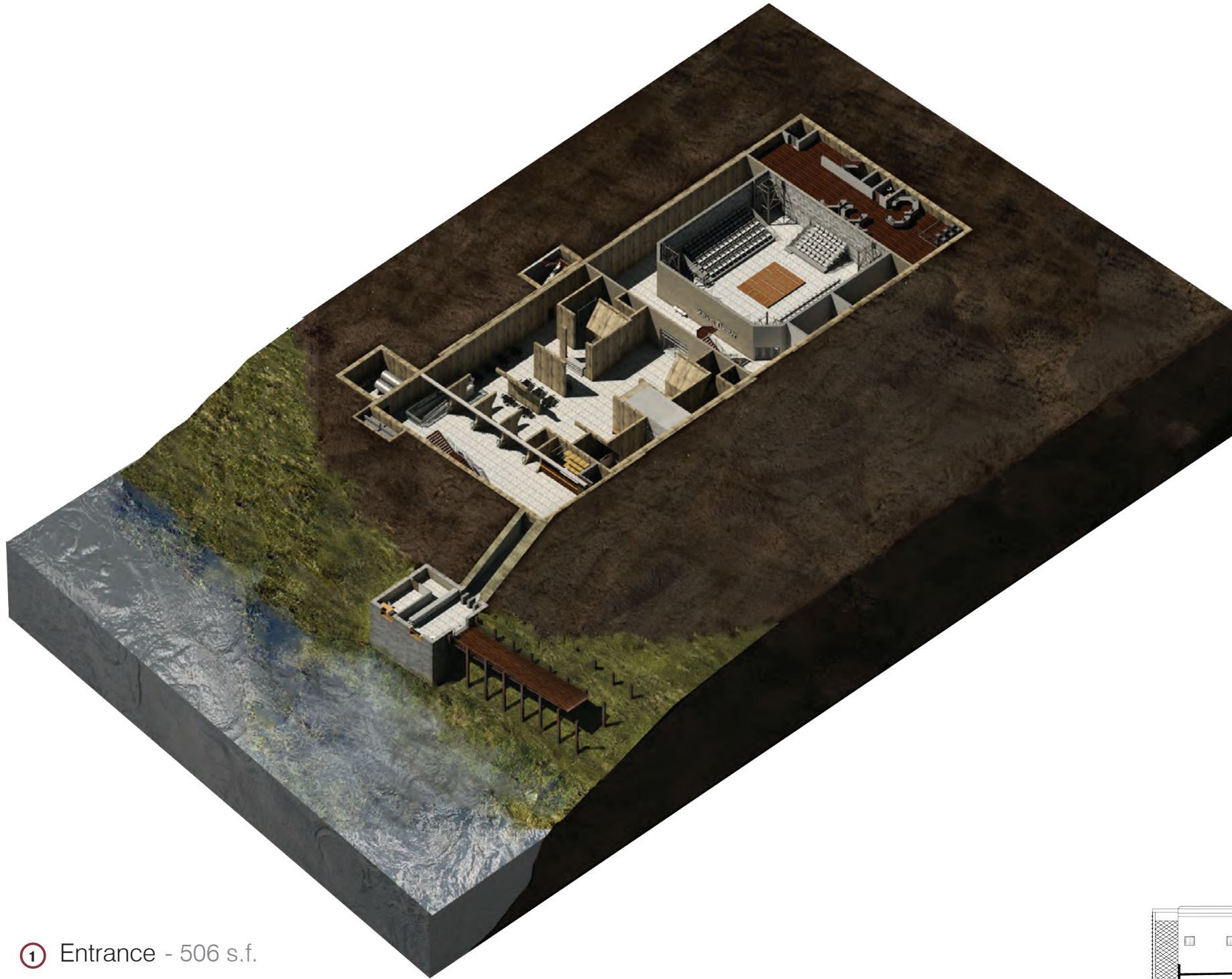
South

North

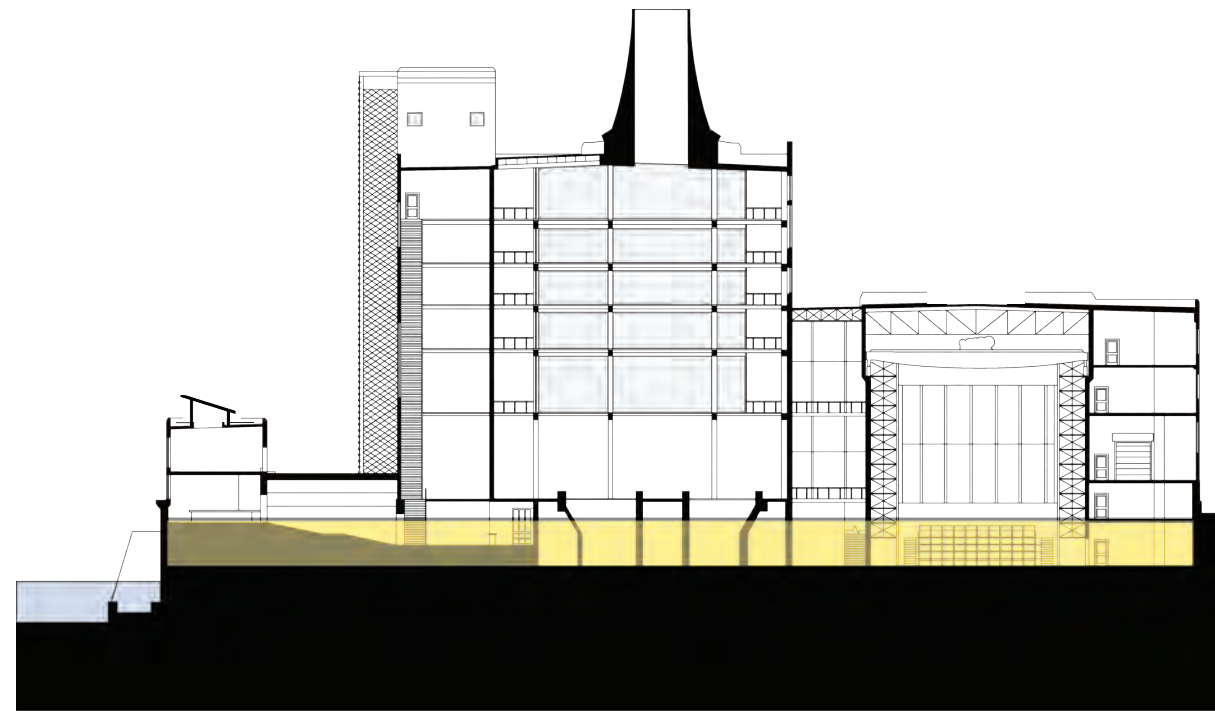
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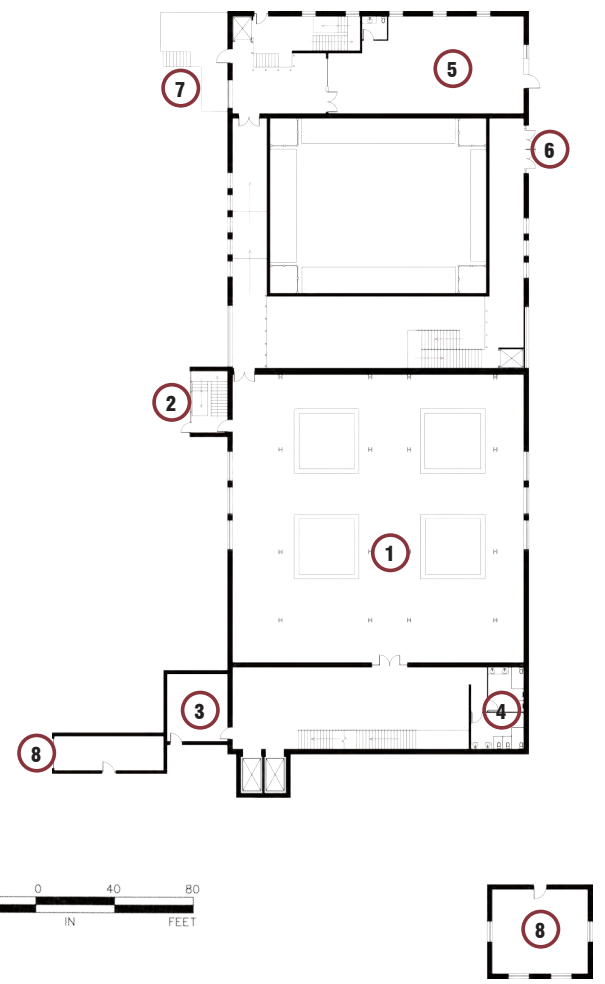
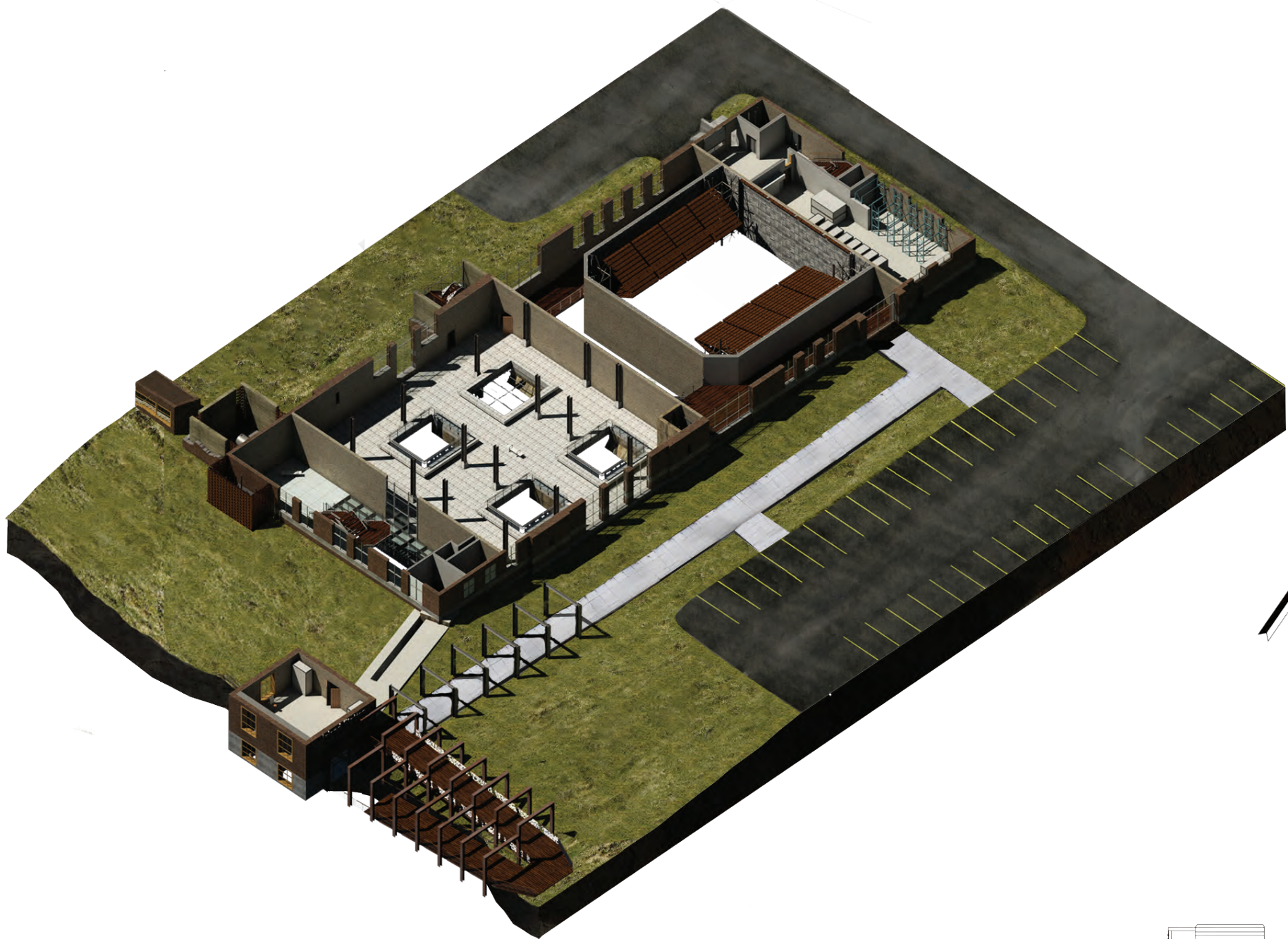
Basement



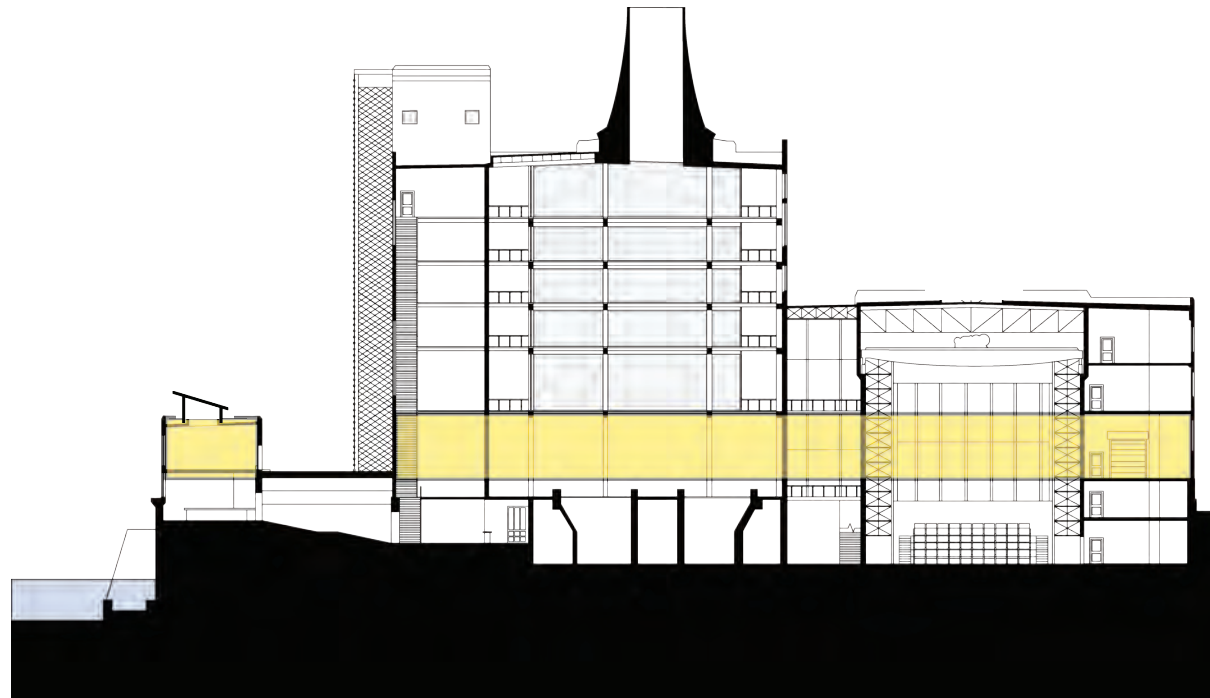
- ① Entrance - 506 s.f.
- ② Foyer - 1,836 s.f.
- ③ Coat Check - 336 s.f.
- ④ Cafe - 1,656 s.f.
- ⑤ Restrooms- 1,404 s.f.
- ⑥ Theater - 5,200 s.f.
- ⑦ Security - 2,520 s.f.
- ⑧ Storage - 1,820 s.f.
- ⑨ Mechanical - 1,300 s.f.



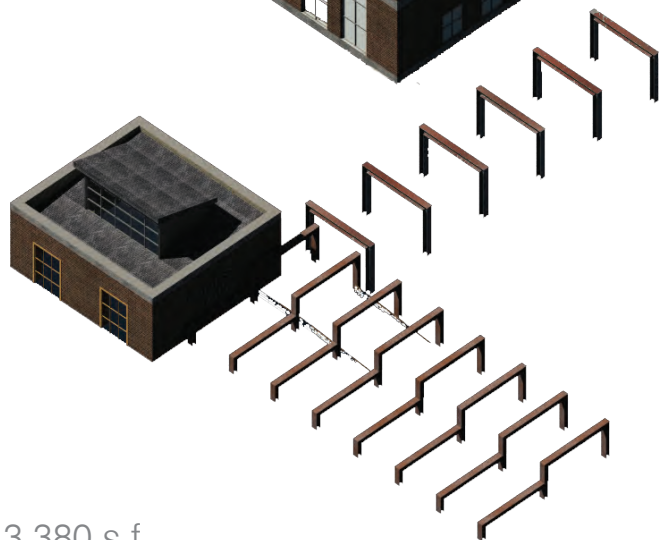
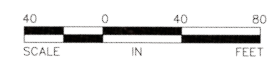
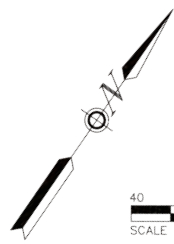
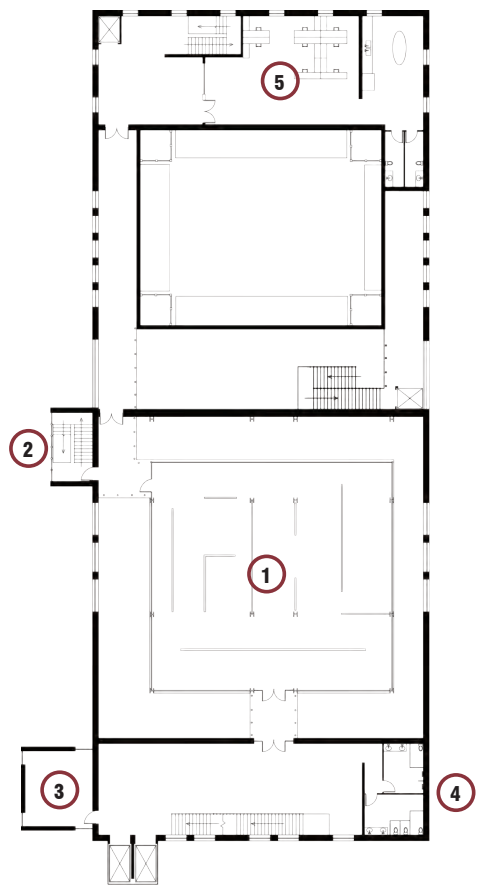
Level 1



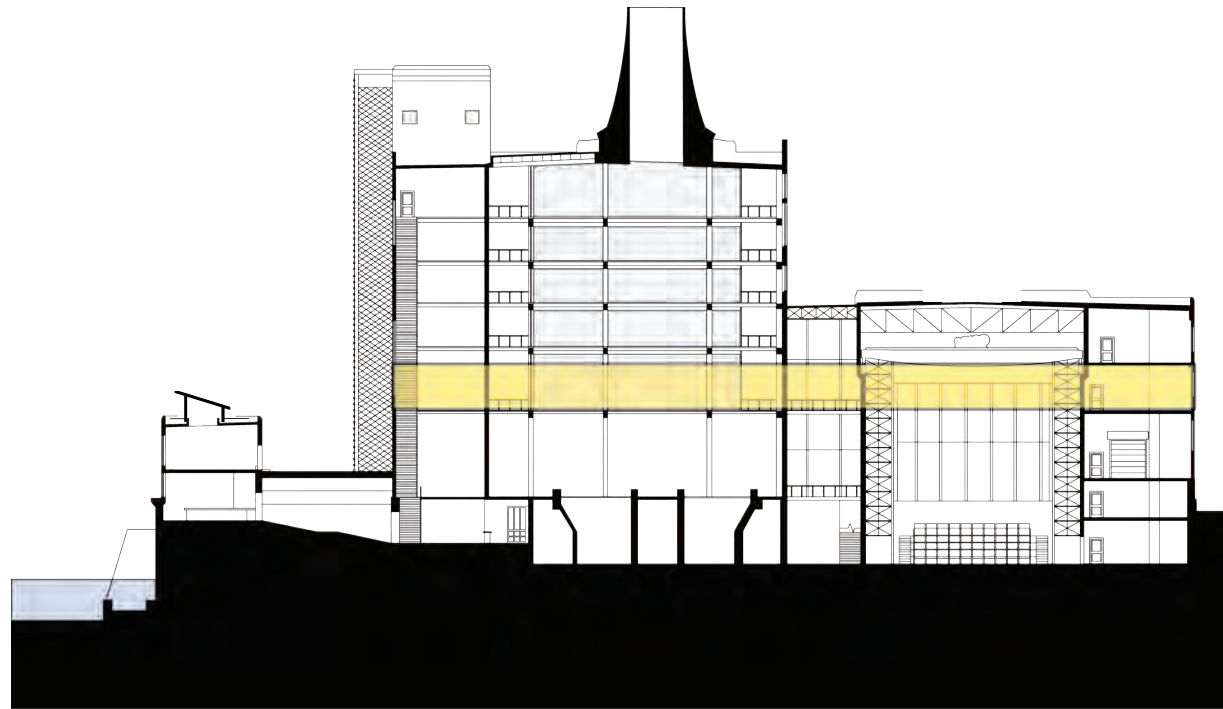
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- ② Emergency Stairs - 200 s.f.
- ③ Systems Tower - 360 s.f.
- ④ Restrooms - 364 s.f.
- ⑤ Storage - 2,520 s.f.
- ⑥ Theater Entrance
- ⑦ Loading Dock
- ⑧ Rentable Studio - 436 s.f./ 500 s.f.



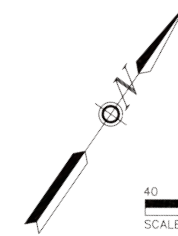
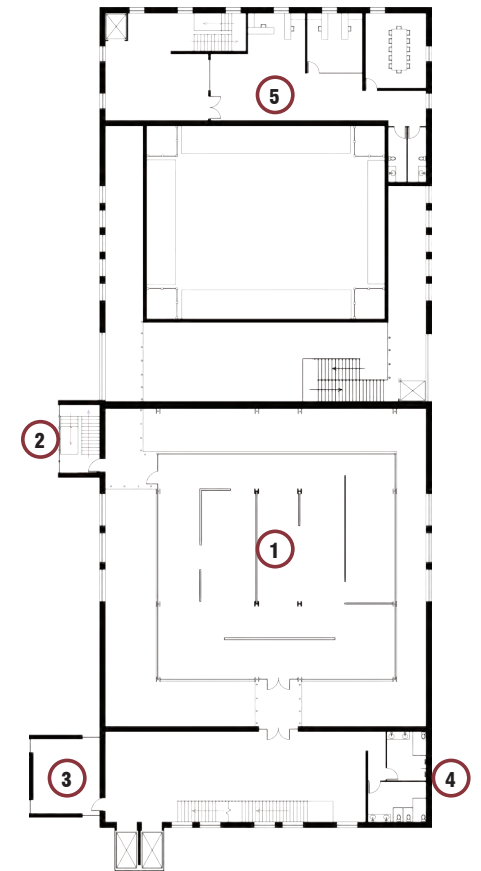
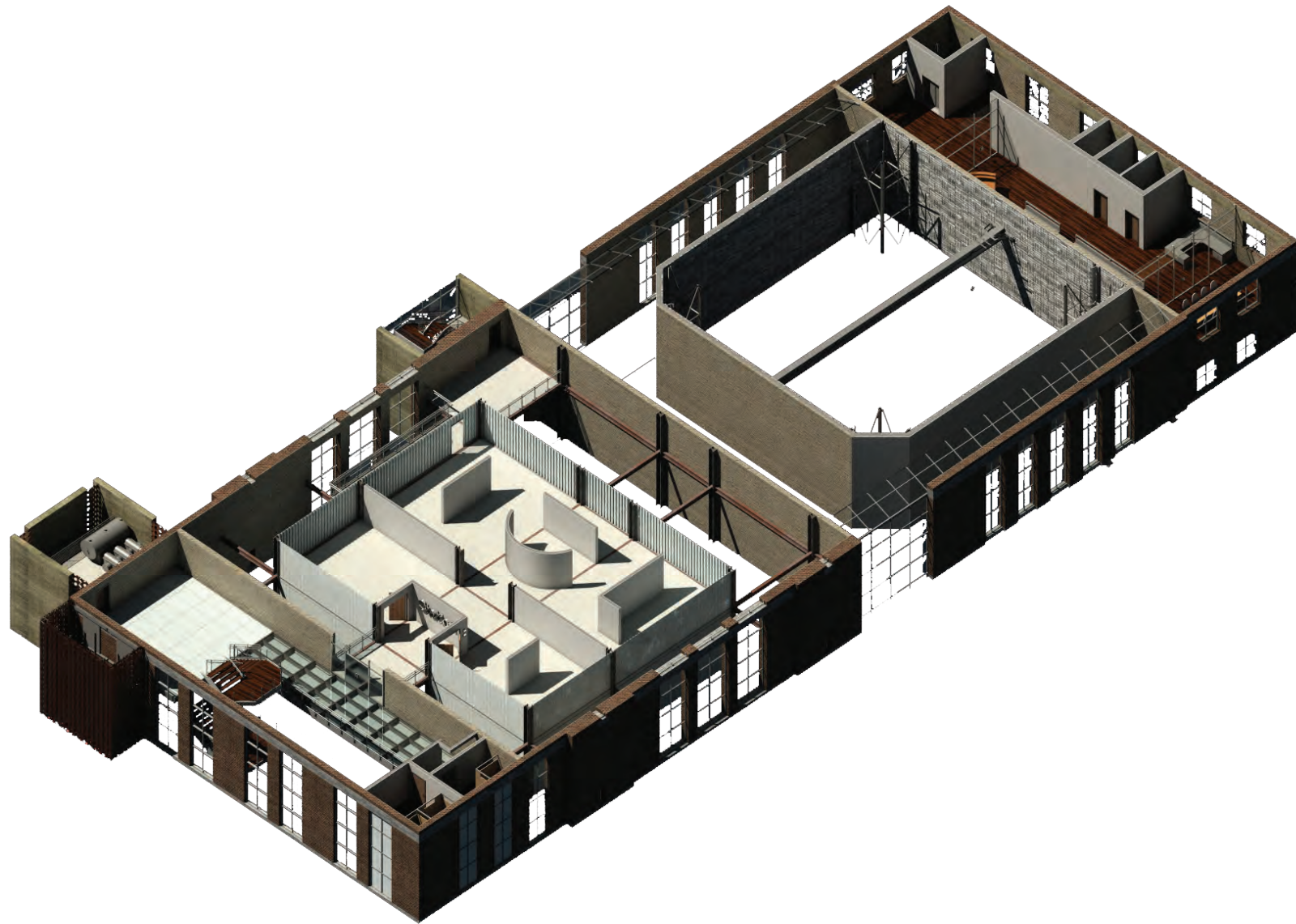
Level 2



- ① Gallery - 3,380 s.f.
- ② Emergency Stairs - 200 s.f.
- ③ Systems Tower - 360 s.f.
- ④ Restrooms - 364 s.f.
- ⑤ Office - 2,520 s.f.

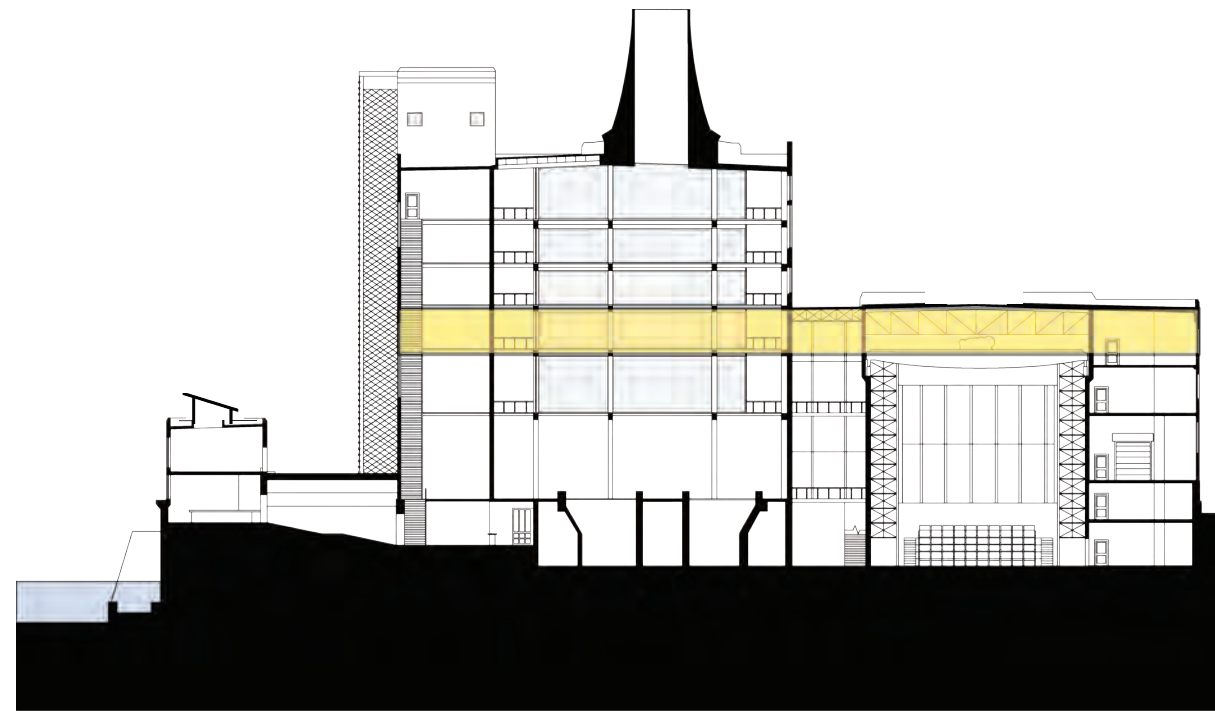


Level 3

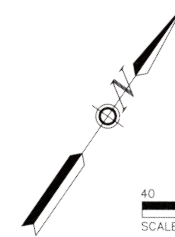
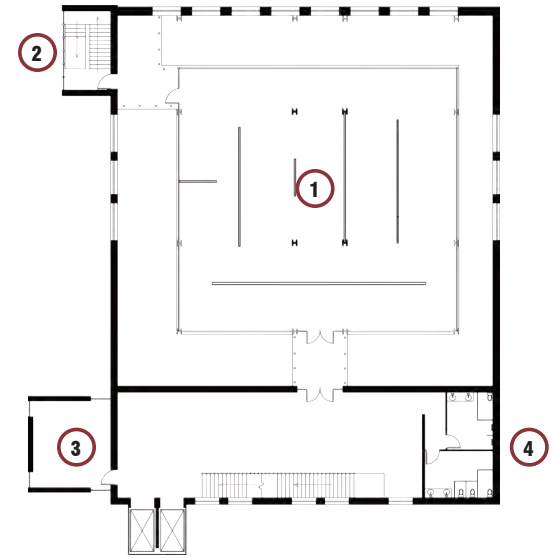
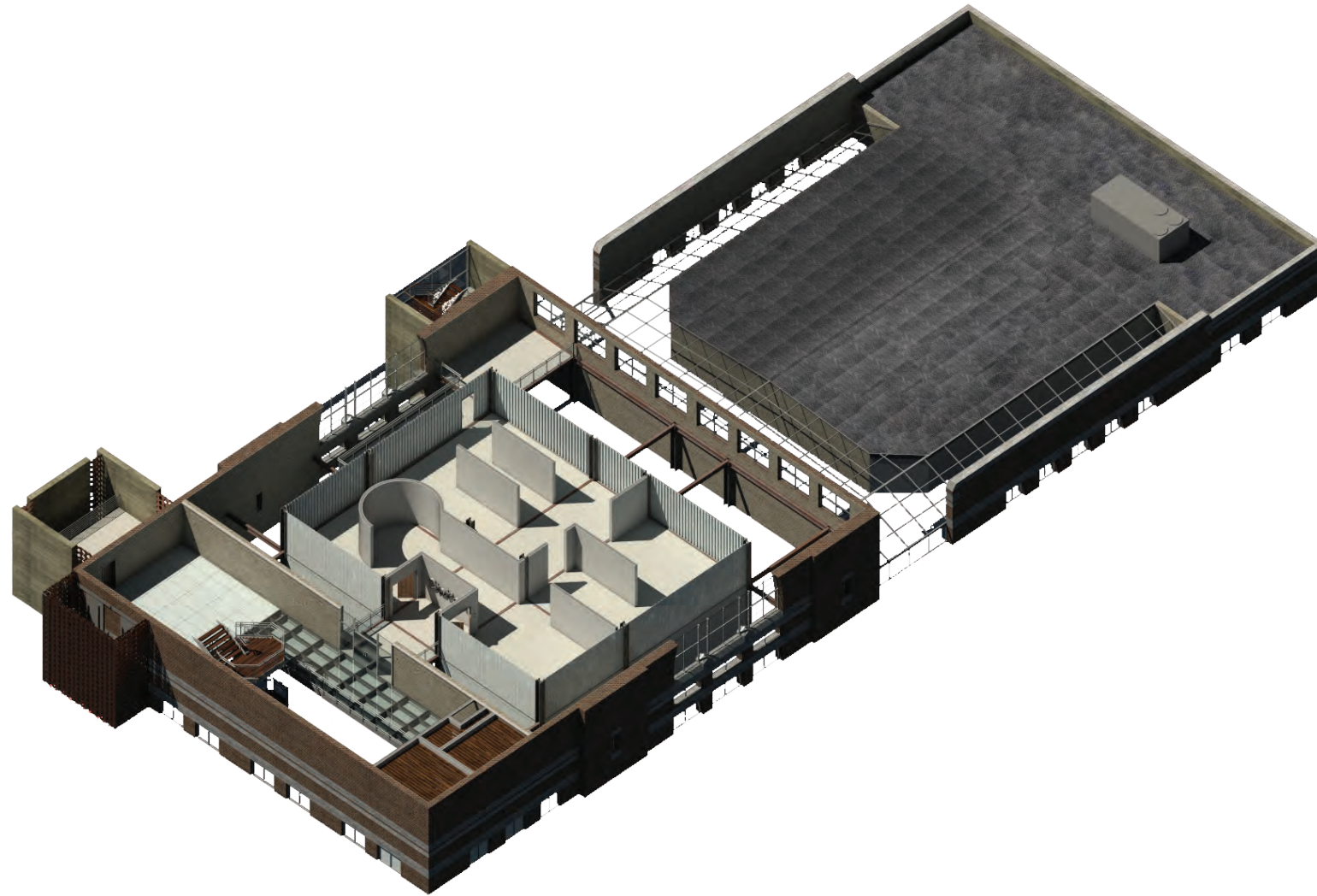


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SCALE IN FEET

- ① Gallery - 3,380 s.f.
- ② Emergency Stairs - 200 s.f.
- ③ Systems Tower - 360 s.f.
- ④ Restrooms - 364 s.f.
- ⑤ Office - 2,520 s.f.

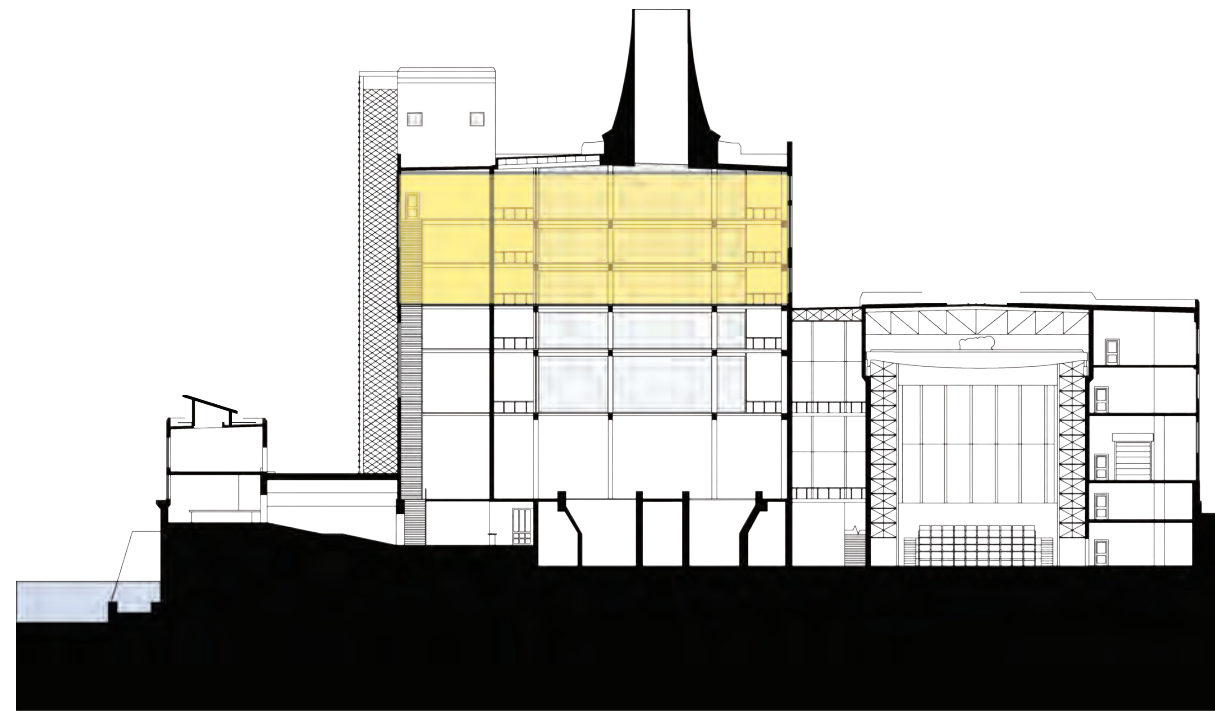


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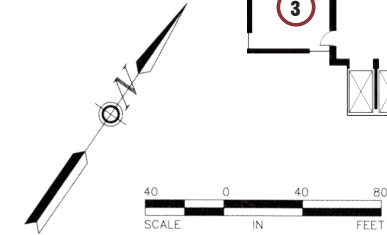
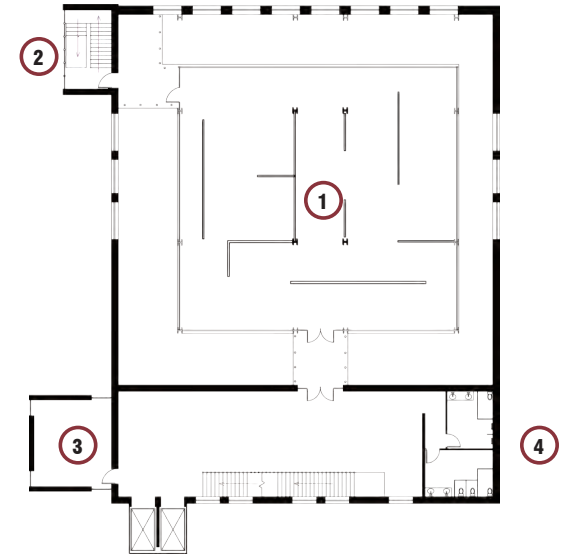
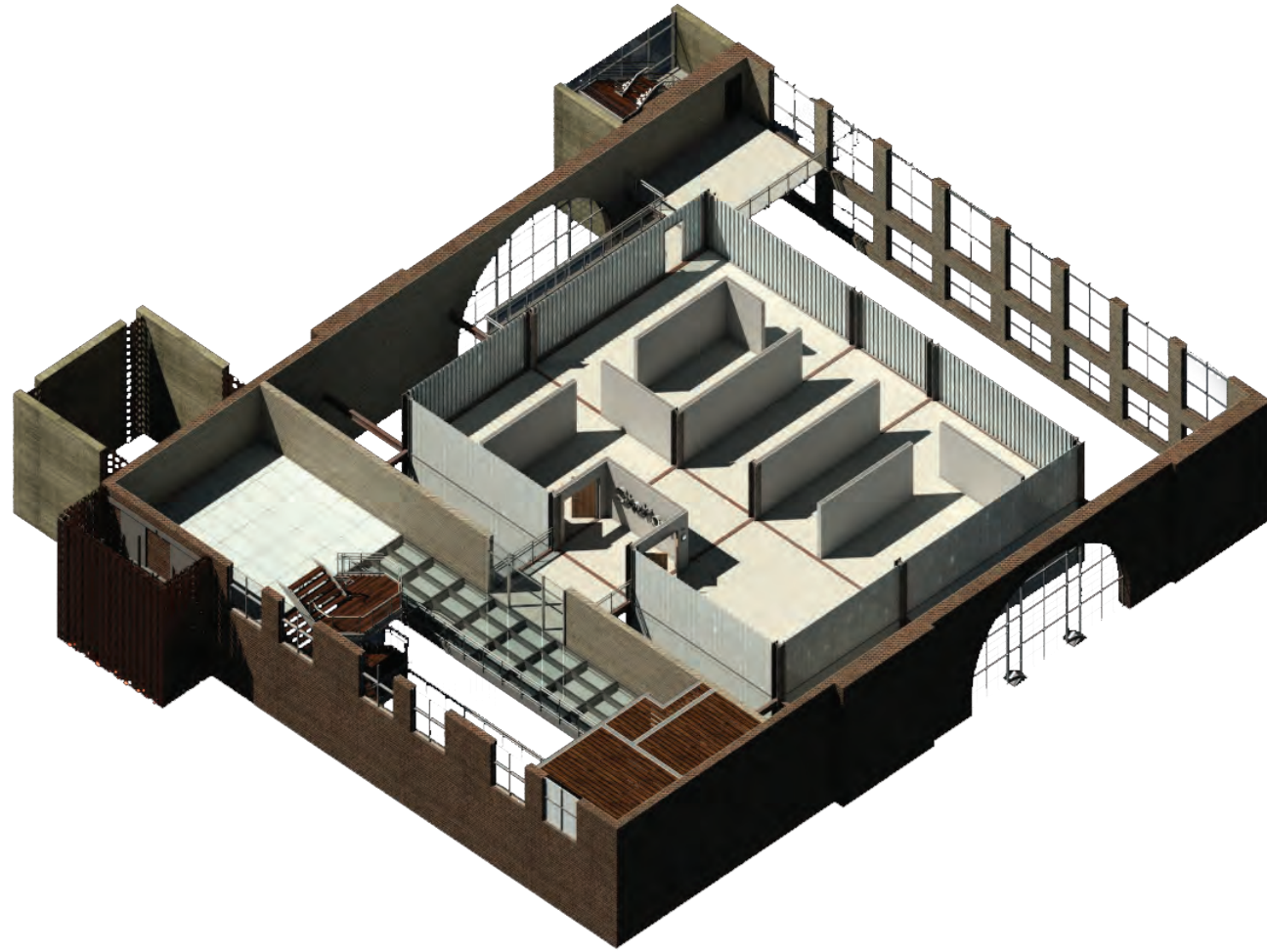


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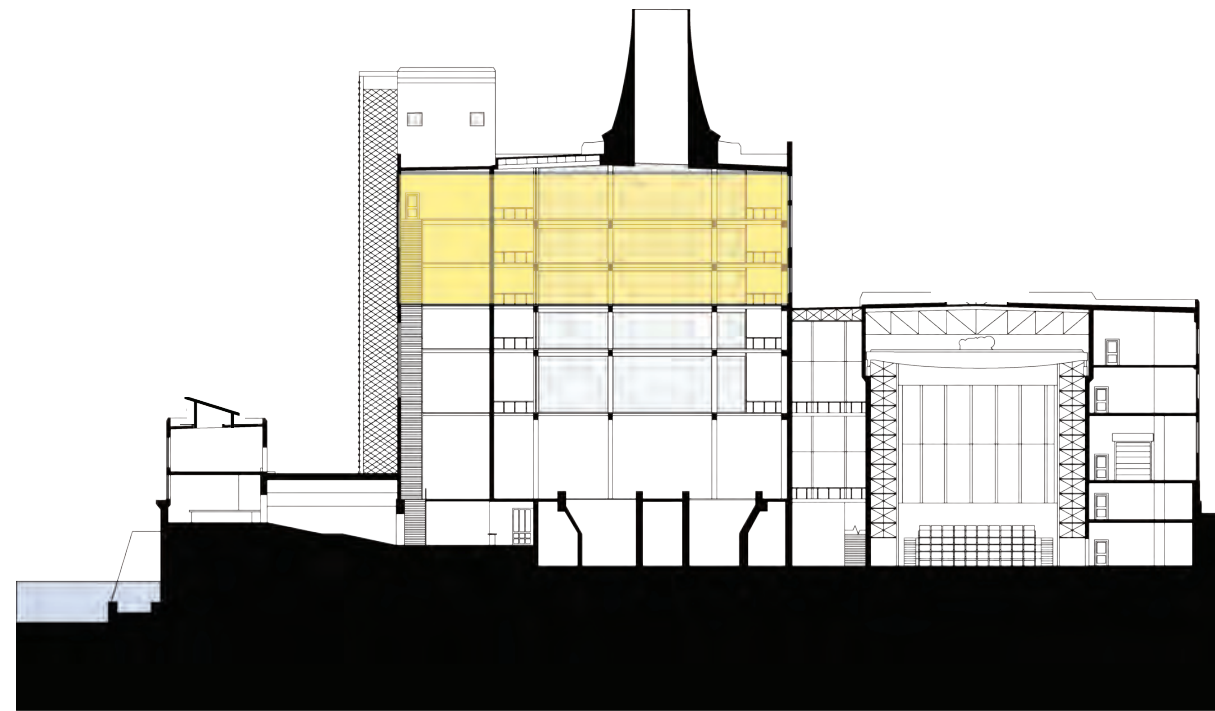
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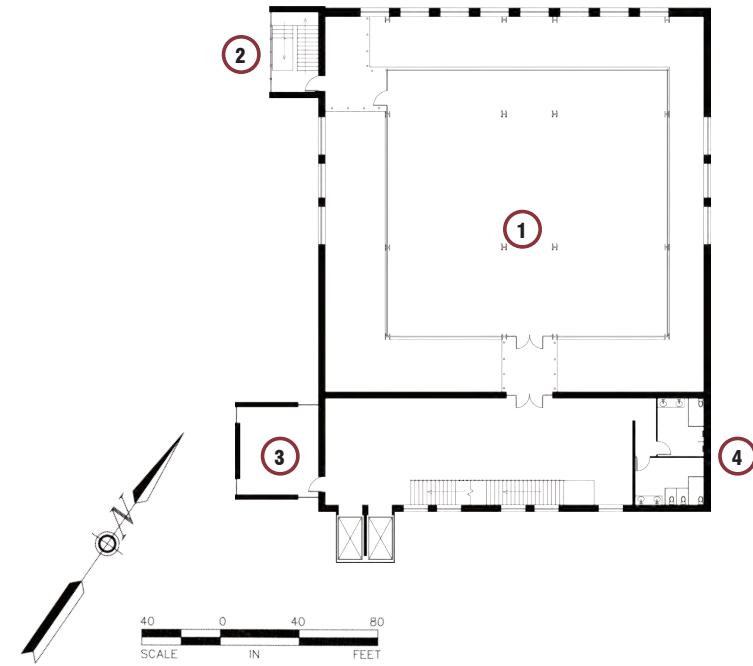
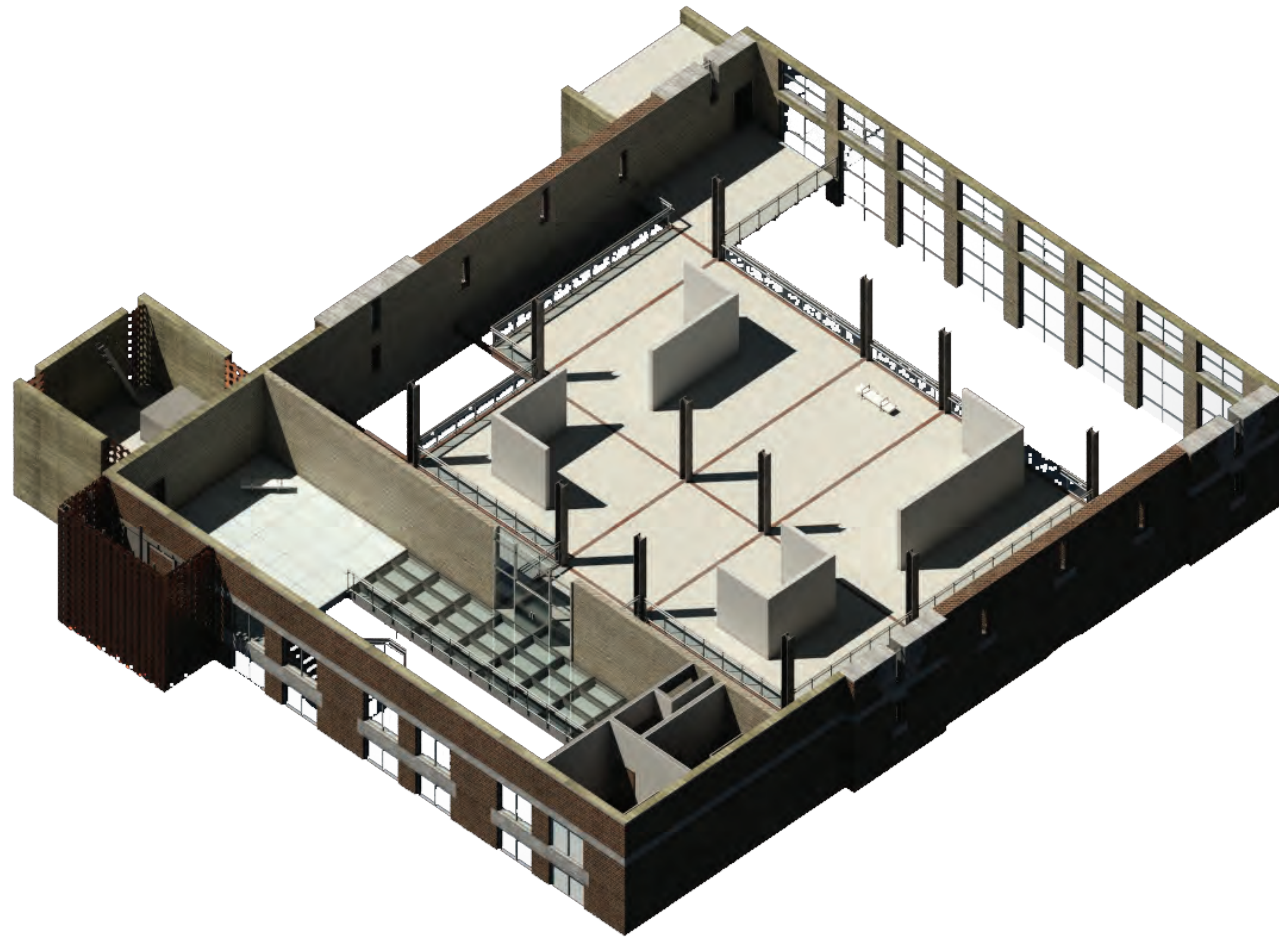
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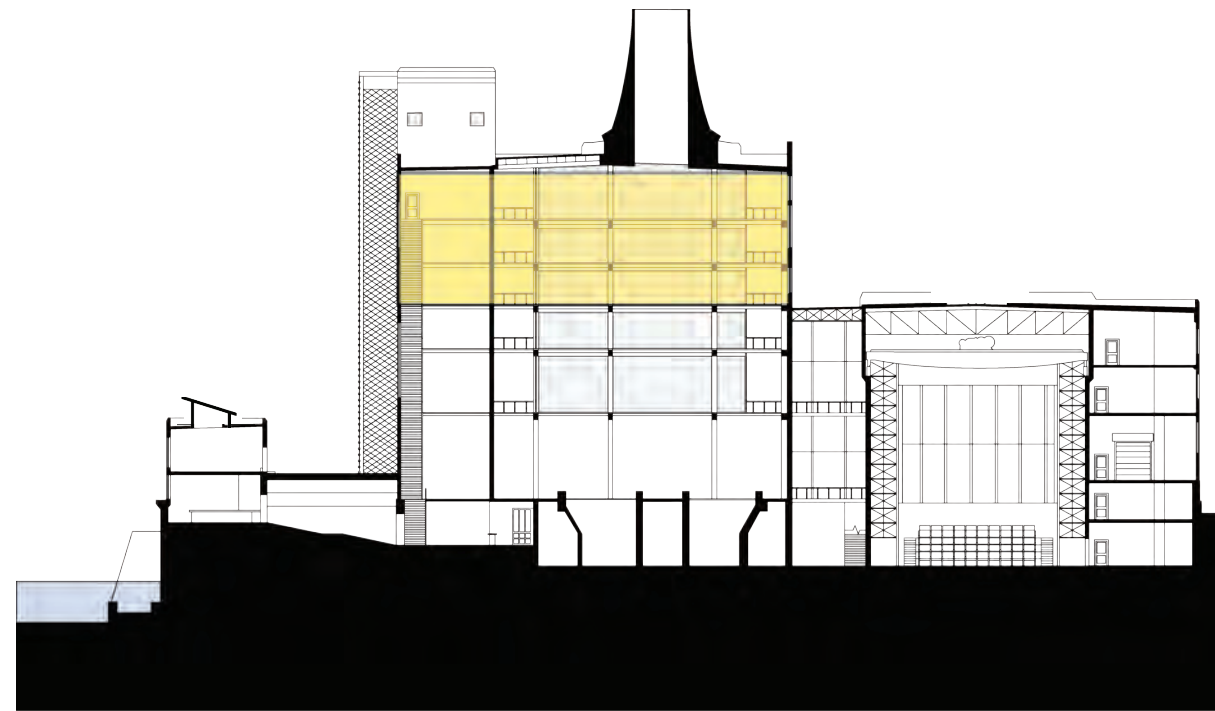
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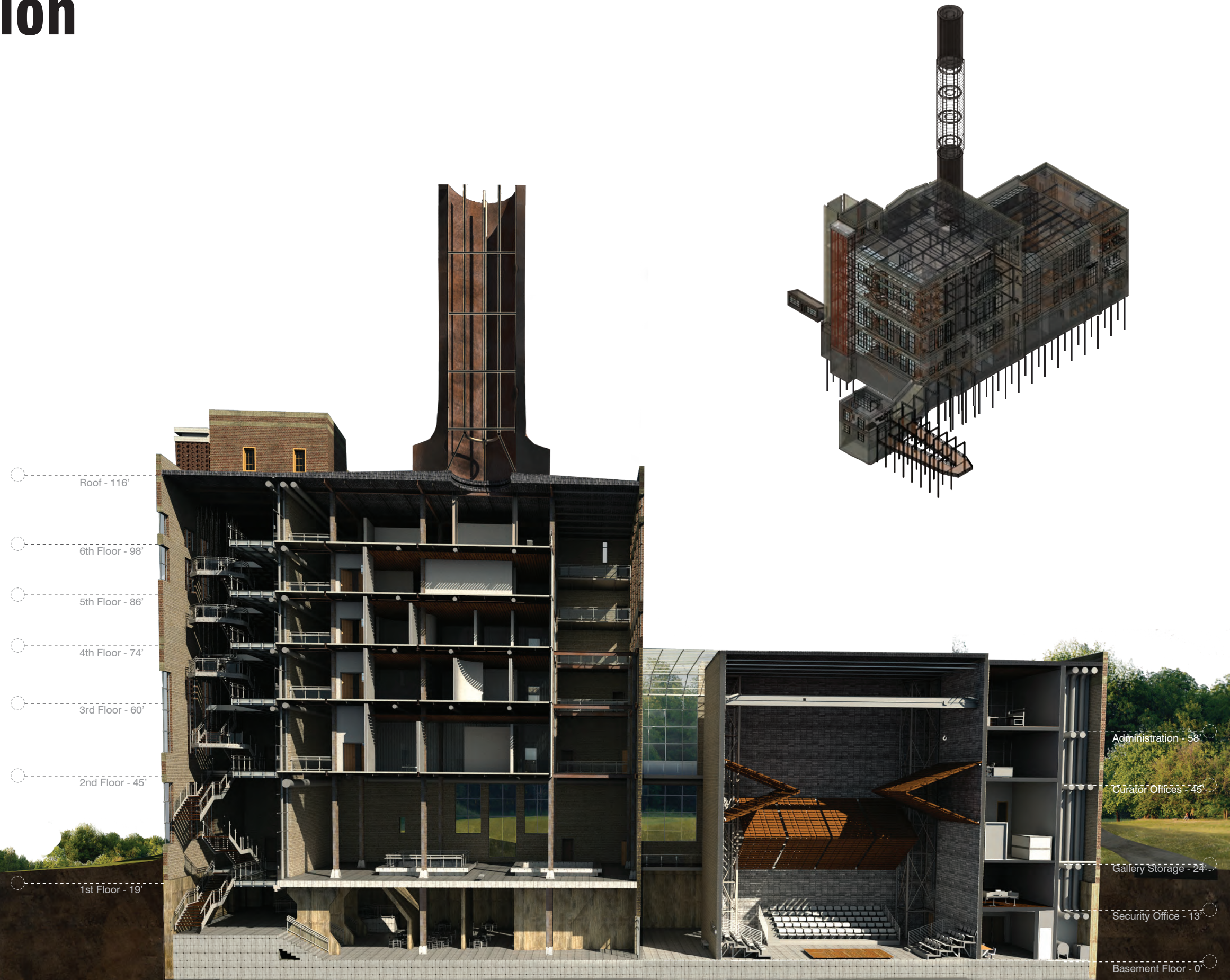
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- ① Gallery - 3,380 s.f.
- ② Emergency Stairs
- ③ Systems Tower - 360 s.f.
- ④ Restrooms - 364 s.f.

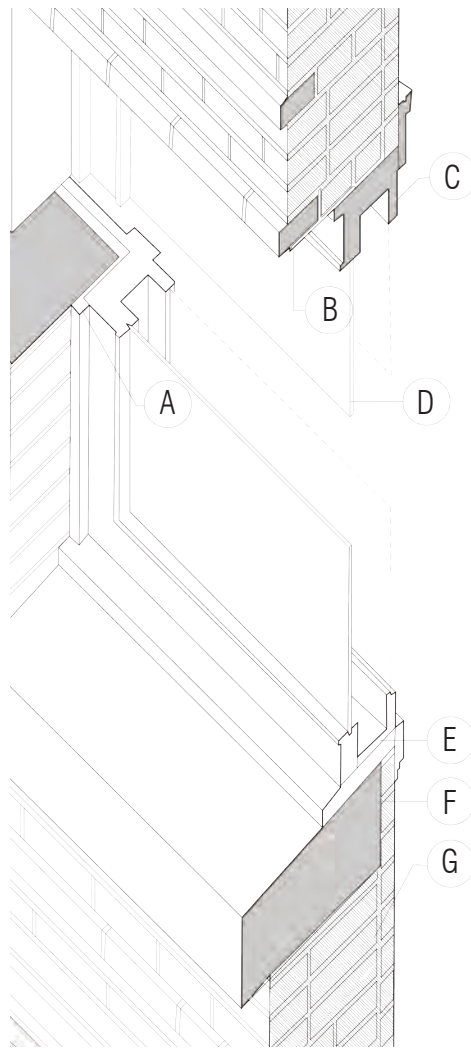


Section

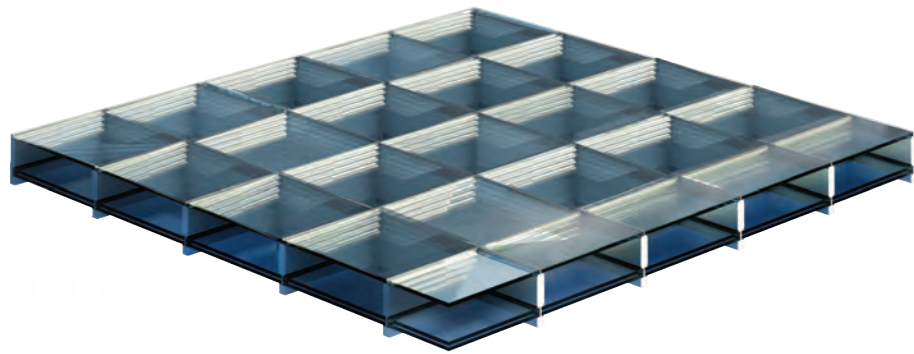




Exterior Wall Detail



- Ⓐ Aluminum Window Trim
- Ⓑ Existing Steel Lintel
- Ⓒ Interior Window Trim
- Ⓓ High-Efficiency Glass
- Ⓔ Aluminum Sill
- Ⓕ Existing Concrete Sill
- Ⓖ Existing Masonry Wall (Exterior)

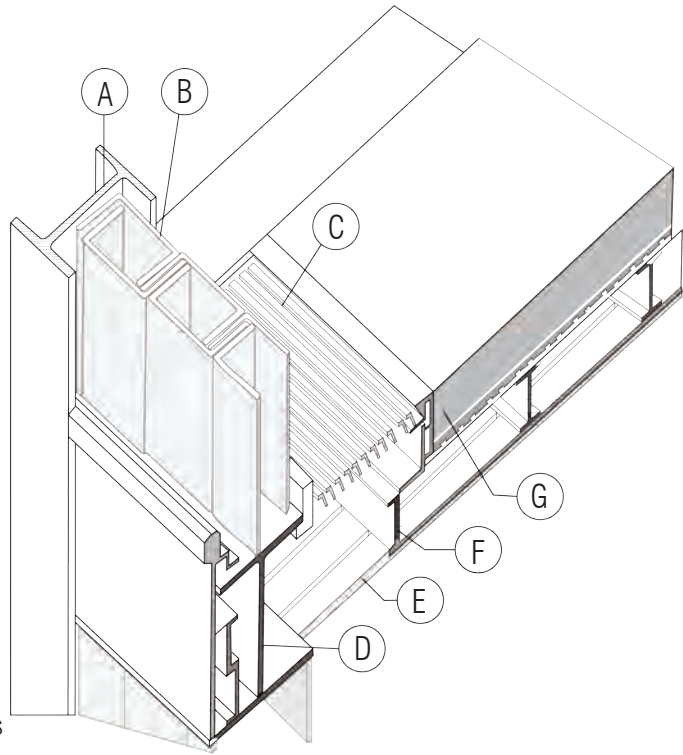


Glass Floor Detail

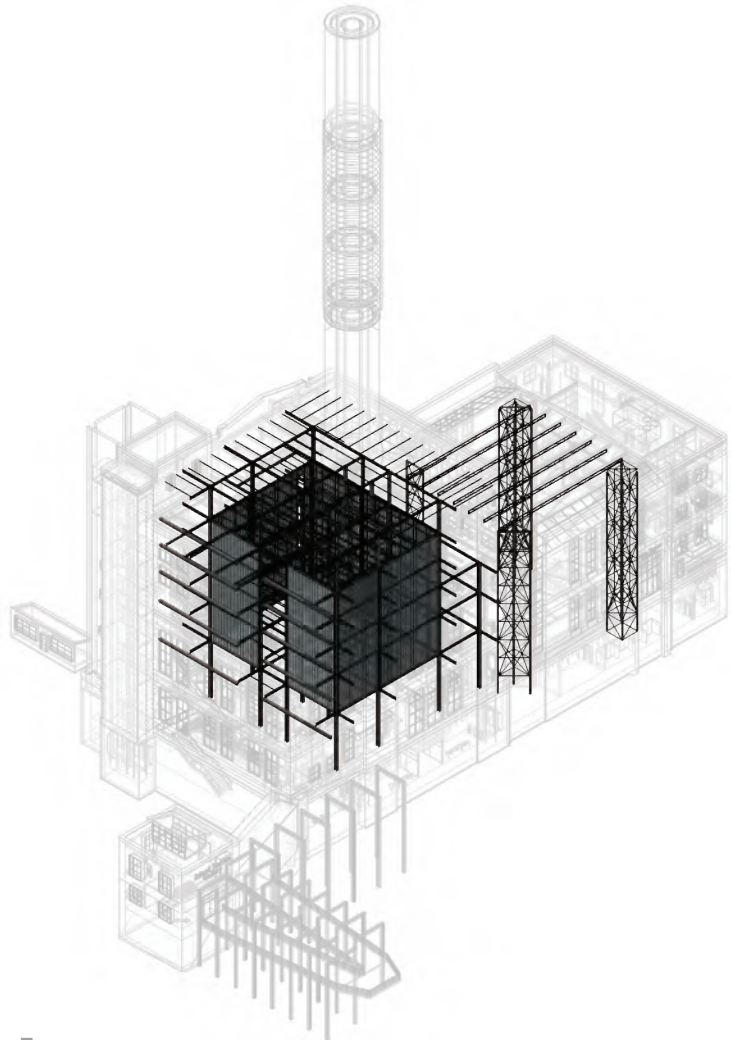




Gallery Wall Detail



- (A) Existing Steel Column
- (B) Channel Glass
- (C) HVAC Floor Return
- (D) Existing Steel Beam
- (E) Wood Slat Ceiling
- (F) New Steel Floor Joists
- (G) Concrete Floor Deck

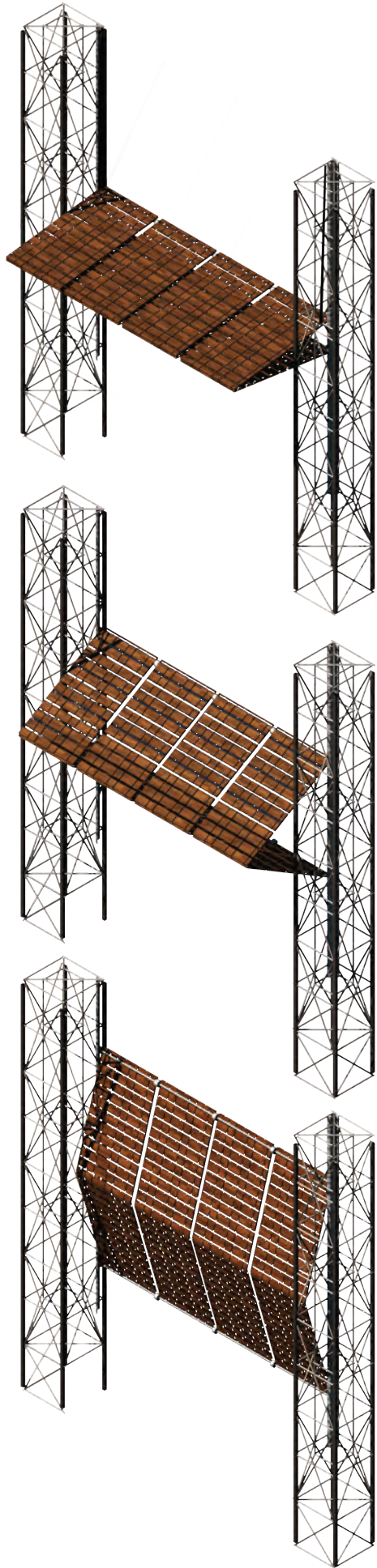


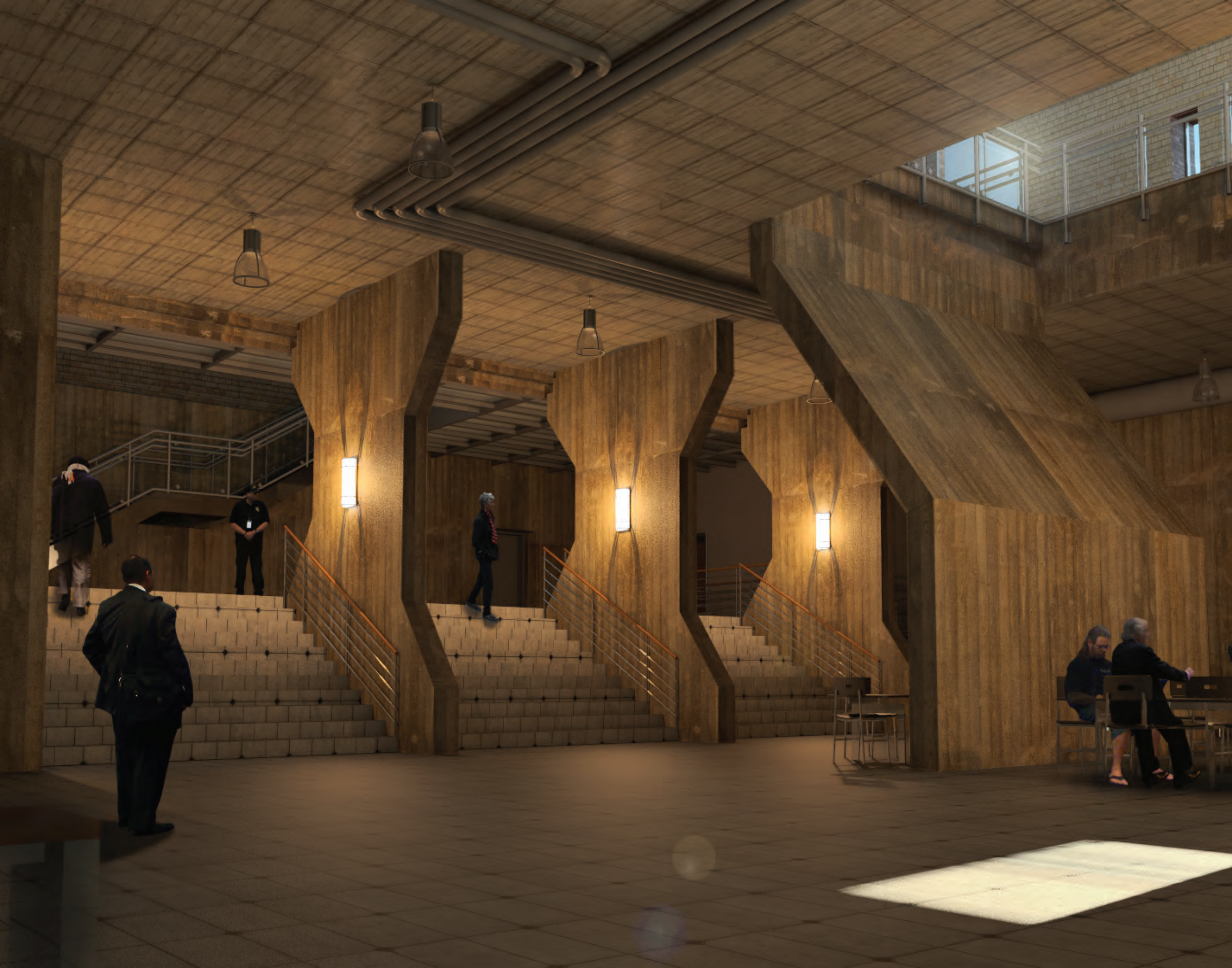
Structure



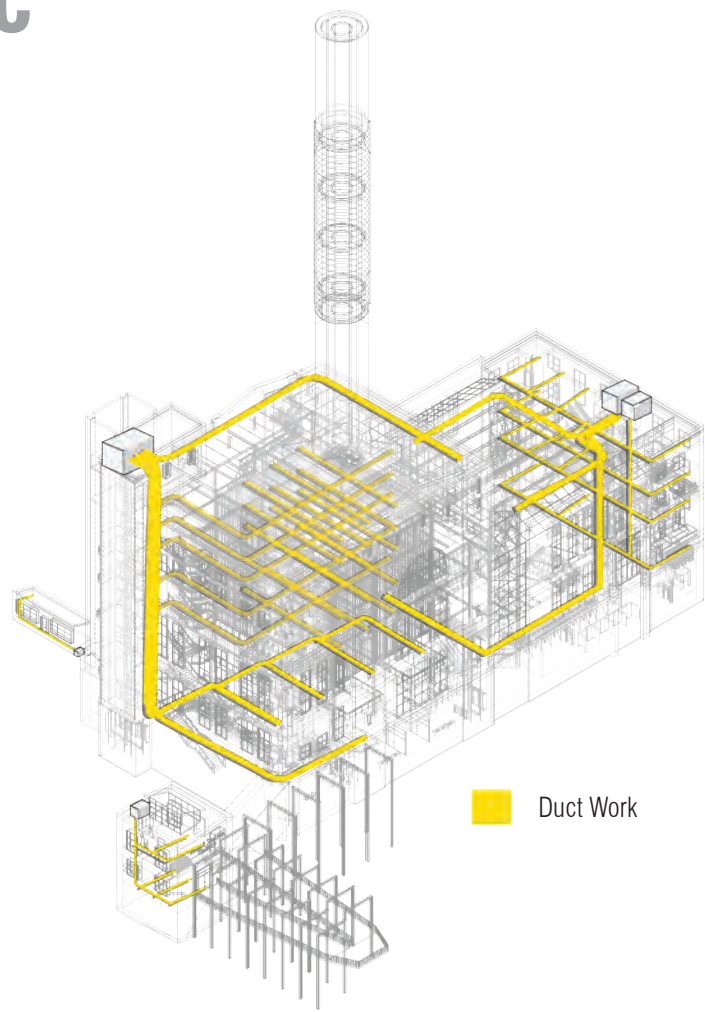


Theater Panel Detail

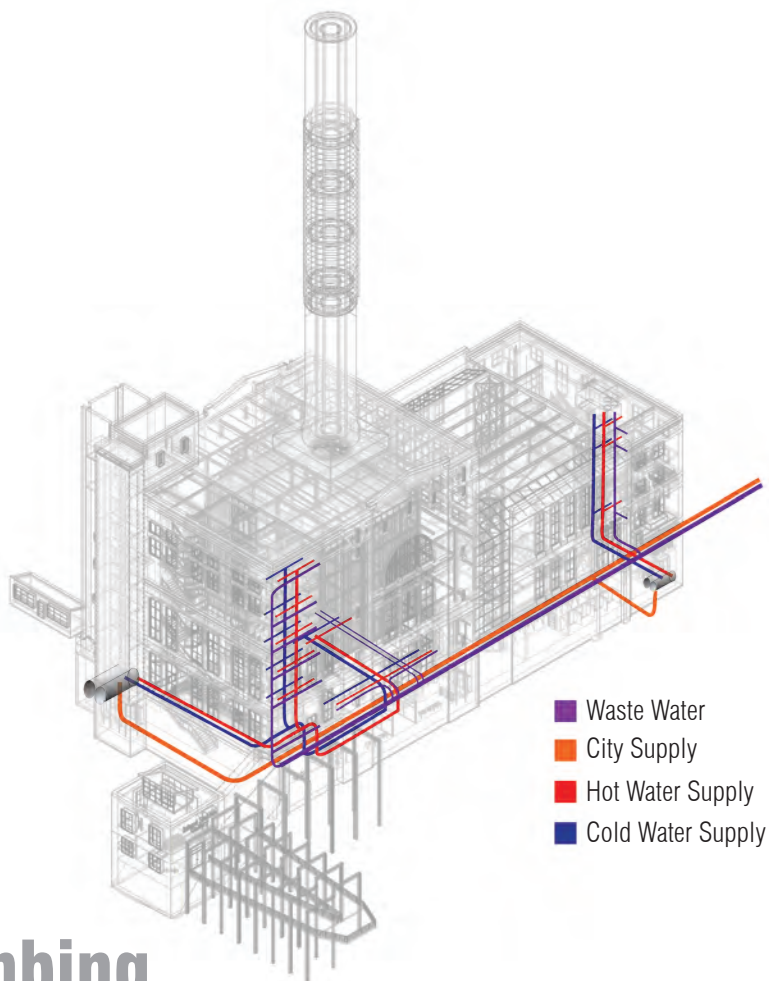




HVAC



■ Duct Work



■ Waste Water
■ City Supply
■ Hot Water Supply
■ Cold Water Supply

Plumbing







Questions?